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

Agenda
Regular Meeting
June 10, 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 May 13, 2025, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2409-004 Summerfield Cottages**

   Parcel C13-024

   Staff recommends approval subject to resolution of outstanding comments and developer's agreement.

2. **SP 2407-003 SoLiv at Wildwood**

   Parcels G05-134, G05-148, G05-151, G05-157, and G05M001

   The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing for several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces. The project will provide twenty-five (25) Florida ADA accessible parking spaces, a flexible loading zone area, and associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on 24.732 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of the Developer's Agreement.**

3. **SP 2410-004 Exalt Health Offsite Force Main**

   Within portions of US 301 Right-of-Way (owned and maintained by FDOT), Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A (owned and maintained by City of Wildwood)

   The applicant is seeking approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect with the approved exalt health site with the City of Wildwood sanitary system. **Staff is seeking PRC guidance on outstanding issues regarding rights-of-way and the CSX permit. Further discussion is necessary to determine whether to move the project forward or continue to the next PRC meeting.**

4. **#A25-0072 Wawa Turkey Run Site Plan Minor Mod**

   G05Y008 and G05Y007

   Staff recommends approval.

VI. ADJOURNMENT

June 10, 2025 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 13, 2025 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:01 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Absent
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Absent
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 April 08, 2025, at 10:00 AM.

The summary minutes from the April 8, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by Assistant Utilities Director Martin. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

IV. OLD BUSINESS

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

   Development Services Director Strickland read aloud case number PLAT 2411-008 Boulder Square (Avondale) Replat. The applicant sought a favorable recommendation from the Project Review Committee for the Avondale Replat, now referred to as Boulder Square, which consisted of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include parcel F01A008 of 10.11 acres, MOL. Owner/applicant representative, Dwight Sadhoff, was present for the hearing. No discussion. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Assistant Utilities Director Martin
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

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

   Development Services Director Strickland read aloud case number SP 2407-007 Discount Tire - Turkey Run Lot 6. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure on parcel G05Y006, consisting of 1.45 acres, MOL. Although SP 2407-007 met the criteria within the Turkey Run Planned Development (PD), Lot 6 falls within Phase 3 of the concept plan. It was the intent of the terms and concept plan of the adopted Turkey Run PD Agreement (O2022-96) that the construction of Inspiration Drive was to be completed within Phase 2. The PRC continued the project from the March 11, 2025, and the April 8, 2025, meetings as Phase 2, as shown within the Turkey Run PD Concept Plan, had not been completed. Phase 2 included the construction of Inspiration Drive which would result in traffic distrubution in accordance with the Turkey Run Transportation Impact Analysis (TIA) while also resolving life safety concerns from the fire code on secondary access. The applicant was advised to contact the Turkey Run Developer to provide any solutions before making a motion. The city attorney and applicant's attorney were in contact to further discuss the situation. Turkey Run representatives Marc Sumner and Gregg Zuckerman were present, as well as Discount Tire representative Stanley Hill. An extensive discussion was held regarding the proposed agreement to construct Inspiration Drive. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve SP 2407-007 with the condition of the construction of Inspiration Drive or an agreement approved by the city attorney and city commission to construct Inspiration Drive in a timeline that's acceptable to the City. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

V. NEW BUSINESS

1. SP 2404-007 All County Collision

   Development Services Director Strickland read aloud case number SP 2404-007 All County Collision. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a 12,321 SF vehicle repair building with parking spaces, storm water pond, and associated infrastructure on parcel D08A001, consisting of 1.97 acres MOL. Owner/applicant representative Ryan DeMarco was present for the hearing. A discussion was held regarding the technical waivers and construction of the building. Kimley-Horn engineer, Dan Horner, was present by phone to answer questions regarding the utility comments. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve SP 2404-007 along with the requested technical waivers. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

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

   Development Services Director Strickland read aloud case number SP 2407-005 Wildwood Oaks Master Plan - Mass Grading. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a retention pond and improved driveway on parcels G05-183 and G05-125, consisting of 4.681 acres MOL. Owner/applicant representatives Heather Coon and Mitch Collins were present by phone. City Attorney Bills clarified his comment(s) for the record. No further discussion. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve SP 2407-005 subject to the resolution of the outstanding comments. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Assistant Utilities Director Martin
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

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

   Development Services Director Strickland read aloud case number SP 2407-009 Convenience Store & Coffee Shop - Utilities Only. The applicant sought approval from the Project Review Committee for the construction of private utility infrastructure to serve a 5,270 SF convenience store with 13 fueling pumps and a 900 SF coffee shop on parcels F03-005 and F03-007, consisting of 3.07 acres, MOL. The owner/applicant was not present for the hearing. A short discussion was held regarding clarifications on the project and outstanding comments. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin to approve SP 2407-009 subject to the approval of the easement. Assistant Development Services Director Then stated for the record that staff had received a copy of the executed easement, they were just waiting for the original hard copy in the mail. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer

SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

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

   Development Services Director Strickland read aloud case number SP 2409-002 One Hundred (100) Oaks Offsite Forcemain. The applicant sought approval from the Project Review Committee for the construction of an 8,682 linear foot, 14-inch force main running approximately 1.7 miles within the US 301 right-of-way. Owner/applicant representative Erin Tumolo was present by phone. Strickland noted the permits had been updated as well as a Developer's Agreement established. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve SP 2409-002 subject to the resolution of outstanding comments. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

5. A25-1316 Oxford Crossings - RaceTrac Lot Split

   Development Services Director Strickland read aloud case number A25-1316 Oxford Crossings - RaceTrac Lot Split. The applicant sought approval from the Project Review Committee for Oxford Crossings, to split parcels D20-120, D20-121, D20-123, D20-124, and D20-125, leaving parcel 1 with 4.37 acres and parcel 2 with 125.40 acres MOL. Owner/applicant representative Tyler Counts with Clymer Farner Barley was present for the hearing. Strickland provided further background on the project. City Attorney Bills added that the goal was that anyone in the future would be able to pull the file on the project and see all changes made to the corresponding parcels and connected projects. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve A25-1316 subject to the resolution of outstanding comments and approval of SP 2410-003 Oxford Crossings Racetrac. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Assistant Utilities Director Martin
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

Staff required a short recess at 10:45 a.m. The meeting resumed at 10:51 a.m.

6. PLAT 2408-008 Matteo Oaks Improvement Plan

   Development Services Director Strickland read aloud case number PLAT 2408-008 Matteo Oaks Improvement Plan. The applicant sought a favorable recommendation from the Project Review Committee for the construction of one hundred and eighty (180) single-family dwelling units, parking, drive aisles, and associated infrastructure on parcels C36-102 and C36-003, consisting of 45.16 acres MOL. Owner/representative Tyler Counts was present for the hearing. No discussion. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve PLAT 2408-008 subject to resolution of outstanding comments. Motion carried

unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

7. A25-1127 VOSO Shanty Creek Villas Master Plan

   Development Services Director Strickland read aloud case number A25-1127 VOSO Shanty Creek Villas Master Plan. The applicant sought a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas not to exceed 80 units, and nonresidential areas, on parcels G16-005 and G16-112, consisting of 9.74 acres MOL. Owner/representative Tyler Counts was present for the hearing. No discussion. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve A25-1127. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Assistant Utilities Director Martin
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

8. A25-0036 Twisted Oaks Commercial Final Plat

   Development Services Director Strickland read aloud case number A25-0036 Twisted Oaks Commercial Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for a replat of Tracts C-2B, C-2A, C-3, C-4, C-5, and P-3 within the Twisted Oaks Final Plat (PLAT 2308-004 PB 21/Page 18), creating tracts C2-C, C2-A, C-3A, and C-3B for the Twisted Oaks Commercial Final Plat on parcels D31A216 and D31A218, consisting of 8.119 acres MOL. Owner/representative Erin Tumolo was present by phone for the hearing. Assistant Utilities Director Martin clarified with Erin that utility access would be required via easement. A short discussion was held regarding the easement. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve A25-0036 subject to the resolution of outstanding comments and submittal and approval of the utility easement needed on Tract C-3B for utility service to the newly allocated tracts. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

9. SP 2410-003 Oxford Crossings Racetrac

   Development Services Director Strickland read aloud case number SP 2410-003 Oxford Crossings Racetrac. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,008-square-foot Convenience Store with a Gas Canopy featuring seven gas pump stations, four semitrailer fueling stations, a dumpster and associated improvements consisting of parking lot areas, landscaping buffers, commercial road, and connection to off-site stormwater retention, on parcels D20-121 and D20-120, consisting of

3.34 acres MOL. Owner/representative Tyler Counts was present for the hearing. Strickland reviewed the outstanding comments. City Attorney Bills clarified that there was still an issue with the cross-access stormwater easement, but he should be getting additional documents to review soon. Counts provided an explanation of the easements that would be provided. Further discussion was held regarding the required documents and outstanding comments. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve SP 2410-003 subject to the resolution of outstanding comments. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

10. A25-0035 Densan Park Phase 2 Final Plat

Development Services Director Strickland read aloud case number A25-0035 Densan Park Phase 2 Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for the Densan Park Phase 2 Final Plat, a 67-unit residential subdivision which includes 12 tracts and dedication of four rights-of-way to the City of Wildwood, on parcels D08-016, D08-018, D08-040, D09-016, D09-016, D09-046, and D09N071, consisting of 28.75 acres, MOL. Owner/representative David Springstead was present for the hearing. City Attorney Bills stated the applicant had been working toward clearing the outstanding comments, he just needed to review everything that was submitted. Further discussion was held regarding the outstanding bonding comments. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve A25-0035 subject to the resolution of outstanding comments. Motion carried unanimously.

RESULT:	**Passed**
MOVER:	Assistant Utilities Director Martin
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Police Chief Parmer, Assistant Utilities Director Martin

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 11:19 a.m.

RESULT:	**Passed**
MOVER:	Police Chief Parmer
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, 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: **SP 2409-004 Summerfield Cottages**

REQUESTED ACTION: Staff recommends approval subject to resolution of outstanding comments and developer's agreement.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2409-004 Summerfield Cottages
Parcel Number	C13-024
Acreage	49.27 Acres, MOL
Property Location	The property is addressed as 11156 CR 509, Oxford, FL 34484, approximately 390 feet west and 175 feet south of the intersection of CR 209 and CR 214
Owner	Robert A. Shoemaker III - Sumter Development Partners
Applicant	Robert Morgado with Bohler Engineering, FL LLC
Date	06/4/2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a multifamily residential development consisting of 270 units featuring 168 3-bedroom units and 108 2-bedroom units providing a total of 440 garage parking spaces and 561 surface parking spaces, which includes six (6) Florida ADA accessible parking spaces, together with amenities including a 4,012-square foot clubhouse, a proposed pool, three (3) pickleball courts, and walking path, associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 49.27 acres MOL, as per the attached plans.

The project features 56 buildings ranging from 3-unit to 6-unit buildings. The Developer will be entering into a Developer's Agreement for this project for some required off-site improvements; which agreement is currently under review by the City Attorney.

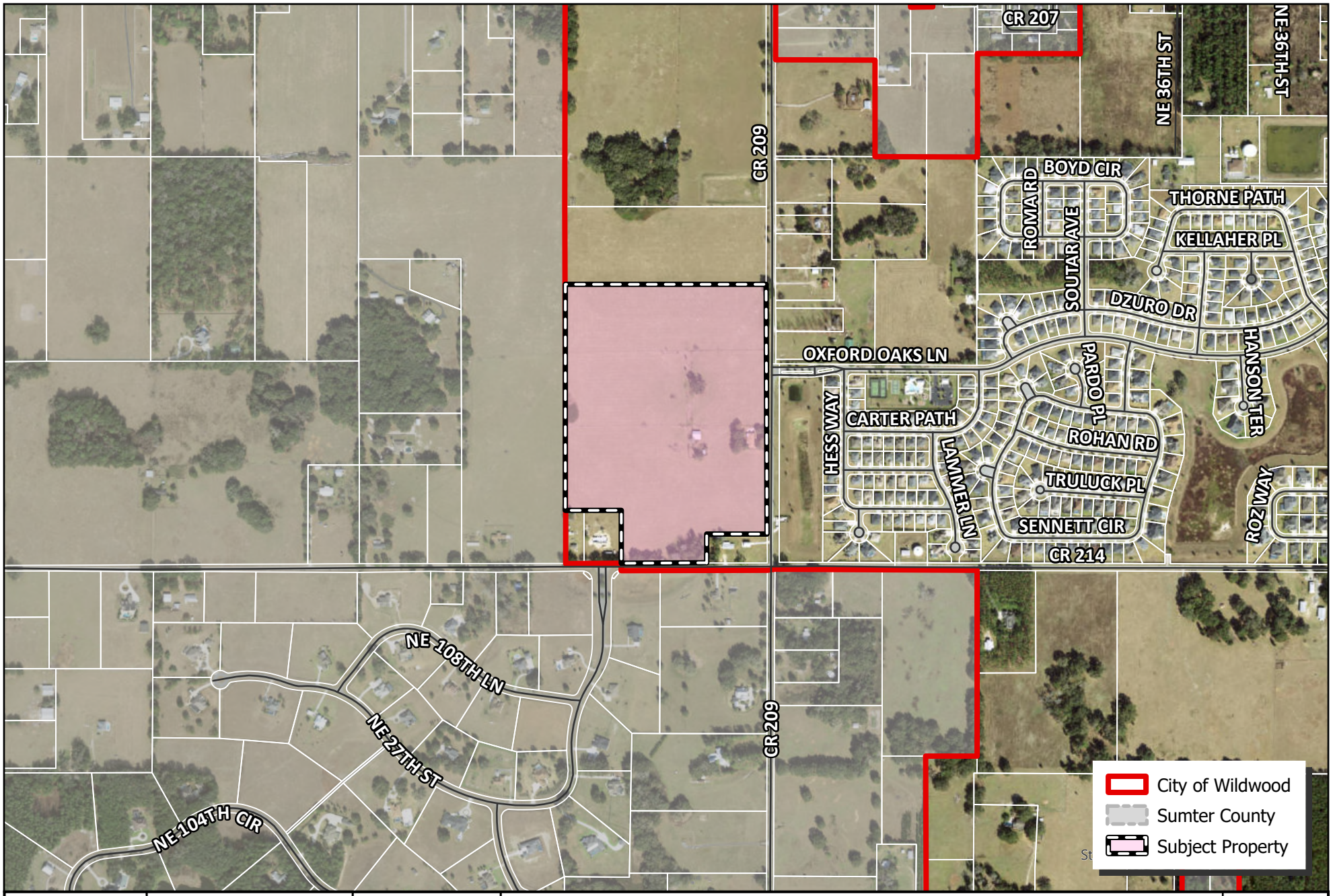
A technical waiver has been submitted to waive the requirements limiting the number of single-attached units to no more than three based on the definition of single-family attached per our

code. There are also some minor utilities comments outstanding for this project. Once those comments are resolved, SP 2409-004 is expected to meet the criteria set forth within the LDRs, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 6/4/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877

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

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Miles

SP 2409-004

SUMMERFIELD COTTAGES

PARCEL C13-024

MAP 1B

LOCATION MAP

SEP 2024

City of Wildwood
Project #: SP 2409-004 Summerfield Cottages
Representative: Robert Morgado - Bohler Engineering, FL LLC
Date: 6/4/2025

2409-004*PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. ***

CITY ATTORNEY

Developer's Agreement is under review.

UTILITIES – WATER/WASTEWATER

1. Sheet C-507, Utility Plan: Add 2" blowoff assemblies at all future water main stub outs. There are three total: (2) 20" and (1) 12".

2. Sheet C-500, Utility Plan, General Notes, # 1: All onsite water/sewer and distribution/collections lines **will not be** owned or maintained by the city. The city will only own and maintain the water meters. Please adjust the note accordingly.

3. Sheet C-717 through C-725, Irrigation Plan: The plan sheets show and call out approximately (8) 2" irrigation meters, but the utility plan sheets have no provisions for any irrigation meters. Please show and call out all irrigation service lines and meters on the utility plans.

Utilities Miscellaneous – Standing Comment

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

2. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.

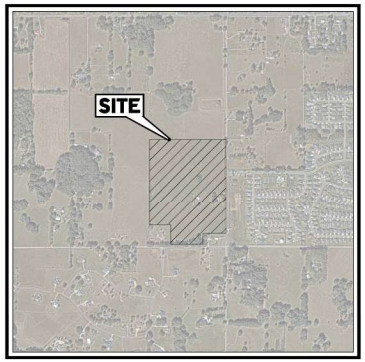
PRELIMINARY LAND DEVELOPMENT PLANS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

SUMMERFIELD COTTAGES

LOCATION OF SITE
11156 CR 209,
OXFORD, FLORIDA 34484
PARCEL ID: C13-024
ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)
USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT



LOCATION MAP
SCALE: 1" = 1,000'

REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
GEOPOINT SURVEYING, INC.
526 NORTHLAKE BLVD, SUITE 1040
ALTAMONTE SPRINGS, FL 32701
DATED: 08/13/22
JOB #: O'STEEN PROPERTY
ELEVATIONS: NAVD 1988

♦GEOTECHNICAL INVESTIGATION REPORT:
GEO-TECHNOLOGY ASSOCIATES, INC.
4617 PARKBREEZE COURT
ORLANDO, FL 32808
DATED: 03/02/22

♦TRANSPORTATION:
TRAFFIC PLANNING AND DESIGN, INC.
535 VERSAILLES DRIVE
MAITLAND, FL 32751
DATED: 04/03/24

♦ENVIRONMENTAL:
STANTEC CONSULTING SERVICES, INC.
3905 CRESCENT PARK DRIVE
RIVERVIEW, FL 33578
DATED: 05/20/24

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
CITY OF WILDWOOD
1000 NORTH MAIN STREET
WILDWOOD FL, 34785
PHONE: (352) 330-1334

♦BUILDING DEPARTMENT
SUMTER COUNTY
7375 POWELL ROAD, SUITE 115
WILDWOOD, FL 34785
PHONE: (352) 689-4400
FAX: (352) 689-4401

♦STORMWATER
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34604
PHONE: (352) 796-7211

UTILITY SERVICE PROVIDERS

♦WATER / SEWER
CITY OF WILDWOOD
1000 NORTH MAIN STREET
WILDWOOD FL, 34785
PHONE: (352) 330-1334

♦ELECTRIC
SECO ENERGY
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33080
PHONE: (352) 793-3801

♦CABLE / INTERNET / TELEPHONE
CHARTER COMMUNICATIONS (SPECTRUM)
3611 QUEEN PALM DRIVE
TAMPA, FL 33619
PHONE: (813) 302-0203

♦GAS
TECO PEOPLE'S GAS
P.O. BOX 2562
TAMPA, FL 33601
PHONE: (813) 275-3700

♦STORMWATER
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34604
PHONE: (352) 796-7211

♦FIRE PROTECTION
SUMTER COUNTY FIRE STATION 21
1446 CR 466
LAKE PANASOFFKEE, FL 33538
PHONE: (772) 287-1117

♦SOLID WASTE
WM
8556 NE 44TH DRIVE
WILDWOOD, FL 34785
PHONE: (352) 748-0236

MAINTENANCE ENTITIES

♦ROADS
JIM CHAPMAN CONSTRUCTION GROUP
2700 CUMBERLAND PARKWAY SE, SUITE 130
ATLANTA, GA 30339
PHONE: (404) 557-9314

♦WATER / SEWER
CITY OF WILDWOOD
1000 NORTH MAIN STREET
WILDWOOD FL, 34785
PHONE: (352) 330-1334

♦STORMWATER
JIM CHAPMAN CONSTRUCTION GROUP
2700 CUMBERLAND PARKWAY SE, SUITE 130
ATLANTA, GA 30339
PHONE: (404) 557-9314

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST; THENCE RUN S 89°46'13" W, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 415.80 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°14'47" W, A DISTANCE OF 25.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 214 (A 50' RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S 89°44'27" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 550.66 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 00°50'28" W, A DISTANCE OF 336.49 FEET; THENCE S 89°44'27" W, A DISTANCE OF 361.50 FEET; THENCE N 00°50'28" W, A DISTANCE OF 1459.16 FEET; THENCE N 89°55'17" E, A DISTANCE OF 1305.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 (A 50' RIGHT-OF-WAY); THENCE RUN S 00°03'57" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1808.84 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN S 89°44'27" W, A DISTANCE OF 341.01 FEET; THENCE S 00°03'57" W, A DISTANCE OF 183.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.270 ACRES, MORE OR LESS.

OWNER
SUMTER DEVELOPMENT PARTNERS LLC
900 CLEVELAND AVENUE (466-A),
WILDWOOD, FL 34785
ROBERT A. SHOEMAKER III
352-303-8798
ROBBIE@FLAMINGORE.COM

DEVELOPER
JIM CHAPMAN COMMUNITIES, INC.
2700 CUMBERLAND PARKWAY, S.E.
SUITE 130
ATLANTA, GA 30339
AJ COLASURDO
678-910-4883
AJ@JCCG.US

PREPARED BY

BOHLER

CONTACT: ROBERT MORGADO, P.E.
RMORGADO@BOHLERENG.COM

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
OVERALL DEMOLITION PLAN	C-200
DEMOLITION PLAN	C-201 - C-207
OVERALL SITE PLAN	C-300
SITE PLAN	C-301 - C-307
FIRE TRUCK PLAN	C-308
OVERALL PAVING GRADING AND DRAINAGE PLAN	C-400
PAVING GRADING AND DRAINAGE PLAN	C-401 - C-407
STORM SCHEDULE	C-408
CROSS-SECTIONS	C-409 - C-411
OVERALL UTILITY PLAN	C-500
UTILITY PLAN	C-501 - C-507
SANITARY SCHEDULE	C-508
OVERALL FIRE UTILITY PLAN	C-509
FIRE UTILITY PLAN	C-510 - C-516
ROADWAY PROFILES AND SECTIONS	C-601 - C-620
OVERALL TREE DISPOSITION PLAN	C-701
TREE DISPOSITION PLAN	C-702 - C-703
TREE DISPOSITION NOTES	C-704
OVERALL LANDSCAPE PLAN	C-705
LANDSCAPE PLAN	C-706 - C-713
LANDSCAPE DETAILS	C-714
LANDSCAPE SCHEDULE	C-715
LANDSCAPE NOTES	C-716
OVERALL IRRIGATION PLAN	C-717
IRRIGATION PLAN	C-718 - C-725
IRRIGATION DETAILS	C-726
IRRIGATION SCHEDULE	C-727 - C-728
IRRIGATION NOTES	C-729
OVERALL EROSION AND SEDIMENT CONTROL PHASE 1 PLAN	C-800
OVERALL EROSION AND SEDIMENT CONTROL PHASE 2 PLAN	C-801
EROSION AND SEDIMENT CONTROL PHASE 2 PLAN	C-802 - C-808
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-809
CONSTRUCTION DETAILS	C-901 - C-912

CONTRACTOR'S NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PLANS, SPECIFICATIONS AND OTHER DOCUMENTS PRIOR TO THE INITIATION OF CONSTRUCTION. IN THE EVENT THE CONTRACTOR FINDS A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR CONSTRUCTION PURPOSES WITHOUT THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER IS PROHIBITED. © 2025 BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT
11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

ROBERT ERIC MORGADO LICENSE No. 86462 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert Morgado
R.morgado@bohlereng.com, CN=Robert Morgado, O="BOHLER ENGINEERING FLORIDA, LLC", C=US
2025.04.15 16:48:19-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT MORGADO, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 01/16/2025

Apr 15, 2025
H:\2024\FL8240129.00\CAD\DRAWINGS\PLAN SET\SP-PCIVL-CNDS-FL8240129.00-0A-----LAYOUT: C-101 COVER SHEET

GENERAL NOTES

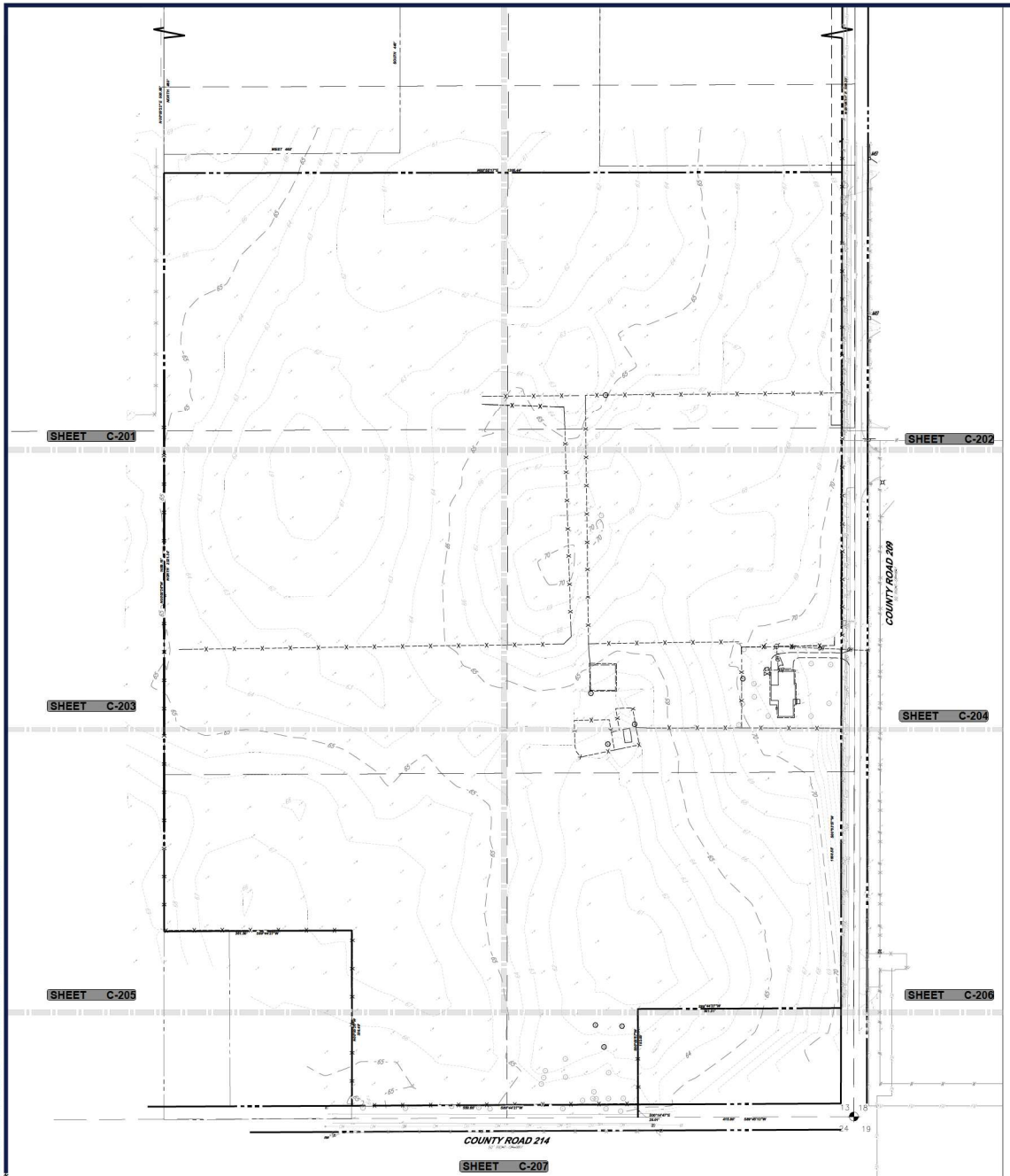
(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING FL, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS; THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS, ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, MECHANICAL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER. CONTRACTOR MUST RECORD AND MAINTAIN AS-BUILT CONDITIONS ON SITE.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IN THE EVENT THAT A GEOTECHNICAL REPORT AND ITEMS CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE COMMENCEMENT OF CONSTRUCTION AND (B) THE CONTRACTOR NOTIFYING BOHLER AND THE PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND REQUIREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS CONSTRUCTION DRAWINGS AND SHOULD NOT BE USED AS SUCH. THE GENERAL CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS SHALL APPLY. (A) THE PLANS AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF SUCH CONFLICTS PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL RECOMMENDATIONS CONTAINED IN THE NOAA, NRCS, USGS, STATE AND MUNICIPAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ENSURE THE STABILITY OF ADJACENT, NEARBY AND CONSTRUCTION RELATED SLOPES AND STRUCTURES DURING THE PERFORMANCE OF THE CONTRACTOR'S SOLE COST AND EXPENSE.
13. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. THAT CONTINUE TO REMAIN IN USE FOR AN INITIAL PHASE OF THE CONSTRUCTION PROJECT. THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, IN WRITING, OF ANY MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THIS PROJECT.
14. DEBRIS MUST NOT BE BURIED ON SITE. ALL DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
16. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, ANY DAMAGE DONE TO ANY PAVEMENT, CURBS, OR UTILITIES. ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE DONE TO ADJACENT PROPERTIES AND MUST REPAIR ALL DAMAGE TO ADJACENT PROPERTIES ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST SEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE THE CONDITION OF SUCH PROPERTY TO NO LESS THAN OR EQUAL TO THAT EXISTING THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND ANY OTHER APPLICABLE SAFETY STANDARDS. AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES.
17. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY SURFACE AND/OR SUBSURFACE CONDITIONS AND FURTHER, HAS NO EXPECTATION OF ANY HAZARDOUS MATERIALS BEING ENCOUNTERED DURING EXCAVATION OR GRADING ACTIVITIES.
18. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ENSURE THE STABILITY OF ADJACENT, NEARBY AND CONSTRUCTION RELATED SLOPES AND STRUCTURES DURING THE PERFORMANCE OF THE CONTRACTOR'S SOLE COST AND EXPENSE.
19. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY OR JOB SITE SUPERVISION OR, ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND DO NOT HAVE CONTROL OVER ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
20. THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, IN WRITING, THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PRIOR WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT IS BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO THE CONTRACTOR'S FAILURE TO SO NOTIFY ANY THIRD PARTY AND FIRST PARTY CLAIMS.
21. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER ARE NOT FAMILIAR WITH CONSTRUCTION REQUIREMENTS FOR THESE PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR ANY AND ALL DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
22. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNTS OF WORKER'S COMPENSATION AND STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES AND UMBRELLA POLICIES NAME AS ADDITIONAL INSURED THE PROPERTY OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AS THEIR RESPECTIVE INTERESTS MAY APPEAR IN THIS CONTRACT. CONTRACTOR MUST PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR UNDER THIS CONTRACT. CONTRACTOR MUST PROVIDE OWNER WITH COPIES OF CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE PERIOD OF CONSTRUCTION. THE TWO YEAR COMPLETED OPERATIONS COVERAGE REQUIREMENT FOR ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS FROM AND AGAINST ANY DAMAGES, INJURIES, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COURT COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR'S INDEMNITY OBLIGATIONS MUST SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THE CONTRACT FOR ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR, AND HAVE NO CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, UNDERLAY OR HOW THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS, AND FOR ANY CONSTRUCTION IN SCOPE AND RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS SOLELY AND EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL OF RECORD AND BOHLER, NOR THEIR CONSULTANTS AND THE PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS ARE RESPONSIBLE FOR, AND DO NOT HAVE CONTROL OR CHARGE OF, AND ARE NOT RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, PROCEDURES NECESSARY OR APPROPRIATE FOR, OVERSEEING, SUPERVISING, DIRECTING OR MONITORING THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT CONSTRUCTION SITE AND ACTIVITIES THEREON. ANY CONTRACT DOCUMENTS THAT ASSIGN SUCH RESPONSIBILITY FOR ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SUCH ITEMS AND DUTIES, AND AGREES TO, IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR'S INDEMNITY OBLIGATIONS MUST SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THE CONTRACT FOR ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION AS REQUIRED IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS SUBMITTED BY THE CONTRACTOR, AND OTHERS FOR WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS, METHODS AND TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY FOR ANY OF THESE ITEMS. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS TO BOHLER'S ATTENTION. PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL NOTES CONTAINED WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR MUST BE FULLY RESPONSIBLE FOR ANY AND ALL RESULTS OF SUCH DEVIATIONS. ANY CONSTRUCTION PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, AMOUNTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE WHICH ARE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS FOR THE DURATION OF CONSTRUCTION. BOHLER HAS NO RESPONSIBILITY FOR THE MEANS OF TRAFFIC CONTROL FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER IS MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY PLAN DEVIATIONS THAT DO SO MAINTAIN AND PRESERVE SUCH FEATURES. IF THE OWNER FAILS TO MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR MUST BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, CODES AND THE LIKE. APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN THE MANNER WHICH IS MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO INDEMNIFY, SEPARATELY AND SEVERALLY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFER AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP AND THAT ALL REPORTS ARE LOGGED IN ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS "CERTIFY OR "CERTIFICATION CONSTITUTES AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE. FURTHERMORE OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. IF THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITIONS RELATED TO ANY ADJACENT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATIONS' MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
5. THE CONTRACTOR MUST REVIEW ALL CONSTRUCTION DOCUMENTS AND MUST INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   A. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK MUST COMPLY WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
6. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF ADJACENT BUILDINGS, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ANY DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST NOTIFY OWNER IMMEDIATELY OF ANY DAMAGE.
7. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST MEET ALL OSHA REQUIREMENTS IN A SPECIFIC AND TIMELY MANNER TO COMPLY WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEARBY TO THE SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF ALL NECESSARY TEMPORARY PROTECTIVE MEASURES. THE OWNER HAS NOT BEEN RETAINED TO PERFORM ANY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST PROVIDE ALL ITEMS NECESSARY TO PROVIDE THE OWNER WITH WRITTEN NOTIFICATION IN SUCH A MANNER AS TO PROTECT THE ENTIRETY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
9. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE P



SCALE: 1" = 100'

DEMOLITION NOTES:

1. BOHLER ENGINEERING FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FORTO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANYALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK, INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE DEVELOPERS ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY DEVELOPER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
6. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES. CONTRACTOR TO COORDINATE SCHEDULE OF COMMON DRIVE LANE ENCLOSURES WITH PUBLIX PROPERTY MANAGEMENT.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT - OF - WAY. CONTRACTOR TO COORDINATE SCHEDULE OF COMMON DRIVE LANE CLOSURES WITH PUBLIX PROPERTY MANAGEMENT.
8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE CODES.
14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN PROJECT LIMITS.
17. CIVIL DEMOLITION PLAN IS BASED OFF OF THE SURVEY DATED 02/20/24. IF ITEMS ARE NOT SHOWN IN THE SURVEY, CONTRACTOR TO COORDINATE WITH OWNER TO CONFIRM IF ITEM(S) ARE TO REMAIN OR BE DEMOLISHED.

LEGEND

DEMO	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CURB	
UTILITY POLE	
TYPICAL SIGN	
PARKING COUNT	
CONTOUR	
SPOT ELEVATIONS	
SANITARY LATERAL	
SANITARY MAIN	
WATER LINE	
ELECTRIC LINE	
GAS LINE	
OVERHEAD WIRE	
STORM SEWER	
HYDRANT	
SANITARY MANHOLE	
STORM MANHOLE	
WATER VALVE	
WATER METER	
GAS VALVE	
TYPICAL END SECTION	
ENDWALL	
GRATE INLET	
CURB INLET	
CLEANOUT	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	OR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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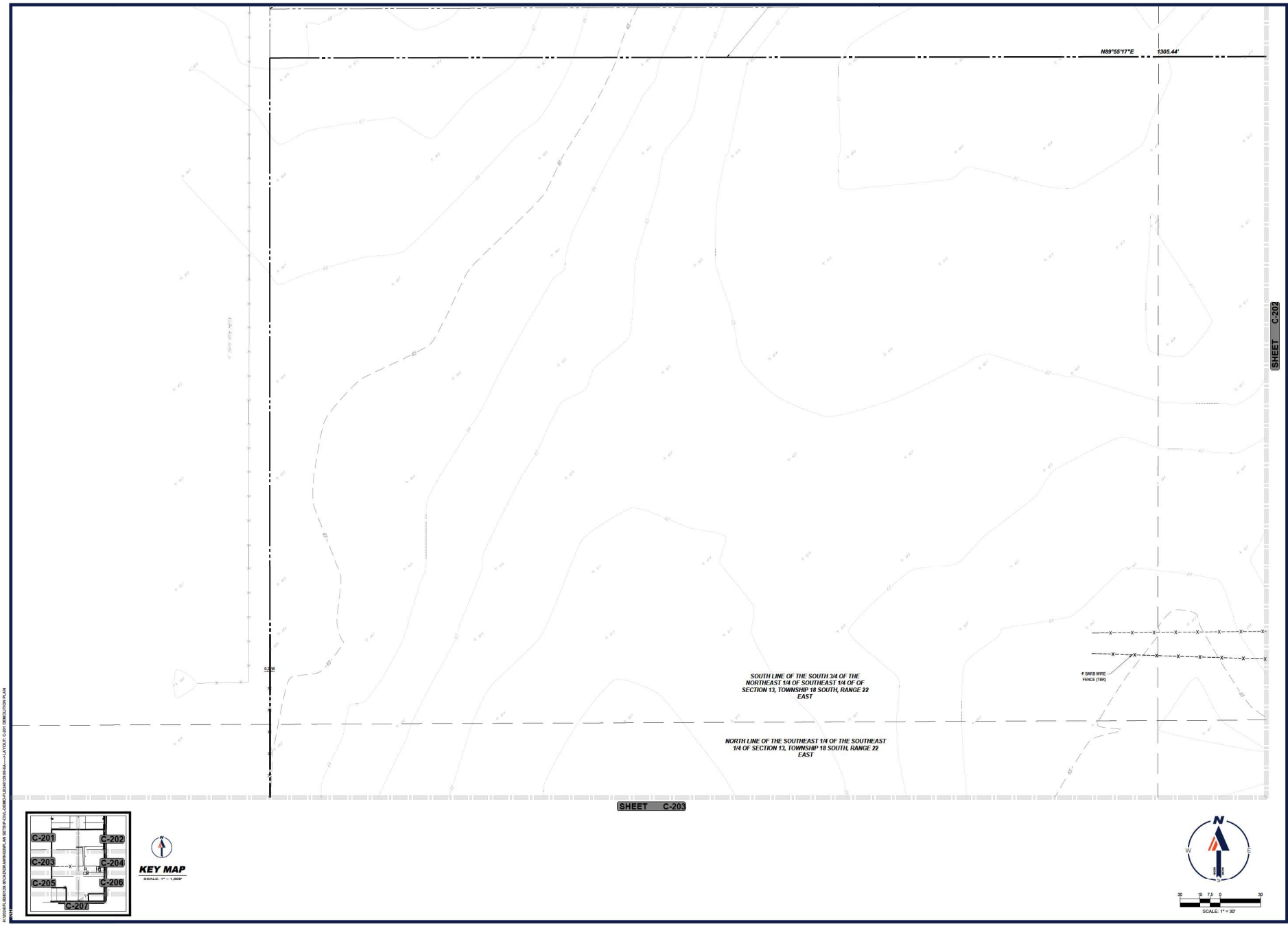
OVERALL DEMOLITION PLAN

SHEET NUMBER:

C-200

ORG. DATE - 01/16/2025

Jan 16, 2025
H:\2024\FL8240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-DEMO-FL8240129.00-0A.dwg — LAYOUT: C-200 OVERALL DEMOLITION PLAN



KEY MAP
SCALE: 1" = 1,000'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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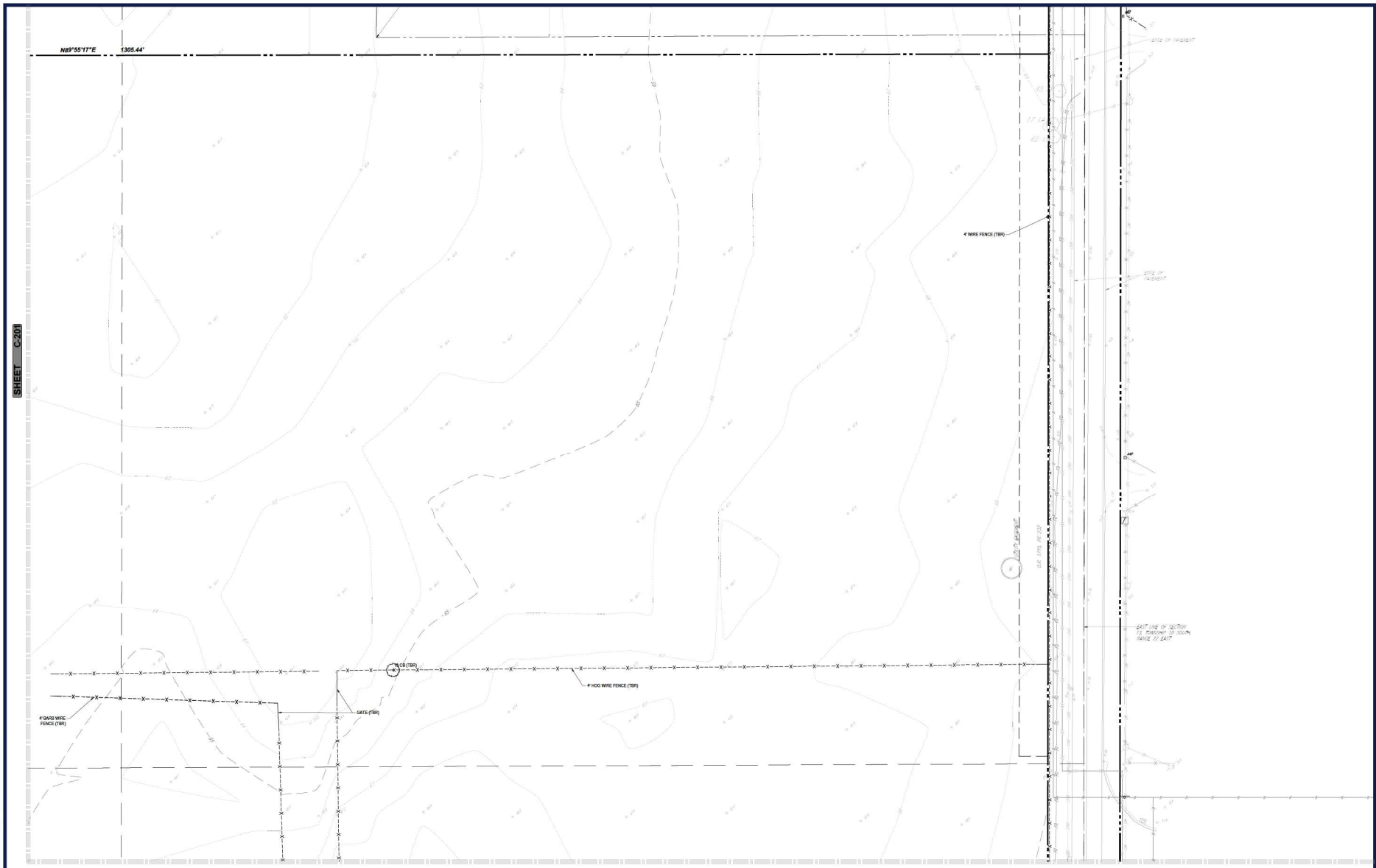
DEMOLITION PLAN

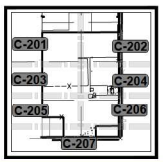
SHEET NUMBER:

C-201

ORG. DATE - 01/16/2025

Apr 16, 2025
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KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURE & DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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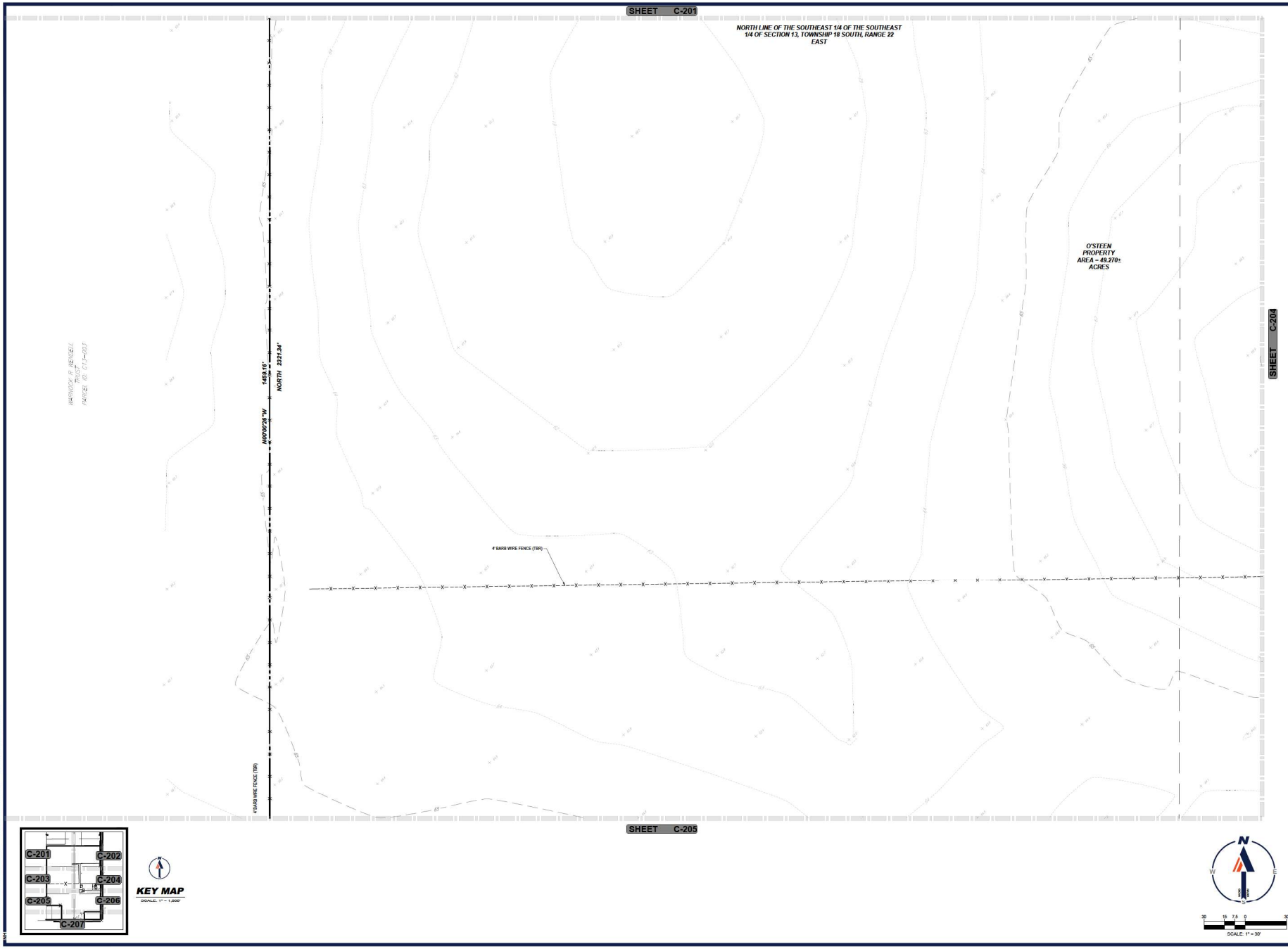
DEMOLITION PLAN

SHEET NUMBER:

C-202

ORG. DATE - 01/16/2025

Apr 16, 2025
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KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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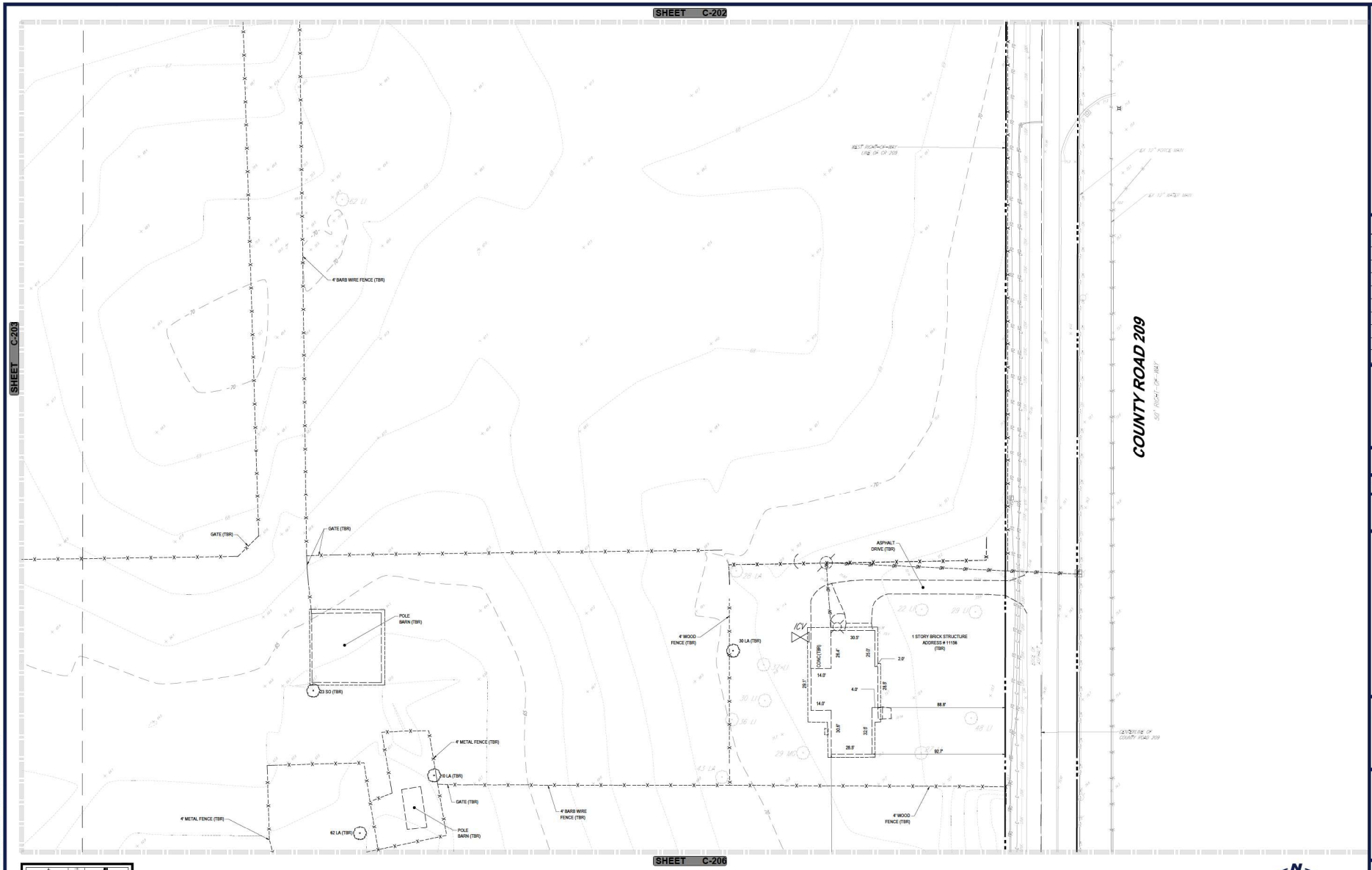
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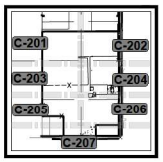
DEMOLITION PLAN

SHEET NUMBER:

C-203

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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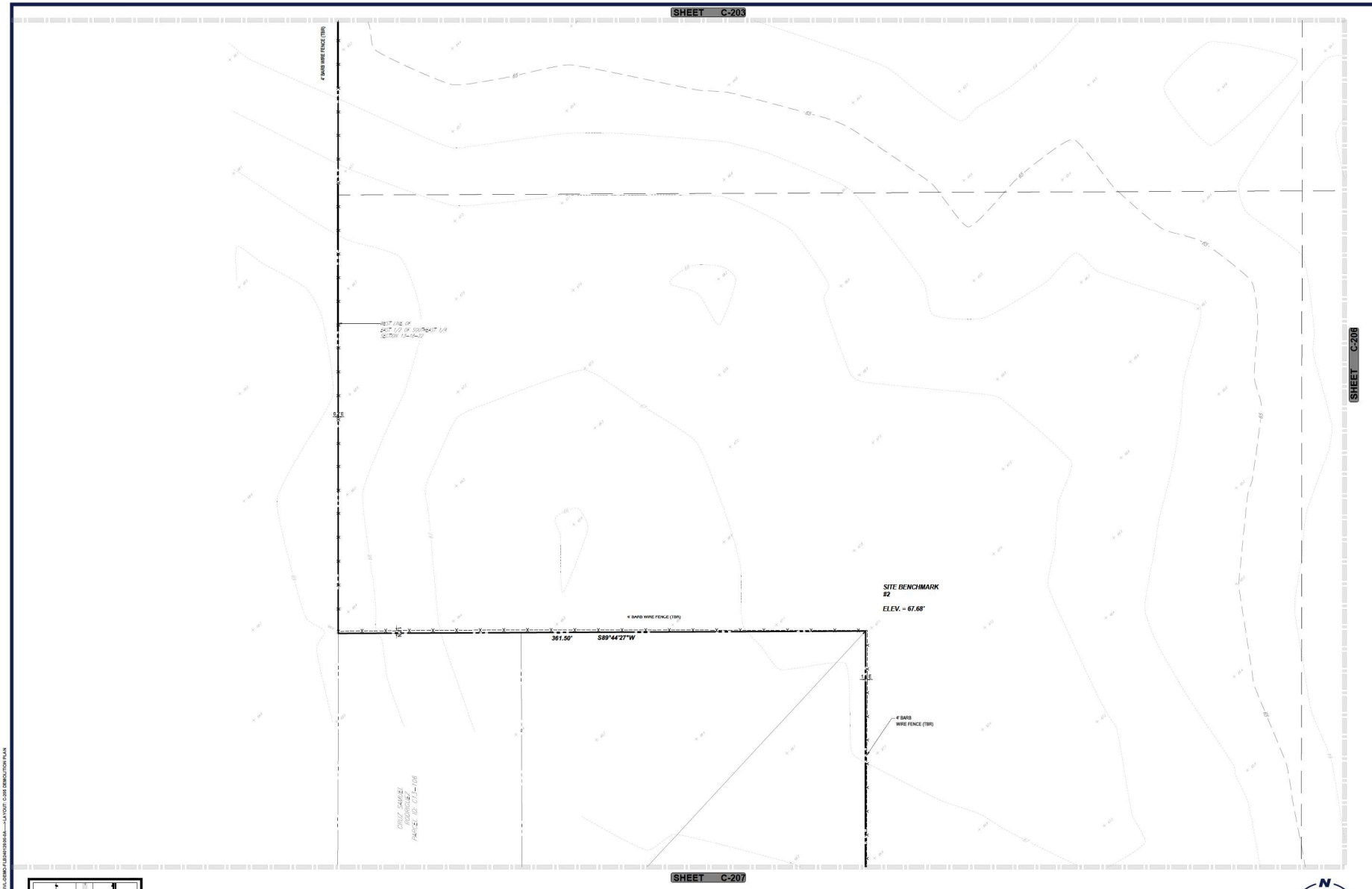
DEMOLITION PLAN

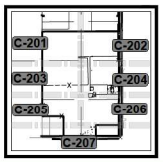
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C-204

ORG. DATE - 01/16/2025

Apr 16, 2025
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KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 60'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURE & INTERIORS
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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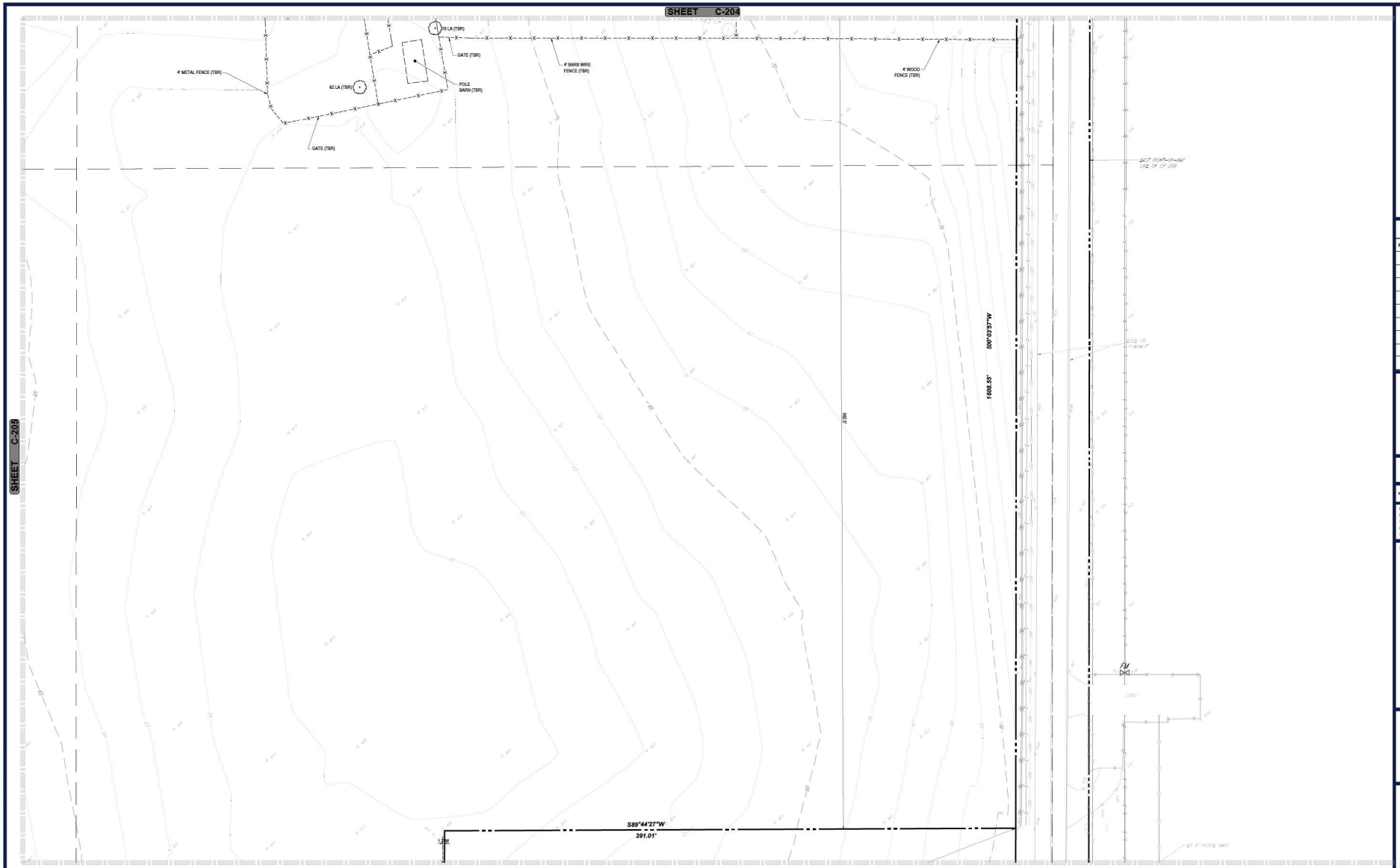
DEMOLITION PLAN

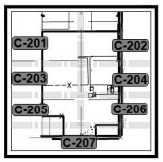
SHEET NUMBER:

C-205

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KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 60'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
GEOTECHNICAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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DRAWN BY:	CR
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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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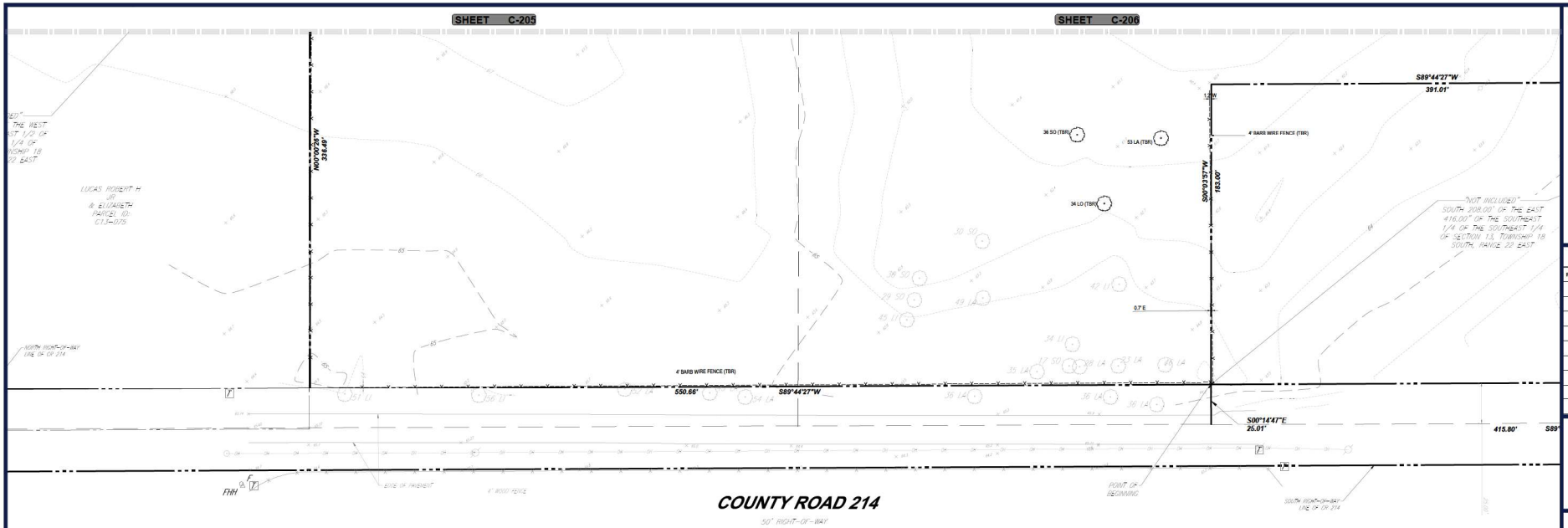
DEMOLITION PLAN

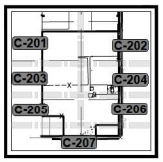
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C-206

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Apr 16, 2025
H:\2024\FL\8240129.00\A\D\DR\WING\SPLAN SET\SP-CIVIL-DEMO-FL8240129.00-0A.dwg — LAYOUT: C-206 DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENTITLEMENTS
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Fax: (561) 571-0281
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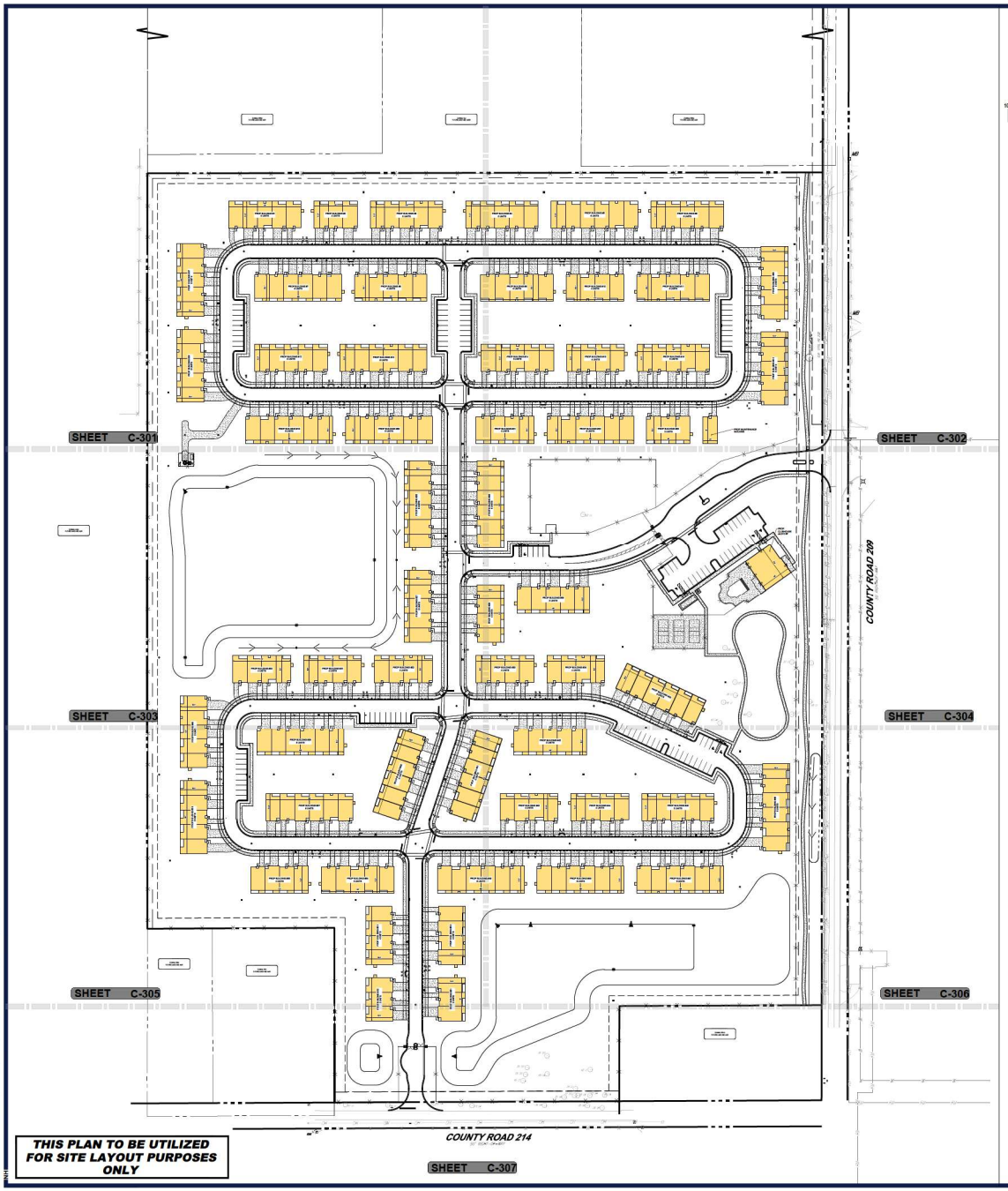
DEMOLITION PLAN

SHEET NUMBER:

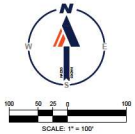
C-207

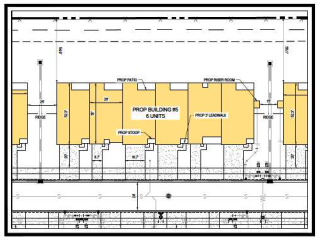
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H:\2024\FLB240129.00\A3D\DRAWINGS\PLAN SET\SP-CIVIL-DEMO-FLB240129.00-0A.dwg——LAYOUT: C-207 DEMOLITION PLAN



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





TYPICAL BUILDING DETAIL

SCALE: 1" = 50'

LEGEND

SITE PLAN

- EX PROPERTY LINE
- EX ADJACENT PROPERTY LINE
- EX ROAD CENTERLINE
- PROP PROPERTY LINE
- PROP BUFFER
- PROP SETBACK
- PROP PARKING COUNT (X)
- PROP SIGN
- PROP BUILDING ENTRANCE
- PROP CONCRETE SIDEWALK
- PROP FDOT TYPE F CURB
- PROP FDOT TYPE E CURB

SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF WILDWOOD DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE COUNTY OR CITY RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE COUNTY OR CITY RIGHT-OF-WAY WILL BE SODDED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 6:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

RIGHT-OF-WAY NOTES:

1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE F.D.O.T, COUNTY, OR CITY RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL F.D.O.T, COUNTY, OR CITY OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

ZONING TABLE

ZONE: R-2 (MEDIUM DENSITY RESIDENTIAL)
USE: SINGLE FAMILY ATTACHED

SITE DATA

FLOOD ZONE	X
SITE AREA	±49.27 AC
PERVIOUS AREA	±1,354,280 SF (±31.09 AC)
IMPERVIOUS AREA	±791,728 SF (±18.18 AC)
BUILDING AREA	±355,692 SF (±8.17 AC)
PAVEMENT AREA	±436,036 SF (±10.01 AC)
GROSS FLOOR AREA	±355,692 SF
TULSA (3 BEDROOMS)	±1,439 SF X 165 UNITS = ±237,435 SF
RICHMOND (2 BEDROOMS)	±1,023 SF X 83 UNITS = ±84,909 SF
FRISCO (2 BEDROOMS)	±1,033 SF X 27 UNITS = ±27,891 SF
MAINTENANCE BUILDING	±1,445 SF
CLUBHOUSE	±4,012 SF

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
BUILDING SETBACKS (MIN)		
FRONT	20 FT	±63.2 FT
SIDE	0 FT	±62.7
REAR	10 FT	±96 FT
LANDSCAPE BUFFERS (MIN)		
FRONT	20 FT	±20 FT
SIDE	20 FT	±20 FT
REAR	20 FT	±20 FT
MAX DENSITY	6 UNITS PER AC = ±49.27 AC X 6 UNITS = 296 UNITS	275 UNITS
MIN OPEN SPACE	20%	±63%
MIN LIVING AREA	750 SF	±1,023 SF (MIN)
FAR	0.30	0.17
MIN BUILDING SEPARATION	15 FT	±25 FT (MIN)

PARKING REQUIREMENTS

ITEM	REQUIRED	PROPOSED	
STANDARD SPACES	2 SPACES PER UNIT = 275 UNITS X 2 SPACES = 550	GARAGE SPACES	TULSA: 165 UNITS X 2 SPACES = 330 SPACES RICHMOND: 83 UNITS X 1 SPACE = 83 SPACES FRISCO: 27 UNITS X 1 SPACES = 27 SPACES
		DRIVEWAY SPACES	TULSA: 165 UNITS X 2 SPACES = 330 SPACES RICHMOND: 83 UNITS X 1 SPACE = 83 SPACES FRISCO: 27 UNITS X 1 SPACES = 27 SPACES
		SITE SPACES	121 SPACES (6 ADA)
		TOTAL SURFACE SPACES	561 SPACES
		TOTAL OVERALL SPACES	1,001 SPACES
BICYCLE SPACES			0

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CAD I.D.:	P-CIVIL-SITE

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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OVERALL SITE PLAN

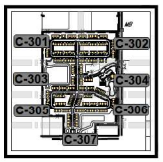
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C-300

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KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER

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PROGRAM MANAGEMENT
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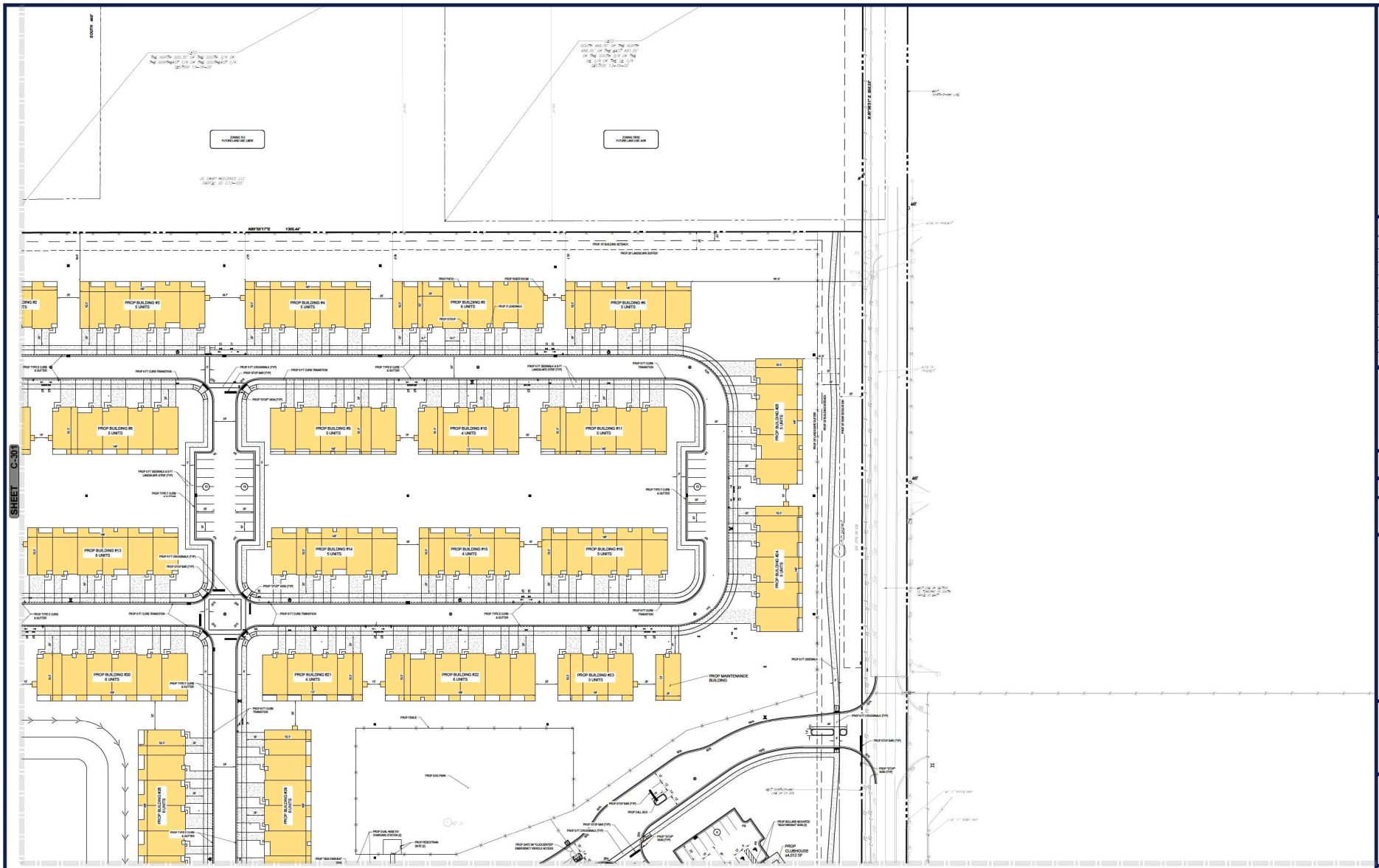
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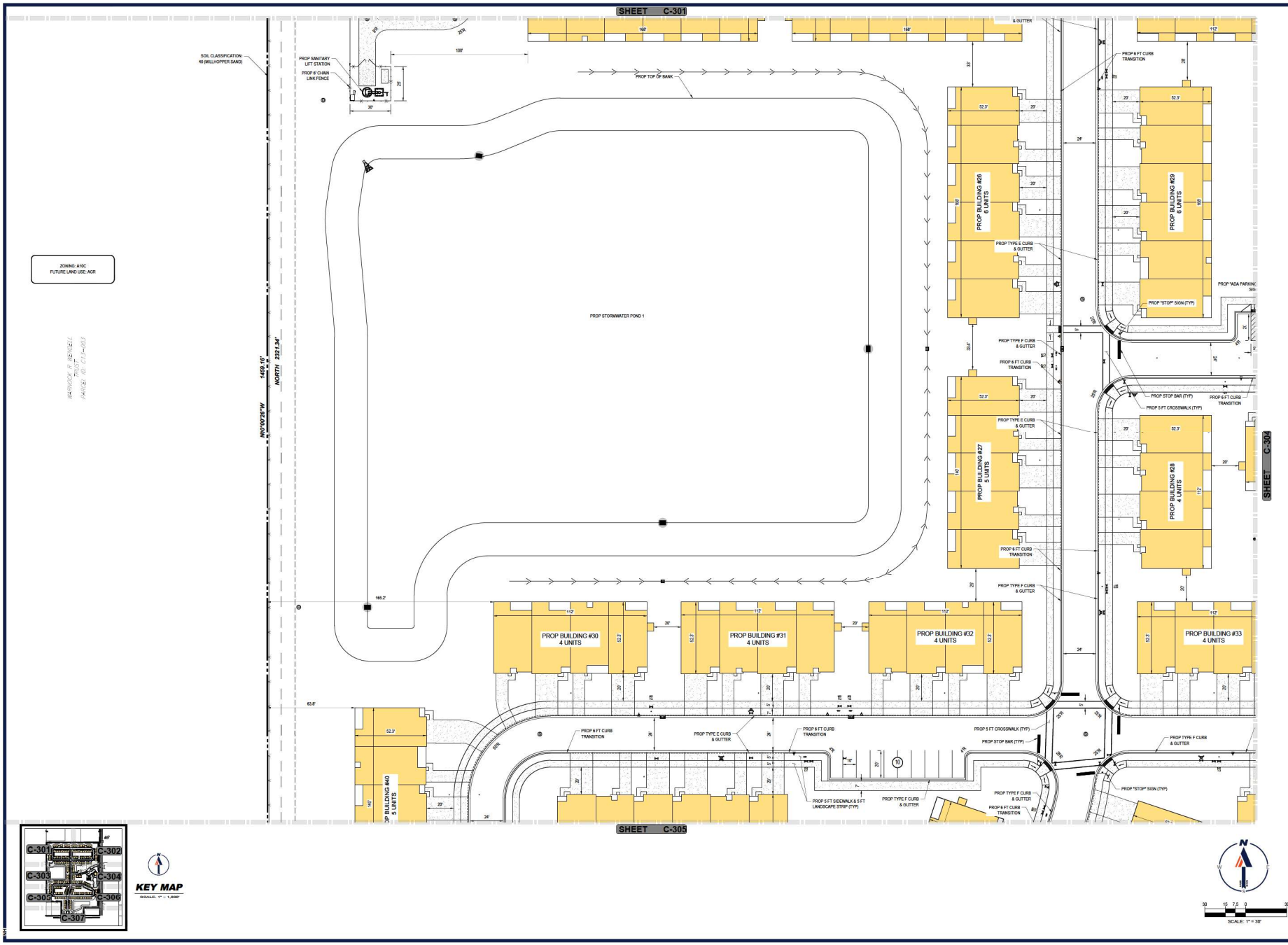
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SHEET NUMBER:

C-301

ORG. DATE - 01/16/2025


SHEET C-301
SHEET C-304
PROP BUILDING #3 5 UNITS
PROP BUILDING #4 5 UNITS
PROP BUILDING #5 5 UNITS
PROP BUILDING #6 5 UNITS
PROP BUILDING #8 5 UNITS
PROP BUILDING #9 5 UNITS
PROP BUILDING #10 4 UNITS
PROP BUILDING #11 5 UNITS
PROP BUILDING #12 6 UNITS
PROP BUILDING #13 5 UNITS
PROP BUILDING #14 5 UNITS
PROP BUILDING #15 4 UNITS
PROP BUILDING #16 5 UNITS
PROP BUILDING #17 6 UNITS
PROP BUILDING #20 6 UNITS
PROP BUILDING #21 4 UNITS
PROP BUILDING #22 5 UNITS
PROP BUILDING #23 3 UNITS
PROP MAINTENANCE BUILDING
PROP CLUBHOUSE 4,872 SF
PROP DOG PARK
PROP FENCE
PROP 6 FT SIDEWALK
PROP STOP BAR (TYP)
PROP CALL BOX
PROP BOLLARD MOUNTED "NON-PARKING" SIGN (2)
PROP DUAL HEAD EV CHARGING STATION (2)
PROP PEDESTRIAN GATE (2)
PROP GATE W/ "CLICK2ENTER" EMERGENCY VEHICLE ACCESS
PROP "STOP" SIGN (TYP)
PROP 6 FT CROSSWALK (TYP)
PROP 6 FT CURB TRANSITION
PROP TYPE F CURB & GUTTER
PROP TYPE C CURB & GUTTER
PROP TYPE D CURB & GUTTER
PROP 5 FT SIDEWALK & 5 FT LANDSCAPE STRIP (TYP)
PROP 5 FT CROSSWALK (TYP)
PROP STOP BAR (TYP)
PROP "STOP" SIGN (TYP)
PROP 10' BUILDING SETBACK
PROP 20' LANDSCAPE BUFFER
PROP 5' LANDSCAPE
PROP PATIO
PROP TRASH ROOM
PROP STOOP
PROP 6 FT SIDEWALK
PROP 6 FT LANDSCAPE STRIP (TYP)
PROP 5 FT SIDEWALK & 5 FT LANDSCAPE STRIP (TYP)
PROP 5 FT SIDEWALK
PROP 5 FT LANDSCAPE STRIP
PROP 5 FT BUILDING SETBACK
PROP 5 FT LANDSCAPE BUFFER
PROP 5 FT BUILDING SETBACK
PROP 5 FT LANDSCAPE BUFFER
PROP BUILDING #24 5 UNITS
PROP BUILDING #25 5 UNITS
PROP BUILDING #26 5 UNITS
PROP BUILDING #27 5 UNITS
PROP BUILDING #28 5 UNITS
PROP BUILDING #29 5 UNITS
PROP BUILDING #30 5 UNITS
PROP BUILDING #31 5 UNITS
PROP BUILDING



KEY MAP
SCALE: 1" = 1,000'

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A BTR GENERAL CONTRACTOR

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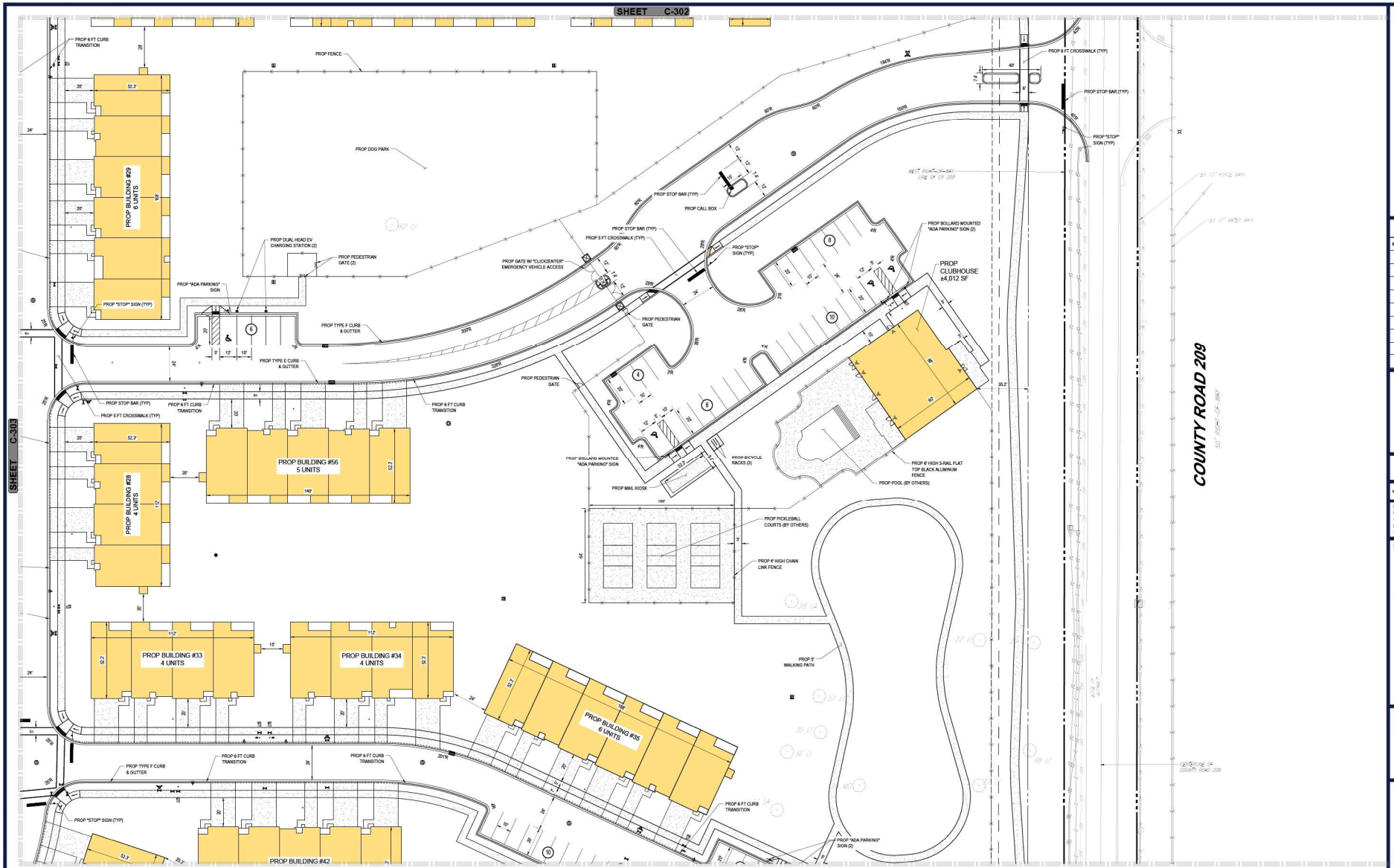
SITE PLAN

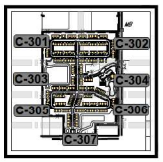
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KEY MAP
SCALE: 1" = 1,000'

CLUBHOUSE NOTES:

1. POOL SIZE: 1,152 SF
2. POOL CAPACITY:
   - 2.1. REQUIRED: 1 BATHER PER 7 UNITS = 270 UNITS / 7 UNITS = 39 BATHERS
   - 2.2. PROPOSED: 1,152 SF / 12 SF = 96 BATHERS
3. POOL GALLONS: 34,468 GAL
4. THE POOL SHALL BE OPEN FROM DAWN TO DUSK. THEREFORE, NO EXTERIOR LIGHTING WILL BE PROVIDED AND A "DAWN TO DUSK" SIGN SHALL BE POSTED.

PICKLEBALL COURTS NOTES:

1. THE PICKLEBALL COURTS SHALL BE OPEN FROM DAWN TO DUSK. THEREFORE, NO EXTERIOR LIGHTING WILL BE PROVIDED AND A "DAWN TO DUSK" SIGN SHALL BE POSTED.

SCALE: 1" = 30'

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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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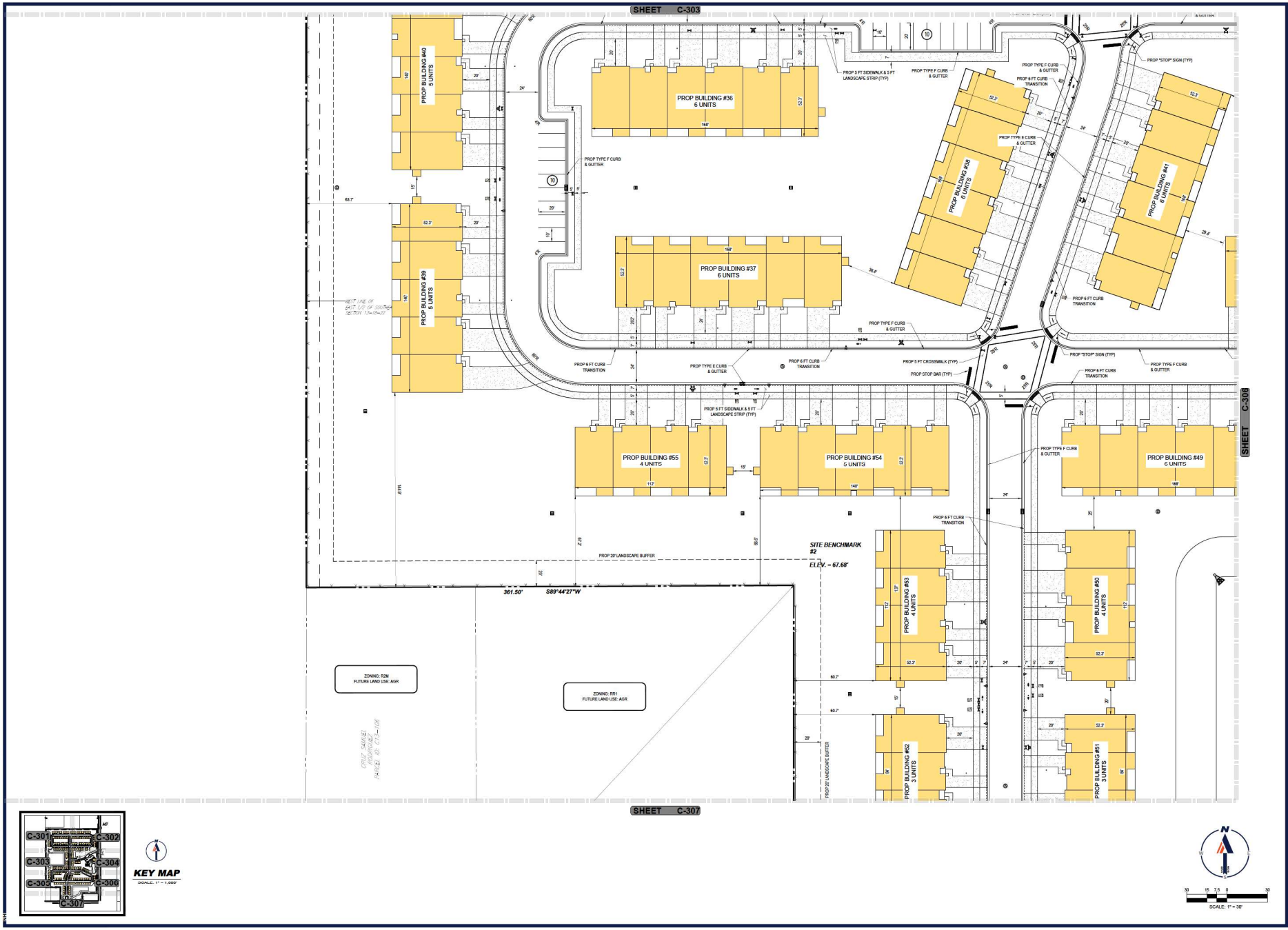
SITE PLAN

SHEET NUMBER:

C-304

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2025\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-SITE-FLB240129.00-0A.dwg —— LAYOUT: C-304 SITE PLAN



KEY MAP
SCALE: 1" = 1,000'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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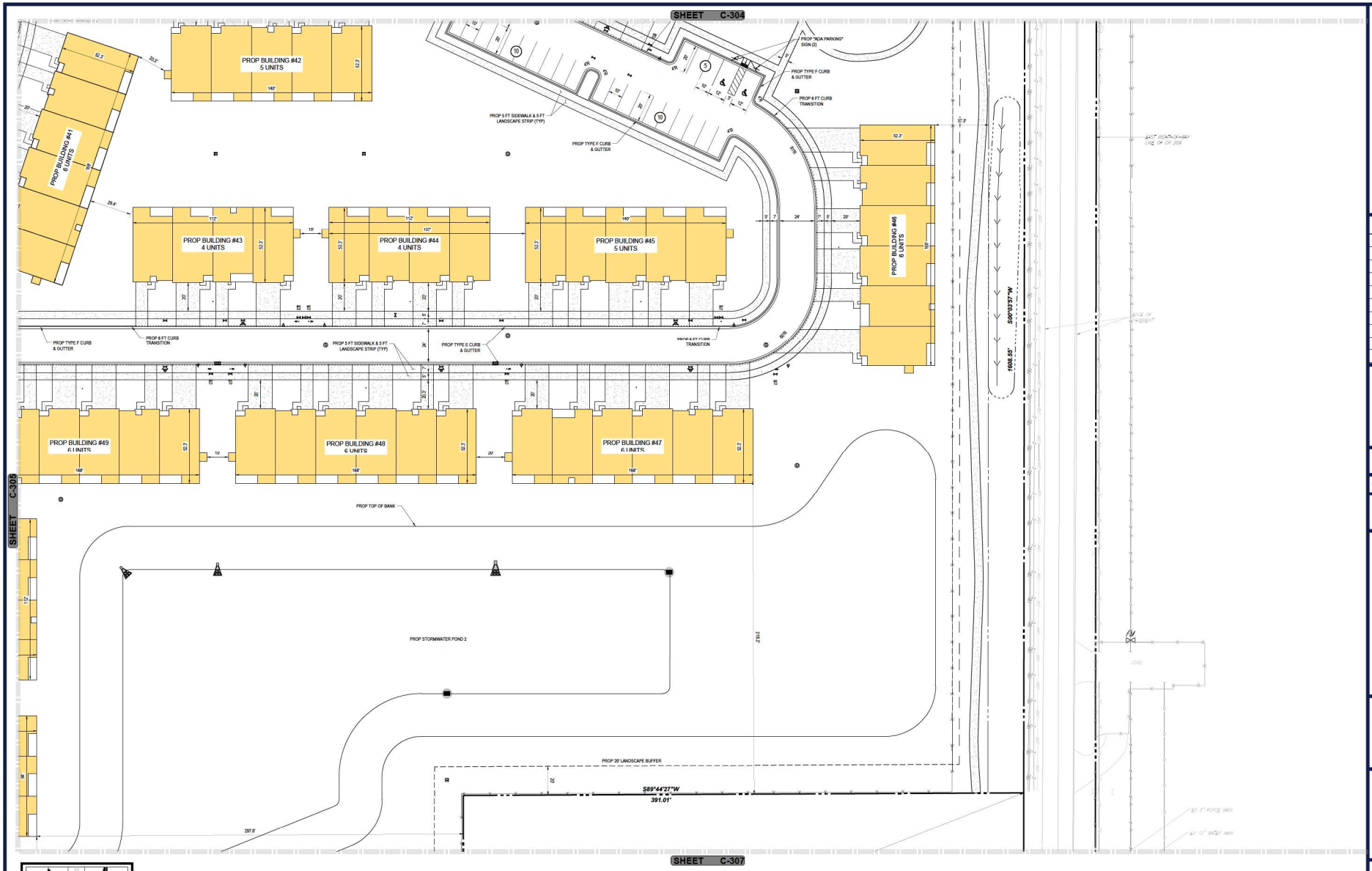
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SITE PLAN

SHEET NUMBER:

C-305

ORG. DATE - 01/16/2025



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
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Fax: (561) 571-0281
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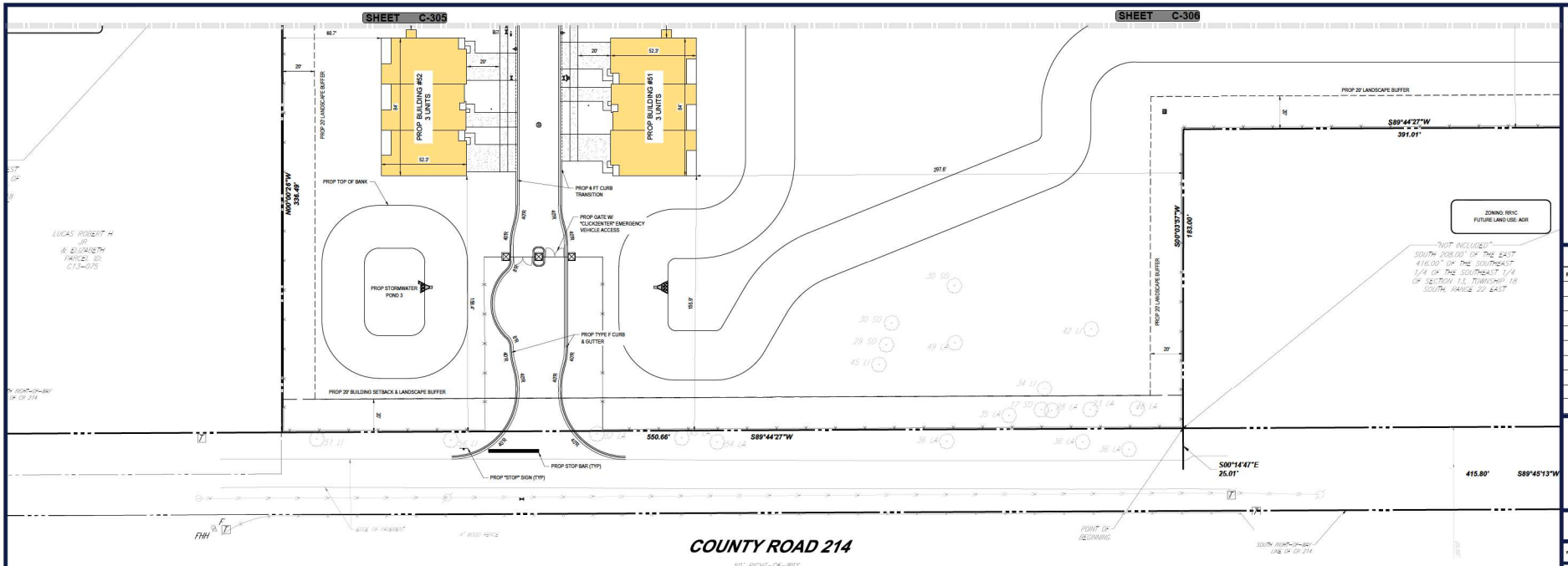
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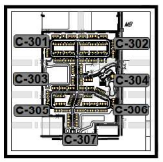
SITE PLAN

SHEET NUMBER:

C-306

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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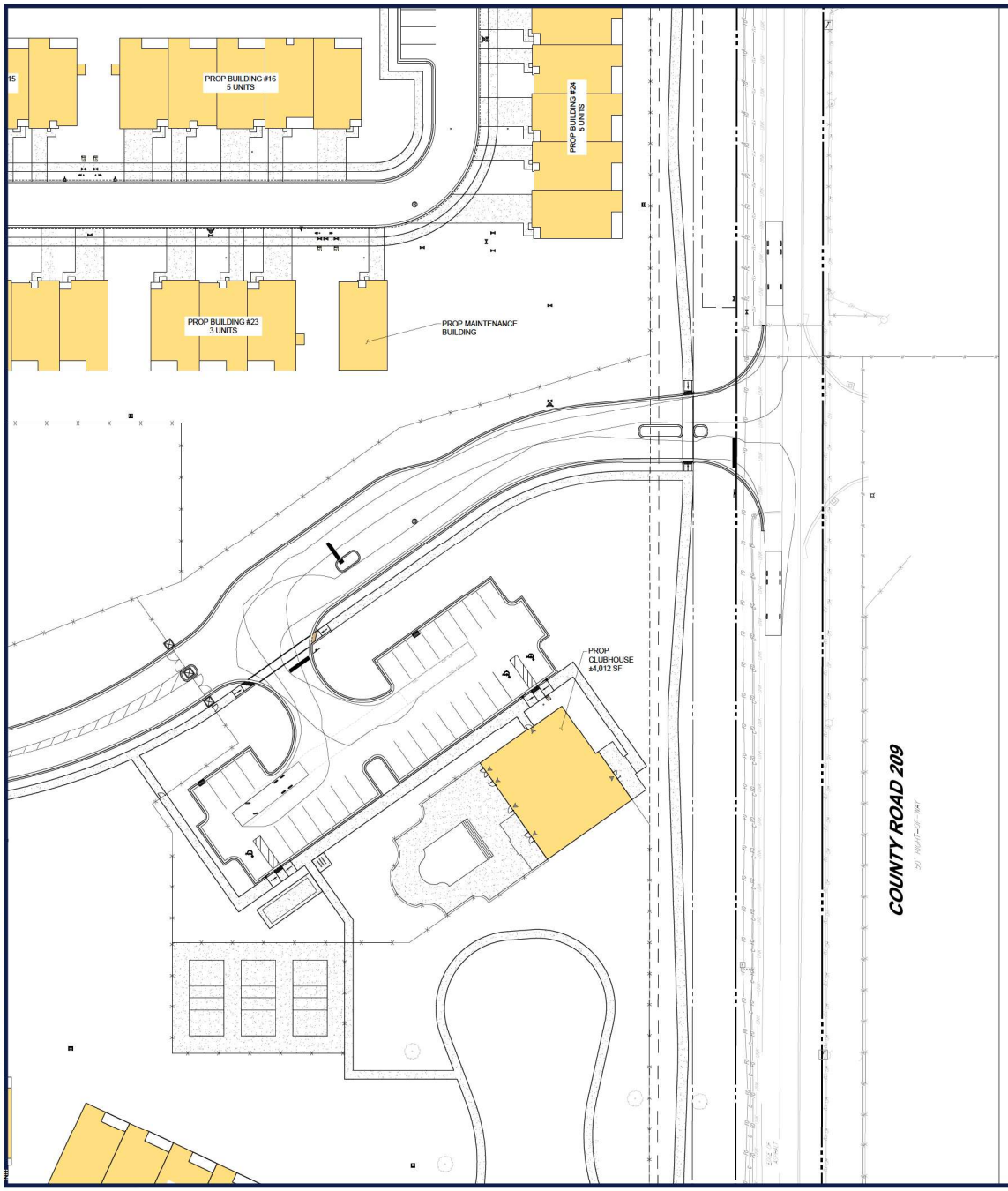
SITE PLAN

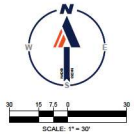
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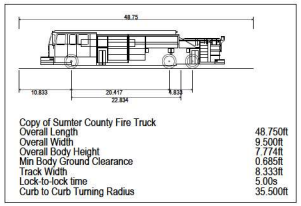
C-307

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2025\FLB240129.00\A3D\CIVIL\SITE\FLB240129.00-SA-----LAYOUT, C-307 SITE PLAN







Copy of Sumter County Fire Truck	
Overall Length	48.750ft
Overall Width	9.500ft
Overall Body Height	7.774ft
Min Body Ground Clearance	0.885ft
Track Width	8.333ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	35.500ft

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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PROJECT:

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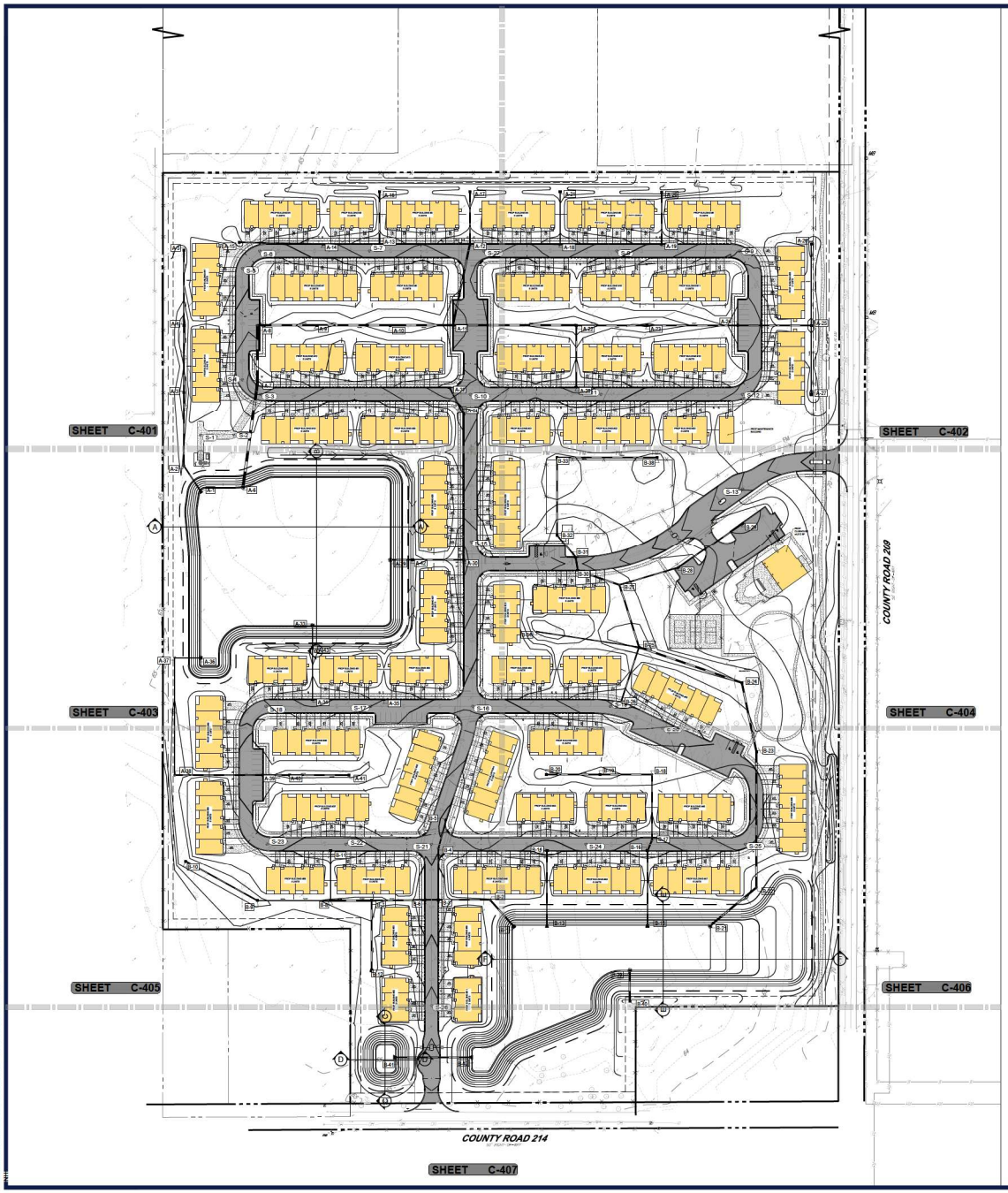
FIRE TRUCK PLAN

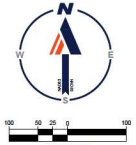
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C-308

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Apr 15, 2025
H:\2025\FLB240129.00\CAD\DWG\SHP\PLAN SET\SP-CIVL-SITE-FLB240129.00-0A.dwg——LAYOUT: C-308 FIRE TRUCK PLAN





GENERAL NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
4. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

PAVING AND GRADING NOTES:

A. GENERAL:

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYORS' BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "G" = FINISHED GRADE; "MEG" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
8. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

B. MATERIALS:

1. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS OR EQUIVALENT LIMEROCK THICKNESS W/ MINIMUM LBR-100 (MAX. 6" LIFTS).
2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE A MINIMUM OF 1-1/2" THICK, AND SHALL BE CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:

1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), SHALL BE A MINIMUM 12", AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED IN ONE LIFT. ADDITIONALLY, BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO AND APPROVED BY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

DATUM NOTE:

1. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCE THE GEOPOINT SURVEYING, INC. ALTA/NSPS TOPOGRAPHIC AND TREE LOCATION SURVEY DATED 06/13/22

FEMA NOTE:

1. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP, 12119C0086D MAP REVISED SEPTEMBER 27, 2013.

SINKHOLE REPAIR NOTES:

1. THE SITE IS LOCATED WITHIN A KARST SENSITIVE AREA. IN THE EVENT THAT A SINKHOLE IS ENCOUNTERED, A LICENSED QUALIFIED PROFESSIONAL MUST AUTHORIZE ANY SINKHOLE REPAIR PLAN AND THE GC SHALL CONTACT THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) PRIOR TO REPAIR.

LEGEND

GRADING PLAN

PROP PROPERTY LINE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY ASPHALT	
PROP SPOT ELEVATION	
EX STORM SEWER	
PROP STORM SEWER	
PROP GRATE INLET	
PROP STORM CLEANOUT	C/O
PROP STORM MANHOLE	
RIDGE LINE	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

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PROJECT:

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JIM CHAPMAN CONSTRUCTION GROUP
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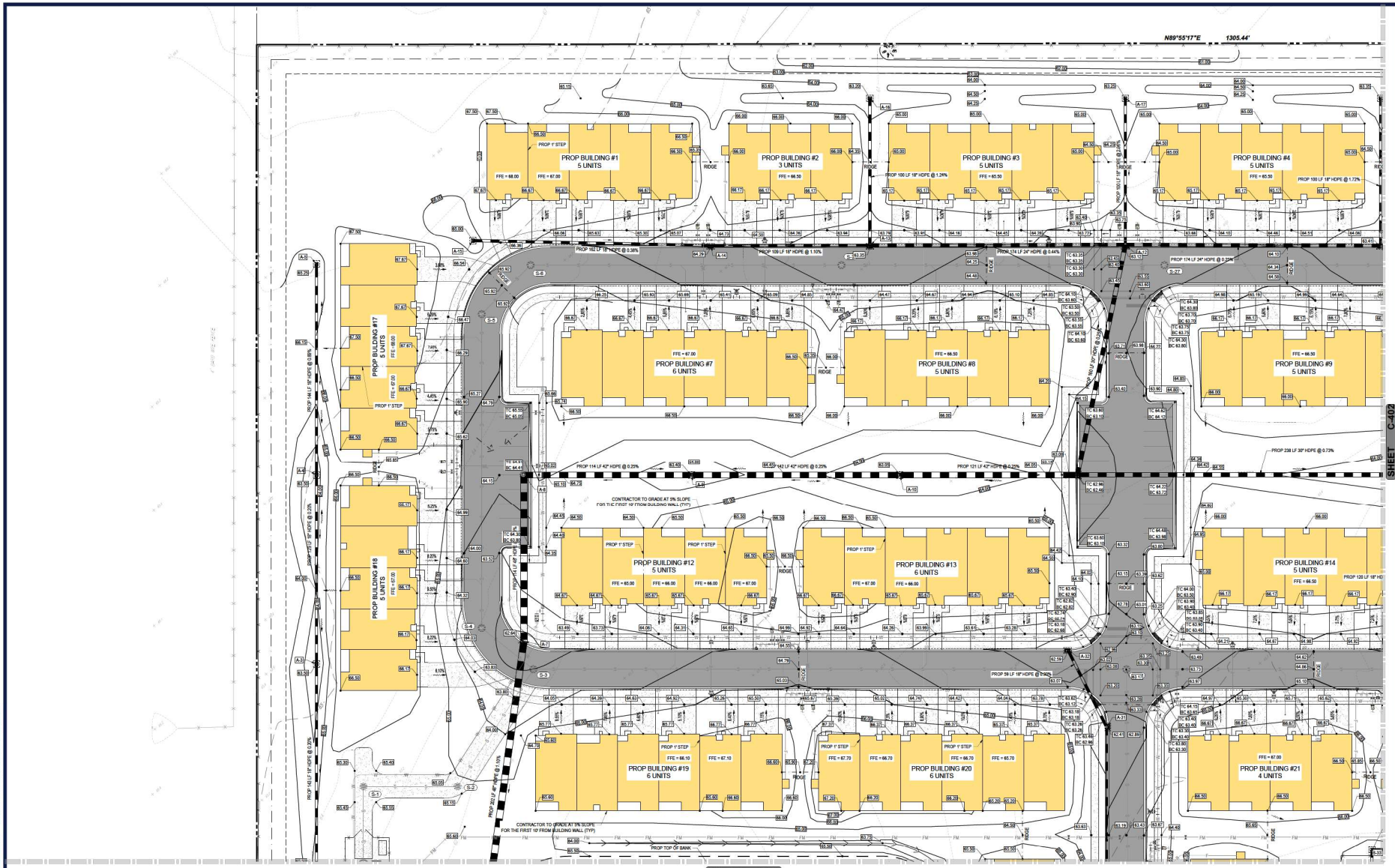
OVERALL PAVING GRADING AND DRAINAGE PLAN

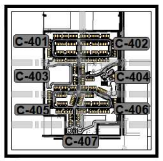
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KEY MAP
SCALE: 1" = 1,000'

30 15 7.5 0 30
1"= 30'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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LAND SURVEYING SERVICES
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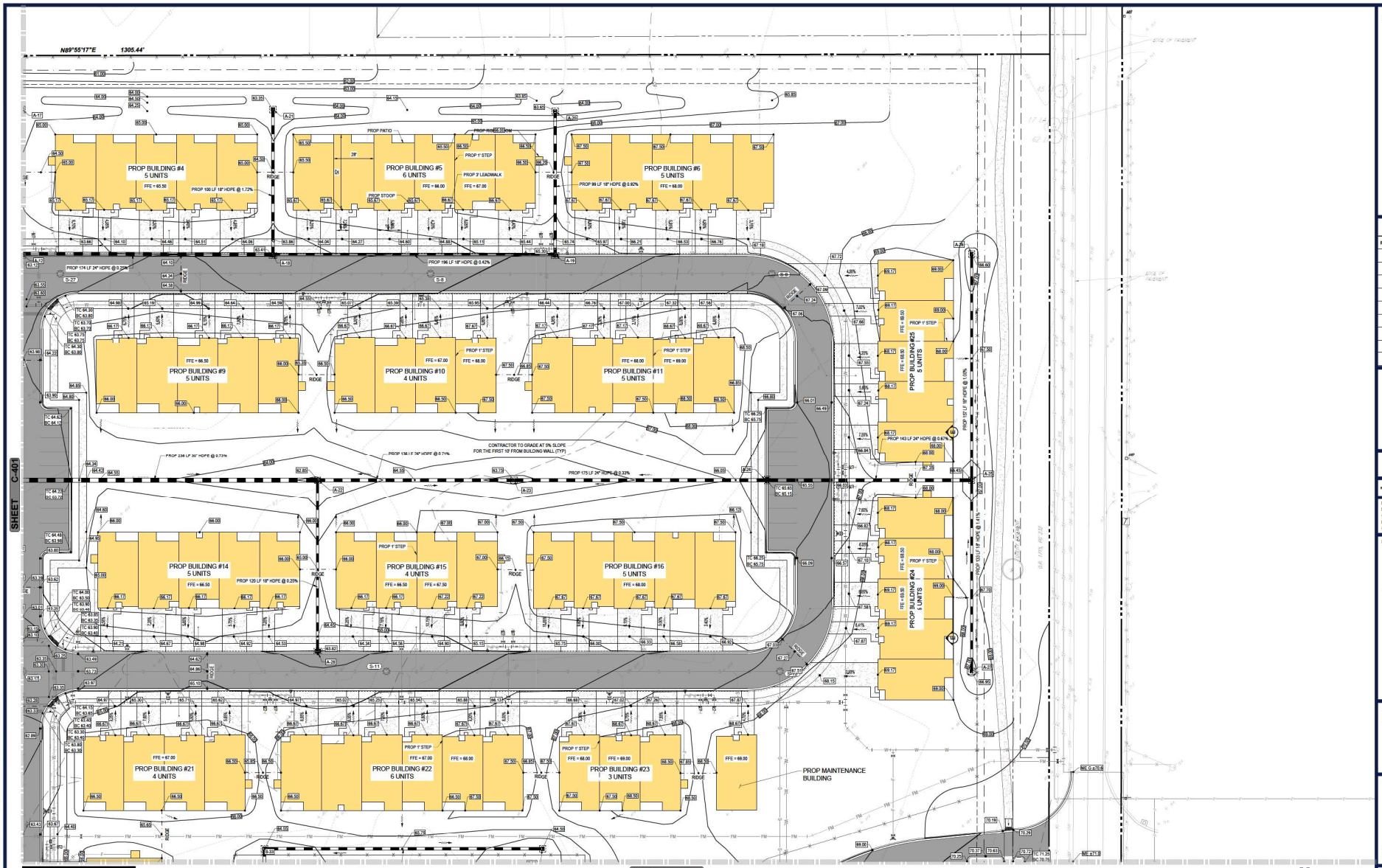
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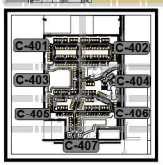
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 01/16/2025





KEY MAP
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1" = 30'

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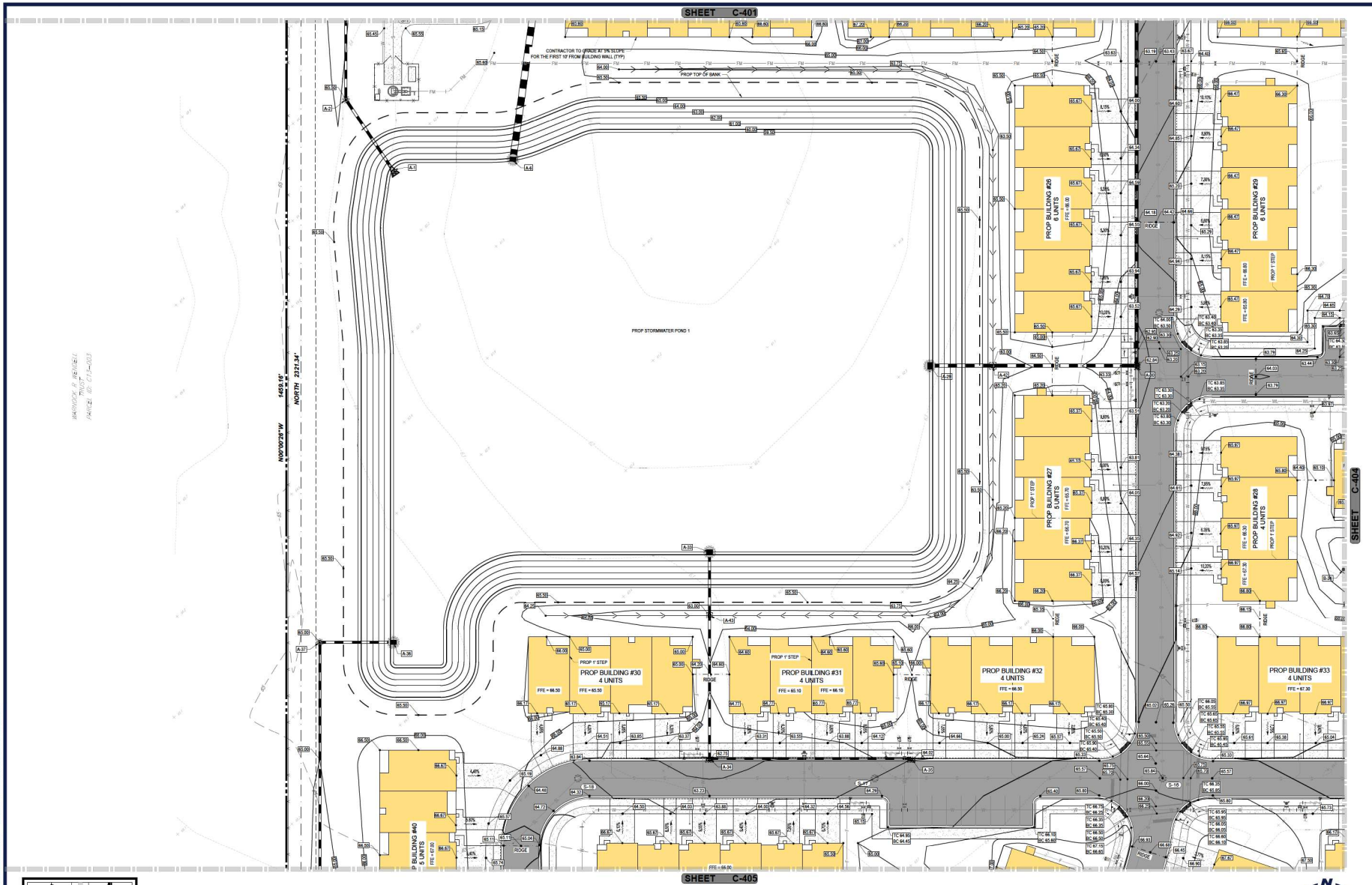
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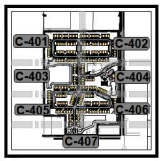
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-402

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
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PROJECT No.:	FL8240129.00-0A
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CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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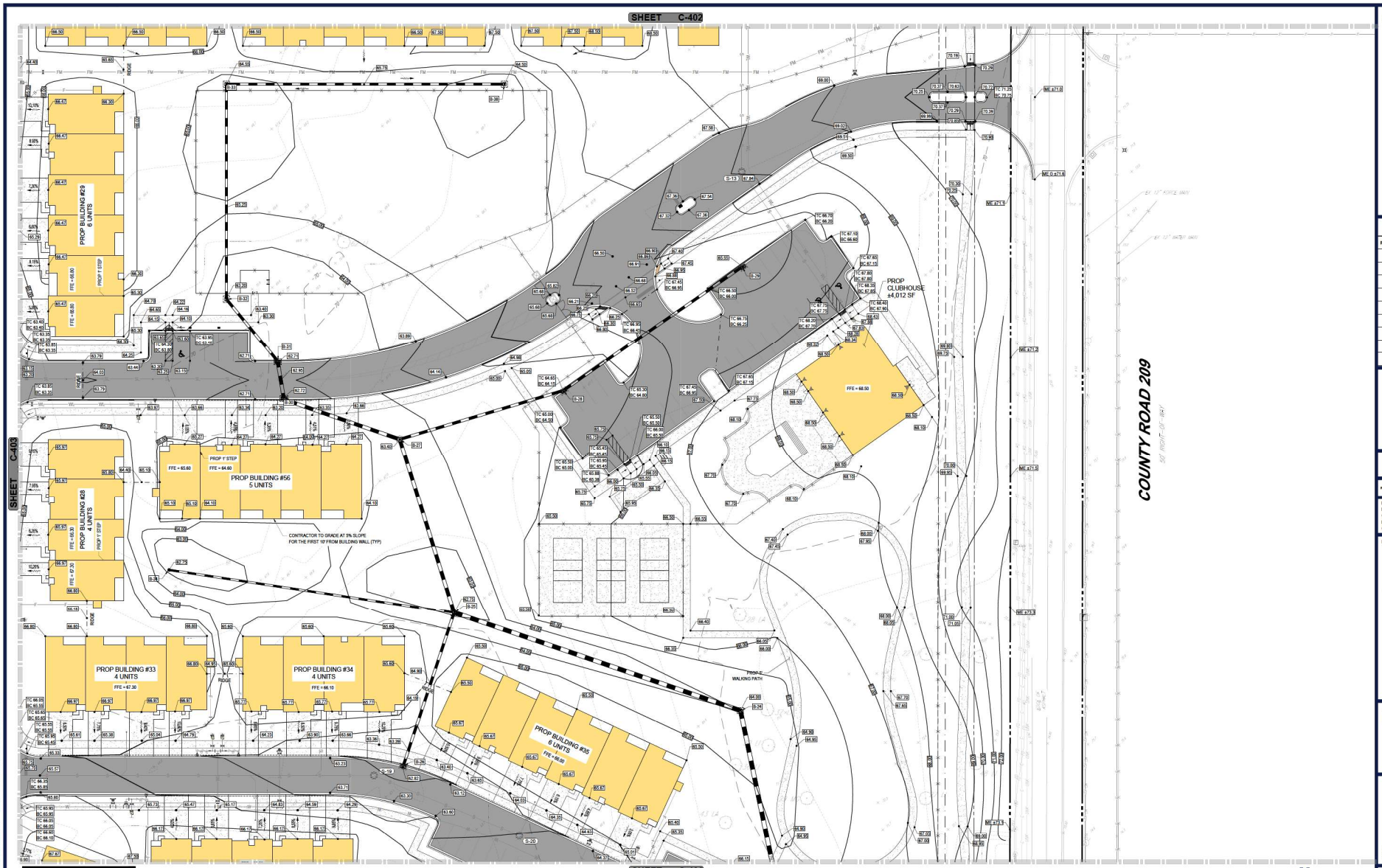
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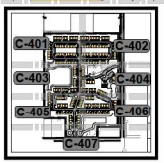
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-403

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

1" = 30'

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SITE PLAN DOCUMENTS

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JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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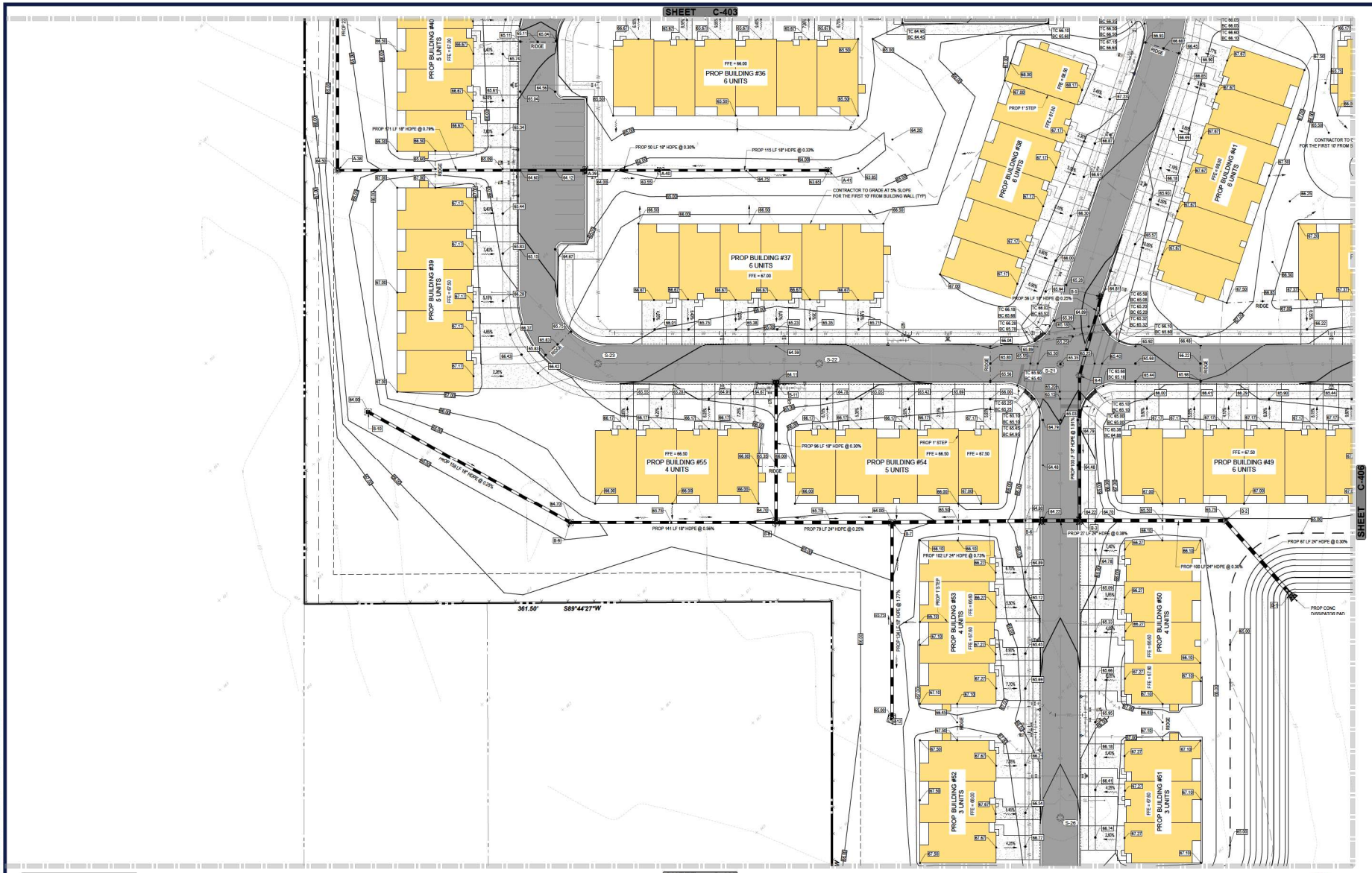
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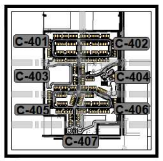
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-404

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

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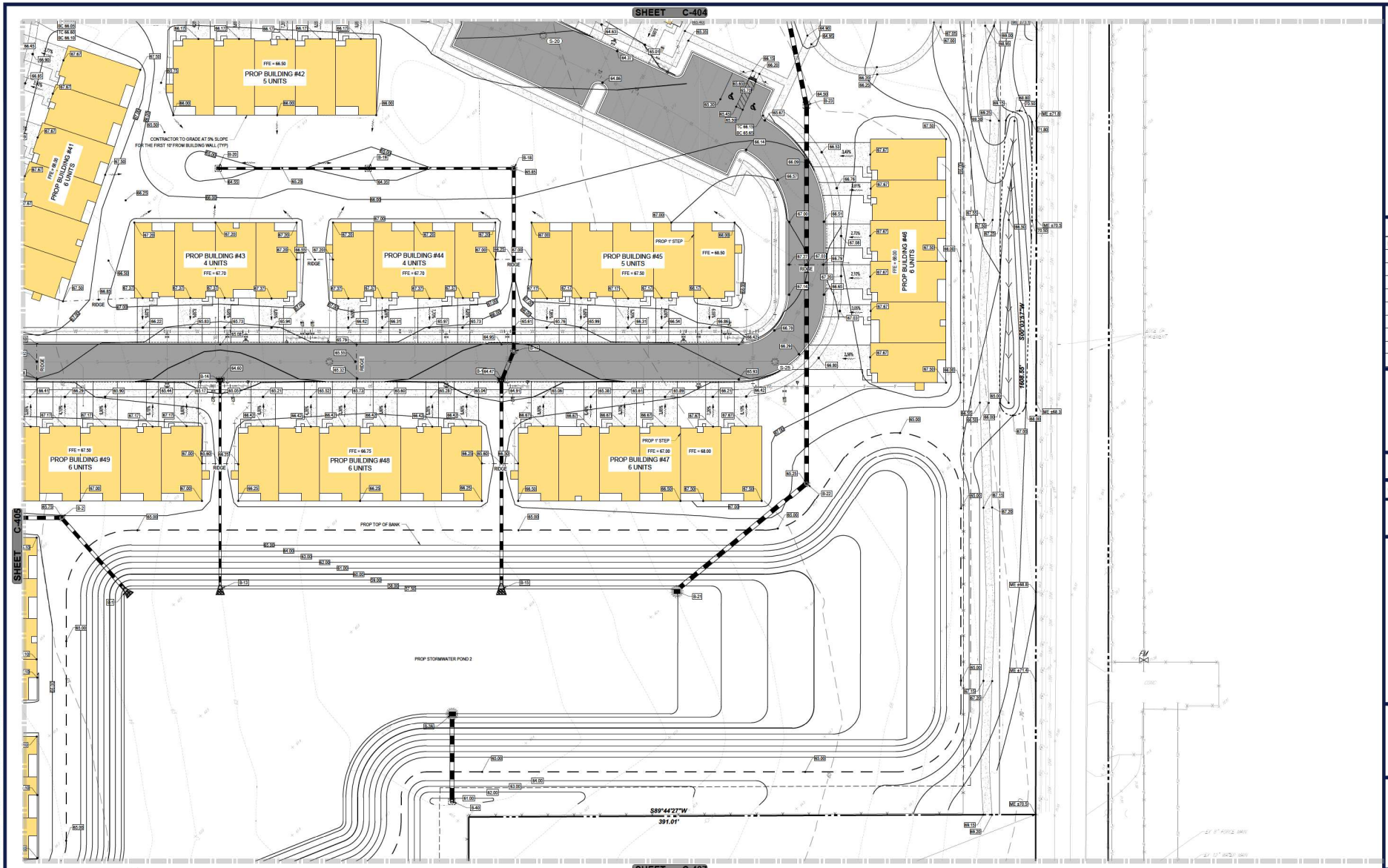
PAVING GRADING AND DRAINAGE PLAN

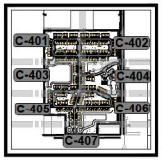
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ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2024\FL\8240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-GRAD-FL\8240129.00-0A——LAYOUT: C-405 PAVING GRADING AND DRAINAGE PLAN





KEY MAP
SCALE: 1" = 1,000'

1" = 30'

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PROJECT:

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A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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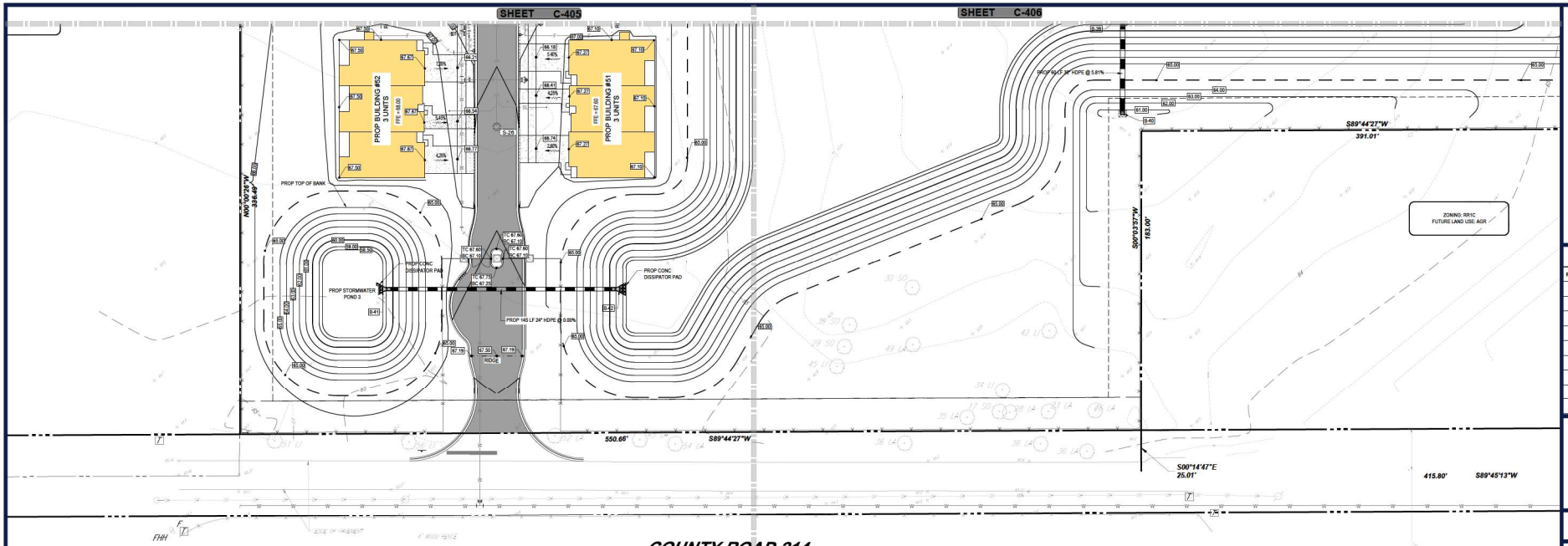
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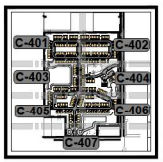
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

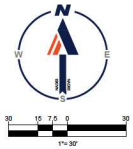
C-406

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'



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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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SHEET TITLE:

PAVING AND GRADING PLAN

SHEET NUMBER:

C-407

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2024\FL8240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-GRAD-FL8240129.00A——LAYOUT: C-407 PAVING GRADING AND DRAINAGE PLAN

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
A-1	RECTANGULAR FES	61.21	INV IN = 59.50' (18")	
A-2	MANHOLES	65.50	INV IN = 59.65' (18")	INV OUT = 59.65 (18")
A-3	GRATE INLETS	63.50	INV IN = 59.94' (18")	INV OUT = 59.94 (18")
A-4	GRATE INLETS	63.50	INV IN = 60.20' (18")	INV OUT = 60.20 (18")
A-5	GRATE INLETS	65.25		INV OUT = 61.48 (18")
A-6	GRATE INLETS	59.50	INV IN = 53.28' (48")	
A-7	CURB INLETS	62.64	INV IN = 55.50' (48")	INV OUT = 55.50 (48")
A-8	MANHOLES	64.35	INV IN = 56.07' (42")	INV OUT = 56.07 (48")
A-9	GRATE INLETS	63.40	INV IN = 56.36' (42")	INV OUT = 56.36 (42")
A-10	GRATE INLETS	63.05	INV IN = 56.72' (42")	INV OUT = 56.72 (42")
A-11	CURB INLETS	62.46	INV IN = 57.02' (30") INV IN = 57.02' (30")	INV OUT = 57.02 (42")
A-12	CURB INLETS	63.12	INV IN = 57.42' (24") INV IN = 57.42' (18") INV IN = 57.42' (24")	INV OUT = 57.42 (30")
A-13	CURB INLETS	63.35	INV IN = 58.19' (18") INV IN = 58.19' (18")	INV OUT = 58.19 (24")
A-14	CURB INLETS	64.29	INV IN = 59.39' (18")	INV OUT = 59.39 (18")
A-15	GRATE INLETS	65.00		INV OUT = 60.00 (18")
A-16	GRATE INLETS	63.20		INV OUT = 59.43 (18")
A-17	GRATE INLETS	63.25		INV OUT = 59.48 (18")
A-18	CURB INLETS	63.44	INV IN = 57.95' (18") INV IN = 57.85' (18")	INV OUT = 57.85 (24")
A-19	CURB INLETS	65.30	INV IN = 59.67' (18")	INV OUT = 59.67 (18")
A-20	GRATE INLETS	63.65		INV OUT = 59.58 (18")
A-21	GRATE INLETS	63.35		INV OUT = 59.58 (18")

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
A-22	GRATE INLETS	63.50	INV IN = 58.75' (24") INV IN = 58.75' (18")	INV OUT = 58.75 (30")
A-23	GRATE INLETS	63.75	INV IN = 59.72' (24")	INV OUT = 59.72 (24")
A-24	CURB INLETS	65.15	INV IN = 60.30' (24")	INV OUT = 60.30 (24")
A-25	GRATE INLETS	66.45	INV IN = 61.26' (18") INV IN = 61.26' (18")	INV OUT = 61.26 (24")
A-26	GRATE INLETS	66.60		INV OUT = 62.83 (18")
A-27	GRATE INLETS	66.95		INV OUT = 63.13 (18")
A-28	CURB INLETS	63.82		INV OUT = 59.05 (18")
A-29	GRATE INLETS	59.50	INV IN = 55.34' (24")	
A-30	CURB INLETS	62.84	INV IN = 56.12' (18")	INV OUT = 56.12 (24")
A-31	CURB INLETS	62.41	INV IN = 57.84' (18")	INV OUT = 57.84 (18")
A-32	CURB INLETS	62.59		INV OUT = 57.82 (18")
A-33	GRATE INLETS	59.50	INV IN = 55.73' (18")	
A-34	CURB INLETS	62.75	INV IN = 57.00' (18")	INV OUT = 57.00 (18")
A-35	CURB INLETS	64.02		INV OUT = 57.85 (18")
A-36	GRATE INLETS	58.86	INV IN = 55.73' (18")	
A-37	MANHOLES	65.00	INV IN = 56.23' (18")	INV OUT = 56.23 (18")
A-38	MANHOLES	64.50	INV IN = 58.00' (18")	INV OUT = 58.00 (18")
A-39	CURB INLETS	63.75	INV IN = 59.35' (18")	INV OUT = 59.35 (18")
A-40	GRATE INLETS	63.55	INV IN = 59.50' (18")	INV OUT = 59.50 (18")
A-41	GRATE INLETS	63.65		INV OUT = 59.58 (18")
A-42	GRATE INLETS	63.00	INV IN = 55.58' (24")	INV OUT = 55.58 (24")

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
A-43	GRATE INLETS	63.00	INV IN = 56.00' (18")	INV OUT = 56.00 (18")
B-1	RECTANGULAR FES	59.75	INV IN = 57.50' (24")	
B-2	GRATE INLETS	65.75	INV IN = 57.70' (24")	INV OUT = 57.70 (24")
B-3	CURB INLETS	64.22	INV IN = 58.00' (18") INV IN = 58.00' (24")	INV OUT = 58.00 (24")
B-4	MANHOLES	64.22	INV IN = 59.90' (18")	INV OUT = 59.90 (18")
B-5	CURB INLETS	64.81		INV OUT = 60.04 (18")
B-6	CURB INLETS	64.22	INV IN = 58.10' (24")	INV OUT = 58.10 (24")
B-7	GRATE INLETS	64.00	INV IN = 58.85' (18") INV IN = 58.85' (24")	INV OUT = 58.85 (24")
B-8	GRATE INLETS	64.75	INV IN = 59.05' (18") INV IN = 59.05' (18")	INV OUT = 59.05 (24")
B-9	GRATE INLETS	64.70	INV IN = 59.84' (18")	INV OUT = 59.84 (18")
B-10	GRATE INLETS	64.00		INV OUT = 60.23 (18")
B-11	CURB INLETS	64.11		INV OUT = 59.34 (18")
B-12	GRATE INLETS	65.00		INV OUT = 61.23 (18")
B-13	RECTANGULAR FES	59.21	INV IN = 57.50' (18")	
B-14	CURB INLETS	64.60		INV OUT = 59.83 (18")
B-15	RECTANGULAR FES	59.75	INV IN = 57.50' (24")	
B-16	CURB INLETS	64.47	INV IN = 57.64' (24")	INV OUT = 57.64 (24")
B-17	MANHOLES	64.86	INV IN = 57.68' (24")	INV OUT = 57.68 (24")
B-18	MANHOLES	65.85	INV IN = 60.17' (18")	INV OUT = 60.17 (24")
B-19	GRATE INLETS	64.35	INV IN = 60.47' (18")	INV OUT = 60.47 (18")
B-20	GRATE INLETS	64.55		INV OUT = 60.78 (18")

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
B-21	GRATE INLETS	58.80	INV IN = 51.79' (30")	
B-22	MANHOLES	65.25	INV IN = 54.78' (30")	INV OUT = 54.78 (30")
B-23	GRATE INLETS	64.50	INV IN = 55.57' (30")	INV OUT = 55.57 (30")
B-24	GRATE INLETS	64.00	INV IN = 55.98' (30")	INV OUT = 55.98 (30")
B-25	GRATE INLETS	62.75	INV IN = 56.60' (24") INV IN = 56.60' (18") INV IN = 56.60' (12")	INV OUT = 56.60 (30")
B-26	CURB INLETS	62.82		INV OUT = 58.05 (18")
B-27	MANHOLES	63.40	INV IN = 57.10' (24") INV IN = 57.10' (18")	INV OUT = 57.10 (24")
B-28	CURB INLETS	64.15	INV IN = 59.38' (18")	INV OUT = 59.38 (18")
B-29	CURB INLETS	65.55		INV OUT = 60.78 (18")
B-30	CURB INLETS	62.72	INV IN = 57.47' (24")	INV OUT = 57.47 (24")
B-31	CURB INLETS	62.71	INV IN = 57.55' (18")	INV OUT = 57.55 (24")
B-32	GRATE INLETS	63.20	INV IN = 59.04' (18")	INV OUT = 59.04 (18")
B-33	GRATE INLETS	64.55	INV IN = 60.15' (18")	INV OUT = 60.15 (18")
B-34	ADS NYLOPLAST SQUARE GRATE	62.75		INV OUT = 58.98 (12")
B-38	GRATE INLETS	64.50		INV OUT = 60.73 (18")
B-39	GRATE INLETS	57.50	INV IN = 52.79' (30")	
B-40	GRATE INLETS	61.00		INV OUT = 56.29 (30")
B-41	RECTANGULAR FES	60.75	INV IN = 58.50' (24")	
B-42	RECTANGULAR FES	60.75		INV OUT = 58.50 (24")

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DRAWN BY: CR
CHECKED BY: RM
DATE: 01/16/2025
CAD I.D.: P-CIVIL-GRAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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BOHLER
1900 NW CORPORATE BOULEVARD
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BOCA RATON, FLORIDA 33431
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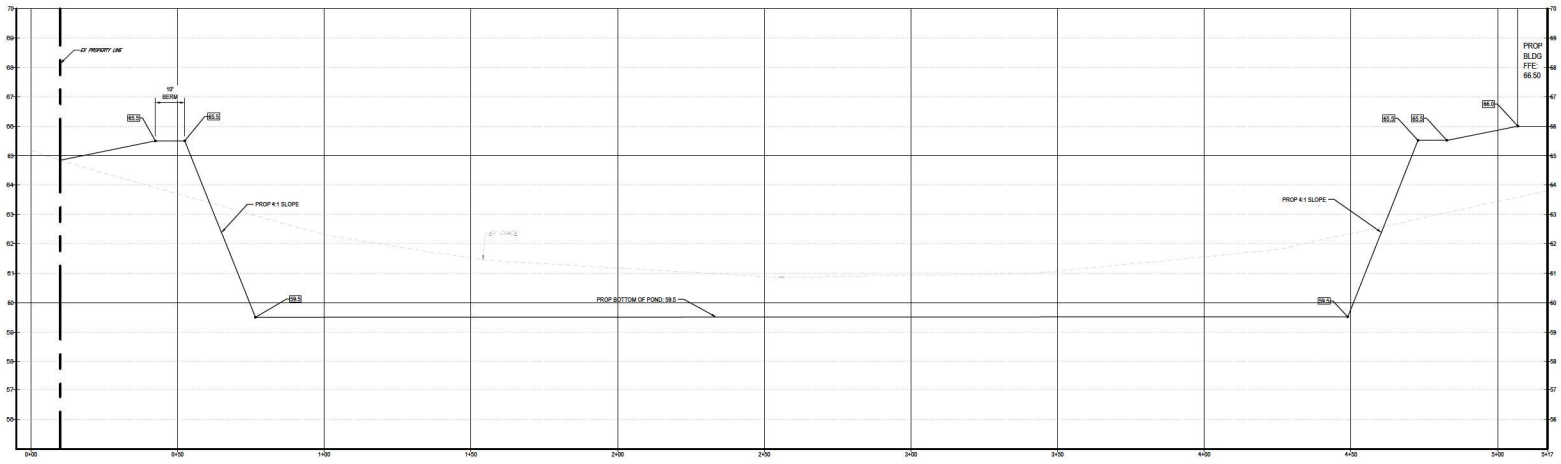
STORM SCHEDULE

SHEET NUMBER:

C-408

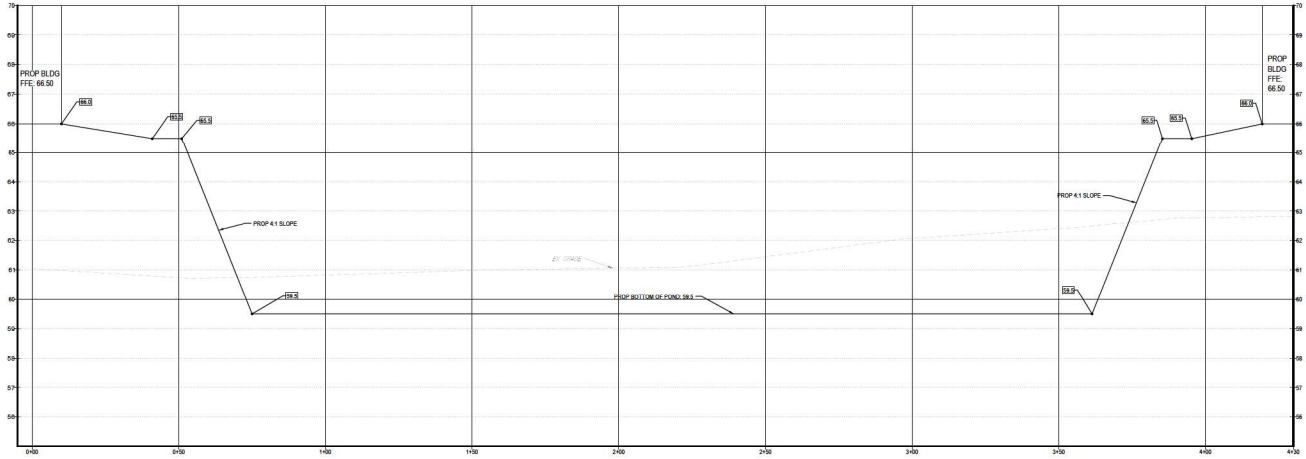
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Apr 16, 2025
H:\2024\FL\8240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-GRAD-FL8240129.00-0A.——LAYOUT: C-408 STORM SCHEDULE
BENTLEY



CROSS SECTION A-A

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



CROSS SECTION B-B

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	CR
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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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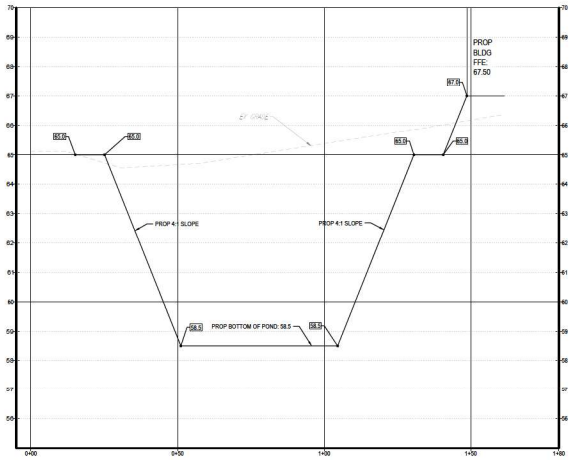
CROSS-SECTIONS

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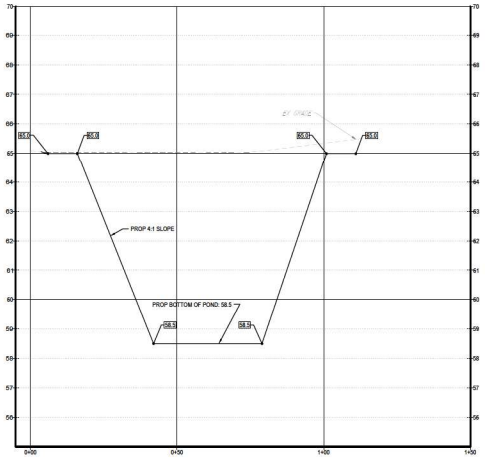
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CROSS SECTION C-C

SCALE: 1"= 20' HORIZONTAL
1"= 2' VERTICAL



CROSS SECTION D-D

SCALE: 1"= 20' HORIZONTAL
1"= 2' VERTICAL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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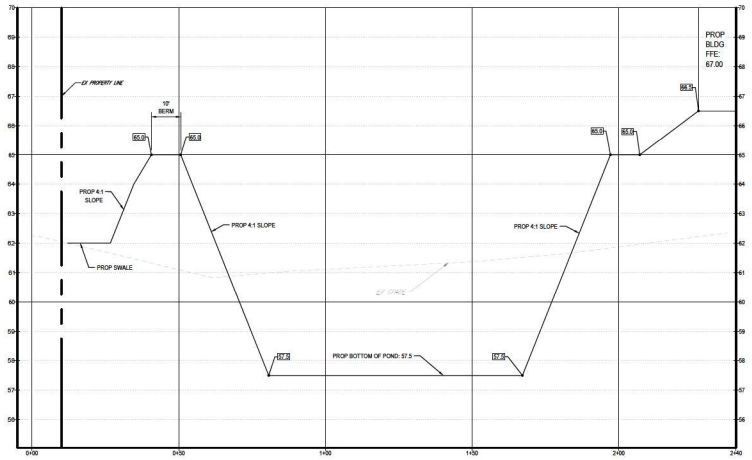
CROSS-SECTIONS

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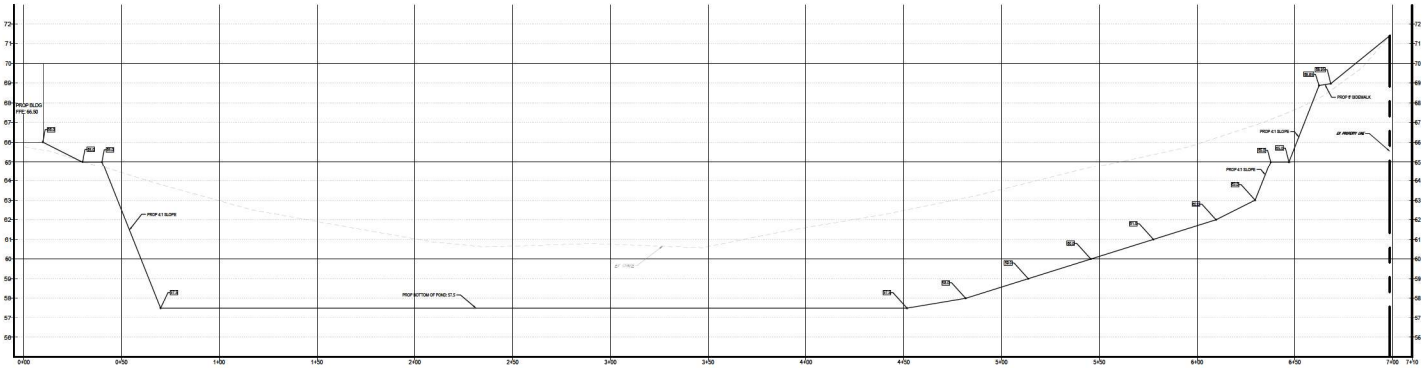
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CROSS SECTION E-E

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



CROSS SECTION F-F

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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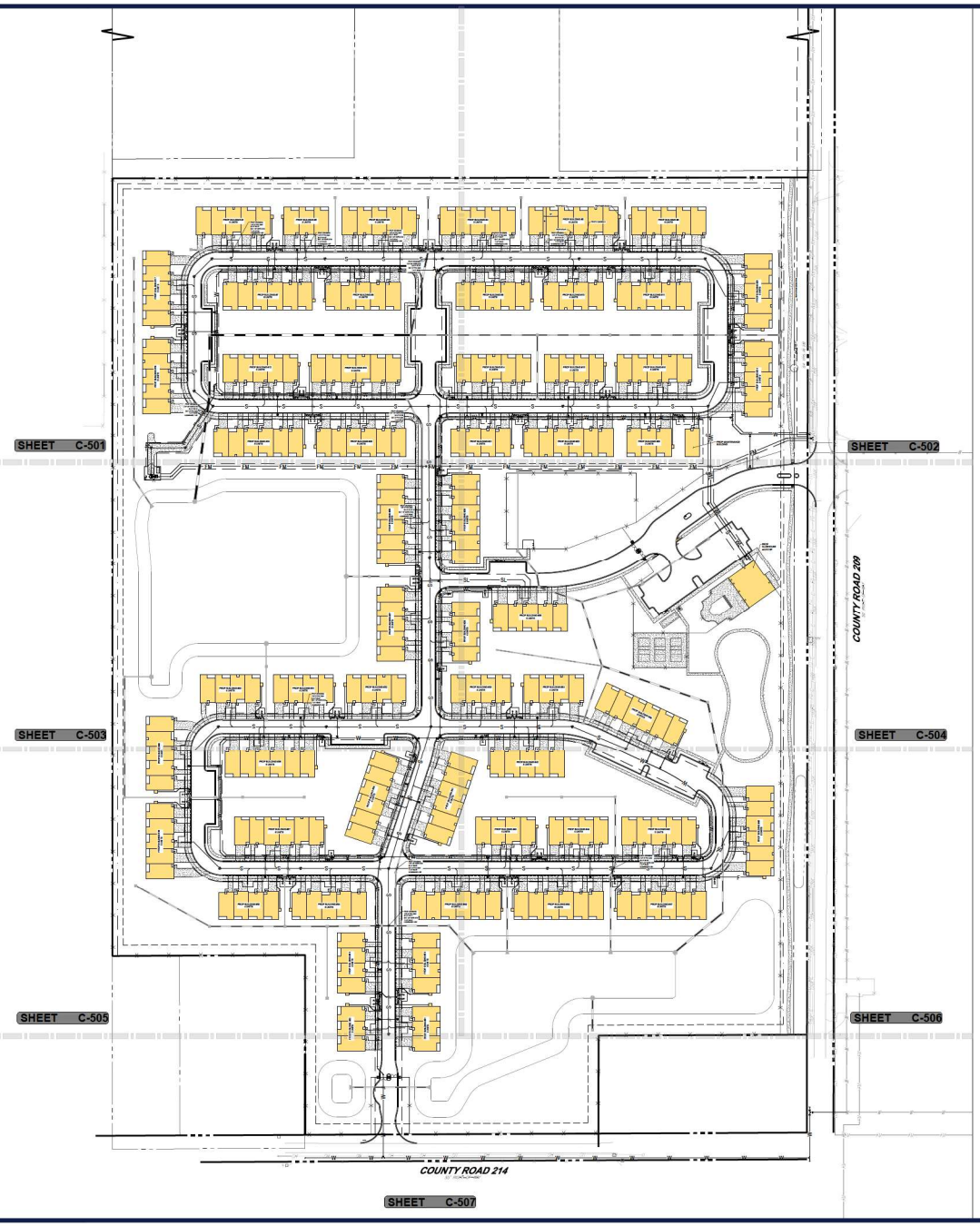
CROSS-SECTIONS

SHEET NUMBER:

C-411

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SCALE: 1" = 100'

DEMAND CALCULATIONS:

1. MULTI-FAMILY:
   - 1.1. TULSA (3 BEDROOMS - 1,439 SF) - 165 UNITS
   - 1.2. RICHMOND (2 BEDROOMS - 1,023 SF) - 83 UNITS
   - 1.3. FRISCO (2 BEDROOMS - 1,033 SF) - 27 UNITS
   - 1.4. (110 2-BEDROOM UNITS X 0.833) + (165 3-BEDROOM UNITS X 1.000) = 257 ERU
2. OFFICE:
   - 2.1. CLUBHOUSE: 4,012 SF
   - 2.2. MAINTENANCE BUILDING: 1,445 SF
   - 2.3. (5,457 SF / 1,000 SF) X 0.334 = 2 ERU
3. TOTAL ERU:
   - 3.1. WATER: 257 ERU + 2 ERU = 259 ERU
   - 3.2. SEWER: 257 ERU + 2 ERU = 259 ERU
   - 3.3. IRRIGATION: 1.57 ERU
4. TOTAL GPD:
   - 4.1. WATER: 284 ERU X 300 GPD = 77,700 GPD
   - 4.2. SEWER: 254 ERU X 250 GPD = 64,750 GPD

GENERAL NOTE:

1. ALL ONSITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS TO BE PUBLICLY OWNED & MAINTAINED.
2. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS.
3. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SANITARY SEWER NOTES:

A. GENERAL:

1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
3. EXISTING SERVICES WITHIN MANHOLES SHALL BE RELOCATED TO NEW SEWER.
4. BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED.
5. CONTRACTOR WILL BE REQUIRED TO COORDINATE WITH CITY WITH MAKING CONNECTION TO PUMP STATION / MANHOLE
6. CONTRACTOR MUST COORDINATE WITH CITY AND SHOPPING CENTER AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING SERVICES.

B. MATERIALS:

1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.

C. INSTALLATION:

1. PIPE AND FITTINGS:
   - a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.'
   - b. BEDDING AND INITIAL BACKFILL (12") OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. CLEANOUTS:
   - a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
   - b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
   - a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
   - b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
   - c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

D. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
5. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TEST SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
6. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATIONS IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
7. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.
8. TESTING WILL BE DONE TO MEET CITY OF WILDWOOD SPECIFICATIONS.

WATER DISTRIBUTION NOTES:

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
3. CONTRACTOR TO COORDINATE WITH COUNTY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
4. CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATUM NOTE:

1. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCE THE GEOPOINT SURVEYING, INC. ALTA/NSPS TOPOGRAPHIC AND TREE LOCATION SURVEY DATED 05/13/22

FEMA NOTE:

1. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP, 12119C0055D MAP REVISED SEPTEMBER 27, 2013.

UTILITY CROSSING NOTE:

1. UTILITY CROSSINGS MARKED WITH "X" SHALL MAINTAIN 12" VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.

LEGEND

UTILITY PLAN

EX. UNDERGROUND WATER LINE	
EX. UNDERGROUND ELECTRIC LINE	
EX. STORM SEWER	
EX. SANITARY SEWER MAIN	
EX. FORCE MAIN	
EX. GAS LINE	
EX. OVERHEAD LINE	
EX. SANITARY MANHOLE	S
PROP UNDERGROUND WATER LINE	W W
PROP UNDERGROUND ELECTRIC LINE	E E
PROP STORM SEWER	
PROP SANITARY SEWER MAIN	S S
PROP SANITARY FORCE MAIN	FM FM
PROP GAS LINE	G G
PROP OVERHEAD LINE	OH OH
PROP SANITARY MANHOLE	S
PROP SANITARY CLEANOUT	C/O
PROP BACKFLOW PREVENTER	
PROP WATER METER	METER
PROP WATER VALVE	W
PROP GREASE TRAP	S S

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

BOHLER

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CHECKED BY: RM
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CAD I.D.: P-CIVIL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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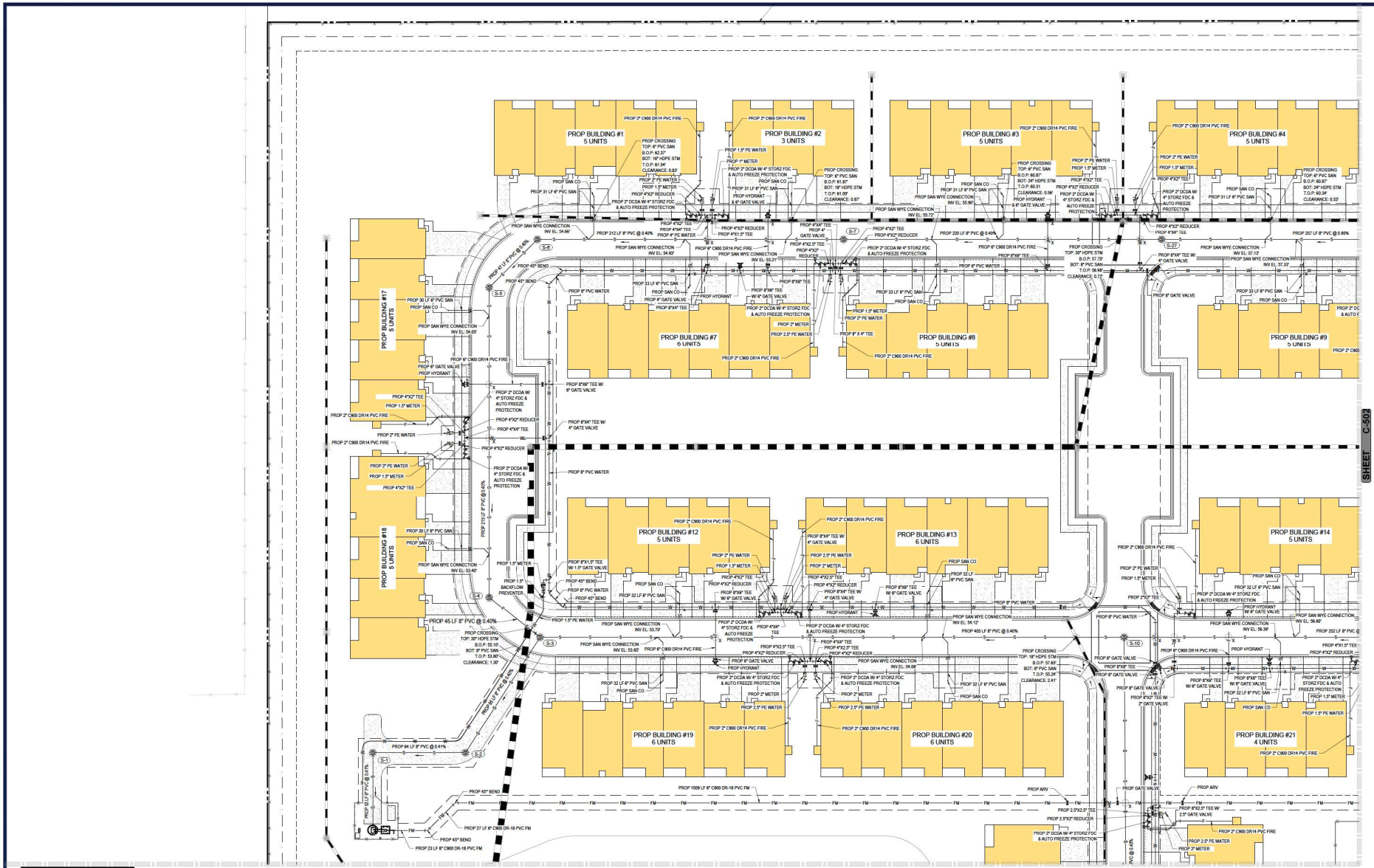
OVERALL UTILITY PLAN

SHEET NUMBER:

C-500

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KEY MAP
SCALE: 1" = 1,000'

30 15 7.5 0 30
1"= 30'

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SITE CIVIL AND CONSULTING ENGINEERING
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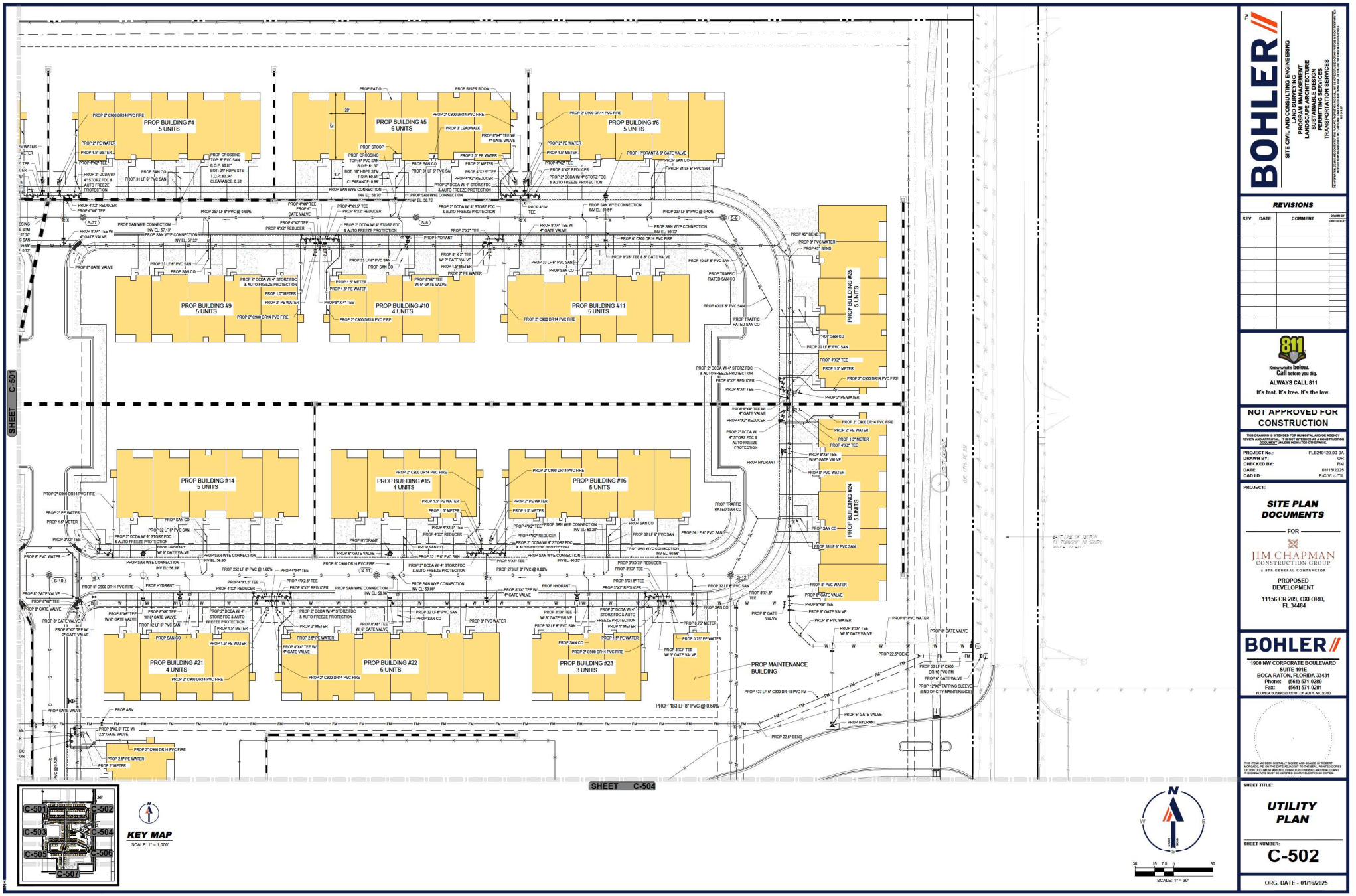
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UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 01/16/2025



KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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LAND DEVELOPMENT
PROGRAM MANAGEMENT
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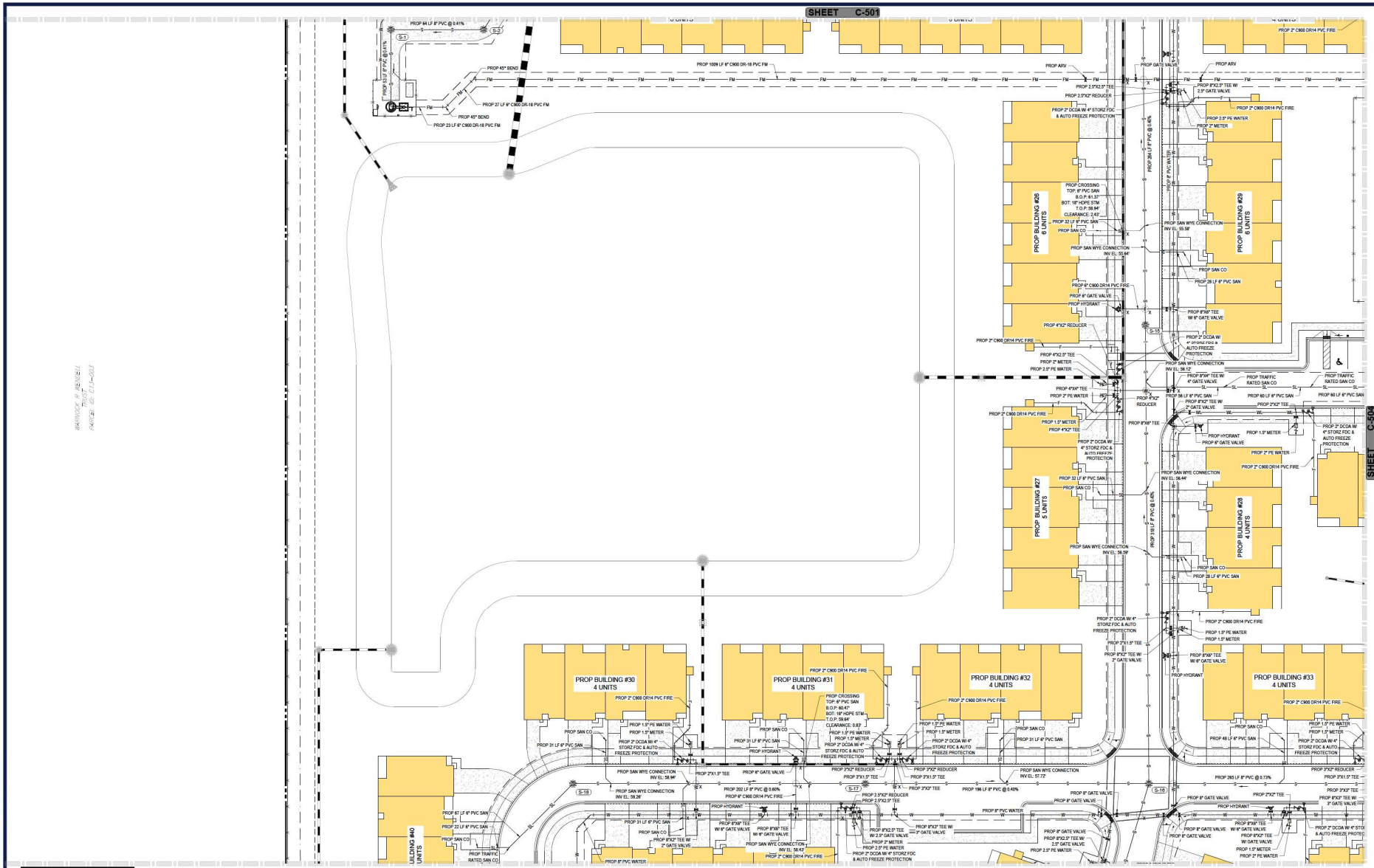
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-502

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

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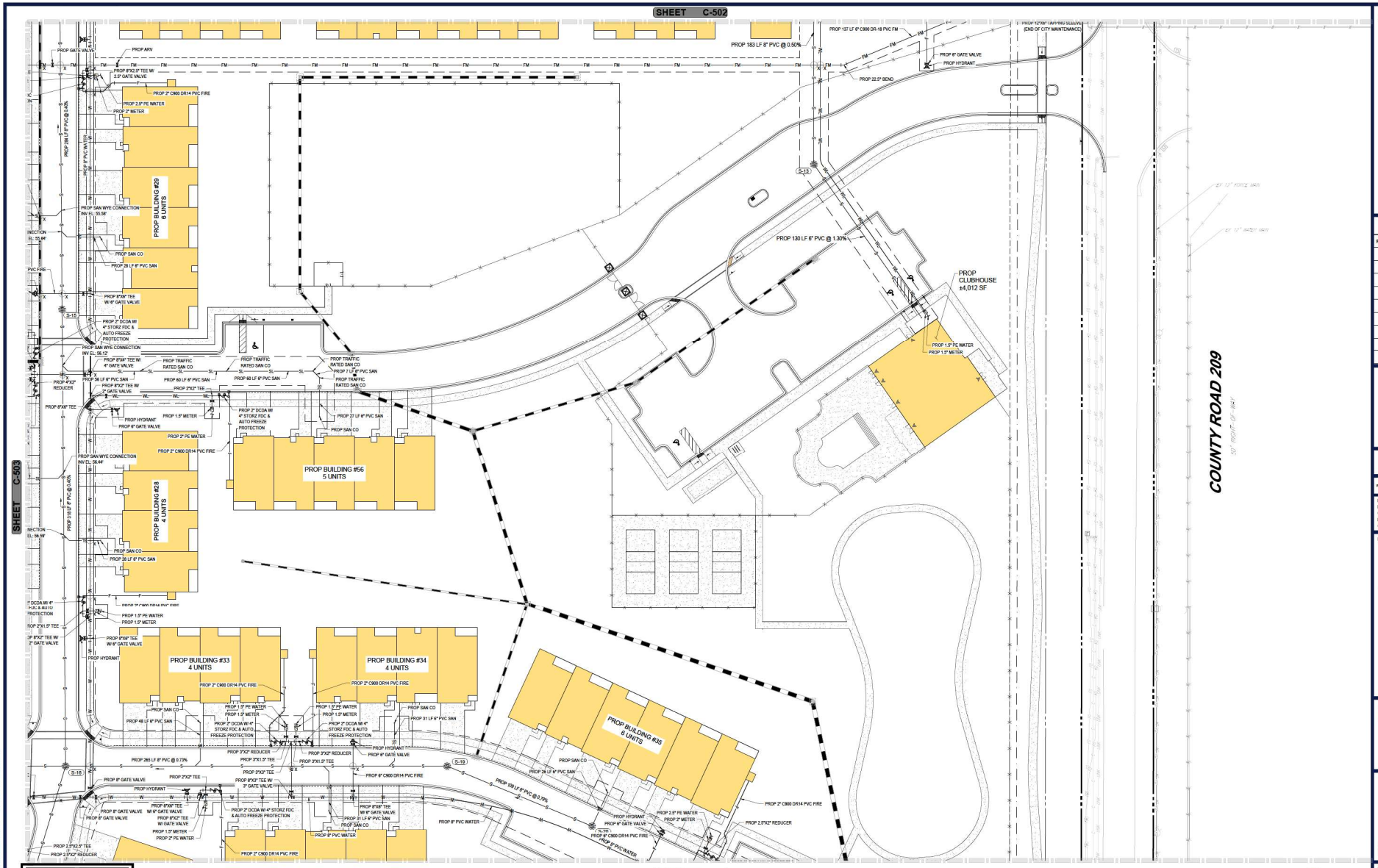
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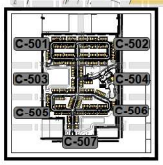
UTILITY PLAN

SHEET NUMBER:

C-503

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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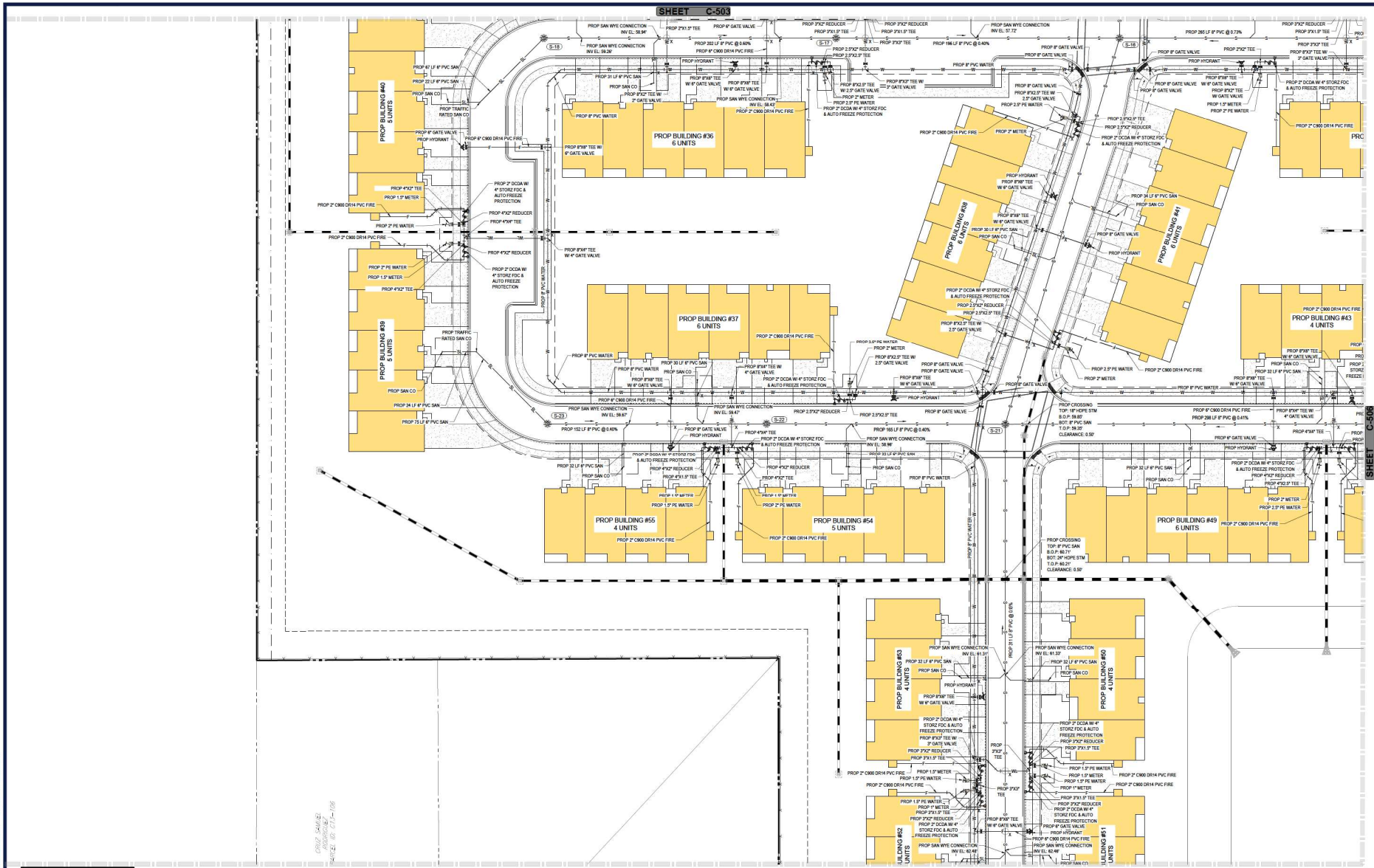
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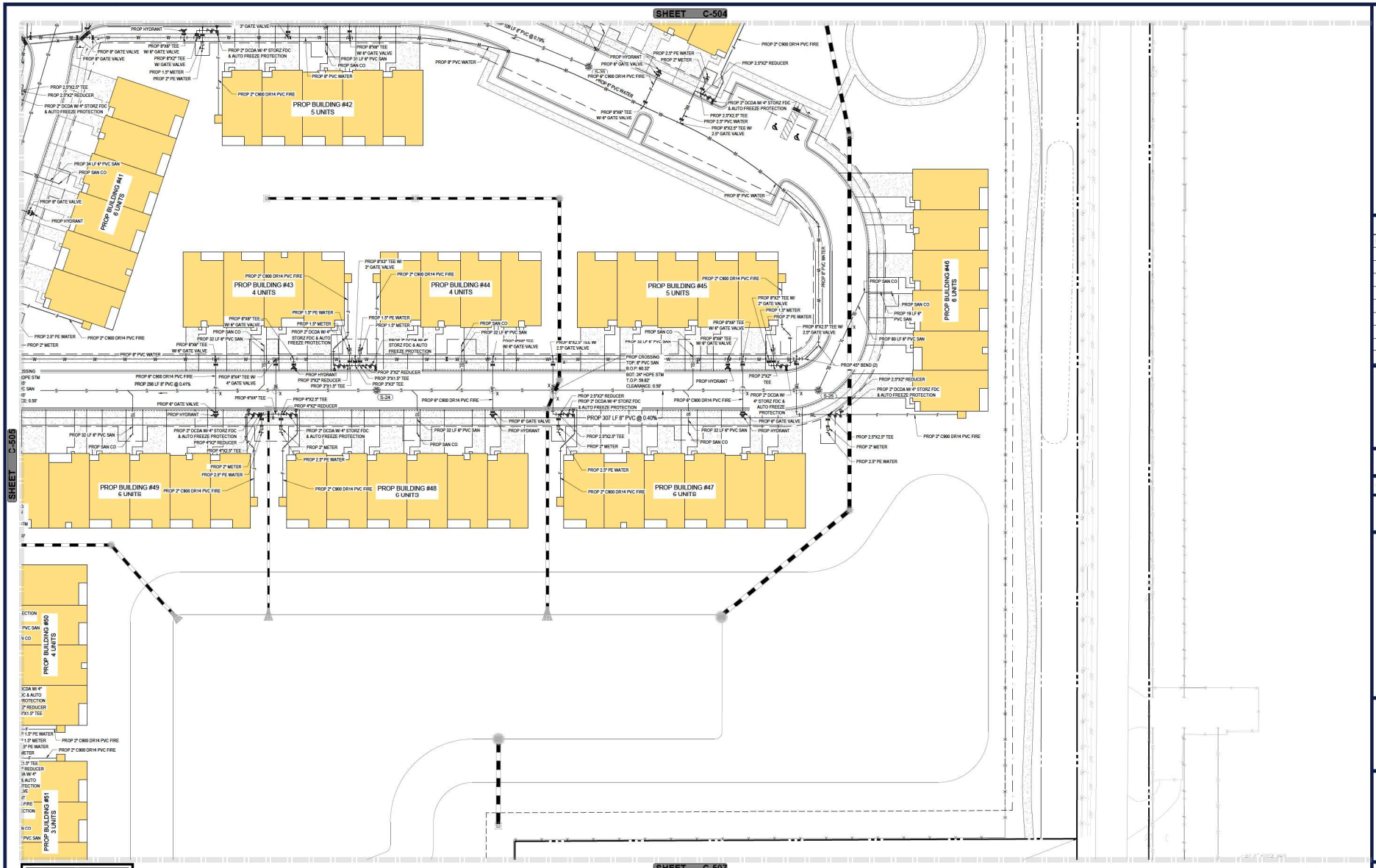
UTILITY PLAN

SHEET NUMBER:

C-504

ORG. DATE - 01/16/2025


SHEET C-503
SHEET C-506
SHEET C-507
PROP BUILDING #40
5 UNITS
PROP BUILDING #36
6 UNITS
PROP BUILDING #38
6 UNITS
PROP BUILDING #41
6 UNITS
PROP BUILDING #39
5 UNITS
PROP BUILDING #37
6 UNITS
PROP BUILDING #43
4 UNITS
PROP BUILDING #55
4 UNITS
PROP BUILDING #54
5 UNITS
PROP BUILDING #49
6 UNITS
PROP BUILDING #53
4 UNITS
PROP BUILDING #50
4 UNITS
PROP BUILDING #52
4 UNITS
PROP BUILDING #51
4 UNITS
PROP 2" C900 DR14 PVC FIRE
PROP 8" PVC WATER
PROP 2" PE WATER
PROP 8" C900 DR14 PVC FIRE
PROP 8" GATE VALVE
PROP HYDRANT
PROP SAN CO
PROP 8" PVC SAN
PROP 2" METER
PROP 1.5" METER
PROP 1.5" PE WATER
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP TRAFFIC RATED SAN CO
PROP SAN WYE CONNECTION
PROP 8" C900 DR14 PVC FIRE @ 0.40%
PROP 202 LF 8" PVC @ 0.60%
PROP 196 LF 8" PVC @ 0.40%
PROP 152 LF 8" PVC @ 0.40%
PROP 165 LF 8" PVC @ 0.40%
PROP 31 LF 8" PVC @ 0.65%
PROP 285 LF 8" PVC @ 0.73%
PROP 298 LF 8" PVC @ 0.41%
PROP CROSSING
TOP: 18" HDPE STM
B.O.P: 59.80'
BOT: 8" PVC SAN
T.O.P: 59.35'
CLEARANCE: 0.50'
PROP CROSSING
TOP: 8" PVC SAN
B.O.P: 60.71'
BOT: 24" HDPE STM
T.O.P: 60.21'
CLEARANCE: 0.50'
PROP 67 LF 8" PVC SAN
PROP 22 LF 8" PVC SAN
PROP 75 LF 8" PVC SAN
PROP 24 LF 8" PVC SAN
PROP 30 LF 8" PVC SAN
PROP 31 LF 8" PVC SAN
PROP 32 LF 8" PVC SAN
PROP 34 LF 8" PVC SAN
PROP 2" C900 DR14 PVC FIRE
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP 2.5"X2" REDUCER
PROP 2.5"X2.5" TEE
PROP 8"X2.5" TEE W/ 2.5" GATE VALVE
PROP 8"X6" TEE W/ 6" GATE VALVE
PROP 8"X4" TEE W/ 4" GATE VALVE
PROP 4"X2" REDUCER
PROP 4"X4" TEE
PROP 4"X2" TEE
PROP 4"X1.5" TEE
PROP 3"X2" REDUCER
PROP 3"X1.5" TEE
PROP 3"X3" TEE
PROP 3"X2" TEE W/ 3" GATE VALVE
PROP 1.5" METER
PROP 1" METER
PROP 2.5" PE WATER
PROP 2" PE WATER
PROP 1.5" PE WATER
PROP 1" METER
PROP 2" C900 DR14 PVC FIRE
PROP 8" PVC WATER



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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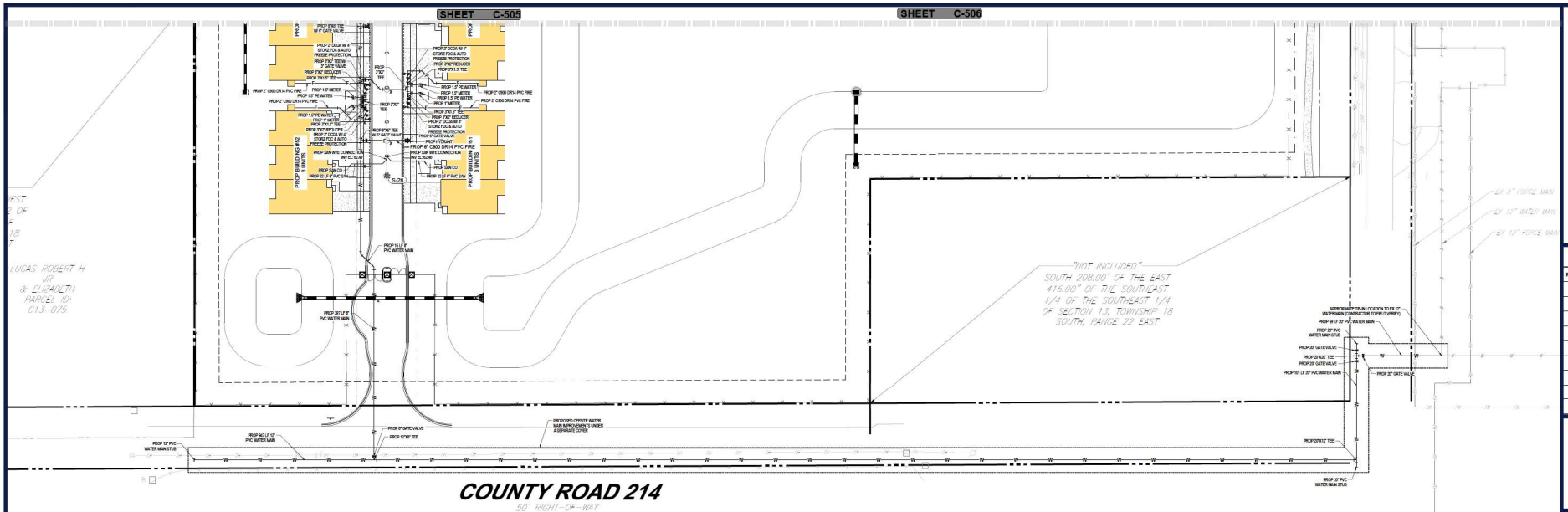
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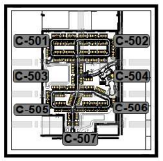
UTILITY PLAN

SHEET NUMBER:

C-506

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

N
W E S

40 20 10 0 40
1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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UTILITY PLAN

SHEET NUMBER:

C-507

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2024\FL\8240129.00\A\DGN\PLAN SET\SP-CIVIL-UTIL-FL8240129.00-0A-----LAYOUT, C-507 UTILITY PLAN

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	RIM	INV IN	INV OUT
S-1	MANHOLES	55.42	INV IN = 52.16' (8")	INV OUT = 52.06 (8")
S-2	MANHOLES	55.11	INV IN = 52.52' (8")	INV OUT = 52.42 (8")
S-3	MANHOLES	53.00	INV IN = 53.00' (8") INV IN = 53.00' (8")	INV OUT = 52.90 (8")
S-4	MANHOLES	53.23	INV IN = 53.28' (8")	INV OUT = 53.18 (8")
S-5	MANHOLES	55.73	INV IN = 54.23' (8")	INV OUT = 54.13 (8")
S-6	MANHOLES	55.72	INV IN = 54.52' (8")	INV OUT = 54.42 (8")
S-7	MANHOLES	63.65	INV IN = 55.47' (8")	INV OUT = 55.37 (8")
S-8	MANHOLES	64.68	INV IN = 59.00' (8")	INV OUT = 58.90 (8")
S-9	MANHOLES	66.97		INV OUT = 60.04 (8")
S-10	MANHOLES	62.26	INV IN = 54.72' (8") INV IN = 54.72' (8")	INV OUT = 54.62 (8")
S-11	MANHOLES	64.36	INV IN = 58.85' (8")	INV OUT = 58.75 (8")
S-12	MANHOLES	67.31	INV IN = 61.35' (8")	INV OUT = 61.25 (8")
S-13	MANHOLES	66.04	INV IN = 62.36' (8")	INV OUT = 62.26 (8")
S-14	CLEANOUTS	66.10		INV OUT = 64.05 (8")
S-15	MANHOLES	63.40	INV IN = 55.96' (8")	INV OUT = 55.86 (8")
S-16	MANHOLES	65.84	INV IN = 57.32' (8") INV IN = 57.32' (8") INV IN = 57.32' (8")	INV OUT = 57.22 (8")
S-17	MANHOLES	64.00	INV IN = 58.20' (8")	INV OUT = 58.10 (8")
S-18	MANHOLES	64.13		INV OUT = 59.41 (8")
S-19	MANHOLES	63.11	INV IN = 59.36' (8")	INV OUT = 59.26 (8")
S-20	MANHOLES	64.03		INV OUT = 60.22 (8")
S-21	MANHOLES	65.35	INV IN = 58.54' (8") INV IN = 58.54' (8") INV IN = 59.70' (8")	INV OUT = 58.44 (8")
S-22	MANHOLES	64.52	INV IN = 59.30' (8")	INV OUT = 59.20 (8")
S-23	MANHOLES	65.57		INV OUT = 59.90 (8")
S-24	MANHOLES	65.44	INV IN = 59.85' (8")	INV OUT = 59.75 (8")
S-25	MANHOLES	66.28		INV OUT = 61.08 (8")
S-26	MANHOLES	66.37		INV OUT = 62.60 (8")
S-27	MANHOLES	63.63	INV IN = 56.45' (8")	INV OUT = 56.35 (8")

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
S-1	52.06'		51.84'	53'	0.41%	8"	PVC Pipe
S-2	52.42'	S-1	52.16'	64'	0.41%	8"	PVC Pipe
S-3	52.90'	S-2	52.52'	95'	0.40%	8"	PVC Pipe
S-4	53.18'	S-3	53.00'	45'	0.40%	8"	PVC Pipe
S-5	54.13'	S-4	53.39'	319'	0.40%	8"	PVC Pipe
S-6	54.42'	S-5	54.23'	47'	0.40%	8"	PVC Pipe
S-7	55.37'	S-6	54.52'	212'	0.40%	8"	PVC Pipe
S-8	58.90'	S-27	56.45'	257'	0.95%	8"	PVC Pipe
S-9	59.95'	S-8	59.00'	237'	0.40%	8"	PVC Pipe
S-10	54.62'	S-3	53.00'	405'	0.40%	8"	PVC Pipe
S-11	58.75'	S-10	54.72'	252'	1.60%	8"	PVC Pipe
S-12	61.25'	S-11	58.85'	273'	0.88%	8"	PVC Pipe
S-13	62.26'	S-12	61.35'	183'	0.50%	8"	PVC Pipe
S-14	64.05'	S-13	62.36'	130'	1.30%	6"	PVC Pipe
S-15	55.86'	S-10	54.72'	284'	0.40%	8"	PVC Pipe
S-16	57.22'	S-15	55.96'	318'	0.40%	8"	PVC Pipe
S-17	58.10'	S-16	57.32'	196'	0.40%	8"	PVC Pipe
S-18	59.41'	S-17	58.20'	202'	0.60%	8"	PVC Pipe
S-19	59.26'	S-16	57.32'	265'	0.73%	8"	PVC Pipe
S-20	60.22'	S-19	59.36'	109'	0.79%	8"	PVC Pipe
S-21	58.44'	S-16	57.32'	278'	0.40%	8"	PVC Pipe
S-22	59.20'	S-21	58.54'	165'	0.40%	8"	PVC Pipe
S-23	59.90'	S-22	59.30'	152'	0.40%	8"	PVC Pipe
S-24	59.75'	S-21	58.54'	298'	0.41%	8"	PVC Pipe
S-25	61.08'	S-24	59.85'	307'	0.40%	8"	PVC Pipe
S-26	62.60'	S-21	59.70'	311'	0.93%	8"	PVC Pipe
S-27	56.35'	S-7	55.47'	220'	0.40%	8"	PVC Pipe

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.: FL8240129.00-0A
DRAWN BY: CR
CHECKED BY: RM
DATE: 01/16/2025
CAD I.D.: P-CIVIL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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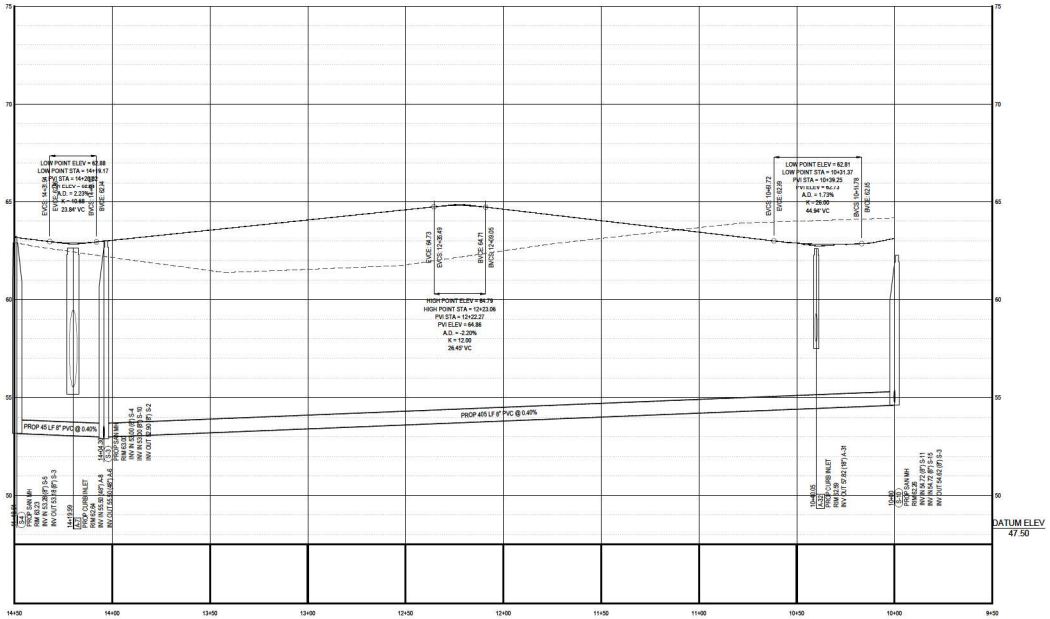
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C-508

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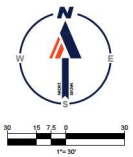
Apr 16, 2025
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PROPOSED ROAD 1 PROFILE 1

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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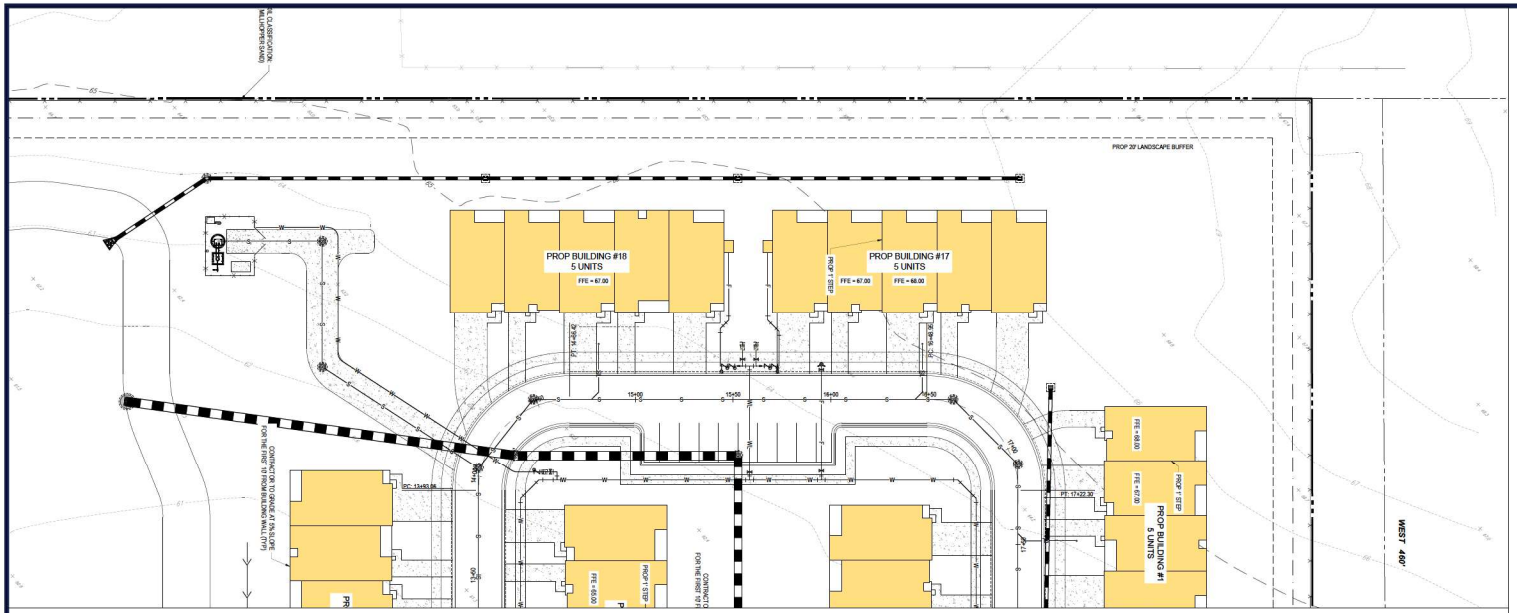
ROADWAY PROFILES AND SECTIONS

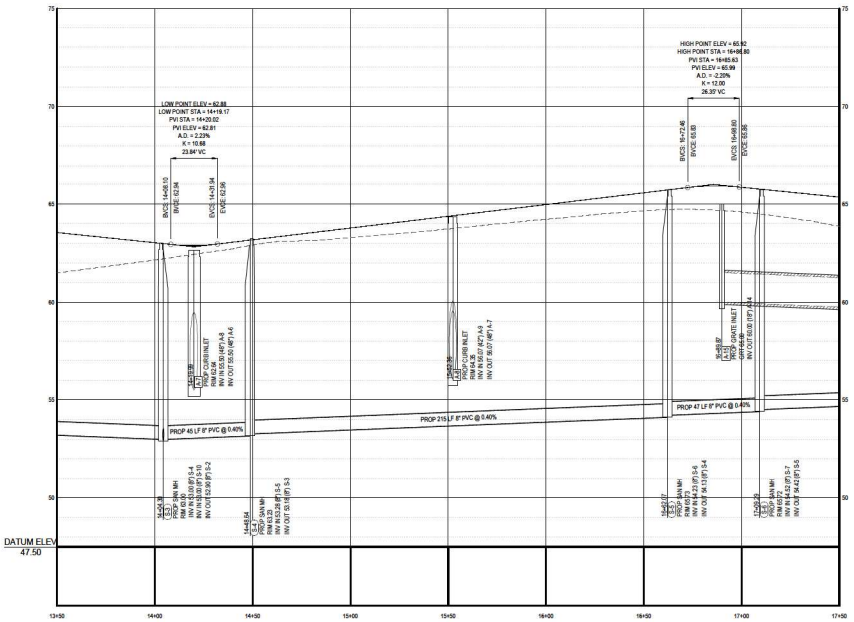
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C-601

ORG. DATE - 01/16/2025

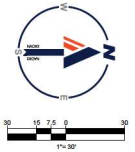
Apr 16, 2025
H:\2025\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-ROAD.FLB240129.00-0A——LAYOUT: C-601 ROADWAY PROFILES AND SECTIONS





PROPOSED ROAD 1 PROFILE 2

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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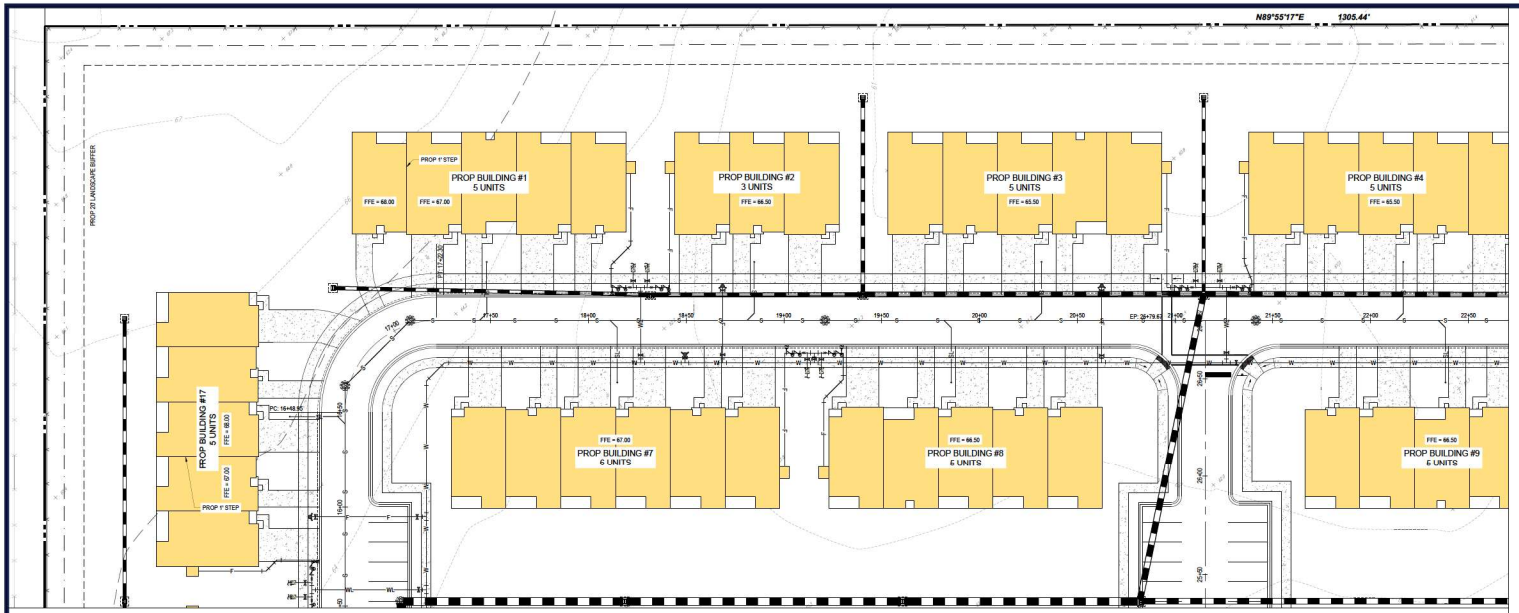
ROADWAY PROFILES AND SECTIONS

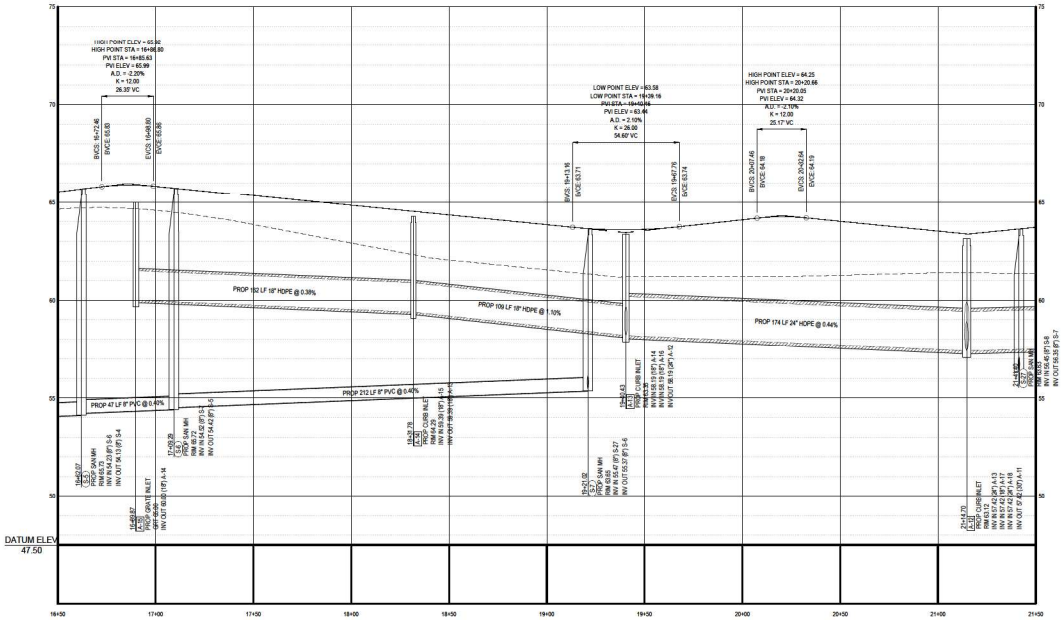
SHEET NUMBER:

C-602

ORG. DATE - 01/16/2025

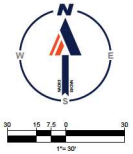
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H:\2024\FLB240129.00-0A\DESIGN\WKING\SP\PLAN SET\SP-CIVIL-ROAD-01.FLB240129.00-0A——LAYOUT: C-602 ROADWAY PROFILES AND SECTIONS





PROPOSED ROAD 1 PROFILE 3

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



BOHLER

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PROJECT No.:	FLB240129.00-0A
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CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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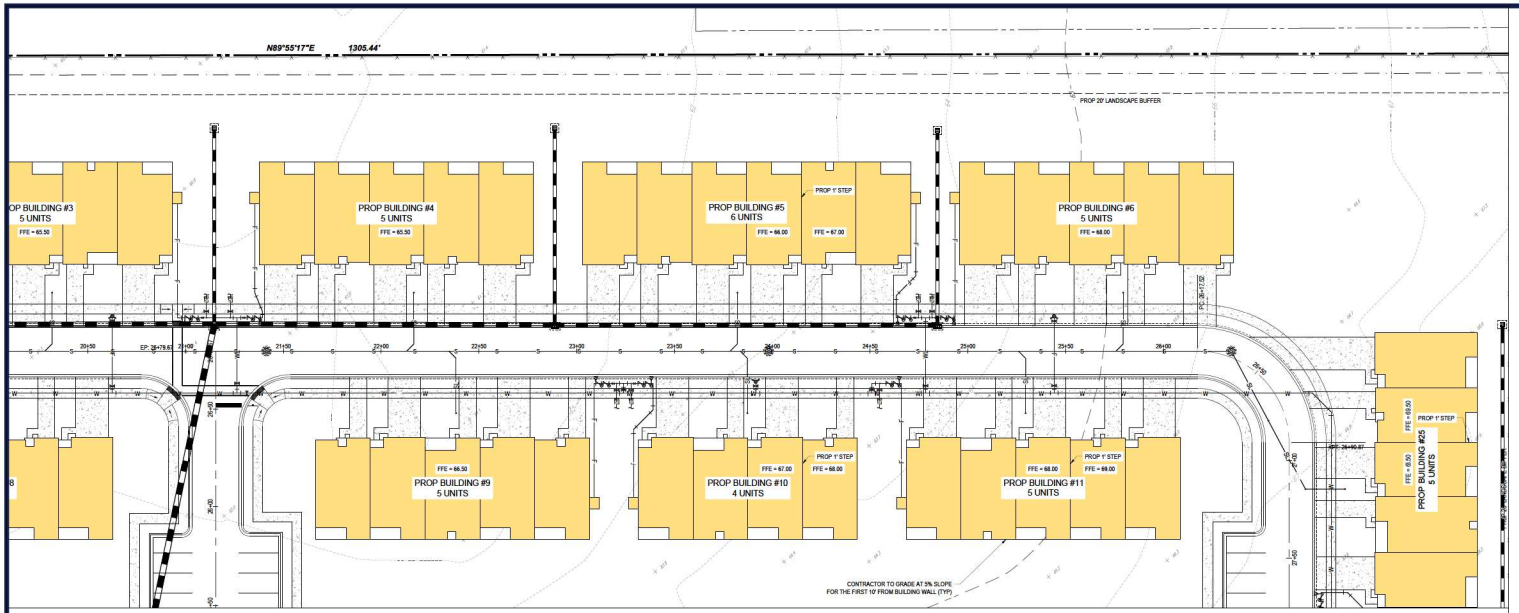
ROADWAY PROFILES AND SECTIONS

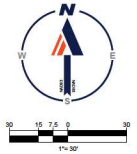
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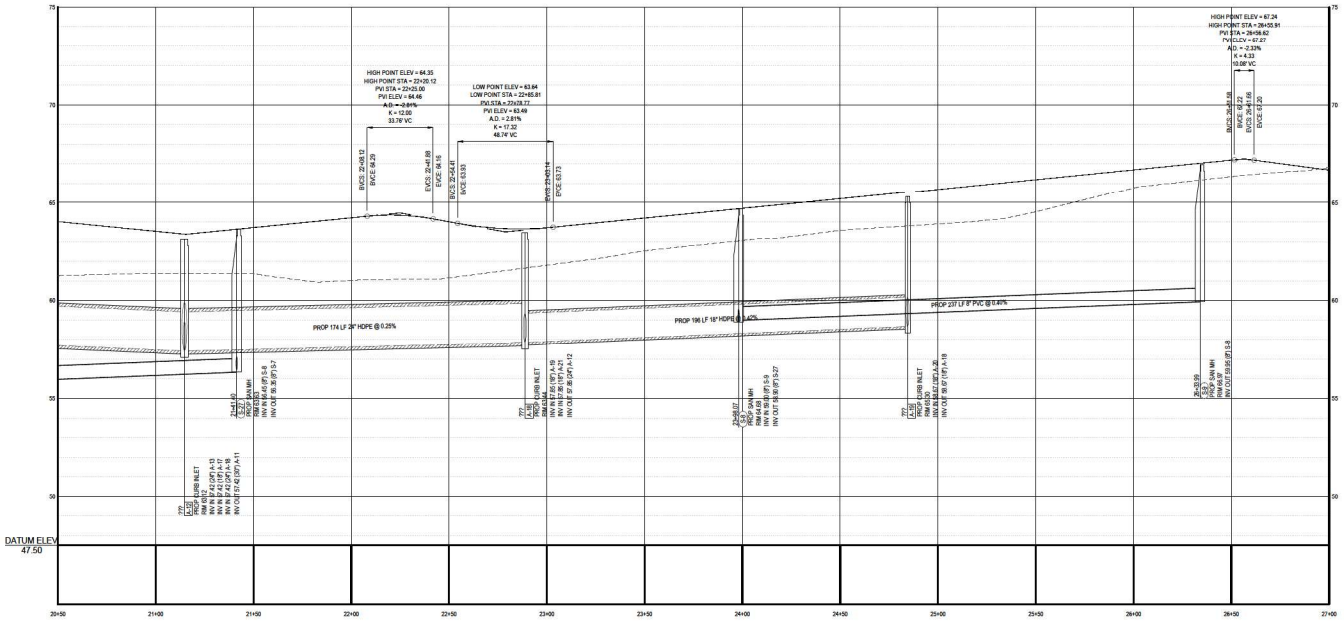
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ORG. DATE - 01/16/2025

Apr 16, 2025
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RM11







PROPOSED ROAD 1 PROFILE 4

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL

Apr 16, 2025
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BOHLER

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PROJECT No.:	FLB240129.00-0A
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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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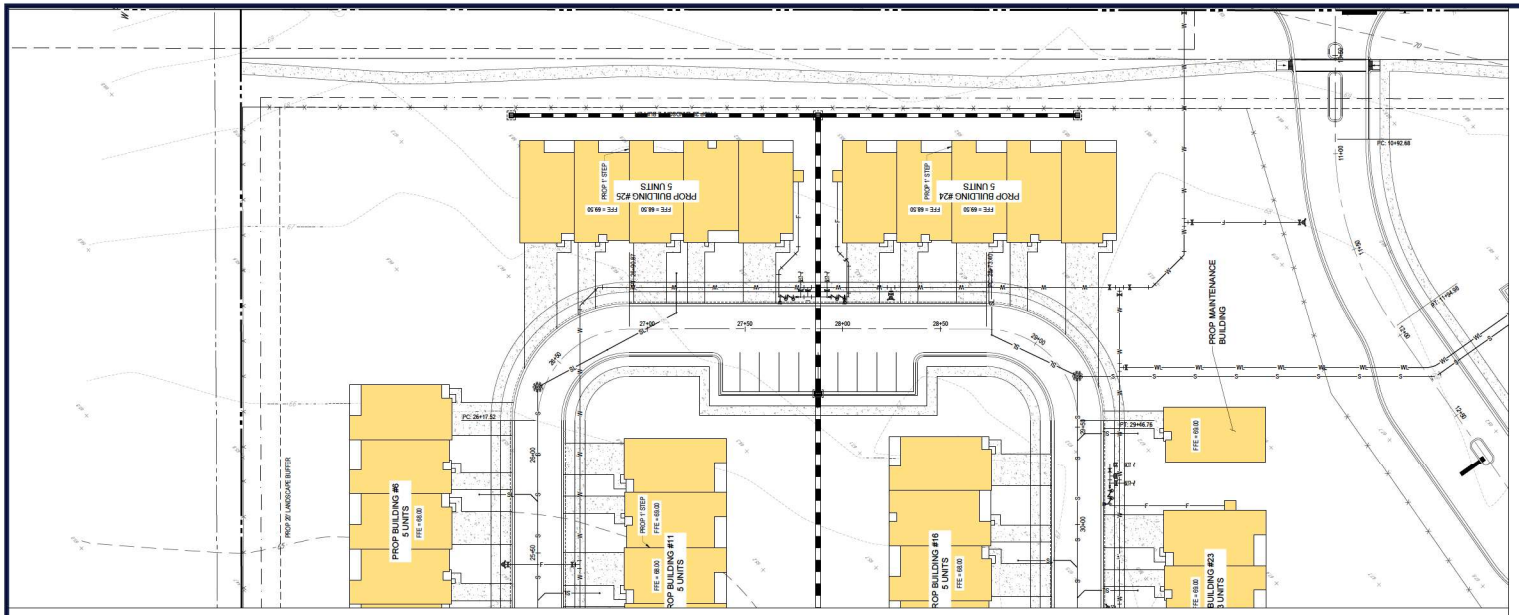
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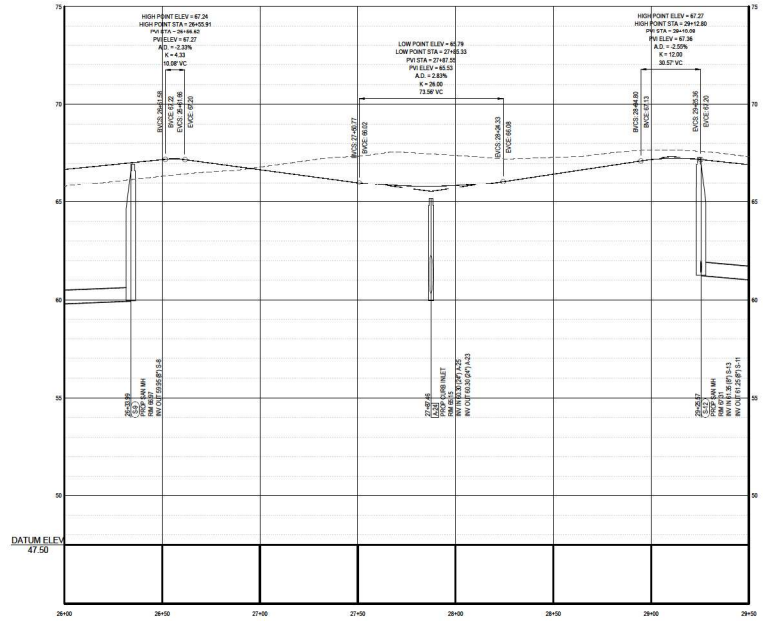
ROADWAY PROFILES AND SECTIONS

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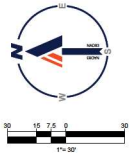
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PROPOSED ROAD 1 PROFILE 5

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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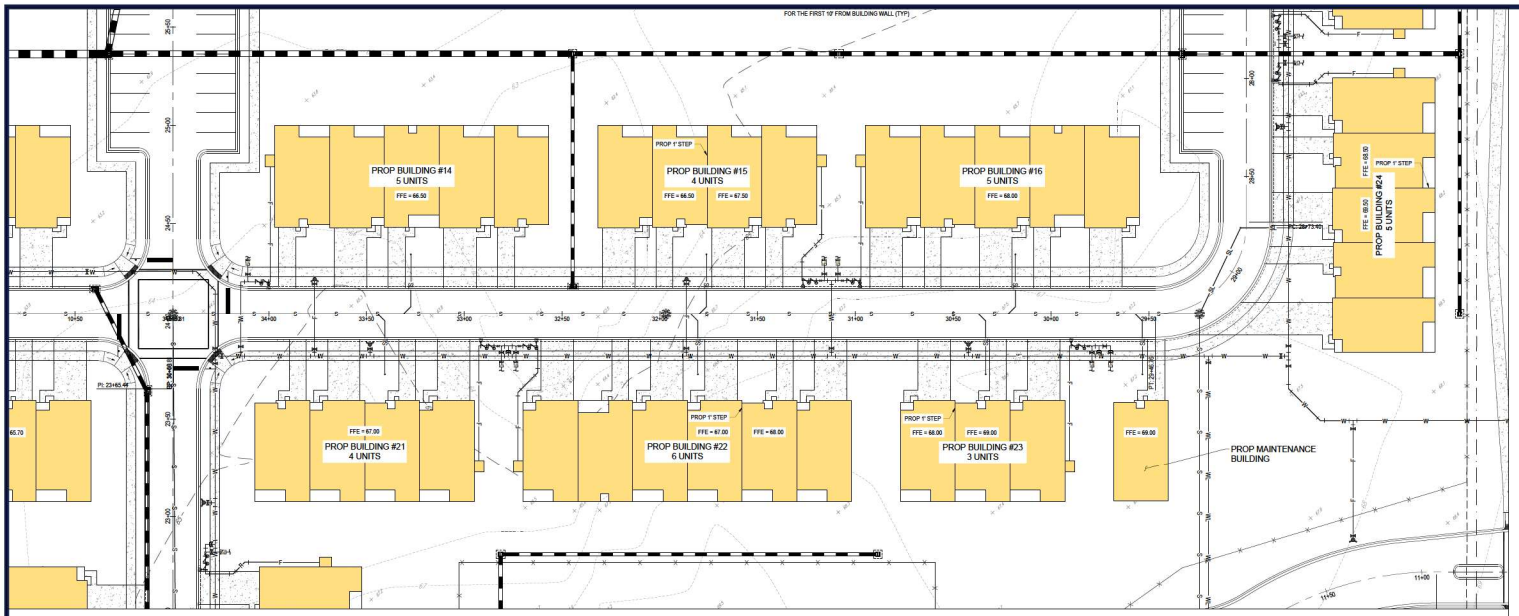
ROADWAY PROFILES AND SECTIONS

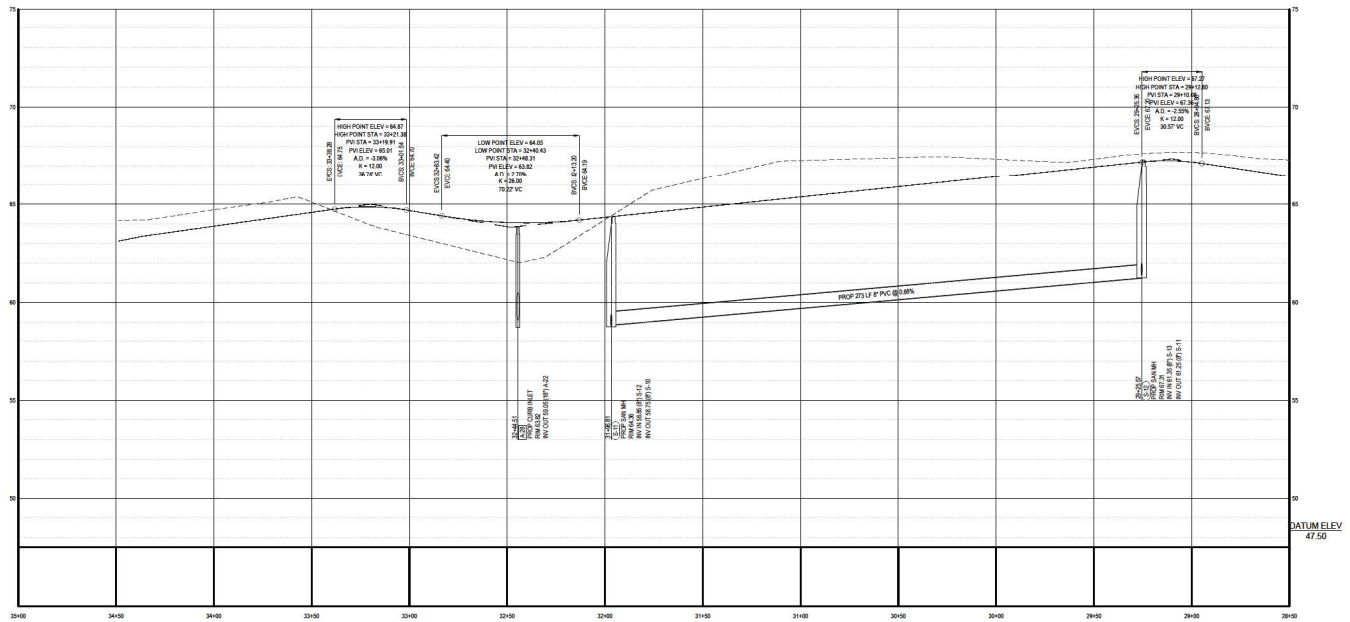
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C-605

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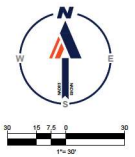
Apr 16, 2025
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PROPOSED ROAD 1 PROFILE 6

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



BOHLER

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PROJECT No.:	FLB240129.00-0A
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CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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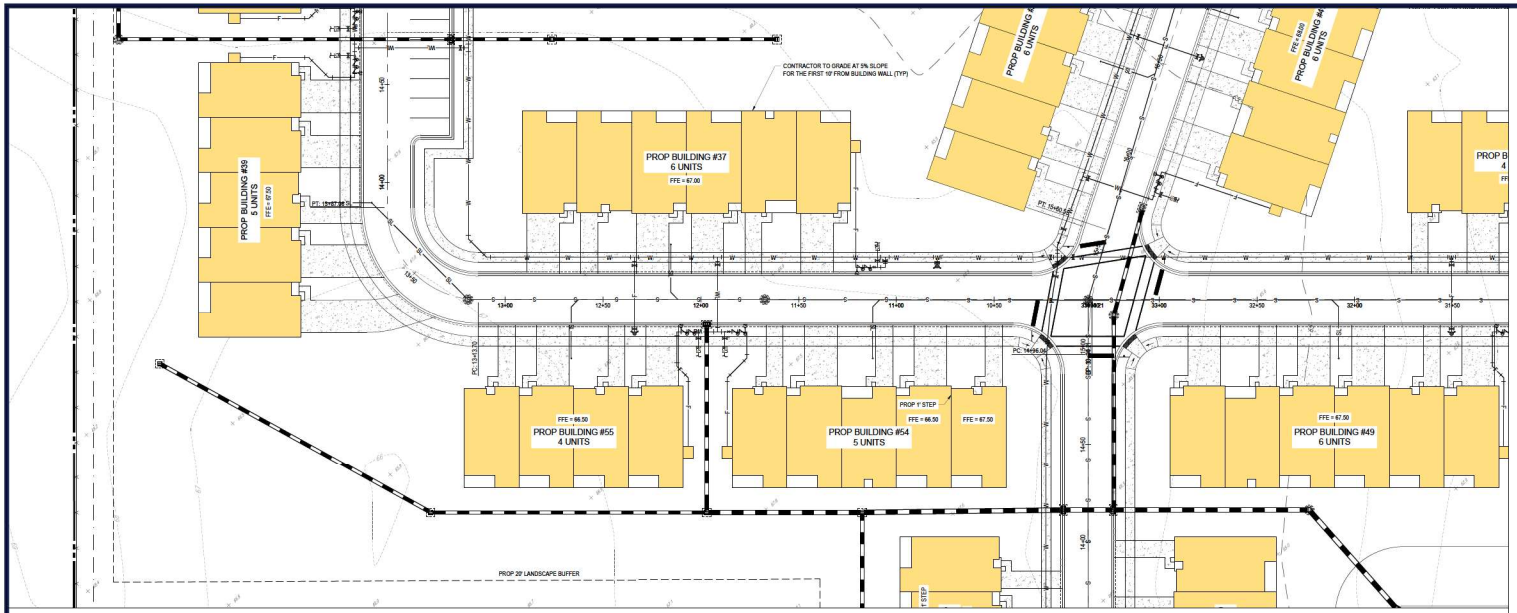
ROADWAY PROFILES AND SECTIONS

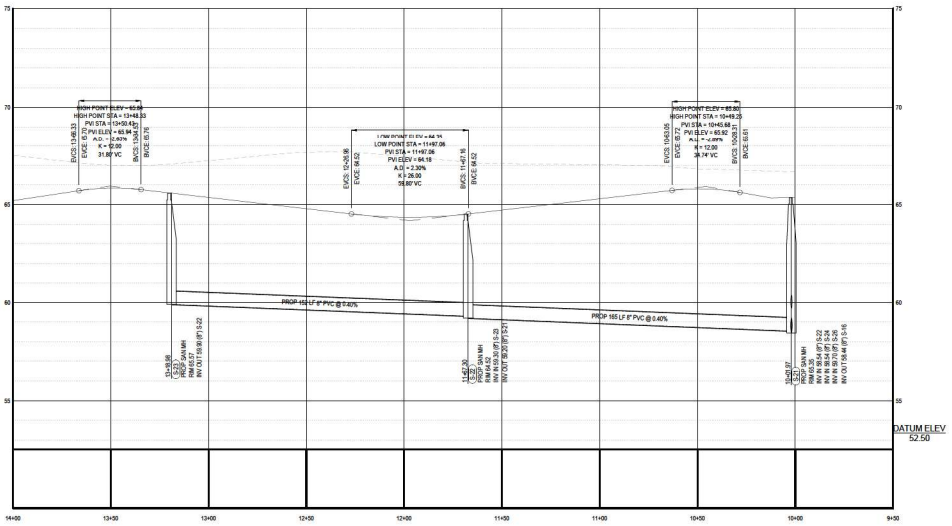
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ORG. DATE - 01/16/2025

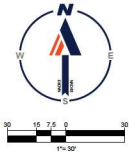
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PROPOSED ROAD 2 PROFILE 1

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A RTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
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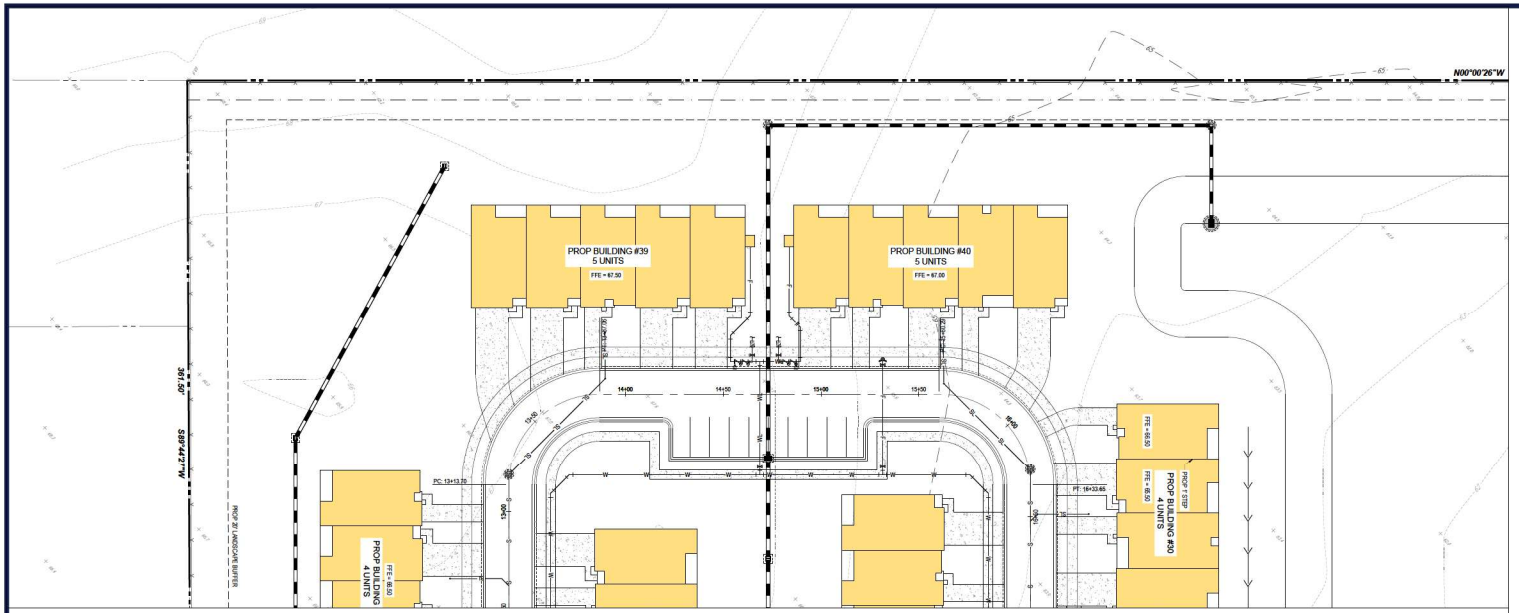
ROADWAY PROFILES AND SECTIONS

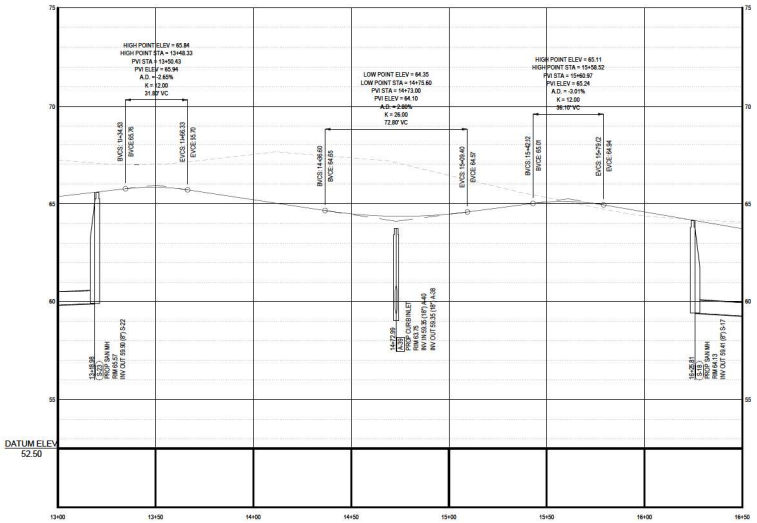
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RM11





PROPOSED ROAD 2 PROFILE 2

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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ASSET MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

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CAD I.D.:	P-CIVIL-ROAD

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SITE PLAN DOCUMENTS

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JIM CHAPMAN CONSTRUCTION GROUP
A RTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
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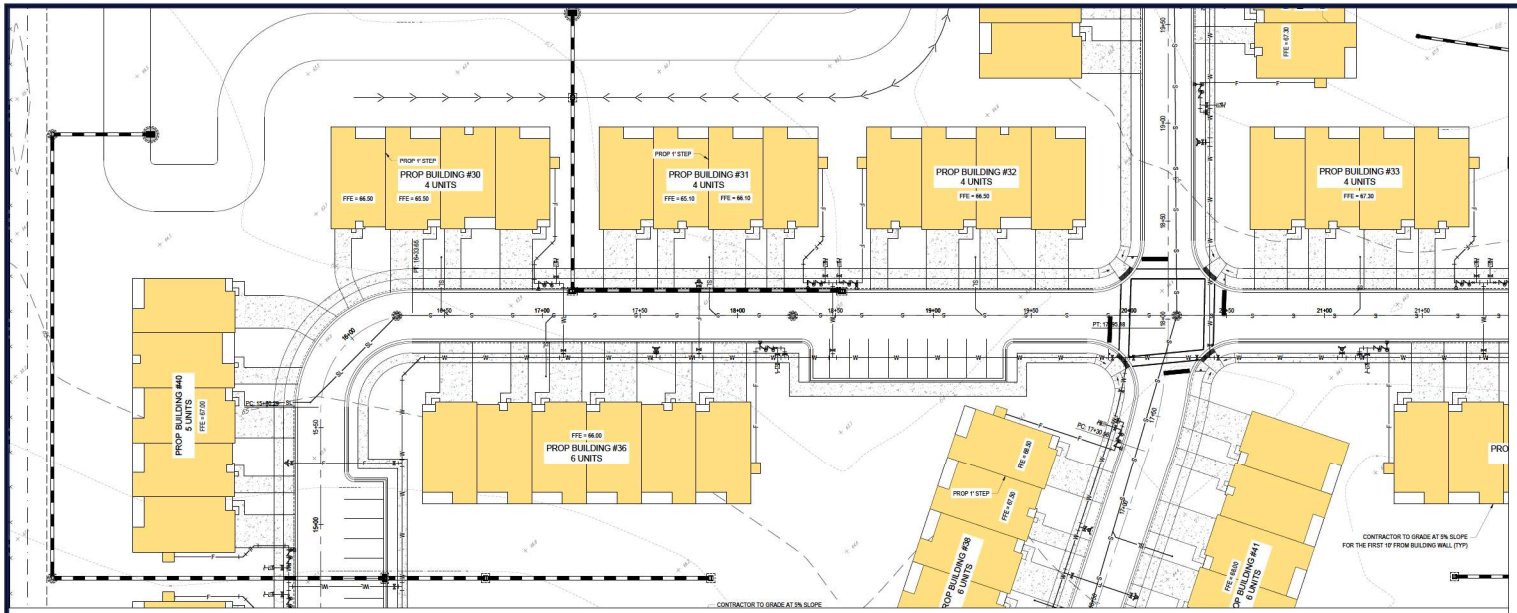
ROADWAY PROFILES AND SECTIONS

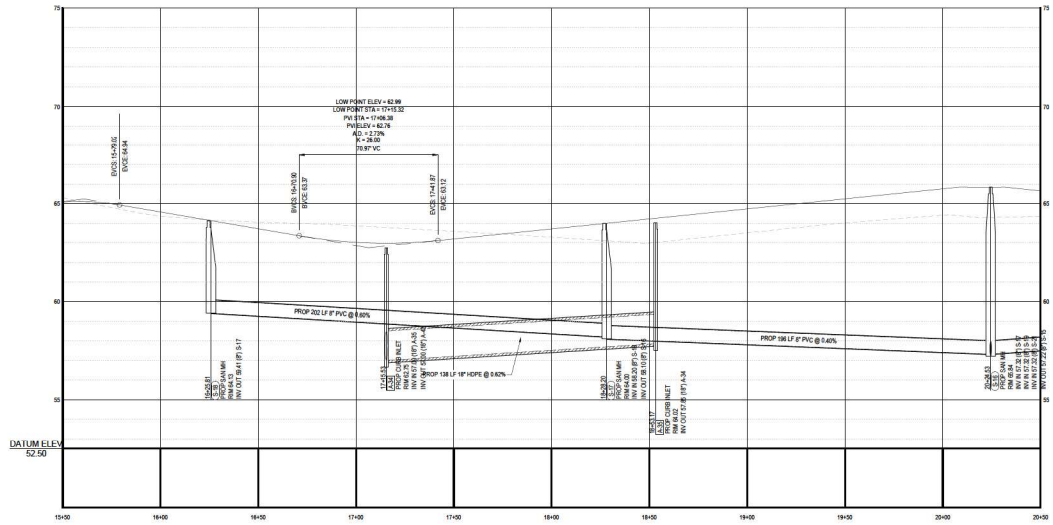
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C-608

ORG. DATE - 01/16/2025

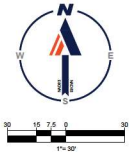
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PROPOSED ROAD 2 PROFILE 3

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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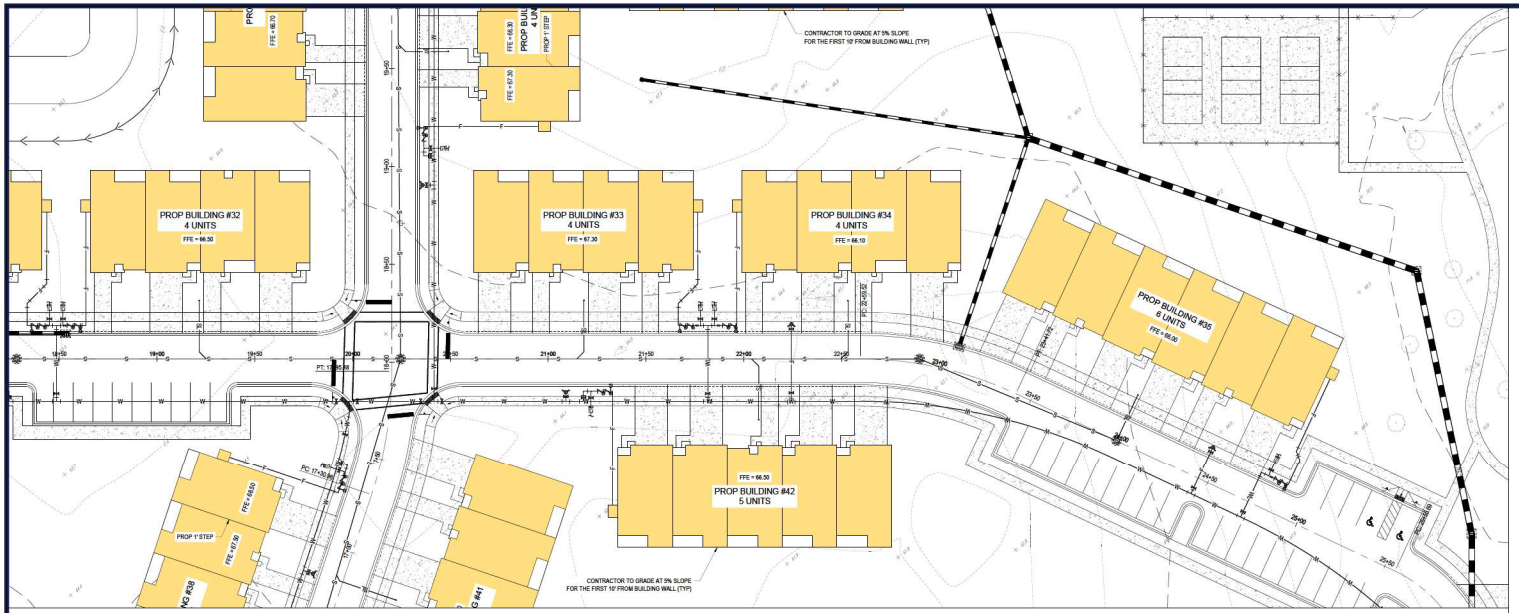
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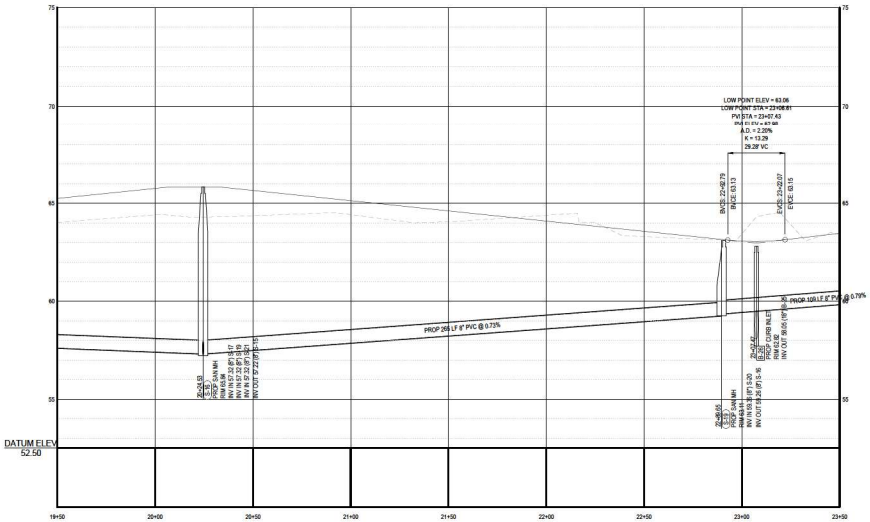
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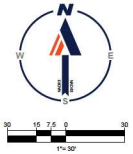
Apr 16, 2025
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PROPOSED ROAD 2 PROFILE 4

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



BOHLER

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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

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1900 NW CORPORATE BOULEVARD
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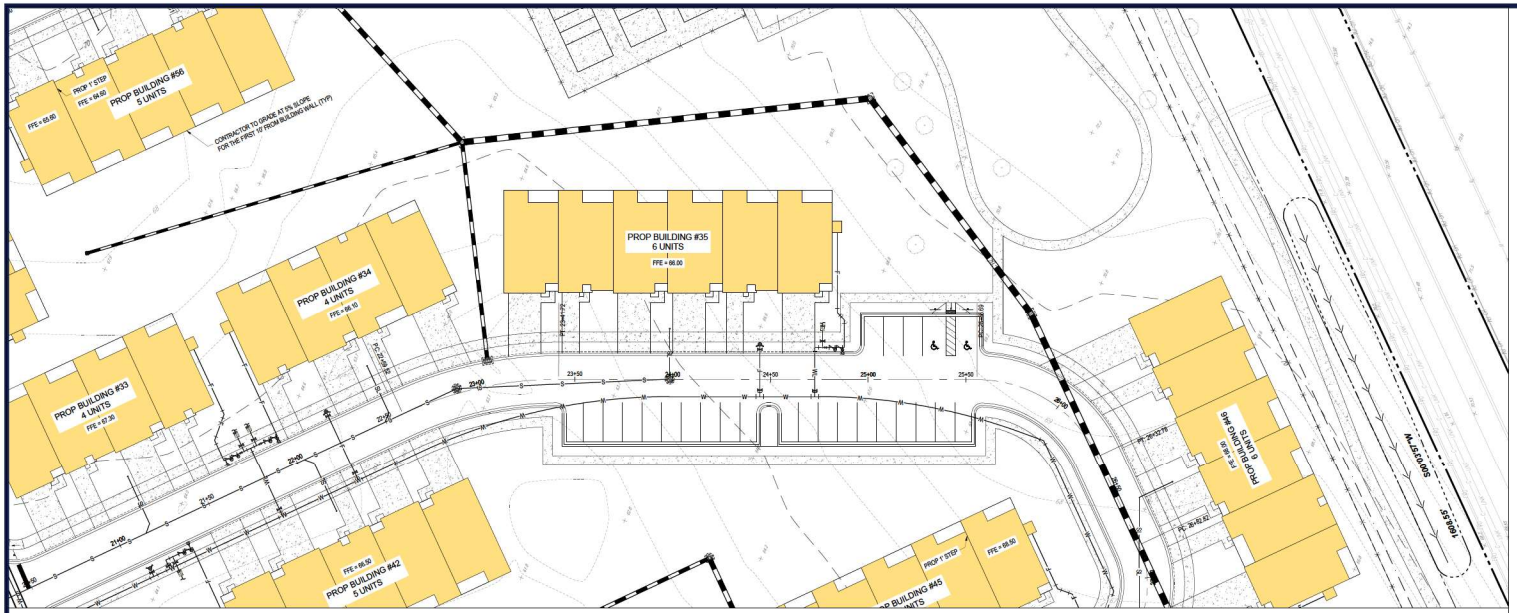
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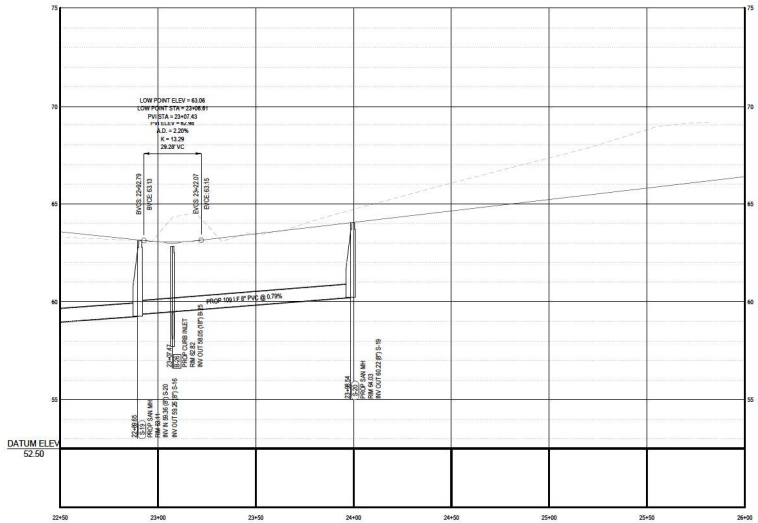
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PROPOSED ROAD 2 PROFILE 5

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL

BOHLER

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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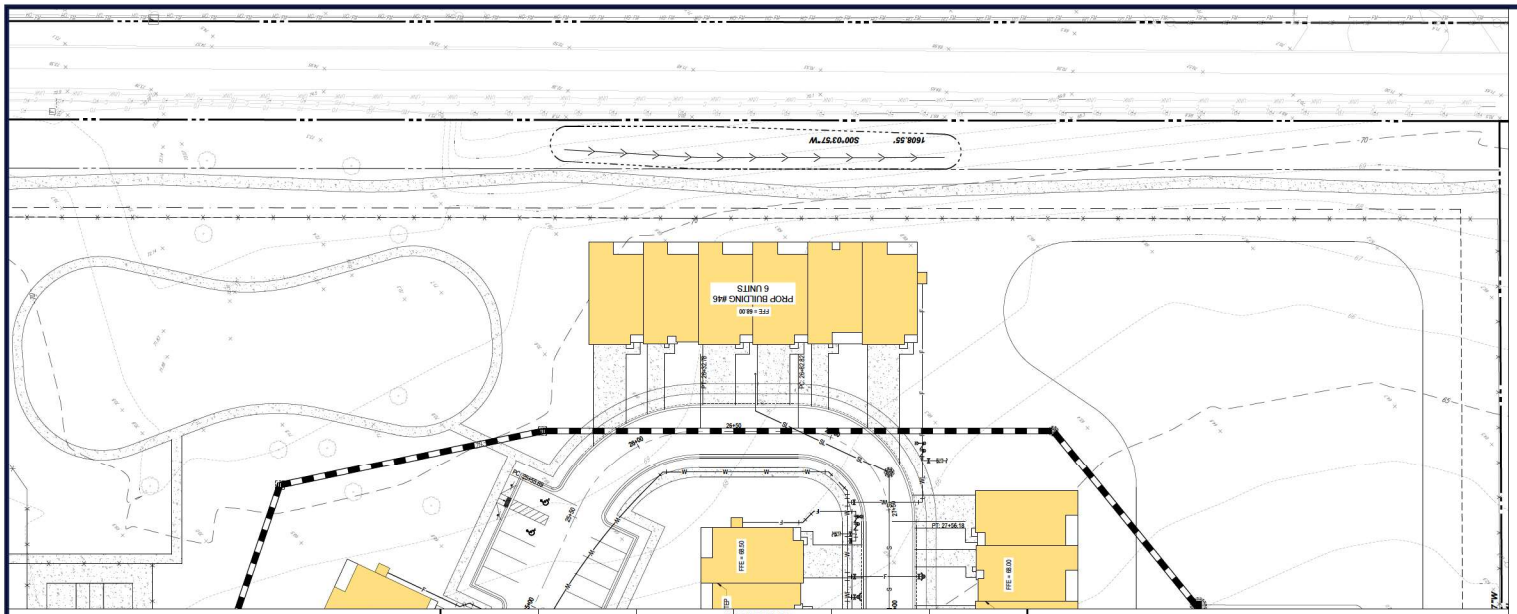
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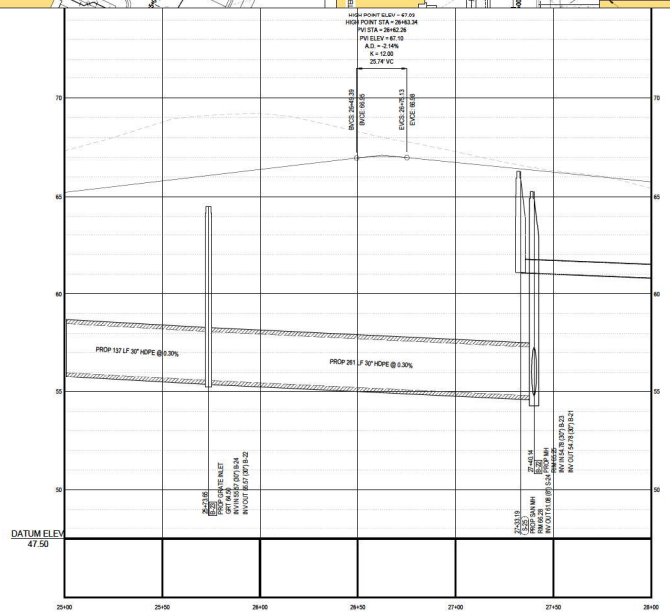
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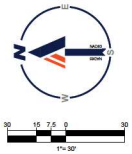
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PROPOSED ROAD 2 PROFILE 6

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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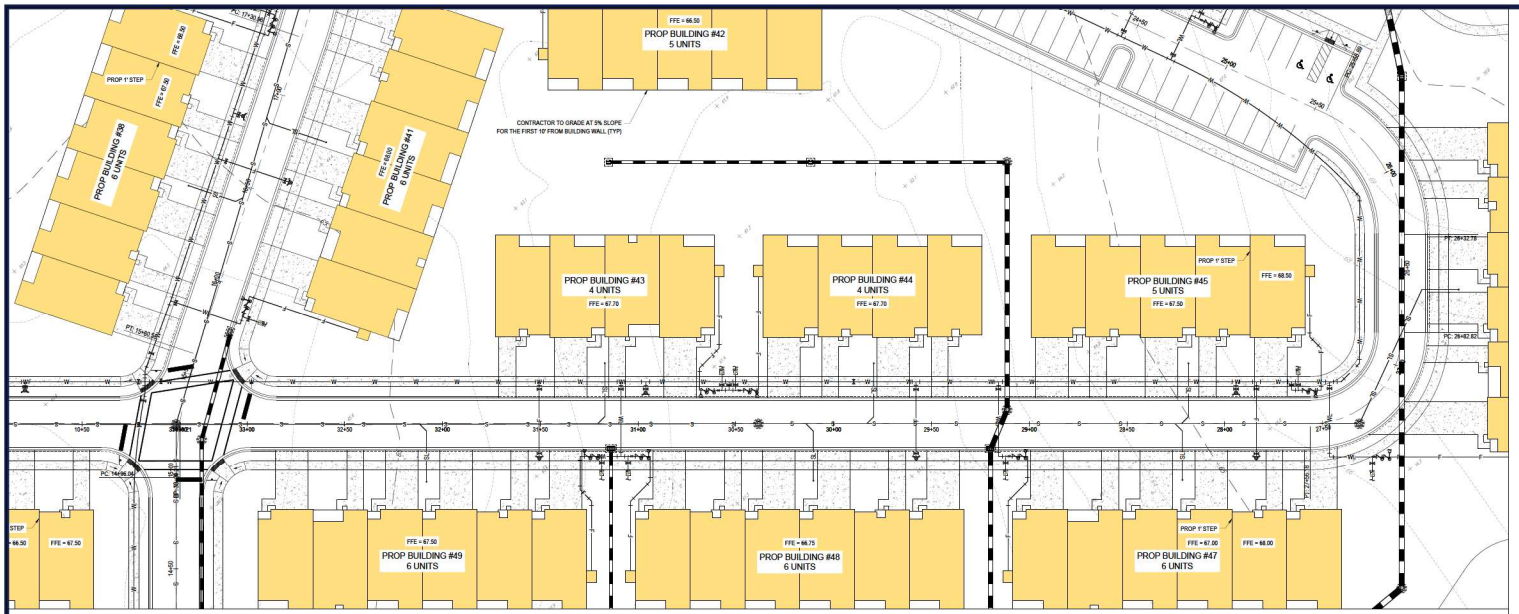
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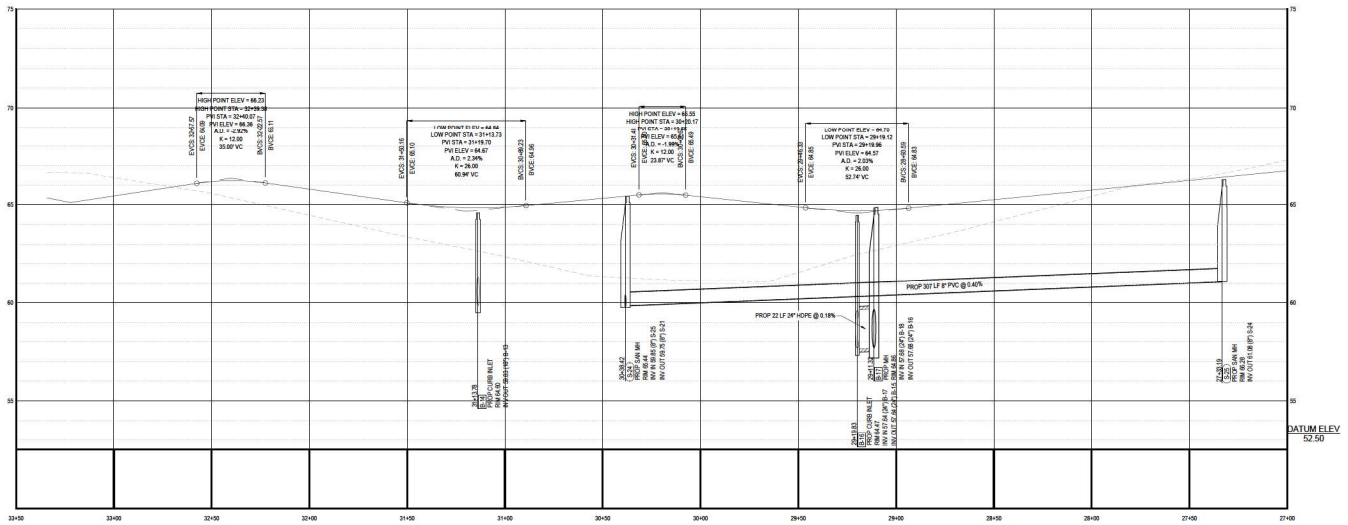
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PROPOSED ROAD 2 PROFILE 7

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL

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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
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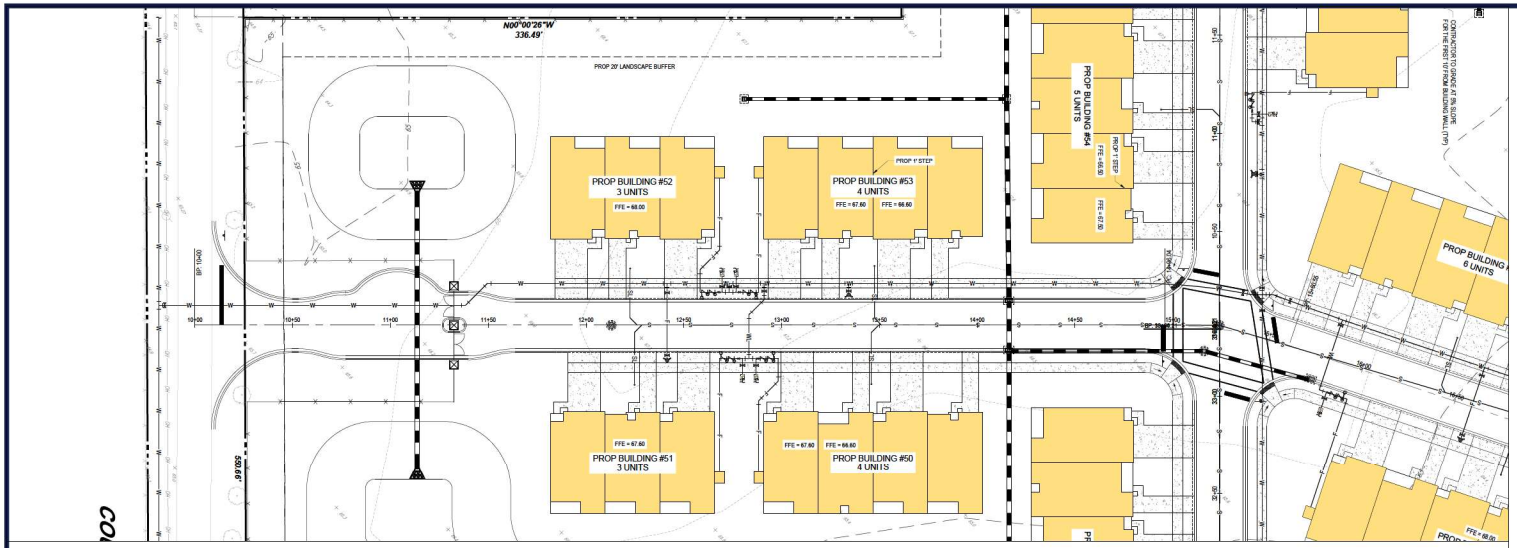
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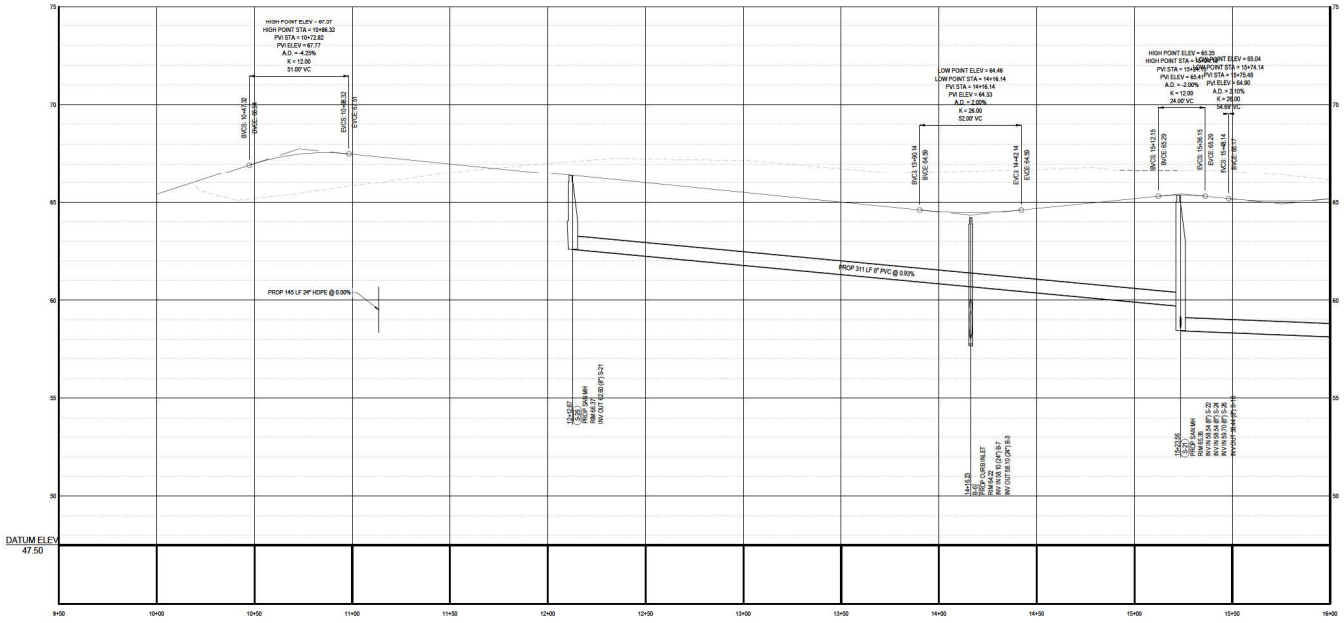
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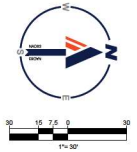
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PROPOSED ROAD 3 PROFILE 1

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
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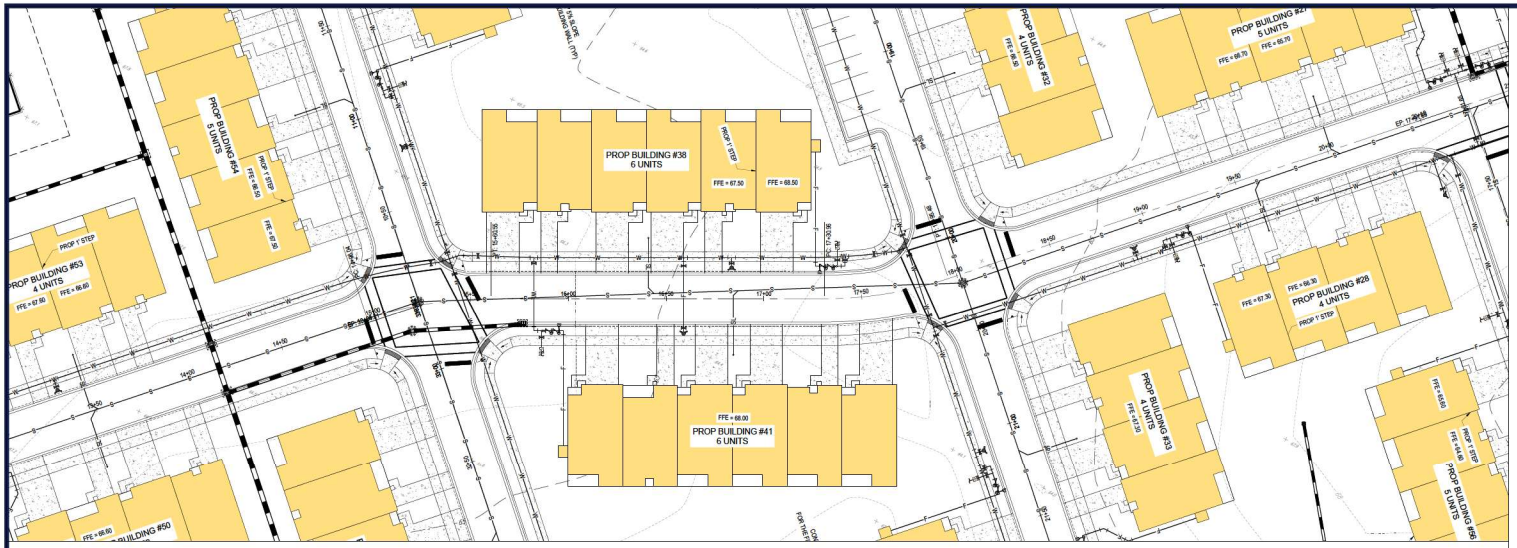
ROADWAY PROFILES AND SECTIONS

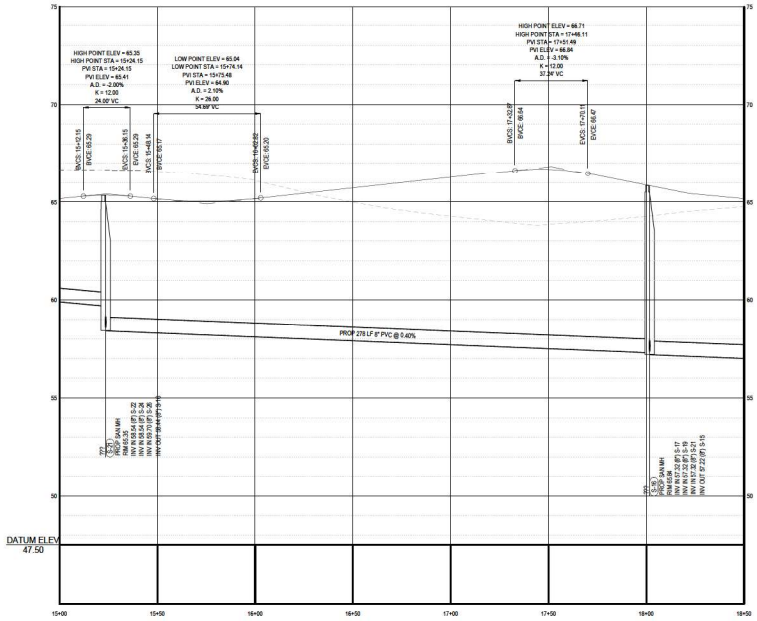
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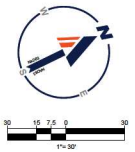
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PROPOSED ROAD 3 PROFILE 2

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
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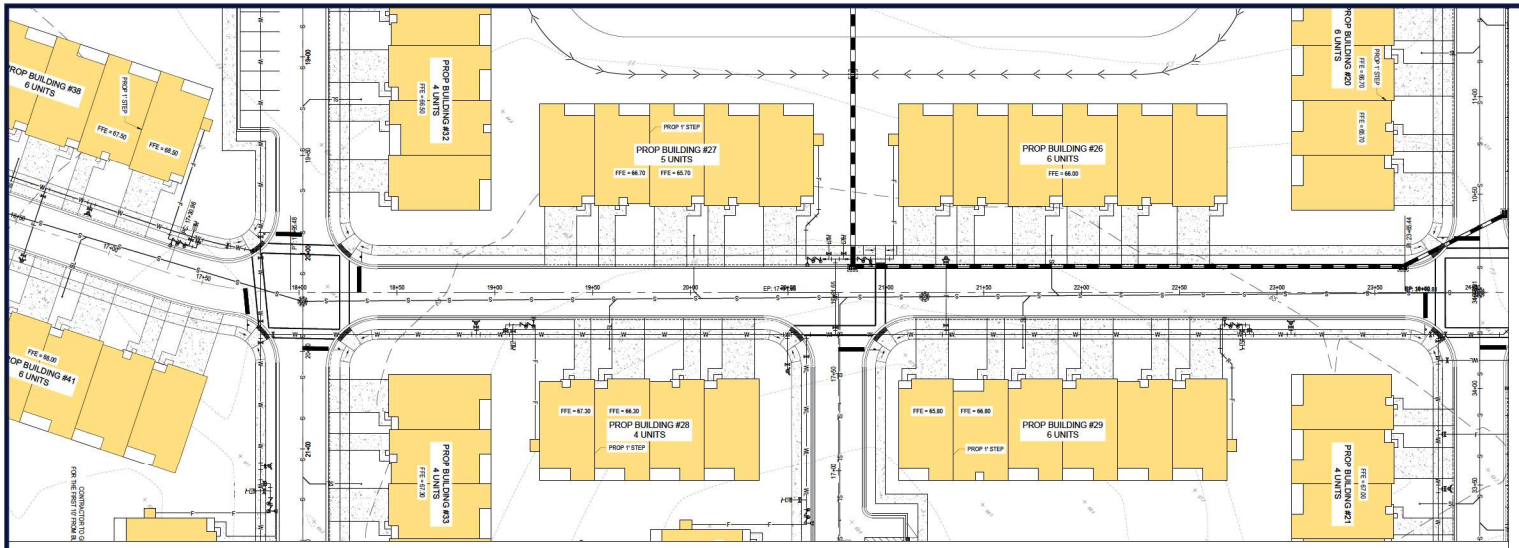
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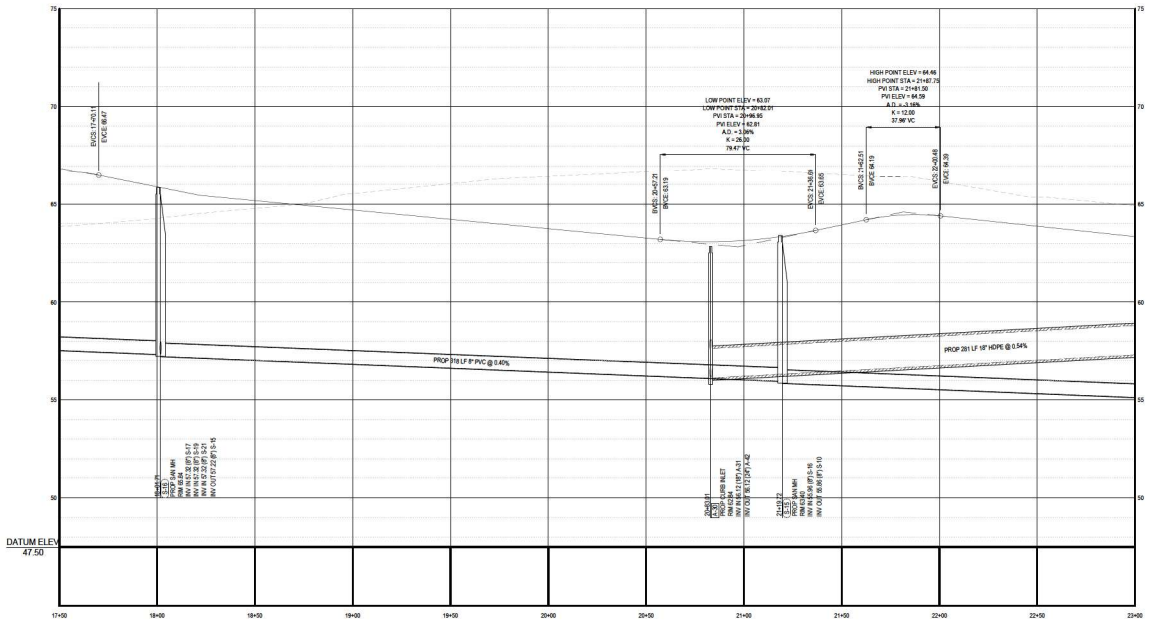
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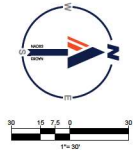
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PROPOSED ROAD 3 PROFILE 3

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

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1900 NW CORPORATE BOULEVARD
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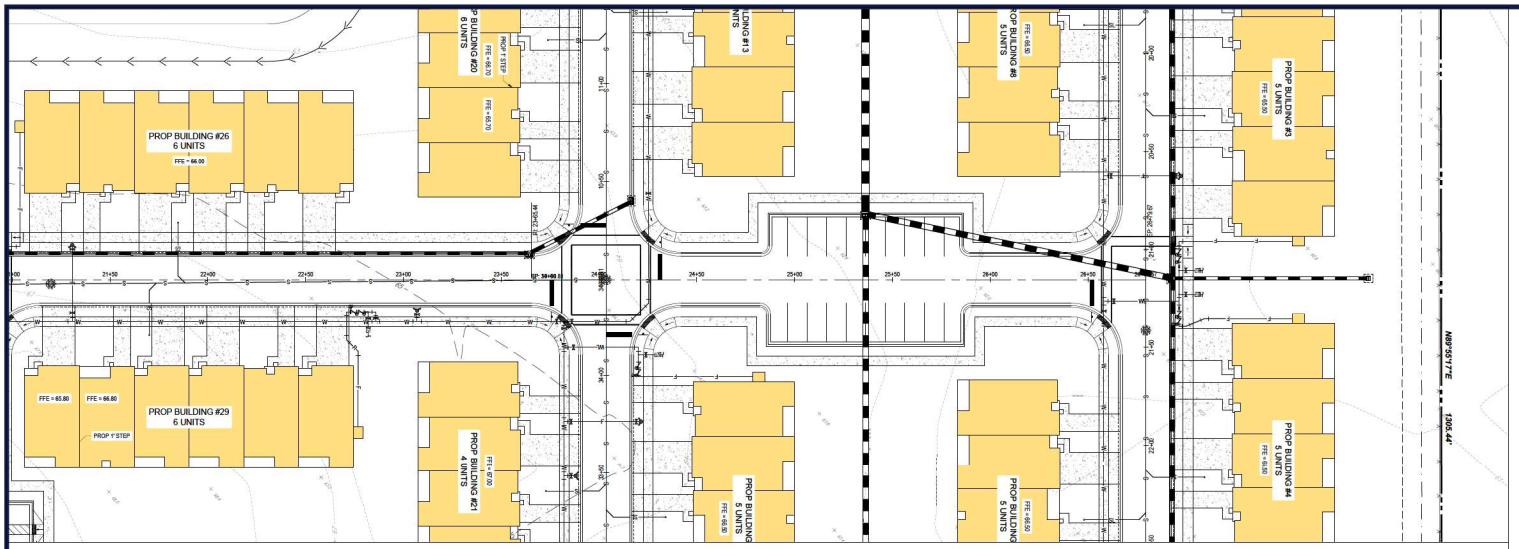
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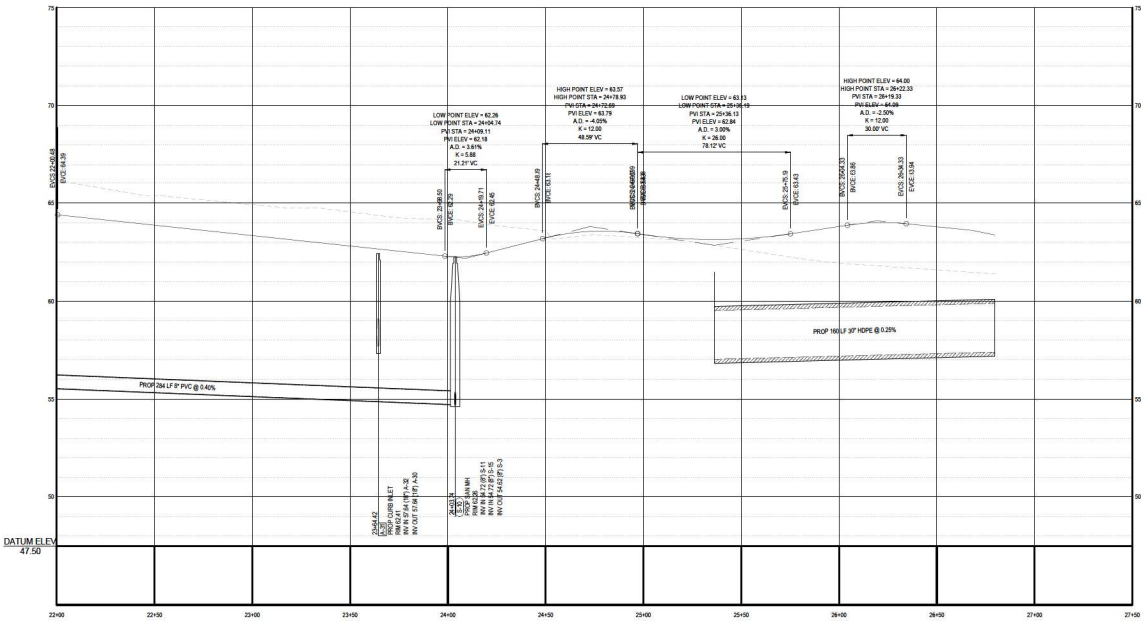
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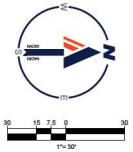
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PROPOSED ROAD 3 PROFILE 4

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
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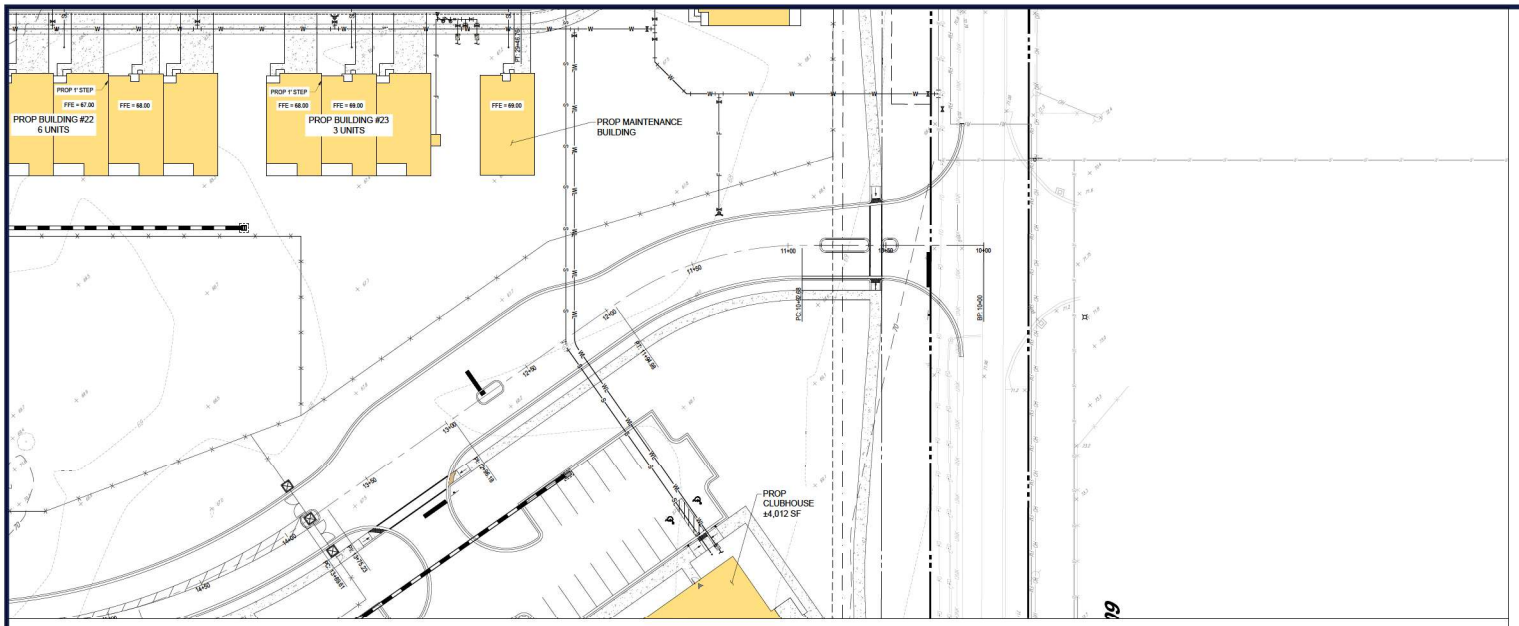
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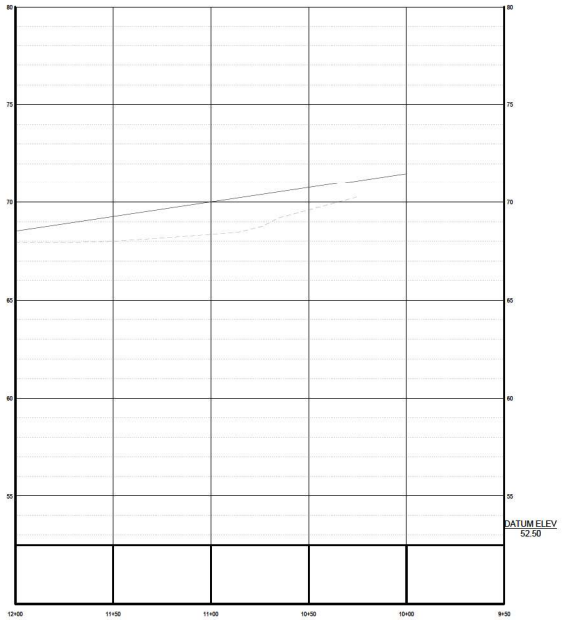
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PROPOSED ROAD 4 PROFILE (1)

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
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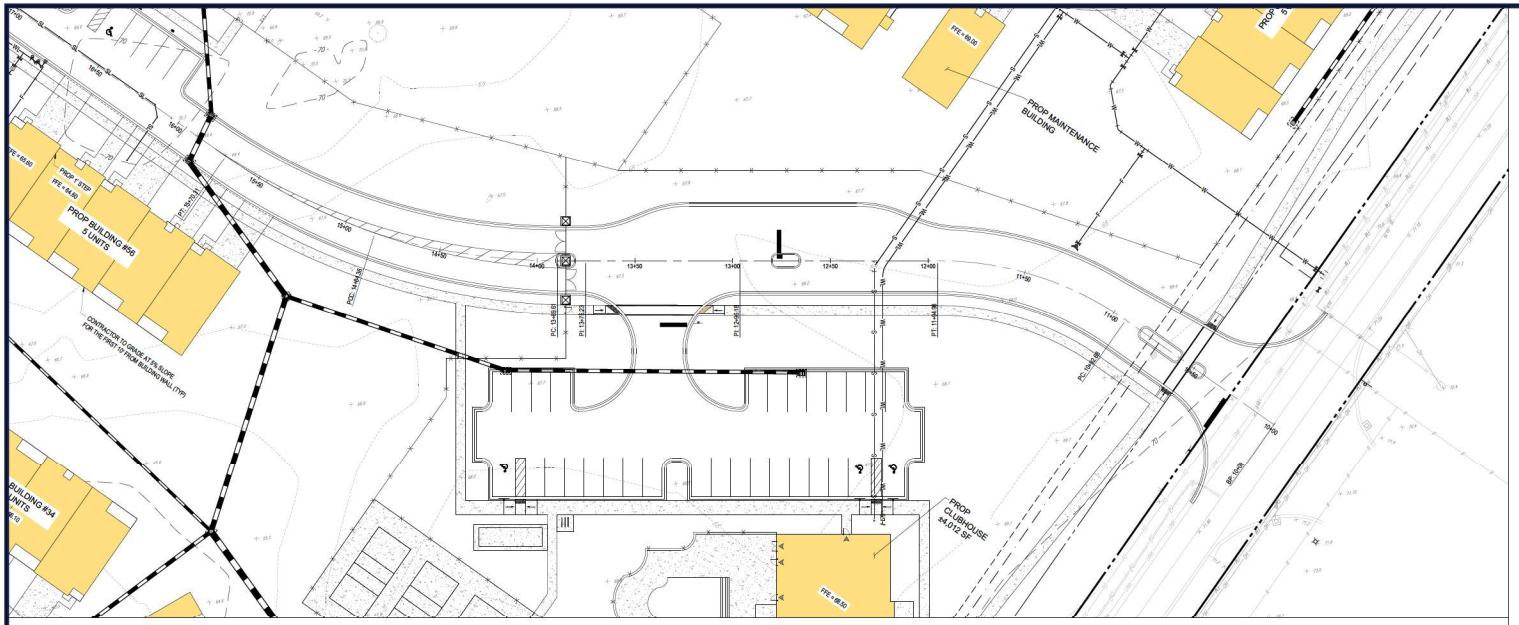
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

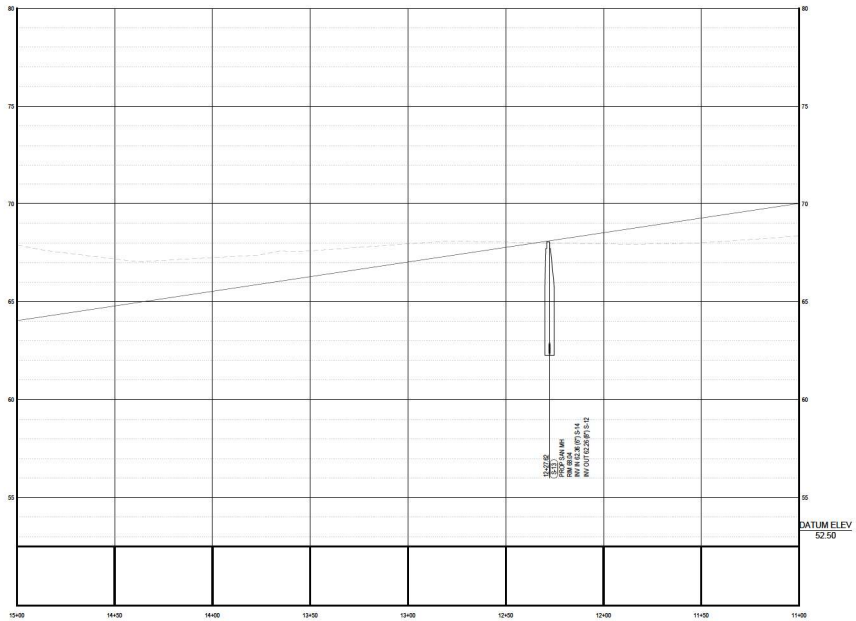
C-618

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2025\FLB240129.00\ADD\DWG\PLAN SET\SP-CIVIL-ROAD-FLB240129.00-0A——LAYOUT: C-618 ROADWAY PROFILES AND SECTIONS







PROPOSED ROAD 4 PROFILE (2)

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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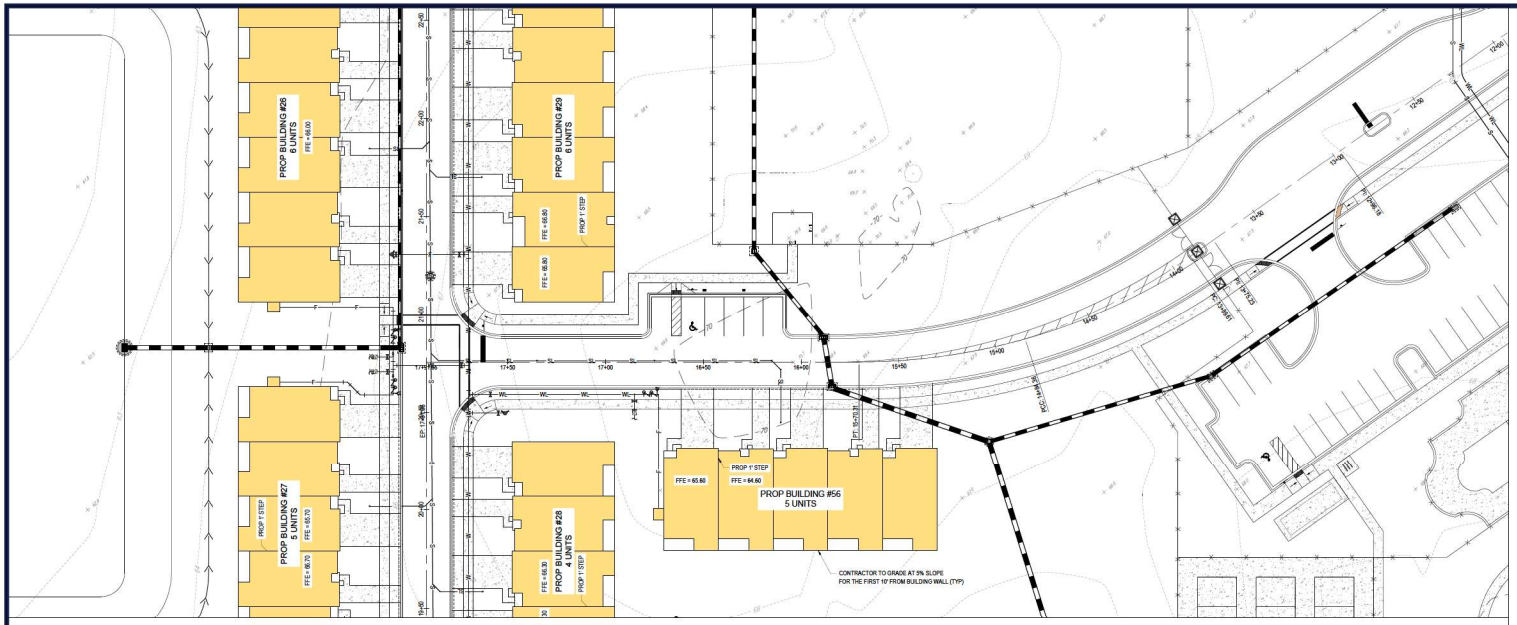
ROADWAY PROFILES AND SECTIONS

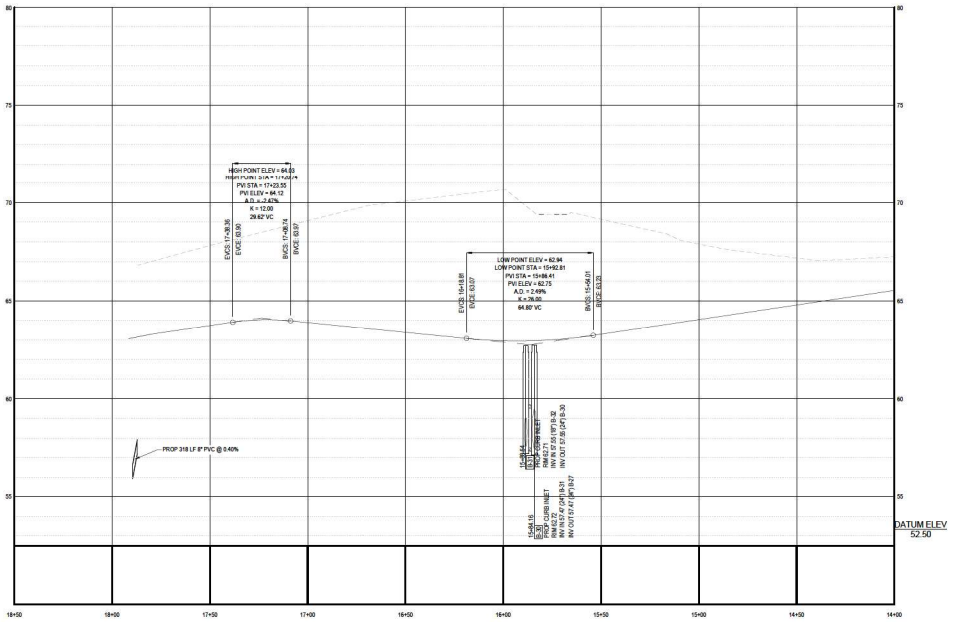
SHEET NUMBER:

C-619

ORG. DATE - 01/16/2025

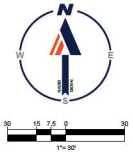
Apr 18, 2025
H:\2025\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-ROAD-FLB240129.00-0A——LAYOUT: C-619 ROADWAY PROFILES AND SECTIONS





PROPOSED ROAD 4 PROFILE (3)

SCALE: 1"= 30' HORIZONTAL
1"= 3' VERTICAL



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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	CR
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DATE:	01/16/2025
CAD I.D.:	P-CIVIL-ROAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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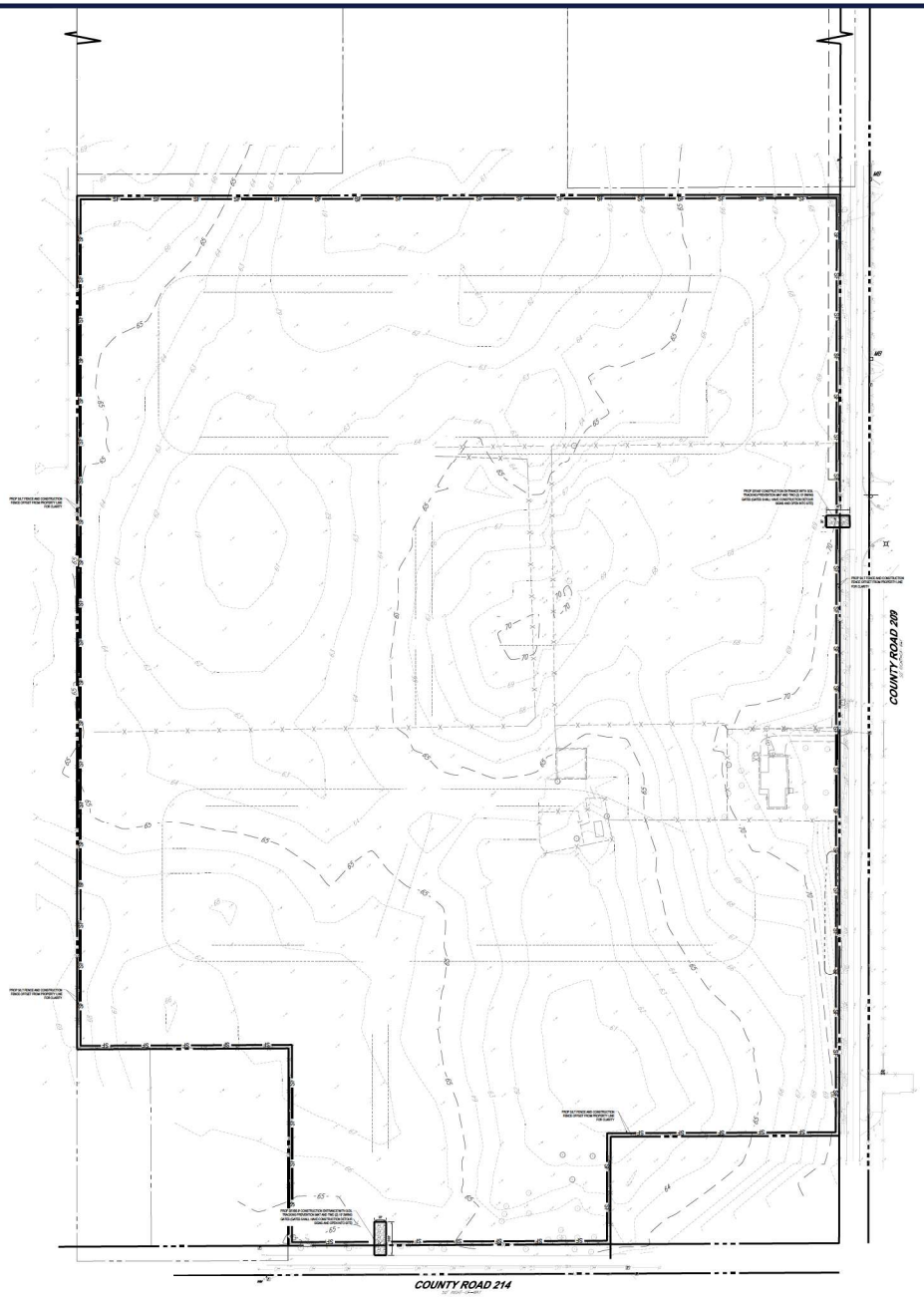
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-620

ORG. DATE - 01/16/2025

Apr 16, 2025
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100 50 25 0 100

SCALE: 1" = 100'

DEMOLITION NOTES:

1. BOHLER FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.

3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

6. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT - OF - WAY.

8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE CODES.

14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

16. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN PROJECT LIMITS.

DATUM NOTE:

1. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCE THE GEOPOINT SURVEYING, INC. ALTA/NSPS TOPOGRAPHIC AND TREE LOCATION SURVEY DATED 06/13/22

FEMA NOTE:

1. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP, 12115C0086D MAP REVISED SEPTEMBER 27, 2013.

LEGEND

SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE I

ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. EASEMENT	
EX. ROADWAY C/L	
EX. OVERHEAD ELECTRIC	
EX. STORM SEWER	
EX. SANITARY LINE	
EX. FENCE	
EX. SPOT ELEVATION	
EX. TREE	
EX. CONCRETE	
TO BE REMOVED/ TO BE RELOCATED	(TBR)/(TBRL)
SOIL TRACKING PREVENTION MAT	
PROP. SILT FENCE	SF SF
PROP. INLET PROTECTION	
CONC. TO BE REMOVED	
ASPHALT TO BE REMOVED	
EX. TREE TO BE REMOVED	37' FINE

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-EROS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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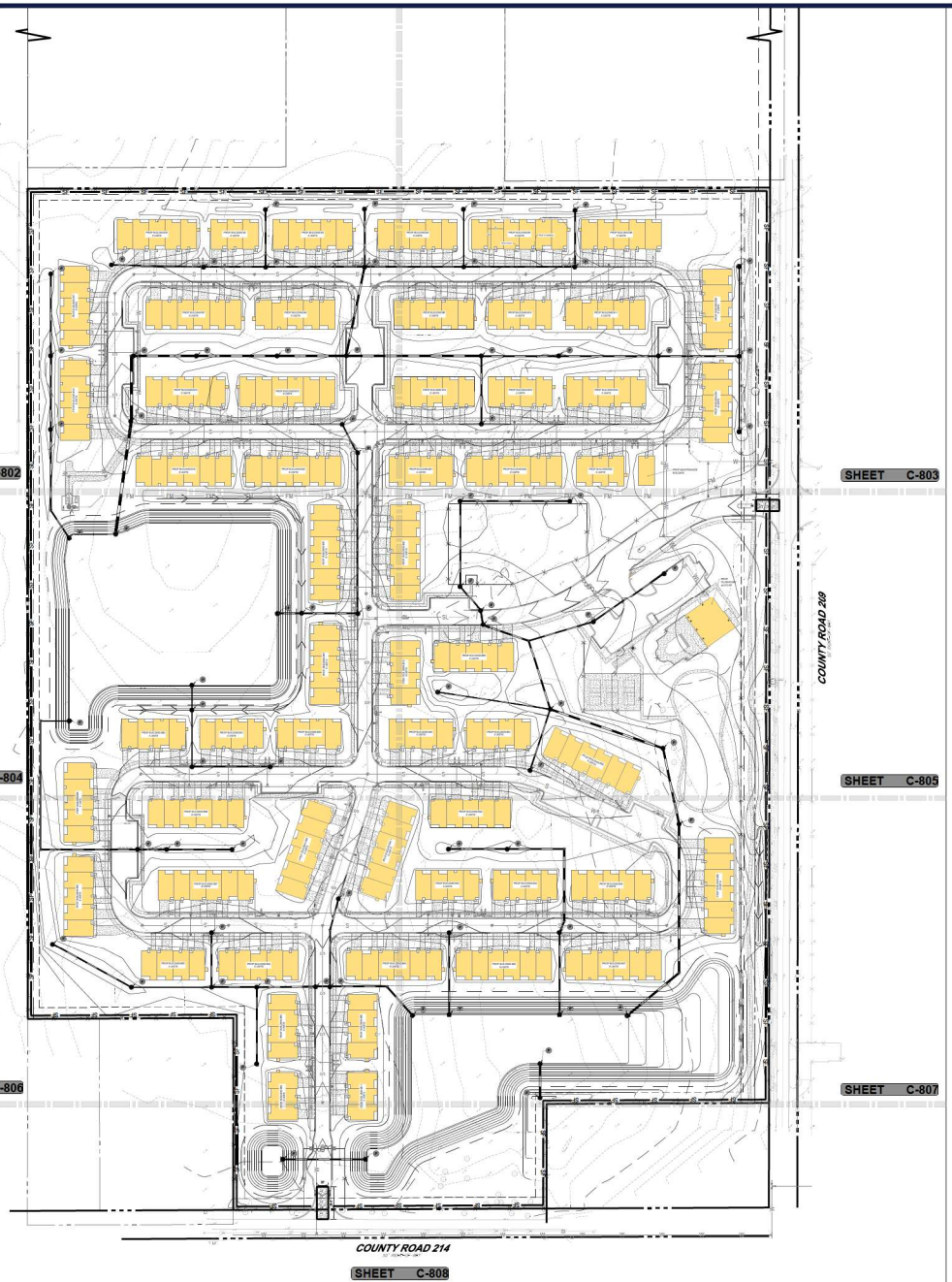
OVERALL EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:

C-800

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2024\FL8240129.00\CAD\DRAWINGS\PLAN SETS\P-CIVIL-EROS-FL8240129.00-0A-----LAYOUT: C-800 OVERALL EROSION AND SEDIMENT CONTROL PHASE 1 PLAN





100 50 25 0 100

SCALE: 1" = 100'

POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.

1. INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
5. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT, WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
6. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.
4. INSTALL STORMWATER CONVEYANCE STRUCTURES AND CULVERTS, ENSURE THAT NEW INLETS ARE PROTECTED PRIOR TO MAKING THE OUTFALL CONNECTION.

PHASE 2
1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. START CONSTRUCTION OF THE PROPOSED BUILDING PAD AND STRUCTURES.
3. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE GENERIC PERMIT.

LEGEND

SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE II

ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. OVERHEAD ELECTRIC	
EX. SPOT ELEVATION	
PROP STORM SEWER	
RIDGE LINE	
PROP. SILT FENCE	SF SF
PROP. INLET PROTECTION	

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LAND DEVELOPMENT
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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-EROS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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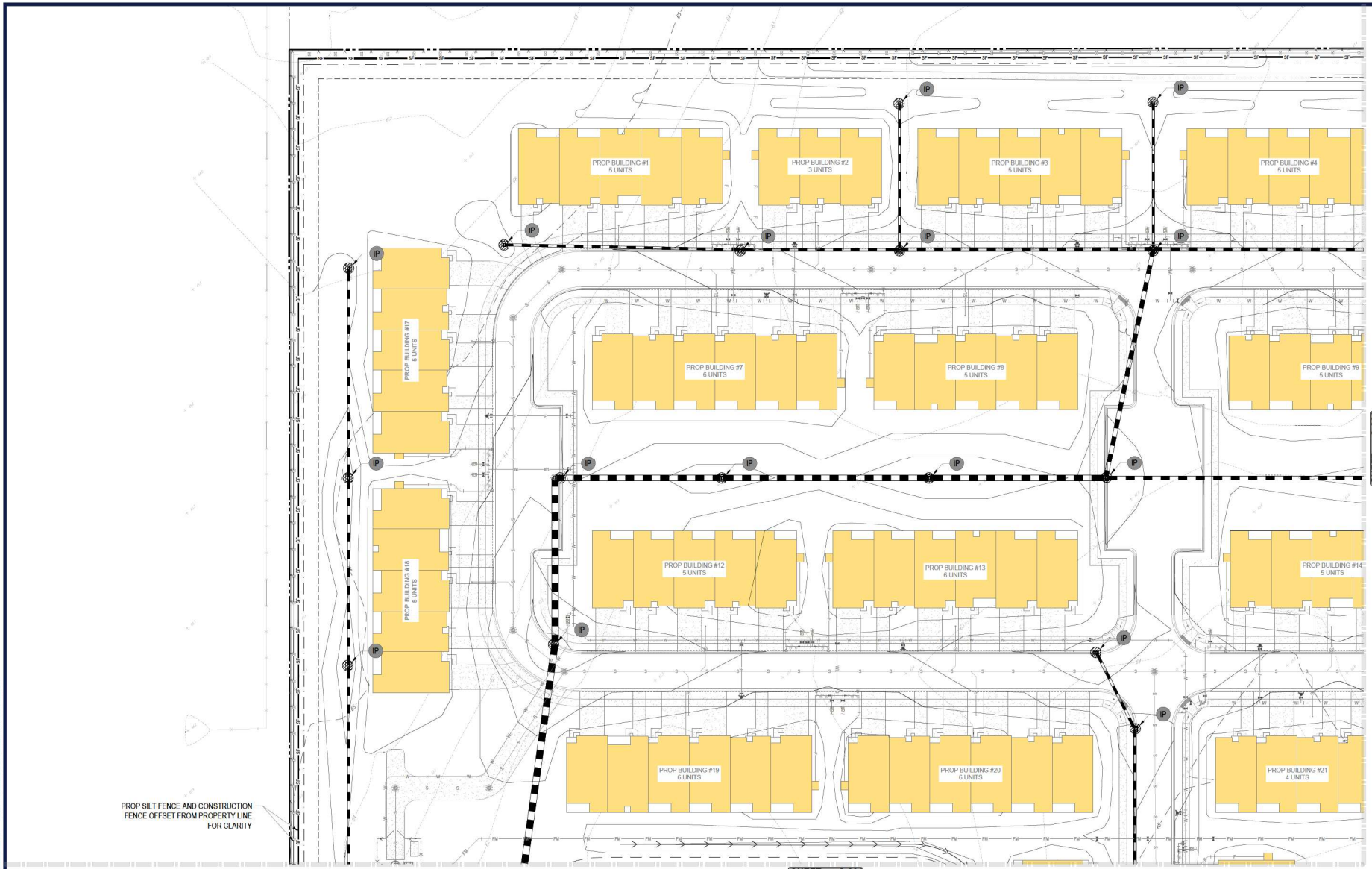
OVERALL EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

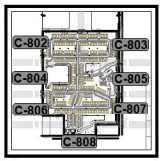
C-801

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2024\FL8240129.00\CAD\DRAWING\SP\PLAN SET\SP-CIVIL-EROS-FL8240129.00-0A-----LAYOUT: C-801 OVERALL EROSION AND SEDIMENT CONTROL PHASE 2 PLAN



PROP SILT FENCE AND CONSTRUCTION FENCE OFFSET FROM PROPERTY LINE FOR CLARITY



KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

Apr 16, 2025
H:\2024\FLB240129.00\ADDR\WINDSP\PLAN SET\SP-CIVIL-EROS-FLB240129.00-DA.DWG — LAYOUT: C-802 EROSION AND SEDIMENT CONTROL PHASE 2 PLAN

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

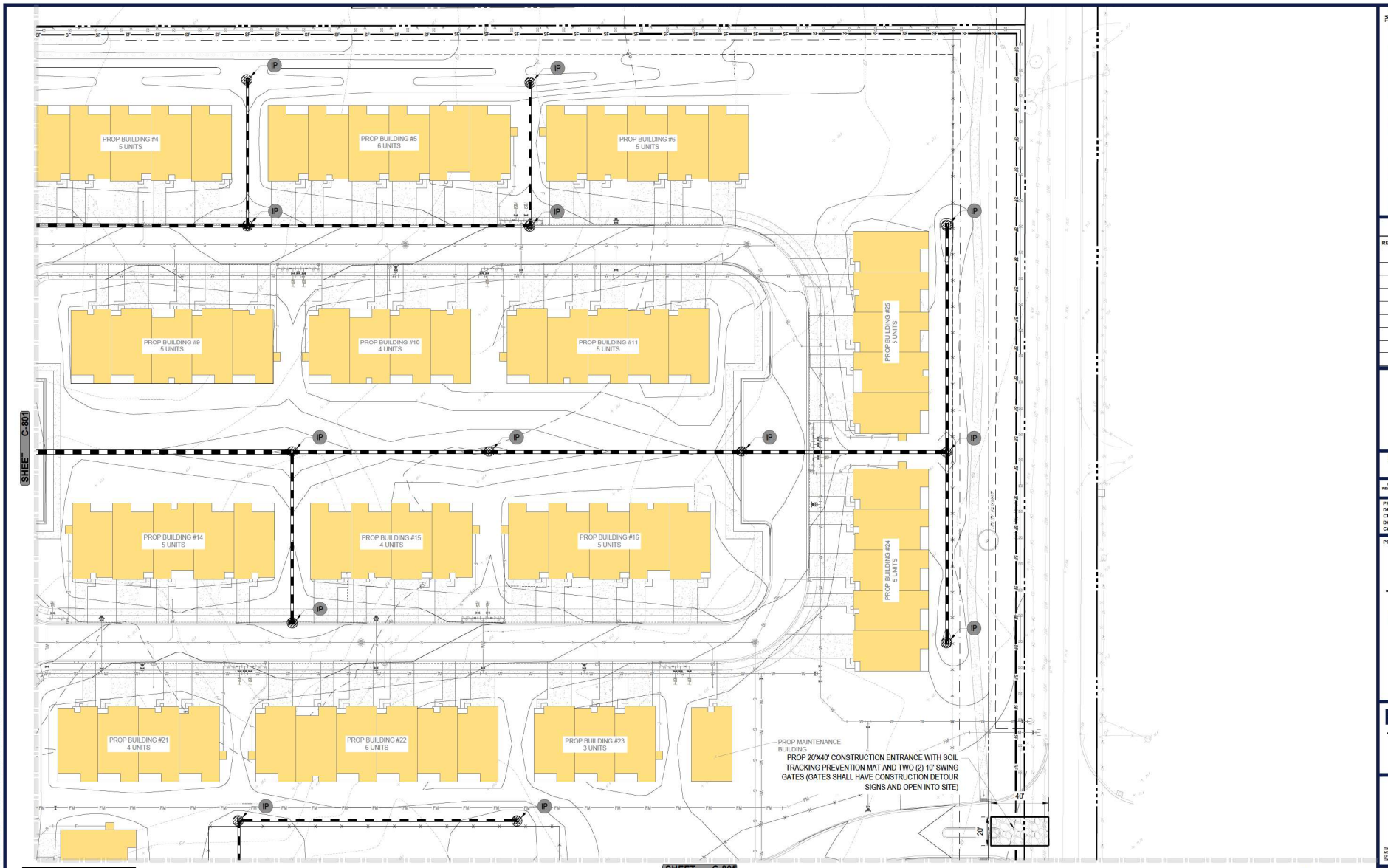
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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

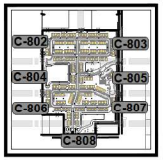
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SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:
C-802

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

Apr 16, 2026
H:\2024\FLB240128.00-0A\DRAWINGS\PLAN SET\SP-CIVIL-EROS-FLB240128.00-0A-----LAYOUT: C-803 EROSION AND SEDIMENT CONTROL PHASE 2 PLAN

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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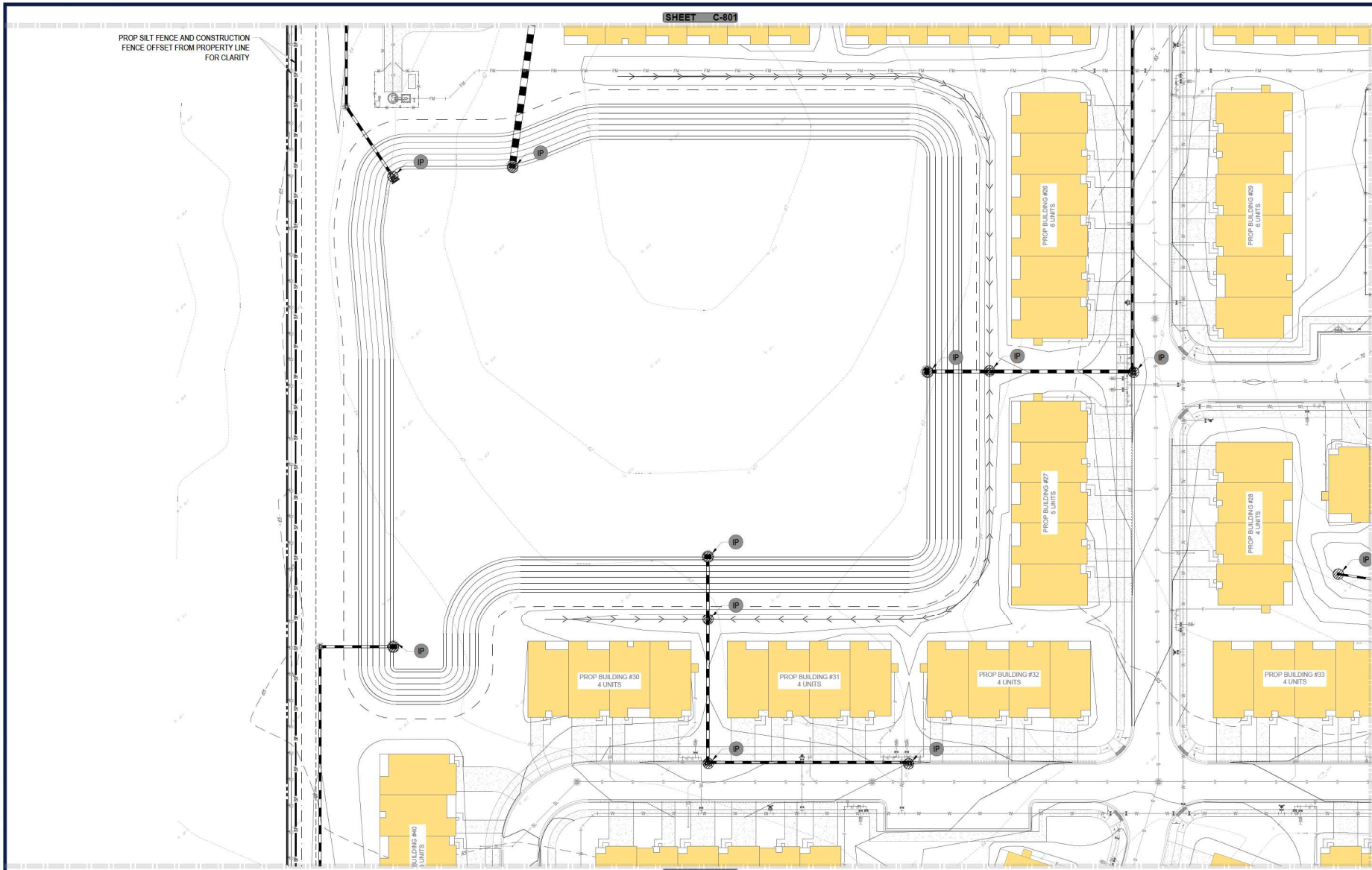
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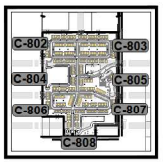
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-803

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

N

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

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Phone: (561) 571-0280
Fax: (561) 571-0281
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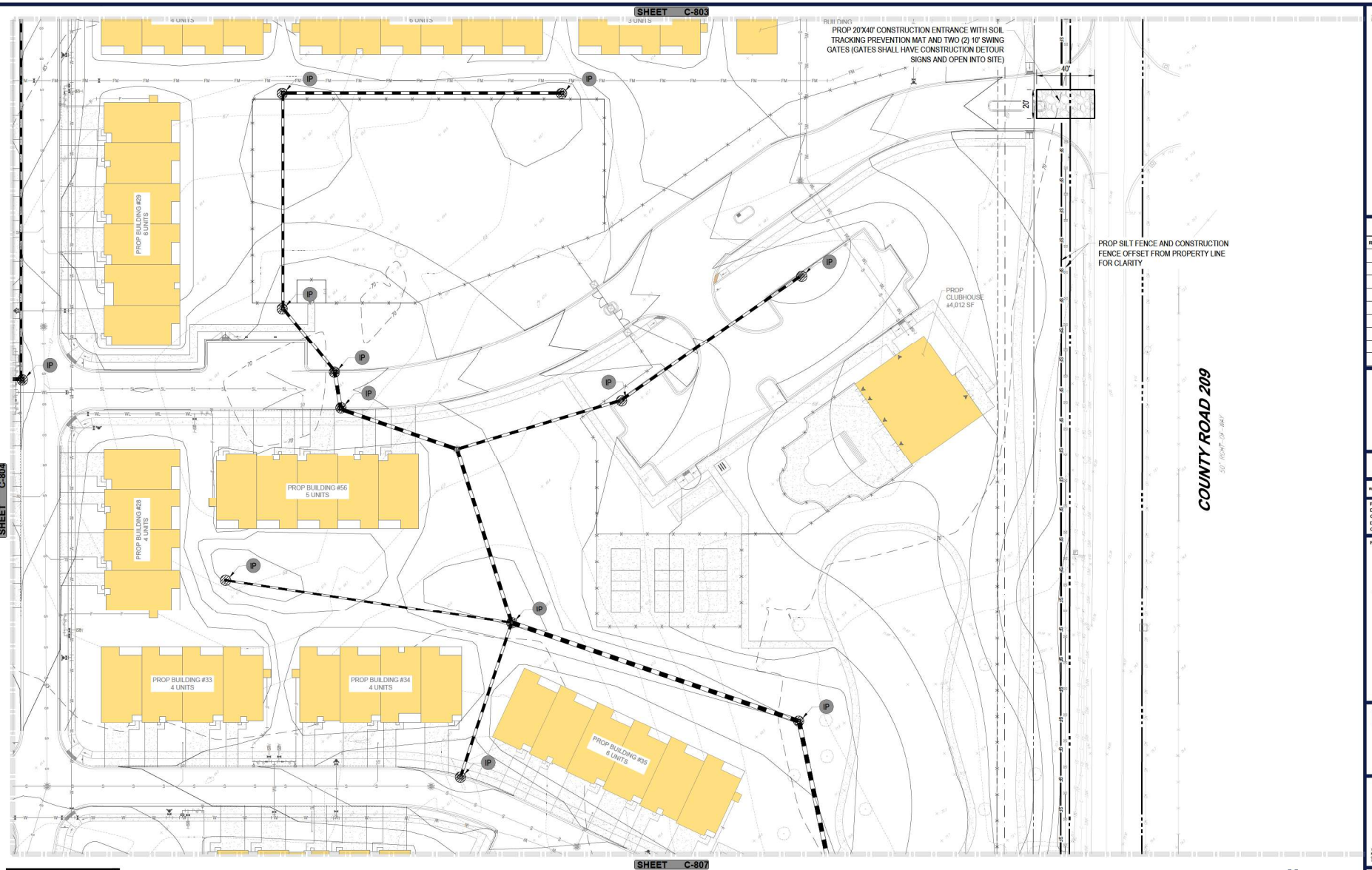
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

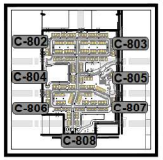
SHEET NUMBER:

C-804

ORG. DATE - 01/16/2025

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H:\2024\FL\8240129.00\A3D\DRAWINGS\PH_PLAN SET\SP-CIVIL-EROS-FL8240129.00-0A-----LAYOUT: C-804 EROSION AND SEDIMENT CONTROL PHASE 2 PLAN





KEY MAP
SCALE: 1" = 1,000'

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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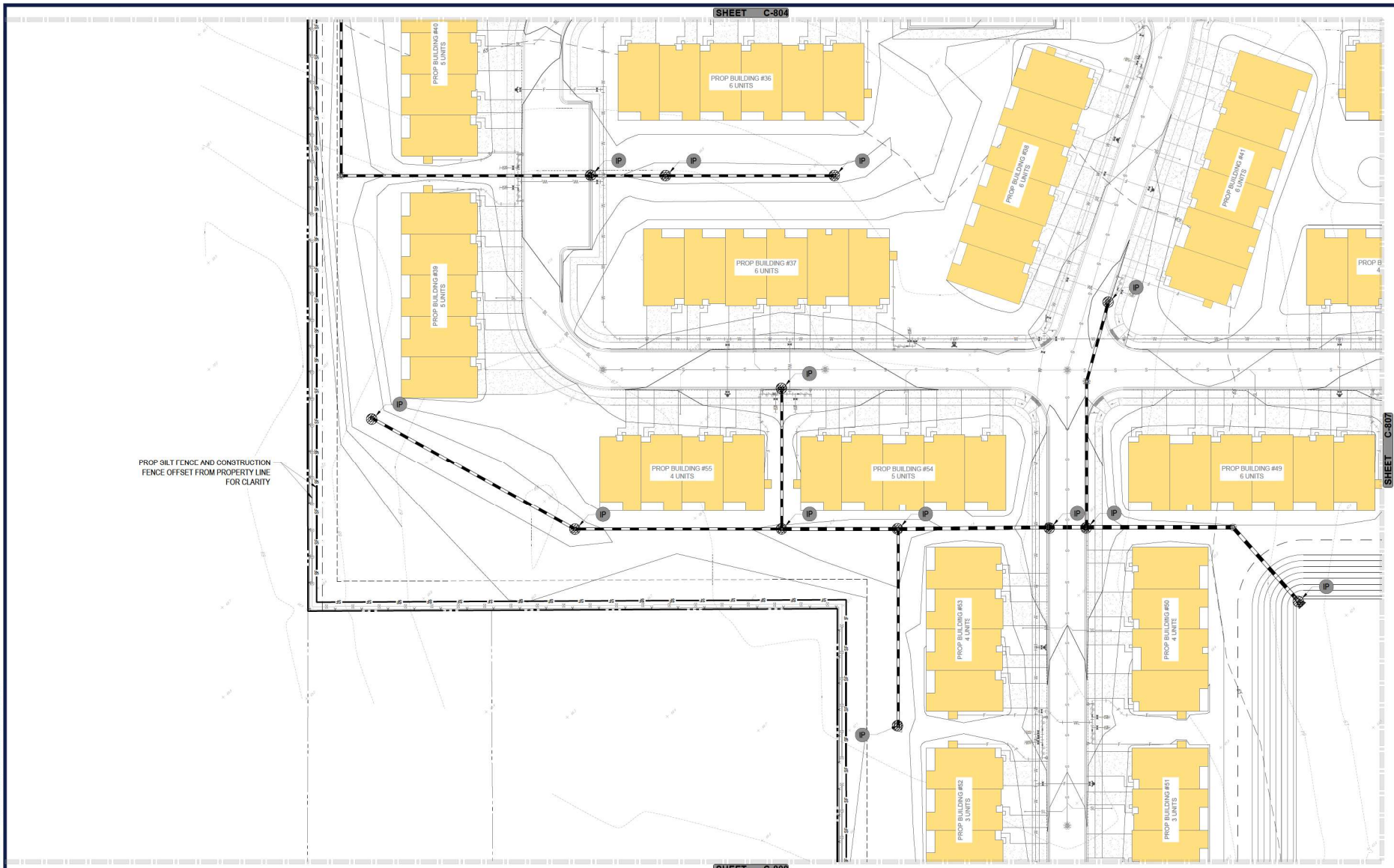
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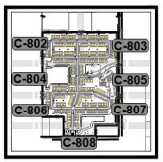
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-805

ORG. DATE - 01/16/2025





KEY MAP
SCALE: 1" = 1,000'

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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
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Phone: (561) 571-0280
Fax: (561) 571-0281
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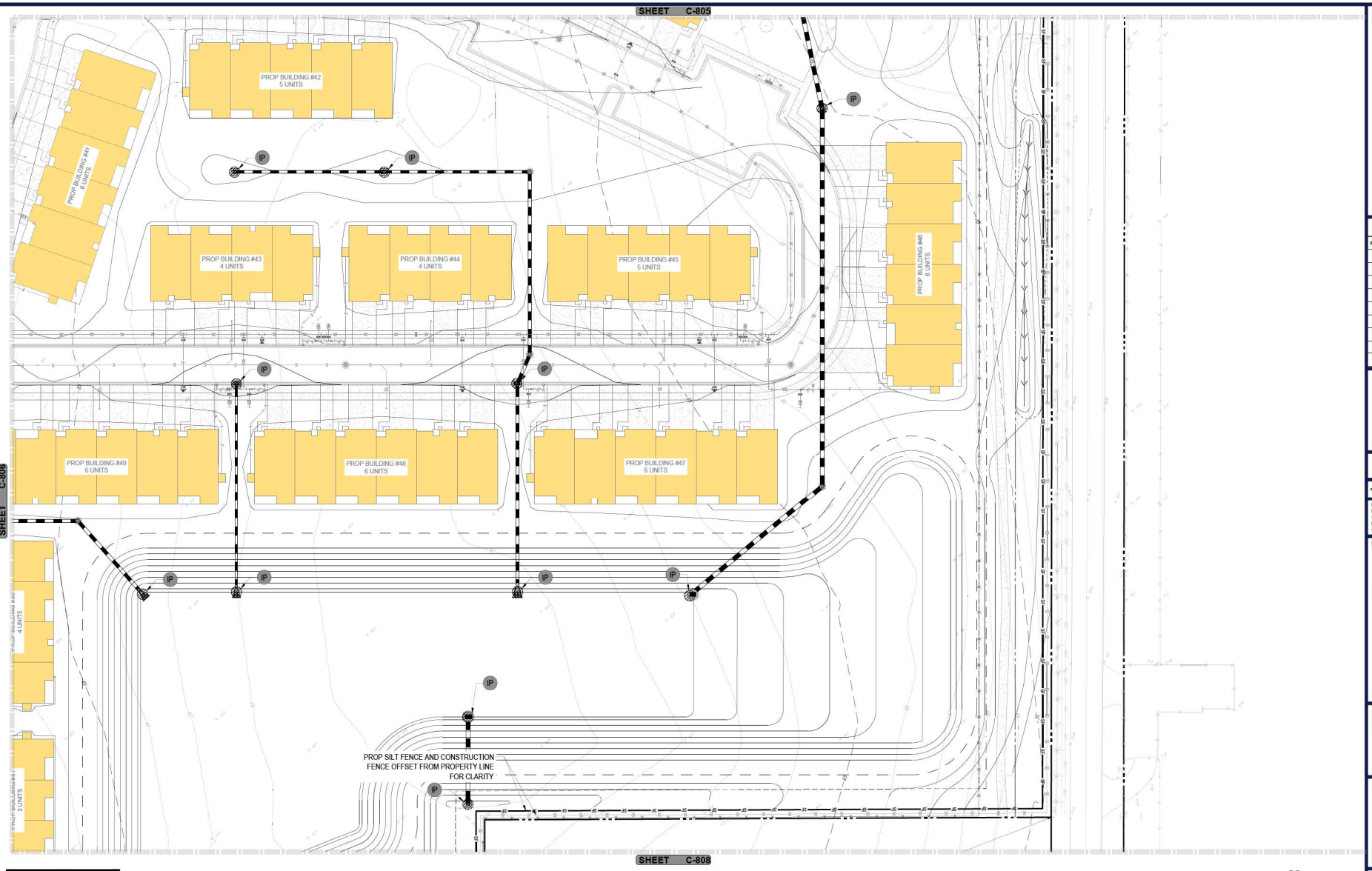
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

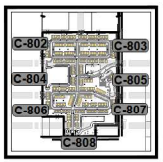
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C-806

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KEY MAP
SCALE: 1" = 1,000'



SCALE: 1" = 30'

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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

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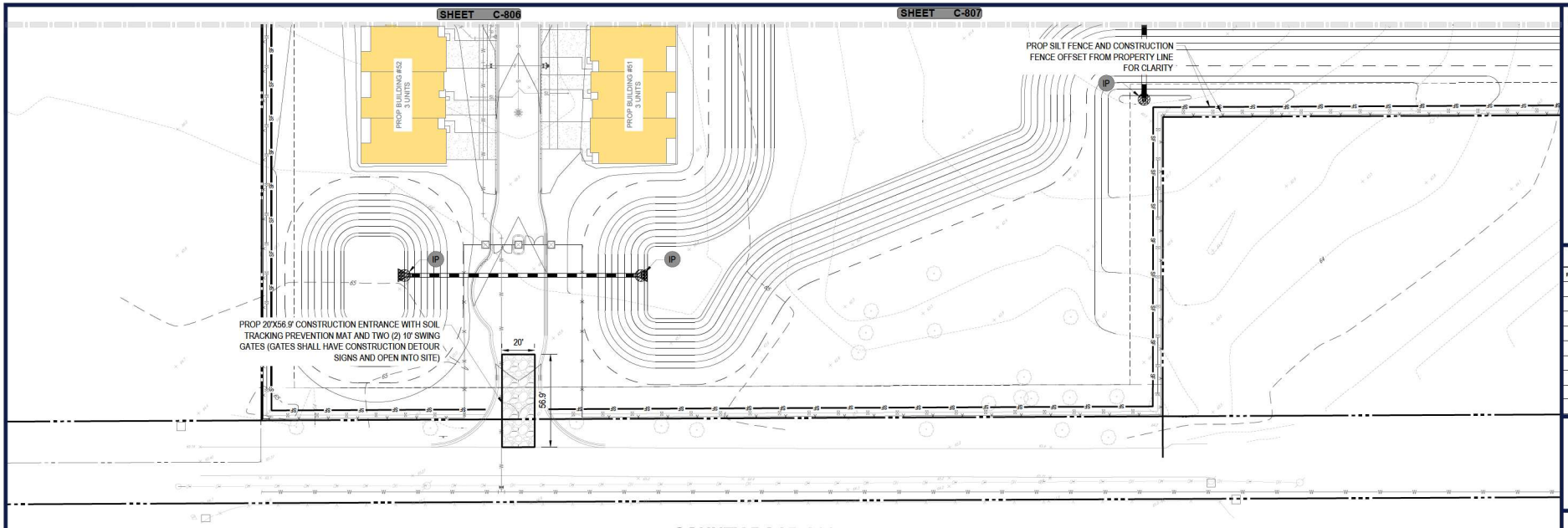
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

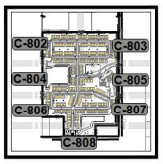
SHEET NUMBER:

C-807

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KEY MAP
SCALE: 1" = 1000'



30 15 7.5 0 30
SCALE: 1" = 30'

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

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SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-808

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2024\FL\8240129.00\A3D\DRAWINGS\PH_PLAN SET\SP-CIVIL-EROS-FL8240129.00-0A-----LAYOUT: C-808 EROSION AND SEDIMENT CONTROL PHASE 2 PLAN

Project Name and Location Information	SUMMERFIELD COTTAGES 11156 CR 209, OXFORD, FL 34484
Describe the nature of the construction activity:	THE PROPOSED SITE CONSISTS OF APPROXIMATELY 49.27 AC. THE PROPOSED PROJECT INCLUDES A MULTI-FAMILY RESIDENTIAL DEVELOPMENT, ALONG WITH ASSOCIATED PARKING, UTILITIES, LANDSCAPING, AND DRAINAGE IMPROVEMENTS.
Describe the intended sequence of major soil disturbing activities:	- 0-2 days, site prep and stabilized construction entrance; - 3-6 days; install perimeter sediment and erosion controls; - 7-40 days, install stormwater retention basin - 7-10 days, clearing/ grubbing over all areas - 11-90 days, site grading; - 90-150 days, install storm sewer and utilities - 150-180 days, stabilize site.
Total area of the site:	49.27 ACRES
Total area of the site to be disturbed:	49.27 ACRES
Existing data describing the soil or quality of any stormwater discharge from the site:	EXISTING SOIL TYPES ARE ARENTS, BASINGER, SAMSULA, AND HONTOON SOILS, MYAKKA AND EAUGALLIE FINE SANDS, AND URBAN LAND, WITH A SEASONAL HIGH WATER TABLE OF 4-8 FT. BELOW EXISTING GRADE.
Estimate the drainage area size for each discharge point.	N/A
Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	N/A

Give a detailed description of all controls, Best Management Practices (BMP's) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil distributing activities section. Provide time frames in which the controls will be implemented.
NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40-432 F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP (2007) and any subsequent amendments.

- Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. A rock entrance road (that is 80 ft. long with a 6-inch depth of FDOT #1 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off the site. There will be only one construction entrance at this site.
- After the initial site grading work, all proposed inlet(s)/ outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 7 days after the last construction activity. Seeding shall be the same as in temporary seeding.
All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.

Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.

- Temporary seeding shall be the grass or other appropriate ground covers depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days.
- Sod shall be used to stabilize the sides of the detention basins.
- Filter fabric shall be placed under the rock entrance/exit.
Vegetative buffers shall be left undisturbed along the boundaries of the property, with the exception of exotic vegetation removal.

Describe all structural controls to be implemented to divert stormwater, flow from exposed soils and structural practices to store flows, retain sediment on site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.

- A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter of each construction phase.
- The site will capture the runoff through a series of inlets that drains into the proposed dry retention ponds located on-site.
- Inlet(s)/ Outfalls shall be protected with filter fabric and properly installed inlet filters (with the same installation as indicated under the Best Management Practices heading).

Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres. - N/A

Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.

- The site will capture the runoff through a series of inlets that drains into the proposed dry retention ponds located on-site.

WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WIPES.	All construction materials and debris will be placed in a dumpster and hauled
Offsite vehicle tracking from construction entrances/ exits:	Offsite vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
The proper application rates of all fertilizers, herbicides, and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates. No fertilizers and pesticides will be stored on site.
The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff. A small-vegetated berm shall be placed around the washdown area.

Provide a detailed description of maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.

Contractor shall provide routine maintenance or permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent:
- Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately.
Sediment deposits shall be removed when they reach approximately one- half the height of the barrier.
- Maintenance shall be performed on the rock entrance when any void spaces are full of sediment.
- Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately.
- Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions.
- Mulch and sod that has been washed out shall be replaced immediately.
- Maintain all other areas of the site with proper controls as necessary.

Inspections: Describe the inspection and inspection documentation procedures, as required by Part V.D.4. of the permit. Inspections must occur at least once every 7 days within 24 hours of the end of a storm event that is 0.50 inches or greater (see attached form)

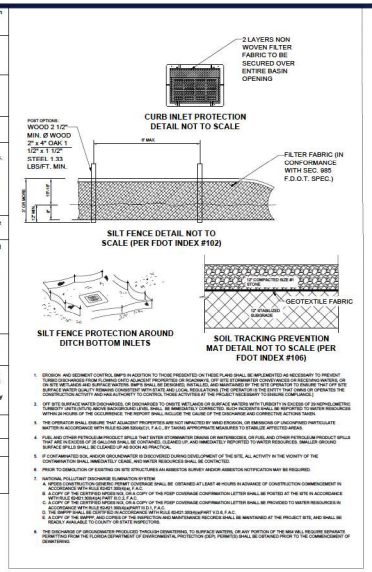
Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMP's at least once every 7 calendar days or within 24hours of the end of a rainfall event that is 0.50 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.

Identify and describe all sources of non-stormwater discharges as allowed in Part IV.A.3. of the permit. Flows from firefighting activities do not have to be listed or described.

All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE
ROBERT MORGADO	PROJECT MANAGER	BOHLER ENGINEERING 1900 NW CORPORATE BOULEVARD SUITE 101E, BOCA RATON, FL 334331	11/7/2024



1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING DATO ADJACENT PROPERTIES OR ROADWAYS. OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS. OR ON SITE WETLANDS DUE TO CONSTRUCTION SITE RUNOFF. SILT FENCES, INSTALLED AND MAINTAINED TO ENSURE THAT OFF SITE SEDIMENT DOES NOT REACH SURFACE WATERS OR WETLANDS, SHALL BE INSTALLED AND MAINTAINED AT THE DIRECTION OF THE CERTIFIED INSPECTOR OPERATING THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO, DIRECTLY WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C), F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
   A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62H21-300(5)(a), F.A.C.
   B. A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62H21-300(5)(b) PART II.C.3, F.A.C.
   C. A COPY OF THE CERTIFIED NOI/SES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62H21-300(5)(b) PART II.C.3, F.A.C.
   D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62H21-300(5)(a)PART V.D.6, F.A.C.
   E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMITTING SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-EROS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

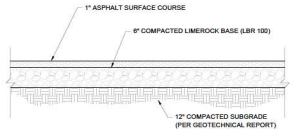
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:

C-809

ORG. DATE - 01/16/2025

Apr 16, 2025
H:\2024\FL8240129.00\CAD\DRAWINGS\PLAN SET\SP-PCIVL-EROS-FL8240129.00-0A.dwg — LAYOUT: C-809 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

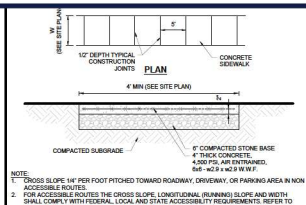


NOTE:

1. SECTION SHOWN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., ENTITLED GEOTECHNICAL ENGINEERING REPORT, DATED NOVEMBER 11, 2024 (PROJECT #S1240840). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY ASPHALT PAVEMENT

NOT TO SCALE (MS-5010101 - 06/2023)

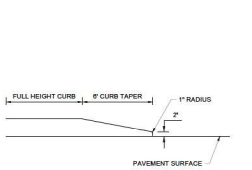


NOTE:

1. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARD ROADWAY, DRIVEWAY, OR PARKING AREA IN NON ACCESSIBLE ROUTES.
2. FOR ACCESSIBLE ROUTES THE CROSS SLOPE, LONGITUDINAL (RUNNING) SLOPE AND WIDTH SHALL COMPLY WITH FEDERAL, LOCAL AND STATE ACCESSIBILITY REQUIREMENTS. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA INSTRUCTIONS.
3. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS 20'-0" O.C. MIN. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
4. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.
5. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
6. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT INTERFACE WITH BUILDING. REFER TO ARCH PLANS AT DOOR LOCATIONS.

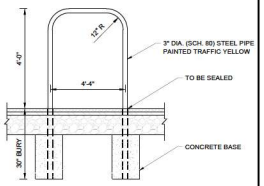
CONCRETE SIDEWALK

NOT TO SCALE (BE-5030202 - 06/2024)



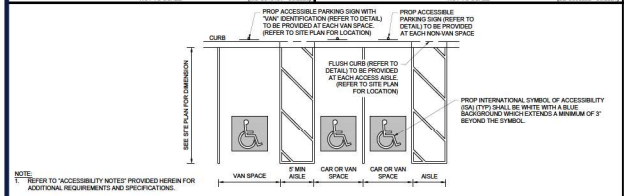
CURB TAPER

NOT TO SCALE (MS-5029902 - 06/2023)



'U' SHAPED BOLLARD

NOT TO SCALE (MS-5070102 - 06/2023)

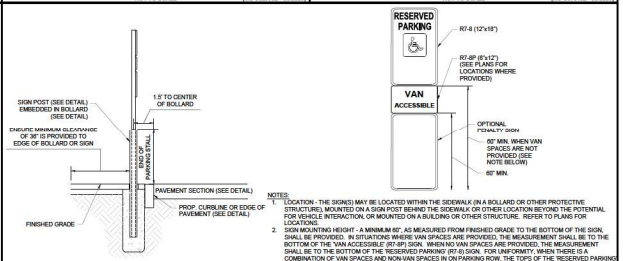


NOTE:

1. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
2. THE LAYOUT AND NUMBER OF PARKING SPACES VARIES. REFER TO PLAN FOR LOCATION AND CONFIGURATION.
3. STALL DIMENSIONS ARE MEASURED TO THE CENTERLINE OF THE PAINTED STRIPE.
4. ACCESS AISLES CAN NOT OVERLAP VEHICULAR WAYS.
5. AN ACCESS AISLE AT LEAST 5' WIDE AND AT LEAST AS LONG AS THE PARKING SPACE IS REQUIRED ON EITHER SIDE OF THE PARKING SPACE AND MUST BE MARKED TO DISCOURAGE PARKING IN IT. TWO SPACES CAN SHARE ONE AISLE.

ADA PARKING STALL MARKING

NOT TO SCALE (BE-5050104 - 05/2024)

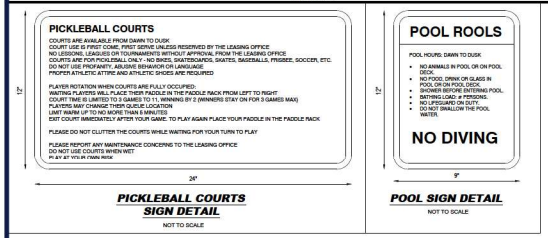


NOTES:

1. LOCATION - THE SIGN(S) MAY BE LOCATED WITHIN THE SIDEWALK (IN A BOLLARD OR OTHER PROTECTIVE STRUCTURE), MOUNTED ON A SIGN POST BEHIND THE SIDEWALK OR OTHER LOCATION BEYOND THE POTENTIAL FOR VEHICLE INTERACTION, OR MOUNTED ON A BUILDING OR OTHER STRUCTURE. REFER TO PLANS FOR LOCATIONS.
2. SIGN MOUNTING HEIGHT - A MINIMUM 60", AS MEASURED FROM FINISHED GRADE TO THE BOTTOM OF THE SIGN, SHALL BE PROVIDED. IN SITUATIONS WHERE VAN SPACES ARE PROVIDED, THE MEASUREMENT SHALL BE TO THE BOTTOM OF THE VAN ACCESSIBLE (R7-8P) SIGN. WHEN NO VAN SPACES ARE PROVIDED, THE MEASUREMENT SHALL BE TO THE BOTTOM OF THE "RESERVED PARKING" (R7-8) SIGN. FOR UNIFORMITY, WHEN THERE IS A COMBINATION OF VAN SPACES AND NON-VAN SPACES IN ON PARKING ROW, THE TOPS OF THE "RESERVED PARKING" (R7-8) SIGNS SHALL BE CONSISTENT.
3. SIGN SPECIFICATIONS - UNLESS OTHERWISE REQUIRED BY STATE OR LOCAL REQUIREMENTS, THE R7-8 AND R7-8P SIGNS SHALL BE PER MUTCD SPECIFICATIONS. THE PENALTY SIGN SHALL BE PER STATE OR LOCAL REQUIREMENTS AND SHALL BE 12"x18".

RESERVED PARKING SIGN

NOT TO SCALE (BE-5060101 - 09/2024)

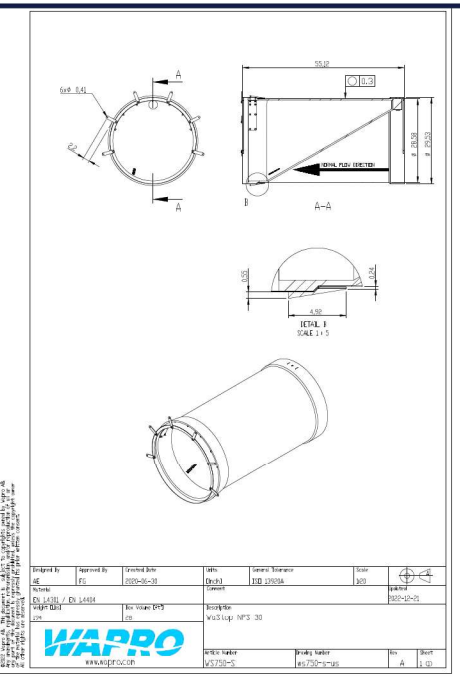


PICKLEBALL COURTS SIGN DETAIL

NOT TO SCALE

POOL SIGN DETAIL

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CAD I.D.:	P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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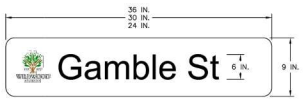
SHEET NUMBER:

C-901

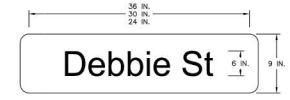
ORG. DATE - 01/16/2025

Apr 16, 2025
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BENTLEY

STREET SIGNS



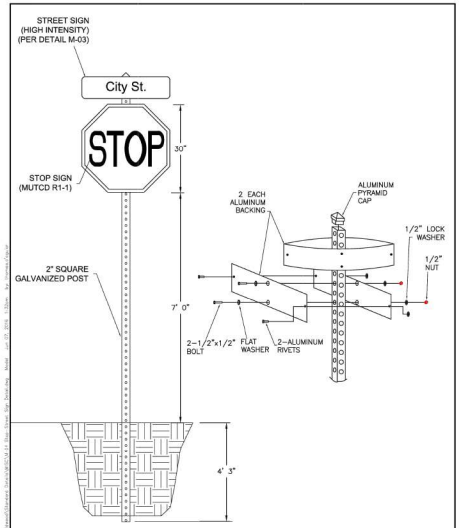
CITY MAINTAINED
WHITE LETTERS ON A GREEN BACKGROUND



PRIVATELY MAINTAINED
GREEN LETTERS ON A WHITE BACKGROUND

1. SIGNS SHOULD BE SINGLE SIDED, INSTALLED AROUND POST. SEE DETAIL M-04.
2. SIGNS SHALL BE 0.080 ALUMINUM WITH HIGH-INTENSITY BACKGROUND WITH DIE-CUT LETTERS.
3. UPPERCASE LETTERS SHALL BE 6" IN HEIGHT. LOWERCASE LETTERS SHALL BE 4.5" IN HEIGHT.
4. CITY MAINTAINED STREETS SHALL INCLUDE THE OFFICIAL LOGO AS SHOWN.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD MISC. DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 06-01-16	STREET SIGN	M-03 1 OF 1



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD MISC. DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 06-01-16	STOP/STREET SIGN	M-04 1 OF 1

WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE WORK SHALL ALSO INCLUDE SUCH CONNECTIONS, RECONNECTIONS, TEMPORARY SERVICE, AND ALL OTHER PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE NEW WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUSTAIN OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DETAIL.

POLYVINYLCHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 10'. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 10'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE BARRELS AND CONES COATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER AS SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT CONDITIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS; THEY SHALL BE EXACTLY PARALLEL WITH A 2: 1 SLOPE AND NOMINAL 1/16" CLEARANCE WITH THE TONGUE EQUIPPED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O-RING RUBBER GASKET, CONFORMING TO ASTM C443 –LATEST, JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR RAMNEK PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PRE-PRIMED.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, THE INTERIOR AND EXTERIOR SURFACES OF EACH MANHOLE SHALL BE GIVEN TWO COATS OF COAL–TAR EPOXY. TOTAL MINIMUM DRY FILM THICKNESS SHALL BE 12 MILS. EACH COAT SHALL BE APPLIED AT THE RATE OF ONE GALLON PER 100 S.F. THE WATERPROOFING MATERIALS SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THAT THE APPLICATION OF THE SECOND COAT HAS NO EFFECT ON THE FIRST COAT. THE COAL–TAR EPOXY SHALL BE APPLIED AT THE PLACE OF FABRICATION. ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AFTER MANHOLE INSTALLATION IF SO DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON, AND SHALL BE SMOOTH, FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNFIT FOR THE SERVICE FOR WHICH THEY ARE INTENDED. THEY SHALL BE THOROUGHLY CLEANED AND SUBJECTED TO A CAREFUL HAMMER INSPECTION. CASTINGS SHALL MEET THE REQUIREMENTS OF ASTM A48 – LATEST, SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 65–45–12, DUCTILE IRON MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN EITHER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN HS20–44 LOADING DEFINED IN THE AASHTO SPECIFICATIONS. FRAMES AND COVERS SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 1 OF 5

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN SOIL BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SUBSOIL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SUBSOIL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125.8 BACKFILLING – THE REQUIREMENTS SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125.8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–99.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE THIRD STAGE (MIN. 4' BELOW FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 180. WHERE THE CONSTRUCTION IS OUTSIDE THESE LIMITS, THE THIRD STAGE SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. DENSITY TESTS SHALL BE TAKEN ON EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 L.F. AND AT EACH TRANSVERSE SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR WEATHER IS UNSUITABLE FOR WORKING IN DRY CONDITIONS. AT ALL TIMES WHEN WORK IS NOT IN PROGRESS, ALL OPEN ENDS OF PIPE AND FITTINGS SHALL BE SECURELY CLOSED SO THAT NO TRENCH WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH DEWATERING (WELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE DEWATERED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THIS STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME FUTURE TIME WITHOUT INJURY TO THE PIPE ITSELF. AT THE CLOSE OF EACH DAY'S WORK, AND AT OTHER TIMES WHEN PIPE IS NOT BEING LAID, THE END OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE–FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER OBSTRUCTING MATERIAL INTO THE PIPELINES. AS THE WORK PROGRESSES, THE INTERIOR OF THE SEWER SHALL BE CLEANED OF ALL DIRT, JOINTING MATERIAL, AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER, PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTION

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE CITY INSPECTOR AND ENGINEER. EACH SERVICE CONNECTION SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS–BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 2 OF 5

SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS SHOWN ON THE STANDARD DRAWINGS. IN THE ABSENCE OF AN EXISTING WYE, CONNECTIONS OF NEW SERVICES TO EXISTING MAINS SHALL BE MADE BY INSTALLING A SADDLE TYPE FITTING OF THE SAME MANUFACTURER AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. EIGHT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICE OR OPPOSITE WYES AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE AS DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER–TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

AN EMS SANITARY MARKER #1253 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EACH SANITARY SEWER SERVICE LATERAL, IF SO REQUIRED BY THE CONSTRUCTION DETAILS OF THE DRAWINGS. THE CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND, IF SO, THE REQUIRED LOCATION AND DEPTH.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH DEVIATION OR OMISSION SHALL BE CORRECTED AT ONCE. ALL TESTS SHALL BE MADE BY THE CONTRACTOR WHO SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPACTION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE OBSERVED FIRST HAND BY THE CITY INSPECTOR AND ENGINEER. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF LIMEROCK BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SIGHTED BETWEEN SUCCESSIVE MANHOLES TO INSURE PROPER GRADE AND ALIGNMENT. A FULL PIPE CIRCLE SHALL BE OBSERVED. DEFECTS NOTED SHALL BE IMMEDIATELY DUG UP AND CORRECTED AFTER WHICH BACKFILLING MAY PROCEED TO THE TOP OF THE TRENCH. THE CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING AGAINST DISPLACEMENT, FLOTATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL VIDEO THE SECTIONS IN QUESTION.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW–PRESSURE AIR TEST (5 PSI FOR 5 MINUTES WITH ZERO LOSS). ALL TEST REQUIREMENTS AND PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH UNI–BELL PVC PIPE ASSOCIATION UNI–B–6–90 "RECOMMENDED PRACTICE FOR LOW–PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC. AND ANY OTHER NECESSARY EQUIPMENT AND ALL LABOR REQUIRED, WITHOUT ADDITIONAL COMPENSATION. THE ENGINEER SHALL CALCULATE THE MINIMUM TIME REQUIRED FOR EACH TEST ON EACH SECTION OF LINE AND SHALL SO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER (EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTION) AND REPAIR OR REPLACE THE DEFECTIVE PIPE FITTING, JOINT OR OTHER APPURTENANCE, AND RETEST THE REPAIRED SECTION WITHOUT ADDITIONAL COMPENSATION. UPON SATISFACTORY COMPLETION OF THE TESTS, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY TEST PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORE THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN NO MORE THAN 0.25" OF SAG, SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 3 OF 5

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL GRADING MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF THE SECTIONS SHALL BE SEALED WITH PRE MOLDED PLASTIC JOINT SEALER EQUAL TO "RAMNEK", OR HAVE AN O–RING GASKET INSTALLED IN THE PREFORMED RECESS. ALL HOLES IN THE SECTIONS REQUIRED FOR HANDLING AND THE ANNULAR SPACE BETWEEN THE WALLS OF THE MANHOLE AND THE ENTERING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON–SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER–TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE DRAWINGS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MORTAR FOR JOINTS SHALL BE ONE PART CEMENT AND TWO PARTS SAND; LIME SHALL NOT BE USED. REINFORCEMENT SHALL BE PROVIDED AS NECESSARY TO PREVENT BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLUSHING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. TO ASSURE A SUFFICIENT BOND BETWEEN THE MANHOLE COVERS AND THE SURROUNDING ASPHALT SURFACE, THE MANHOLE COVER SHALL NOT BE SET UNTIL ALL BASE CONSTRUCTION HAS BEEN COMPLETED. THE MANHOLES SHALL BE PROTECTED DURING THE ROADWAY CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE SHALL BE UNCOVERED AND THE RING AND COVER SO PLACED TO ACCURATELY MEET THE FINISH PAVEMENT GRADE. THE MANHOLE FRAME SHALL BE SET ON THIS CONCRETE SECTION IN A RING OF MORTAR AT LEAST 1" THICK AND SHAPED TO SHED WATER AWAY FROM THE FRAME. ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTH. THE AREA EXCAVATED IN THE IMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE RING AND COVER TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK RUST–INHIBITING PAINT. IF THE MANHOLE IS LOCATED IN A PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT COURSE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR WHILE THE MANHOLES ARE UNDER CONSTRUCTION. CUT OFF PIPES AT INSIDE FACE OF THE MANHOLE AND CONSTRUCT THE INVERT TO THE SHAPE AND SIZES OF PIPE INDICATED. ALL INVERTS SHALL FOLLOW THE GRADES OF THE PIPE ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND ENTERING BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES TO MANHOLES. THE END OF EACH STUB LINE SHALL BE PROVIDED WITH A BELL END WHICH SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED TO THE CENTER OF THE MANHOLE, AND THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS–BUILT DRAWINGS.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 4 OF 5

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PROJECT No.: FL8240129.00-0A
DRAWN BY: OR
CHECKED BY: RM
DATE: 01/16/2025
CAD I.D.: P-CIVIL-DNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-902

ORG. DATE - 01/16/2025

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO PRECAST MANHOLES. THE CONNECTOR SHALL BE THE SALE ELEMENT RELIED ON TO ASSURE A FLEXIBLE WATER-TIGHT SEAL OF THE PIPE TO THE MANHOLE. NO ADHESIVES OR LUBRICANTS SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM C923 AND CONSIST OF EPDM AND ELASTOMERS DESIGNED TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, AND CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE FATS, OILS AND PETROLEUM PRODUCTS FROM SPILLS. ALL STAINLESS STEEL ELEMENT OF THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE PRECAST MANHOLE SUPPLIER, AND SET FOR 60" LBS. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES SHALL BE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES. UNLESS STUBS OF CORRECT SIZE ARE FOUND TO EXIST, THE CONTRACTOR SHALL CUT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE (WALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST OPENING POSSIBLE, CONSISTENT WITH THE WORK TO BE DONE.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER-TIGHT JOINT USING "CONSTRUCTION GROUT" OR "SET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "NS GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL, AND REPAIR THE EXISTING MANHOLE INVERT IN A MANNER SATISFACTORY TO THE ENGINEER. THE FLOOR SHALL BE REFORMED AND FINISHED TO PROVIDE FLOW CHANNELS AS SPECIFIED FOR NEW MANHOLES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS, AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE DESIGNATED ON THE DRAWINGS FOR SUCH STRUCTURES, SHALL BE CUT DOWN OR EXTENDED, AND MADE TO CONFORM TO THE GRADE OF THE NEW PAVEMENT, OR TO THE DESIGNATED GRADE OF THE STRUCTURE IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

PAVEMENT REPLACEMENT

WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY PUBLIC WORKS STAFF AND/OR ENGINEER BEFORE REMOVAL. THE REPLACED PAVEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS THAT REMOVED, EXCEPT WHERE PERMISSION IS GIVEN BY THE CITY INSPECTOR OR ENGINEER FOR THE USE OF ANOTHER TYPE. ROUGH CUTS FOR PAVEMENT, CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT ON PUBLIC ROADWAYS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENTAL ENTITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

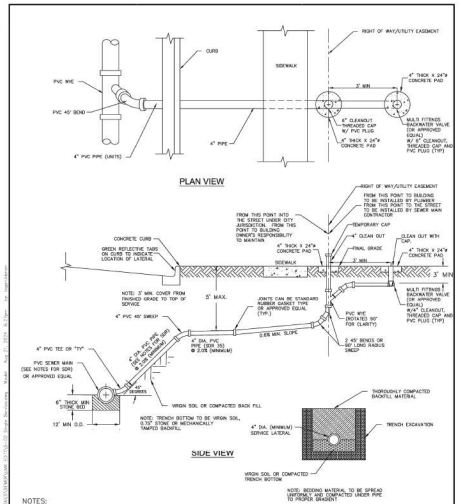
CLEARANCE REQUIREMENTS

MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

GENERAL DESIGN

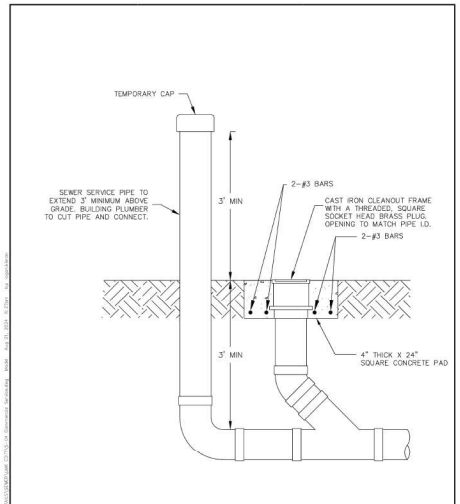
1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE PIPING SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLES SHALL REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT-OF-WAY TO THE GREATEST EXTENT POSSIBLE.
4. UNLESS OTHERWISE APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES SHALL BE WATER TIGHT WITH A COLD TAR EXTERIOR COATING.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL: WASTEWATER COLLECTION SPECIFICATIONS	DETAIL NUMBER: S-01 5 OF 5



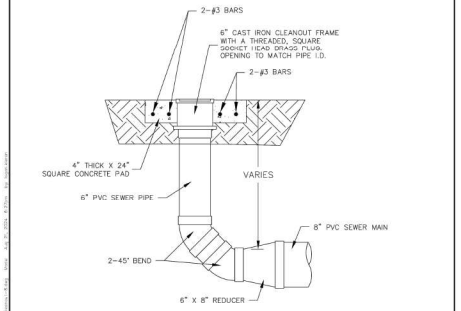
NOTES:
1. ALL LATERAL CONNECTIONS SHALL BE TO MAINS. NO LATERAL CONNECTIONS CAN BE TIED TO MANHOLES, UNLESS OTHERWISE APPROVED.
2. LATERAL DEPTH 4' TO 10' = SDR 35
   LATERAL DEPTH GREATER THAN 10' = SDR 26
3. ALL CLEAN OUTS IN PAVED AREAS SHALL BE PROSELECT PSVBM1007SWR OR APPROVED EQUAL.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL: SANITARY SEWER SINGLE SERVICE	DETAIL NUMBER: S-02 1 OF 1



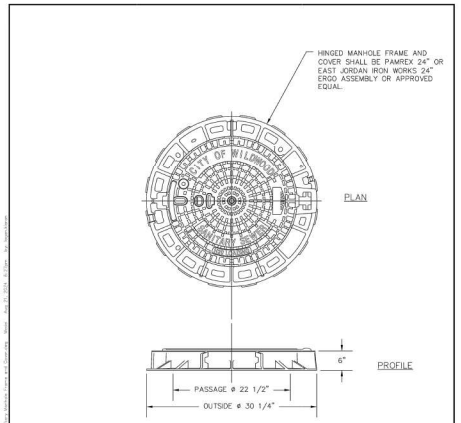
NOTE:
IN PAVED AREAS, INSTALL SQUARE 4" THICK CONCRETE PAD. PAVED AND CONCRETE AREAS SHALL HAVE CAST IRON MONUMENT CLEAN OUT BODY AND COVER FROM PROSELECT (MODEL PSVBM1007SWR) OR APPROVED EQUAL. PAD TO BE APPROVED BY CITY INSPECTOR

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL: COMMERCIAL SANITARY SERVICE (6" AND SMALLER MAINS)	DETAIL NUMBER: S-04 1 OF 1



NOTE:
IN PAVED AREAS, INSTALL SQUARE 4" THICK CONCRETE PAD. PAVED AND CONCRETE AREAS SHALL HAVE CAST IRON MONUMENT CLEAN OUT BODY AND COVER FROM PROSELECT (MODEL PSVBM1007SWR) OR APPROVED EQUAL. PAD TO BE APPROVED BY CITY INSPECTOR

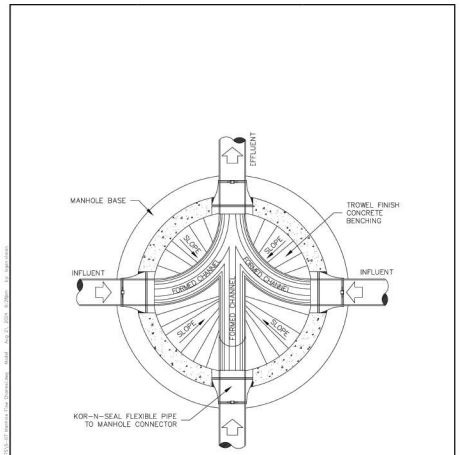
CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL: COMMERCIAL SANITARY CLEAN-OUT (8" MAIN)	DETAIL NUMBER: S-05 1 OF 1



PRECAST MANHOLE TOPS

1. TWO COURSES OF ADJUSTMENT BRICK (MIN.) WITH FOUR COURSES (MAX.) SHALL BE REQUIRED BETWEEN ALL PRECAST MANHOLE TOPS AND COVER FRAMES.
2. CITY-OWNED MANHOLES SHALL HAVE COVER LETTERED WITH, "CITY OF WILDWOOD" ACROSS THE TOP AND "SANITARY SEWER" ACROSS THE BOTTOM. COVER OF PRIVATELY-OWNED MANHOLES SHALL ONLY INCLUDE "SANITARY SEWER" ACROSS THE BOTTOM.
3. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL: STANDARD MANHOLE FRAME AND COVER	DETAIL NUMBER: S-06 1 OF 1



CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL: TYPICAL MANHOLE PLAN	DETAIL NUMBER: S-07 1 OF 1

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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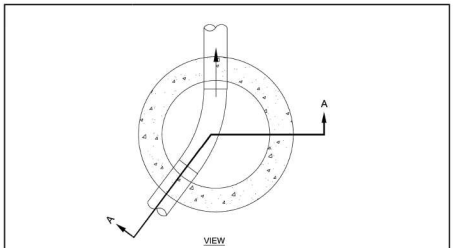
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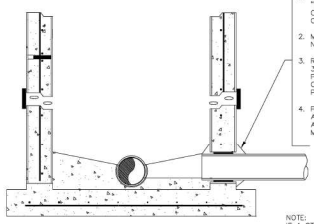
CONSTRUCTION DETAILS

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C-903

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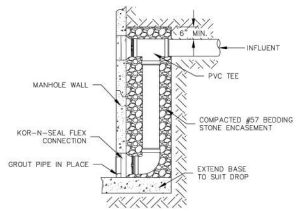


1. CORE AND CONNECT WITH "KORE N SEAL" BOOT OR OTHER APPROVED WATER TIGHT CONNECTION.
2. MORTAR ALL AROUND WITH NON-SHRINK GROUT.
3. RE-CONSTRUCT BENCH W/ 3000 PSI CONCRETE TO PROVIDE SMOOTH TRANSITION OF FLOW FROM NEW INCOMING PIPE TO OUTGOING MAIN.
4. PROVIDE MINIMUM OF 0.1' FALL ACROSS MANHOLE. IF PIPES ARE NOT SAME DIAMETER MATCH CROWN OF EXITING PIPE.

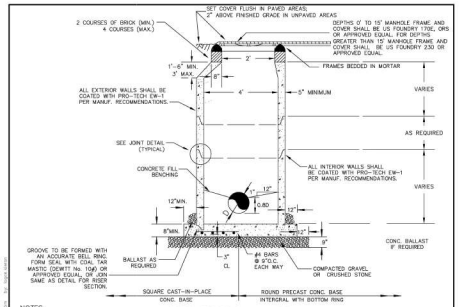
TYPICAL SECTION A-A

NOTE:
IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL GRAVITY SEWER CONNECTION	DETAIL NUMBER S-08 1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL STANDARD DROP MANHOLE CONNECTION	DETAIL NUMBER S-09 1 OF 1



NOTES

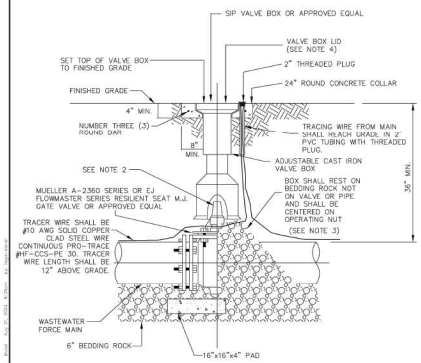
PRECAST CONC. MANHOLE

1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, EXTERIOR, JOINTS AND GROUTED AREAS SHALL BE COATED WITH TWO (2) COATS OF BITUMASTIC SEALER.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 24" US FOUNDRY 170E, ORS. MANHOLES 15' DEEP AND GREATER SHALL HAVE A 32" US FOUNDRY 230 RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALLS.
6. MANHOLES SHOWN ARE FOR SEWER SIZE 6" THRU 24". FOR LARGER SEWER SIZES SPECIALLY DESIGNED MANHOLES SHALL BE PROVIDED.
7. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "EMBECO" GROUT OR APPROVED EQUAL.
8. DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT PIPE.
9. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. CONNECTION PIPES TO MANHOLES HAVE BEEN DETAILED AS P.V.C. PIPE AND SHALL BE MODIFIED AS REQUIRED FOR OTHER APPROVED MATERIAL.
10. THE CITY OF WILDWOOD MAY DETERMINE THAT CERTAIN MANHOLE STRUCTURES WILL BE CONSIDERED TURBULENT AND MAY REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.
11. IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

MANHOLE STRUCTURAL DATA

MANHOLE DEPTH IN FEET	BOTTOM SLAB THICKNESS THICKNESS IN INCHES BETWEEN DEPTHS SHOWN
0' TO 10'	8"
10' TO 15'	10"
15' TO 20'	14"
BELOW 20'	AS APPROVED

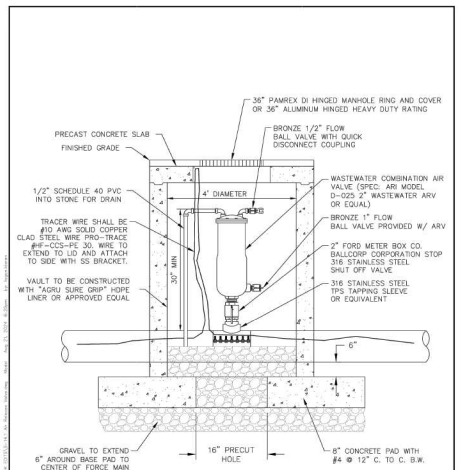
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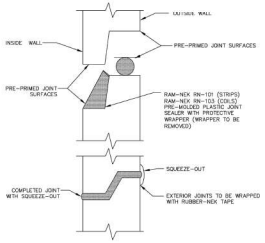
NOTES

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON END OF SERVICE VALVES.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL GATE VALVE AND BOX DETAIL	DETAIL NUMBER S-13 1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL FORCE MAIN AIR RELEASE VALVE	DETAIL NUMBER S-14 1 OF 2



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL PRECAST CONCRETE MANHOLE JOINT CONSTRUCTION	DETAIL NUMBER S-16 1 OF 1

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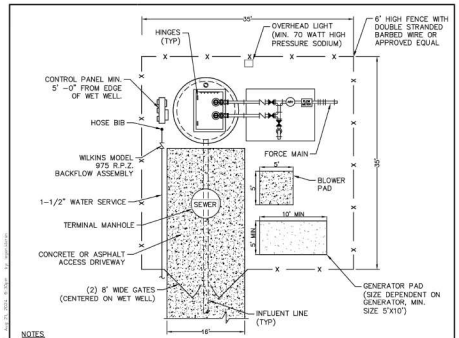
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CONSTRUCTION DETAILS

SHEET NUMBER:

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NOTES

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

1. NORTH ARROW.
2. FENCE WITH 2-8' WIDE GATES.
3. INFLUENT LINE ENTRY LOCATION.
4. HINGE LOCATION.
5. SHOW POWER SERVICE FEED.
6. 5' -0" FROM CONTROL PANEL TO EDGE OF WET WELL.
7. DESIGN TO BE COORDINATED WITH DETAIL SHEET.
8. FENCED AREA TO BE COVERED WITH WEED BLOCK FABRIC AND A MINIMUM OF 3" OF #57 STONE
9. INFLUENT MAIN SHALL BE CLEAR OF PANEL AND VAULT.
10. MIN. LOT SIZE TO BE 35' x 35'.

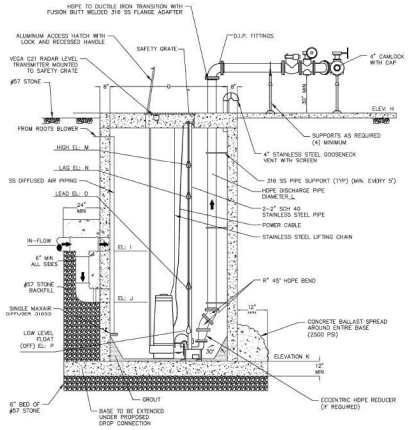
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LIFT STATION DATA

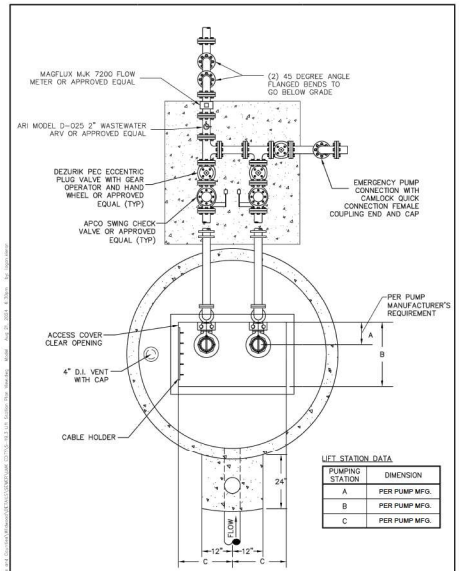
PUMPING STATION	DIMENSION/ ELEVATION
G	5'
H	65.50'
I	52.75'

PUMPING STATION	DIMENSION/ ELEVATION
J	48.00'
K	46.50'
L	4"

PUMPING STATION	DIMENSION/ ELEVATION
M	52.75'
N	51.00'
O	50.00'
P	48.00'
Q	*
R	4"



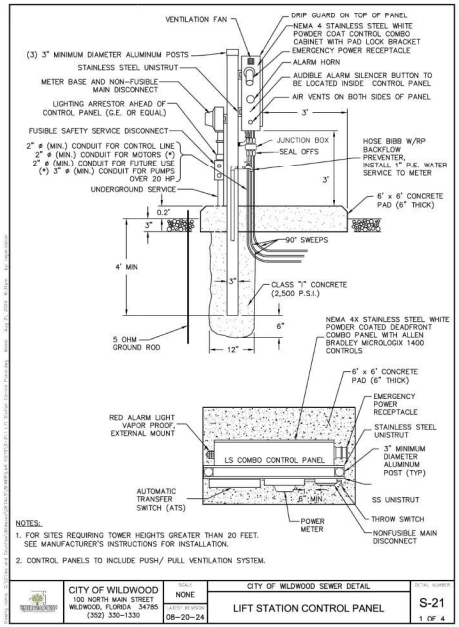
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LIFT STATION DATA

PUMPING STATION	DIMENSION
A	PER PUMP MFG.
B	PER PUMP MFG.
C	PER PUMP MFG.

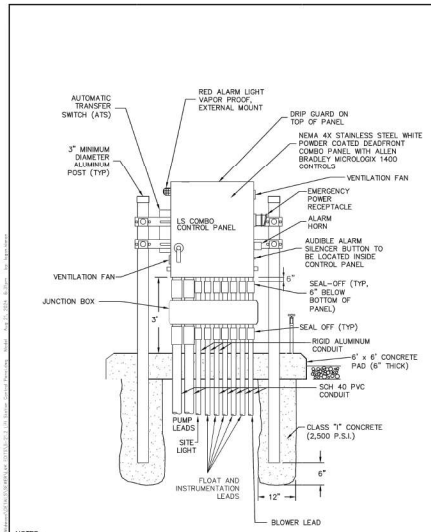
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NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CONTROL PANELS TO INCLUDE PUSH/ PULL VENTILATION SYSTEM.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 08-20-24	CITY OF WILDWOOD SEWER DETAIL LIFT STATION CONTROL PANEL	DETAIL NUMBER S-21 1 OF 4



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CONTROL PANELS TO INCLUDE PUSH/PULL VENTILATION SYSTEM.

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GENERAL NOTES

1. ALL EXPOSED PIPE SHALL BE PAINTED WITH 2 COATS OF GREEN TNEMEC SERIES 66 EPOXOLINE. OUTFLOW PIPE SHALL BE GREEN IN COLOR.
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
4. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN THE WET WELL.
5. WET WELL ACCESS HATCH SHALL BE ALUMINUM WITH 316 SS HARDWARE AND LOCK CLASP; BY US FOUNDRY, HALLIDAY, OR APPROVED EQUAL.
6. WET WELL ACCESS HATCH SHALL BE EQUIPPED W/ OPT-GRATE AS MANUFACTURED BY HALLIDAY PRODUCTS OR EQUAL.
7. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8. ALL HARDWARE IN WET WELL TO BE STAINLESS STEEL.
9. ALL INTERIOR WALLS OF THE WET WELL SHALL BE CONSTRUCTED WITH "AGRU SURE GRIP" HDPE OR APPROVED EQUAL.
10. WET WELL SHALL BE COATED WITH COAL TAR OUTSIDE. (2 COATS, 9 MILS EACH)
11. PUMPS SHALL BE FLYGT. ONE PUMP SHALL BE INSTALLED WITH A "FLYGT MIX-FLUSH" VALVE.
12. WET WELL LIQUID LEVEL CONTROLS SHALL BE "VEGA" LEVEL TRANSDUCER WITH BACK-UP REDUNDANT FLOATS
13. FENCE AROUND WET WELL, MINIMUM 35'x35' (CHAIN LINK OR APPROVED EQUAL).
14. 2"x6" PRESSURE TREATED WOOD AROUND OUTSIDE 1 FOOT BEYOND FENCE AND ROCK.
15. PROVIDE GROUNDING GRID AROUND PERIMETER OF STATION.
16. EMERGENCY BY-PASS PUMPING CAPABILITY SHALL BE PROVIDED FOR ALL PUMP STATIONS.
17. IF REQUIRED, LIFT STATIONS WITH DESIGN FLOWS OF GREATER THAN 300 GPM OR STATIONS THAT REPUMP FLOWS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, CUMMINS, OR APPROVED EQUAL.
    A. AN ASCO OR APPROVED EQUAL AUTOMATIC TRANSFER SWITCH SHALL BE INSTALLED BETWEEN THE GENERATOR AND THE ELECTRIC PANEL.
    B. THE GENERATOR SHALL BE RATED AT THE MAXIMUM STATION AMPERAGE PLUS 25 PERCENT.
    C. THE GENERATOR SHALL HAVE ON SITE FUEL STORAGE SUFFICIENT TO RUN THE GENERATOR FOR A MINIMUM OF 24 HOURS AT FULL LOAD.
    D. THE GENERATOR SHALL BE ENCLOSED BY A NEMA RATED WATERPROOF ENCLOSURE AND BE SOUND ATTENUATED.
    E. CONTRACTOR SHALL BE RESPONSIBLE FOR A MANUFACTURER'S START UP WITH THE CITY IN ATTENDANCE.
    F. GENERATOR SHALL BE MOUNTED ON A 6-INCH CONCRETE SLAB (3000 PSI AT 28 DAYS) WITH MINIMUM TWO FOOT CLEARANCE ON ALL FOUR SIDES.
18. OUTFLOW PIPE SHALL BE EQUIPPED WITH A ROSEMOUNT PRESSURE TRANSMITTER, MODEL 2088 WITH LOCAL DISPLAY (0-150 PSI) FOR ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
19. MAGFLUX MJK 7200 FLOW METER WITH LOCAL DISPLAY SHALL BE REQUIRED ON ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
20. ALL LIFT STATIONS WITHIN 100' OF A RESIDENCE ARE REQUIRED TO BE EQUIPPED WITH ODOR CONTROL. THE ODOR CONTROL EQUIPMENT SHALL REMOVE ODORS OR PREVENT THE FORMATION OF ODORS AND NOT SIMPLY MASK ODORS THROUGH THE USE OF DEODORIZERS OR OTHER METHODS. THE ODOR CONTROL SYSTEM SHALL BE APPROVED BY THE CITY AND CITY ENGINEER.

CONTROL PANEL NOTES

21. LIFT STATION CONTROL PANEL WILL BE CONSTRUCTED UTILIZING MICROLOGIX TOUCH SCREEN CONTROLS AND SHALL BE CONSTRUCTED TO CONNECT TO EXISTING CITY OF WILDWOOD SCADA SYSTEM.
22. ALL PANELS TO BE NEMA 4X STAINLESS STEEL PANEL TO BE WHITE POWDER COATED WITH VENTILATION SYSTEM. PANEL TO INCLUDE CT'S FOR AMPERAGE MONITORING. PANEL DOORS TO INCLUDE STOPPERS.
23. ALL LIFT STATIONS WITH PUMPS 20 HP OR GREATER SHALL BE EQUIPPED WITH VARIABLE FREQUENCY DRIVES (VFD). VFDS TO BE MANUFACTURED BY DANFOSS OR APPROVED EQUALS.
24. ALL HARDWARE TO BE 316 STAINLESS STEEL UNLESS OTHERWISE NOTED
25. ALL EXPOSED EDGES TO BE GROUND SMOOTH AND FREE OF BURRS

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 08-20-24	CITY OF WILDWOOD SEWER DETAIL LIFT STATION GENERAL NOTES	DETAIL NUMBER S-21 3 OF 4

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Fax: (561) 571-0281
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SHEET TITLE:

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C-905

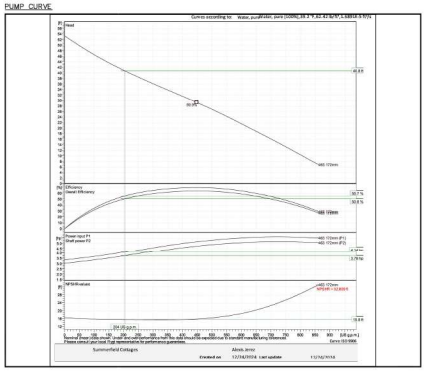
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LIFT STATION PUMP SPECIFICATIONS

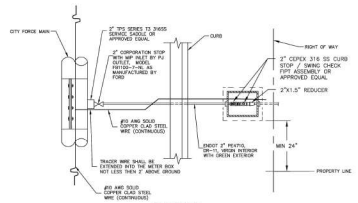
PUMP MANUFACTURER	FLYGT			
PUMP MODEL	NP 3102 MT-3~ ADAPTIVE 463			
IMPELLER SIZE	172 MM			
DESIGN POINT	204	GPM	40.8	HEAD
PUMP POWER AND SPEED	5.5	HP	1,800	RPM
ELECTRICAL DATA	3	PHASE	440	VOLTS
INTAKE PIPE DIAMETER				
DISCHARGE PIPING DIAMETER	4"			

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

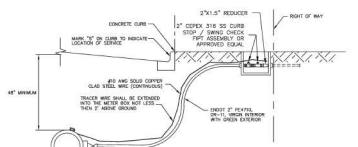
PUMP CURVE



CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-21
		LATEST REVISION: 08-20-24	PUMP SPECIFICATIONS	4 OF 4



PLAN VIEW



PROFILE VIEW

NOTES:

1. FORCE MAIN SERVICES SHALL BE LOCATED ON THE OPPOSITE SIDE OF LOT LINES OF WATER SERVICES.
2. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO PROPERTY LINE.
3. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), VALVE BOX SHALL BE HEAVY DUTY VALVE BOX OR APPROVED EQUAL.
4. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
5. 3" SLEEVE IS REQUIRED FOR ALL FORCE MAIN SERVICES CROSSING ROADS.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: S-23
		LATEST REVISION: 08-20-24	SINGLE SERVICE FORCE MAIN	1 OF 2

POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND VALVE BOXES NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL BLUE PIPE AND SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE P.E. PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWACS01 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN, ENDOT ENDOPURE ONLY. BLUE WITH VIRGIN CLEAR CENTER

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51–86 (AWWA C151–86) – LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SHALL UTILIZE PUSH-ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50. UNDERGROUND METAL PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL.

ALL UNDERGROUND FITTINGS 4" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR ANSI A21.53 (AWWA C153) LATEST. APPROVED MANUFACTURERS: TYLER–UNION, SIP, OR APPROVED EQUAL.

ALL DUCTILE IRON PIPE REQUIRING RESTRAINTS SHALL UTILIZE GRIPPING RESTRAINTS.

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW-V-54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT-WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 –LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT CONNECTIONS, NON-RISING STEMS AND 2" SQUARE OPERATING NUTS. RESILIENT-WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: W-01
		LATEST REVISION: 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	1 OF 5

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #46-S, SIP, OR APPROVED EQUAL, FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5-1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH TIE WORD "WATER" PERMANENTLY CAST IN IT.

BLOW-OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW-OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW-OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, METER, INTER-CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS. CITY HAS THE RIGHT TO REQUIRE AUTOMATIC BLOW-OFF VALVES ON DEAD-END LINES.

METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U-BRANCH OR Y-BRANCH AS APPLICABLE, AND A WATER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.
SINGLE BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.

ALL WATER METERS WILL BE INSTALLED BY THE CITY. A INTEGRAL DUAL CHECK VALVE OR DOUBLE CHECK VALVE SHALL BE INSTALLED WHERE APPROPRIATE. BACKFLOW DEVICES SHALL BE INSTALLED BY THE DEVELOPER/OWNER. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND THE RESULTS SUBMITTED TO THE WATER DEPARTMENT FOR VERIFICATION.

PIPE LAYING

PRIOR TO CONNECTION OF NEW MAINS TO EXISTING STUBS, THE UTILITY SHALL INSTALL A LOCKING VALVE BOX COVER ON THE EXISTING TIE-IN VALVE TO PREVENT UNSUPERVISED OPENING OF THE VALVE.

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 36" OF COVER.

THE CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 18" ABOVE TOP OF PIPE. IN ADDITION, THE CONTRACTOR SHALL INSTALL A #10 AWG STEEL COPPER CLAD WIRE OR APPROVED EQUAL CONTINUOUS FOR TRACING.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL-LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: W-01
		LATEST REVISION: 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	2 OF 5

MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE BENDS GREATER THAN 10° AND AT ALL WYES, TEES, CAPS, VALVES AND REDUCERS.

MECHANICAL JOINTS GREATER THAN 7' IN DEPTH SHALL BE RESTRAINED WITH 3"STAINLESS STEEL ALL-THREAD RESTRAINTS.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TPS TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIME ROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIME ROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER PIPELINES:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER LINES SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (1) AND (2) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 10' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC. AND AT LEAST 10' FROM ALL JOINTS IN GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER LINES, WASTEWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

(4) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE WATER MAIN; AND

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: W-01
		LATEST REVISION: 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	3 OF 5

B. USE OF PIPE OR CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER LINE, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER LINE.

(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWER LINES SHALL BE REDUCED WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM, AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6002, F.A.C.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AWWA STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C. FOR THE OTHER PIPELINE IF IT IS GRAVITY-TYPE OR VACUUM-TYPE PIPELINE;

B. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR

C. USE OF WATER-TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES PRESSURE TESTED. THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND FILL THE LINE WITH WATER. THE VALVE SHALL BE CLOSED AND LOCKED AFTER LINE FILLING AND THE CONTRACTOR SHALL INSTALL THE NECESSARY FIXTURES PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23 AND AWWA C605 FOR PVC WATER MAINS OR AWWA C600 FOR DUCTILE IRON WATER MAINS. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM WILL BE BACKFILLED.

ALL WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: W-01
		LATEST REVISION: 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	4 OF 5

NOTES REGARDING DETAILS BY OTHERS:

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3. REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
4. WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS BY OTHERS DISCLAIMER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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DRAWN BY: OR
CHECKED BY: RM
DATE: 01/16/2025
CAD I.D.: P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-906

ORG. DATE - 01/16/2025

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, SMOOTHED OFF, AND FINALLY MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAVED SHALL BE MADE AS SPECIFIED ABOVE EXCEPT THAT THE ENTIRE FILL ABOVE PIPE SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

DISINFECTING

DISINFECTING THE WATER MAIN AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS MUST BE DONE IN ACCORDANCE WITH AWWA C651.

AFTER THE INSTALLATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND THE WATER LINES AND APPURTENANCES SHALL BE THOROUGHLY FLUSHED AND THEN DISINFECTED BY THE APPLICATION OF CHLORINE, EITHER GASEOUS OR IN HYPOCHLORITE FORM, UNTIL A RESIDUAL CHLORINE CONTENT OF AT LEAST 50 PPM IS OBTAINED THROUGHOUT THE SYSTEM. THIS CHLORINATED WATER SHALL REMAIN IN THE LINES FOR A PERIOD OF 24 HOURS, DURING WHICH TIME THE VALVES SHALL BE OPENED SEVERAL TIMES IN ORDER TO WET ALL OF THE PARTS.

UPON COMPLETION OF THE FLUSHING AND DISINFECTION OF THE WATER LINES, THE CONTRACTOR SHALL HAVE WATER SAMPLES TESTED FOR BACTERIOLOGICAL MAIN CLEARANCE IN ACCORDANCE WITH APPLICABLE STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (F.D.E.P.) REQUIREMENTS. IN THE EVENT THAT THESE TESTS FAIL DUE TO CONTAMINATION, INADEQUATE STERILIZATION, OR FOR ANY OTHER CAUSE DIRECTLY RELATED TO THE WORK OF THE CONTRACTOR, THE WATER LINES SHALL BE DISINFECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE COST OF THE NECESSARY RETESTING FOR BACTERIOLOGICAL MAIN CLEARANCE SHALL BE CHARGED DIRECTLY TO THE CONTRACTOR OR DEDUCTED FROM ANY PAYMENT DUE.

EXCEPT AS REQUIRED FOR FLUSHING, DISINFECTION, AND BACTERIOLOGICAL MAIN CLEARANCE SAMPLING, THE TIE-IN VALVE SHALL REMAIN CLOSED AND LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR SERVICE BY THE F.D.E.P.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA, LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-01 5 OF 5

NON-POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES, VALVE BOXES, AND FIRE HYDRANTS NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. ITEMS DESCRIBED HEREIN AND NOT INCLUDED ON THE DRAWINGS SHALL BE DISREGARDED.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL PURPLE PIPE AND SHALL HAVE A CO-EXTRUDED PURPLE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE PE PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWA C901 – STANDARD FOR POLYETHYLENE (PE) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN, ENDOT ENDOCORE ONLY, PURPLE WITH VIRGIN CLEAR CENTER

THE PE PIPE OR TUBING SHALL BE RATED FOR USE WITH WATER AT 73.4Q F AT A HYDROSTATIC DESIGN STRESS OF 630 PSI AND A MAXIMUM WORKING PRESSURE OF 160 PSI. THE DIMENSIONS AND TOLERANCES SHALL COMPLY WITH: COPPER TUBE SIZE (DR-9) ASTM D2737. PE PIPE SHALL BE ENDOT INDUSTRIES, RECLAIMED WATER PE-4710 CTS TUBING, (DR-9), 250 PSI. FITTINGS AND VALVES FOR USE WITH POLYETHYLENE PIPE SHALL BE BRONZE BODY IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C800 AND SHALL HAVE COMPRESSION TYPE JOINT CONNECTIONS SPECIFICALLY DESIGNED FOR USE WITH POLYETHYLENE PIPE. VALVES SHALL BE OF THE BALL VALVE TYPE WITH MOLDED BUNA-N RUBBER SEATS TO SUPPORT THE BALL DOUBLE BUNA-N RUBBER O-RINGS IN THE STEM. STAINLESS STEEL INSERT STIFFENERS SHALL BE USED WITH ALL FITTINGS AND VALVES.

DUCTILE IRON PIPE

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51–86 (AWWA C151–86) LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND–LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT–LINED AND SHALL UTILIZE PUSH–ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50.

ALL UNDERGROUND FITTINGS 3" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR NSI A21.53 (AWWA C153) LATEST. APPROVED MANUFACTURERS: TYLER–UNION, SIP, OR APPROVED EQUAL.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-02 1 OF 4

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW–V–54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT-WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 – LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT CONNECTIONS, NON–RISING STEMS, AND 2" SQUARE OPERATING NUTS. RESILIENT–WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100–NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100–NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #461–S, SIP, OR APPROVED EQUAL, FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5–1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD "REUSE" PERMANENTLY CAST IN IT.

BLOW–OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW–OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW–OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, INTER–CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS.

NON–POTABLE METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U–BRANCH OR Y–BRANCH AS APPLICABLE, A DUAL CHECK VALVE OR DOUBLE CHECK VALVE AS APPLICABLE, AND A WATER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #39F PURPLE COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL.

SINGLE BOX – DFW ROTEC #36F PURPLE COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL.

ALL WATER METERS WILL BE INSTALLED BY THE CITY.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-02 2 OF 4

PIPE LAYING

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 48" OF COVER.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL–LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

PREPARATORY TO MAKING PIPE JOINTS ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARK ON THE SPIGOT ENDS CAN JUST BE SEEN.

THRUST BLOCKS SHALL BE INSTALLED ONLY ON A CASE–BY–CASE BASIS.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY LENGTH OF PIPE THAT HAS BEEN REJECTED BY THE CITY WILL BE PROMPTLY REMOVED FROM THE JOB SITE OR DESTROYED.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TPS TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED, IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE. THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

WHEN A RECLAIMED WATER/NON–POTABLE IRRIGATION LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION OR FIRE PROTECTION, THE MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER/NON–POTABLE IRRIGATION LINES AND POTABLE WATER LINES SHALL BE PRACTICED. MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-02 3 OF 4

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES CAN BE TESTED. THE CONTRACTOR SHALL FILL THE LINE WITH WATER AND INSTALL THE NECESSARY FIXTURES, PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS OF PRESSURE. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM MAY BE BACKFILLED.

ALL NON–POTABLE WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE.

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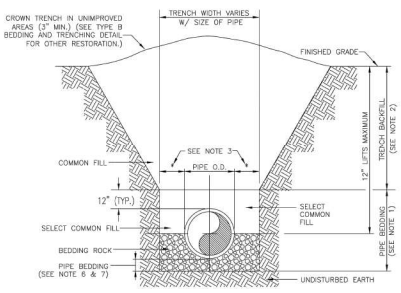
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CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-02 4 OF 4



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T–180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T–180.
3. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. WHEN REQUIRED BY THE ENGINEER, GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	DETAIL NUMBER W-03 1 OF 1

NOTES REGARDING DETAILS BY OTHERS:

1. DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
2. WHERE AN ORIGINAL DETAIL BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
3. REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
4. WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS BY OTHERS DISCLAIMER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

PROPRIETARY INFORMATION: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER ENGINEERING. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED. ANY USE OF THIS PLAN FOR CONSTRUCTION PURPOSES WITHOUT THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER IS PROHIBITED.

REVISIONS

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DRAWN BY:	GR
CHECKED BY:	RM
DATE:	01/16/2025
CAD I.D.:	P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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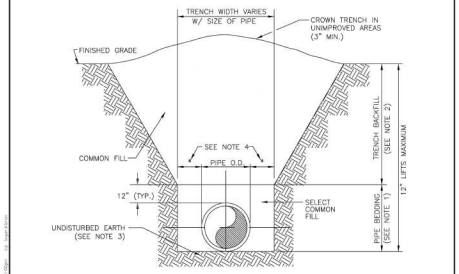
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CONSTRUCTION DETAILS

SHEET NUMBER:

C-907

ORG. DATE - 01/16/2025



NOTES:

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7. FINAL RESTORATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	TYPE D - DRY CONDITION BEDDING AND TRENCHING DETAIL	W-04 1 OF 1

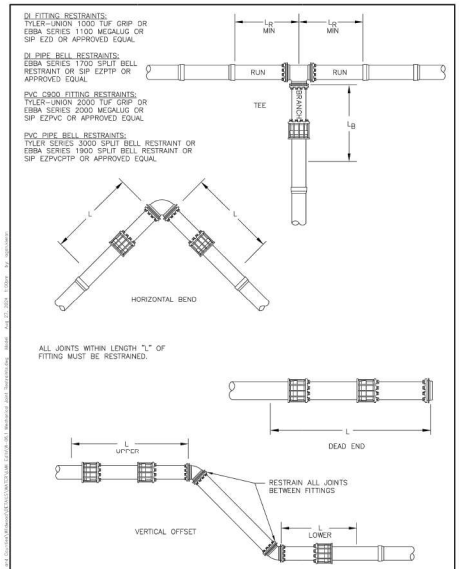
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM ALLOWED FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM ALLOWED FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		

NOTES

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	SEPARATION OF WATER MAINS	W-05 1 OF 1



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	MECHANICAL JOINT RESTRAINTS	W-06 1 OF 2

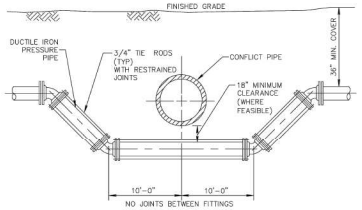
MINIMUM LENGTH OF PIPE "L" (FEET) TO BE RESTRAINED
(SOURCES: EBBA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORZ. BEND		17	24	31	37	43	49	55	66	76	89
45° HORZ. BEND		7	10	13	15	18	20	23	28	32	37
22.5° HORZ. BEND		3	5	6	7	9	10	11	13	15	18
11.25° HORIZ. BEND		2	2	3	4	5	5	6	7	8	9
45° VERT. OFFSET	UPPER BEND	16	22	29	34	41	46	52	64	74	89
	LOWER BEND	7	10	13	15	18	20	23	28	32	37
22.5° VERT. OFFSET	UPPER BEND	7	12	15	17	20	22	25	31	36	43
	LOWER BEND	3	5	6	7	9	10	11	13	15	18
11.25° VERT. OFFSET	UPPER BEND	4	5	7	8	11	12	14	16	18	22
	LOWER BEND	2	2	3	4	4	5	7	7	8	9
PLUG (DEAD END)		38	53	69	83	98	112	129	153	179	214
VALVE		38	53	69	83	98	112	129	153	179	214
TEE (BRANCH REST.)	4"X *	19	–	–	–	–	–	–	–	–	–
	6"X *	10	35	–	–	–	–	–	–	–	–
	8"X *	1	28	51	–	–	–	–	–	–	–
	10"X *	1	28	46	64	–	–	–	–	–	–
	12"X *	1	15	40	60	79	–	–	–	–	–
	14"X *	1	8	35	56	75	92	–	–	–	–
	16"X *	1	1	29	51	71	90	106	–	–	–
	20"X *	1	1	18	42	64	85	101	133	–	–
	24"X *	1	1	5	32	55	77	95	128	158	–
	30"X *	1	1	1	15	42	65	84	120	152	193
REDUCER (LARGER PIPE RESTRAINT)	6"X *	27	–	–	–	–	–	–	–	–	–
	8"X *	50	29	–	–	–	–	–	–	–	–
	10"X *	68	51	28	–	–	–	–	–	–	–
	12"X *	85	71	52	48	–	–	–	–	–	–
	14"X *	101	89	73	69	29	–	–	–	–	–
	16"X *	117	106	92	89	54	29	–	–	–	–
	20"X *	146	138	126	113	98	77	54	–	–	–
	24"X *	173	166	157	146	132	98	77	54	–	–
	30"X *	209	204	197	188	178	165	151	117	75	–

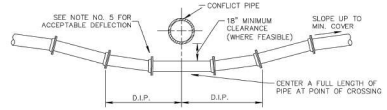
NOTES:

1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE – SP TRENCH TYPE – 3 TEST PRESSURE – 150 PSI
   SAFETY FACTOR – 1.5 DEPTH OF BURY – 3' VERTICAL OFFSET – 3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES.
5. THIS TABLE IS FOR SP SOILS. THE ENGINEER IS TO BE NOTIFIED IF OTHER TYPE SOILS ARE ENCOUNTERED.
6. ALL PIPES SHALL BE RESTRAINED PER THE LENGTHS AS CALLED FOR IN THE ABOVE REFERENCED TABLE. THE COSTS FOR THESE RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.
7. ANY CALL OUTS AS NOTED ON THE PLANS FOR "TUF GRIP" RESTRAINTS OR "MEGALUGS" ARE IN ADDITION TO THOSE AS NOTED AND CALLED FOR IN THE ABOVE TABLE.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	MECHANICAL JOINT RESTRAINTS	W-06 2 OF 2



FITTING TYPE

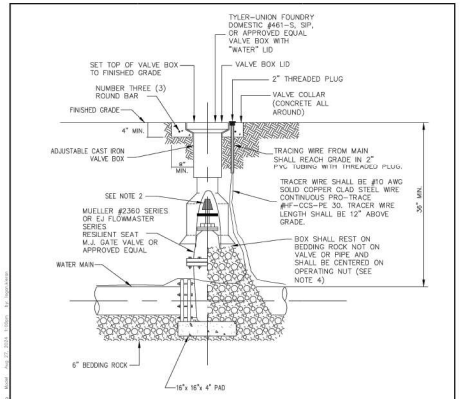


DEFLECTION TYPE

NOTES

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH TUF GRIP OR MEGALUG RESTRAINTS
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
5. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
6. REFER TO TYPICAL RESTRAINING DETAIL W-06

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	WATER/ SEWER PIPE CONFLICT DETAIL	W-07 1 OF 1



NOTES:

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

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	GATE VALVE AND BOX DETAIL	W-08 1 OF 1

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SITE CIVIL AND CONSULTING ENGINEERING
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DATE: 01/16/2025
CAD I.D.: P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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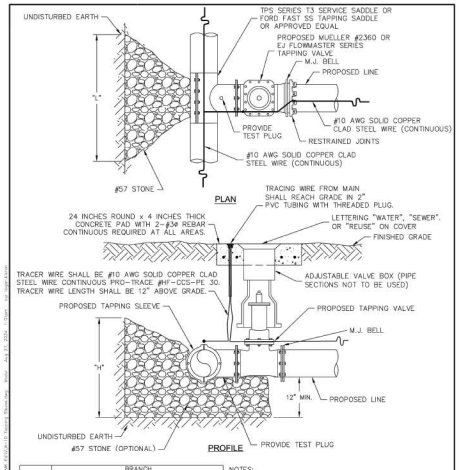
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-908

ORG. DATE - 01/16/2025

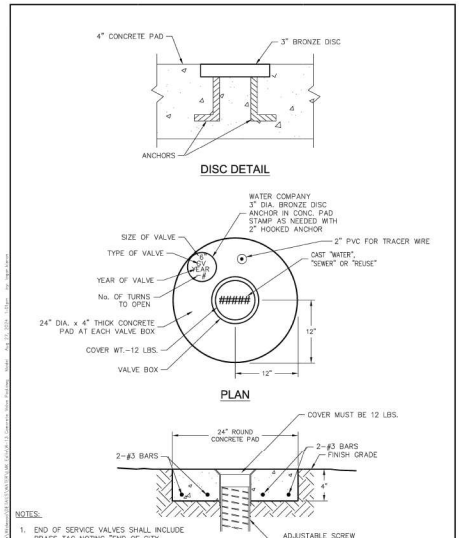


RUN	BRANCH 4 INCH L	R	6 INCH L	R	8 INCH L	R	10 INCH L	R	12 INCH L	R	14 INCH L	R	16 INCH L	R
4 INCH	15	20												
6 INCH	15	20	23	30										
8 INCH	15	20	23	30	31	39								
10 INCH	15	20	23	30	31	39	40	48						
12 INCH	15	20	23	30	31	39	40	48	48	57				
16 INCH	15	20	23	30	31	39	40	48	48	57	62	78		
18 INCH	15	20	23	30	31	39	40	48	48	57	62	78		
20 INCH	15	20	23	30	31	39	40	48	48	57	62	78		
24 INCH	15	20	23	30	31	39	40	48	48	57	62	78		
30 INCH	15	20	23	30	31	39	40	48	48	57	62	78		

DIMENSIONS ARE INCHES

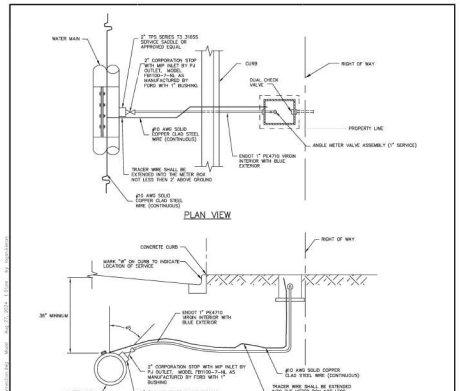
NOTES:
1. VALVE STEM MAXIMUM DEPTH 36 INCHES TO FINISHED GRADE.
2. VALVE STEM EXTENSION SHALL BE SECURED WITH A STAINLESS STEEL SET SCREW TO THE OPERATING NUT, AND SUPPLIED WITH A STAINLESS STEEL CENTERING RING(S).
3. VALVE BOX RISER SHALL BE SUPPLIED BY VALVE BOX MANUFACTURER. P.V.C. RISER SHALL NOT BE ALLOWED.
4. NO TAP SHALL BE MADE BEFORE A TEST OF 150 P.S.I. FOR 30 MINUTES IS PERFORMED ON THE VALVE AND SLEEVE ASSEMBLY WITH ZERO LOSS, WITH THE VALVE IN THE OPEN POSITION AND PLUGGED OR CAPPED.
5. NO TAP LESS THAN 2" ON A 4" OR GREATER MAIN

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TAPPING SLEEVE AND VALVE	W-10
	LATEST REVISION 04-03-24		1 OF 1



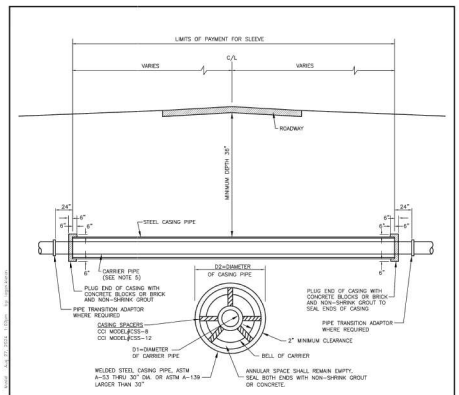
NOTES:
1. END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING "END OF CITY MAINTENANCE".
2. VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CONCRETE VALVE PAD	W-13
	LATEST REVISION 04-03-24		1 OF 1



NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36"T) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE SIP OR APPROVED EQUAL.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.
7. 3" PVC SLEEVE IS REQUIRED FOR ALL WATER SERVICE CROSSING ROADS

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TOWNHOME OR APARTMENT SERVICE	W-14
	LATEST REVISION 04-03-24		2 OF 3

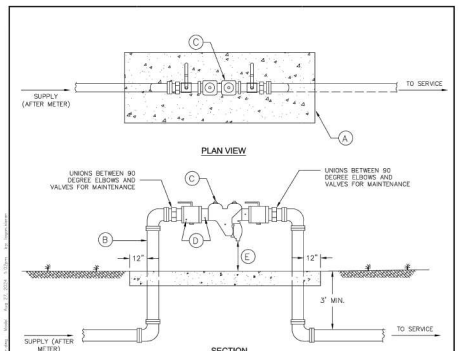


CARRIER PIPE NOMINAL DIAMETER (D1)	4	6	8	10	12	14	16	18	20	24	30	36	42
CASING PIPE NOMINAL DIA (D2)	16	18	20	24	24	30	30	32	36	48	54	60	
WALL THICKNESS-INCHES	0.31	0.31	0.31	0.33	0.33	0.38	0.38	0.42	0.42	0.52	0.52	0.58	0.61

CARRIER PIPE AND CASING PIPE SIZES (MIN)

NOTES
1. THE INSIDE DIAMETER OF THE CASING SHALL BE A MINIMUM OF 6" GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLING.
2. CASING FOR THE FORCE MAIN AND GRAVITY SEWER SHALL BE INSTALLED WITH A 2" VENT PIPE, WHERE REQUIRED, AT ONE END EXTENDING NOT LESS THAN 4' ABOVE GROUND SURFACE, AND ABOVE THE MAXIMUM ELEVATION OF HIGH WATER. THE TOP OF THE VENT PIPE SHALL BE FITTED WITH DOWN TURNED ELBOW PROPERLY SCREENED. THE VENT PIPE SHALL BE SCHEDULE NO. 40 GALVANIZED STEEL. VENT PIPE FOR WATER MAIN AND REUSE MAIN CASING IS NOT REQUIRED.
3. PAYMENT SHALL INCLUDE CASING, END ENCASEMENTS, TRANSITION ADAPTORS, VENT PIPES AND SPACERS.
4. INSTALL CASING SPACERS TO PROVIDE A MINIMUM OF THREE PER JOINT OF PIPE. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. PIPING INSIDE CASING IS TO BE RESTRAINED JOINT PIPING.

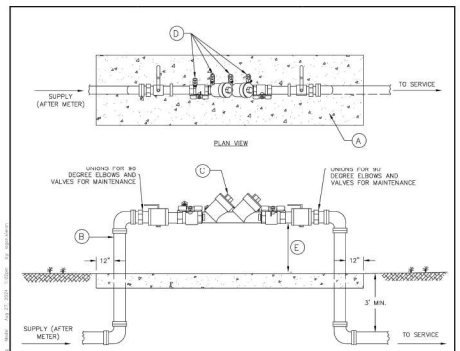
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	UTILITY SLEEVE DETAIL	W-16
	LATEST REVISION 04-03-24		1 OF 1



(A) REINFORCED 4" THICK CONCRETE PAD WITH ONE LAYER 6"x6" WWF (3' WIDE)
(B) GALVANIZED PIPING (3/4" – 12" DIA)
(C) REDUCED PRESSURE BACKFLOW PREVENTER WILKINS MODEL #975XL2-NO LEAD WITH BALL VALVES
(D) TEST COCKS
(E) 12" MIN. – 18" MAX. CLEARANCE. SHALL BE AT LEAST 12" ABOVE FLOOD ZONE.
(F) DETAIL TO BE USED FOR HIGH HAZARD SITES (WITH WELL(S) ON SITE, OR MULTIPLE STORIES) IN CONJUNCTION WITH A COMPOUND METER

NOTES:
ALL RIGID PIPE AND FITTINGS, NO PVC ABOVE GROUND
BACKFLOW PREVENTER SHALL BE FIRST CONNECTION AFTER METER

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	REDUCED PRESSURE BACKFLOW PREVENTER	W-17
	LATEST REVISION 04-03-24		1 OF 1



(A) REINFORCED 4" THICK CONCRETE PAD WITH ONE LAYER 6"x6" WWF (3' WIDE)
(B) GALVANIZED PIPING (3/4" – 12" DIAMETER)
(C) DOUBLE CHECK BACKFLOW PREVENTER WILKINS MODEL #950XL2-NO LEAD WITH BALL VALVES
(D) TEST COCKS
(E) 12" MIN. – 18" MAX. CLEARANCE. SHALL BE AT LEAST 12" ABOVE FLOOD ZONE.
(F) DETAIL TO BE USED FOR LOW HAZARD IRRIGATION OR IN CONJUNCTION WITH A COMPOUND METER (ON SITE WITHOUT WELLS)

NOTES:
ALL RIGID PIPE AND FITTINGS, NO PVC ABOVE GROUND
BACKFLOW PREVENTER SHALL BE FIRST CONNECTION AFTER METER

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	DOUBLE CHECK BACKFLOW PREVENTER	W-18
	LATEST REVISION 04-03-24		1 OF 1

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FOR

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A STR GENERAL CONTRACTOR

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11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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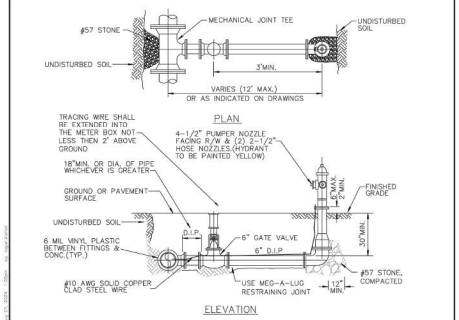
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CONSTRUCTION DETAILS

SHEET NUMBER:

C-909

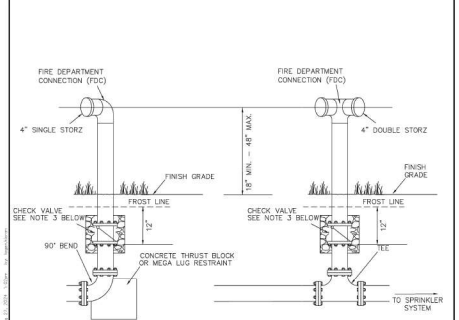
ORG. DATE - 01/16/2025



NOTES

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

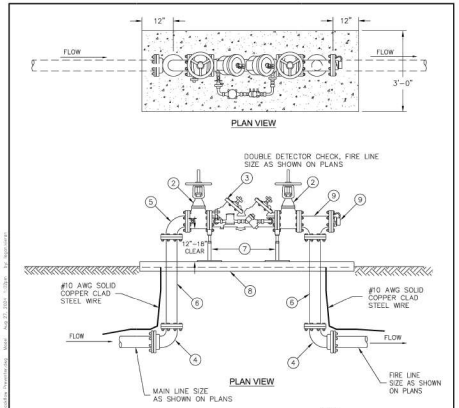
CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE HYDRANT ASSEMBLY	DETAIL NUMBER: W-19	1 OF 1



NOTES

1. ALL ABOVE-GROUND PARTS OF THE FDC ASSEMBLY, INCLUDING PIPING, SHALL BE PAINTED "SAFETY RED".
2. PROVIDE AN INLINE CHECK VALVE WHERE INLINE FDC CONNECTIONS ARE INSTALLED AND FIRE HYDRANTS ARE CONNECTED UPSTREAM.
3. PROVIDE AN INLINE CHECK VALVE WHERE FDC CONNECTIONS ARE INSTALLED AND FIRE HYDRANTS ARE CONNECTED UPSTREAM. INSTALL CHECK BETWEEN FDC AND HYDRANT LOCATION.
4. FDC MAY BE MOUNTED ON DOUBLE CHECK DETECTOR ASSEMBLIES (DCDA).

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE DEPARTMENT CONNECTION (4" OR GREATER) WITH CHECK VALVE	DETAIL NUMBER: W-20	1 OF 1

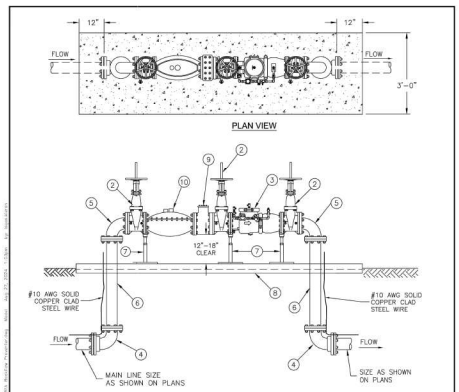


NOTE:
FREEZE PROTECTION TO BE PROVIDED IN ACCORDANCE WITH FIRE DEPARTMENT

FIRE LINE BACKFLOW PREVENTER LEGEND

1. DISTRIBUTION SYSTEM RESTRAIN ONE (1) JOINT FROM FITTING IN EACH DIRECTION
2. GATE VALVE (RESILIENT SEAL), OS&Y, FLANGED, PROVIDE 3/4" GALVANIZED CHAIN AND PADLOCK FOR EACH VALVE.(SIZE PER PLAN)
3. DOUBLE DETECTOR CHECK VALVE, WILKINS #350DA WITH OS&Y GATE VALVES
4. 90° BEND, M.J., RESTRAINED (BELOW GRADE)
5. 90° BEND, FLANGED
6. CLASS 53 DIP
7. CONCRETE PIPE SUPPORT
8. CONCRETE SLAB, 6" THICK, No. 4 BARS, 12" OCEW WITH VISQUEEN VAPOR BARRIER.
9. TEE WITH FIRE DEPT. CONNECTION WITH CHECK VALVE. (SIZE PER PLAN)
10. THIS DETAIL TO BE USED ONLY FOR DEDICATED FIRE LINES

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE LINE BACKFLOW PREVENTER DEVICE	DETAIL NUMBER: W-21	1 OF 1

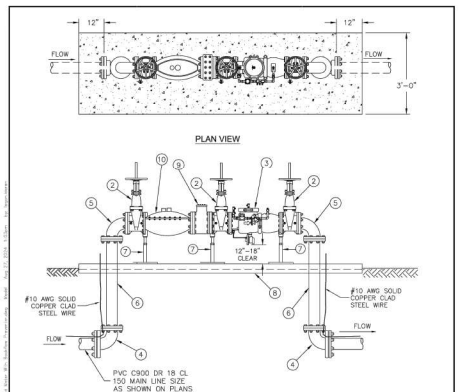


NOTE:
ALL BACKFLOW PREVENTION TO INCLUDE FREEZE PROTECTION IN ACCORDANCE WITH FIRE DEPARTMENT

COMPOUND METER WITH BACKFLOW PREVENTER

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

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL	METER WITH BACKFLOW PREVENTER 3"-12"	DETAIL NUMBER: W-22	1 OF 1

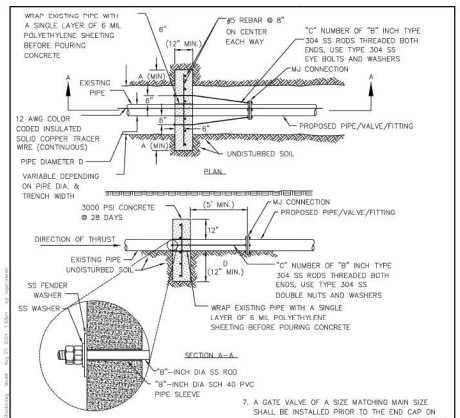


NOTE:
ALL BACKFLOW PREVENTION TO INCLUDE FREEZE PROTECTION

COMPOUND METER WITH BACKFLOW PREVENTER

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

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE LINE COMPOUND METER WITH BACKFLOW PREVENTER 6"-12"	DETAIL NUMBER: W-23	1 OF 1



NOTES:
1. ADDITIONAL REINFORCEMENT SHALL BE AS SPECIFIED BY THE ENGINEER OF RECORD.
2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED IN OTHER DETAIL.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. CHART FIGURES CALCULATED FOR 1000 PSF SOIL BEARING, 150 PSI LINE PRESSURE AND A 1.5 FACTOR OF SAFETY.
7. A GATE VALVE OF A SIZE MATCHING MAIN SIZE SHALL BE INSTALLED PRIOR TO THE END CAP ON ALL MAINS NOT TERMINATING WITHIN A CUL-DE-SAC.
8. IF UNDISTURBED SOIL CANNOT BE OBTAINED, FLOWABLE FILL IS TO BE USED TO FILL IN ANY VOIDS

SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE D (INCHES)	DIMENSIONS (IN.) A	B	C	TIE RODS REQ'D
4	15	1/2	2	
6	22	1/2	2	
8	30	5/8	4	
10	39	5/8	4	
12	49	5/8	6	
16	70	3/4	6	

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 04-03-24	CITY OF WILDWOOD SEWER DETAIL	THRUST COLLAR	DETAIL NUMBER: W-24	1 OF 1

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DATE: 01/16/2025
CAD I.D.: P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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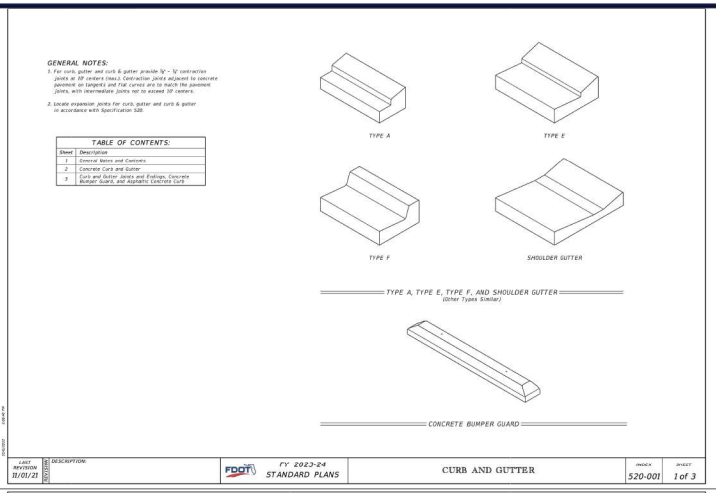
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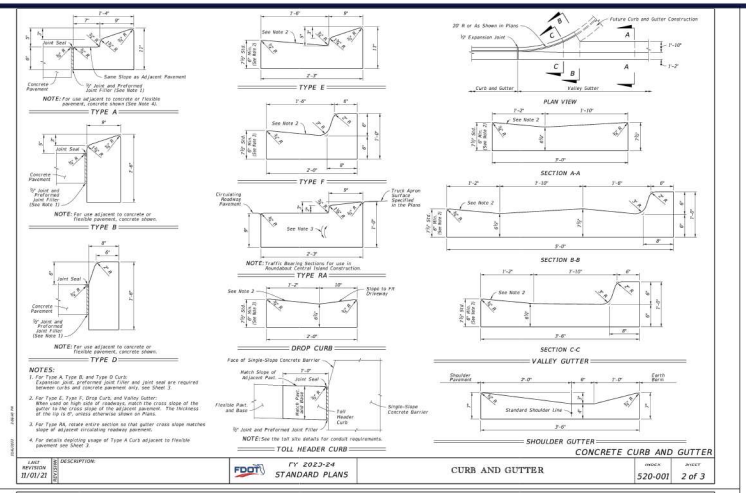
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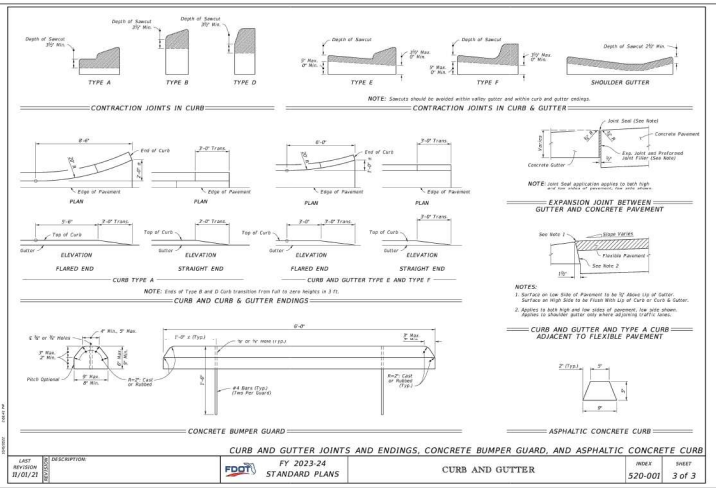
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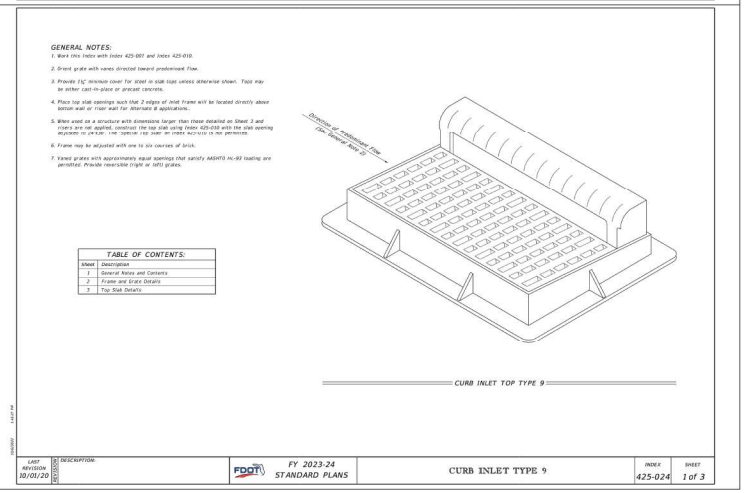
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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

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1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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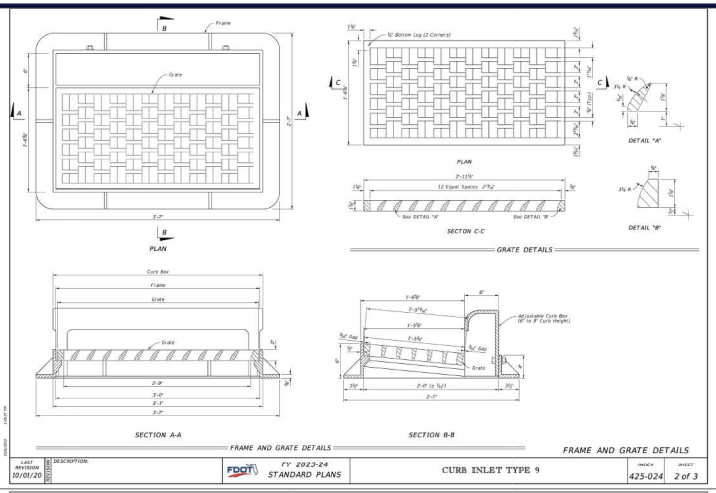
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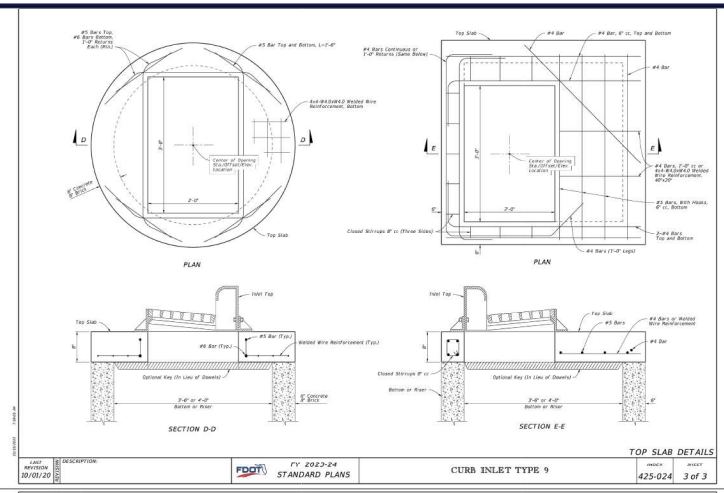
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ORG. DATE - 01/16/2025

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LAST REVISION	DESCRIPTION		FDOT	FY 2023-24 STANDARD PLANS	CURB INLET TYPE 9	INDEX	SHEET
10/01/20						425-024	2 of 3



LAST REVISION	DESCRIPTION		FDOT	FY 2023-24 STANDARD PLANS	CURB INLET TYPE 9	INDEX	SHEET
10/01/20						425-024	3 of 3

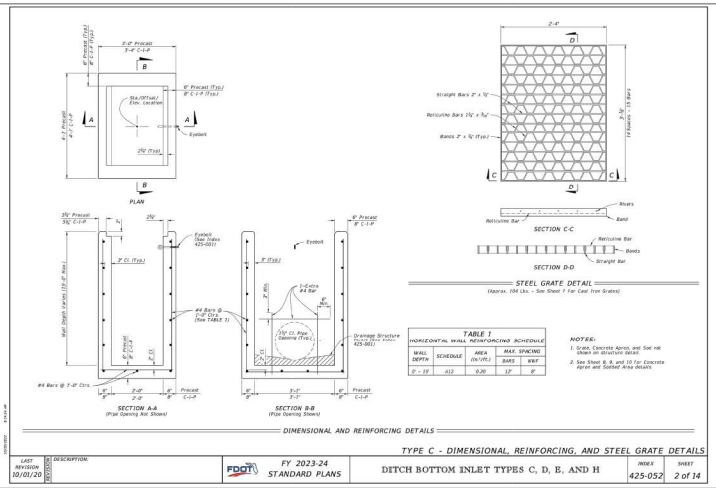


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 5'	A12	0.20	12"	9"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodbed Area details.

LAST REVISION	DESCRIPTION		FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
10/01/20						425-052	2 of 14

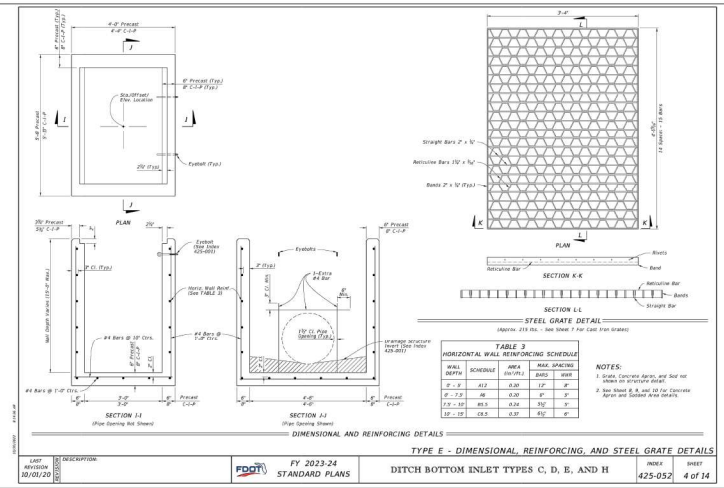


TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 5'	A12	0.20	12"	9"
5' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B5.5	0.31	5½"	5"
10' - 15'	C8.5	0.31	6½"	6"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodbed Area details.

LAST REVISION	DESCRIPTION		FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
10/01/20						425-052	4 of 14

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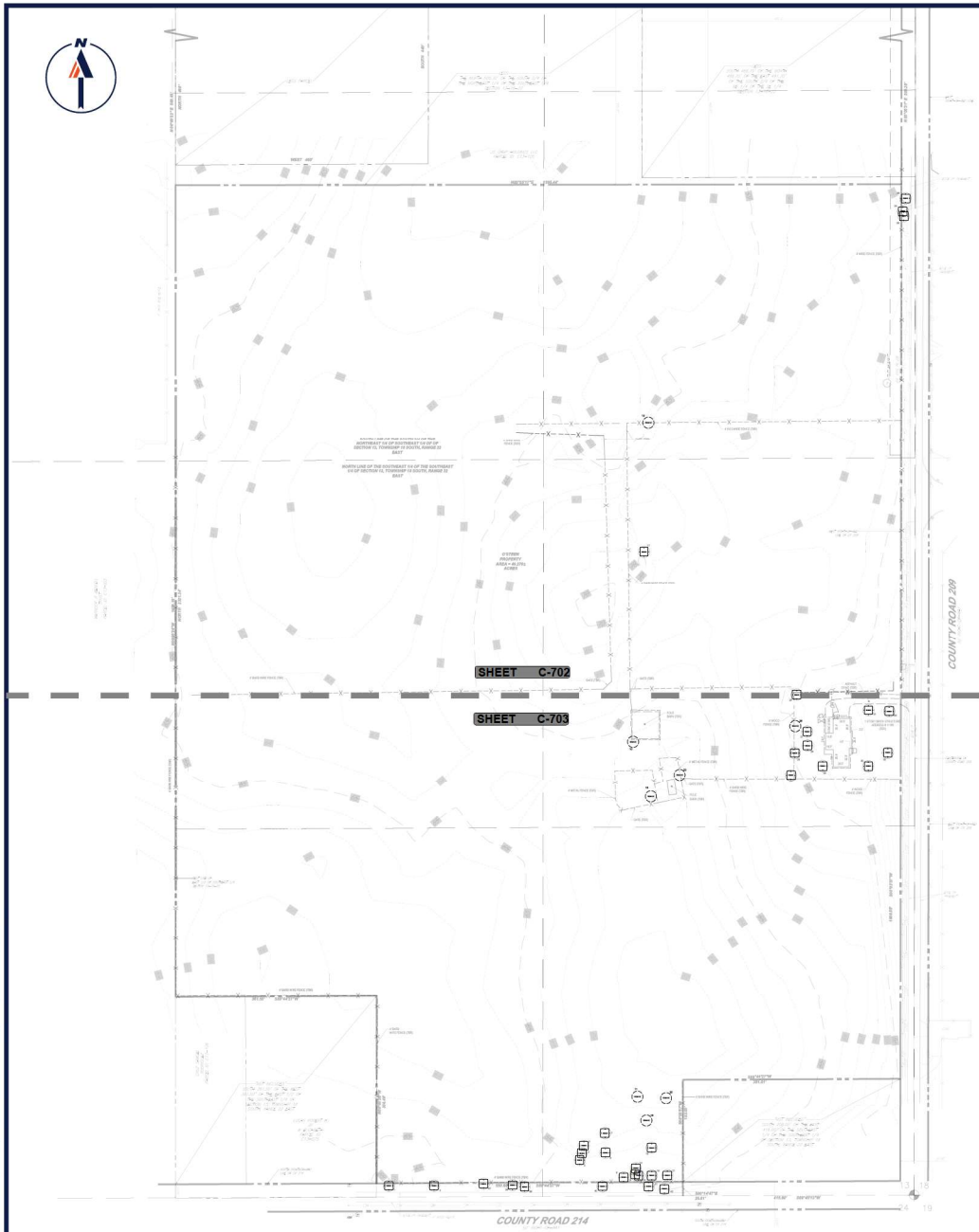
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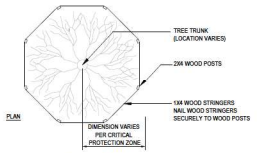
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H:\2024\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-CNDS-FLB240129.00-0A-----LAYOUT: C-912 CONSTRUCTION DETAILS



TREE DISPOSITION LIST

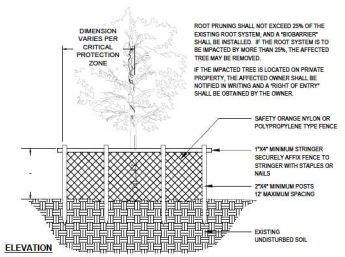
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1	Quercus virginiana	Live Oak	51	Good	Remain	Offsite	------	------
2	Quercus virginiana	Live Oak	56	Good	Remain	Offsite	------	------
3	Quercus laurifolia	Laurel Oak	45	Good	Remain		------	------
4	Ulmus Americana Americana	American Elm	29	Good	Remain		------	------
5	Ulmus Americana	American Elm	30	Good	Remain		------	------
6	Quercus laurifolia	Laurel Oak	49	Good	Remain		------	------
7	Ulmus Americana	American Elm	30	Good	Remain		------	------
8	Quercus laurifolia	Laurel Oak	35	Good	Remain		------	------
9	Ulmus Americana	American Elm	17	Good	Remain		------	------
10	**Ulmus Americana**	**American Elm**	**23**	**Good**	**Remove**		3 Trees	3 Trees
11	**Quercus laurifolia**	**Laurel Oak**	**36**	**POOR**	**Remove**		4 Trees	4 Trees
12	Quercus virginiana	Live Oak	34	Good	Remain		------	------
13	**Melia azedarach**	**Chinaberry**	**18**	**Good**	**Remove**		3 Trees	3 Trees
14	Quercus laurifolia	Laurel Oak	28	Good	Remain		------	------
15	**Quercus laurifolia**	**Laurel Oak**	**62**	**VERY POOR**	**Remove**		4 Trees	4 Trees
16	Quercus virginiana	Live Oak	42	Good	Remain		------	------
17	Quercus virginiana	Live Oak	62	Good	Remain		------	------
18	**Quercus laurifolia**	**Laurel Oak**	**34**	**POOR**	**Remove**		3 Trees	3 Trees
19	Quercus laurifolia	Laurel Oak	23	Good	Remain		------	------
20	**Quercus laurifolia**	**Laurel Oak**	**53**	**VERY POOR**	**Remove**	**MISSING**	4 Trees	4 Trees
21	Quercus laurifolia	Laurel Oak	46	Good	Remain		------	------
22	**Quercus laurifolia**	**Laurel Oak**	**10**	**POOR**	**Remove**		1 Tree	1 Tree
23	Quercus laurifolia	Laurel Oak	28	Good	Remain		------	------
24	Quercus laurifolia	Laurel Oak	43	Good	Remain		------	------
25	Quercus virginiana	Live Oak	36	Good	Remain		------	------
26	**Quercus laurifolia**	**Laurel Oak**	**30**	**DECLINING**	**Remove**	**ONE-SIDED, LEANING**	3 Trees	3 Trees
27	Quercus virginiana	Live Oak	37	Good	Remain		------	------
28	Quercus virginiana	Live Oak	30	Good	Remain		------	------
29	Magnolia grandiflora	Southern Magnolia	29	Good	Remain		------	------
30	Quercus virginiana	Live Oak	27	Good	Remain		------	------
31	Quercus laurifolia	Laurel Oak	22	Good	Remain		------	------
32	Quercus virginiana	Live Oak	46	Good	Remain		------	------
33	Quercus laurifolia	Laurel Oak	29	Good	Remain		------	------
34	Quercus laurifolia	Laurel Oak	17	Good	Remain	Offsite	------	------
35	Quercus virginiana	Live Oak	62	Good	Remain	Offsite	------	------
36	Quercus virginiana	Live Oak	45	Good	Remain	Offsite	------	------
37	Quercus laurifolia	Laurel Oak	52	Good	Remain	Offsite	------	------
38	Quercus laurifolia	Laurel Oak	45	Good	Remain	Offsite	------	------
39	Quercus laurifolia	Laurel Oak	54	Good	Remain	Offsite	------	------
40	Quercus laurifolia	Laurel Oak	36	Good	Remain	Offsite	------	------
41	Quercus laurifolia	Laurel Oak	36	Good	Remain	Offsite	------	------
42	Quercus laurifolia	Laurel Oak	36	Good	Remain	Offsite	------	------
							25 Trees	25 Trees



NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE, FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE "CRITICAL PROTECTION ZONE" SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY!

DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEGIN ALL TREE BARRICADES AT THE ROW LINE

*TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.



TREE BARRICADE DETAIL

NOTE:
1) REFER TREE PROTECTION DETAIL AND RELOCATION NOTES FOR TREES TO BE RELOCATED.
2) TREES TO BE RELOCATED SHALL BE ROOT PRUNED PER NOTES ON C-704

THIS PLAN TO BE UTILIZED FOR TREE DISPOSITION PURPOSES ONLY

100 50 25 0 100
SCALE: 1" = 100'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MEP ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-TRDP

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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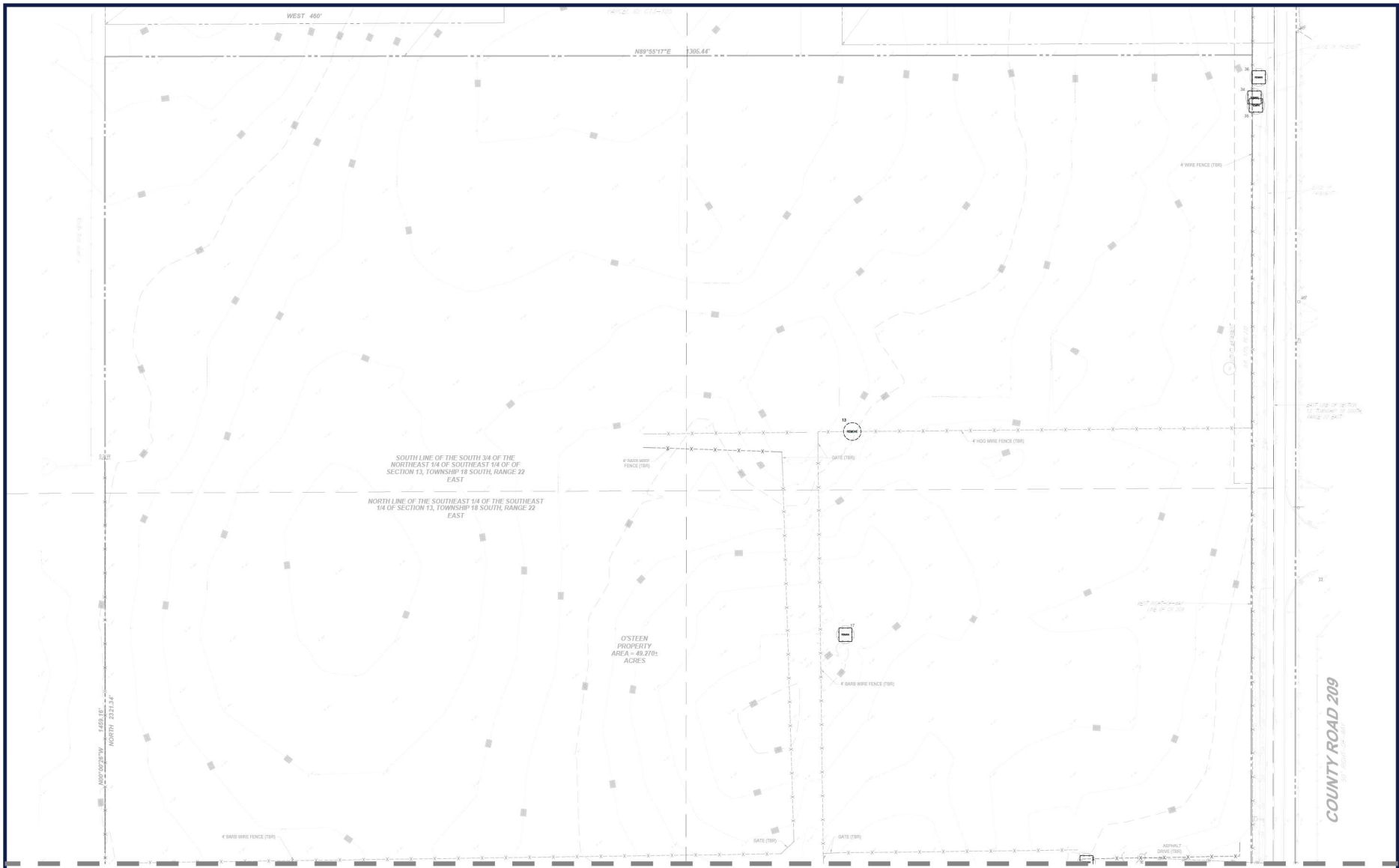
SHEET TITLE:

OVERALL TREE DISPOSITION PLAN

SHEET NUMBER:

C-701

ORG. DATE - 01/17/2025



BOHLER

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LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING & MAPPING
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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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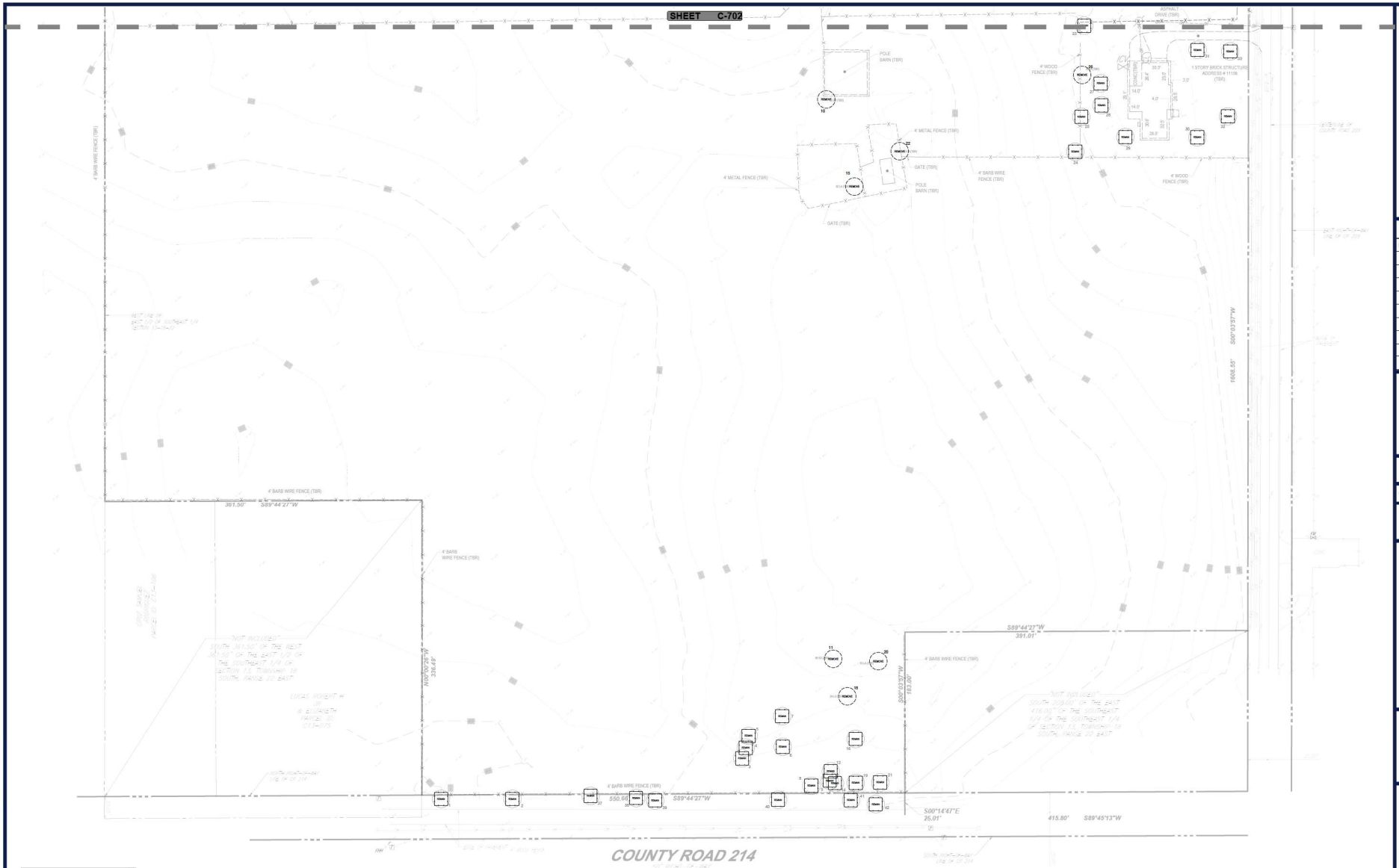
TREE DISPOSITION PLAN

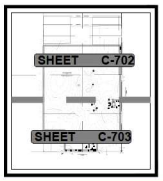
SHEET NUMBER:

C-702

ORG. DATE - 01/17/2025

Jan 16, 2025
H:\2024\FLB240129.00-0A\DGN\WKNG\DPL\PLAN SET\SP-CIVIL-TRDP-FLB240129.00-0A.dwg — LAYOUT: C-702 TREE DISPOSITION PLAN





KEY MAP
SCALE: 1" = 1,000'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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SHEET TITLE:

TREE DISPOSITION PLAN

SHEET NUMBER:

C-703

ORG. DATE - 01/17/2025

Jan 16, 2025
H:\2024\FLB240129.00-0A\DGN\WKNG\DPN_PLAN SET\SP-CIVIL-TRDP-FLB240129.00-0A.dgn —LAYOUT: C-703 TREE DISPOSITION PLAN

TREE DISPOSITION NOTES:

GENERAL

Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the City. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall start before the date approved nor continue without the knowledge of the City.

REFERENCES

A. Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:

1. American National Standards Institute (ANSI): Z60.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.).
2. National Arborist Association, ~597 Stratford Rd., Wantagh, NY 11793 (NAA). Ref. 1 Transplanting of Trees and Shrubs in the Southeastern United States.
3. Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

DESCRIPTION

A. Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the City.

B. The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation crews shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Indian River County.

9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.

C. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.

D. Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FDOT #544 specifications for those existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".

E. Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.

F. Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately replanted. Pits that are to be quickly replanted shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

QUALITY ASSURANCE

A. Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, Ref. 1.

B. CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.

C. CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.

D. Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.

E. Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.

F. Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

SUBMITTAL

A. CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule and, in addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.

For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.

C. CONTRACTOR shall apply for and pay all costs associated with tree removal/relocation permits. The permit shall be obtained from the City. In addition to City permits, a "Tree Removal License" shall be required by BC EP&GMD for all trees to be removed or relocated within the County R/W.

D. Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees indicated to remain during construction shall be protected in accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also certify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.

E. The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.

F. CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly evidenced in the schedule submittal.

G. CONTRACTOR must submit procedures to be utilized for maintenance of all relocated trees.

GUARANTEE

A. Relocated plant material shall fall under the standard 12 month guarantee.

B. Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the City. This also includes, but is not limited to, damage of curbs, walks, roads, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or turf shall be performed in accordance with this specification.

C. Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replacing any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and palms that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.

TRANSPLANTING _ GENERAL

A. Transplanting shall consist of an site transplanting of existing trees. Trees shall be transplanted only ones from existing location to permanent positions as shown on Drawings.

B. Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.

C. Balled and Burlapped Plants: Balls shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z60.1

TAGGING

A. Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and City prior to root pruning and/or digging.

ROOT PREPARATION

A. Trees to be relocated shall be root pruned at least 60 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:

1.	DBH	Minimum Ball Diameter
	3 1/2 - 4:	28"
	4 - 4 1/2"	30"
	4 1/2 - 5"	32"
	5 - 5 1/2"	34"
	Larger Sizes	Increase proportionally
2.	Ball Diameter	Medium Ball Diameter
	Less than 20"	Not less than 75% of diameter
	20" to 30"	Not less than 65% of diameter
	30" to 48"	Not less than 60% of diameter

CROWN PREPARATION

A. Shade Trees:

1. Shade Trees: Selectively prune and thin crown to remove approximately one third of the branches. In so doing, preserve the basic shape and form of the tree, eliminate cross branching and dead or diseased branches.
2. Hand strip selected species of all leaves following pruning and prior to moving.

HAND DIGGING

A. Burlapping will be required. Trees that are burlapped for relocation shall comply with and be handled in same manner as new plant material specified in Section 02600- Landscape Work.

HANDLING AND TRANSPORTATION

A. Trees shall be properly handled during moving so trunks will not be scarred or damaged and to avoid broken limbs. Broken limbs which do not cause the tree to be rejected shall be repaired under the following guidelines:

1. Properly prune dead, dying, or damaged branches with clean, sharp equipment.
2. Remove injured bark and wood of a tree with a clean, sharp knife to a point where healthy bark and wood make contact at their margins.
3. Inspect and treat wound for insect and disease.
4. Seal wounds with bituminous base wound paint for all limbs greater than 3" diameter.

B. Transport trees on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root ball damage.

C. Root ball should be kept moist during all phases of relocation.

D. Tree crowns shall be protected with shade cloth to prevent desiccation and wind burn. Crowns shall be periodically sprayed with water to help ensure against desiccation.

E. Plant material shall be handled only in ways and means accepted by the industry and acceptable to the LANDSCAPE ARCHITECT.

F. Plant material shall be planted the same day it is dug. Preparation of planting pits or beds shall be coordinated to ensure this schedule.

PLANTING

RELOCATED MATERIAL

1. Relocated trees shall be planted according to procedures described for new material, section ANSI A300 (PART 6). Verify that final grades have been established prior to planting operations. Ensure that proposed planting pits drain by test filling with water prior to transplantation.
2. CONTRACTOR shall continue watering and caring for relocated material for 90 days, refer to watering and maintenance sections below.
3. Mulch tree pit areas to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuations.
4. Brace trunk and leave in place until trees' palms are wind firm. (1± year)
5. Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Hotain through at least one growing season, and through cold season.
6. Feed with a diluted solution of N_P_K in solution form with a soil needle, providing water, air, and nutrients.
7. Where foliage is retarded, spray with one of the soluble types of foliage feeders.
8. At time of planting, use soil needles for watering new transplant to fill air pockets and to keep roots (especially feeder roots) moist, live, and healthy. Direct fine spray at foliage to help harden_off new leaves.

STAKING AND GUYING

Designated material shall be staked and guyed according to planting details.

WATERING

A. CONTRACTOR shall be responsible for the manual watering of relocated plant materials for 90 days. If utilized, all temporary watering system installations shall be completely removed by the CONTRACTOR after the watering period.

B. Following transplanting, CONTRACTOR shall water trees daily for the first two weeks, every other day for the next two weeks. Soaking than shall continue on a twice weekly basis for another period of eight (8) weeks. Such watering shall thoroughly saturate the root ball to its full depth and is in addition to the underground irrigation system.

MAINTENANCE

A. All relocated plant materials shall be maintained immediately after each item is planted and continued until 90 day watering period is completed or until final acceptance whichever is latest, at which time the Property Owner, will assume responsibility for maintenance of the landscaping materials, following the procedures and recommendations of the CONTRACTOR.

B. During this maintenance period, all relocated plant materials shall be maintained in accordance with the standards established under ANSI A300 (PART 6).

CLEAN UP

A. Upon completion of the work, the CONTRACTOR shall thoroughly clean the landscaped area, removing all equipment, unused materials, rubbish and surplus excavated material, and shall fine grade all disturbed areas, including areas adjacent to the transplanted materials, to provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected.

BOHLER

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LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
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DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-TRDP

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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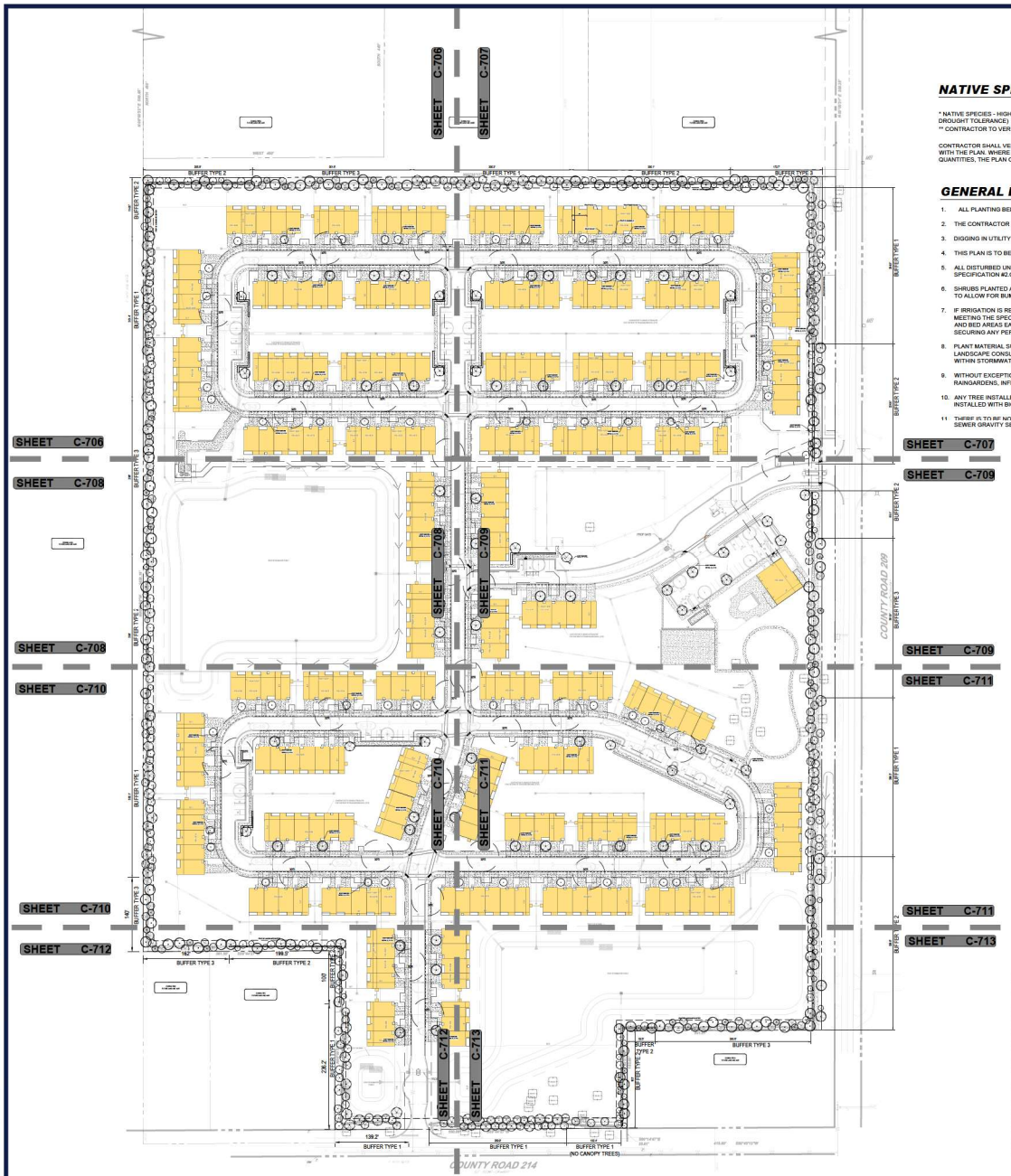
TREE DISPOSITION NOTES

SHEET NUMBER:

C-704

ORG. DATE - 01/17/2025

Jan 16, 2025
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NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

GENERAL LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
3. DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
4. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
5. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
6. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
7. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
8. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
9. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
10. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, C-704.
11. THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

LANDSCAPE & ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

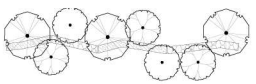
ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS.

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

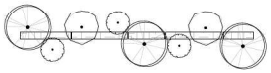
NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OF DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

LANDSCAPE DATA TABLE

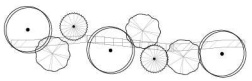
JURISDICTION	CITY OF WILDWOOD	
CURRENT ZONING /PROPOSED ZONING	R2 RESIDENTIAL	
TOTAL SITE AREA	±49.27 AC	
PERIMETER BUFFER REQUIREMENTS DDS CH 2(H)(4-6)		
(3). Buffers shall be provided on the outer perimeter of lots or parcels where a change of use occurs. (6). The min. landscape buffer shall contain 3 canopy trees, 5 understory trees / 100 lf of property boundary & a continuous row of shrubs (30" ht., 3 gal)	REQUIRED	PROVIDED
NORTH BUFFER REQUIRED: 20' BUFFER 1,305.44 LF		
3 CANOPY TREES/ 100 LF	39 TREES	39 TREES
5 UNDERSTORY TREES/ 100 LF	65 TREES	65 TREES
Continuous row of shrubs 30" ht, 3 gal		
EAST BUFFER R.O.W REQUIRED: 20' BUFFER 1,606.50LF- 49.5LF OF DRIVE=1,559LF		
3 CANOPY TREES/ 100 LF	47 TREES	47 TREES
5 UNDERSTORY TREES/ 100 LF	78 TREES	78 TREES
Continuous row of shrubs 30" ht, 3 gal		
WEST BUFFER REQUIRED: 20' BUFFER 1,459.18 LF		
3 CANOPY TREES/ 100 LF	43 TREES	43 TREES
5 UNDERSTORY TREES/ 100 LF	73 TREES	73 TREES
Continuous row of shrubs 30" ht, 3 gal		
SOUTH BUFFER R.O.W REQUIRED: 20' BUFFER 1,822.66 LF - 49.5 LF		
3 CANOPY TREES/ 100 LF	55 TREES	49 TREES
5 UNDERSTORY TREES/ 100 LF	91 TREES	91 TREES
(6) EXISTING TREES TO REMAIN		*6 TREES*
Continuous row of shrubs 30" ht, 3 gal		
PARKING LOT REQUIREMENTS SEC.G.4		
(4)(a). A min. of 10% gross square footage of the paved parking lot area and entranceway shall be dedicated to landscaping. (4)(c). min. 1 canopy tree and 3 shrubs / 25 paved parking spaces.	REQUIRED	PROVIDED
(669 PARKING SPACES/ 25)	26 TREES	26 TREES
(669 PARKING SPACES/ 25)*3 SHRUBS	80 SHRUBS	COMPLIES
	REQUIRED	PROVIDED
TOTAL CANOPY TREES	184 TREES	178 TREES
TOTAL UNDERSTORY TREES	307 TREES	307 TREES
EXISTING TREES		23 TREES



BUFFER TYPE 1 PLANT LIST (PER 100 LF)
- CANOPY TREES: (3) LIVE OAK
- UNDERSTORY TREES: (3) SWEETBAY MAGNOLIA, (2) LAVENDER CRAPE MYRTLE
- SHRUB ROW: FIREBUSH & SILVER SAW PALMETTO @ 48" O.C.



BUFFER TYPE 2 PLANT LIST (PER 100 LF)
- CANOPY TREES: (3) FLORIDA ELM
- UNDERSTORY TREES: (3) LITTLE GEM MAGNOLIA, (2) RED BAY
- SHRUB ROW: FLORIDA PRIVET & WAX MYRTLE @ 48" O.C.



BUFFER TYPE 3 PLANT LIST (PER 100 LF)
- CANOPY TREES: (3) SOUTHERN MAGNOLIA
- UNDERSTORY TREES: (3) WHITE CRAPE MYRTLE, (2) EASTERN RED CEDAR
- SHRUB ROW: WALTER'S VIBURNUM & SAW PALMETTO @ 36" O.C.

PLANT SCHEDULE

CODE	QTY	EAST BUFFER	INTERIOR	NORTH BUFFER	SOUTH BUFFER	WEST BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT
BUFFER TREES												
LI	11			11			LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	7`DBH 8`HT, 2.5`SPRD.	CONT./B&B	NON	TOLERANT
LV	14			14			LAGERSTROEMIA INDICA X FAURIEI 'LAVENDER'	NATCHEZ CRAPE MYRTLE	7`DBH 8`HT, 2.5`SPRD.	CONT./B&B	NO	TOLERANT
MV	12			12			MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7`DBH 15`HT, 6`SPRD MIN.	CONT./B&B	NATIVE	TOLERANT
MG	13			13			MAGNOLIA GRANDIFLORA 'BIG BY' FORM	LITTLE GEM MAGNOLIA	7`DBH 15`HT, 6`SPRD.	CONT./B&B	NATIVE	TOLERANT
RP	14			14			PERSEA BORBONIA	RED BAY	7`DBH 15`HT, 6`SPRD.	CONT./B&B	NATIVE	TOLERANT
VE	13			13			ULMUS X 'VEGA'	FLORIDA ELM	7`DBH 15`HT, 6`SPRD.	CONT./B&B	NATIVE	TOLERANT
QV	13			13			QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	20`DBH MIN. 70`HT, 40`SPRD. TRUE	CONT./B&B	NATIVE	TOLERANT
SP	13			13			SABAL PALMETTO	CABBAGE PALM	7`DBH 15`HT, 6`SPRD.	CONT./B&B	NATIVE	TOLERANT
INTERNAL TREES												
LI4	11			11			LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	7`DBH 8`HT, 2.5`SPRD.	CONT./B&B	NO	TOLERANT
SM	14			14			SABAL MINOR	DWARF PALMETTO	7`DBH 15`HT, 6`SPRD.	CONT./B&B	NATIVE	TOLERANT
PARKING LOT TREES												
SOP	13			13			QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	7`DBH 15`HT, 6`SPRD.	CONT./B&B	NATIVE	TOLERANT
CODE	QTY	EAST BUFFER	INTERIOR	NORTH BUFFER	SOUTH BUFFER	WEST BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT
SHRUB AREAS												
ITH	135	76		59	76	59	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET	36`HT, 24`SPRD.	CONT.@36`	NATIVE	TOLERANT
MPC	142		142				MYRICA CERIFERA 'COMPACT'	DWARF WAX MYRTLE (COMPACT)	36`HT, 24`SPRD.	CONT.@36`	NATIVE	TOLERANT
MPS	58	58		58	58	58	MYRICA CERIFERA	WAX MYRTLE	36`HT, 24`SPRD.	CONT.@36`	NATIVE	TOLERANT
PCK	54		54				PHOTINIA X FRASERI 'CHRISTMAS RED'	RED PHOTINIA	36`HT, 24`SPRD.	CONT.@36`	NO	TOLERANT
SEP	135	76		59	76	59	SERENOA REPENS	SAW PALMETTO	36`HT, 24`SPRD.	CONT.@36`	NATIVE	TOLERANT
VOB	135	76		59	76	59	VIBURNUM OBOVATUM 'SUPREME'	WALTER'S VIBURNUM	36`HT, 24`SPRD.	CONT.@36`	NATIVE	TOLERANT
WE	24			12	12		WAX MYRTLE HEDGE	WAX MYRTLE HEDGE	36`HT, 24`SPRD.	CONT.@36`	NATIVE	TOLERANT

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 100'

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CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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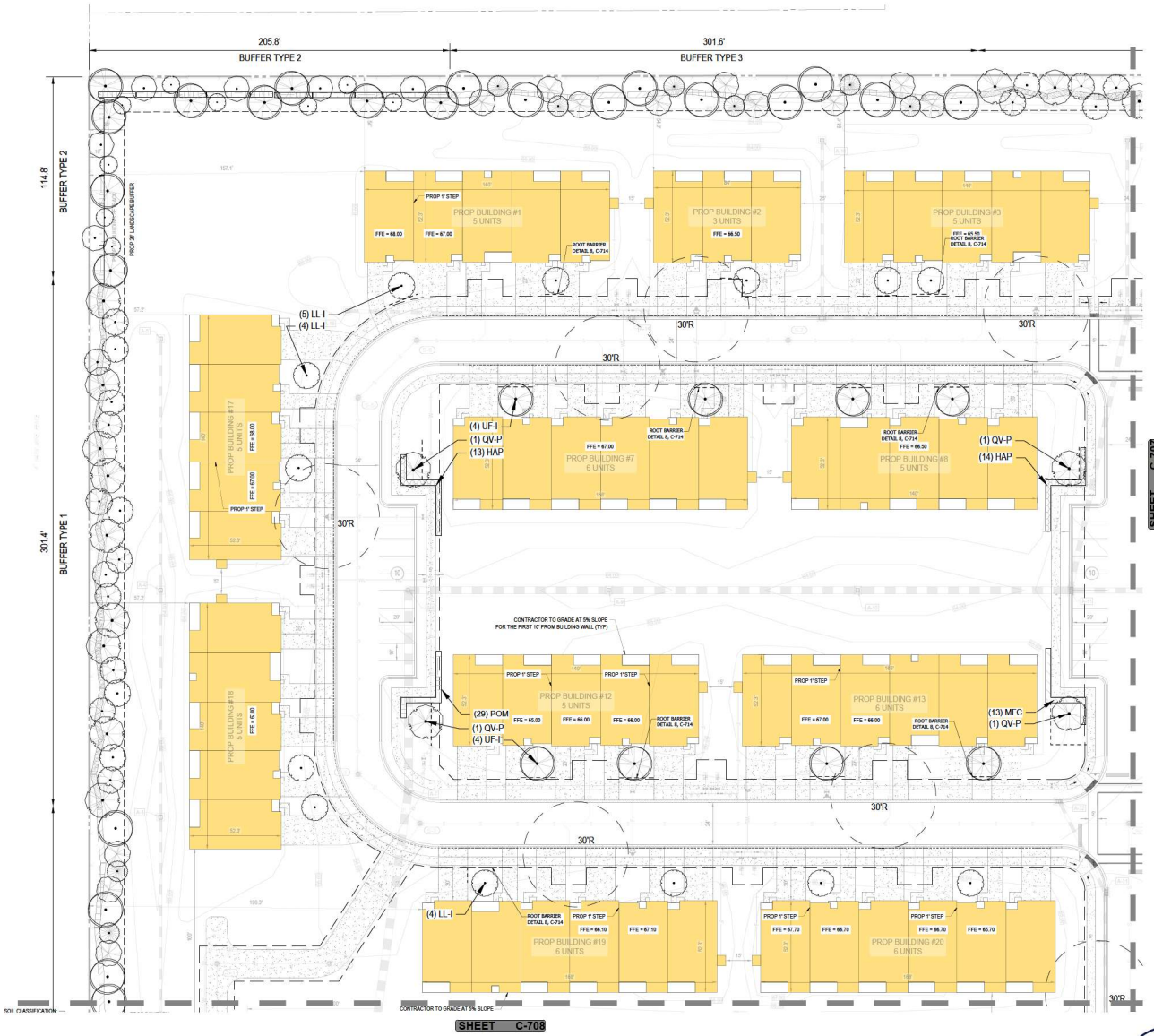
OVERALL LANDSCAPE PLAN

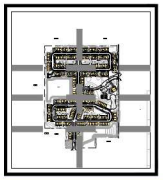
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C-705

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MOD





KEY MAP
SCALE: 1" = 1,000'

N
W
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S

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER

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BOCA RATON, FLORIDA 33431
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C-706

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KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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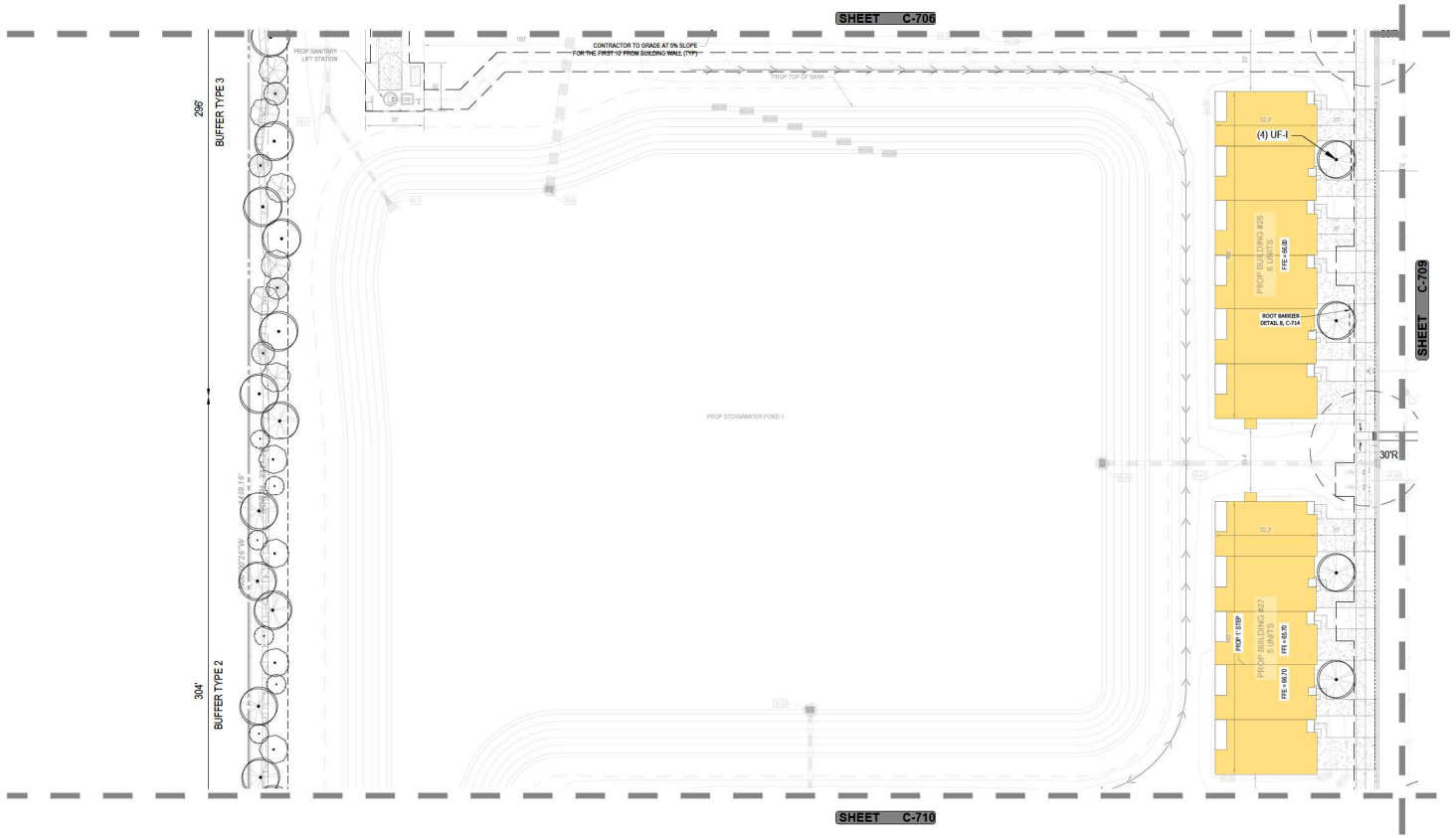
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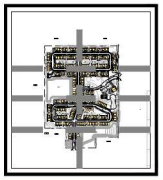
LANDSCAPE PLAN

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KEY MAP
SCALE: 1" = 1,000'

N
W E
S

30 15 7.5 0 30
SCALE: 1" = 30'

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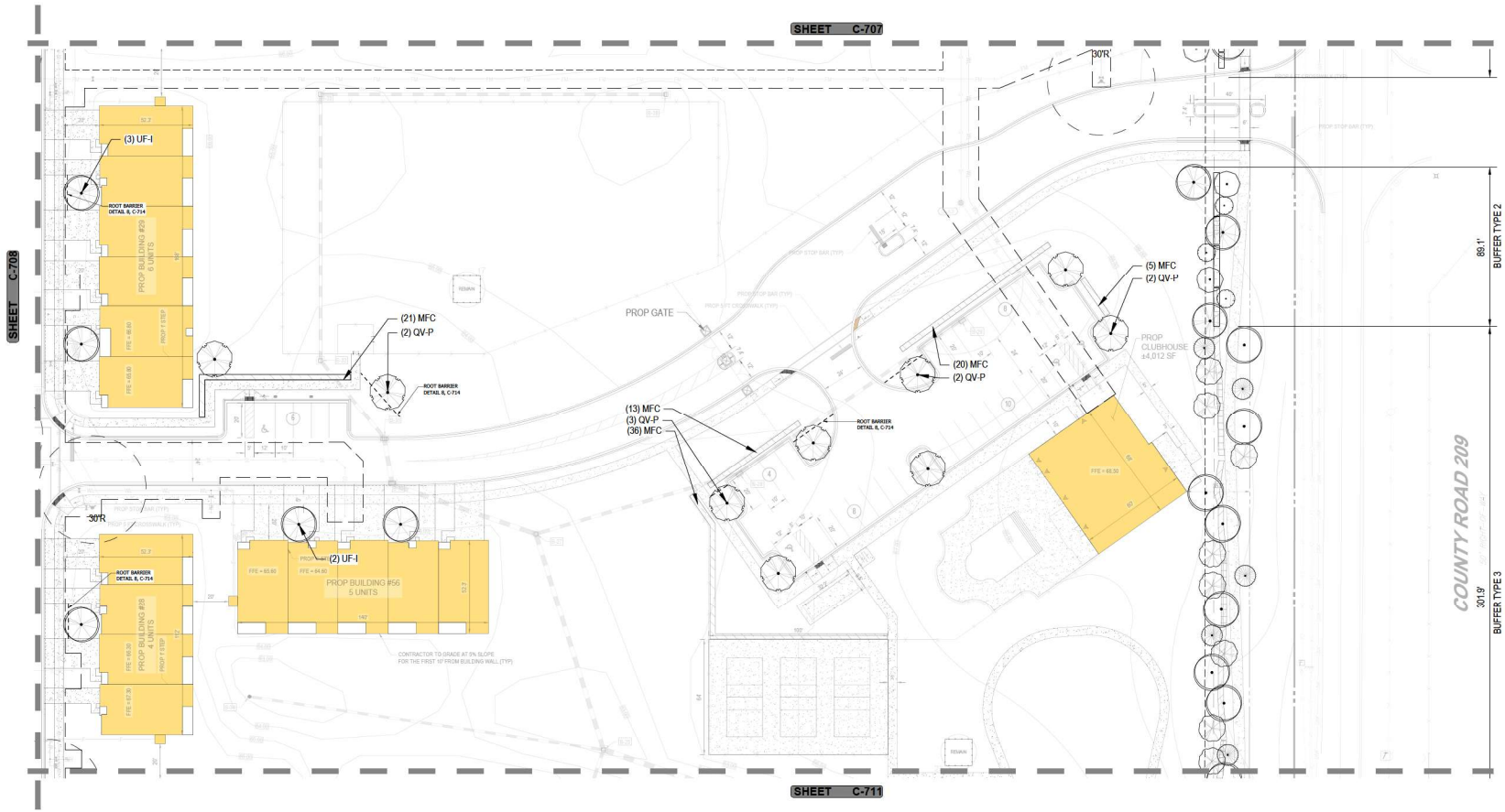
LANDSCAPE PLAN

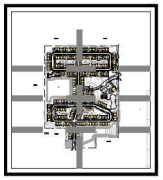
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KEY MAP
SCALE: 1" = 1,000'

N
W E S

SCALE: 1" = 30'

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A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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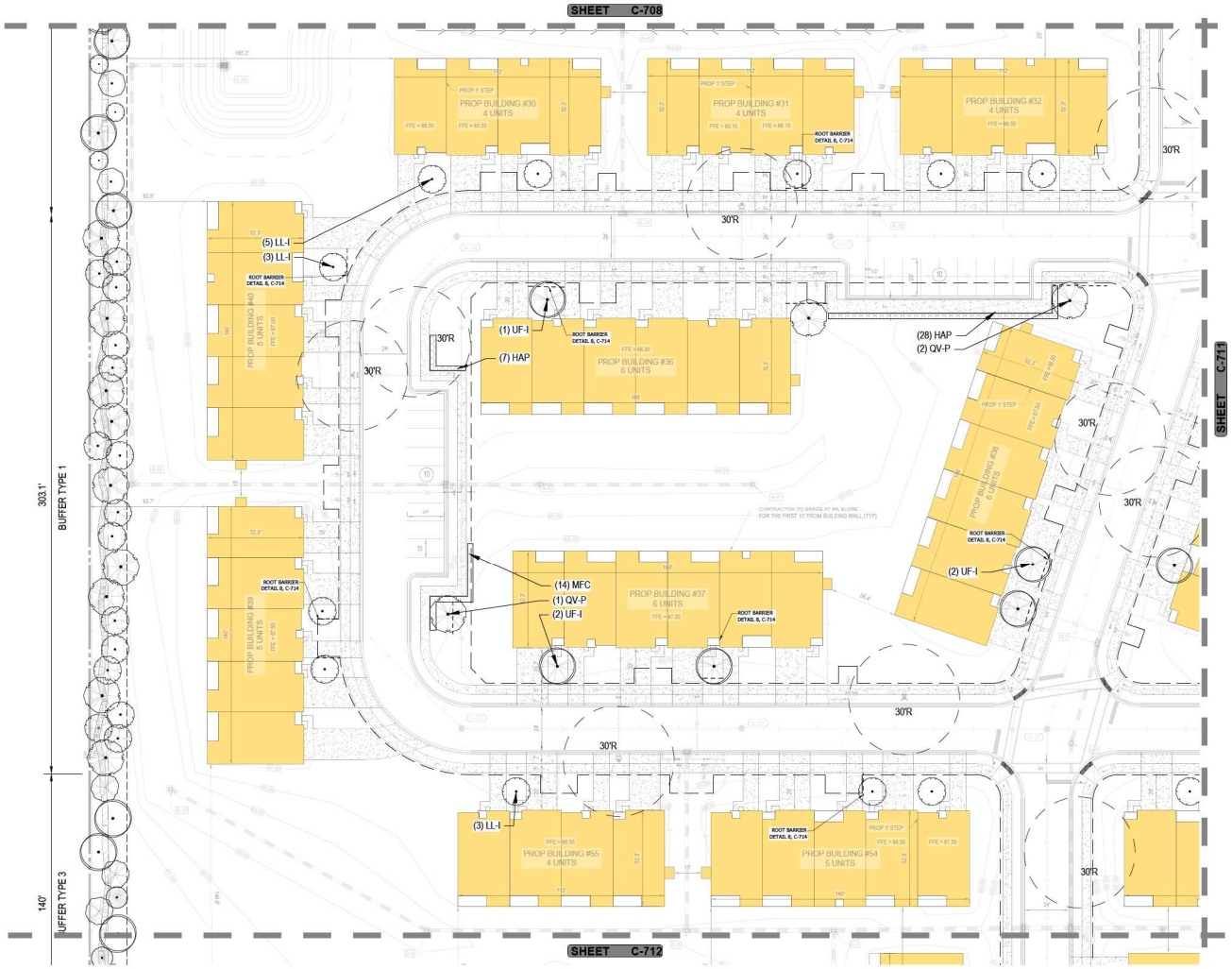
LANDSCAPE PLAN

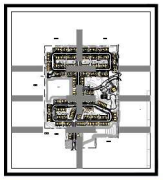
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KEY MAP
SCALE: 1" = 1,000'

N
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S

SCALE: 1" = 30'

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT
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BOCA RATON, FLORIDA 33431
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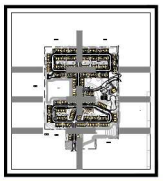
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C-710

ORG. DATE - 01/17/2025

Apr 15, 2025
H:\2024\FLB240129.00-0A\DGN\WRK\DSP\PLAN SET\SP-CIVIL-LAND-FLB240129.00-0A-----LAYOUT- C-710 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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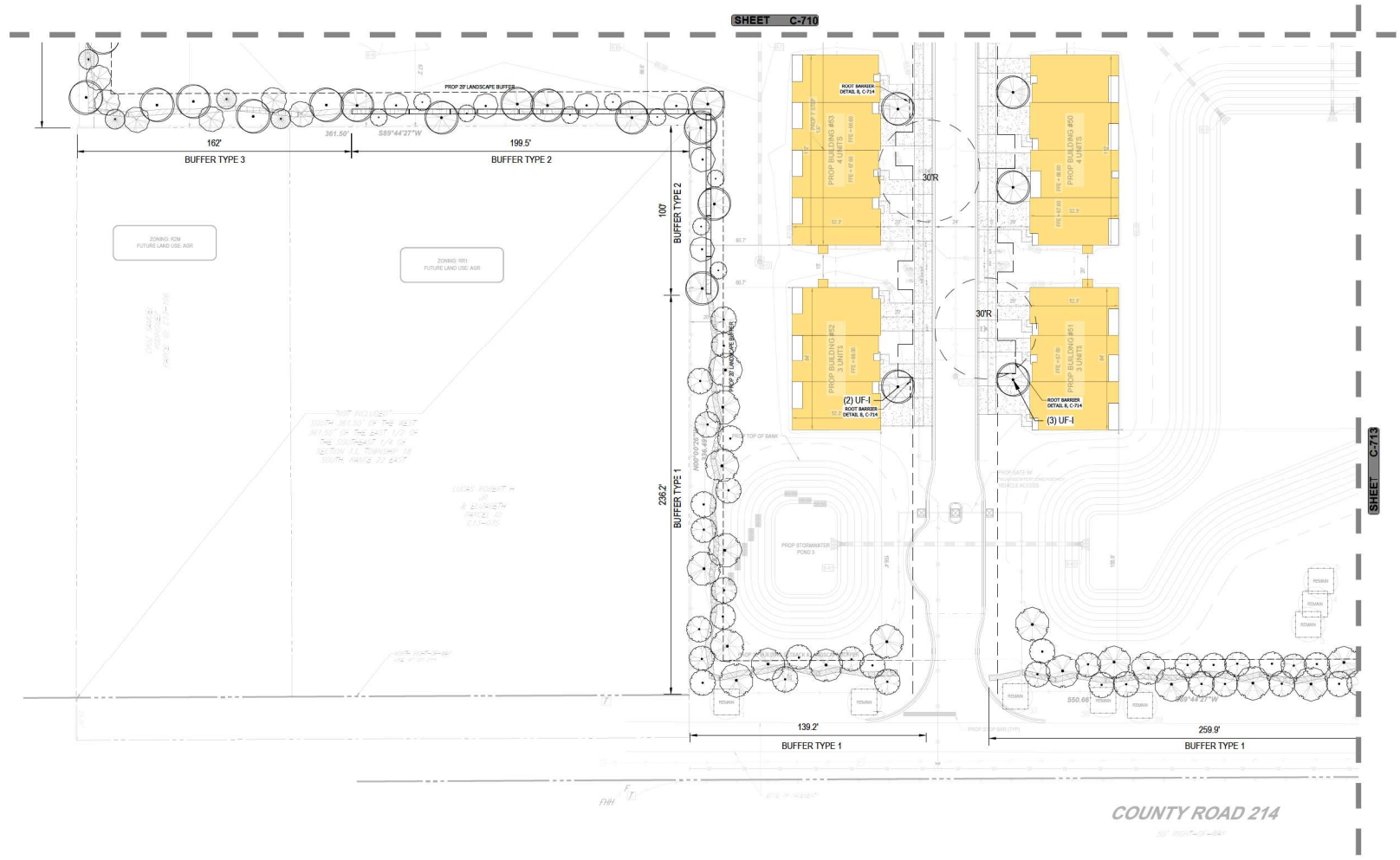
LANDSCAPE PLAN

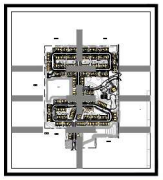
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C-711

ORG. DATE - 01/17/2025

Apr 16, 2025
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KEY MAP
SCALE: 1" = 1,000'

N
W
E
S

SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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DATE:	01/17/2025
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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

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1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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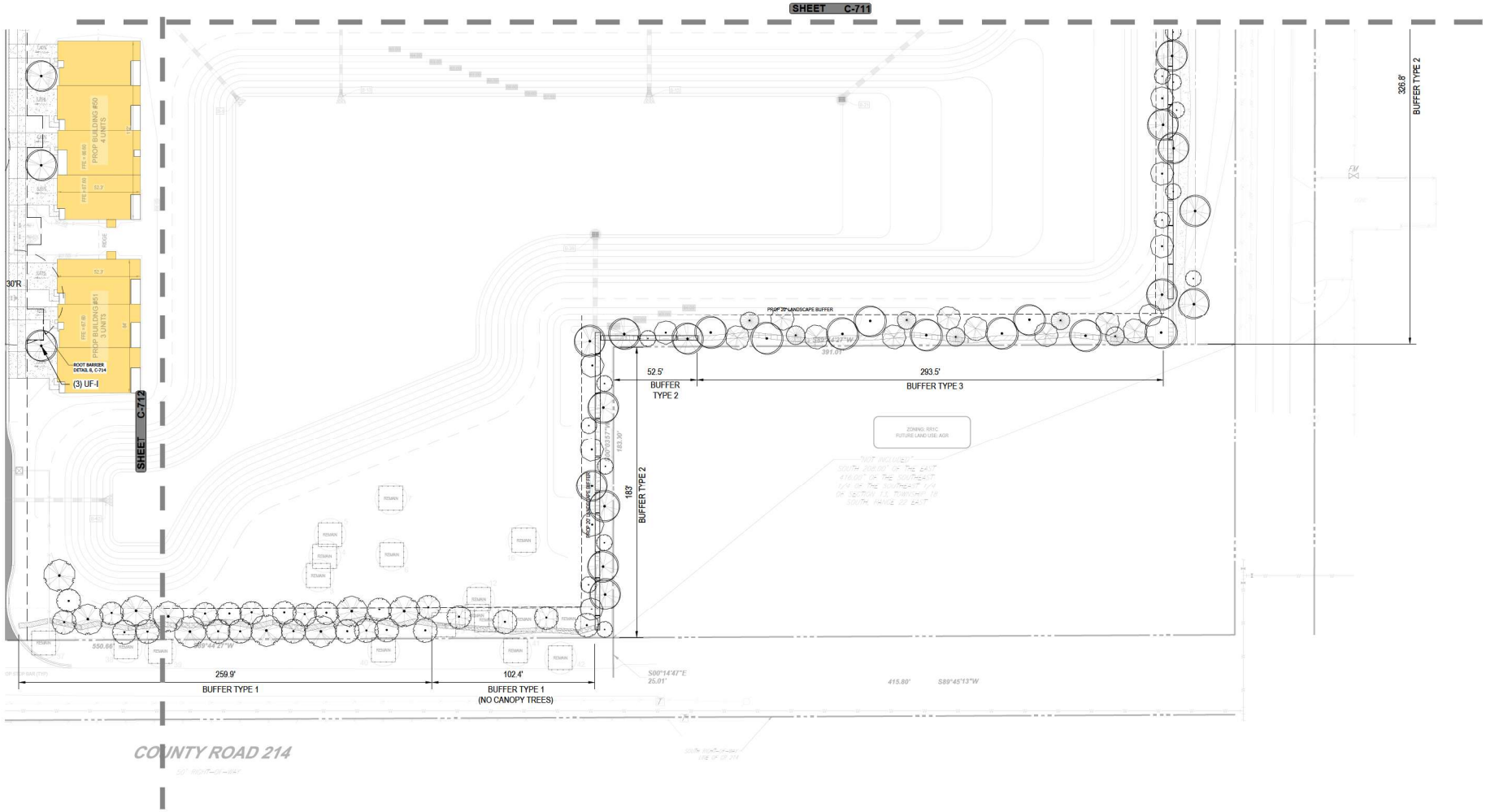
LANDSCAPE PLAN

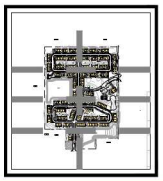
SHEET NUMBER:

C-712

ORG. DATE - 01/17/2025

Apr 15, 2025
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BOD





KEY MAP
SCALE: 1" = 1,000'

N
W
E
S

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING & MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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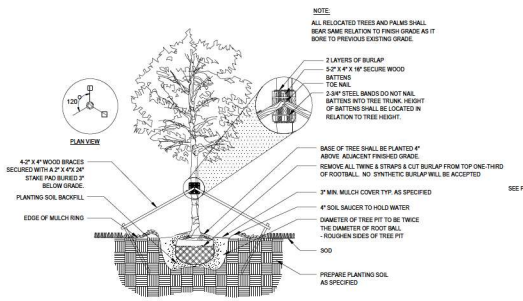
LANDSCAPE PLAN

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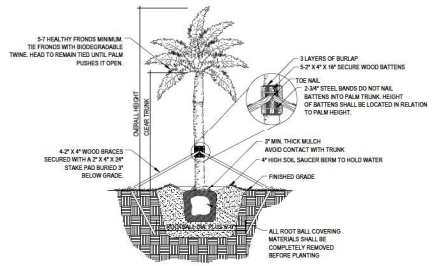
C-713

ORG. DATE - 01/17/2025

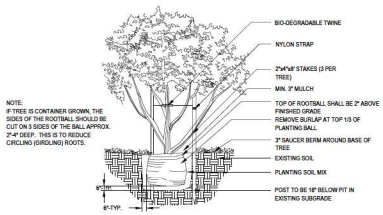
Apr 15, 2025
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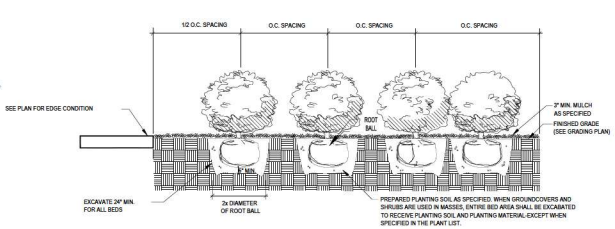
1 TREE INSTALLATION
SECTION NTS



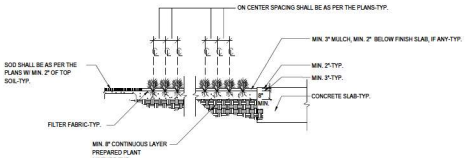
2 PALM INSTALLATION
SECTION NTS



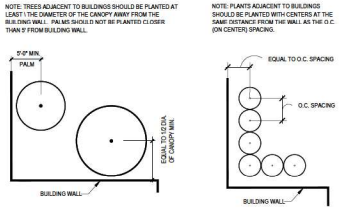
3 SMALL TREE
SECTION NTS



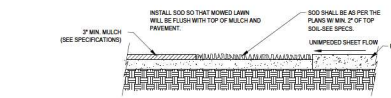
4 SHRUB PLANTING
SECTION NTS



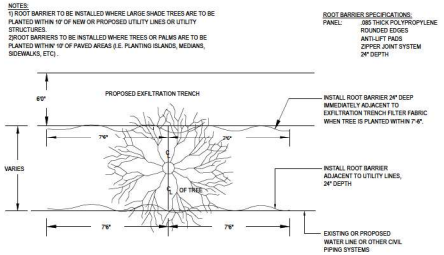
5 GROUNDCOVER PLANTING
SECTION NTS



6 PLANTING ADJACENT TO BUILDING
SECTION NTS



7 SOD INSTALLATION
SECTION NTS



8 ROOT BARRIER
SECTION NTS

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CAD I.D.:	P-CIVIL-LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

C-714

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DGN\WKNG\SPA_PLAN SET\SP-CIVIL-LAND-FLB240129.00-0A.dwg — LAYOUT: C-714 LANDSCAPE DETAILS

PLANT SCHEDULE

SYMBOL	CODE	QTY	EAST BUFFER	INTERIOR	NORTH BUFFER	SOUTH BUFFER	WEST BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	
BUFFER TREES														
	JB	33	6		10	9	8	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN REDCEDAR	2" DBH 8-10' HT, X 4'-6' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	LL	48	12		6	18	12	LAGERSTROEMIA INDICA 'LAVENDER'	LAVENDER CRAPE MYRTLE	2" DBH 8-10' HT, X 4'-6' SPRD.	CONT./B&B	NO	TOLERANT	
	LW	51	9		15	13	14	LAGERSTROEMIA INDICA 'WHITE CHOCOLATE'	WHITE CHOCOLATE CRAPE MYRTLE	2" DBH 8-10' HT, X 4'-6' SPRD.	CONT./B&B	NO	TOLERANT	
	MG	50	9		15	13	13	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" DBH 14'-16' HT, OA X 5'-6' SPRD	CONT./B&B	NATIVE	TOLERANT	
	MGL	63	19		15	16	13	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	2" DBH 8' OA, HT X 5' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	MV	69	18		9	24	18	MAGNOLIA VIRGINIANA	SWEET BAY	2" DBH 8-10' HT, X 4'-6' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	PB	43	14		10	11	8	PERSEA BORBONIA	REDBAY	2" DBH 8-10' HT, X 4'-6' SPRD.	CONT./B&B	NATIVE	TOLERANT	
	QV	64	18		9	19	18	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5 DBH MIN, 10'-12' OA, HT 5'-6' SPRD, STANDARD SINGLE TRUNK	CONT./B&B	NATIVE	TOLERANT	
	UF	64	20		15	17	12	ULMUS AMERICANA 'FLORIDANA	FLORIDA ELM	2" DBH 8-10' HT, X 4'-6' SPRD.	CONT./B&B	NATIVE	TOLERANT	
INTERNAL TREES														
	LL-I	51		51				LAGERSTROEMIA INDICA 'LAVENDER'	LAVENDER CRAPE MYRTLE	2" DBH 8-10' HT, X 4'-6' SPRD.	CONT./B&B	NO	TOLERANT	
	UF-I	44		44				ULMUS AMERICANA FLORIDANA	FLORIDA ELM	3" DBH 12' OA, MIN HT, 6'-8' SPRD	CONT./B&B	NATIVE	TOLERANT	
PARKING LOT TREES														
	QV-P	26		26				QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3" DBH 14'-16' HT, OA X 5'-6' SPRD	CONT./B&B	NATIVE	TOLERANT	
SYMBOL	CODE	QTY	EAST BUFFER	INTERIOR	NORTH BUFFER	SOUTH BUFFER	WEST BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT	SPACING
SHRUB AREAS														
	FOS	236	73		55	63	45	FORESTIERA SEGREGATA	FLORIDA PRIVET	30" HT, X 30" SPRD.	CONTAINER	NATIVE	TOLERANT	48" o.c.
	HAP	310	54	88	36	72	60	HAMELIA PATENS	FIREBUSH	30" HT, X 30" SPRD.	CONTAINER	NATIVE	TOLERANT	48" o.c.
	MFC	143		143				MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACT SIMPSON'S STOPPER	30" HT. X 30" SPRD.	CONTAINER	NATIVE	TOLERANT	48" o.c.
	MYC	208	63		50	55	40	MYRICA CERIFERA	WAX MYRTLE	30" HT. X 30" SPRD.	CONTAINER	NATIVE	TOLERANT	48" o.c.
	POM	144		144				PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	24" HT. X 24" SPRD.	CONTAINER	NO	TOLERANT	30" o.c.
	SEP	218	41		64	52	61	SERENOA REPENS	SAW PALMETTO	30" HT. X 30" SPRD.	CONTAINER	NATIVE	TOLERANT	36" o.c.
	SER	224	60		30	74	60	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	30" HT. X 30" SPRD.	CONTAINER	NATIVE	TOLERANT	48" o.c.
	VIO	374	66		104	102	102	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	30" HT. X 30" SPRD.	CONTAINER	NATIVE	TOLERANT	36" o.c.

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DRAWN BY: GO
CHECKED BY: BW
DATE: 01/17/2025
CAD I.D.: P-CIVIL-LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT
11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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SHEET TITLE:

LANDSCAPE SCHEDULE

SHEET NUMBER:

C-715

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00\ADDR\WRKDSP\PLAN SET\SP-CIVIL-LAND-FLB240129.00-0A-----LAYOUT: C-715 LANDSCAPE SCHEDULE

LANDSCAPE NOTES:

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.
2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE COUNTY TO OBTAIN PERMIT INFORMATION.
5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.
9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.
10. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURES GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
11. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
12. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.
13. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.
14. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
15. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO ORY PLANTING PERMITTED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
19. MULCHING:
   ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   E. CYPRESS OR COLORED MULCH SHALL NOT BE USED.
   F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.
20. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.
21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.
22. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.
23. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.
24. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.
25. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.
26. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."
26. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
27. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.
28. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.
29. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.
30. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.
31. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.
32. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.
33. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.
35. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.
36. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.
37. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.
38. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.
39. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.
40. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.
41. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.
42. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS FREE OF PESTS AND DISEASES.
43. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.
44. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.
45. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.
46. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH
47. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
48. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
49. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.
50. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
51. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.
52. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
53. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.
54. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
55. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.
56. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.
57. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
58. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL.
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.
59. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.
60. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.
61. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.
62. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
63. APPLICATION/ SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS, THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 90 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.
64. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH EVER IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.
65. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.

SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED, PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 20% TOPSOIL
   B. 10% PEAT OR COMPOST
   C. 70% SAND
5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL
6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.
7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH
12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.
5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

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LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

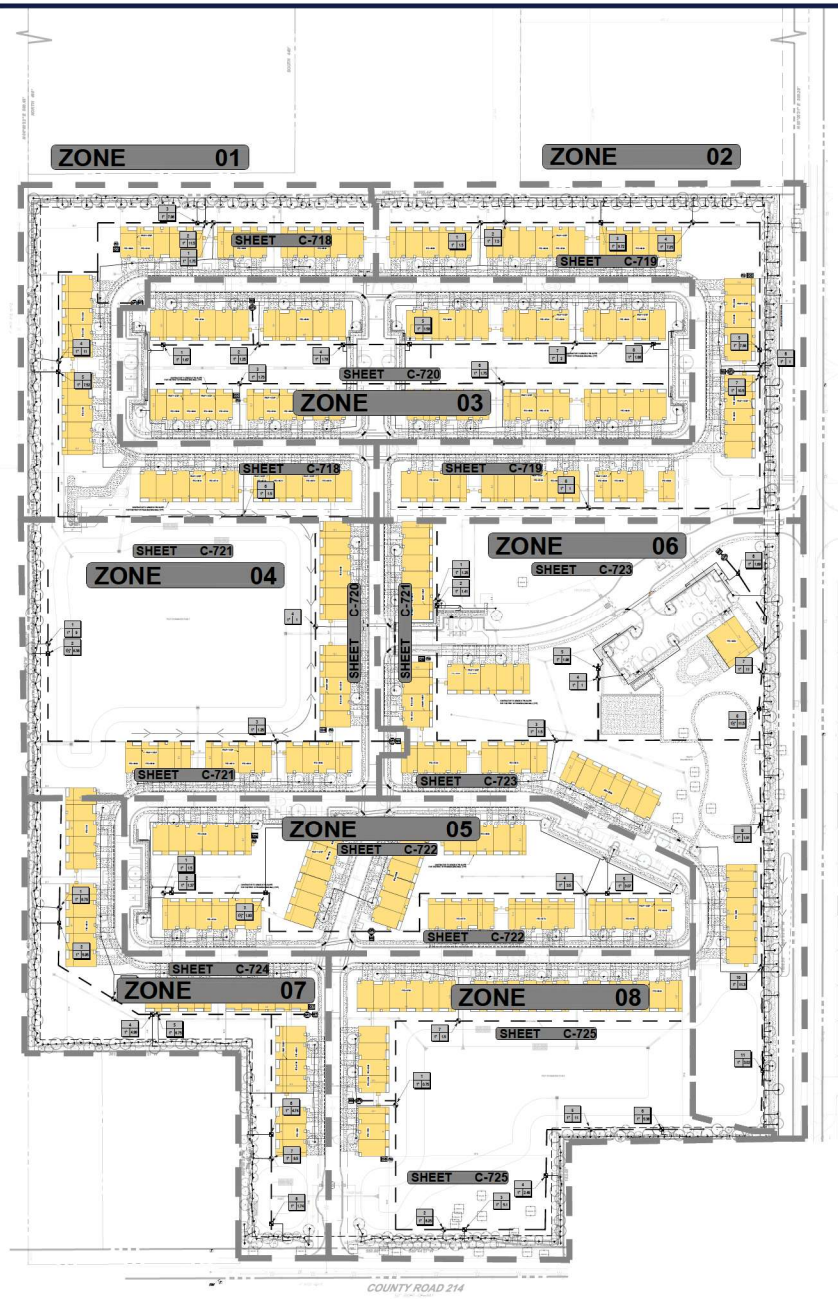
LANDSCAPE NOTES

SHEET NUMBER:

C-716

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DRAWINGS\PLAN SETS\P-CIVIL-LAND-FLB240129.00-0A.----LAYOUT: C-716 LANDSCAPE NOTES
BRETT.WALDMAN



N

SCALE: 1" = 100'

REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES

REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS

OPERATING DESIGN CAPACITY SHALL NOT EXCEED 5-FEET-PER-SECOND VELOCITY IN THE FULL-PIPE FLOW IN PIPELINES WITH VALVES OR OTHER FLOW CONTROL APPURTENANCE WITHIN THE SYSTEM.
KEEP THE WORKING PRESSURE AT ANY POINT AT OR BELOW 72 PERCENT OF THE PRESSURE RATING OF THE IRRIGATION SYSTEM.

IRRIGATION PLAN IS CONCEPTUAL. MAINLINE, LATERALS, HEADS, AND EQUIPMENT ARE SHOWN ON THE PLAN FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION RELATED ITEMS WITHIN LANDSCAPE OR PERVIOUS AREA AT BACK OF CURB, FRONT OF WALK, BACK OF WALK OR ADJACENT TO OTHER HARDSCAPE TO FACILITATE FUTURE LOCATIONS AND TO ENSURE PROTECTION FROM FUTURE DAMAGE. INSTALL ITEMS PER TO SPECS AND DETAILS.

THIS PLAN TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY

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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
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DATE:	01/17/2025
CAD I.D.:	P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
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SHEET TITLE:

OVERALL IRRIGATION PLAN

SHEET NUMBER:

C-717

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DGN\WRKG\SPN_PLAN SET\SP-CIVIL-IRRG-FLB240129.DWG——LAYOUT: C-717 OVERALL IRRIGATION PLAN

IRRIGATION SCHEDULE ZONE 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1406	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	103	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	2	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 18' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE 18' INSERT FITTINGS.	2,321 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4	
BF1	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C1	RAIN BIRD ESPIM4S WITH (3) ESP-SM3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
R1	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M1	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,810 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	513.1 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	182.9 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	82.9 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	434.8 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	574.9 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	18.1 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	417.4 L.F.	

Valve Callout

Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE ZONE 1

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	1.75	7		23.4	28.9	0.85 in/h
2	RAIN BIRD PEB	1"	BUBBLER	11.5	46		25.9	43.3	0.85 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.96	1,193 L.F.		27.3	37.2	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	11	44		25.8	40.4	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.52	1,128 L.F.		27.2	36.9	0.43 in/h
6	RAIN BIRD PEB	1"	BUBBLER	1.5	6		23.2	32.8	0.85 in/h

WATERING SCHEDULE ZONE 1

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	124	
2	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	817	
3	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	565	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	781	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	534	
6	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	107	
		TOTALS:			426	2,927	

CRITICAL ANALYSIS

Generated:	2024-11-11 10:12
P.O.C. NUMBER: 01	
Water Source Information:	NEW 2" WATER METER W/ 1 1/2" SERVICE LINE
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	43.65 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	11.5 GPM
Flow Available at POC:	43.65 GPM
Residual Flow Available:	32.15 GPM
Critical Station:	2
Design Pressure:	20 PSI
Friction Loss:	3.62 PSI
Fittings Loss:	0.36 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.97 PSI
Pressure Req. at Critical Station:	25.9 PSI
Loss for Fittings:	1.32 PSI
Loss for Main Line:	13.2 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.5 PSI
Loss for Water Meter:	0.4 PSI
Critical Station Pressure at POC:	43.3 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	13.7 PSI



KEY MAP
SCALE: 1" = 1,000'



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MEP SERVICES
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

IRRIGATION PLAN

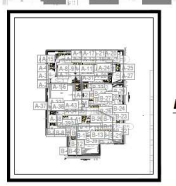
SHEET NUMBER:

C-718

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DOR\WRK\DSP\PLAN SET\SP-CIVIL-IRRG-PLAB240129.00-0A——LAYOUT: C-718 IRRIGATION PLAN





KEY MAP
SCALE: 1" = 1,000'

IRRIGATION SCHEDULE ZONE 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1401 FLOOD FLOOD BUBBLER 6.0IN. POP-UP	115	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	3	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-09-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & RAIN RESISTANT. USE AT INSERT FITTINGS.	2,641 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD RCD 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	6	
BF2	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C2	RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LAN WIFI MODULE AND FLOW SENSOR READY.	1	
R2	RAIN BIRD RSD-BEE RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M2	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	2,764 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	331.5 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	179.0 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	9.9 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	482.6 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	655.6 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	164.3 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	894.5 L.F.	

Valve Callout: Valve Number, Valve Flow, Valve Size

VALVE SCHEDULE ZONE 2

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	1.5	6		23.1	27.4	0.66 in/h
2	RAIN BIRD XCZ-100-LC	1"	BUBBLER	7.5	30		20.7	47.3	0.66 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	9.72	1,458 L.F.		27.9	48.7	0.42 in/h
4	RAIN BIRD PEB	1"	BUBBLER	7.25	29		25.0	39.2	0.66 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.88	1,183 L.F.		29.8	50.6	0.42 in/h
6	RAIN BIRD PEB	1"	BUBBLER	1	4		21.9	34.9	0.66 in/h
7	RAIN BIRD PEB	1"	BUBBLER	10.5	42		25.6	39.9	0.66 in/h
8	RAIN BIRD PEB	1"	BUBBLER	1	4		22.1	37.7	0.66 in/h

WATERING SCHEDULE ZONE 2

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.66 in/h	1	71	197	
2	RAIN BIRD PEB	BUBBLER	0.66 in/h	1	71	533	
3	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.42 in/h	0.5	71	690	
4	RAIN BIRD PEB	BUBBLER	0.66 in/h	1	71	819	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.42 in/h	0.5	71	599	
6	RAIN BIRD PEB	BUBBLER	0.66 in/h	1	71	197	
7	RAIN BIRD PEB	BUBBLER	0.66 in/h	1	71	746	
8	RAIN BIRD PEB	BUBBLER	0.66 in/h	1	71	71	
		TOTALS:			568	3,291	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12

P.O.C. NUMBER: 01
Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE

FLOW AVAILABLE:
Water Meter Size: 2"
Flow Available: 42.85 GPM

PRESSURE AVAILABLE:
Static Pressure at POC: 66 PSI
Elevation Loss: 0.66 ft
Service Line Size: 1 1/2"
Length of Service Line: 28 ft
Pressure Available: 67 PSI

DESIGN ANALYSIS:
Maximum Station Flow: 10.5 GPM
Flow Available at POC: 42.85 GPM
Residual Flow Available: 32.15 GPM

Critical Station: 2
Design Pressure: 28 PSI
Friction Loss: 3.66 PSI
Fittings Loss: 0.36 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.79 PSI
Pressure Req. at Critical Station: 35.7 PSI
Loss for Fittings: 1.7 PSI
Loss for Main Line: 17.6 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Water Meter: 6.6 PSI
Critical Station Pressure at POC: 47.3 PSI
Pressure Available: 67 PSI
Residual Pressure Available: 51 PSI



30 15 7.5 0 30
SCALE: 1" = 30'

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PROJECT:

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FOR

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A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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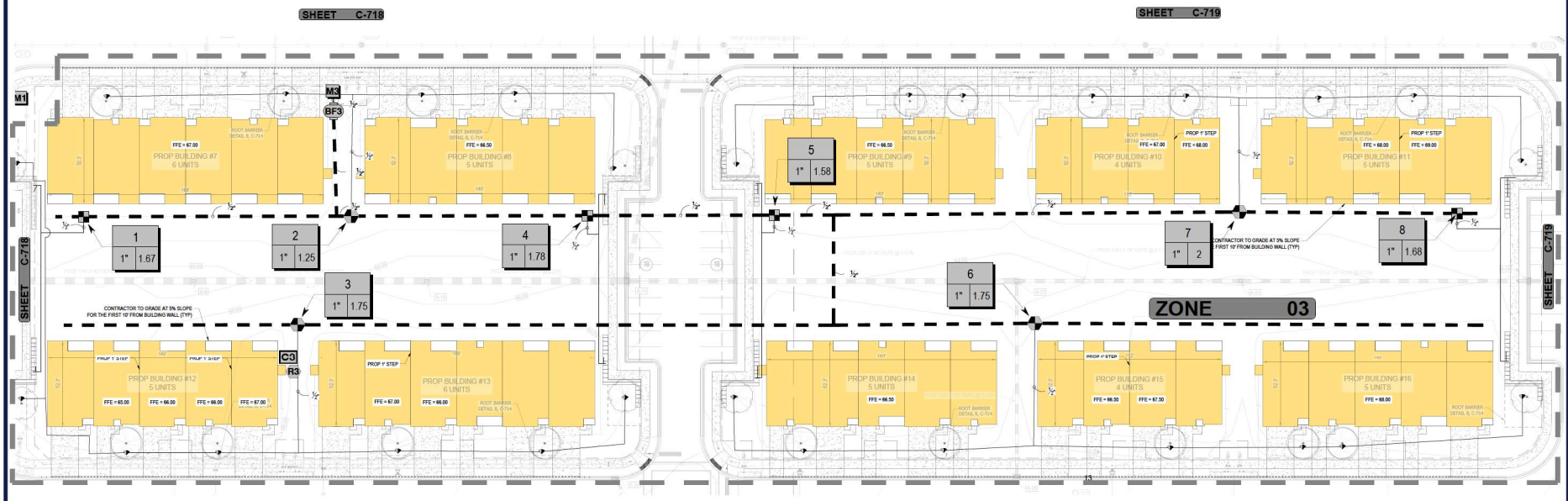
IRRIGATION PLAN

SHEET NUMBER:

C-719

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DGN\WKNG\SPLAN SET\SP-CIVIL-IRRG-FLB240129.00-0A-----LAYOUT: C-719 IRRIGATION PLAN
BOHLER

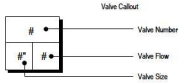


SHEET C-718

IRRIGATION SCHEDULE ZONE 3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	27	20	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	4		
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT RR APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	1,005 L.F.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4		
BF3	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1		
C3	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1		
R3	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
M3	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	3,141 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40	451.3 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	1,421 L.F.		

Valve Callout



SHEET C-719

VALVE SCHEDULE ZONE 1

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	1.75	7		23.4	26.9	0.85 in/h
2	RAIN BIRD PEB	1"	BUBBLER	11.5	46		25.9	43.3	0.85 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.96	1,193 L.F.		27.3	37.2	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	11	44		25.8	40.4	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.52	1,128 L.F.		27.2	36.9	0.43 in/h
6	RAIN BIRD PEB	1"	BUBBLER	1.5	6		23.2	32.8	0.85 in/h

WATERING SCHEDULE ZONE 1

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	124	
2	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	817	
3	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	565	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	781	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	534	
6	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	107	
		TOTALS:			426	2,927	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12

P.O.C. NUMBER: 01
Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available: 43.65 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 57 PSI

DESIGN ANALYSIS
Maximum Station Flow: 11.5 GPM
Flow Available at POC: 43.65 GPM
Residual Flow Available: 32.15 GPM

Critical Station: 2
Design Pressure: 20 PSI
Friction Loss: 3.62 PSI
Fittings Loss: 0.36 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.97 PSI
Pressure Req. at Critical Station: 25.9 PSI
Loss for Fittings: 1.32 PSI
Loss for Main Line: 13.2 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 2.5 PSI
Loss for Water Meter: 0.4 PSI
Critical Station Pressure at POC: 43.3 PSI
Pressure Available: 57 PSI
Residual Pressure Available: 13.7 PSI

KEY MAP
SCALE: 1" = 1,000'





SCALE: 1" = ##'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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CHECKED BY: BW
DATE: 01/17/2025
CAD I.D.: P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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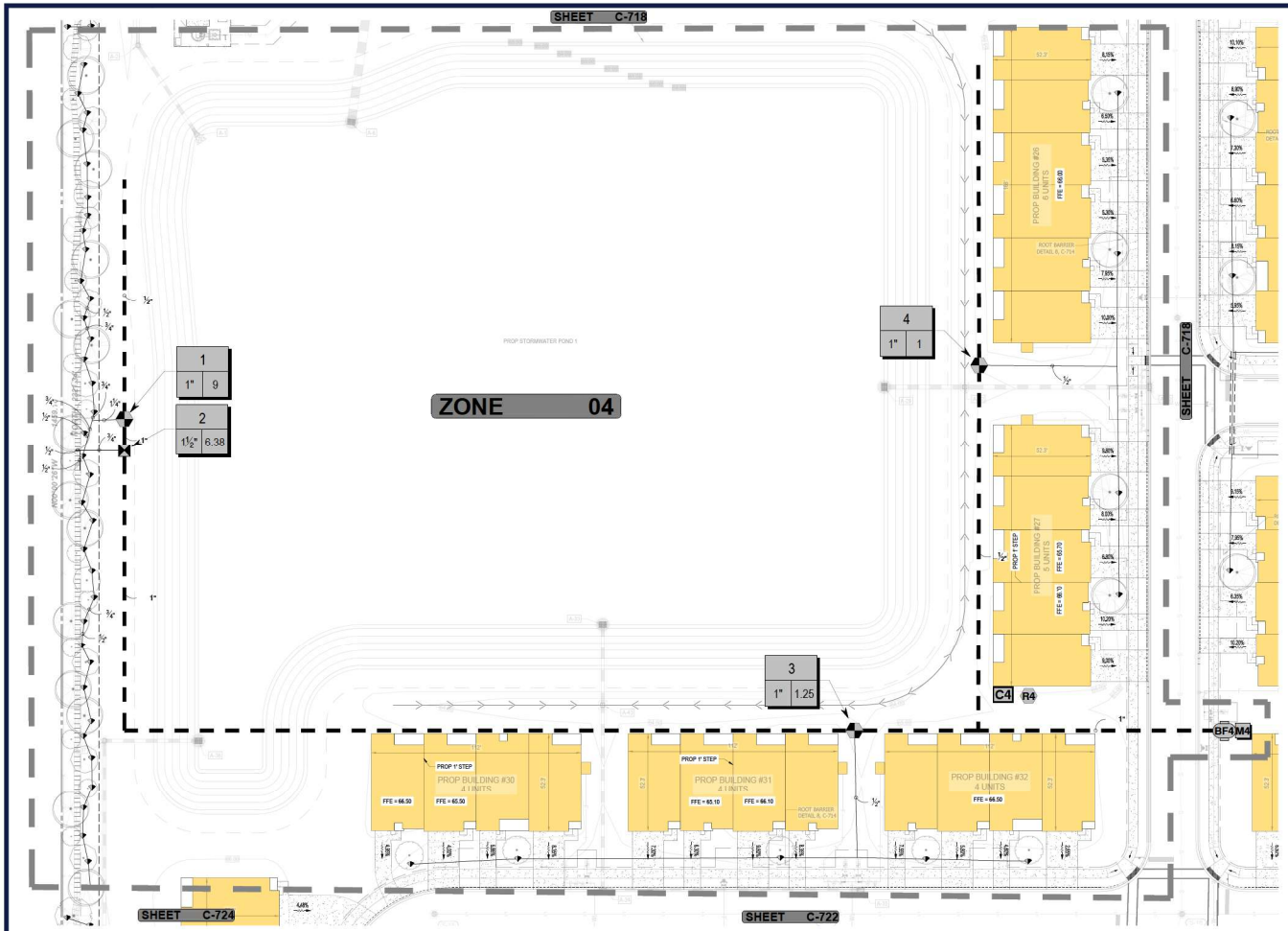
IRRIGATION PLAN

SHEET NUMBER:

C-720

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DGN\WRKDSP\PLAN SET\SP-CIVIL-IRRG-FLB240129.DWG——LAYOUT: C-720 IRRIGATION PLAN



IRRIGATION SCHEDULE ZONE 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
M401 M402 M404 M406	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6 GPH, POPUP	45	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-150-LCS 1-1/2" HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 40PSI. FLOW RANGE: 20 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-06-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6ft APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	957.2 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3	
BF4	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C4	RAIN BIRD ESPME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
R4	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M4	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,058 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	194.2 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	17.3 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	284.0 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	198.1 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	783.1 L.F.	

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE ZONE 4

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	9	36	843.2	25.7	46.5	0.85 in/h
2	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	6.38	957.2 L.F.	826.1	21.4	33.8	0.43 in/h
3	RAIN BIRD PEB	1"	BUBBLER	1.25	5	287.3	22.4	25.4	0.85 in/h
[illegible]	RAIN BIRD PEB	1"	BUBBLER	1	4	441.0	41.8	42.8	0.85 in/h
	Common Wire					1,245			

WATERING SCHEDULE ZONE 4

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	639	
2	RAIN BIRD XCZ-150-LCS	AREA FOR DRIPLINE	0.43 in/h	0.5	71	453	
3	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	88.8	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	71	
		TOTALS:			284	1,252	

CRITICAL ANALYSIS

Generated:	2024-11-11 10:12
P.O.C. NUMBER: 01	
Water Source Information:	NEW 2" WATER METER W/ 1 1/2" SERVICE LINE
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	43.65 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	9 GPM
Flow Available at POC:	43.65 GPM
Residual Flow Available:	34.65 GPM
Critical Station	1
Design Pressure:	20 PSI
Friction Loss:	3.39 PSI
Fittings Loss:	0.36 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.78 PSI
Pressure Req. at Critical Station:	25.7 PSI
Loss for Fittings:	1.62 PSI
Loss for Main Line:	16.2 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.5 PSI
Loss for Water Meter:	0.4 PSI
Critical Station Pressure at POC:	46.5 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	10.5 PSI

KEY MAP
SCALE: 1" = 1,000'

N
W E
S

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
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A BTR GENERAL CONTRACTOR

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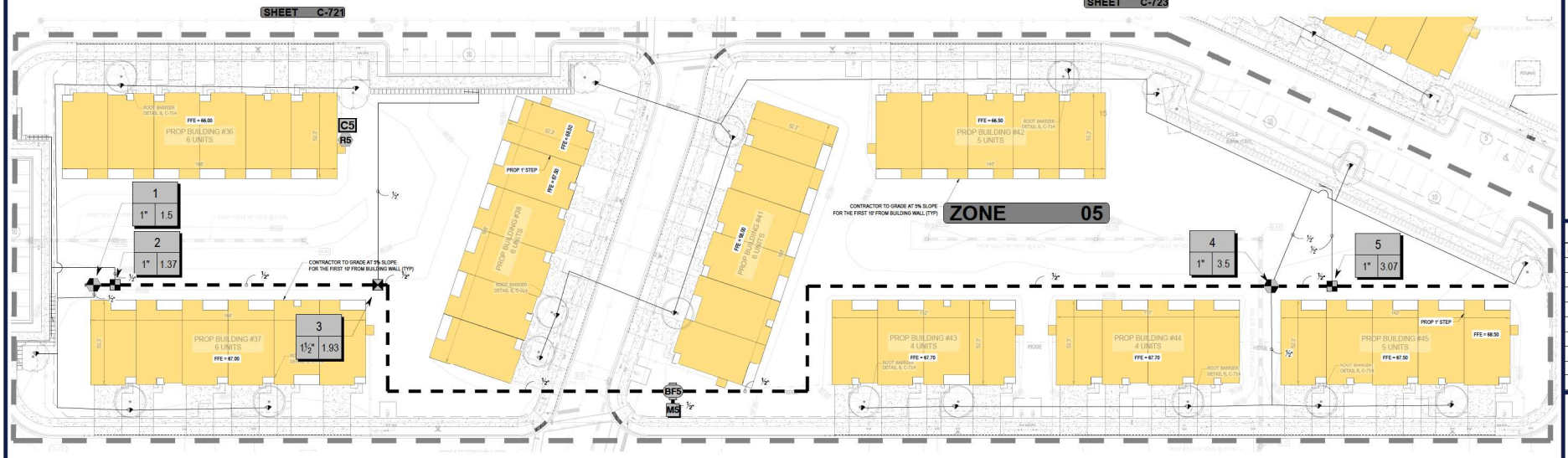
IRRIGATION PLAN

SHEET NUMBER:

C-721

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00\CAD\DWG\PLAN SET\SP-CIVIL-IRRG-FLB240129.00-0A.dwg — LAYOUT: C-721 IRRIGATION PLAN



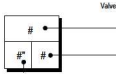
IRRIGATION SCHEDULE ZONE 5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	20	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	2	
	RAIN BIRD XCZ-150-LCS 1-1/2" HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 40PSI. FLOW RANGE: 20 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT RR APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	944.3 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2	
BF5	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C5	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
R5	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M5	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	136.6 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	2,326 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	112.6 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	897.1 L.F.	

Valve Callout



VALVE SCHEDULE ZONE 1

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	1.75	7		23.4	26.9	0.85 in/h
2	RAIN BIRD PEB	1"	BUBBLER	11.5	46		25.9	43.3	0.85 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.96	1,193 L.F.		27.3	37.2	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	11	44		25.8	40.4	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.52	1,128 L.F.		27.2	36.9	0.43 in/h
6	RAIN BIRD PEB	1"	BUBBLER	1.5	6		23.2	32.8	0.85 in/h

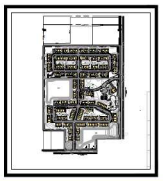
WATERING SCHEDULE ZONE 1

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	124	
2	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	817	
3	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	565	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	781	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	534	
6	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	107	
		TOTALS:			426	2,927	

CRITICAL ANALYSIS

Generated:	2024-11-11 10:12
P.O.C. NUMBER: 01	
Water Source Information:	NEW 2" WATER METER W/ 1 1/2" SERVICE LINE
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	43.65 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	11.5 GPM
Flow Available at POC:	43.65 GPM
Residual Flow Available:	32.15 GPM
Critical Station:	2
Design Pressure:	20 PSI
Friction Loss:	3.62 PSI
Fittings Loss:	0.36 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.97 PSI
Pressure Req. at Critical Station:	25.9 PSI
Loss for Fittings:	1.32 PSI
Loss for Main Line:	13.2 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.5 PSI
Loss for Water Meter:	0.4 PSI
Critical Station Pressure at POC:	43.3 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	13.7 PSI

KEY MAP
SCALE: 1" = 1,000'



SCALE: 1" = ##'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: FLB240129.00-0A
DRAWN BY: GO
CHECKED BY: BW
DATE: 01/17/2025
CAD I.D.: P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS
FOR
JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR
PROPOSED DEVELOPMENT
11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

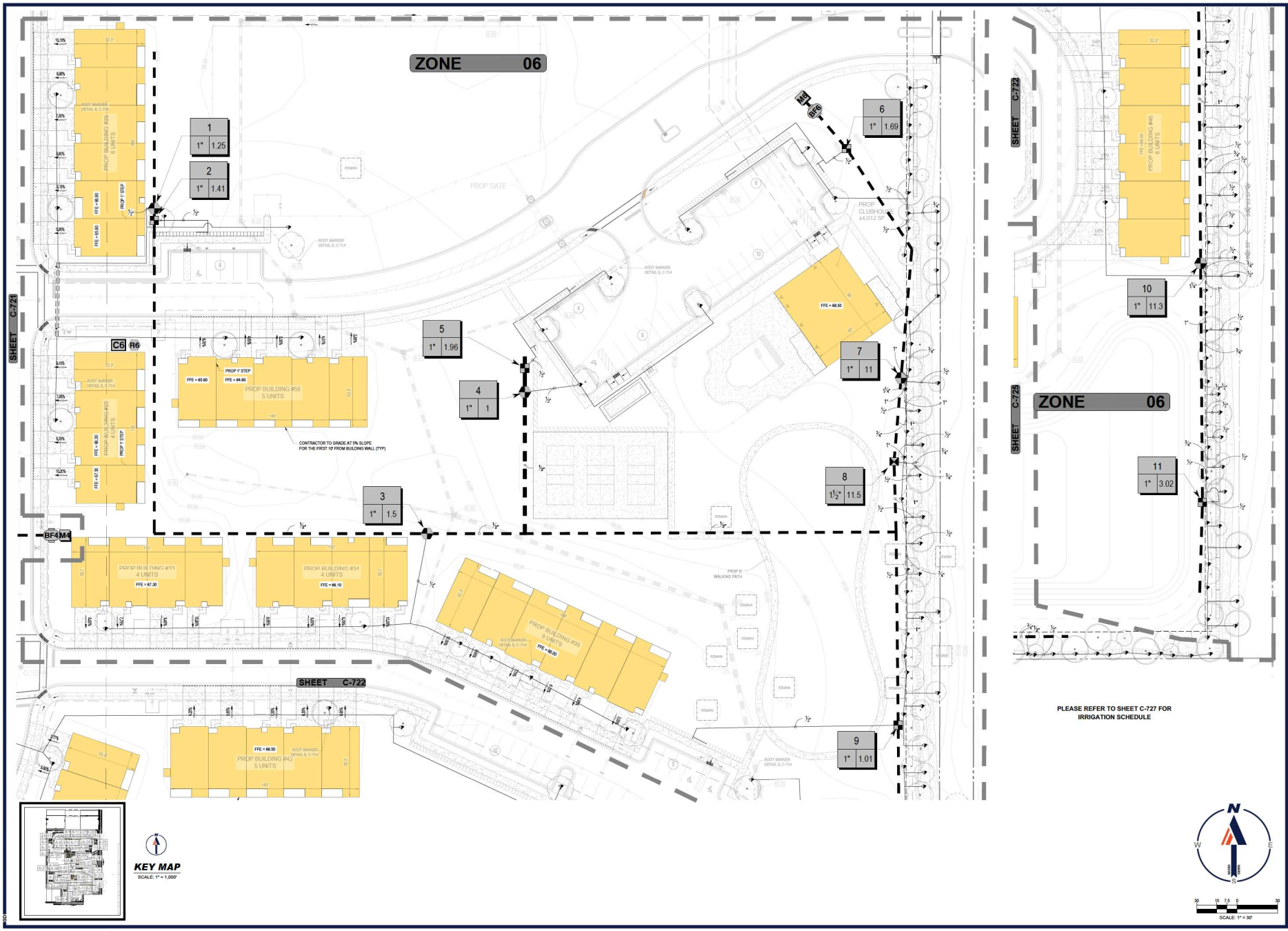
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
C-722

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-IRRG-PLAB240129.00-04.dwg——LAYOUT: C-722 IRRIGATION PLAN



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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
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BOCA RATON, FLORIDA 33431
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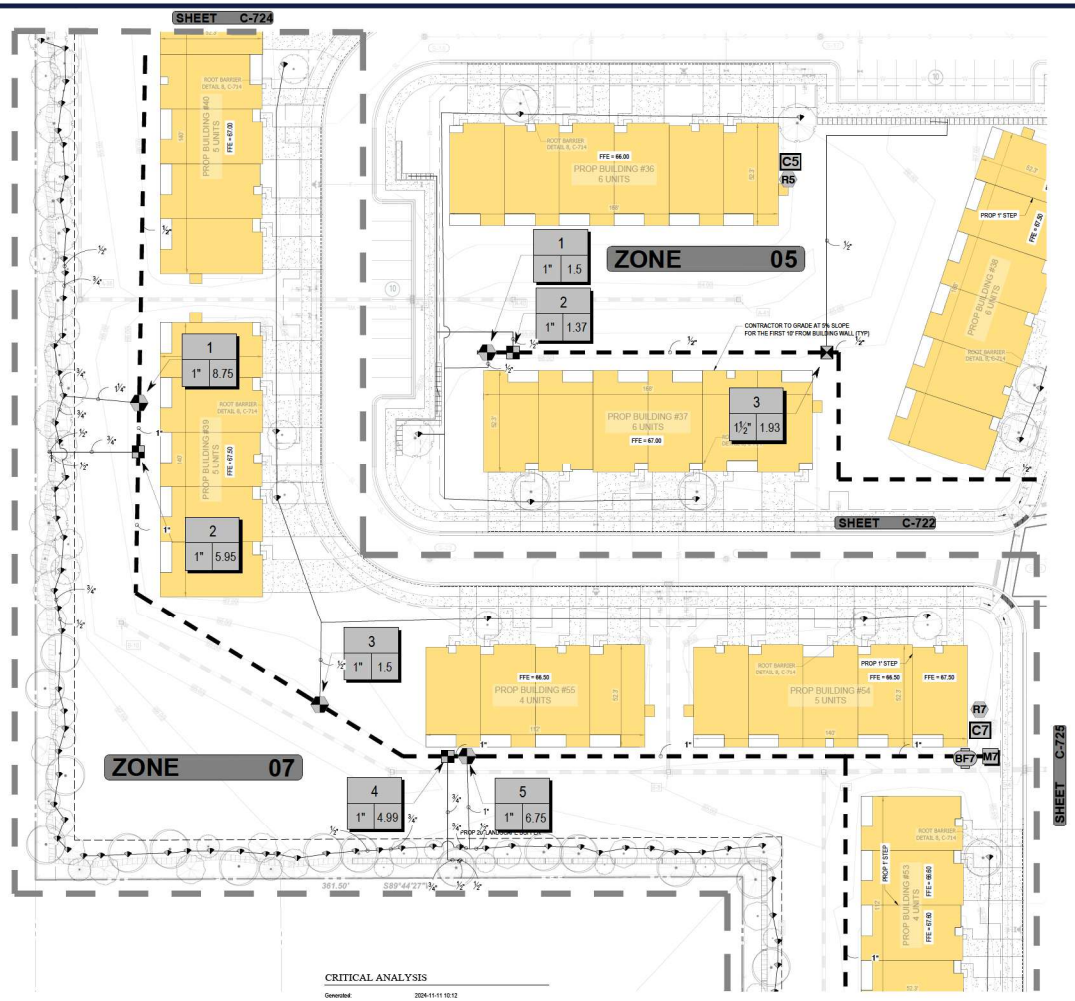
IRRIGATION PLAN

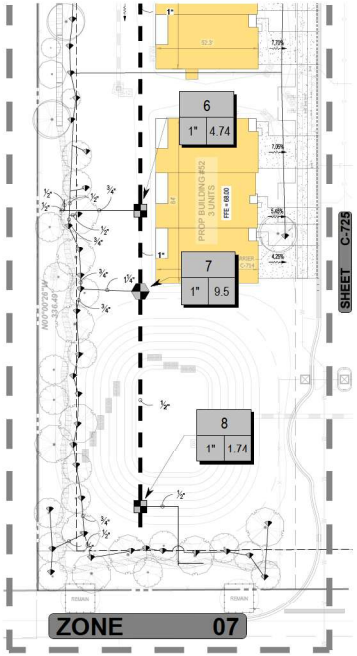
SHEET NUMBER:

C-723

ORG. DATE - 01/17/2025

Apr 15, 2025
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CRITICAL ANALYSIS

Generated:	2024-11-11 10:12
P.O.C. NUMBER: 01	
Water Source Information:	NEW 2" WATER METER W/ 1 1/2" SERVICE LINE
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	43.65 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	9.5 GPM
Flow Available at POC:	43.65 GPM
Residual Flow Available:	34.15 GPM
Critical Station:	1
Design Pressure:	20 PSI
Friction Loss:	3.46 PSI
Fittings Loss:	0.35 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.78 PSI
Pressure Req. at Critical Station:	25.6 PSI
Loss for Fittings:	1.13 PSI
Loss for Main Line:	11.3 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.5 PSI
Loss for Water Meter:	0.4 PSI
Critical Station Pressure at POC:	40.9 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	16.1 PSI

VALVE SCHEDULE ZONE 7

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	8.75	35	570.9	25.6	40.9	0.85 in/h
2	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.95	891.9 L.F.	540.9	24.7	33.4	0.43 in/h
3	RAIN BIRD PEB	1"	BUBBLER	1.5	6	363.4	22.5	25.7	0.85 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	4.99	748.0 L.F.	290.6	23.8	28.7	0.43 in/h
5	RAIN BIRD PEB	1"	BUBBLER	6.75	27	280.8	25.4	32	0.85 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	4.74	711.2 L.F.	291.6	23.0	27.9	0.43 in/h
7	RAIN BIRD PEB	1"	BUBBLER	9.5	38	332.9	25.6	36.8	0.85 in/h
8	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	1.74	260.8 L.F.	443.0	22.8	27.6	0.43 in/h
	Common Wire					1,101			

WATERING SCHEDULE ZONE 7

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	621	
2	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	422	
3	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	167	
4	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	304	
5	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	479	
6	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	337	
7	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	675	
8	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	134	
		TOTALS:			568	3,118	

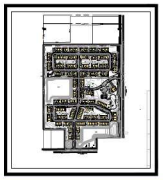
IRRIGATION SCHEDULE ZONE 7

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1406	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	106	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES, 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER, 0.3-20 GPM.	4	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XF-LDL-08-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT RAPART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	2,613 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-VON., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4	
BF7	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C7	RAIN BIRD ESPWM3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
R7	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M7	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,842 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	531.2 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	47.6 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	69.4 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	187.9 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	110.1 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	603.4 L.F.	

Valve Callout
Valve Number
Valve Flow
Valve Size



KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-IRRG

PROJECT:
SITE PLAN DOCUMENTS
FOR
JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR
PROPOSED DEVELOPMENT
11156 CR 209, OXFORD, FL 34484

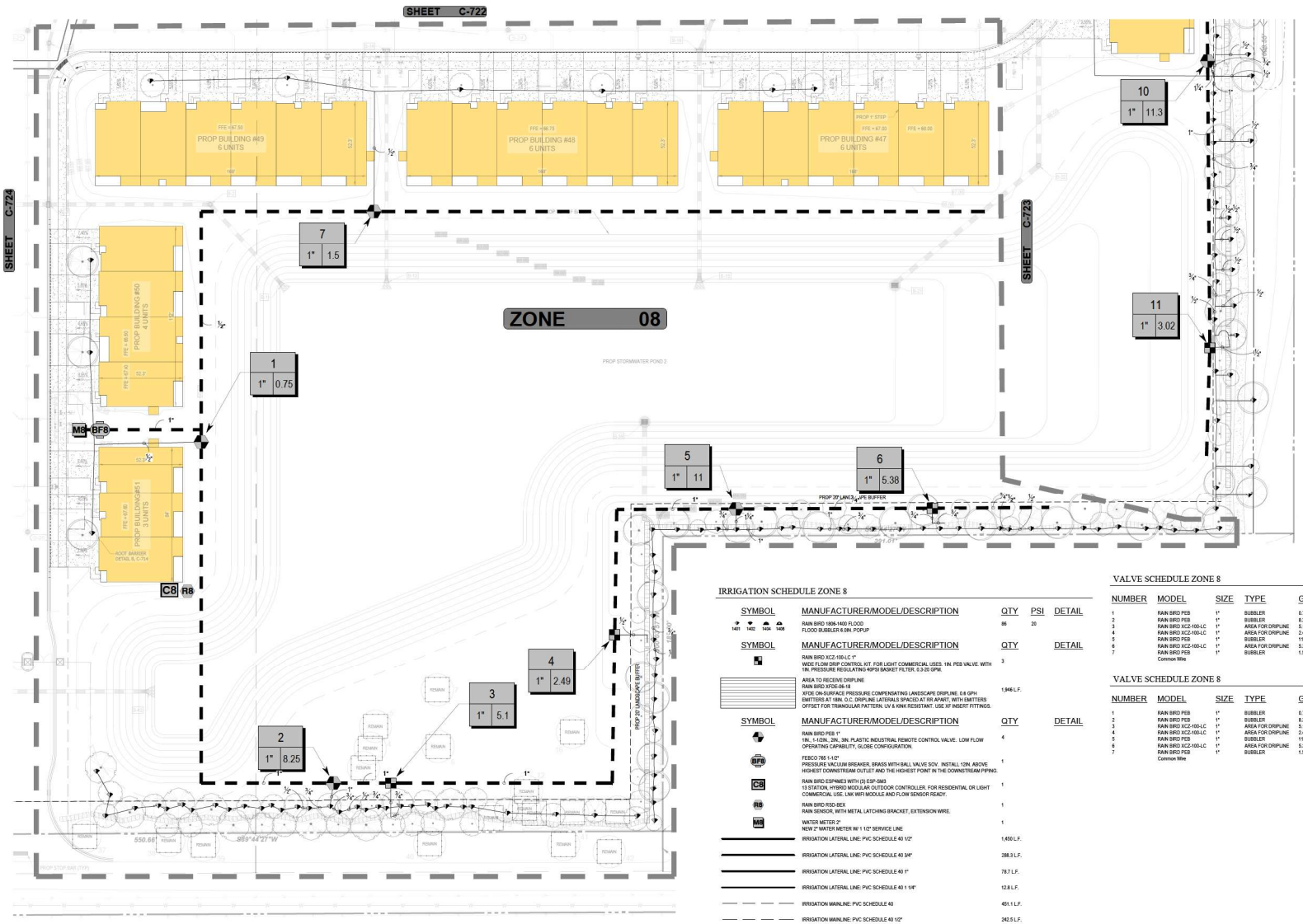
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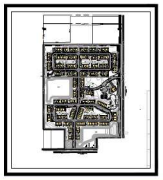
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
C-724

ORG. DATE - 01/17/2025





KEY MAP
SCALE: 1" = 1,000'

CRITICAL ANALYSIS

Generated:	2024-11-11 10:12
P.O.C. NUMBER: 01	
Water Source Information:	NEW 2" WATER METER W/ 1 1/2" SERVICE LINE
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	43.65 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	25 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	11 GPM
Flow Available at POC:	43.65 GPM
Residual Flow Available:	32.65 GPM
Critical Station:	5
Design Pressure:	20 PSI
Friction Loss:	3.61 PSI
Fittings Loss:	0.36 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.91 PSI
Pressure Req. at Critical Station:	25.9 PSI
Loss for Fittings:	2.40 PSI
Loss for Main Line:	24.3 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.5 PSI
Loss for Water Meter:	0.4 PSI
Critical Station Pressure at POC:	55.7 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	1.3 PSI

IRRIGATION SCHEDULE ZONE 8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1406	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	86	20	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE. WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	3		
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6ft APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	1,946 L.F.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD PEB 1" 1IN, 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4		
BF8	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1		
C8	RAIN BIRD ESPWME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1		
R8	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
M8	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,450 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	288.3 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	78.7 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	12.8 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40	451.1 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	242.5 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	121.8 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	793.5 L.F.		

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE ZONE 8

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	0.75	3	236.9	21.5	24.5	0.85 in/h
2	RAIN BIRD PEB	1"	BUBBLER	8.25	33	319.0	25.4	35.8	0.86 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.1	765.5 L.F.	354.5	22.8	29.1	0.43 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	2.49	373.4 L.F.	583.9	22.7	27	0.43 in/h
5	RAIN BIRD PEB	1"	BUBBLER	11	44	735.4	25.9	55.7	0.85 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.38	807.5 L.F.	857.1	22.9	36.5	0.43 in/h
7	RAIN BIRD PEB	1"	BUBBLER	1.5	6	486.9	23.2	28.8	0.85 in/h
	Common Wire					1,609			

VALVE SCHEDULE ZONE 8

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
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	Common Wire					1,609			



30 15 7.5 0 30
SCALE: 1" = 30'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

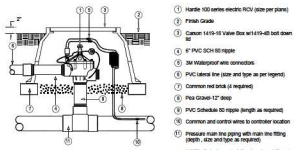
IRRIGATION PLAN

SHEET NUMBER:

C-725

ORG. DATE - 01/17/2025

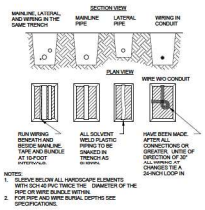
Apr 16, 2025
H:\2024\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-IRRG-FLB240129.00-0A.dwg — LAYOUT: C-725 IRRIGATION PLAN



1. Hardie 100 series electric RCV (size per plans)
2. Finish Grade
3. Carson 1419-18 Valve Box w/1419-4B bolt down lid
4. 6" PVC SCH 80 nipple
5. 3M Waterproof wire connectors
6. PVC lateral line (size and type as per legend)
7. Common red brick (4 required)
8. Pea Gravel-12" deep
9. PVC Schedule 80 nipple (length as required)
10. Common and control wires to controller location
11. Pressure main line piping with main line fitting (depth , size and type as required)

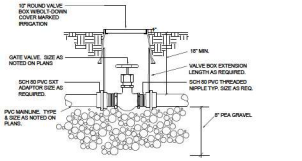
NOTE: Refer to product literature for additional installation and adjustment information.

1 REMOTE CONTROL VALVE
SECTION NTS

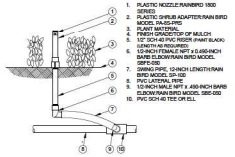


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

2 PIPE & WIRE TRENCHING
SECTION NTS

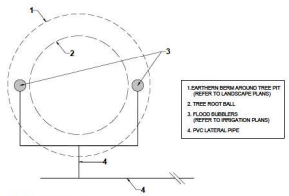


3 GATE VALVE
SECTION NTS



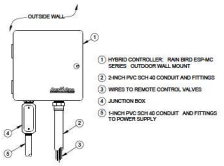
1. PLASTIC NOZZLE RAINBIRD 1800 SERIES
2. PLASTIC SHRUB ADAPTER/RAIN BIRD MODEL TA-SS-PK
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. 1/2" SCH 40 PVC RISER (PAINT BLACK) LENGTH AS REQUIRED
6. 1/2-INCH MALE NPT x 0.490-INCH BARB ELBOW/RAIN BIRD MODEL SBFE-050
7. SWING PIPE, 12-INCH LENGTH/RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW/RAIN BIRD MODEL SBE-050
10. PVC SCH 40 TEE OR ELL

4 NOZZLE ON A RISER
SECTION NTS



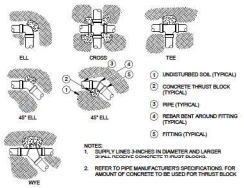
1. 24"EARTHEN BERM AROUND TREE PIT (REFER TO LANDSCAPE PLANS)
2. TREE ROOT BALL
3. FLOOD BUBBLERS (REFER TO IRRIGATION PLANS)
4. PVC LATERAL PIPE

5 BUBBLER HEAD PLACEMENT
SECTION NTS



1. HYBRID CONTROLLER: RAIN BIRD ESP-MC SERIES OUTDOOR WALL MOUNT
2. 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

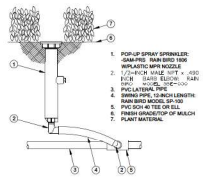
6 HYBRID CONTROLLER
SECTION NTS



1. UNDISTURBED SOIL (TYPICAL)
2. CONCRETE THRUST BLOCK (TYPICAL)
3. PIPE (TYPICAL)
4. REBAR BENT AROUND FITTING (TYPICAL)
5. FITTING (TYPICAL)

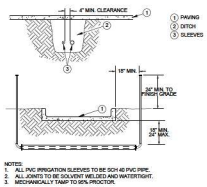
NOTES:
1. SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. REFER TO PIPE MANUFACTURER'S SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK

7 THRUST BLOCK
SECTION NTS



1. POP-UP SPRAY SPRINKLER: RAM-PRS RAIN BIRD 1806 W/PLASTIC MPR NOZZLE
2. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
3. PVC LATERAL PIPE
4. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
5. PVC SCH 40 TEE OR ELL
6. FINISH GRADE/TOP OF MULCH
7. PLANT MATERIAL

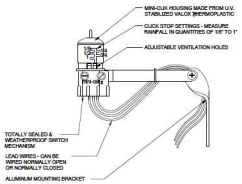
8 POP-UP SPRAY SPRINKLER
SECTION NTS



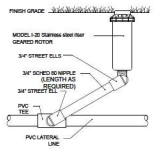
1. PAVING
2. DITCH
3. SLEEVES

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. MECHANICALLY TAMP TO 95% PROCTOR.

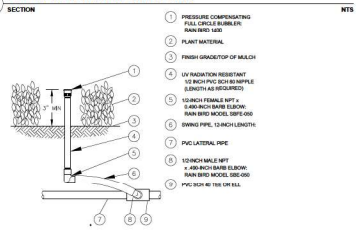
9 SLEEVING
SECTION NTS



10 RAIN MOSITURE SENSOR
SEL-HUN NTS

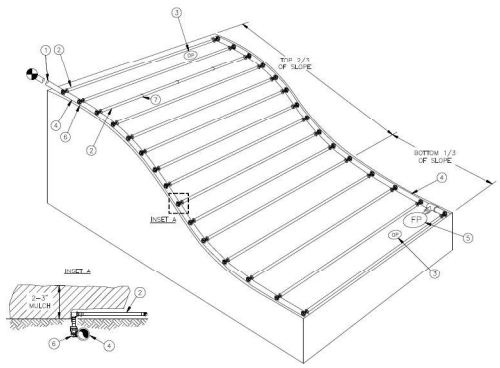


11 POP-UP ROTOR RIGID SWING ARM
SECTION NTS



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

12 PRESSURE COMPENSATING FULL CIRCLE BUBBLER 1400 SERIES
SECTION NTS



XFS-CV Dripline Maximum Lateral Lengths (Feet)				
	12" Spacing		18" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	102	136	254	215
30	299	355	462	337
40	350	246	498	416
50	397	281	573	477
60	436	309	637	529

1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT
2. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE XFS-CVP DRIPLINE
3. OPERATION INDICATOR: RAIN BIRD MODEL OPERINO
4. GF SUPPLY HEADER
5. FLUSH POINT: SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
6. PRE-INSTALLED BARBED FITTING
7. TIE DOWN STAKES: RAIN BIRD TDS-050

NOTES:
1. FOR ALL OF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
4. WHEN ELEVATION CHANGE EXCEEDS **10 FEET** IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

13 DRIP IRRIGATION
SECTION NTS

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PROJECT No.: FLB240129.00-0A
DRAWN BY: GO
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DATE: 01/17/2025
CAD I.D.: P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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BOHLER
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

C-726

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DGN\WKNG\SPLAN SET\SP-FCVL-IRRG-FLB240129.00-0A.dwg——LAYOUT: C-726 IRRIGATION DETAILS

IRRIGATION SCHEDULE ZONE 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	103	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING ASPS BASKET FILTER. 8.3-20 GPM.	2	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-06-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BP INSERT FITTINGS.	2,331 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	4	
SRPE	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C1	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M2	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,916 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	513.1 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	162.9 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	82.9 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	434.8 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	574.9 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	18.1 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	612.4 L.F.	

Valve Detail

Valve Number
Valve Flow
Valve Size

IRRIGATION SCHEDULE ZONE 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	115	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING ASPS BASKET FILTER. 8.3-20 GPM.	2	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-06-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BP INSERT FITTINGS.	2,641 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	6	
SRPE	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C2	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M2	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	2,754 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	301.5 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	179.0 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	9.9 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	483.4 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	906.5 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	164.2 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	894.5 L.F.	

Valve Detail

Valve Number
Valve Flow
Valve Size

IRRIGATION SCHEDULE ZONE 3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	37	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING ASPS BASKET FILTER. 8.3-20 GPM.	4	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-06-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BP INSERT FITTINGS.	1,069 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	4	
SRPE	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C3	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M3	WATER METER 3" NEW 3" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	2,141 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	451.3 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	1,421 L.F.	

Valve Detail

Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE ZONE 1

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	1.75	7		23.4	26.9	0.85 in/h
2	RAIN BIRD PEB	1"	BUBBLER	1.5	6		25.9	43.0	0.85 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.96	1,592 L.F.		27.8	27.2	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	1.5	6		27.2	27.2	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.32	1,126 L.F.		27.2	26.9	0.43 in/h
6	RAIN BIRD PEB	1"	BUBBLER	1.5	6		23.2	22.8	0.85 in/h

WATERING SCHEDULE ZONE 1

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	124	
2	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	817	
3	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	666	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	781	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	634	
6	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	124	
		TOTALS:			426	3,307	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12

P.O.C. NUMBER: 01
Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available: 43.66 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 97 PSI

DESIGN ANALYSIS
Maximum Station Flow: 11.5 GPM
Flow Available at POC: 43.66 GPM
Residual Flow Available: 32.16 GPM

Critical Station: 3
Design Pressure: 20 PSI
Friction Loss: 1.50 PSI
Fittings Loss: 6.34 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.87 PSI
Pressure Req. at Critical Station: 29.9 PSI
Loss for Fittings: 1.22 PSI
Loss for Main Line: 13.2 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 2.5 PSI
Loss for Water Meter: 6.4 PSI
Critical Station Pressure at POC: 43.3 PSI
Pressure Available: 97 PSI
Residual Pressure Available: 13.7 PSI

VALVE SCHEDULE ZONE 2

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	1.5	6		23.1	27.4	0.85 in/h
2	RAIN BIRD PEB	1"	BUBBLER	7.5	30		23.7	47.3	0.85 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	9.72	1,458 L.F.		27.9	49.7	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	7.35	29		25.5	35.2	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.98	1,183 L.F.		25.8	30.8	0.43 in/h
6	RAIN BIRD PEB	1"	BUBBLER	1	4		21.9	24.8	0.85 in/h
7	RAIN BIRD PEB	1"	BUBBLER	10.5	42		25.8	30.9	0.85 in/h
8	RAIN BIRD PEB	1"	BUBBLER	1	4		22.1	27.7	0.85 in/h

WATERING SCHEDULE ZONE 2

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	107	
2	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	533	
3	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	680	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	515	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	599	
6	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	71	
7	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	746	
8	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	71	
		TOTALS:			568	3,291	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12

P.O.C. NUMBER: 01
Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available: 43.66 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 97 PSI

DESIGN ANALYSIS
Maximum Station Flow: 15.0 GPM
Flow Available at POC: 43.66 GPM
Residual Flow Available: 33.16 GPM

Critical Station: 2
Design Pressure: 20 PSI
Friction Loss: 3.56 PSI
Fittings Loss: 6.34 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.75 PSI
Pressure Req. at Critical Station: 29.7 PSI
Loss for Fittings: 1.7 PSI
Loss for Main Line: 17.0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 2.5 PSI
Loss for Water Meter: 6.4 PSI
Critical Station Pressure at POC: 47.3 PSI
Pressure Available: 97 PSI
Residual Pressure Available: 67.7 PSI

VALVE SCHEDULE ZONE 3

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	1.67	251.4 L.F.	1,010	22.8	26.8	0.43 in/h
2	RAIN BIRD PEB	1"	BUBBLER	1.25	5	849.2	22.3	25.8	0.85 in/h
3	RAIN BIRD PEB	1"	BUBBLER	1.79	7	199.3	23.4	27.7	0.85 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	1.78	285.8 L.F.	795.9	22.6	29.0	0.43 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	1.68	236.1 L.F.	991.7	22.6	29.7	0.43 in/h
6	RAIN BIRD PEB	1"	BUBBLER	1.79	7	199.3	23.4	27.7	0.85 in/h
7	RAIN BIRD PEB	1"	BUBBLER	2	8	800.6	23.6	30.7	0.85 in/h
8	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	1.68	251.8 L.F.	935.0	22.6	30.2	0.43 in/h
	Common Wire					1,973			

WATERING SCHEDULE ZONE 3

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	119	
2	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	88.8	
3	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	136	
4	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	70	106	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	70	111	
6	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	124	
7	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	142	
8	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	119	
		TOTALS:			566	962.3	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12

P.O.C. NUMBER: 01
Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available: 43.66 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 97 PSI

DESIGN ANALYSIS
Maximum Station Flow: 7 GPM
Flow Available at POC: 43.66 GPM
Residual Flow Available: 41.66 GPM

Critical Station: 7
Design Pressure: 20 PSI
Friction Loss: 2.39 PSI
Fittings Loss: 6.33 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.4 PSI
Pressure Req. at Critical Station: 30.1 PSI
Loss for Fittings: 1.59 PSI
Loss for Main Line: 10.9 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 2.5 PSI
Loss for Water Meter: 6.4 PSI
Critical Station Pressure at POC: 50.7 PSI
Pressure Available: 97 PSI
Residual Pressure Available: 19.5 PSI

IRRIGATION SCHEDULE ZONE 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	45	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-150-LCS 1-1/2" HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 45PSI. FLOW RANGE: 26 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-06-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BP INSERT FITTINGS.	997.2 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	3	
SRPE	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C4	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M4	WATER METER 3" NEW 3" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,058 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	194.2 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	17.3 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	284.0 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	198.1 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	763.1 L.F.	

Valve Detail

Valve Number
Valve Flow
Valve Size

IRRIGATION SCHEDULE ZONE 5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	20	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING ASPS BASKET FILTER. 8.3-20 GPM.	2	
	RAIN BIRD XCZ-150-LC 1-1/2" HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 45PSI. FLOW RANGE: 26 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-06-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BP INSERT FITTINGS.	844.3 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	2	
SRPE	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
C5	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M5	WATER METER 3" NEW 3" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	139.6 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	2,328 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	112.8 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	897.1 L.F.	

Valve Detail

Valve Number
Valve Flow
Valve Size

IRRIGATION SCHEDULE ZONE 6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	104	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING ASPS BASKET FILTER. 8.3-20 GPM.	5	
	RAIN BIRD XCZ-150-LC 1-1/2" HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 45PSI. FLOW RANGE: 26 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-06-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BP INSERT FITTINGS.	3,083 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	9	
SRPE	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
M6	WATER METER 3" NEW 3" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	449.9 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	2,503 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	489.8 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	85.3 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	15.1 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	191.4 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	1,091 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	735.1 L.F.	

Valve Detail

Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE ZONE 4

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	9	36	843.2	25.7	49.5	0.85 in/h
2	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	6.38	997.2 L.F.	839.1	21.4	33.6	0.43 in/h
3	RAIN BIRD PEB	1"	BUBBLER	1.25	5	307.3	25.4	28.4	0.85 in/h
4	RAIN BIRD PEB	1"	BUBBLER	1	4	201.2	21.8	25.9	0.85 in/h
	Common Wire					1,348			

WATERING SCHEDULE ZONE 4

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	620	
2	RAIN BIRD XCZ-150-LCS	AREA FOR DRIPLINE	0.43 in/h	0.5	71	433	
3	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	88.8	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	71	
		TOTALS:			284	1,202	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12

P.O.C. NUMBER: 01
Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available: 43.66 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 97 PSI

DESIGN ANALYSIS
Maximum Station Flow: 9 GPM
Flow Available at POC: 43.66 GPM
Residual Flow Available: 34.66 GPM

Critical Station: 1
Design Pressure: 20 PSI
Friction Loss: 3.98 PSI
Fittings Loss: 6.36 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.79 PSI
Pressure Req. at Critical Station: 28.7 PSI
Loss for Fittings: 1.62 PSI
Loss for Main Line: 16.2 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 2.5 PSI
Loss for Water Meter: 6.4 PSI
Critical Station Pressure at POC: 49.3 PSI
Pressure Available: 97 PSI
Residual Pressure Available: 15.0 PSI

VALVE SCHEDULE ZONE 5

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	1.5	6	288.3	22.2	29.9	0.85 in/h
2	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	1.37	250.2 L.F.	272.1	22.6	29.4	0.43 in/h
3	RAIN BIRD XCZ-100-LCS	1-1/2"	AREA FOR DRIPLINE	1.09	699.6 L.F.	619.1	20.6	29.7	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	2.5	10	346.3	28.0	54.6	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	0.87	469.8 L.F.	969.4	24.7	47.7	0.43 in/h
	Common Wire					1,010			

WATERING SCHEDULE ZONE 5

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	107	
2	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	70	90.8	
3	RAIN BIRD XCZ-100-LCS	AREA FOR DRIPLINE	0.43 in/h	0.5	70	138	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	249	
5	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	218	
		TOTALS:			353	804.0	

CRITICAL ANALYSIS

Generated: 2024-11-11 10:12

P.O.C. NUMBER: 01
Water Source Information: NEW 2" WATER METER W/ 1 1/2" SERVICE LINE

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available: 43.66 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 97 PSI

DESIGN ANALYSIS
Maximum Station Flow: 3.5 GPM
Flow Available at POC: 43.66 GPM
Residual Flow Available: 40.16 G

IRRIGATION SCHEDULE ZONE 7

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1406	RAIN BIRD 1804-1400 FLOOD FLOOD BUBBLER 0.5IN. POP-UP	106	20	
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**		**DETAIL**
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER, 0.3-20 GPM.	4		
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCP-06-18 BTCE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6ft APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE 90° INSERT FITTINGS.	2,613 L.F.		
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**		**DETAIL**
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	4		
BRT	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1		
C7	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WiFi MODULE AND FLOW SENSOR READY.	1		
RSD	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
MB	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,842 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	531.3 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	47.6 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	69.4 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40	187.9 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	110.1 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	803.4 L.F.		

Valve Callout

Valve Number

Valve Flow

Valve Size

VALVE SCHEDULE ZONE 7

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	8.75	35	570.9	25.6	40.9	0.05 in/h
2	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.66	691.8 L.F.	540.9	24.7	33.4	0.43 in/h
3	RAIN BIRD PEB	1"	BUBBLER	1.5	6	363.4	22.3	29.7	0.05 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	4.09	749.0 L.F.	350.6	23.9	28.7	0.43 in/h
5	RAIN BIRD PEB	1"	BUBBLER	6.75	27	280.6	25.4	32	0.05 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	4.74	771.2 L.F.	291.6	23.0	27.9	0.43 in/h
7	RAIN BIRD PEB	1"	BUBBLER	8.5	34	332.6	25.8	36.6	0.05 in/h
8	RAIN BIRD XCZ-100-LC Common Wire	1"	AREA FOR DRIPLINE	1.74	282.8 L.F.	143.8 1,161	22.8	27.6	0.43 in/h

WATERING SCHEDULE ZONE 7

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	BUBBLER	0.05 in/h	1	71	621	
2	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.9	71	422	
3	RAIN BIRD PEB	BUBBLER	0.05 in/h	1	71	197	
4	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.8	71	354	
5	RAIN BIRD PEB	BUBBLER	0.05 in/h	1	71	197	
6	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	221	
7	RAIN BIRD PEB	BUBBLER	0.05 in/h	1	71	675	
8	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.8	71	134	
		TOTALS:			566	3,115	

CRITICAL ANALYSIS

Generated:	2024-11-11 10:12
P.O.C. NUMBER: 01	
Water Source Information:	NEW 2" WATER METER W/ 1 1/2" SERVICE LINE
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	43.66 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.65 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	9.5 GPM
Flow Available at POC:	43.66 GPM
Residual Flow Available:	34.16 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	3.49 PSI
Fittings Loss:	0.20 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.78 PSI
Pressure Req. at Critical Station:	35.9 PSI
Loss for Fittings:	1.13 PSI
Loss for Main Line:	11.3 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0.9 PSI
Loss for Water Meter:	6.4 PSI
Critical Station Pressure at POC:	55.7 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	16.1 PSI

IRRIGATION SCHEDULE ZONE 8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1406	RAIN BIRD 1804-1400 FLOOD FLOOD BUBBLER 0.5IN. POP-UP	86	20	
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**		**DETAIL**
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER, 0.3-20 GPM.	3		
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCP-06-18 BTCE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 6ft APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE 90° INSERT FITTINGS.	1,548 L.F.		
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**		**DETAIL**
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	4		
BRT	FEBCO 765 1-1/2" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12IN. ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1		
C8	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WiFi MODULE AND FLOW SENSOR READY.	1		
RSD	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
MB	WATER METER 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,450 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	399.3 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	78.7 L.F.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	12.8 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40	495.1 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	242.5 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	121.8 L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	769.8 L.F.		

Valve Callout

Valve Number

Valve Flow

Valve Size

VALVE SCHEDULE ZONE 8

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	6.75	27	239.9	21.9	24.9	0.05 in/h
2	RAIN BIRD PEB	1"	BUBBLER	8.25	33	219.0	20.4	30.8	0.05 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.49	599.4 L.F.	180.9	22.7	27	0.43 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	3.49	555.9 L.F.	142.8	21.9	24.1	0.43 in/h
5	RAIN BIRD PEB	1"	BUBBLER	11	44	139.4	20.9	50.7	0.05 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.38	807.5 L.F.	457.1	22.9	36.5	0.43 in/h
7	RAIN BIRD PEB Common Wire	1"	BUBBLER	1.5	6	489.9 1,609	23.3	39.8	0.05 in/h

VALVE SCHEDULE ZONE 8

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	6.75	27	239.9	21.9	24.9	0.05 in/h
2	RAIN BIRD PEB	1"	BUBBLER	8.25	33	219.0	20.4	30.8	0.05 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.1	785.9 L.F.	184.5	22.8	29.1	0.43 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	3.49	373.4 L.F.	140.9	22.7	27	0.43 in/h
5	RAIN BIRD PEB	1"	BUBBLER	11	44	139.4	20.9	50.7	0.05 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.38	807.5 L.F.	457.1	22.9	36.5	0.43 in/h
7	RAIN BIRD PEB Common Wire	1"	BUBBLER	1.5	6	489.9 1,609	23.3	39.8	0.05 in/h

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Static Pressure at POC:	60 PSI
Elevation Change:	5.65 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	11 GPM
Flow Available at POC:	43.66 GPM
Residual Flow Available:	32.66 GPM
Critical Station:	5
Design Pressure:	30 PSI
Friction Loss:	3.61 PSI
Fittings Loss:	0.58 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.91 PSI
Pressure Req. at Critical Station:	35.9 PSI
Loss for Fittings:	2.48 PSI
Loss for Main Line:	24.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.5 PSI
Loss for Water Meter:	6.4 PSI
Critical Station Pressure at POC:	82.2 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	-25.2 PSI

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GO
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

IRRIGATION SCHEDULE

SHEET NUMBER:

C-728

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DOR\DWR\DSP\PLAN SET\SP-FCVL-IRRG-FLB240129.00-0A.dwg —— LAYOUT: C-728 IRRIGATION SCHEDULE
BY: GO

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL 1.01 SCOPE

A. PROVIDE COMPLETE SPRINKLER INSTALLATION AS DETAILED AND SPECIFIED HEREIN, INCLUDING FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION. WORK INCLUDES BUT IS NOT LIMITED TO:
1. TRENCHING AND BACKFILL.
2. AUTOMATIC CONTROLLED SYSTEM.
3. UPON COMPLETION OF INSTALLATION, SUPPLY RECORD DRAWINGS SHOWING DETAILS OF CONSTRUCTION INCLUDING LOCATION OF MAINLINE PIPING, MANUAL AND AUTOMATIC VALVES, ELECTRICAL SUPPLY TO VALVES, AND SPECIFICALLY EXACT LOCATION OF AUTOMATIC VALVES.

B. NOTE: ALL SLEEVES AS SHOWN ON PLANS WILL BE FURNISHED BY GENERAL CONTRACTOR. METER AND POWER SOURCE TO BE PROVIDED BY GENERAL CONTRACTOR AS REQUIRED BY LOCAL JURISDICTION.

1.02 APPLICABLE STANDARDS

A. D1785 - POLY (VINLY CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND CL200
B. D2464 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS THREADED, SCHEDULE 40
C. D2466 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS SOCKET TYPE, SCHEDULE 40
D. D2564 - SOLVENT CEMENTS FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS
E. STANDARD RECOMMENDED PRACTICE FOR:

1. D2855 - MAKING SOLVENT - CEMENTED JOINTS WITH POLY (VINYL CHLORIDE) (PVC) PIPE AND FITTINGS.

1.03 MAINTENANCE AND GUARANTEE

A. MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
B. PROVIDE MAINTENANCE OF SYSTEM, INCLUDING RAISING AND LOWERING OF HEADS TO COMPENSATE FOR LAWN GROWTH, CLEANING AND ADJUSTMENT OF HEADS, RAISING AND LOWERING OF SHRUB HEADS TO COMPENSATE FOR SHRUB GROWTH, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
C. CONTRACTOR SHALL BLOWOUT, CLOSE AND OPEN THE SYSTEM ONCE DURING THE GUARANTEE PERIOD.
D. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS OR WORKMANSHIP, INCLUDING REPAIR OF BACKFILL SETTLEMENT.

1.04 SUBMITTALS

A. USE OF MATERIALS DIFFERING IN QUALITY, SIZE, OR PERFORMANCE FROM THOSE SPECIFIED WILL ONLY BE ALLOWED UPON WRITTEN APPROVAL OF OWNER/IRRIGATION DESIGNER. THE DECISION WILL BE BASED ON COMPARATIVE ABILITY OF MATERIAL OR ARTICLE TO PERFORM FULLY ALL PURPOSES OF MECHANICS AND GENERAL DESIGN CONSIDERED TO BE POSSESSED BY ITEM SPECIFIED. BIDDERS DESIRING TO MAKE A SUBSTITUTION FOR SPECIFIED SPRINKLERS SHALL SUBMIT MANUFACTURER'S CATALOG SHEET SHOWING FULL SPECIFICATION OF EACH TYPE OF SPRINKLER PROPOSED AS A SUBSTITUTE, INCLUDING DISCHARGE IN GPM MAXIMUM ALLOWABLE OPERATING PRESSURE AT SPRINKLER. APPROVAL OF SUBSTITUTE SPRINKLER SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITY TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM.
B. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM. IF IRRIGATION CONTRACTOR NOTES ANY PROBLEMS IN HEAD SPACING OR POTENTIAL COVERAGE, IT IS HIS RESPONSIBILITY TO NOTIFY THE IRRIGATION DESIGNER IN WRITING, BEFORE PROCEEDING WITH WORK. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE OF ALL AREAS TO BE IRRIGATED.
C. CONTRACTOR TO FURNISH AN AS BUILT DRAWING OF ENTIRE SYSTEM FOR REVIEW PRIOR TO ACCEPTANCE.

1.05 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

1.06 COORDINATION

A. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

PART 2 - PRODUCTS

2.01 GENERAL

A. SPRINKLER MAINS: SPRINKLER MAINS ARE THAT PORTION OF PIPING FROM WATER SOURCE TO OPERATING VALVES. THIS PORTION OF PIPING IS SUBJECT TO SURGES, BEING A CLOSED PORTION OF SPRINKLER SYSTEM. QUICK COUPLER LINES ARE CONSIDERED A PART OF SPRINKLER MAIN.
B. LATERAL PIPING: LATERAL PIPING IS THAT PORTION OF PIPING FROM OPERATING VALVE TO SPRINKLER HEADS & DRIPLINE. THIS PORTION OF PIPING IS NOT SUBJECT TO SURGES, BEING AN "OPEN END" PORTION OF SPRINKLER SYSTEM.

2.02 POLY VINYL CHLORIDE PIPE (PVC)

A. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH COMMERCIAL STANDARDS NOTED HEREIN.
B. MARKING AND IDENTIFICATION: PVC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, PIPE SIZE, TYPE OF PIPE, AND MATERIAL, SDR NUMBER, PRODUCT STANDARD NUMBER, AND THE NSF (NATIONAL SANITATION FOUNDATION) SEAL.
C. PVC PIPE FITTINGS: SHALL BE OF THE SAME MATERIAL AS THE PVC PIPE SPECIFIED AND SHALL BE COMPATIBLE WITH PVC PIPE FURNISHED.

2.03 POLYETHYLENE PIPE

A. POLYETHYLENE PIPE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH COMMERCIAL STANDARDS BY A REPUTABLE DEALER.

2.04 COPPER TUBING

A. HARD, STRAIGHT, LENGTHS OF DOMESTIC MANUFACTURE ONLY. NO COPPER TUBE OF FOREIGN EXTRUSION OR ANY SO-CALLED IRRIGATION TUBING (THIN WALL) SHALL BE USED.

2.05 COPPER TUBE FITTINGS

A. CAST BRASS OR WROUGHT COPPER, SWEAT-SOLDER TYPE.

2.06 WIRE

A. TYPE UF WITH A 4/64" INSULATION THICKNESS WHICH IS UNDERWRITER'S LABORATORY APPROVED FOR DIRECT UNDERGROUND BURIAL WHEN USED IN A NATIONAL ELECTRIC CODE CLASS II CIRCUIT (30 VOLTS AC OR LESS).

2.07 SCHEDULE 80 PVC NIPPLES

A. COMPOSED OF STANDARD SCHEDULE 40 PVC FITTINGS AND PVC MEETING NOTED STANDARDS. NIPPLES FOR HEADS AND SHRUB RISERS, WHERE APPLICABLE, NO CLAMPS OR WIRES MAY BE USED. TO BE NOMINAL ONE-HALF (1/2") INCH DIAMETER BY EIGHT (8") INCHES LONG.

B. POLYETHYLENE NIPPLES SIX (6") INCHES LONG TO BE USED ON ALL POP-UP SPRAY HEADS.

2.08 MATERIALS - SEE IRRIGATION PLAN

A. SPRINKLER HEADS IN LAWN AREA AS SPECIFIED ON PLAN.
B. PVC PIPE: CLASS 200, SDR 21 COPPER TUBING (MUNICIPAL CONNECTION): TYPE "M"
24V WIRE: AWG 14 SINGLE STRAND, TYPE U.F.
C. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
D. REFER TO DRAWING FOR BACKFLOW PREVENTION REQUIREMENTS. COORDINATE EXACT LOCATION WITH IRRIGATION DESIGNER.

PART 3 EXECUTION 3.01 INSTALLATION - GENERAL

A. CONTRACTOR IS TO VERIFY PRESSURE AND FLOW RATES PRIOR TO BEGINNING INSTALLATION. CONTRACTOR TO PROVIDE ANY PRESSURE REDUCING VALVES OR BOOSTER PUMPS TO ACHIEVE STATIC PRESSURE AS STATED.
B. STAKING: BEFORE INSTALLATION IS STARTED, PLACE A STAKE WHERE EACH SPRINKLER IS TO BE LOCATED, IN ACCORDANCE WITH DRAWING. STAKING SHALL BE APPROVED BY IRRIGATION DESIGNER AS REQUIRED.
C. EXCAVATIONS: EXCAVATIONS ARE UNCLASSIFIED AND INCLUDE EARTH, LOOSE ROCK, ROCK OR ANY COMBINATION THEREOF, IN WET OR DRY STATE. BACKFILL TRENCHES WITH MATERIAL THAT IS SUITABLE FOR COMPACTION AND CONTAINS NO LUMPS, CLODS, ROCK, DEBRIS, ETC. SPECIAL BACKFILL SPECIFICATIONS, IF FURNISHED TAKE PREFERENCE OVER THIS GENERAL SPECIFICATION.
D. BACKFILL: FLOOD OR HAND-TAMP TO PREVENT AFTER SETTLING. HAND RAKE TRENCHES AND ADJOINING AREA TO LEAVE GRADE IN AS GOOD OR BETTER CONDITION THAN BEFORE INSTALLATION.
E. PIPING LAYOUT: PIPING LAYOUT IS DIAGRAMMATIC. ROUTE PIPING AROUND TREES AND SHRUBS IN SUCH A MANNER AS TO AVOID DAMAGE TO PLANTINGS. DO NOT DIG WITHIN BALL OF NEWLY PLANTED TREES OR SHRUBS.

3.02 PIPE INSTALLATION

A. SPRINKLER MAINS: INSTALL A FOUR (4") INCH MINIMUM WIDTH TRENCH WITH A MINIMUM OF TWELVE (12") INCHES OF COVER.
B. LATERAL PIPING: INSTALL A FOUR (4") INCH WIDE MINIMUM TRENCH DEEP ENOUGH TO ALLOW FOR INSTALLATION OF SPRINKLER HEADS AND VALVES, BUT IN NO CASE, WITH LESS THAN EIGHT (8") INCHES OF COVER.
C. DURING TRENCHING, REMOVE ALL LUMPS, DEBRIS, AND LARGE ROCKS FROM THE TRENCHES, ENSURING A FIRM, UNIFORM BEARING SURFACE ALONG THE ENTIRE LENGTH OF EACH PIPELINE TO PREVENT UNEVEN SETTLEMENT. THE USE OF WEDGES OR BLOCKS TO SUPPORT THE PIPE IS NOT PERMITTED. CLEAR ANY FOREIGN MATERIAL OR DIRT FROM THE INSIDE OF THE PIPES BEFORE WELDING, AND MAINTAIN CLEANLINESS THROUGHOUT AND AFTER PIPE INSTALLATION USING APPROVED METHODS. THE CONTRACTOR MUST HAND-PRUNE ANY ROOTS LARGER THAN 2 INCHES IN DIAMETER ENCOUNTERED DURING THE PROCESS.

3.03 PVC PIPE AND FITTING ASSEMBLY

A. SOLVENT: USE ONLY SOLVENT RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. THOROUGHLY CLEAN PIPE AND FITTINGS OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
B. PVC TO METAL CONNECTION: WORK METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE SUCH AS PERMATEX NO. 2 ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED.

3.04 COPPER TUBING AND FITTING ASSEMBLY

A. CLEAN PIPE AND FITTING THOROUGHLY AND LIGHTLY SAND PIPE CONNECTIONS TO REMOVE RESIDUE FROM PIPE. ATTACH FITTINGS TO TUBING IN AN APPROVED MANNER USING 50-50 SOFT SOLID CORE SOLDER.

3.05 SHRUB SPRAY HEADS (FIXED)

A. SHRUB SPRAY HEADS: SUPPLY IN ACCORDANCE WITH MATERIALS LIST, WITH NOZZLING IN ACCORDANCE WITH DRAWINGS. DRAWINGS INDICATE SIZE OF NOZZLING AND DEGREE OF ARC. DETERMINE CORRECT DEGREE OF ARC OF NOZZLE (IF CONDITIONS WARRANT) BY AREA TO BE COVERED AND BY WIND CONDITIONS THAT MAY AFFECT COVERAGE.

3.06 POP-UP SPRAY HEADS A. SUPPLY POP-UP SPRAY HEADS IN ACCORDANCE WITH MATERIALS LIST AND PLAN. ATTACH SPRINKLER TO LATERAL PIPING WITH A SEMI-FLEXIBLE POLYETHYLENE SCH 80 NIPPLE NOT LESS THAN THREE (3") INCHES OR MORE THAN SIX (6") INCHES LONG.

3.07 VALVES
A. SUPPLY VALVES IN ACCORDANCE WITH MATERIALS LIST AND SIZED ACCORDING TO DRAWINGS. INSTALL VALVES IN A LEVEL POSITION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR TYPICAL INSTALLATION OF ELECTRIC VALVE, VALVE BOX.

3.08 WIRING
A. ALL VALVE CONTROL WIRING SHALL BE THROUGH TWO-WIRE FROM CONTROLLER TO DECODER. ALL CONNECTIONS SHALL BE AS PER THEIR MANUFACTURER'S INSTRUCTIONS. NO CONDUIT WILL BE REQUIRED FOR U.F. WIRE UNLESS OTHERWISE NOTED ON THE PLAN. WIRE SHALL BE TUCKED UNDER THE PIPING.
B. A WIRE TYPE AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES.

3.09 AUTOMATIC SPRINKLER CONTROLS

A. SUPPLY IN ACCORDANCE WITH IRRIGATION PLAN. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

3.10 TESTING

A. SPRINKLER MAINS: TEST SPRINKLER MAIN ONLY FOR A PERIOD OF TWELVE (12) TO FOURTEEN (14) HOURS UNDER NORMAL PRESSURE. IF LEAKS OCCUR, REPLACE JOINT OR JOINTS AND REPEAT TEST.
B. COMPLETE TESTS PRIOR TO BACKFILLING. SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO INSURE STABILITY OF LINE UNDER PRESSURE. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUAL INSPECTION FOR FULL PERIOD OF TEST.

3.11 FINAL ADJUSTMENT

A. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE FINAL ADJUSTMENT OF SPRINKLER SYSTEM IN PREPARATION FOR IRRIGATION DESIGNER'S FINAL INSPECTION. COMPLETELY FLUSH SYSTEM TO REMOVE DEBRIS FROM LINES AND TURNING ON SYSTEM. CHECK SPRINKLERS FOR PROPER OPERATION AND PROPER ALIGNMENT FOR DIRECTION OF FLOW. CHECK EACH SECTION OF SPRAY HEADS FOR OPERATING PRESSURE AND BALANCE TO OTHER SECTIONS BY USE OF FLOW ADJUSTMENT AND TOP OF EACH VALVE. CHECK NOZZLING FOR PROPER COVERAGE. PREVAILING WIND CONDITIONS MAY INDICATE THAT ARC OF ANGLE OF SPRAY SHOULD BE OTHER THAN SHOWN ON DRAWINGS. IN THIS CASE, CHANGE NOZZLES TO PROVIDE CORRECT COVERAGE.

NOTE:
- PLANS DESIGNED BY PROFESSIONAL IRRIGATION DESIGNER. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED BY CERTIFIED IRRIGATION CONTRACTOR
- THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY
- REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES
- REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS (C-715 & C-716)

THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY

REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES

REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS

OPERATING DESIGN CAPACITY SHALL NOT EXCEED 5-FEET-PER-SECOND VELOCITY IN THE FULL-PIPE FLOW IN PIPELINES WITH VALVES OR OTHER FLOW CONTROL APPURTENANCE WITHIN THE SYSTEM. KEEP THE WORKING PRESSURE AT ANY POINT AT OR BELOW 72 PERCENT OF THE PRESSURE RATING OF THE IRRIGATION SYSTEM.

IRRIGATION PLAN IS CONCEPTUAL. MAINLINE, LATERALS, HEADS, AND EQUIPMENT ARE SHOWN ON THE PLAN FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION RELATED ITEMS WITHIN LANDSCAPE OR PERVIOUS AREA AT BACK OF CURB, FRONT OF WALK, BACK OF WALK OR ADJACENT TO OTHER HARDSCAPE TO FACILITATE FUTURE LOCATIONS AND TO ENSURE PROTECTION FROM FUTURE DAMAGE. INSTALL ITEMS PER TO SPECS AND DETAILS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVIL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WALDMAN, PLA, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

IRRIGATION NOTES

SHEET NUMBER:

C-729

ORG. DATE - 01/17/2025

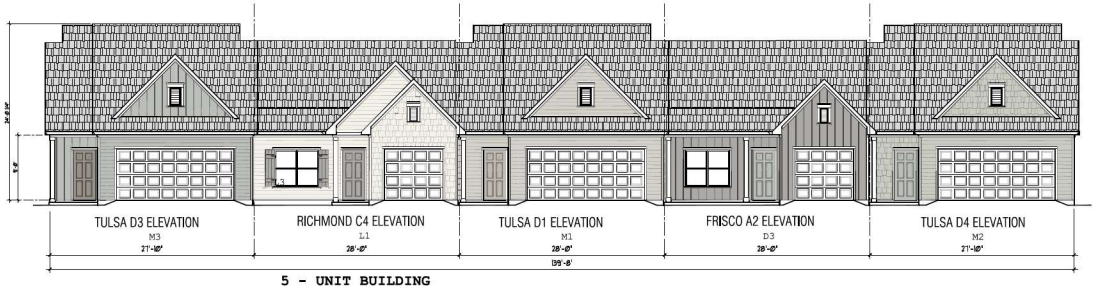
Apr 16, 2025
H:\2024\FLB240129.00\A\D\CAD\WKNG\SPLAN SET\SP-FCVL-IRRG-FLB240129.00-0A.dwg — LAYOUT: C-729 IRRIGATION NOTES
BY: GDOUGHERTY



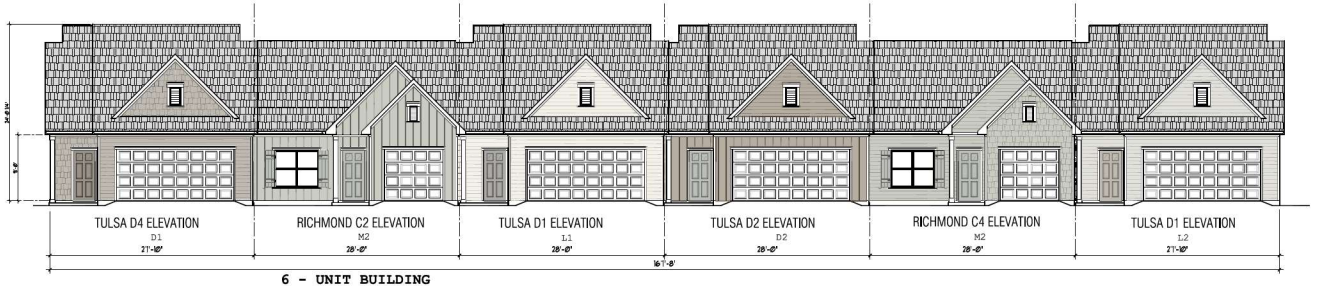
3 - UNIT BUILDING



4 - UNIT BUILDING

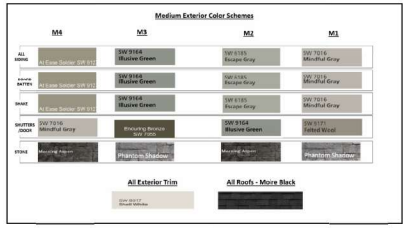


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6 - UNIT BUILDING

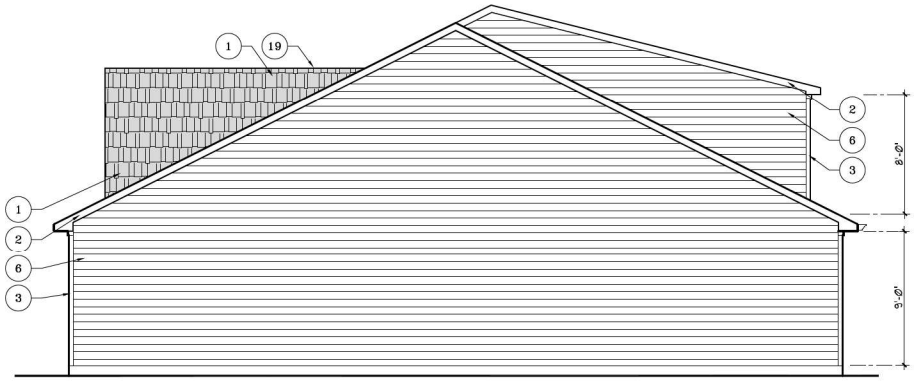






COLOR STUDY - SUMMERFIELD COTTAGES

JIM CHAPMAN
CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR



RIGHT ELEVATION

TULSA



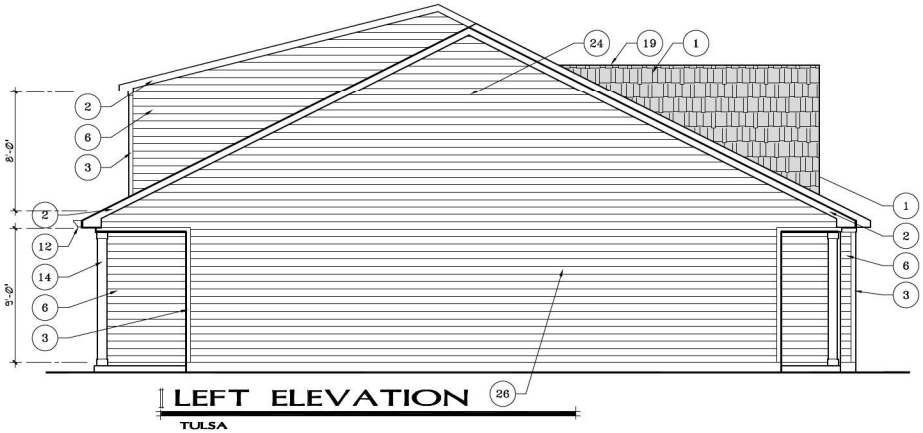
FRONT ELEVATION

TULSA



REAR ELEVATION

TULSA



LEFT ELEVATION

TULSA

EXTERIOR ELEVATION KEY NOTES:

1. FIBERGLASS SHINGLES (SEE NEIGHBORHOOD SPECS.)
2. SEE NEIGHBORHOOD SPECS FOR FASCIA MATERIALS
3. 5/4" X 4" HARDIE OR EQUAL CORNER TRIM
4. 5/4" X 4" HARDIE TRIM AT WINDOWS AND DOORS
5. BRICK RUNNING BOND VENEER AT EXTERIOR
6. HARDIE OR EQUAL HORZ. LAP SIDING (MIN. 6" LAP EXPOSURE)
7. HARDIE OR EQUAL SHAKE SIDING
8. HARDIE OR EQUAL BOARD & BATTEN SIDING
9. BRICK ROWLOCK SILL AT WINDOWS
10. BRICK SOLDIER AT WINDOW AND DOOR HEADERS
11. PRE-FINISHED STAMPED STEEL GARAGE DOOR
12. PRE-FINISHED METAL GUTTERS AND DOWNSPOUT
13. PRE-FINISHED STANDING SEAM METAL ROOF
14. 8" BOXED PORCH COLUMNS WITH 1X HARDIE WRAPS
15. WOOD FRAMED CHIMNEY WITH BRICK EXTERIOR FINISH
16. PRE-FINISHED METAL CHIMNEY WIND SCREEN
17. FIBERGLASS MESH INSECT SCREEN
18. 10" STONE JACKARCH AT FRONT ELEVATION
19. RIDGE VENT AT ALL RIDGES OVER 4'-0" IN LENGTH AND INSET 12" FROM TRANSITIONS.
20. 1 X 6 CYPRESS (V-ROUTED/ BISCUITED JOINTS) SHUTTERS W/ GALV. (PAINTED) HINGES AND SHUTTER DOGS
21. WATERTABLE WITH 1 X 12 BAND BOARD
22. STONE VENEER (SEE COMMUNITY SPECS.)
23. BRICK ROWLOCK CAP OVER STONE VENEER
24. WOOD LOUVER ATTIC VENT WITH SCREEN BACKING
25. HARDIE PANEL WITH PANEL MOULDING (SEE COMMUNITY SPECS)
26. CHAMPION MILLWORK (2424COVBKT) BRACKET
27. CHAMPION MILLWORK (2424NC) BRACKET
28. CHAMPION MILLWORK (6x8COR) BRACKET



Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
	46	A3	12' - 0" AFF	0.900	7200	80	TRA30-AC-36L-80-3K-UNV-DIR3
	16	A4	12' - 0" AFF	0.900	6927	80	TRA30-AC-36L-80-3K-UNV-DIR4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Area	Illuminance	Fc	0.17	7.3	0.0	N.A.	N.A.
Parking Area 1	Illuminance	Fc	2.13	5.7	0.1	21.30	57.00
Parking Area 2	Illuminance	Fc	1.86	6.0	0.1	18.60	60.00
Parking Area 3	Illuminance	Fc	2.06	5.2	0.1	20.60	52.00
Parking Area 4	Illuminance	Fc	1.43	5.0	0.1	14.30	50.00
Parking Area 5	Illuminance	Fc	2.26	4.1	0.2	11.30	20.50
Parking Area 6	Illuminance	Fc	2.18	4.4	0.3	7.27	14.67
Parking Area 7	Illuminance	Fc	1.89	4.3	0.1	18.90	43.00
Poolhouse Parking	Illuminance	Fc	1.00	5.6	0.1	10.00	56.00
Roadway	Illuminance	Fc	1.10	7.3	0.0	N.A.	N.A.



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 - FT.

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

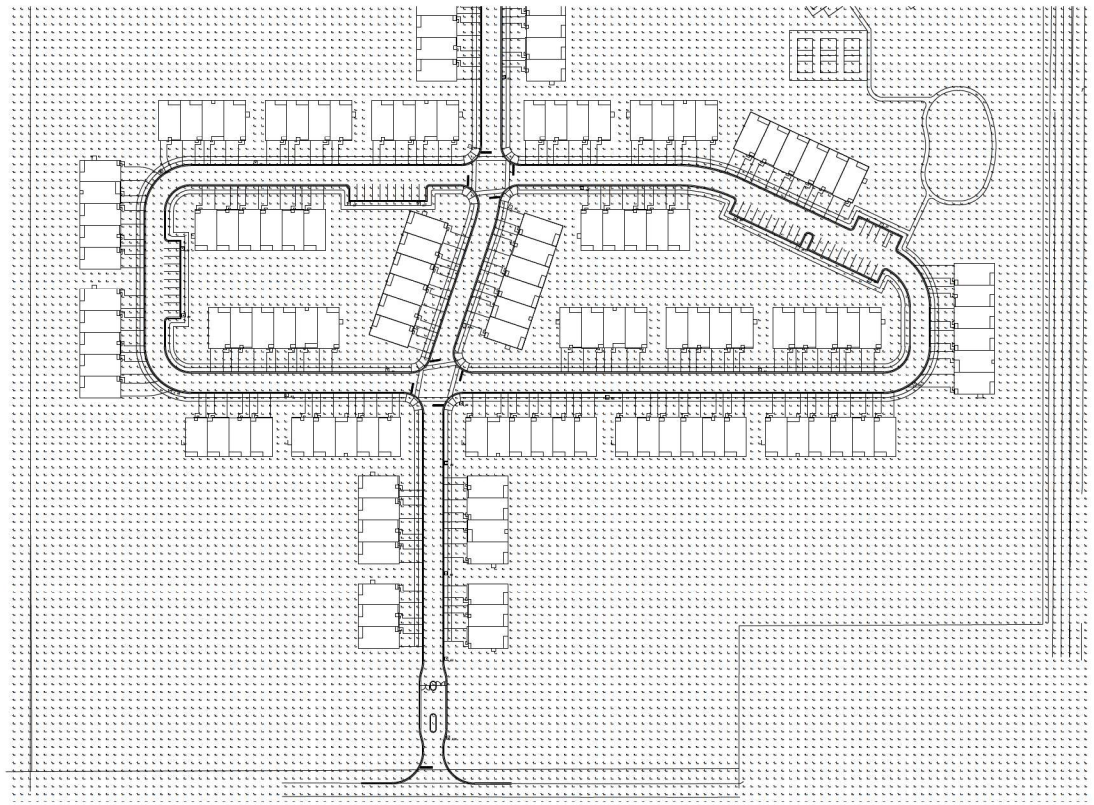
TITLE:

WILDWOOD TOWNHOMES
CITY OF WILDWOOD, FL
SITE PHOTOMETRIC PLAN

REVISED FROM DRAWING NUMBER(S):	
R1: 10/25/24	
R2: 11/08/24	

Current

DN BY: DHK	DATE: 10/23/24	CHK BY: N/A	
REV. BY: DHK	DATE: 11/08/24	SCALE: AS NOTED	
QUOTE: N/A	DRAWING / DESIGN NO.: A242323AR2		



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 - FT.

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
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TITLE:

WILDWOOD TOWNHOMES
CITY OF WILDWOOD, FL
SITE PHOTOMETRIC PLAN

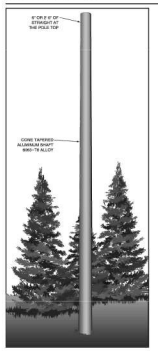
REVISED FROM DRAWING NUMBER(S):	
R1: 10/25/24	
R2: 11/08/24	

Current

DH	10/23/24	N/A
REV. BY: DH	DATE: 11/08/24	SCALE: AS NOTED
QUOTE: N/A	DRAWING / DESIGN NO.: A242323BR2	

valmont STRUCTURES ALUMINUM

8' TO 30' ROUND TAPERED EMBEDDED (DIRECT BURIAL) POLES



- 8' to 30' mounting heights.
- Tenons, brackets, and arms designed for single or multiple luminaire mounting.
- Luminaires may be mounted on tenons, brackets or shaft may be drilled to manufacturer's mounting specifications.

SPECIFICATIONS

All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Shaft: The shaft shall be spun tapered from all new seamless 6063 alloy aluminum tubing and shall be heat treated to produce a T6 temper. Each shaft shall have a minimum of 6" straight length at the top. Top straight section serves as a slipfitter for a luminaire or for the hub of the appropriate Valmont bracket or tapered arm. Alternatively, the straight section may be drilled for mounting luminaires. The shaft shall be cone tapered to the base diameter. All Valmont shafts shall be polished with fine grain aluminum oxide cloths, resulting in a high quality circumferential satin brushed finish. After finishing, each pole shall be wrapped for protection in shipment.

Direct Embedment: Unless otherwise specified, the length of the embedded section of a 4" diameter shaft shall be 3', 5' and 6' shall be 4', 7' and 8' shall be 5'. A 1-1/2" diameter galvanized wire inlet hole located 1' 6" below grade shall be included. The embedded section of the pole shall be coated inside and outside with zinc rich paint.

Special Finishes: Natural anodize, duranodic, or painted finishes may be specified as an addition to the satin brushed finish, if required. All aluminum parts and accessories shall receive a finish similar to that specified.

Ground Lug: Each pole shall include a 5/16"-18 tapped provision for ground connector.

Handhole: Available as an option.

Anti-Rotation Device: Available as an option.

CATALOG LOGIC

Pole and Shaft Size	Top Diameter*	Base Diameter*	Wall Thickness*	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
0908	30	40	4	T	E	P2	DBL	HANDHOL

Pole and Shaft Size	Top Diameter*	Base Diameter*	Wall Thickness*	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
Pole and Shaft Size	**TOP DIAMETER**	**BASE DIAMETER**	**THICKNESS** Refer to the next table for wall thickness	**SHAPE OF SHAFT**	**BASE OR MOUNTING**	**FIXTURE MOUNTING**	**FINISHES**	**OPTIONS**
Test & Inches*	**Diameter***	**Wall Thickness***						
0708 – 8'	**30** – 3"	**4** – 0.125" Wall	**T** – Tapered Round	**E** – Embedded		**01** – 1@90°	**DBL** – Black	**DXR** – Bright Red
0908 – 10'	**35** – 3.5"	**5** – 0.156" Wall				**02** – 2@180°	**DGR** – Charcoal Grey	**DSB** – Dark Bronze
1108 – 12'	**40** – 4"	**6** – 0.188" Wall				**03** – 3@90°	**DMB** – Med Bronze	**DNA** – Natural Alun
1308 – 14'	**45** – 4-1/2"	**8** – 0.250" Wall				**04** – 3@120°	**DSB** – Med Blue	**SSS** – Sandstone
1708 – 18'	**SAW DIAMETER*** Refer to the next table for wall thickness	**10** – 0.312" Wall				**05** – 4@90°	**DTG** – Dark Green	**DWH** – White
1908 – 20'						**06** – 5@72°	**TC** – Special Color (Note Specify)	
2408 – 23'	**60** – 6"					**P2** – 2-3/8"x 4 Tenon	**ANODIZED**	
2708 – 27'	**70** – 7"					**P3** – 3"x 4 Tenon	**311** – Light Bronze*	
3008 – 30'	**80** – 8"					**P0** – Other Tenon (Note Specify)	**313** – Dark Bronze*	
	90 – 9"						**333** – Black*	
	00 – 9"						* Duranodic Anodize	
							FINISH	
							SBF – Satin Brushed Finish	

* For available Base Diameter, Wall Thickness and Length Combinations, see Dimensional Load Data Table that follows.

Customer Approval:

Signature Date

Job Name: WILDWOOD TOWNHOMES Quote:

Client Name:

Created by: Date: 12/10/24

Valmont Industries, Inc. – 28805 Eaton Avenue – Farmington, Minnesota 55024-7922 (800)899-7577 – valmontstructures.com A2-11

BEACON design. performance. technology.

DATE: 12/10/24 LOCATION: WILDWOOD, FL
TYPE: A3 PROJECT: WILDWOOD TOWNHOMES
CATALOG #: TRA30-AC-36L-80-3K-UNV-DIR3-NF-BLT

Traditional TRA30

30" TRADITIONAL LUMINAIRE

FEATURES

- Historic four-side lantern, provides modern technology in a traditional and attractive form factor
- Choice of acrylic or polycarbonate lensing
- Available with or without finial for customizable style
- Available in 3000K, 4000K and 5000K

energent



	Weight lbs.	EPA
TRA30	35	2.6 sq ft

SPECIFICATIONS

CONSTRUCTION

- All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal
- The upper chamber/lid shall be topped by a decorative cast aluminum finial/cap and mechanically fastened to the optical chamber. The cast multi-sided cage shall accommodate UV stabilized acrylic or polycarbonate lenses (side panels) which shall be sealed for weather tight operation
- The electrical chamber/fitter shall be aluminum, decorative fitter designed to accommodate the assembly and shall mount to 3.00 x 3" H tenon and secured by three stainless steel set screws
- All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (brake eye) style shall be provided (special tool required, available at additional cost)
- Finish shall be a Beacote V polyester powdercoat electrostatically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer and a TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch pound

ELECTRICAL

- Each luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Silicone foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications

ELECTRICAL (CONTINUED)

- The optical cartridge is secured to the extruded housing with fasteners to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using a specially designed acrylic optical lens over each LED
- Shall be able to operate normally in ambient temperatures from -40°C to 40°C
- The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 µSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure
- Luminaires are equipped with LED driver(s) that accept 90 through 305 VAC, 50 Hz to 60 Hz (UNV). Power factor is .92 at full load. All driver components supplied are component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher

CONTROLS

- Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components.

CONTROLS (CONTINUED)

- A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point
- Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harnesses, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements
- Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers
- Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded

CERTIFICATIONS

- UL, UL1310, Class 2 and UL48 compliant
- The luminaire shall bear an NRTL label and be marked suitable for wet locations

WARRANTY

- 5 year warranty

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BEACON design. performance. technology.

DATE: 12/10/24 LOCATION: WILDWOOD, FL
TYPE: A3 PROJECT: WILDWOOD TOWNHOMES
CATALOG #: TRA30-AC-36L-80-3K-UNV-DIR3-NF-BLT

Traditional TRA30

30" TRADITIONAL LUMINAIRE

ORDERING GUIDE

CATALOG # TRA30-AC-36L-80-3K-UNV-DIR3-NF-BLT **Example:** TRA30-AC-24L-55-3K7-UNV-PEC-PT-NF-BLT

TRA30	AC	36L-80	3K7	UNV	DIR3
Series	**Lens Finish**	**Engine Watts**	**CCT**	**Voltage**	**Optics**
TRA30 Traditional 30"	**AC** Acrylic Clear	**24L-55** 4800 Lumens	**3K7** 3000K, 70 CRI	**UNV** 120-277V	**DIR2** Type 2
	AF Acrylic Frosted	**36L-80** 7500 Lumens	**4K7** 4000K, 70 CRI	**347** 347V	**DIR3** Type 3
	AS Acrylic Seeded	**48L-110** 10,000 Lumens	**5K7** 5000K, 70 CRI	**480** 480V	**DIR4** Type 4
	AM Acrylic White	**60L-136** 12,000 Lumens			**DIR5** Type 5
	PC Polycarbonate Clear				
	PF Polycarbonate Frosted				
	PS Polycarbonate Seeded				
	PW Polycarbonate White				

Electrical Options	Control Options	Mounting Options	Style Option	Color
PEC Photocell, button[1]	**GEN4-XX** Energent[2]	**PT** Post Top	**[blank]** Finial	**BLT** Black Matte Textured
			NF No Finial	**BLS** Black Gloss Smooth
				DBT Dark Bronze Textured
				DBS Dark Bronze Smooth
				GTT Graphite Matte Textured
				LGS Light Grey Gloss Smooth
				PSS Platinum Silver Smooth
				WHT White Matte Textured
				WHS White Gloss Smooth
				VGT Verde Green Textured
				Color Option
				CC Custom Color

Notes:
1. UNV (120-277V) only
2. Must specify routing setting code. See page 7 for details.

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BEACON design. performance. technology.

DATE: 12/10/24 LOCATION: WILDWOOD, FL
TYPE: A4 PROJECT: WILDWOOD TOWNHOMES
CATALOG #: TRA30-AC-36L-80-3K-UNV-DIR4-NF-BLT

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30" TRADITIONAL LUMINAIRE

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energent



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- Finish shall be a Beacote V polyester powdercoat electrostatically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer and a TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch pound

ELECTRICAL

- Each luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Silicone foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications

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- Luminaires are equipped with LED driver(s) that accept 90 through 305 VAC, 50 Hz to 60 Hz (UNV). Power factor is .92 at full load. All driver components supplied are component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher

CONTROLS

- Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components.

CONTROLS (CONTINUED)

- A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point
- Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harnesses, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements
- Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers
- Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded

CERTIFICATIONS

- UL, UL1310, Class 2 and UL48 compliant
- The luminaire shall bear an NRTL label and be marked suitable for wet locations

WARRANTY

- 5 year warranty

Current

currentlighting.com/beacon

Page 3 of 6
Rev 10/25/24
TRA_3G_LED_spec_sheet_R03

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BEACON design. performance. technology.

DATE: 12/10/24 LOCATION: WILDWOOD, FL
TYPE: A4 PROJECT: WILDWOOD TOWNHOMES
CATALOG #: TRA30-AC-36L-80-3K-UNV-DIR4-NF-BLT

Traditional TRA30

30" TRADITIONAL LUMINAIRE

ORDERING GUIDE

CATALOG # TRA30-AC-24L-55-3K7-UNV-PEC-PT-NF-BLT **Example:** TRA30-AC-24L-55-3K7-UNV-PEC-PT-NF-BLT

TRA30	AC	36L-80	3K7	UNV	DIR4
Series	**Lens Finish**	**Engine Watts**	**CCT**	**Voltage**	**Optics**
TRA30 Traditional 30"	**AC** Acrylic Clear	**24L-55** 4800 Lumens	**3K7** 3000K, 70 CRI	**UNV** 120-277V	**DIR2** Type 2
	AF Acrylic Frosted	**36L-80** 7500 Lumens	**4K7** 4000K, 70 CRI	**347** 347V	**DIR3** Type 3
	AS Acrylic Seeded	**48L-110** 10,000 Lumens	**5K7** 5000K, 70 CRI	**480** 480V	**DIR4** Type 4
	AM Acrylic White	**60L-136** 12,000 Lumens			**DIR5** Type 5
	PC Polycarbonate Clear				
	PF Polycarbonate Frosted				
	PS Polycarbonate Seeded				
	PW Polycarbonate White				

Electrical Options	Control Options	Mounting Options	Style Option	Color
PEC Photocell, button[1]	**GEN4-XX** Energent[2]	**PT** Post Top	**[blank]** Finial	**BLT** Black Matte Textured
			NF No Finial	**BLS** Black Gloss Smooth
				DBT Dark Bronze Textured
				DBS Dark Bronze Smooth
				GTT Graphite Matte Textured
				LGS Light Grey Gloss Smooth
				PSS Platinum Silver Smooth
				WHT White Matte Textured
				WHS White Gloss Smooth
				VGT Verde Green Textured
				Color Option
				CC Custom Color

Notes:
1. UNV (120-277V) only
2. Must specify routing setting code. See page 7 for details.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 - FT.

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE:

WILDWOOD TOWNHOMES
CITY OF WILDWOOD, FL
SITE PHOTOMETRIC PLAN

REVISED FROM DRAWING NUMBER(S):	
R1: 10/25/24	
R2: 11/08/24	

Current

DRAWN BY: DHK	DATE: 10/23/24	CHK BY: N/A
REV. BY: DHK	DATE: 11/08/24	SCALE: AS NOTED
QUOTE: N/A	DRAWING / DESIGN NO.: A242323CR2	

Project Review Committee
Technical Standards Waiver Request

Project Name Summerfield Cottages

Project # SP 2409-004

1. Briefly describe your waiver request.

   We are seeking a waiver from the subsection of the Land Development Regulations that limits the number of consecutive units to three under the Single Family Attached (SFA) designation. Our project proposes a maximum of six consecutive units, which exceeds the current limit.

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

   2.2 Definitions - Single Family Attached (SFA)

3. Please provide the justification for your waiver request.

   Please see the justification below.

Name (Print) Robert Morgado **Date** 11/12/2024

Signature rmorgado Digitally signed by rmorgado DN: E=rmorgado@bohlereng.com, CN=rmorgado Date: 2024.11.12 11:45:01-05'00'

We are requesting a waiver due to the building length and unit attachment requirements outlined in Chapter 2, Section F of the Design District Standards. Specifically, the Design District Standards stipulate that building length shall not exceed 200 feet and that no more than six single-family attached dwelling units may be attached in any single row. This provision appears to conflict with the Land Development Regulations mentioned above. In accordance with the Design District Standards, we are proposing to construct six consecutive units, totaling 168 linear feet of building length, which is within the acceptable limits. Per the Land Development Regulations density requirements allow for a maximum of 296 units on the site at six units per acre. Our proposed development of 275 units at 5.6 units per acre is 21 units fewer than the maximum allowed under the Land Development Regulations, thereby staying well within the allowable density limits. We believe that increasing the number of consecutive units will lead to a more efficient use of available space and enhance the overall aesthetic appeal of the development. By consolidating units, we can create a more cohesive design, while also minimizing the “cookie-cutter” feel often associated with a repeated building with a 3-unit count. Moreover, a more consolidated approach will improve the integration of infrastructure, including parking and utilities, leading to a more functional and aesthetically pleasing community layout. We respectfully request that you approve this waiver to allow for a more efficient and well-designed development that adheres the intent of the Design District Standards.

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2407-003 SoLiv at Wildwood**

REQUESTED ACTION: Staff recommends approval upon resolution of the Developer's Agreement.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2407-003 SoLiv at Wildwood
Parcel Number	G05-134, G05-148, G05-151, G05-157, and G05M001
Acreage	24.732 Acres, MOL
Property Location	The property is generally located at the NW corner of Powell Road and Huey Street
Owner	SoLiv Wildwood LLC
Applicant	David Roache with SoLiv Wildwood LLC
Date	06/04/2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing for several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces. The project will feature 162 one-bedrooms, 155 two-bedrooms and 54 three-bedrooms.

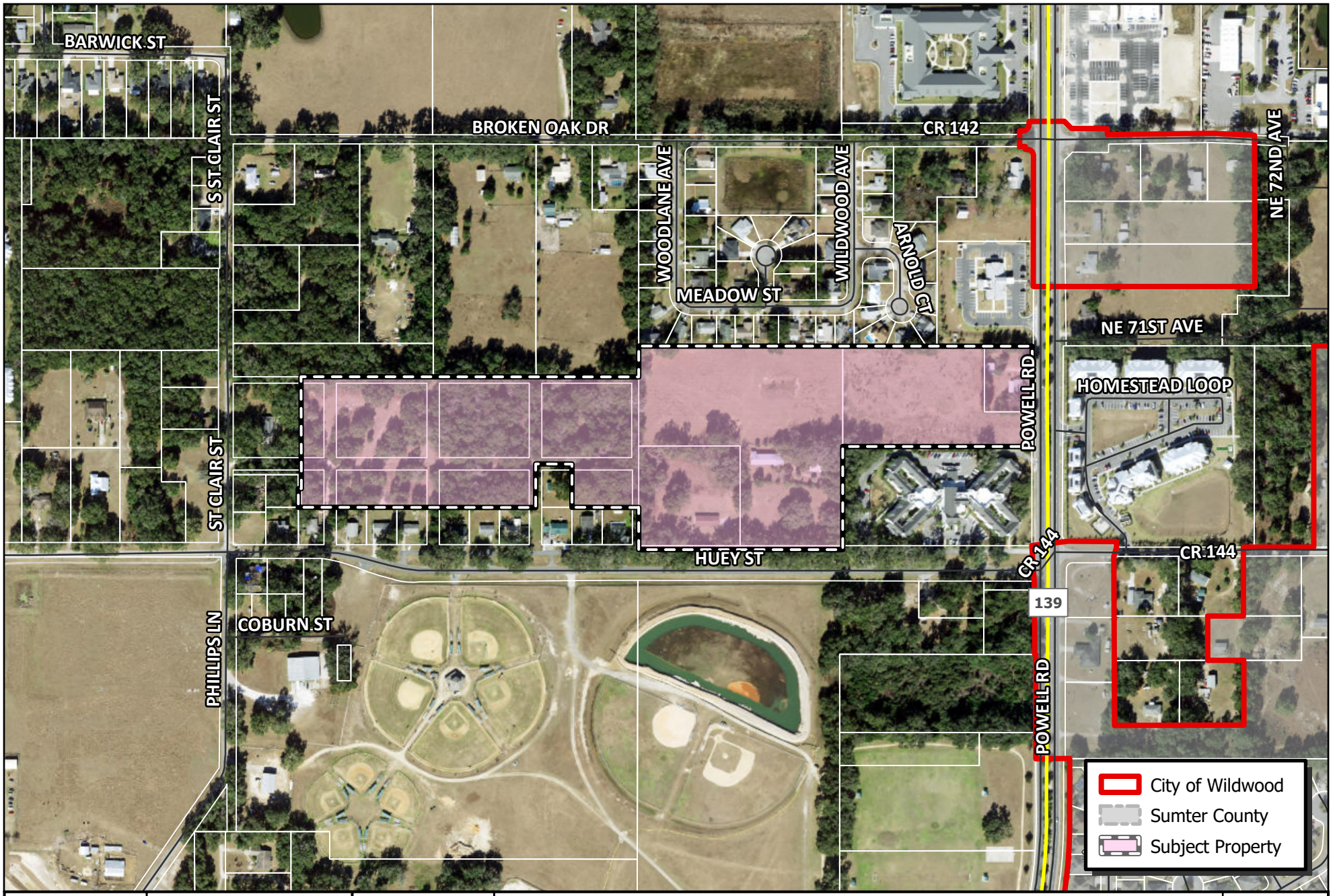
The project will provide twenty-five (25) Florida ADA-accessible parking spaces, a flexible loading zone area, and associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on 24.732 acres MOL, as per the attached plans. The Developer will be entering into a Developer's Agreement for this project. Said agreement is going before the June 9 City Commission Meeting for final consideration.

Once the Developer's Agreement is approved, SP 2407-003 will meet the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 6/5/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



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

N

US Feet
0 35 70 140

SP 2407-003

SOLIV AT WILDWOOD

PARCELS G05-134, G05-148, G05-151, G05-157 & G05M001

MAP 1B

LOCATION MAP

JUL 2024

MAJOR SITE PLAN FOR
SOLIV AT WILDWOOD

ERP APP ID/PERMIT NO: 891530/43047705.000

1419 HUEY STREET
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

TAX PARCEL(S): G05-134, G05-148, G05-151, G05-157 & G05M001



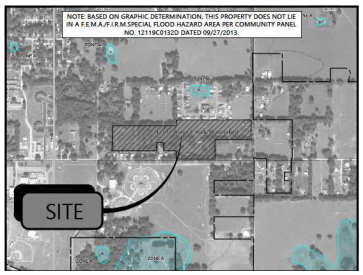
AERIAL MAP
1" = 1000'



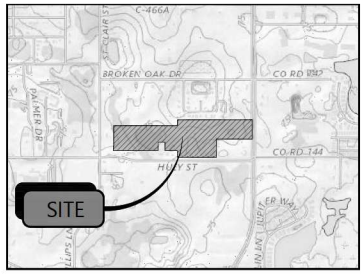
VICINITY MAP
1" = 1000'



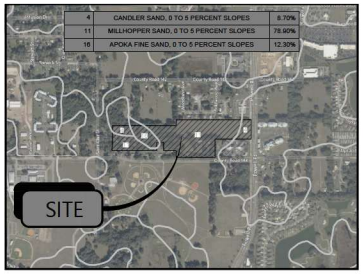
WETLAND MAP
1" = 1000'



FEMA MAP
1" = 1000'



USGS QUAD MAP
1" = 1000'



SOIL MAP
1" = 1000'

LEGAL DESCRIPTION

PARCEL G05-148:

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-157

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-151:

1 ACRE SQUARE IN THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, LYING AND BEING IN SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION KNOWN AS PARCEL 110 PURSUANT TO THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2155, PAGE 256 DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00°22'17" WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 665.37 FEET TO THE NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 89°35'10" WEST ALONG AFOREMENTIONED NORTH LINE 6.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'59" WEST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 139 FOR 208.71 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF SAID SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89°35'10" WEST ALONG SAID SOUTH LINE FOR 44.48 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00°22'17" EAST ALONG SAID PARALLEL LINE FOR 208.71 FEET TO SAID NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89°35'10" EAST ALONG SAID NORTH LINE FOR 43.85 FEET TO THE POINT OF BEGINNING.

PARCEL G05M001:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G05-134:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

STATEMENT OF INTENDED USE

SOLIV AT WILDWOOD PROPOSES A 371-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT COMPOSED OF A COMBINATION OF ONE TYPE A BUILDING AND EIGHT TYPE B BUILDINGS (SEE TABLE BELOW) WITH AN AMENITY CENTER INCLUDING A POOL, DOG PARK, PICKLEBALL COURTS, AND A YOGA LAWN.

BUILDING INFORMATION

Unit	Description	NRSF	Building Type A Unit Count					Building Type B Unit Count				
			Level 1	Level 2	Level 3	Level 4	(1)BLDG-A	Level 1	Level 2	Level 3	(8)BLDG-B	Total
One Bedroom Units												
A1	1 Bed / 1 Bath	758	22	20	20	20	82	0	0	0	0	82
A2	1 Bed / 1 Bath	832	3	3	3	3	12	0	0	0	0	12
A4	1 Bed / 1 Bath	754	0	0	0	0	0	4	2	2	64	64
A5	1 Bed / 1 Bath	712	1	1	0	0	2					2
A6	1 Bed / 1 Bath	818	1	1	0	0	2					2
Total 1 Br Units		763	27	25	23	23	98	4	2	2	64	162
		743										
Two Bedroom Units												
B1	2 Bed / 2 Bath	1,072	5	8	8	8	29	0	0	0	0	29
B1-B	2 Bed / 2 Bath	1,148	4	4	4	4	16	0	0	0	0	16
B1-C	2 Bed / 2 Bath	1,227	1	1	1	1	4	0	0	0	0	4
B2	2 Bed / 2 Bath	1,294	2	2	2	2	8	0	0	0	0	8
B3	2 Bed / 2 Bath	1,330	4	4	4	4	16	0	0	0	0	16
B4	2 Bed / 2 Bath	1,006	0	0	0	0	0	8	2	2	32	32
B5	2 Bed / 2 Bath	1,161	0	0	0	0	0	2	2	2	48	48
B6	2 Bed / 2 Bath	1,358	0	0	1	1	2	0	0	0	0	2
Total 2 Br Units		1,142	16	19	20	20	75	2	4	4	80	155
		1,124										
Three Bedroom Units												
C1	3 Bed / 2 Bath	1,807	1	1	2	2	6	0	0	0	0	6
C2	3 Bed / 2 Bath	1,458	0	0	0	0	0	2	2	2	48	48
Total 3 Br Units		1,472	1	1	2	2	6	2	2	2	48	54
		1,472										
Totals			44	45	45	45	179	8	8	8	192	371

DEVELOPMENT TEAM

OWNER
SOLIV WILDWOOD LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: DAVID ROACHE

APPLICANT / DEVELOPER
SOLIV WILDWOOD LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: DAVID ROACHE

CIVIL ENGINEER
ATWELL, LLC
111 N. MAGNOLIA AVE., SUITE 1350
ORLANDO, FL 32801
PHONE: (704) 351-5227
CONTACT: DAVID GASTEL, P.E.

SURVEYOR
BOWMAN
5404 CYPRESS CENTER DR., SUITE 140
TAMPA, FL 33609
PHONE: (813) 474-7424
CONTACT: MAX R. GEORGE, PSM

UTILITY PROVIDERS

WATER & SEWER
CITY OF WILDWOOD
711 HUEY ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346
CONTACT: DAVID WATSON

ELECTRIC
DUKE ENERGY
4306 E. COUNTY ROAD 462
WILDWOOD, FL 34785
PHONE: (407) 942-9401
CONTACT: AMY FINNEY

TELEPHONE / INTERNET
CHARTER COMMUNICATIONS
2850 S. LECANTO HWY
LECANTO, FL 34461
PHONE: (352) 527-2189
CONTACT: DUFFY MCCLELLAND

SOLID WASTE
WASTE MANAGEMENT OF WILDWOOD
8708 NE 44TH DR
WILDWOOD, FL 34785
PHONE: (352) 460-7565
CONTACT: EDWARD ROCK

GAS
TECO
316 SW 33RD AVE
OCALA, FL 34474
PHONE: (352) 302-7096
CONTACT: DANIEL WALLER

TABLE OF CONTENTS

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EROSION CONTROL AND DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	SITE GEOMETRY PLAN
C202	SIGNAGE & STRIPING PLAN
C300	OVERALL GRADING & DRAINAGE PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C304	DRAINAGE PLAN
C305	DRAINAGE PLAN
C306	DRAINAGE PLAN
C307	TYPICAL SECTIONS
C308	POND A SECTIONS
C309	POND B SECTIONS
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN
C402	UTILITY PLAN
C403	UTILITY PLAN
C500	PRIVATE ROAD-MAIN ENTRANCE-PLAN & PROFILE
C501	PRIVATE ROAD-STREET A-PLAN & PROFILE
C502	PRIVATE ROAD-STREET A2-PLAN & PROFILE
C503	PRIVATE ROAD-STREET A3-PLAN & PROFILE
C504	PRIVATE ROAD-STREET B-PLAN & PROFILE
C505	PRIVATE ROAD-STREET B2-PLAN & PROFILE
C506	PRIVATE ROAD-STREET B3-PLAN & PROFILE
C507	PRIVATE ROAD-STREET C-PLAN & PROFILE
C601	OFFSITE IMPROVEMENTS - HUEY STREET
C602	OFFSITE IMPROVEMENTS - HUEY STREET
C603	OFFSITE IMPROVEMENTS - POWELL ROAD
C700	SITE DETAILS
C701	SITE DETAILS
C702	EROSION CONTROL DETAILS
C703	SWPP NOTES DETAILS
C704	STORMWATER DETAILS
C705	STORMWATER DETAILS
C706	WATER DETAILS
C707	WATER DETAILS
C708	WATER DETAILS
C709	SEWER DETAILS
C710	SEWER DETAILS
C711	SEWER DETAILS
C712	LIFT STATION PLAN
C713	LIFT STATION DETAILS

NOTE:
THE APPLICANT, SOLIV WILDWOOD, LLC, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ROADS, RETENTION PONDS, LIFT STATION, COMMON AREAS AND UNDERGROUND UTILITIES SUCH AS WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS WITHIN ITS PROPERTY BOUNDARY.

THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION ON CONCURRENCY REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR JOB SITE SAFETY OF PERSONS OR PROPERTY OTHER THAN THEIR OWN EMPLOYEES OR AGENTS.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.74.3324
COA# 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
COVER SHEET

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-15-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

Digitally signed by Kaleen Lu
Reason: Kaleen Lu, State of Florida, Professional Engineer, License No. 89454.
This item has been digitally signed and sealed by the person on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Contact info: klu@atwell-group.com
Date: 2025.06.20 19:40:57-04'00'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C000

CAD FILE: 1019-COVER

NOT-ISSUED-FOR-CONSTRUCTION

GENERAL NOTES:

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

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

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

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

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, AND ANY DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

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

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

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

9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION SHALL RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS IS FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND DOES NOT INCLUDE IN-DEPTH CHECK FOR THE ABILITY OF THE CONTRACTOR TO PERFORM THE WORK IN A SAFE OR EFFICIENT MANNER. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONAL ACCURACY TO ENSURE FIELD FIT AND CONFORMITY OF THE VARIOUS COMPONENTS AND DETAILS. ONCE RECEIVED FROM THE CONTRACTOR THE ENGINEER WILL REVIEW AND SUBMIT ALL CONTRACTOR SUBMITTALS TO THE APPROPRIATE AGENCY (CITY, CITY UTILITY DEPT., COUNTY, ETC.) FOR REVIEW PRIOR TO RETURNING TO THE CONTRACTOR

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

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

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

13. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR DEWATERING. ALL DEWATERING SHALL MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. DISCHARGE WATER FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, OR CREATE PONDING. THE OPERATION SHALL NOT CAUSE ANY DAMAGE TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS. A PRE-WORK MEETING SHALL BE CONDUCTED WITH THE GEOTECHNICAL FIRM, THE OWNER, THE CONTRACTOR, AND THE ENGINEER PRIOR TO BEGINNING ANY SITE EXCAVATION.

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

15. "AS-BUILT" FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR.

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

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

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

GOVERNING SPECIFICATIONS:

THE FOLLOWING SPECIFICATIONS AND REGULATIONS SHALL DICTATE THE MATERIALS, INSTALLATION AND INSPECTIONS FOR THIS PROJECT:

1. THIS SET OF CONSTRUCTION PLANS.
2. LATEST EDITION OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
3. CITY OF WILDWOOD, FLORIDA.
4. SUMTER COUNTY, FLORIDA.
5. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
6. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
7. GEOTECHNICAL REPORT PUBLISHED BY UNIVERSAL ENGINEERING SERVICES, LLC, DATED SEPTEMBER 2024

CLEARING AND GRUBBING NOTES:

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS SHALL BE INSTALLED AND OPERATIONAL.
2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.
3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.
4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.
5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.
6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES.

EXCAVATION, GRADING AND PAVING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE. EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIALS AS DIRECTED BY THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED SEPTEMBER 19, 2024. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.
3. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH A.D.A. STANDARDS.
8. CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
9. REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.
10. REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.
11. CONTRACTOR TO PROVIDE A 1/2-IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SOILS ENGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
14. TESTING AND INSPECTION TO BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY, UNDER THE SUPERVISION OF A REGISTERED ENGINEER, SPECIALIZING IN SOILS ENGINEERING. PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS PERMITTING AGENCIES. THE CONTRACTOR WILL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET SPECIFICATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.
15. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO ROAD BASE AND OR SURFACE IMPROVEMENT CONSTRUCTION.

UTILITY SYSTEM NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION STANDARDS AND SPECIFICATION.
2. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION
3. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDA'S "SUNSHINE ONE-CALL" SYSTEM 48-HRS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S RESPONSIBILITY.
4. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR PERFORMING WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL UTILITIES UNDER THE JURISDICTION OF THE UTILITY COMPANIES.
6. EXISTING OUT-OF-SERVICE BURIED UTILITIES ENCOUNTERED WITHIN THE PROPOSED PROJECT SHALL BE REMOVED WHEN WITHIN THE EXCAVATED AREA AND SLURRY FILLED BY THE CONTRACTOR ALONG OTHER AREAS WITHIN THE WORK ZONE. DISPOSITION AS DIRECTED BY THE UTILITY'S OWNER. NO ABANDONMENT OF UTILITY LINES ARE ALLOWED UNDER BUILDINGS WITHOUT THE PROJECT'S ENGINEERS APPROVAL.
7. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTOR'S COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE MUNICIPAL AUTHORITY.
8. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK WITH EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE A MINIMUM OF 72-HRS IN ADVANCE OF THE PROPOSED WORK, AND PRIOR TO SHOP DRAWING SUBMITTALS, WHEN APPLICABLE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF THERE IS A CONFLICT. INFORMATION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
9. UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS: A) BE AESTHETICALLY ACCEPTABLE. B) IN COMPLIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) PLACED IN AREA WITH THE MINIMUM INTERFERENCE TO THE OPERATIONAL AND MAINTENANCE OF THE SITE. D) NOT IN CONFLICT WITH OTHER FACILITIES AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
10. CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS I.E. ALL SHEETING, SHORING, AND BRACING SYSTEMS.
11. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR OTHER GOVERNING AGENCY HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO: WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PAVING MATERIALS
12. SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

1. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.
3. EXISTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND VISIBLE DURING THE COURSE OF CONSTRUCTION. EXISTING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/MUNICIPALITY.
4. CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT STANDARD 700-101.
5. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ENGINEER.
6. SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.
7. SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA. CONFORMING TO FDOT STANDARD 700-010-1, AND LISTED IN THE FDOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF SIGN COLUMN SUPPORTS PRIOR TO FABRICATION.
8. ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS.
9. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL FULLY ELIMINATE ANY TRACE OF THE PREVIOUS MARKINGS. METHOD USED MUST RECEIVE PRE-APPROVAL OF THE MUNICIPAL AUTHORITY.
10. PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DURING THE INITIAL 30-DAY CURE PERIOD, AND FINAL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED AFTER THE 30-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD 711-001.
11. PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT STANDARD 711-001.
12. CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT STANDARD 711-001.
13. ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION. PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 706-001.
14. CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

DEMOLITION NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXIST. UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXIST. UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

UTILITY RE-LOCATION/CONNECTION NOTES:

CONTRACTOR SHALL:

1. COORDINATE REMOVAL, LOWERING AND REPLACEMENT OF ALL UTILITIES (PHONE, TV, WI-FI, POTABLE WATER, SANITARY FM, ETC.) WITH ALL UTILITY PROVIDERS OF UTILITIES AFFECTED BY CONSTRUCTION OF THIS PROJECT PRIOR TO PROJECT COMMENCEMENT. BOTH IN AND OUT OF THE PUBLIC RIGHT-OF-WAY
2. EXCAVATE AND DETERMINE THE DEPTH TO ALL EXISTING UTILITIES BOTH IN AND OUT OF THE RIGHT-OF-WAY AND PROVIDE IN THE PROJECT AS-BUILT SURVEY.

OFFSITE IMPROVEMENTS NOTES:

1. CONTRACTOR SHALL COMPLETE AND CLEAR OFFSITE IMPROVEMENTS BEFORE BEGINNING ANY ON-SITE DEMOLITION AND CONSTRUCTION.

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

NOTICE:
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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3324
COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
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SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GENERAL NOTES

DATE 03/30/2024

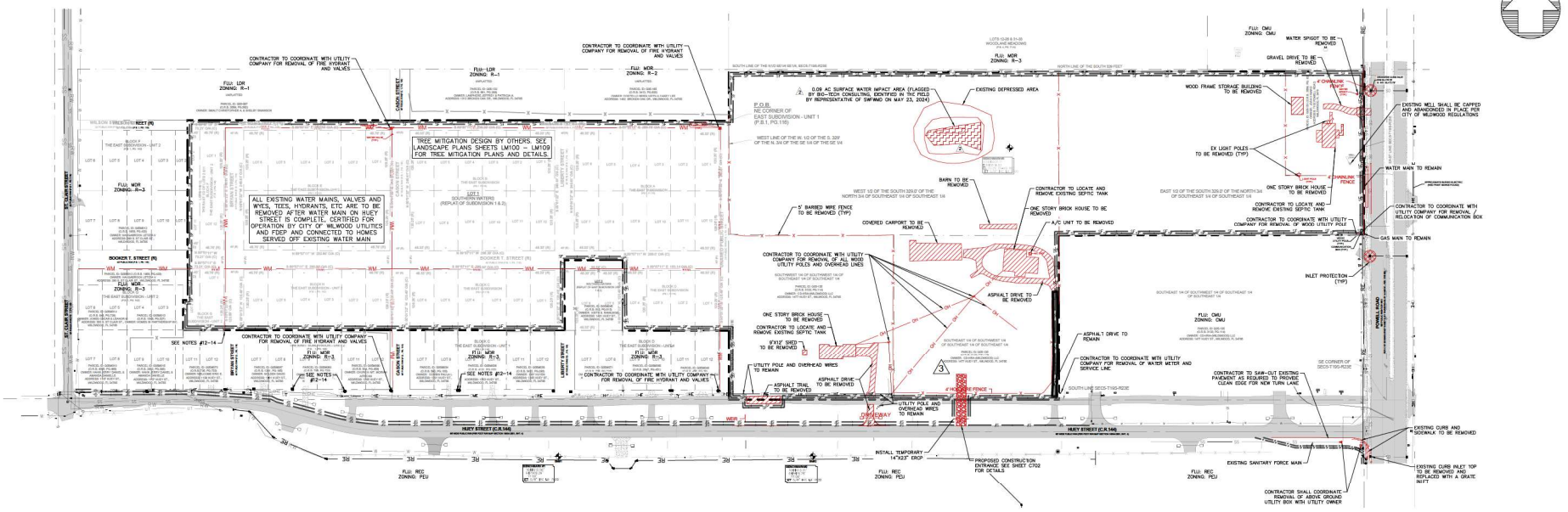
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6. 01-16-2025 SJRD CITY OF WILDWOOD COMMENTS
7. 06-25-2025 SJRW CITY OF WILDWOOD COMMENTS

REVISIONS

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CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C001

NOT--ISSUED--FOR--CONSTRUCTION CAD FILE 1019-C101 GENERAL NOTES

FILE NAME: K:\LDD\1019 SWC-Wildwood\SWP\Plan Set\Civil\1019-C101 GENERAL NOTES.dwg LAST SAVED BY: LR 4/24/2025 11:08 AM PLOTTED BY: Shawn Hamilton 4/28/2025 9:09:24 AM XREF FILE: XLSD D:\DWGS 1 SALEM MICHELS\BASE\ ASSOCIATED PDF: [GENERAL DOCUMENTATION\PLAT SET] DETAILS.dwg



PLAN LEGEND

	PROJECT BOUNDARY LINE
	CHAIN LINK FENCE & DOUBLE ROW SILT FENCE (SEE DETAILS SHEET C702)
	ROAD RIGHT-OF-WAY LINE
	INLET PROTECTION (SEE DETAILS SHEET C702)
	CONSTRUCTION ENTRANCE (SEE DETAILS SHEET C702)
	EXISTING MATERIAL TO BE REMOVED
	SURFACE WATER IMPACT AREA (0.09 AC. – TOTAL PERMANENT IMPACT ACREAGE)

Symbol Definitions

- ARROW - DESIGNED (LEFT)
- CLEANOUT
- DRAINAGE INLET
- FIRE HYDRANT
- GUY ANCHOR
- IRON ROD
- MAILBOX
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- WATER METER
- MITERED END SECTION
- ELECTRIC PULL BOX/METER
- TELEPHONE PULLBOX
- FIBER OPTIC PULLBOX
- SIGN SINGLE-SUPPORT
- FIBER OPTIC MARKER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL/RISER
- GAS MARKER/VALVE
- IRRIGATION CONTROL VALVE
- FORCE MAIN VALVE COVER
- TELEVISION RISER
- WATER VALVE COVER
- WOODEN POWER POLE

Abbreviations

RCP	REINFORCED CONCRETE PIPE
MES	MITERED END SECTION
INV	INVERT
IRC	IRON ROD & CAP
PVC	POLYVINYL CHLORIDE

- FENCE LINE
- SANITARY SEWER LINE
- STORM WATER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- WATER MAIN LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE

DEMOLITION AND UTILITY ADJUSTMENT NOTES:

1. DEMO LIMITS REPRESENT EXPECTED AREA OF DEMOLITION. ANY ROADWAYS, GUTTERS, CURBS, DRIVEWAYS, OR SIDEWALKS LOCATED WITHIN THESE LIMITS MAY NEED TO BE REMOVED DURING THE INSTALLATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL ATTEMPT TO REDUCE THE REQUIRED DEMO AREA AND AVOID REMOVAL OF CURBS, SIDEWALKS, AND DRIVEWAYS WHEN POSSIBLE.
2. ALL EXISTING UTILITIES ARE TO BE PROTECTED AND REMAIN IN SERVICE UNLESS SPECIFICALLY INDICATED IN THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY PLAN DISCREPANCIES OR FIELD CONFLICTS AND NOTIFYING THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF SUCH DISCREPANCY OR CONFLICT AND PRIOR TO PROCEEDING.
4. SEE C000 - COVER SHEET FOR UTILITY PROVIDER CONTACT INFORMATION. CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS, ADJUSTMENTS, OR REMOVALS WITH UTILITY COMPANY.
5. ALL DISTURBED SURFACE AREAS SHALL BE RESTORED TO EXISTING OR IMPROVED CONDITIONS.
6. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE LOCATION AND CROSSINGS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE ADVANCE NOTIFICATION TO RESPECTIVE UTILITY COMPANY AND COORDINATE ACTIVITIES WITHIN THE PROJECT SITE. NO UTILITY ADJUSTMENTS OR RELOCATIONS SHALL OCCUR WITHOUT THE CONTRACTOR RECEIVING APPROVAL FROM THE UTILITY OWNER.
8. NO UTILITY ADJUSTMENTS, RELOCATIONS, OR MODIFICATIONS SHALL BE PERFORMED OUTSIDE THE RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM THE RESPECTIVE PROPERTY OWNER. ALL INDIVIDUAL SERVICES SHALL BE MAINTAINED AT ALL TIMES.
9. EXISTING UTILITY SERVICES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL EMPLOY TEMPORARY FACILITIES AND CONTROLS AS LONG AS NEEDED FOR THE SAFE AND PROPER COMPLETION OF THE WORK. REMOVE ALL SUCH TEMPORARY FACILITIES AND CONTROLS AS RAPIDLY AS PROGRESS OF THE WORK WILL PERMIT, OR AS DIRECTED BY THE OWNER.
10. REFER TO THE SITE PLAN SHEETS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT SURVEY INFORMATION DURING CONSTRUCTION OF ALL UTILITY ADJUSTMENTS, RELOCATIONS, REMOVALS, AND INSTALLATIONS. THE CONTRACTOR SHALL PROVIDE A DETAILED AS-BUILT SURVEY CERTIFIED BY A PROFESSIONAL SURVEYOR, MEETING ALL CITY, COUNTY, WATER MANAGEMENT DISTRICT, FDEP, AND UTILITY PROVIDER REQUIREMENTS, TO THE ENGINEER OF RECORD.
12. ALL EXISTING WATER SERVICE LATERALS SHALL BE REMOVED AT THE METER AND RECONNECTED TO THE PROPOSED 10 INCH WATER MAIN ON HUEY STREET AFTER CLEARANCE BY FDEP.
13. THE RESIDENCE CONNECTED TO THE EXISTING WATER MAIN ON THE NORTH SIDE OF THE RESIDENT SHALL BE DISCONNECTED AND RECONNECTED TO THE 10 INCH WATER MAIN ON HUEY STREET AFTER THE 10 INCH LINE IS CLEARED BY FDEP. A NEW WATER METER SHALL BE INSTALLED TO THE RESIDENCE.
14. THE 2 INCH EXISTING WATER MAIN ON THE NORTH SIDE OF HUEY STREET SHALL BE DISCONNECTED FROM THE EXISTING 10 INCH WATER MAIN, PLUGGED AND FILLED WITH CONCRETE GROUT AFTER THE 10 IN INCH PVC LINE ON HUEY STREET IS CLEARED BY FDEP AND ALL RESIDENCES ON HUEY STREET ARE CONNECTED AND APPROVED BY THE ENGINEER OF RECORD AND WILDWOOD UTILITIES FOR OPERATION.

DEFINITIONS:

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

NOTES:

VERTICAL DATUM NAVD 1988

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONTRACT DOCUMENTS HAS BEEN OBTAINED BY ONE OR MORE OF THE FOLLOWING METHODS: (1) INFORMATION FURNISHED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME THAT THE INFORMATION SO OBTAINED IS LIMITED BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF WORK; NOR SHALL THEY HAVE AUTHORITY OVER OR CONTROL OF ANY OTHER PERSONS.

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407.74.3324
CO.# 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
EROSION CONTROL AND DEMOLITION PLAN

DATE 03/30/2024

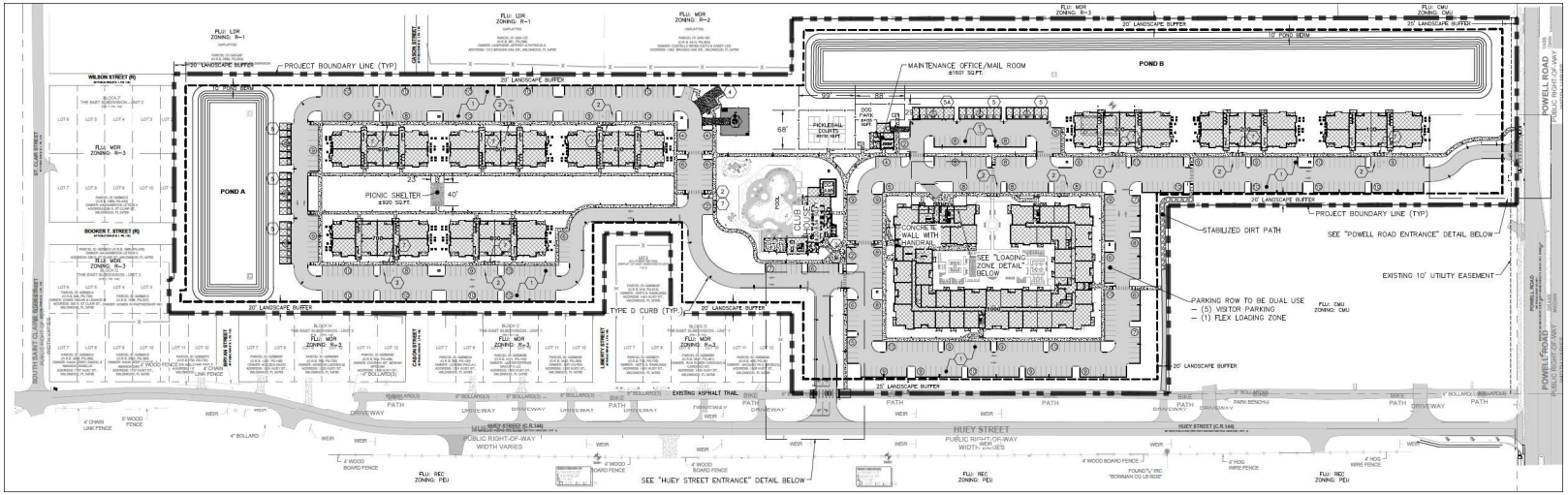
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6	05-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

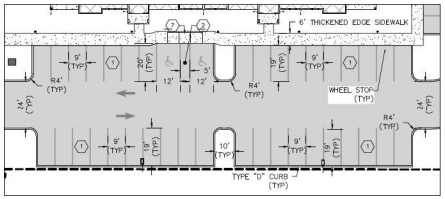
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CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C100

CAD FILE: C100 EROSION CONTROL & DEMOLITION PLAN



PLAN LEGEND

	PROJECT BOUNDARY LINE
	BUFFER / SETBACK / EASEMENT
10	PARKING COUNT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STABILIZED DIRT PATH
	PROPOSED PAVERS
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	CURB RAMP

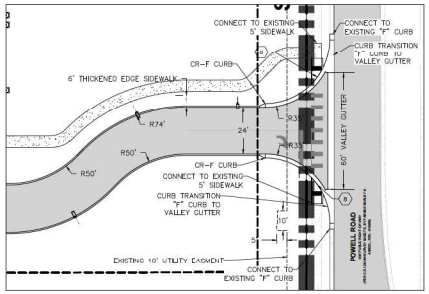


TYPICAL PARKING DETAIL

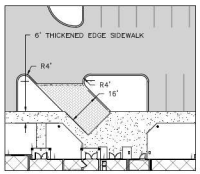
PARKING NOTES:
1. ALL PARKING STALLS ABUTTING SIDEWALK SHALL INCLUDE WHEEL STOPS
2. ALL RADII ALONG PARKING STALLS AND PARKING ISLANDS SHALL MEASURE 4' AT EDGE OF PAVEMENT
3. PARKING ISLANDS SHALL MEASURE 10' FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

SITE PLAN NOTES

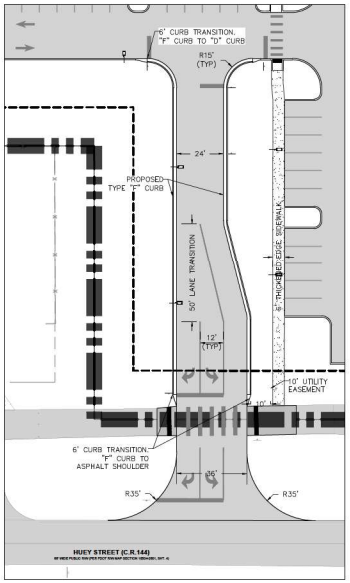
1. ALL RADII AT INTERNAL INTERSECTIONS AND ALONG DRIVELANES SHALL MEASURE 15' INTERNAL RADIUS AT THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED
2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001 AND THE LATEST EDITION OF THE MUTCD
3. ALL CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACCORDING FDOT INDEX 522-001
4. ALL CURB RAMPS SHALL BE CONSTRUCTED ACCORDING TO FDOT INDEX 522-002



POWELL ROAD ENTRANCE



LOADING ZONE DETAIL



HUEY STREET ENTRANCE

DATA TABLE

1. PARCEL IDENTIFICATION NUMBER
   G05-157, G05-148, G05M001, G05-151, & G05-134
2. LAND USE DESIGNATION
   HDR (HIGH-DENSITY RESIDENTIAL)
3. ZONING INFORMATION
   a. ZONING CLASSIFICATION:
      R-6 (RESIDENTIAL HIGH DENSITY)
   b. SETBACKS - LDR TABLE 3-4:
      30-FEET FRONT SETBACK
      15-FEET REAR SETBACK
      25-FEET MINIMUM BUILDING SEPARATION
4. REQUIRED BUFFER WIDTHS - DDS CHAPTER 2 (HVH):
   NORTH: 20' (ABUTTING CMU ZONING), 0' (ABUTTING RESIDENTIAL)
   EAST: 0' (ABUTTING RESIDENTIAL)
   SOUTH: 20' (ABUTTING CMU ZONING), 0' (ABUTTING RESIDENTIAL)
   WEST: 0' (ABUTTING RESIDENTIAL)
   a. LANDSCAPE BUFFER REQUIREMENTS - DDS CHAPTER 2 (HVB):
      POWELL ROAD: 25'
      HUEY STREET: 25'
5. BUILDING HEIGHTS:
   a. BUILDINGS 100-800: 44.52 FT (3 STORIES)
   b. BUILDING 1000: 53.81 FT (4 STORIES)
   c. CLUBHOUSE: 32.13 FT (1 STORY)
6. PROJECTED NUMBER OF EMPLOYEES: 3
7. OVERLAY ZONES
   DOWNTOWN DISTRICT
8. GROSS SITE ACREAGE OF ALL INITIAL AND ANTICIPATED PARCELS, AND IF DIFFERENT, THE ACREAGE OF THE DEVELOPMENT AREA, TO THE NEAREST HUNDREDTH OF AN ACRE
   +- 24.732 AC.
9. EXISTING AND PROPOSED USES
   EXISTING: VACANT
   PROPOSED: MULTIFAMILY RESIDENTIAL, 371 UNITS
10. LISTING OF SITE COVERAGE (IN SQUARE FOOTAGE, ACREAGE AND PERCENTAGE):
    a. EXISTING AND PROPOSED BUILDING COVERAGE BY INTENDED USE WITH GROSS FLOOR AREA AND LEASABLE/INTERIOR AREA

EXISTING:	21,576 SF	0.50 AC	0.02%
PROPOSED:	156,816 SF	3.60 AC	14.55%

    b. EXISTING AND PROPOSED GROSS IMPERVIOUS AREA

EXISTING:	22,568 SF	0.52 AC	0.02%
PROPOSED:	306,227 SF	7.03 AC	28.42%

    c. PROPOSED GROSS NON-RESIDENTIAL FLOOR AREA RATIO OR RESIDENTIAL DENSITY
       RESIDENTIAL DENSITY: 371 UNITS / 24.73 AC = 15 DWELLING UNITS/ACRE
    d. EXISTING AND PROPOSED NATURAL OPEN SPACE, IMPROVED OPEN SPACE, OPEN WATER, AND WETLANDS

EXISTING:	1,077,674 SF	24.74 AC	100%
REQUIRED:	393,020 SF	9.02 AC	25%
PROPOSED:	614,632 SF	14.11 AC	57.03%

10. NUMBER OF REQUIRED AND PROVIDED PARKING SPACES
    REQUIRED: 557
    PROVIDED: 940 (614 SURFACE SPACES PLUS 35 GARAGE SPACES)
    ADA SPACES: 35 (12' x 20')
11. PROJECTED DAILY TRIP GENERATION AND A.M./P.M. PEAK HOUR TRAFFIC VOLUME (PER TIA)
    1,723 NET NEW DAILY TRIPS
    152 AM NET NEW TRIPS
    145 PM NET NEW TRIPS
12. FEMA FLOOD ZONE DESIGNATION:
    ZONE X, PER FEMA MAP 12119C0132D DATED 9/17/2013.

SITE PLAN KEYNOTES

1	9'X19' PARKING STALL (TYP)
2	12'X20' ADA PARKING STALL
3	LIFT STATION (SEE DETAILS SHEET C712)
4	TRASH COMPACTOR (SEE DETAILS SHEET C700)
5	GARAGE PARKING (TYP)
5A	ADA GARAGE PARKING (TYP)
6	CR-A CURB RAMP (TYP) PER FDOT INDEX 522-002
7	CR-C CURB RAMP (TYP) PER FDOT INDEX 522-002
8	CR-F CURB RAMP (TYP) PER FDOT INDEX 522-002

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SOLIV AT WILDWOOD
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MAJOR SITE PLAN
OVERALL SITE PLAN

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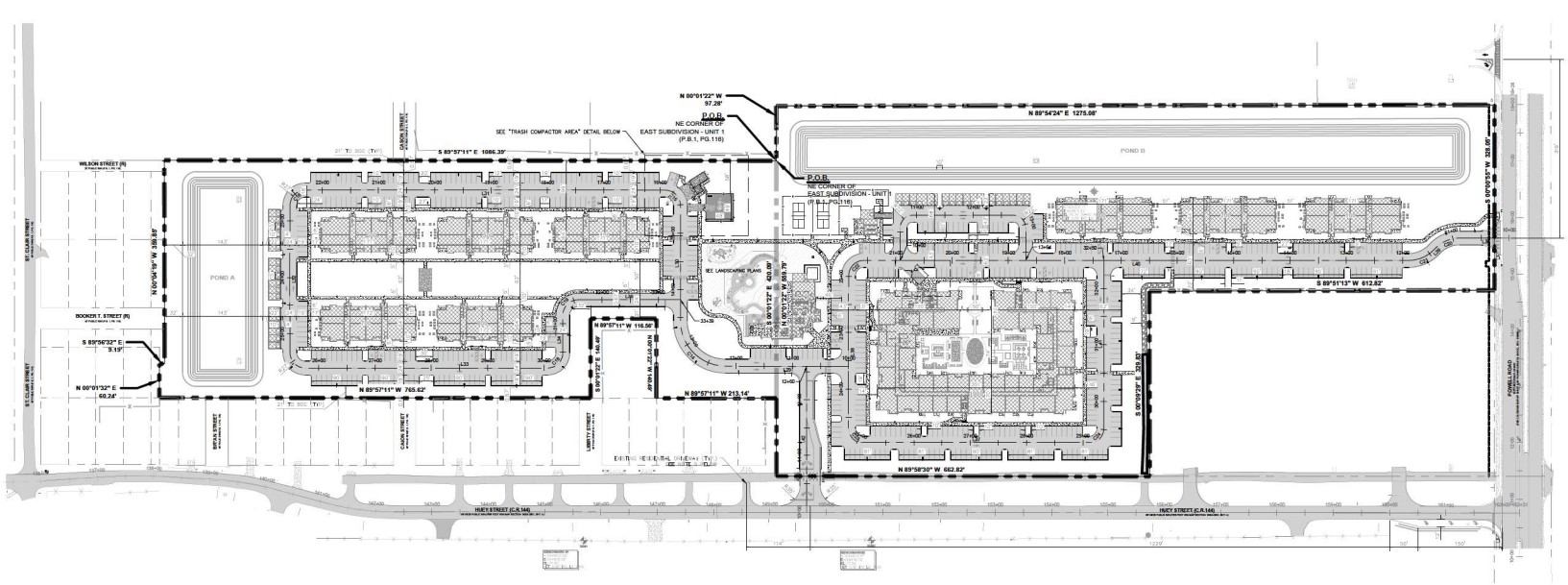
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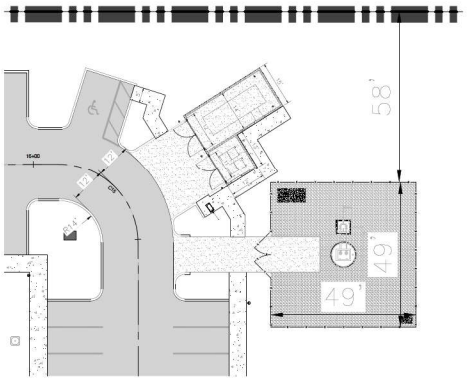
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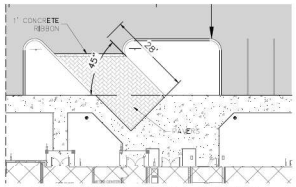
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FILE CODE: ##
SHEET NO. C200

CAD FILE: 103x42(b) OVERALL SITE PLAN





TRASH COMPACTOR AREA
SCALE: 1"=20'



LOADING ZONE DETAIL
SCALE: 1"=20'

NOTES:

1. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS ON THIS SHEET WITH ARCHITECTURAL (BUILDING AND LANDSCAPE) PLANS AND DIMENSIONS PRIOR TO START OF LAYOUT AND CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT ANY AND ALL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL ALL DISCREPANCIES ARE CORRECTED.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW AND SUBMITTAL TO CITY FOR APPROVAL
5. RESIDENTIAL DRIVEWAYS ARE NOT CONSIDERED INTERSECTIONS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	PC STATION	PT STATION
C14	80.00'	125.66'	N44°59'58"W	113.14'	90°00'03"	80.00'	12+18.69	13+44.36
C15	27.00'	42.41'	N44°59'57"W	38.18'	90°00'00"	27.00'	15+48.79	15+91.20
C16	27.00'	42.41'	S45°00'03"W	38.18'	90°00'00"	27.00'	22+30.27	22+72.68
C18	27.00'	42.41'	N45°00'03"E	38.18'	90°00'00"	27.00'	30+06.36	30+48.77
C19	27.00'	42.41'	N45°00'03"E	38.18'	90°00'00"	27.00'	31+15.26	31+57.67
C20	62.00'	48.69'	S67°30'03"W	47.45'	45°00'00"	25.68'	10+87.27	11+35.96
C21	62.00'	48.69'	S67°30'03"W	47.45'	45°00'00"	25.68'	11+40.70	11+89.39
C22	27.00'	42.41'	S45°00'03"W	38.18'	90°00'00"	27.00'	21+56.57	21+98.98
C23	27.00'	42.41'	S44°59'57"E	38.18'	90°00'00"	27.00'	24+68.89	25+11.30
C24	27.00'	42.41'	N45°00'03"E	38.18'	90°00'00"	27.00'	29+10.30	29+52.71

LINE TABLE

LINE	LENGTH	BEARING	START STATION	END STATION
L29	218.69	N90°00'00.00"W	10+00.00	12+18.69
L30	204.44	N0°00'03.07"E	13+44.36	15+48.79
L31	639.06	N89°59'56.93"W	15+91.20	22+30.27
L32	260.89	S0°00'03.07"W	22+72.68	25+33.57
L33	430.37	S89°59'56.93"E	25+75.98	30+06.36
L34	66.49	N0°00'03.07"E	30+48.77	31+15.26
L35	181.69	S89°59'56.93"E	31+57.67	33+39.36
L36	87.27	N89°59'56.94"W	10+00.00	10+87.27
L37	399.00	S89°59'56.93"E	25+11.30	29+10.30
L38	269.91	S0°00'03.07"W	21+98.98	24+68.89
L39	4.74	S45°00'03.07"W	11+35.96	11+40.70
L40	967.18	N89°59'56.93"W	11+89.39	21+56.57
L41	296.91	N0°00'03.02"E	29+52.71	32+49.62
L42	259.73	N0°00'00.00"E	10+00.00	12+59.73

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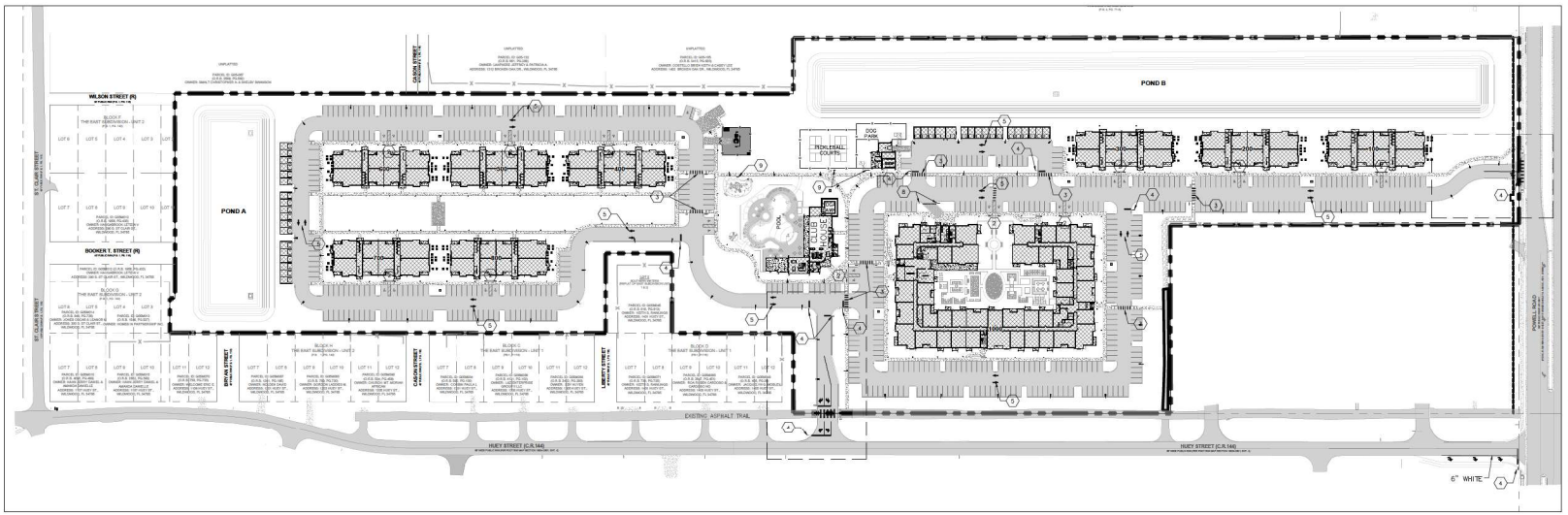
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6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C201

CAD FILE: 1039-C200 SITE GEOMETRY PLAN

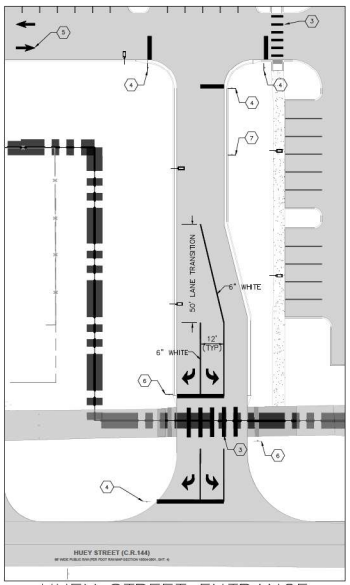


PLAN LEGEND

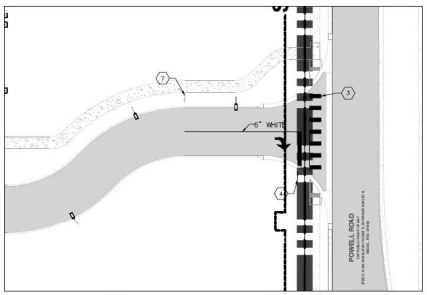
	PROJECT BOUNDARY LINE
	ADA PARKING (SEE DETAILTHIS SHEET)
	LEFT/RIGHT TURN ONLY MARKING (PER FDOT INDEX 711-001)

KEYNOTES

1	9'X19' PARKING STALL (TYP)
2	12'X20' ADA PARKING STALL (TYP)
3	PEDESTRIAN CROSSWALK
4	R-1 STOP SIGN W/ 24" STOP BAR
5	TRAFFIC THROUGH ARROWS
6	PEDESTRIAN CROSSING SIGN
7	20 MPH SPEED LIMIT SIGN
8	LOADING & UNLOADING SIGN
9	DAWN TO DUSK SIGN



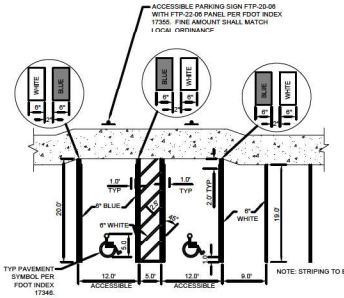
HUEY STREET ENTRANCE
SCALE: 1"=30'



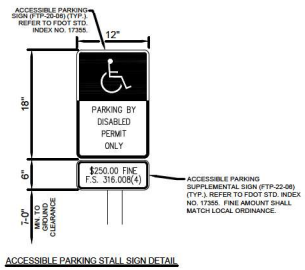
POWELL ROAD ENTRANCE
SCALE: 1"=30'

SIGNAGE & STRIPING NOTES

1. ALL PAVEMENT MARKINGS SHALL FOLLOW FDOT INDEX 711-001
2. ALL SIGNS SHALL BE INSTALLED AND DISPLAYED ACCORDING TO STANDARDS SET BY FDOT INDEX 700-010, MUTCD 11TH EDITION, AND CITY OF WILDWOOD LDR



ACCESSIBLE PARKING STRIPING AND SIGNAGE DETAIL
NTS



ACCESSIBLE PARKING STALL SIGN DETAIL

4



DAWN TO DUSK SIGNAGE DETAIL
NTS

Know what's below. Call before you dig.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE DIRECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR ANY DUTIES OF THE BIDDING, OR ANY INDUSTRY STRUCTURES OR ANY OTHER PERSONS.

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1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SIGNAGE & STRIPING PLAN

DATE 03/30/2024

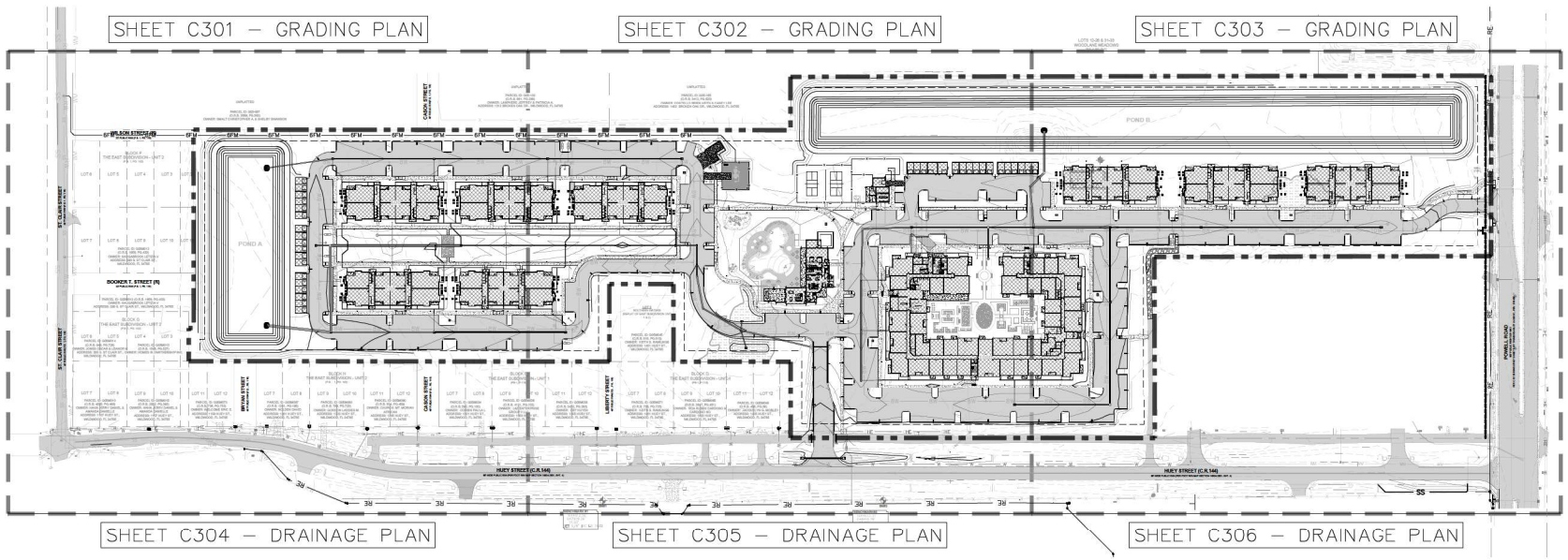
1. 05-16-2024 PER CLIENT COMMENTS & SIR/MND
2. 07-15-2024 PER SIR/MND COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: DD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C202

CAD FILE: 103SHC202 SIGNAGE & STRIPING PLAN



PLAN LEGEND	
	PROJECT BOUNDARY LINE
	BUFFER / SETBACK / EASEMENT
	MATCHLINE

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLANS ARE APPROXIMATE AND NOT GUARANTEED OR WARRANTED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR, AND SHALL NOT HAVE CONTROL OVER OR CHARGE OF, THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF ANY WORKER STRUCTURES, OR ANY OTHER PERSONS.

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OVERALL GRADING & DRAINAGE PLAN

DATE 03/30/2024

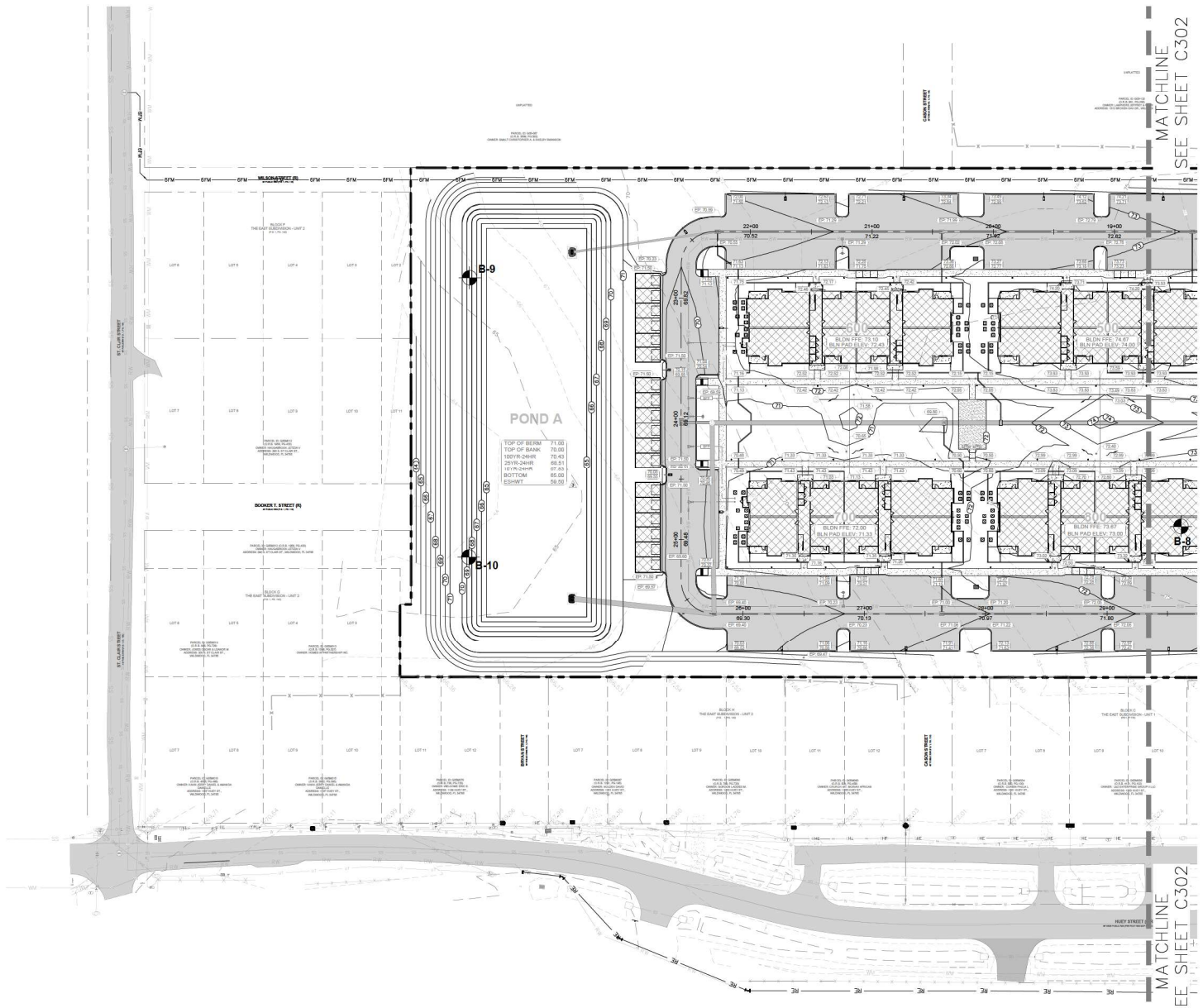
1. 05-16-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C300

CAD FILE: 1019x2300 OVERALL GRADING AND DRAINAGE



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- PROPOSED POTABLE WATER PIPE
- PROPOSED FORCEMAIN PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- PROPOSED GRADE ELEV.
- EDGE OF PAVEMENT ELEV.
- EDGE OF PAVEMENT / TOP OF CURB ELEV.
- MATCH EXISTING GRADE ELEV.
- BUILDING PAD / FINISHED FLOOR ELEV.
- BORING LOCATIONS (PER GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES ON FEBRUARY 8, 2024)

GENERAL NOTES

1. BUILDING GRADE PRIOR TO CONSTRUCTION IS FINISHED FLOOR MINUS 8".
2. LOT GRADE PRIOR TO BUILDING CONSTRUCTION SHALL EXTEND 5' BEYOND BUILDING/SIDEWALK PERIMETER.
3. ALL GRADES ARE TO TOP OF SOD.
4. HPP PIPE STANDS FOR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE. POLYPROPYLENE COMPOUND FOR PIPE AND FITTING SHALL BE IMPACT MODIFIED COPOLYMER MEETING THE MATERIAL REQUIREMENTS OF ASTM F2881, SECTION 5 AND AASHTO M330, SECTION 6.1.
5. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330.
6. ELEVATIONS SHOWN HEREIN ARE PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).
7. THE FOLLOWING DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT DESIGN STANDARDS:
   - MANHOLES (INDEX #425-001, 425-010)
   - DITCH BOTTOM INLETS (INDEX #425-60)
   - MITERED END SECTIONS (INDEX #430-02)
8. NATURAL GRADE SHALL BE MAINTAINED WITHIN THE DRIPLINE/CRITICAL ROOT ZONE OF ALL EXISTING TREES TO BE PRESERVED. WHERE CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH A CERTIFIED ARBORIST OR REGISTERED LANDSCAPE ARCHITECT FOR ROOT PRUNING TECHNIQUES AND EXTENTS OF POSSIBLE TIMBER RETAINING WALL.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND ARE NOT GUARANTEED TO BE ACCURATELY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL OF FLORIDA (1-800-432-4770) LIMITED BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF PERFORMING THE WORK, OR ANY HEALTH OR SAFETY PRECAUTIONS OTHER THAN THOSE OF ANY OTHER PERSONS.

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GRADING PLAN

DATE: 03/30/2024

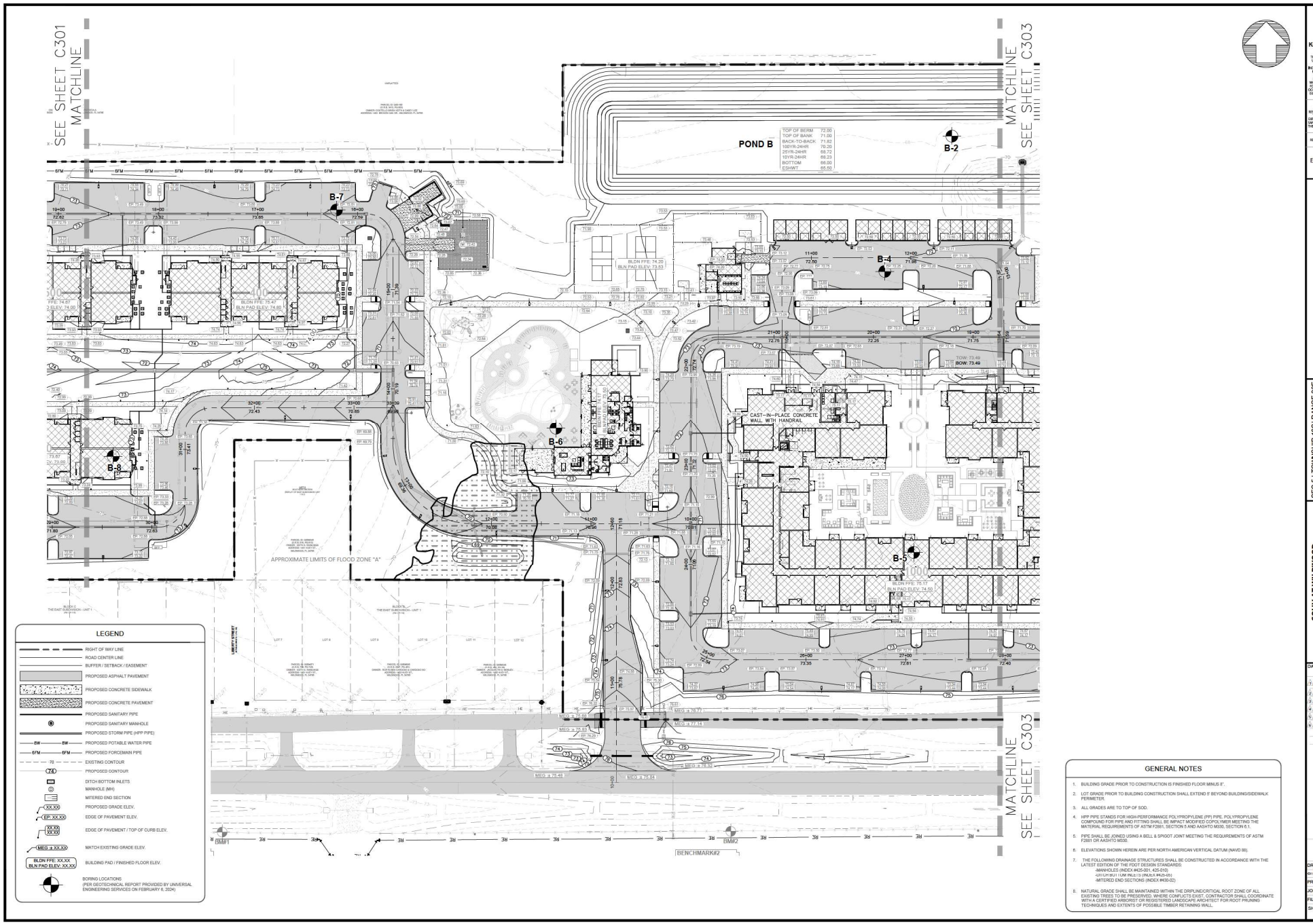
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C301

CAD FILE: 1039-C301-C3D3 GRADING PLAN



GENERAL NOTES

1. BUILDING GRADE PRIOR TO CONSTRUCTION IS FINISHED FLOOR MINUS 8".
2. LOT GRADE PRIOR TO BUILDING CONSTRUCTION SHALL EXTEND 5' BEYOND BUILDING/SIDEWALK PERIMETER.
3. ALL GRADES ARE TO TOP OF SOD.
4. HPP PIPE STANDS FOR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE. POLYPROPYLENE COMPOUND FOR PIPE AND FITTING SHALL BE IMPACT MODIFIED COPOLYMER MEETING THE MATERIAL REQUIREMENTS OF ASTM F2881, SECTION 5 AND AASHTO M330, SECTION 6.1.
5. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330.
6. ELEVATIONS SHOWN HEREIN ARE PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).
7. THE FOLLOWING DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT DESIGN STANDARDS:
   -MANHOLES (INDEX #425-001, 425-010)
   -GRATED INLET (LINK RILC-13 (RALN-R #425-05)
   -MITERED END SECTIONS (INDEX #430-02)
8. NATURAL GRADE SHALL BE MAINTAINED WITHIN THE DRIPLINE/CRITICAL ROOT ZONE OF ALL EXISTING TREES TO BE PRESERVED. WHERE CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH A CERTIFIED ARBORIST OR REGISTERED LANDSCAPE ARCHITECT FOR ROOT PRUNING TECHNIQUES AND EXTENTS OF POSSIBLE TIMBER RETAINING WALL.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GRADING PLAN

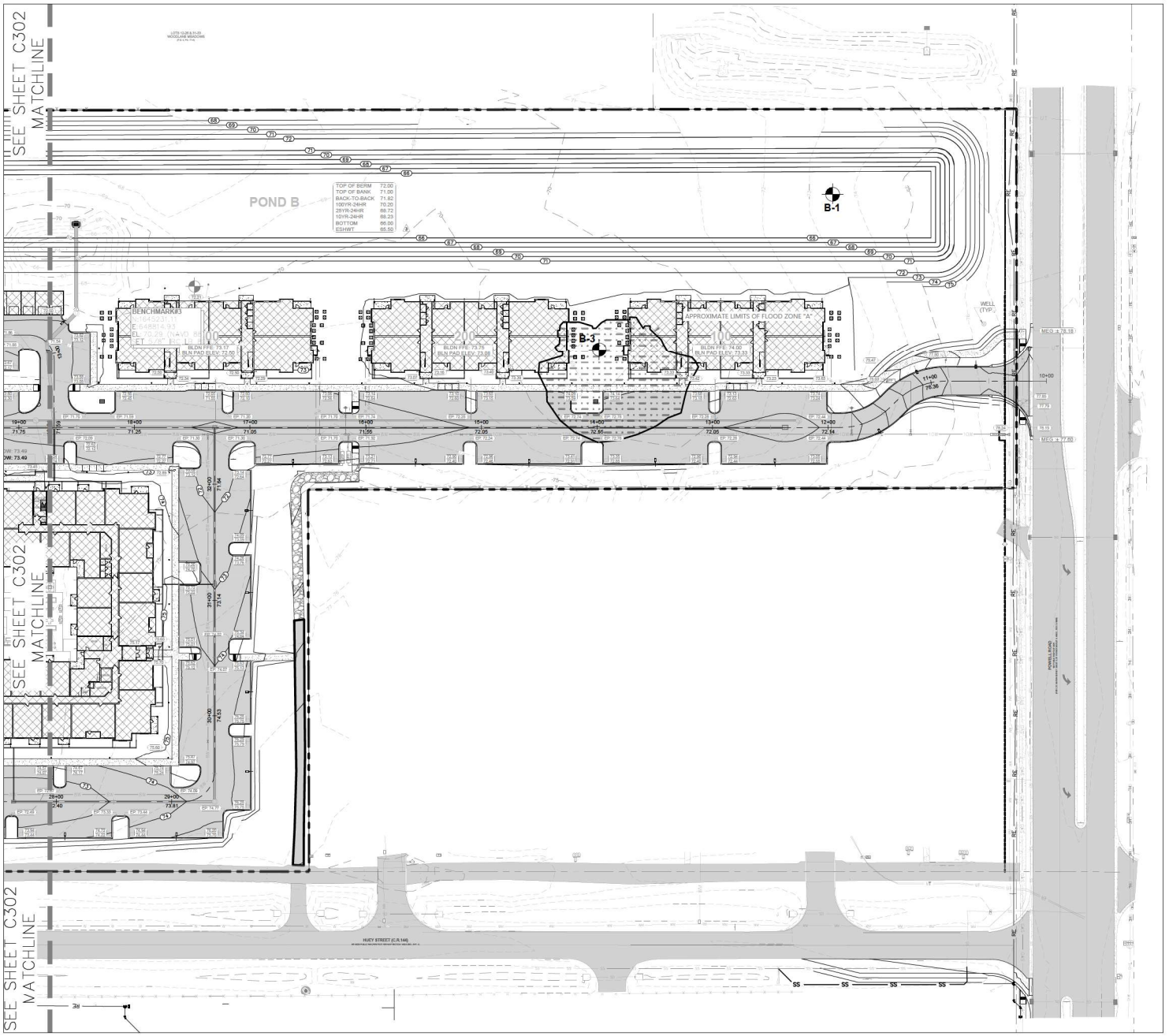
DATE: 03/30/2024

REVISIONS
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
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5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C302

CAD FILE: 103\C302\C302 GRADING PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- 8W — 8W — PROPOSED POTABLE WATER PIPE
- 6FM — 6FM — PROPOSED FORCEMAIN PIPE
- 70 — EXISTING CONTOUR
- 74 — PROPOSED CONTOUR
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- XX.XX — PROPOSED GRADE ELEV.
- EP: XX.XX — EDGE OF PAVEMENT ELEV.
- XX.XX / XX.XX — EDGE OF PAVEMENT / TOP OF CURB ELEV.
- MEG ± XX.XX — MATCH EXISTING GRADE ELEV.
- BLDN FFE: XX.XX / BLN PAD ELEV: XX.XX — BUILDING PAD / FINISHED FLOOR ELEV.
- BORING LOCATIONS (PER GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES ON FEBRUARY 6, 2024)

GENERAL NOTES

1. BUILDING GRADE PRIOR TO CONSTRUCTION IS FINISHED FLOOR MINUS 8".
2. LOT GRADE PRIOR TO BUILDING CONSTRUCTION SHALL EXTEND 5' BEYOND BUILDING/SIDEWALK PERIMETER.
3. ALL GRADES ARE TO TOP OF SOD.
4. HPP PIPE STANDS FOR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE. POLYPROPYLENE COMPOUND FOR PIPE AND FITTING SHALL BE IMPACT MODIFIED COPOLYMER MEETING THE MATERIAL REQUIREMENTS OF ASTM F2881, SECTION 5 AND AASHTO M330, SECTION 6.1.
5. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330.
6. ELEVATIONS SHOWN HEREIN ARE PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).
7. THE FOLLOWING DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT DESIGN STANDARDS:
   - -MANHOLES (INDEX #425-001, 425-010)
   - -DITCH BOTTOM INLETS (INDEX #425-05)
   - -MITERED END SECTIONS (INDEX #430-02)
8. NATURAL GRADE SHALL BE MAINTAINED WITHIN THE DRIPLINE/CRITICAL ROOT ZONE OF ALL EXISTING TREES TO BE PRESERVED. WHERE CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH A CERTIFIED ARBORIST OR REGISTERED LANDSCAPE ARCHITECT FOR ROOT PRUNING TECHNIQUES AND EXTENTS OF POSSIBLE TIMBER RETAINING WALL.

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GRADING PLAN

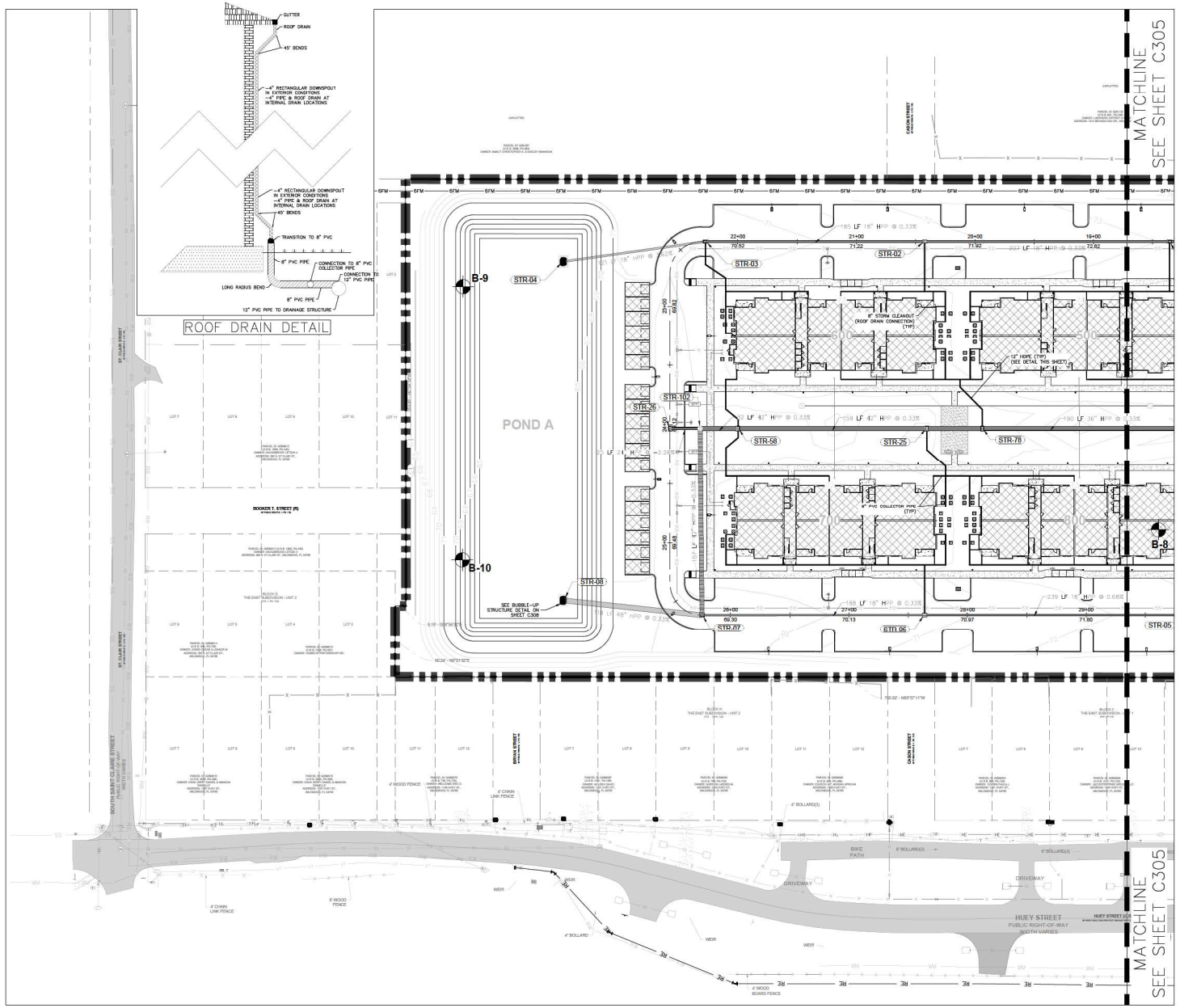
DATE 03/30/2024

REVISIONS
1. 05-16-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
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5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C303

CAD FILE: 103\C303\C303 GRADING PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- 8W — PROPOSED POTABLE WATER PIPE
- 6FM — PROPOSED FORCEMAIN PIPE
- 70 — EXISTING CONTOUR
- 74 — PROPOSED CONTOUR
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- BORING LOCATIONS (PER GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES ON FEBRUARY 6, 2024)

STRUCTURE TABLE

STRUCTURE NAME	DETAILS	PIPES IN / OUT
STR-02	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.62	PIPES IN: FROM STR-01, 18" HPPP INV 65.49 PIPES OUT: TO 01, 18" HPPP INV : 65.49
STR-03	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.33	PIPES IN: FROM STR-02, 18" HPPP INV 64.88 PIPES OUT: TO 02, 18" HPPP INV : 64.88
STR-04	TYPE "E" INLET PER FDOT INDEX #425-052 TOP: 65.50	PIPES IN: FROM STR-03, 18" HPPP INV 60.50 PIPES OUT: TO 03, 18" HPPP INV : 60.50
STR-06	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.67	PIPES IN: FROM STR-05, 18" HPPP INV 66.37 PIPES OUT: TO 05, 18" HPPP INV : 66.37
STR-07	TYPE "C" INLET W. TYPE "J" BOTTOM PER FDOT INDEX #425-052 TOP: 69.10	PIPES IN: FROM STR-06, 18" HPPP INV 65.75 PIPES OUT: TO 06, 18" HPPP INV : 65.75
STR-08	TYPE "E" INLET PER FDOT INDEX #425-052 TOP: 65.50	PIPES IN: FROM STR-07, 18" HPPP INV 59.88 PIPES OUT: TO 07, 48" HPPP INV : 58.88
STR-25	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.80	PIPES IN: FROM STR-78, 42" HPPP INV 60.91 PIPES OUT: TO 78, 42" HPPP INV : 60.91
STR-26	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.10	PIPES IN: FROM STR-102, 24" HPPP INV 62.36 PIPES OUT: TO 102, 24" HPPP INV : 62.36
STR-58	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.31	PIPES IN: FROM STR-25, 42" HPPP INV 60.39 PIPES OUT: TO 25, 42" HPPP INV : 60.39
STR-78	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.00	PIPES IN: FROM STR-10, 36" HPPP INV 61.57 PIPES OUT: TO 10, 36" HPPP INV : 61.57
STR-102	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 70.51	PIPES IN: FROM STR-58, 42" HPPP INV 60.28 PIPES OUT: TO 58, 42" HPPP INV : 60.28

GENERAL NOTES

1. BUILDING GRADE PRIOR TO CONSTRUCTION IS FINISHED FLOOR MINUS 8".
2. LOT GRADE PRIOR TO BUILDING CONSTRUCTION SHALL EXTEND 5' BEYOND BUILDING/SIDEWALK PERIMETER.
3. ALL GRADES ARE TO TOP OF SOD.
4. HPP PIPE STANDS FOR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE. POLYPROPYLENE COMPOUND FOR PIPE AND FITTING SHALL BE IMPACT MODIFIED COPOLYMER MEETING THE MATERIAL REQUIREMENTS OF ASTM F2881, SECTION 5 AND AASHTO M330, SECTION 6.1.
5. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330.
6. ELEVATIONS SHOWN HEREIN ARE PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).
7. THE FOLLOWING DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT DESIGN STANDARDS:
   - MANHOLES (INDEX #425-001, 425-010)
   - DITCH BOTTOM INLETS (INDEX #425-05)
   - MITERED END SECTIONS (INDEX #430-02)
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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
DRAINAGE PLAN

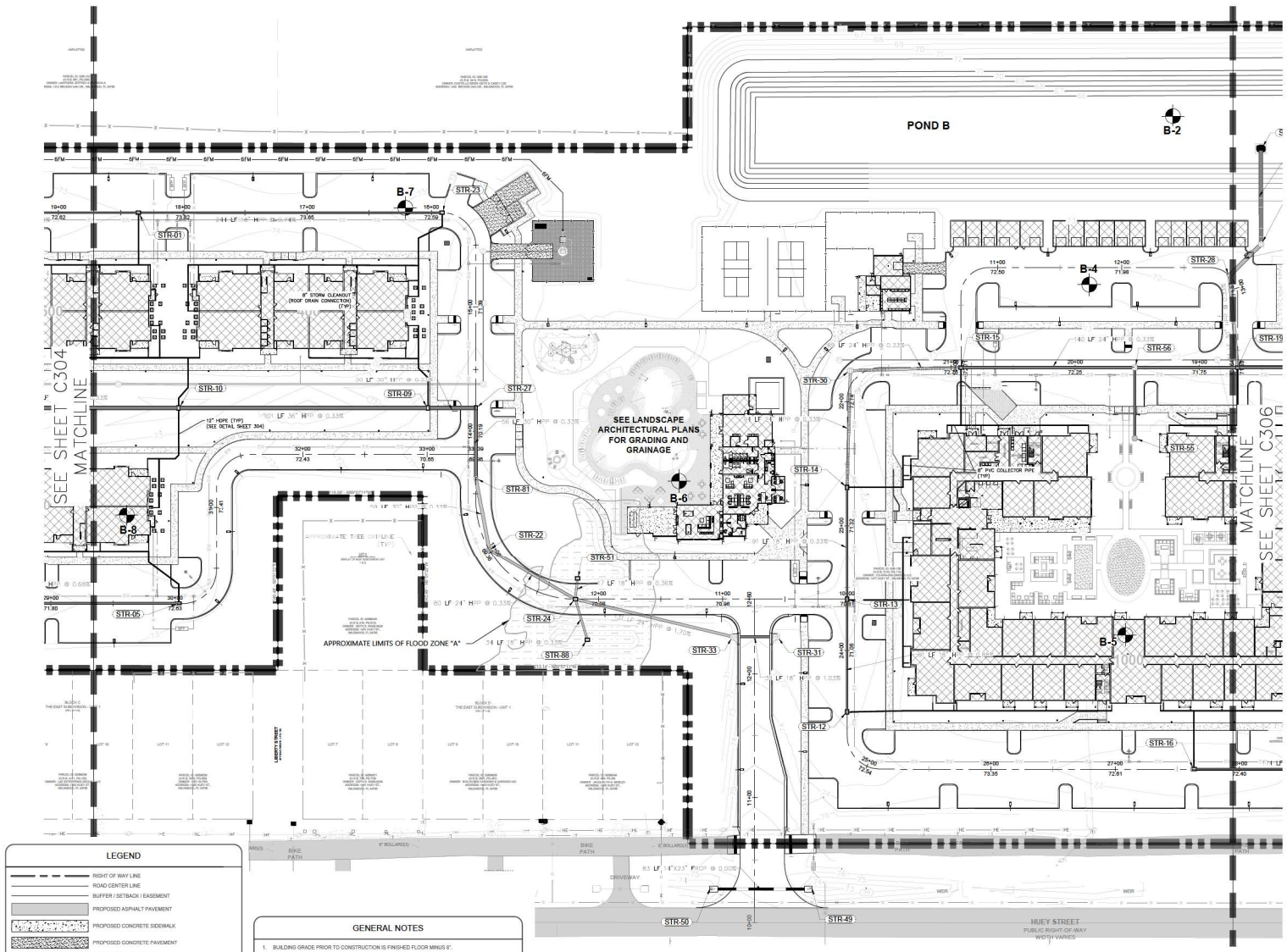
DATE: 03/30/2024

REVISIONS
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C304

CAD FILE: 1039-C304-C308 DRAINAGE PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUILDING SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- PROPOSED POTABLE WATER PIPE
- PROPOSED FORCEMAIN PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- BORING LOCATIONS (PER GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES ON FEBRUARY 6, 2024)

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STRUCTURE TABLE

STRUCTURE NAME	DETAILS	PIPES IN / OUT
STR-01	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 73.07	PIPES IN: FROM STR-23, 18" HPPP INV 66.18 PIPES OUT: TO 23, 18" HPPP INV : 66.18
STR-05	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.66	PIPES IN: FROM STR-06, 18" HPPP INV 68.00 PIPES OUT: TO 06, 18" HPPP INV : 68.00
STR-09	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.81	PIPES IN: FROM STR-10, 36" HPPP INV 62.86 PIPES OUT: TO 10, 36" HPPP INV : 62.86
STR-10	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.55	PIPES IN: FROM STR-09, 36" HPPP INV 62.20 PIPES OUT: TO 09, 36" HPPP INV : 62.20
STR-12	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.79	PIPES IN: FROM STR-13, 18" HPPP INV 66.79 PIPES OUT: TO 13, 18" HPPP INV : 66.79
STR-13	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.81	PIPES IN: FROM STR-12, 18" HPPP INV 65.99 PIPES OUT: TO 12, 18" HPPP INV : 65.99
STR-14	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.79	PIPES IN: FROM STR-13, 18" HPPP INV 65.69 PIPES OUT: TO 13, 18" HPPP INV : 65.69
STR-15	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.71	PIPES IN: FROM STR-30, 24" HPPP INV 64.59 PIPES OUT: TO 30, 24" HPPP INV : 64.59
STR-16	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.25	PIPES IN: FROM STR-29, 18" HPPP INV 66.46 PIPES OUT: TO 29, 18" HPPP INV : 66.46
STR-22	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.38	PIPES IN: FROM STR-81, 30" HPPP INV 63.87 PIPES OUT: TO 81, 30" HPPP INV : 63.87
STR-23	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.48	PIPES IN: FROM STR-01, 18" HPPP INV 67.98 PIPES OUT: TO 01, 18" HPPP INV : 67.98
STR-24	TYPE "C" INLET W/ ALTERNATE A STR BOTTOM PER FDOT INDEX #425-052 TOP: 69.91	PIPES IN: FROM STR-33, 24" HPPP INV 64.63 PIPES OUT: TO 33, 24" HPPP INV : 64.63
STR-27	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.41	PIPES IN: FROM STR-81, 30" HPPP INV 63.49 PIPES OUT: TO 81, 30" HPPP INV : 63.49
STR-28	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.53	PIPES IN: FROM STR-19, 30" HPPP INV 59.52 PIPES OUT: TO 19, 30" HPPP INV : 59.52
STR-30	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 73.04	PIPES IN: FROM STR-14, 24" HPPP INV 64.88 PIPES OUT: TO 14, 24" HPPP INV : 64.88
STR-31	TYPE "S" CURB INLET PER FDOT INDEX #425-020 TOP: 72.20	PIPES IN: FROM STR-33, 18" HPPP INV 67.75 PIPES OUT: TO 33, 18" HPPP INV : 67.75
STR-33	TYPE "S" CURB INLET PER FDOT INDEX #425-020 TOP: 72.20	PIPES IN: FROM STR-31, 18" HPPP INV 67.35 PIPES OUT: TO 31, 18" HPPP INV : 67.35
STR-49	24" MITERED END SECTION PER FDOT INDEX #430-021 TOP: 74.75	PIPES IN: FROM STR-50, 24" HPPP INV 72.00 PIPES OUT: TO 50, 24" HPPP INV : 72.50
STR-50	24" MITERED END SECTION PER FDOT INDEX #430-021 TOP: 74.75	PIPES IN: FROM STR-49, 24" HPPP INV 72.50 PIPES OUT: TO 49, 24" HPPP INV : 72.50
STR-51	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.02	PIPES IN: FROM STR-24, 18" HPPP INV 65.19 PIPES OUT: TO 24, 18" HPPP INV : 65.19
STR-55	YARD DRAIN TOP: 74.30	PIPES IN: FROM STR-56, 18" HPPP INV 70.31 PIPES OUT: TO 56, 18" HPPP INV : 70.31
STR-56	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 72.01	PIPES IN: FROM STR-15, 24" HPPP INV 60.54 PIPES OUT: TO 15, 24" HPPP INV : 60.54
STR-81	48" MANHOLE TOP: 69.73	PIPES IN: FROM STR-22, 30" HPPP INV 63.67 PIPES OUT: TO 22, 30" HPPP INV : 63.67
STR-88	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.50	PIPES IN: FROM STR-24, 18" HPPP INV 65.24 PIPES OUT: TO 24, 18" HPPP INV : 65.24

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SOLIV AT WILDWOOD
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MAJOR SITE PLAN
DRAINAGE PLAN

DATE: 03/30/2024

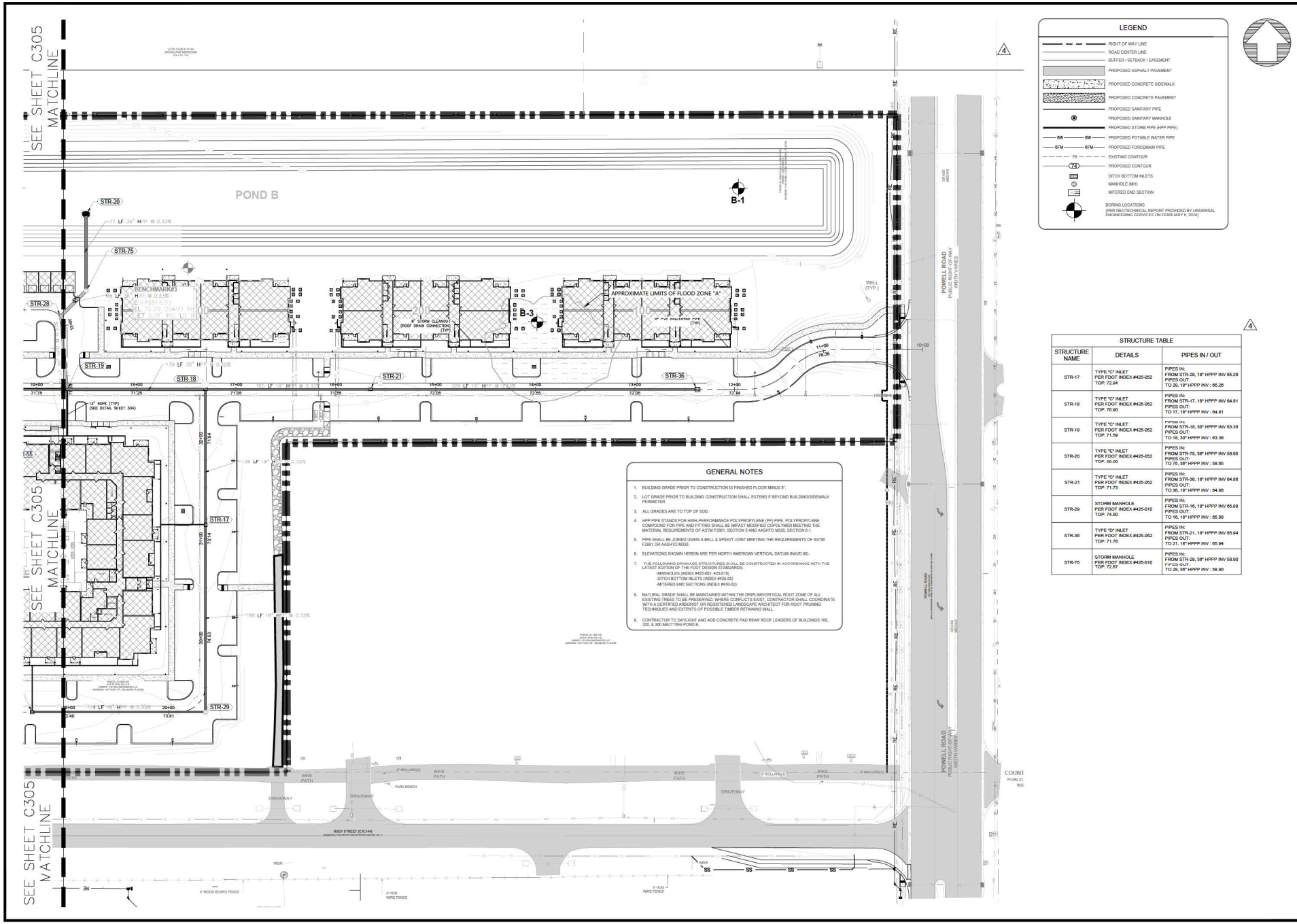
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REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C305

CAD FILE: 105\CIVIL\C305 DRAINAGE PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
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- PROPOSED SANITARY MANHOLE
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9. CONTRACTOR TO DAYLIGHT AND ADD CONCRETE PAD REAR ROOF LEADERS OF BUILDINGS 100, 200, & 300 ABUTTING POND B.

STRUCTURE TABLE

STRUCTURE NAME	DETAILS	PIPES IN / OUT
STR-17	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.94	PIPES IN: FROM STR-29, 18" HPPP INV 65.26 PIPES OUT: TO 29, 18" HPPP INV : 65.26
STR-18	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.90	PIPES IN: FROM STR-17, 18" HPPP INV 64.81 PIPES OUT: TO 17, 18" HPPP INV : 64.81
STR-19	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.59	PIPES IN: FROM STR-18, 30" HPPP INV 63.38 PIPES OUT: TO 18, 30" HPPP INV : 63.38
STR-20	TYPE "E" INLET PER FDOT INDEX #425-052 TOP: 66.00	PIPES IN: FROM STR-75, 36" HPPP INV 58.65 PIPES OUT: TO 75, 36" HPPP INV : 58.65
STR-21	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.73	PIPES IN: FROM STR-36, 18" HPPP INV 64.86 PIPES OUT: TO 36, 18" HPPP INV : 64.86
STR-29	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 74.50	PIPES IN: FROM STR-16, 18" HPPP INV 65.88 PIPES OUT: TO 16, 18" HPPP INV : 65.88
STR-36	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 71.78	PIPES IN: FROM STR-21, 18" HPPP INV 65.94 PIPES OUT: TO 21, 18" HPPP INV : 65.94
STR-75	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 72.67	PIPES IN: FROM STR-28, 36" HPPP INV 59.90 PIPES OUT: TO 28, 36" HPPP INV : 59.90

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SOLIV AT WILDWOOD
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MAJOR SITE PLAN
DRAINAGE PLAN

DATE 03/30/2024

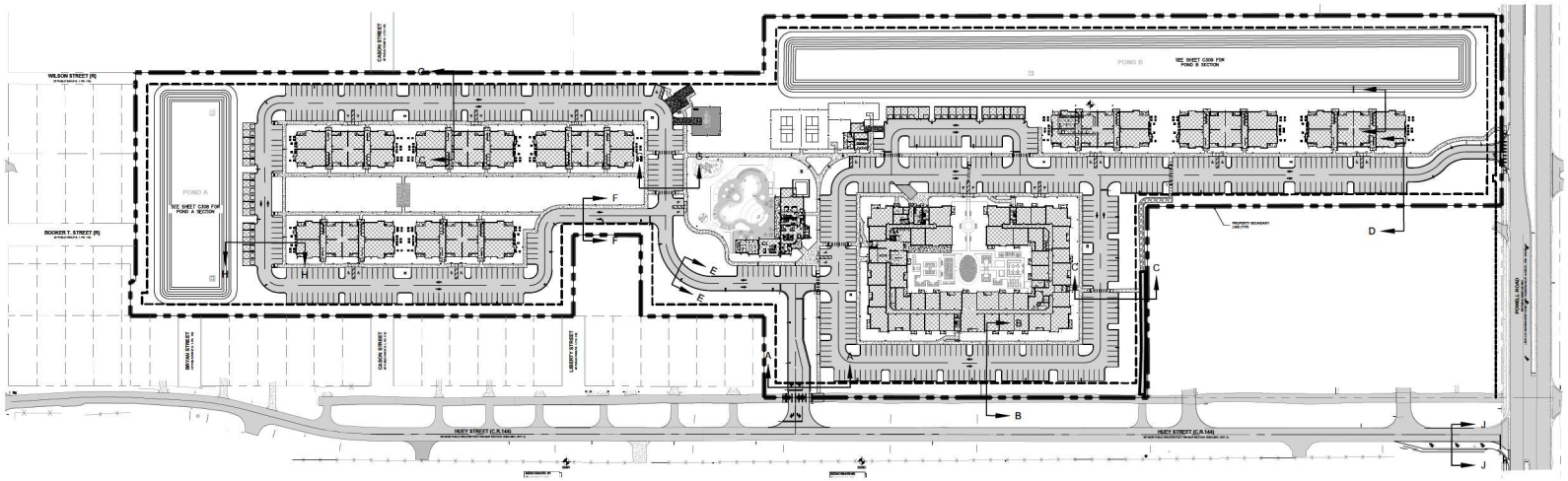
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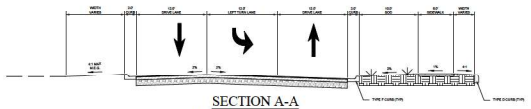
REVISIONS

0 20' 40'

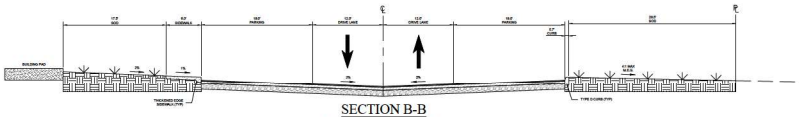
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CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C306

CAD FILE: 103\23\04\CS\06 DRAINAGE PLAN

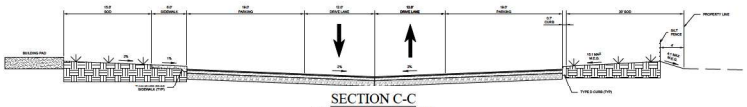




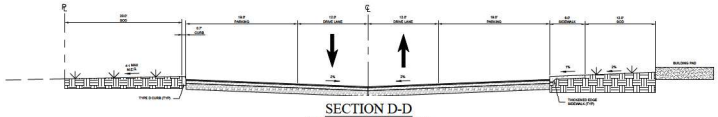
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MAIN ENTRANCE



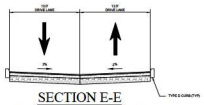
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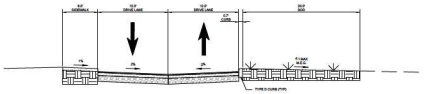
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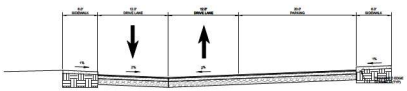
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TYPICAL SECTION



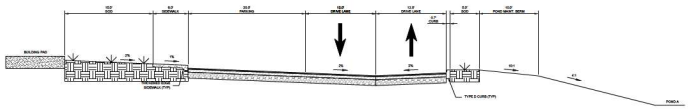
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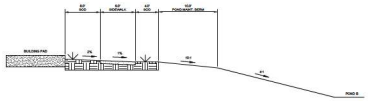
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TYPICAL SECTION



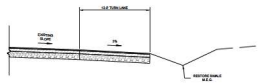
SECTION G-G
TYPICAL SECTION



SECTION H-H
TYPICAL SECTION



SECTION I-I
TYPICAL SECTION



SECTION J-J
TYPICAL SECTION

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DATE 03/30/2024

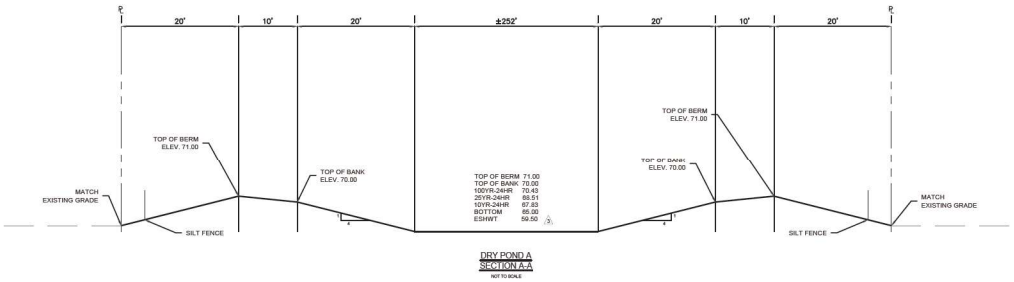
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2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

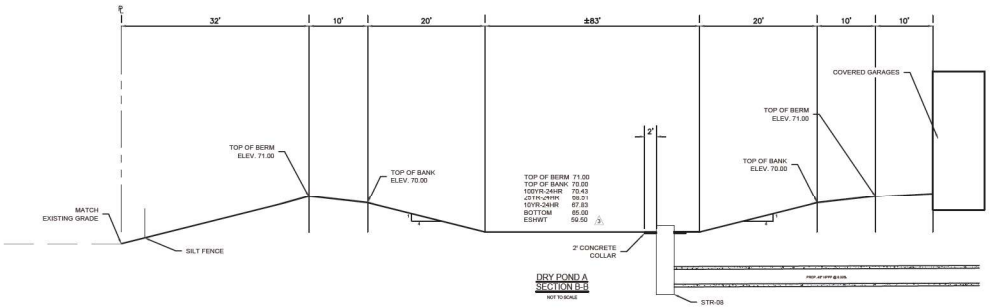
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CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C307

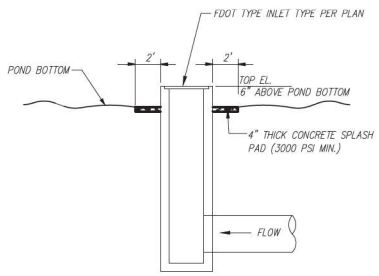
CAD FILE: C304 TYPICAL SECTIONS



DRY POND A
SECTION A-A
NOT TO SCALE

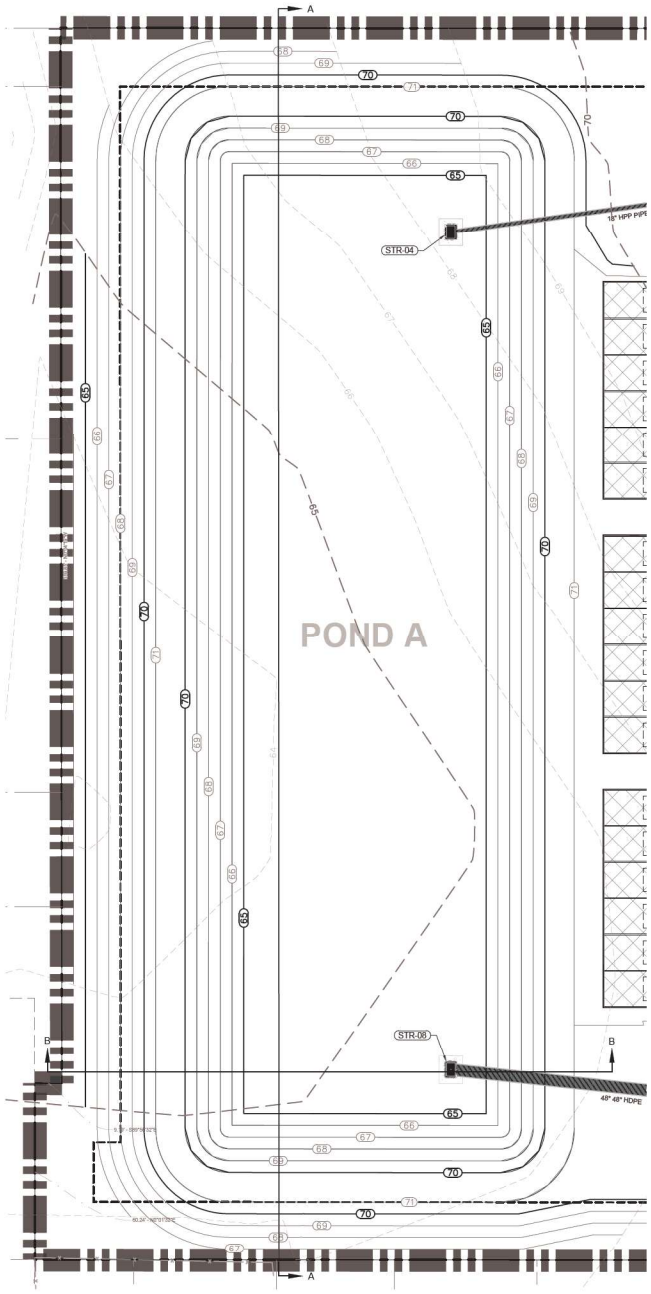


DRY POND A
SECTION B-B
NOT TO SCALE



TYPICAL BUBBLE UP STRUCTURE DETAIL
SCALE: NONE

4



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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
POND A SECTIONS

DATE 03/30/2024

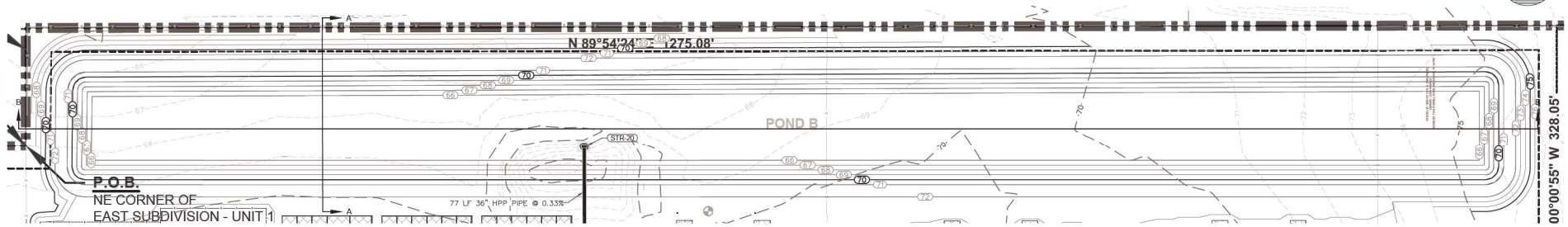
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3 09-30-2024 CITY OF WILDWOOD COMMENTS
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5 01-10-2025 SBO CITY OF WILDWOOD COMMENTS
6 04-23-2025 ADM CITY OF WILDWOOD COMMENTS

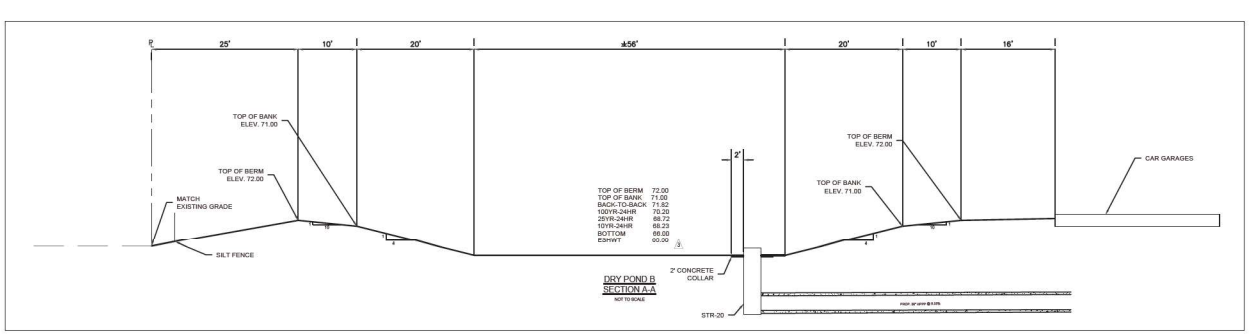
REVISIONS

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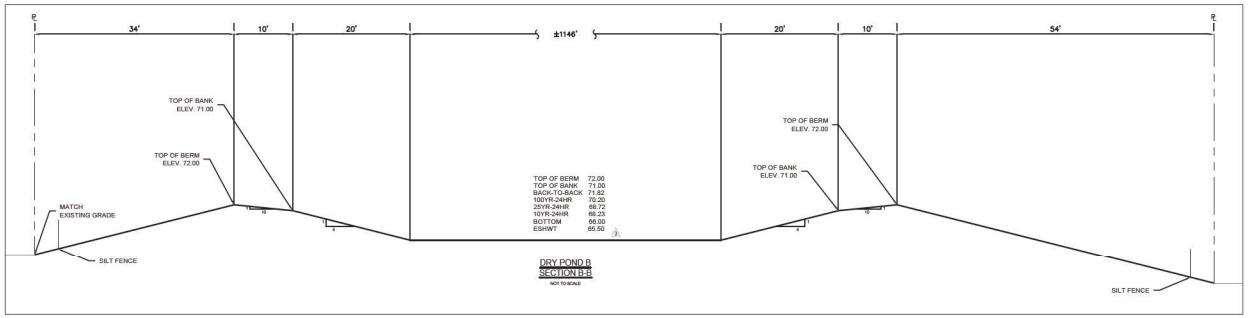
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CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C308

CAD FILE: C305 POND SECTIONS





DRY POND B
SECTION A-A
NOT TO SCALE



DRY POND B
SECTION B-B
NOT TO SCALE

811
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SUMTER COUNTY, FLORIDA

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SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
POND B SECTIONS

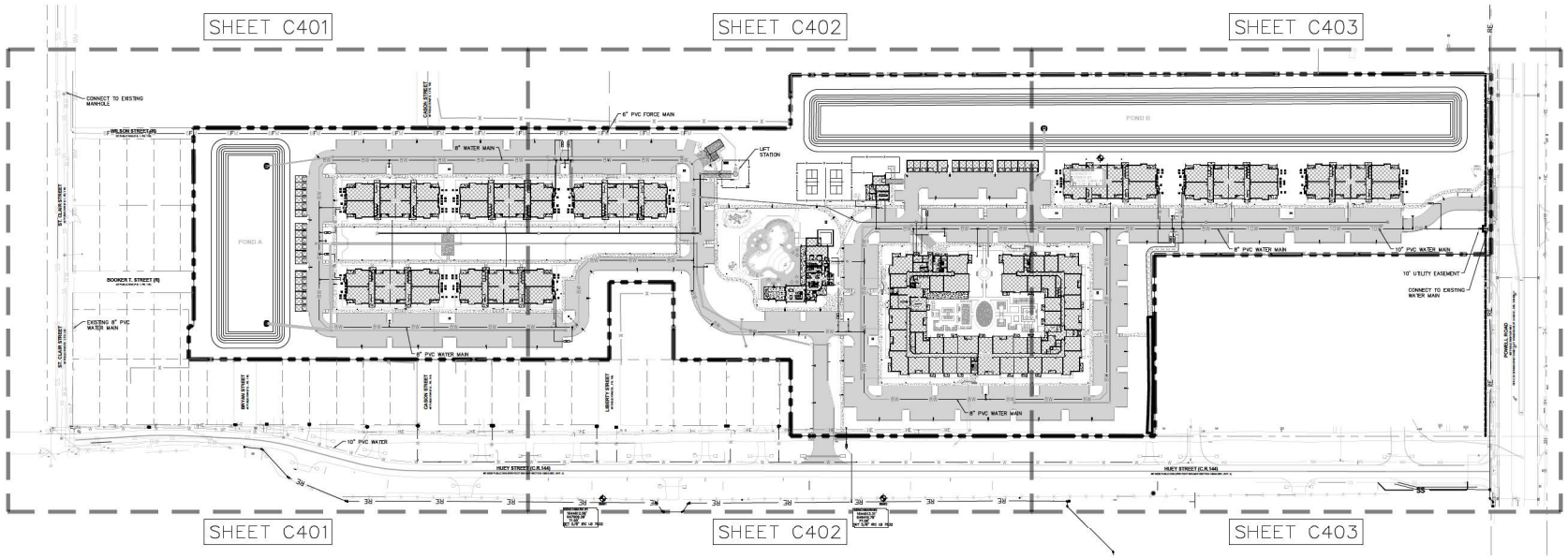
DATE 03/30/2024

REVISIONS
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2 07-15-2024 PER SJRWMD COMMENTS
3 09-30-2024 CITY OF WILDWOOD COMMENTS
4 11-27-2024 CITY OF WILDWOOD COMMENTS
5 01-10-2025 SRD CITY OF WILDWOOD COMMENTS
6 04-23-2025 ADM CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C309

CAD FILE: C309 POND SECTIONS



UTILITY NOTES

1. ALL FIRE LINE BACKFLOW PREVENTERS SHALL HAVE AUTOMATIC FREEZE PROTECTION. SEE DETAILS BELOW.

PLAN LEGEND

	PROJECT BOUNDARY LINE
	MATCHLINE

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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OVERALL UTILITY PLAN

DATE: 03/30/2024

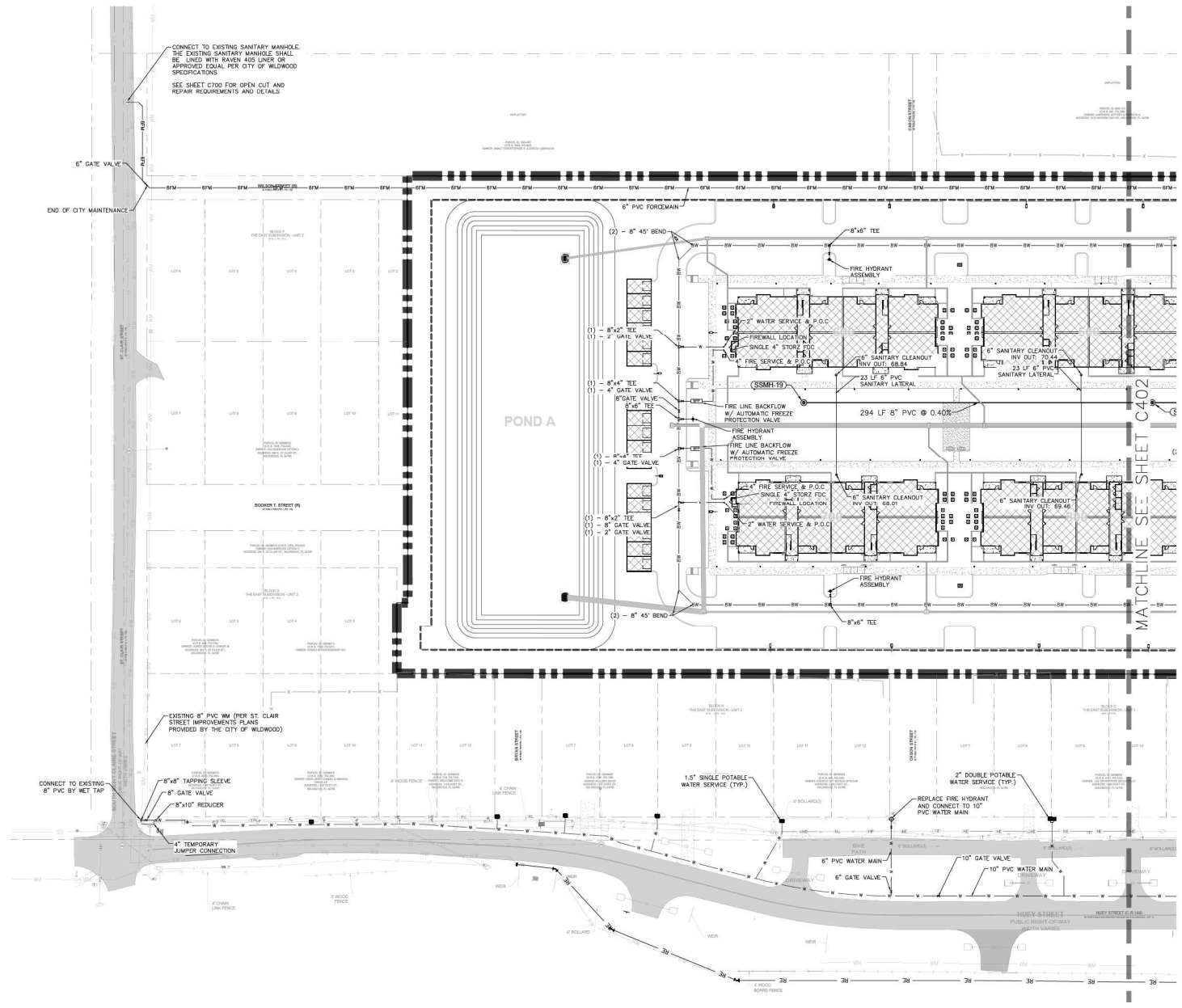
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4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C400

CAD FILE: 1039-C400 OVERALL UTILITY PLAN



SANITARY STRUCTURE TABLE		
STRUCTURE NAME	DETAILS	NORTHING & EASTING
SSMH-19	48" MANHOLE RIM: 71.42 INV OUT: 68.87	N: 1645094.97 E: 647499.0634

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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
UTILITY PLAN

DATE: 03/30/2024

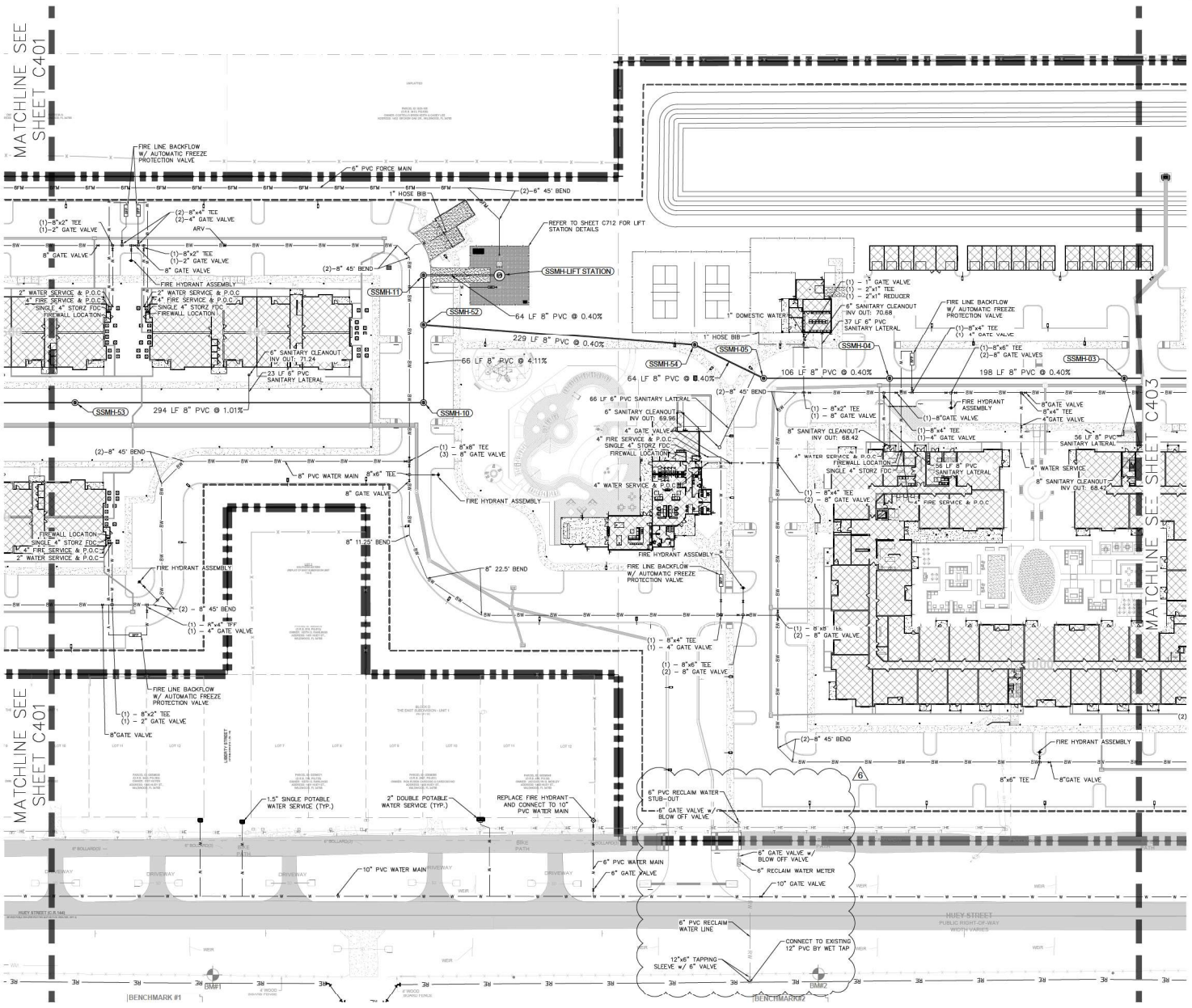
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3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-02-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C401

CAD FILE: 1039-CADD-C401 UTILITY PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- PROPOSED POTABLE WATER PIPE
- PROPOSED RECLAIM WATER PIPE
- PROPOSED FORCEMAIN PIPE
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- 4" SINGLE STORZ FDC

SANITARY STRUCTURE TABLE

STRUCTURE NAME	DETAILS	NORTHING & EASTING
SSMH-03	48" MANHOLE RIM: 71.80 INV IN: 64.51 INV OUT: 64.41	N: 1645115.24 E: 648677.6105
SSMH-04	48" MANHOLE RIM: 72.79 INV IN: 63.62 INV OUT: 63.52	N: 1645115.24 E: 648479.7557
SSMH-05	48" MANHOLE RIM: 73.54 INV IN: 63.09 INV OUT: 62.99	N: 1645115.25 E: 648373.5092
SSMH-10	48" MANHOLE RIM: 70.76 INV IN: 64.62 INV OUT: 64.52	N: 1645094.97 E: 648086.8160
SSMH-11	48" MANHOLE RIM: 72.04 INV IN: 61.45 INV OUT: 61.35	N: 1645202.41 E: 648086.8160
SSMH-52	48" MANHOLE RIM: 71.55 INV IN: 61.82 INV IN: 61.72 INV OUT: 61.62	N: 1645160.79 E: 648086.8160
SSMH-53	48" MANHOLE RIM: 72.87 INV IN: 67.69 INV OUT: 67.59	N: 1645094.97 E: 647792.9396
SSMH-54	48" MANHOLE RIM: 72.84 INV IN: 62.74 INV OUT: 62.64	N: 1645143.25 E: 648315.4169
SSMH-LIFT STATION	96" LIFT STATION RIM: 72.42 INV IN: 61.10	N: 1645202.41 E: 648150.8300

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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
UTILITY PLAN

DATE: 03/30/2024

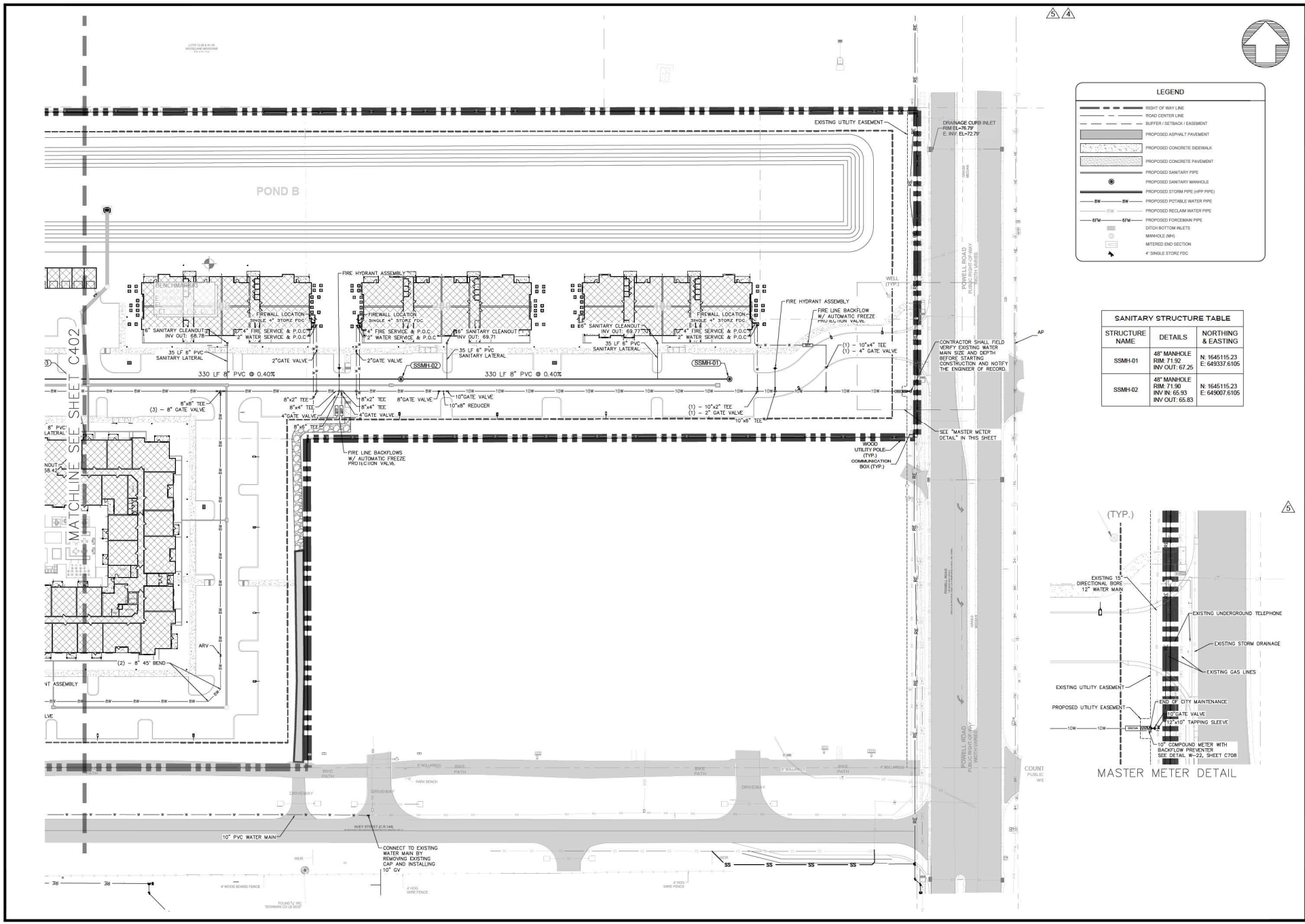
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C402

CAD FILE: 103\CAD\C402 UTILITY PLAN



SANITARY STRUCTURE TABLE		
STRUCTURE NAME	DETAILS	NORTHING & EASTING
SSMH-01	48" MANHOLE RIM: 71.92 INV OUT: 67.25	N: 1645115.23 E: 649337.6105
SSMH-02	48" MANHOLE RIM: 71.90 INV IN: 65.93 INV OUT: 65.83	N: 1645115.23 E: 649007.6105

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
UTILITY PLAN

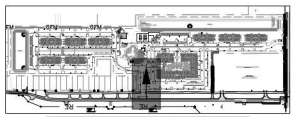
DATE 03/30/2024

REVISIONS
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
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5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 03-21-2025 4TH CITY OF WILDWOOD COMMENTS

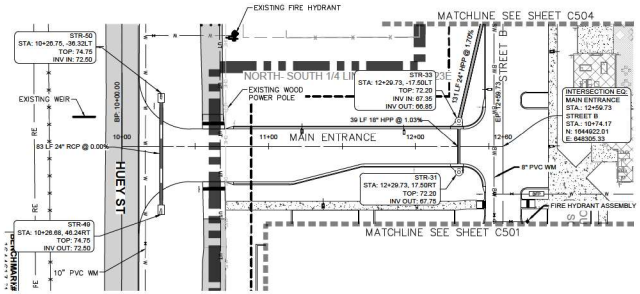
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CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
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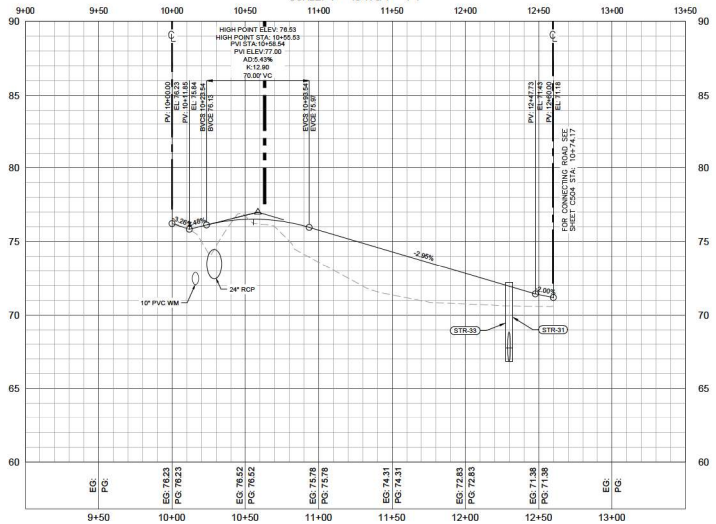
CAD FILE: 1539-CIVD-C403 UTILITY PLAN



LOCATION KEYMAP



PROFILE - MAIN ENTRANCE
From Station: 9+00.00 to Station 13+50.00
SCALE: 1" = 40' H & 1" = 4' V



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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-MAIN ENTRANCE-PLAN & PROFILE

DATE 03/30/2024

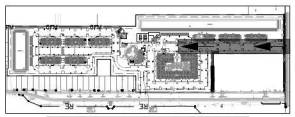
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3. 09-30-2024 CITY OF WILDWOOD COMMENTS
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6. 06-23-2025 3RD CITY OF WILDWOOD COMMENTS

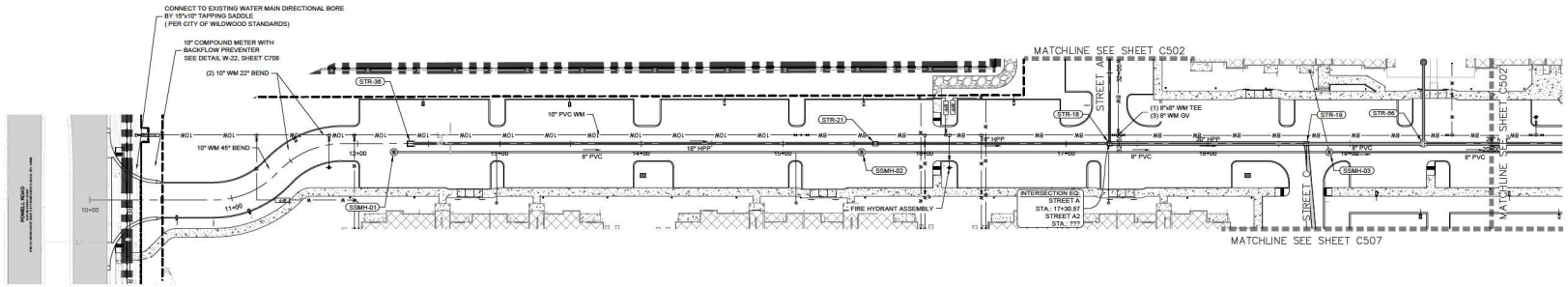
REVISIONS

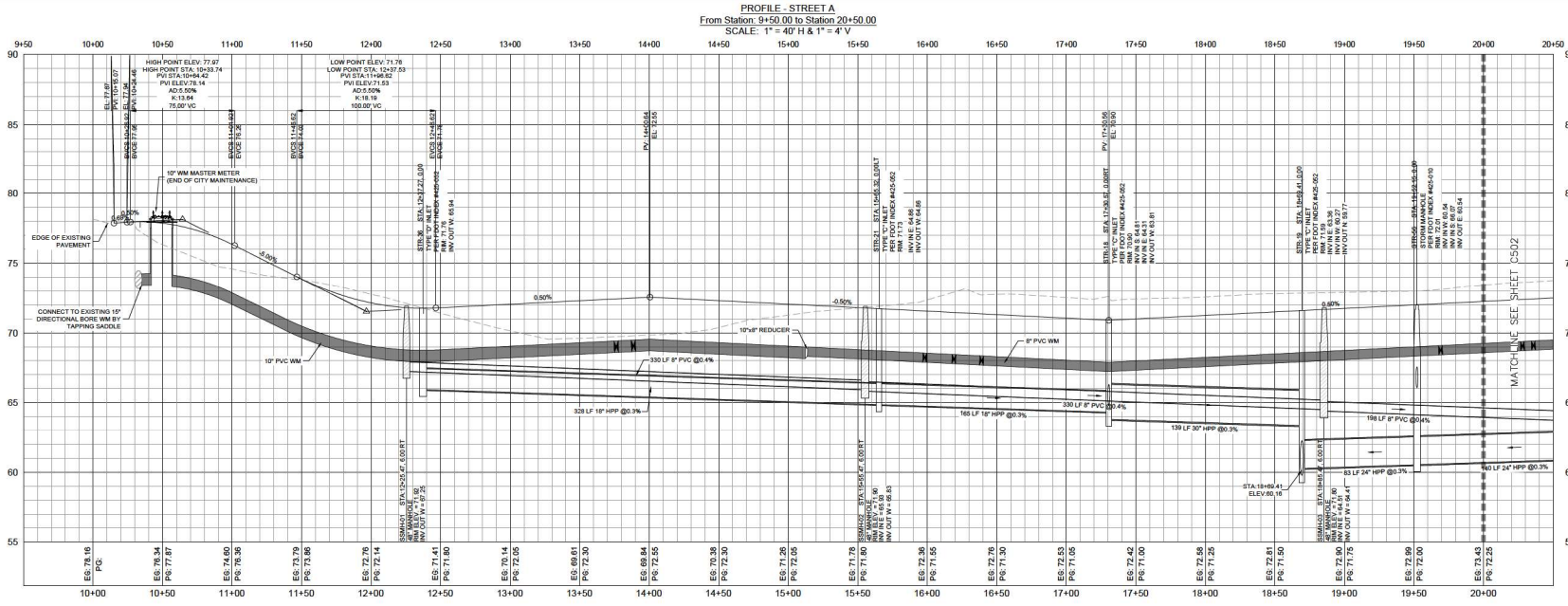
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DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C500

CAD FILE: 1039-C500 P&P MAIN ENTRANCE







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

NOTICE:
CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY IN THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S METHODS OF PERFORMING THE WORK OR FOR ANY INJURY OR DAMAGES SUFFERED BY THE CONTRACTOR, ANY SUBCONTRACTOR, OR BY ANY OTHER PERSONS.

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COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
14'9 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET A-PLAN & PROFILE

DATE 03/30/2024

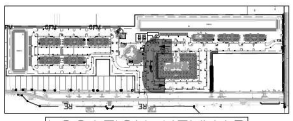
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 SRD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

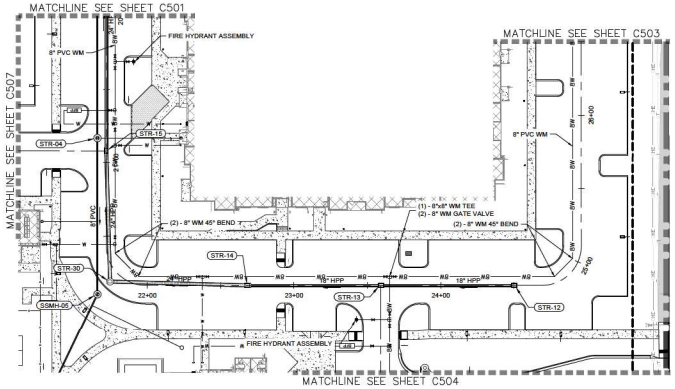
REVISIONS

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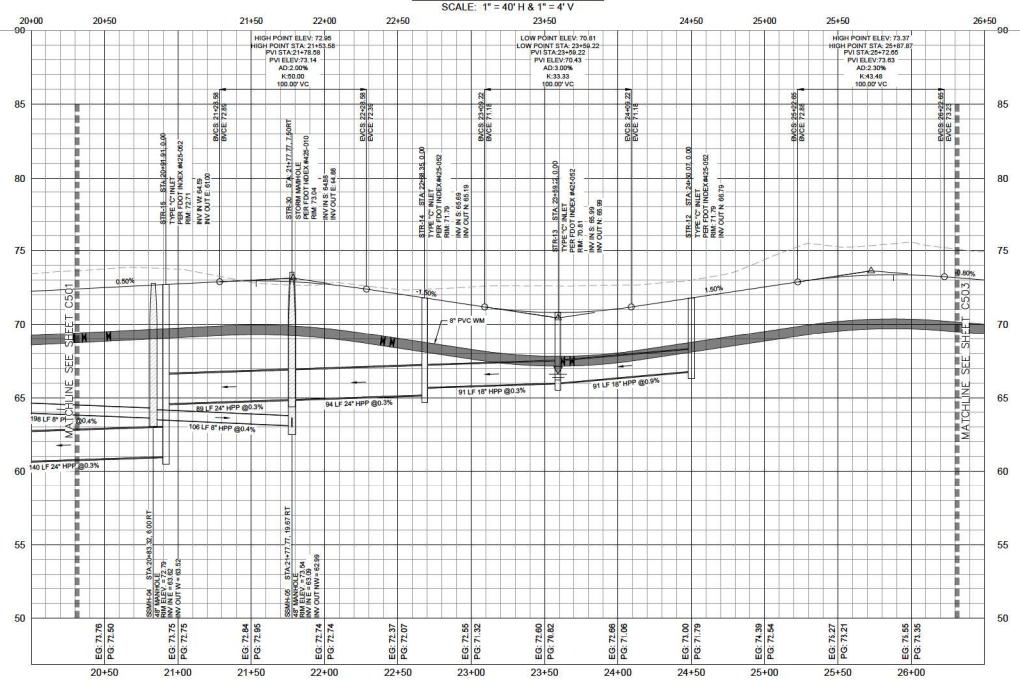
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DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C501

CAD FILE: 1039x250-C500 PAP-STREET A





PROFILE - STREET A
From Station: 20+00.00 to Station 26+50.00
SCALE: 1" = 40' H & 1" = 4' V



NOTES:
NO GROUNDWATER ENCOUNTERED PER THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, LLC. (SEE UES REPORT NO. 2068032)

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT BE INCONSISTENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 FOR THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF PERFORMING THE WORK, OR ANY HEALTH OR SAFETY PROGRAMS OF ANY OTHER PERSONS.

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET A2-PLAN & PROFILE

DATE 03/30/2024

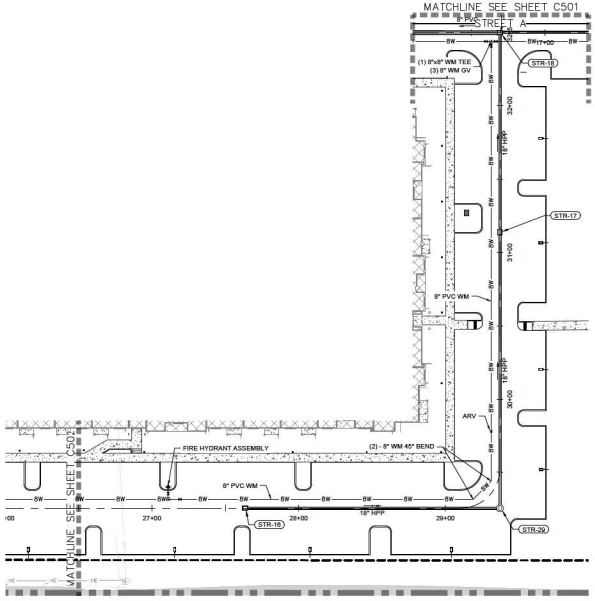
1. 06-19-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
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6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

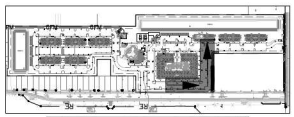
REVISIONS

0 25' 50'

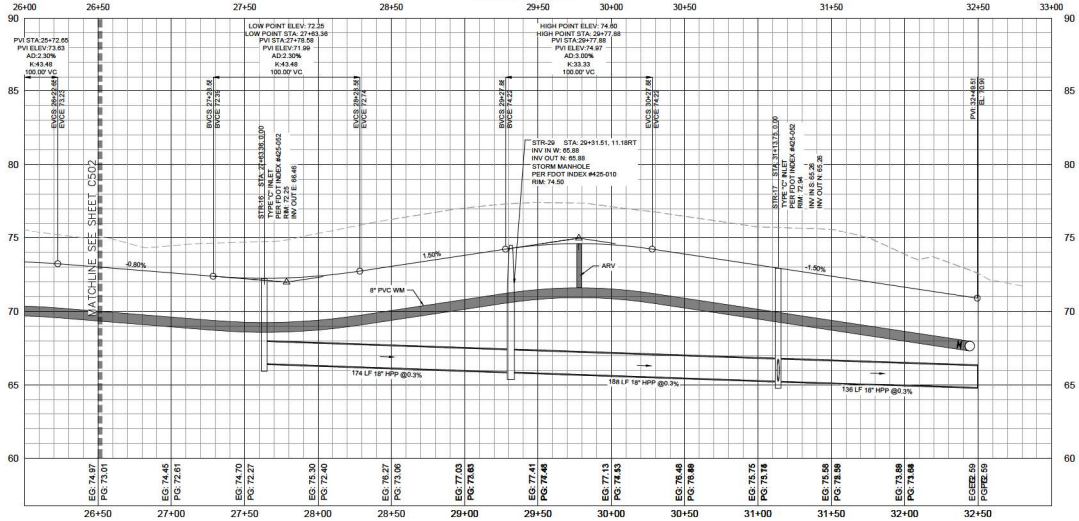
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CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C502

CAD FILE: 1019-C507-C503 PAP-STREET A





PROFILE - STREET A
From Station: 26+00.00 to Station 33+00.00
SCALE: 1" = 40' H & 1" = 4' V



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

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

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET A3-PLAN & PROFILE

DATE 03/30/2024

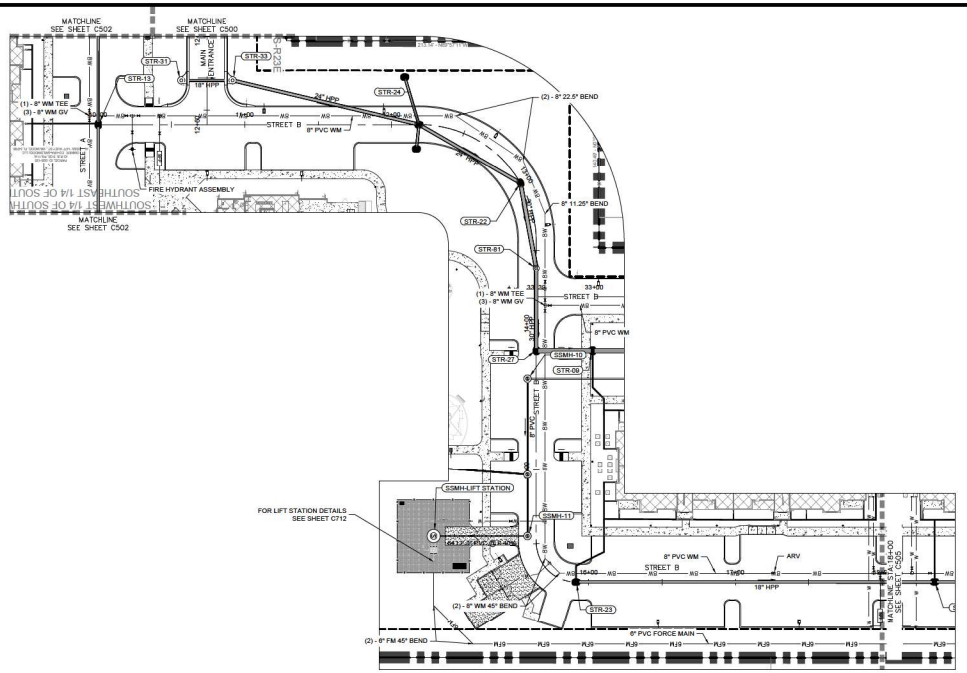
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

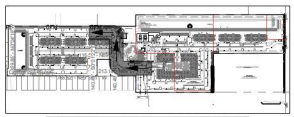
REVISIONS

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DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C503

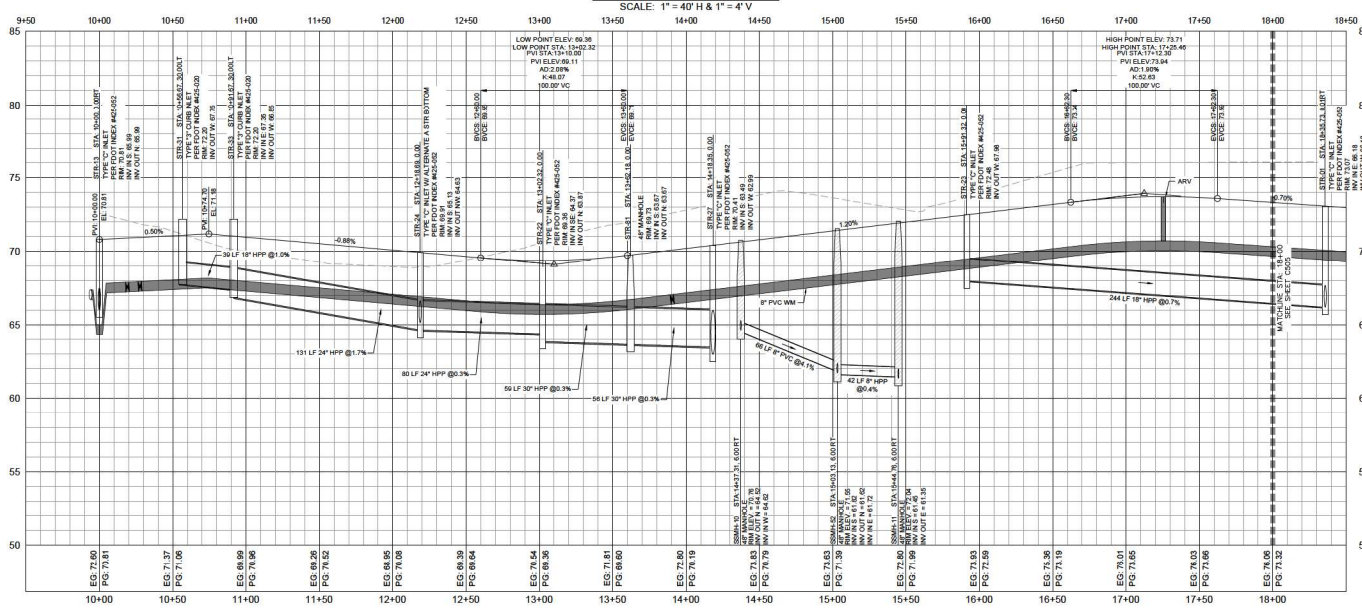
CAD FILE: 1039-C501-C503 P&P-STREET A





LOCATION KEYMAP

PROFILE - STREET B
From Station: 9+50.00 to Station 18+50.00
SCALE: 1" = 40' H & 1" = 4' V



SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET B PLAN & PROFILE

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

DATE 03/30/2024

REVISIONS
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 SBD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 ASH CITY OF WILDWOOD COMMENTS

0 250' 500'

DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C504

CAD FILE: 1094-2504-2506 P&P STREET B

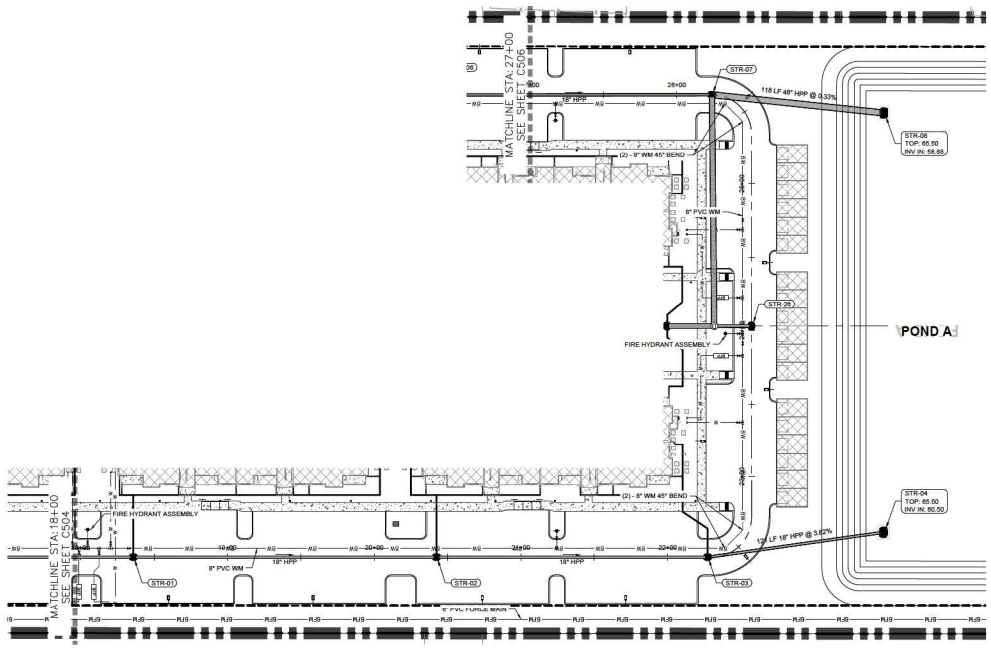
Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS HAS BEEN DETERMINED FROM AVAILABLE INFORMATION AND BY INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

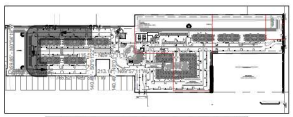
NOTICE:
CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY IN THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S METHODS OF PERFORMING THE WORK OR FOR ANY WORK STRUCTURES OR THE ACTS OF ANY OTHER PERSONS.

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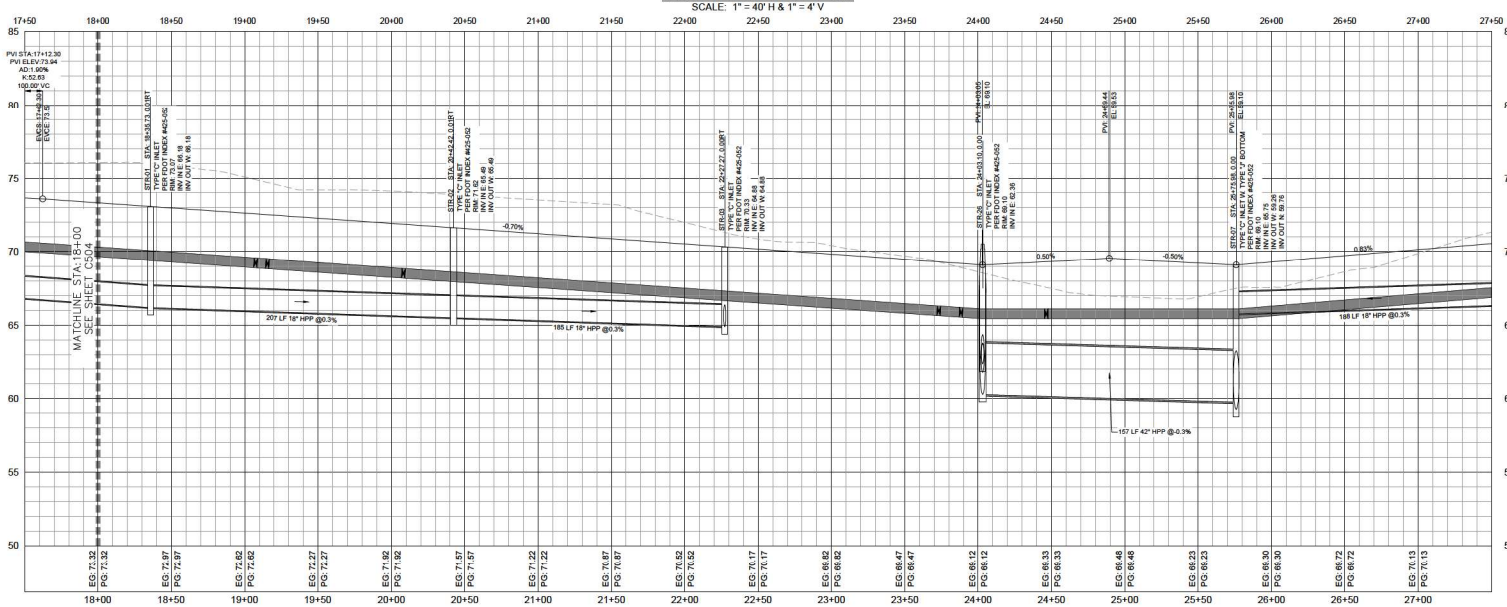
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PROFILE - STREET B
From Station: 17+50.00 to Station 27+50.00
SCALE: 1" = 40' H & 1" = 4' V



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE FOR LOCATING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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COA # 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET B2-PLAN & PROFILE

DATE 03/30/2024

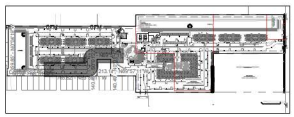
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2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 SJRD COMMENTS
6. 03-19-2025 SJRD CITY OF WILDWOOD COMMENTS
7. 06-23-2025 SJRW CITY OF WILDWOOD COMMENTS

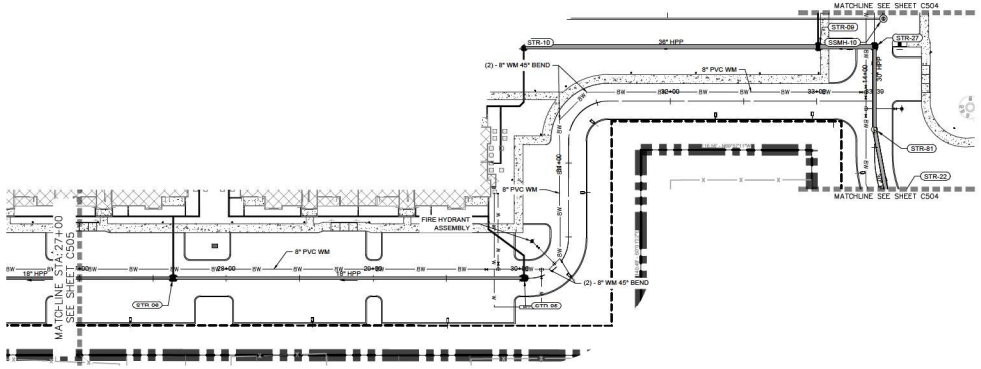
REVISIONS

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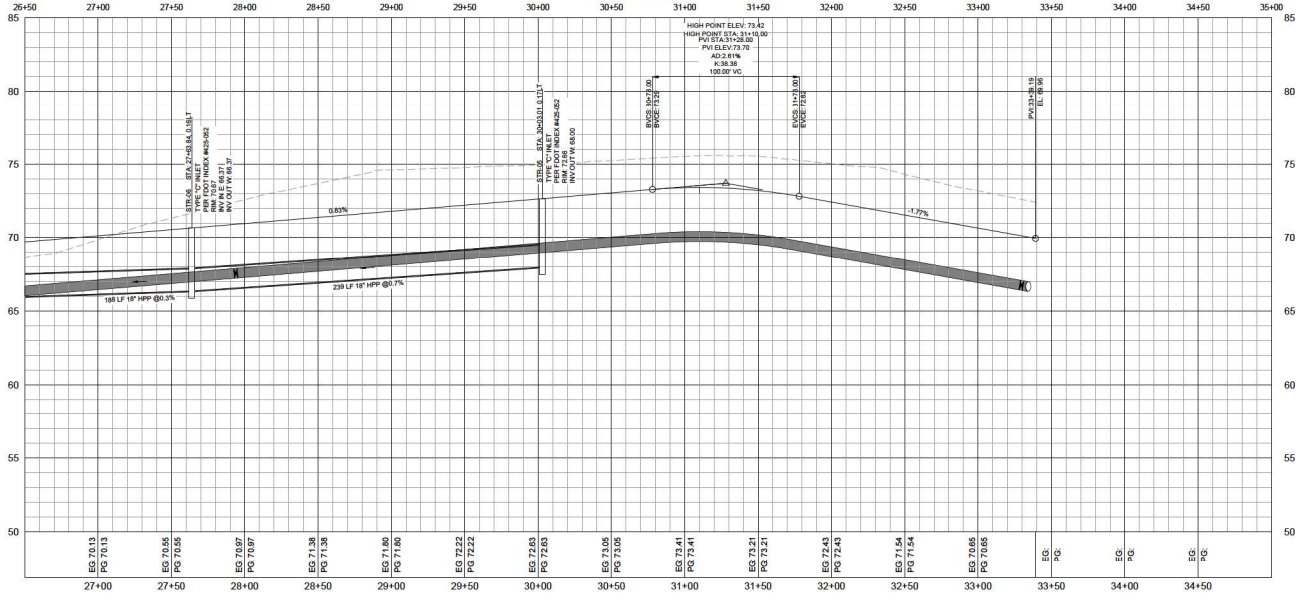
DRAWN BY: SAM
DESIGNED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C505

CAD FILE: 105425042500 P&P-STREET B





PROFILE - STREET B
From Station: 26+50.00 to Station 35+00.00
SCALE: 1" = 40' H & 1" = 4' V



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE CONSTRUCTION PLANS ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET B3-PLAN & PROFILE

DATE 03/30/2024

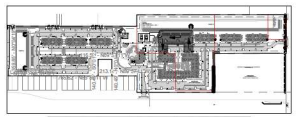
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

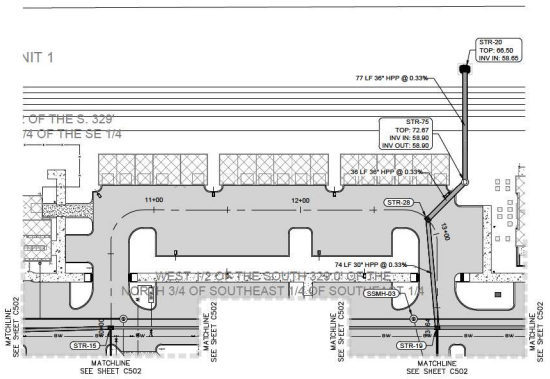
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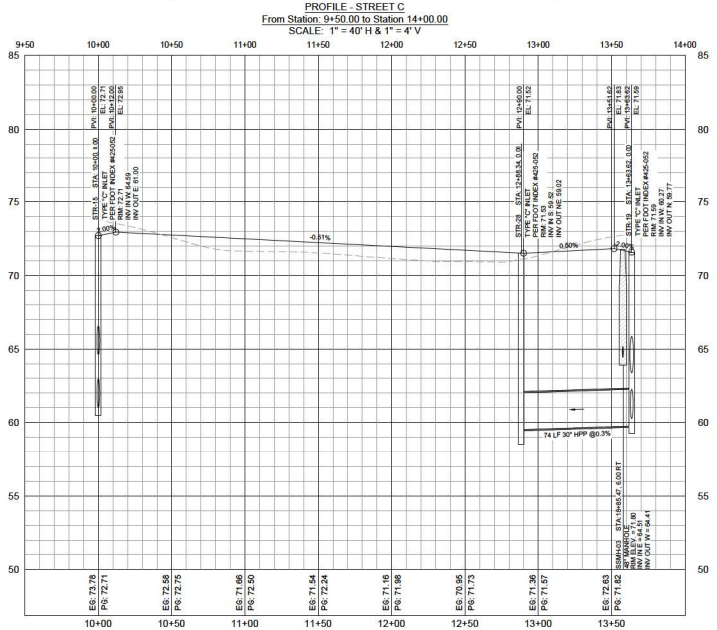
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CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C506

CAD FILE: I:\SHEETS\C506 PAP-STREET B



LOCATION KEYMAP





Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT GUARANTEED TO BE ENTIRELY INDICATIVE BY THIS OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE THESE UTILITIES AND ALL UNDERGROUND UTILITIES.

NOTICE:

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COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E

14'9 HUEY STFREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

PRIVATE ROAD-STREET C-PLAN & PROFILE

DATE 03/30/2024

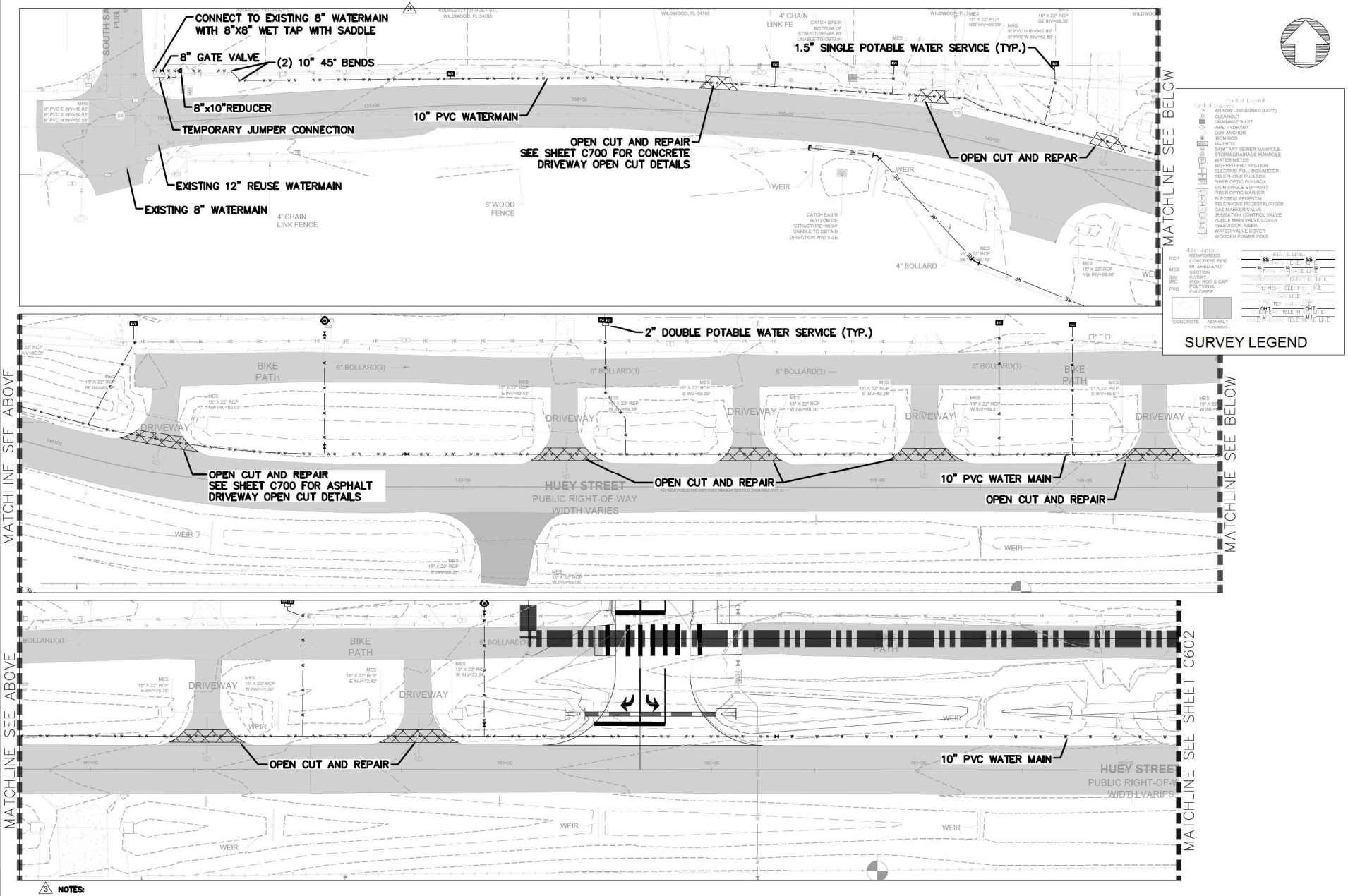
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C507

CAD FILE: C507 PRIVATE ROAD-STREETS C-PLAN & PROFILE



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING DOMESTIC WATER SERVICES FOR ALL LOTS SERVICED BY THE EXISTING WATER MAIN TO BE REMOVED.
2. CONTRACTOR SHALL REPLACE AND INSTALL NEW POTABLE WATER SERVICES AND FIRE HYDRANTS, AND RECONNECT TO THE NEWLY INSTALLED 10" PVC WATER MAIN ALONG HUEY STREET AFTER FDEP CLEARANCES HAVE BEEN ISSUED.
3. CONTRACTOR TO RESTORE AND RE-SOD ROADSIDE SWALE AND R.O.W. WHEN CONSTRUCTION IS COMPLETE

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NOTICE:

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

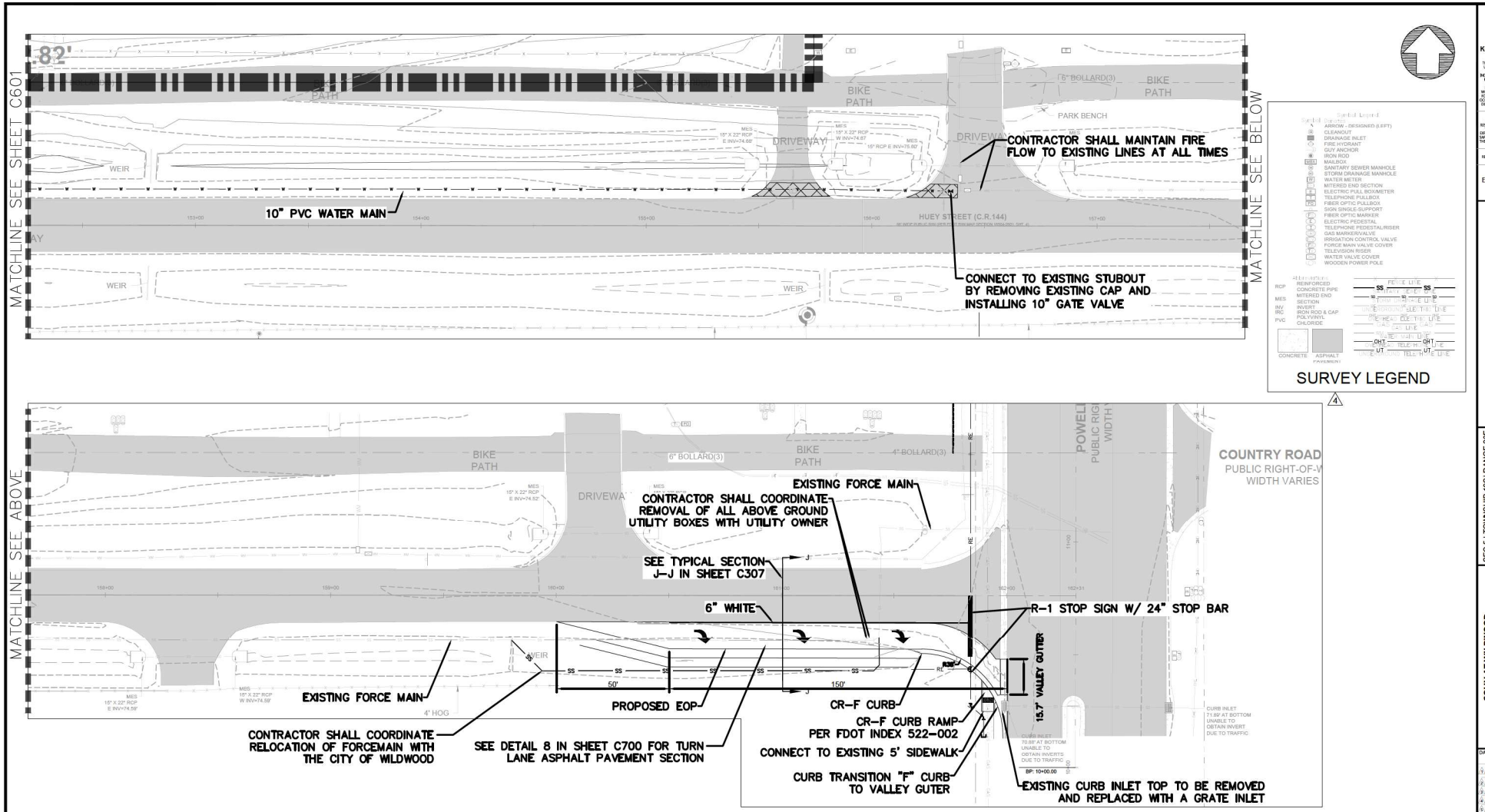
SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - HUEY STREET

DATE 03/30/2024

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C601

CAD FILE: C601-C602 OFFSITE IMPROVEMENTS-HUEY STREET



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NOTICE:

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CO.# 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

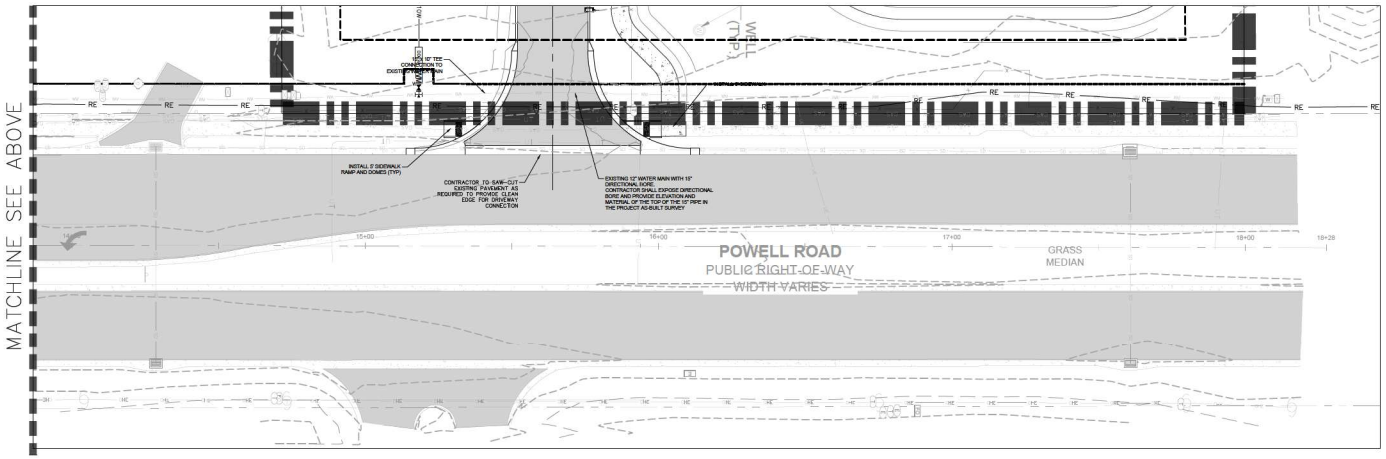
SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - HUEY STREET

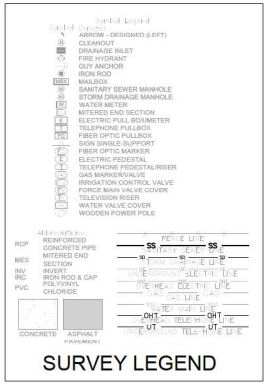
DATE 03/30/2024

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C602

CAD FILE: C601-C602 OFFSITE IMPROVEMENTS-HUEY STREET





SURVEY LEGEND

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THESE PLANS HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE UTILITIES IN THE AREA WHICH WERE NOT REPORTED TO THE ENGINEER AND THEREFORE DO NOT APPEAR ON THESE PLANS. THE EXACT LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS SHOULD BE INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION MEANS SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OF THE WORK OF ANY WORKER STRUCTURES, OR OF ANY OTHER PERSONS.

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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - POWELL ROAD

DATE 03/30/2024

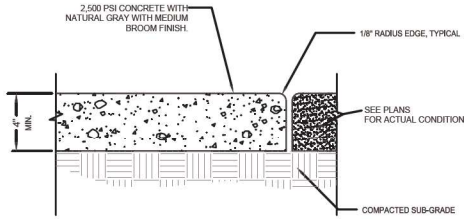
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-16-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

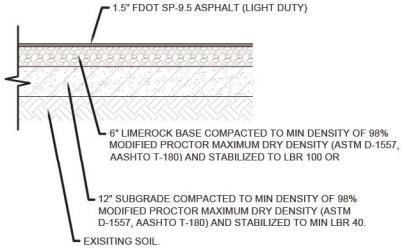
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DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C603

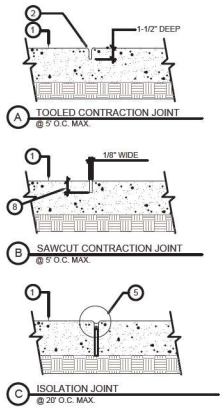
CAD FILE: C603 OFFSITE IMPROVEMENTS - POWELL ROAD



C700 1 NTS SIDEWALK CONCRETE PAVEMENT SECTION

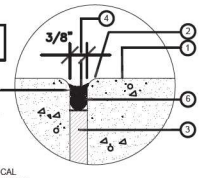


C700 2 NTS ASPHALT PAVEMENT SECTION



ENLARGEMENT OF TYPICAL SEALED JOINT

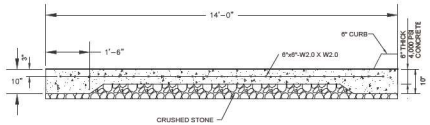
NOTE:
WIDTH TO DEPTH RATIO OF MASTIC TO BE PER MFG'S. RECOMMENDATIONS.



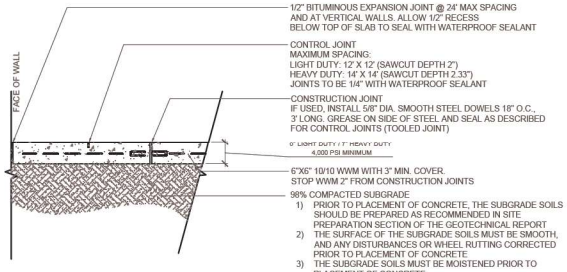
LEGEND

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

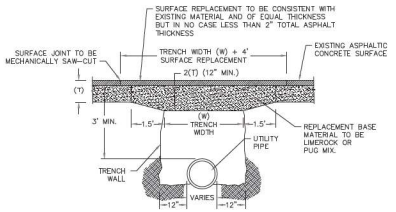
C700 3 NTS CONCRETE PAVEMENT DETAILS



C700 4 N.T.S. TRASH COMPACTOR PAD DETAIL

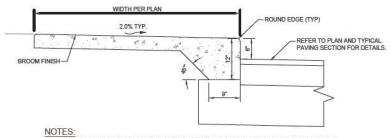


C700 5 NTS CONCRETE PAVEMENT SECTION



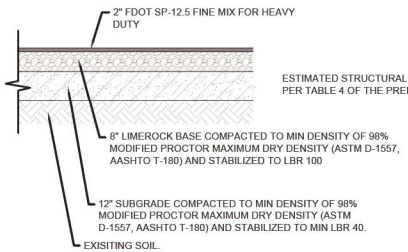
NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTER.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

C700 6A NTS ASPHALT DRIVEWAY OPEN-CUT DETAIL

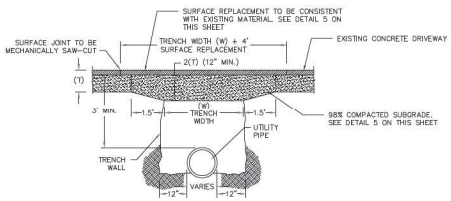


NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95 % OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2,500 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND THE CURRENT FDOT STANDARD INDEX 522-002.

C700 7 NTS THICKENED EDGE SIDEWALK DETAIL



C700 8 NTS TURN LANE ASPHALT PAVEMENT SECTION



NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTER.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

C700 6B NTS CONCRETE DRIVEWAY OPEN-CUT DETAIL

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NOTICE:

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CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

SITE DETAILS

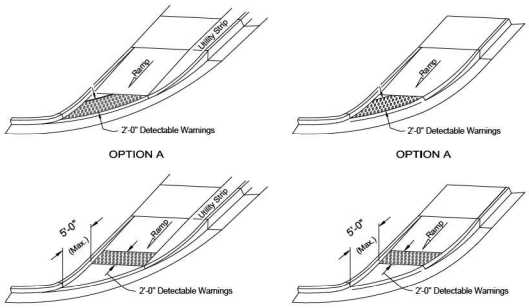
DATE 03/30/2024

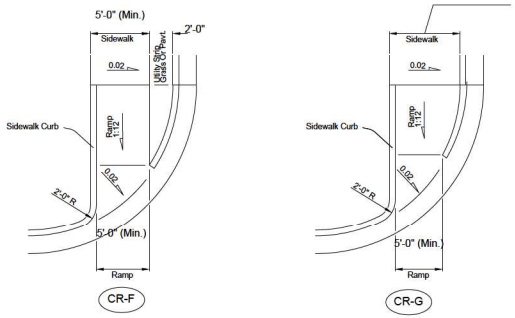
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
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3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 SRD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 SDM CITY OF WILDWOOD COMMENTS

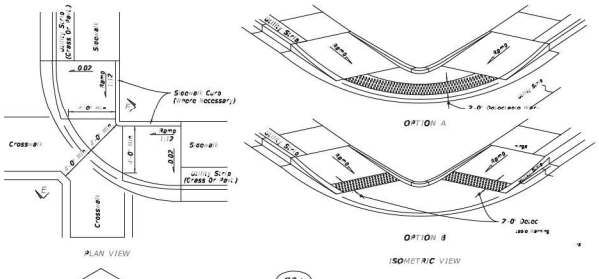
REVISIONS

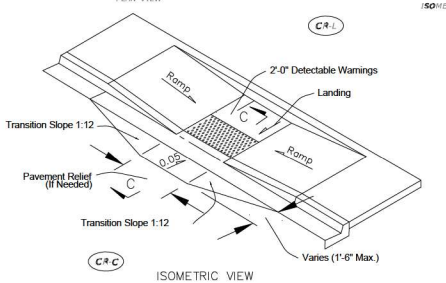
DRAWN BY: SAM
CHECKED BY: RG
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C700

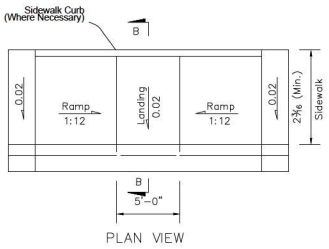
CAD FILE: SITE DETAILS







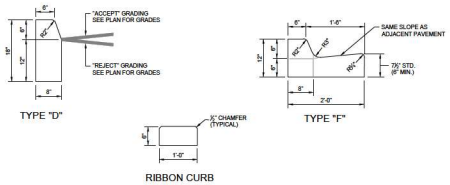




C701 1 CURB RAMP DETAILS
NTS

DETECTABLE WARNINGS NOTES:

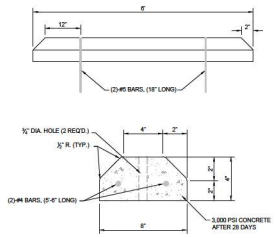
1. INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH FDOT SPECIFICATION 527.
2. PLACE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP OR LANDING, TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF THE CURB OR EDGE OF PAVEMENT.



CONCRETE CURB NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT INDEX 300
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED WITHIN 10' OF EACH SIDE OF INLETS, AND EVERY 500'±.
4. AN EXPANSION JOINT WILL BE PLACED AT THE END OF ALL RETURNS AT INTERVALS NOT TO EXCEED 50' WITH CONTRACTION JOINTS AT 10' INTERVALS
5. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" BITUMINOUS IMPREGNATED EXPANSION MATERIAL

C701 2 CURB AND CURB AND GUTTER DETAILS
NTS



C701 3 PRECAST CONCRETE WHEEL STOP
NTS

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SITE DETAILS

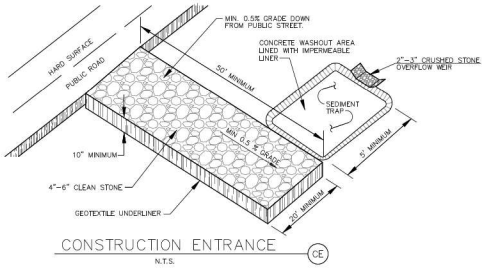
DATE: 03/30/2024

1. 05-16-2024 PER CLIENT COMMENTS & SIR/MND
2. 07-15-2024 PER SIR/MND COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C701

CAD FILE: SITE DETAILS



CONSTRUCTION ENTRANCE (CE)

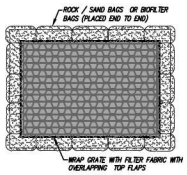
N.T.S.

CONSTRUCTION SPECIFICATIONS

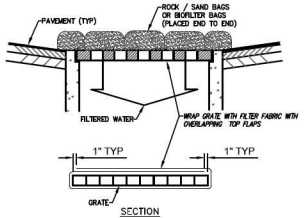
1. STONE - USE COARSE AGGREGATE (2"-3" STONE).
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO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

STABILIZED CONSTRUCTION ENTRANCE/ EXIT

(NTS)



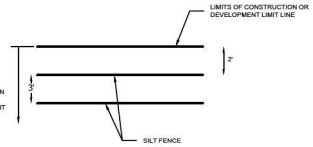
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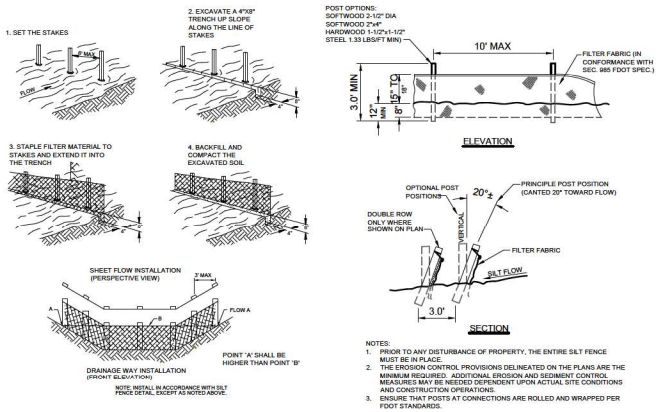
SECTION

INLET SEDIMENT FILTER DETAIL

(NTS)



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

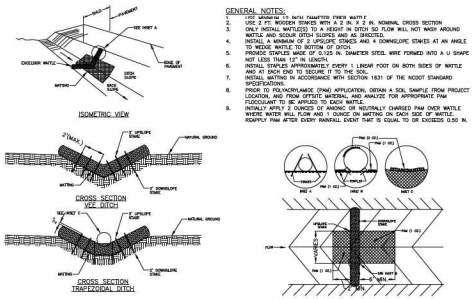


NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

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

SILT FENCE DETAILS

(NTS)



GENERAL NOTES:
1. USE MINIMUM 11 MIL DIAMETER FIBER MATT F
2. USE 2 FT. WOODEN STAKES WITH A 2 IN. X 2 IN. NOMINAL CROSS SECTION
3. ONLY INSTALL MATTLESS TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND MATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED.
4. INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE MATTLE TO BOTTOM OF DITCH.
5. STAPLES SHALL BE MADE OF 11 GA. IN. DIAMETER STEEL WIRE FORMED INTO A U SHAPE NOT LESS THAN 12" IN LENGTH.
6. INSTALL STAPLES APPROXIMATELY EVERY 1 LINEAR FOOT ON BOTH SIDES OF MATTLE AND AT END TO SECURE IT TO THE SOIL.
7. INSTALL MATTING IN ACCORDANCE WITH SECTION 1631 OF THE NCDOT STANDARD SPECIFICATIONS.
8. PRIOR TO POLYACRYLAMIDE (PAM) APPLICATION, OBTAIN A SOIL SAMPLE FROM PROJECT LOCATION AND HAVE IT TESTED BY A NCDOT APPROVED ANALYZE FOR APPROPRIATE PAM FLOCCULANT APPLICATION RATE (SOIL TEST).
9. INSTALL APPLY 2 OUNCES OF ANIONIC OR NEUTRALLY CHARGED PAM OVER MATTLE WHERE WATER WILL FLOW AND 1 OUNCE ON MATTING ON EACH SIDE OF MATTLE. REAPPLY PAM AFTER EVERY RAINFALL EVENT THAT IS EQUAL TO OR EXCEEDS 0.50 IN.

TEMPORARY WATTLE CHECK DAM WITH MATTING AND OPTIONAL PAM

(NTS)

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

EROSION CONTROL NOTES

(NTS)

TREE AND NATIVE VEGETATION PROTECTION DURING CONSTRUCTION:

(1) DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ACREDENTIALED CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MAYNEY STUDY OF JANUARY 2003.

(2) DURING CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED BY A TREE REMOVAL PERMIT, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY TREE THAT IS REQUIRED TO BE PRSERVED IN ITS ORIGINAL LOCATION. A CREDENTIALED CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY ORUSE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.

(3) NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE SHALL BE ATTACHED TO ANY TREE DURING CONSTRUCTION OR DEVELOPMENT.

(4) UNLESS OTHERWISE AUTHORIZED BY THE TREE REMOVAL PERMIT, NO SOIL SHALL BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE THAT IS TO REMAIN IN ITS ORIGINAL LOCATION.

(5) PROTECTIVE BARRIERS AND MEASURES:

(a) ALL PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND CLEARING OR BUILDING OPERATIONS AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE;

(b) THE APPLICANTS FOR A TREE REMOVAL PERMIT SHALL, AT THE TIME OF APPLICATION, DESIGNATE AN ON-SITE QUALIFIED AND CREDENTIALED REPRESENTATIVE FOR THE INSTALLATION AND MAINTENANCE OF ALL TREE AND SHRUB PROTECTIVE BARRIERS. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR SUPERVISING THE REMOVAL OF ALL EXISTING VEGETATION PERMITTED TO BE REMOVED. THE REPRESENTATIVE SHALL BE ON-SITE AT ALL TIMES DURING THE VEGETATION CLEARING OPERATIONS;

(c) THE CIRCUMFERENCE OF AN AREA TO BE PRESERVED SHALL BE PROTECTED DURING LAND DEVELOPMENT AND CONSTRUCTION BY PLACING 2-INCH BY 2-INCH (2"X2") WOOD STAKES A MAXIMUM OF TWENTY FEET (20') APART AROUND THE PERIMETER AND BY TYING FLUORESCENT RIBBON, SURVEY FLAGGING, ETC., FROM STAKE TO STAKE ALONG THE PERIMETER OF THE AREAS TO BE PRESERVED; AND

(d) WHEN PROTECTION OF INDIVIDUAL TREES IS REQUIRED, A PROTECTIVE BARRIER SHALL BE PLACED AROUND THE PERIMETER OF THE BASE OF THE TREE AT A DISTANCE NOT LESS THAN THE DRIP LINE UNLESS OTHERWISE SPECIFIED IN WRITING BY A FLORIDA LICENSED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED CREDENTIALED ARBORIST.

TREE PROTECTION NOTES

(NTS)

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN AN ATTEMPT BY THE ENGINEER TO OBTAIN SUCH INFORMATION INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NOT REGISTERED WITH THE ABOVE STATED NOTIFICATION SYSTEM (HEREIN LIMITED BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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

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24 HOUR EMERGENCY CONTACT

—

ATWELL
866.850.4200 www.atwell-group.com
ORLANDO, FL 32801
111 N. MAGNOLIA AVENUE, SUITE 1350
407.74.3324
CO.# 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E

1419 HUEY STFREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

EROSION CONTROL DETAILS

DATE: 03/30/2024

1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

DRAWN BY: SAM

CHECKED BY: RD

PROJECT MANAGER: LR

JOB #: 23001039

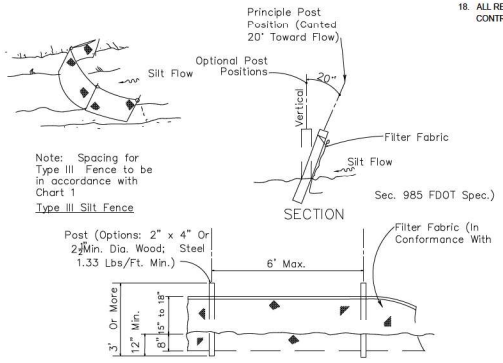
FILE CODE: ##

SHEET NO. C702

CAD FILE: EROSION CONTROL DETAILS

CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES:

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



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

TYPE III SILT FENCE

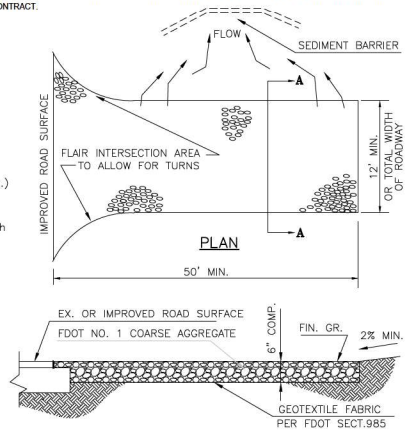
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

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

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

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



SECTION A–A

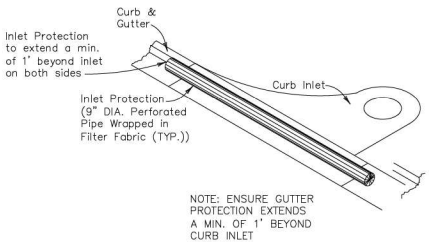
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES:

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

DEVELOPER CONTACT INFORMATION
SOLIV WILDWOOD, LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: MARK PROCOPIO



NOTE: ENSURE GUTTER PROTECTION EXTENDS A MIN. OF 1' BEYOND CURB INLET

INLET PROTECTION

NOT TO SCALE

STORMWATER POLLUTION PREVENTION PLAN NOTES:

LOCATION: THE 24± ACRE SITE IS LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

LIMITS OF CONSTRUCTION: 24± ACRES WILL BE DISTURBED DURING CONSTRUCTION.

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

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

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

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

CONTRACTOR CERTIFICATION

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

SIGNATURE _____ DATE _____

PROJECT MANAGER _____

NAME AND TITLE _____

COMPANY _____

ADDRESS (CONTRACTING FIRM) _____

ADDRESS (CONSTRUCTION SITE) _____

TELEPHONE: _____
AREA CODE NUMBER

ABBREVIATIONS:

FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

A.D.A. - AMERICAN DISABILITY ACT

HDPE - HIGH DENSITY POLYETHYLENE PIPE

FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE DEEMED TO ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S METHODS OF PERFORMING THE WORK OR FOR ANY NEARBY STRUCTURES OR FOR ANY OTHER PERSONS.

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—

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

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SWPP NOTES DETAILS

DATE 03/30/2024

6	05-19-2024 PER CLIENT COMMENTS & SIRWMD
5	07-15-2024 PER SIRWMD COMMENTS
4	09-30-2024 CITY OF WILDWOOD COMMENTS
3	12-20-2024 2ND CITY OF WILDWOOD COMMENTS
2	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
1	06-25-2025 4TH CITY OF WILDWOOD COMMENTS

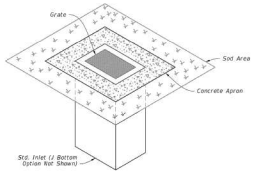
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DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C703

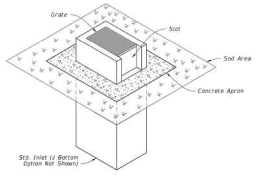
CAD FILE: SWPP NOTES DETAILS

GENERAL NOTES:

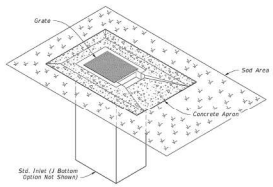
1. Work this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ½" radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.
6. Slots are not permitted on sides with grate seats.



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Without Slot – Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C
NON-TRAVERSABLE
(Slot > 7" Shown – Type D, E, and H Similar, Pipe Connection Not Shown)



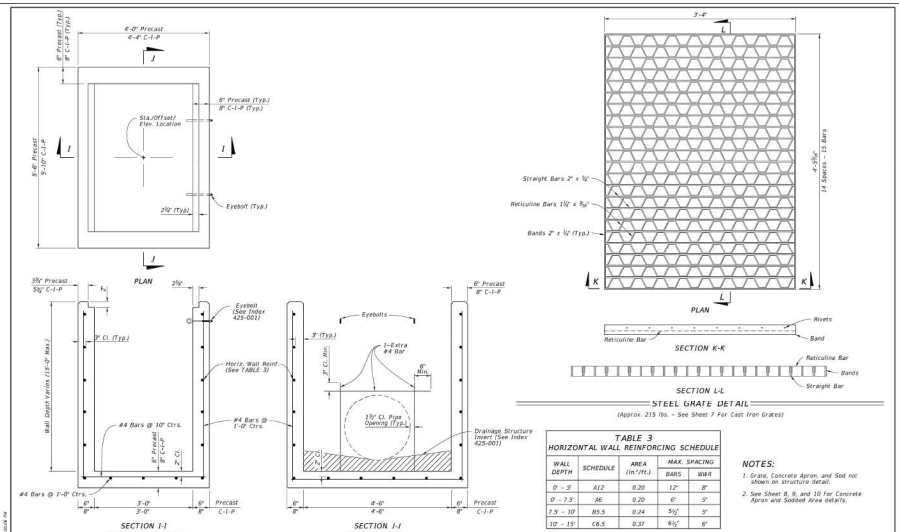
DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type C – Dimensional, Reinforcing, and Grate Details
3	Type D – Dimensional, Reinforcing, and Grate Details
4	Type E – Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) – Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) – Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 – Add Traversable Slots to Existing Inlets
12	Case 2 – Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 – Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom – Top Slab Details

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/23		FY 2024-25 STANDARD PLANS	425-052	1 of 14

DITCH BOTTOM INLET TYPES C, D, E, AND H



STEEL GRATE DETAIL
(Approx. 215 lbs. – See Sheet 7 For Cast Iron Grates)

TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 5'	A12	0.20	12"	8"
0' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B15.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

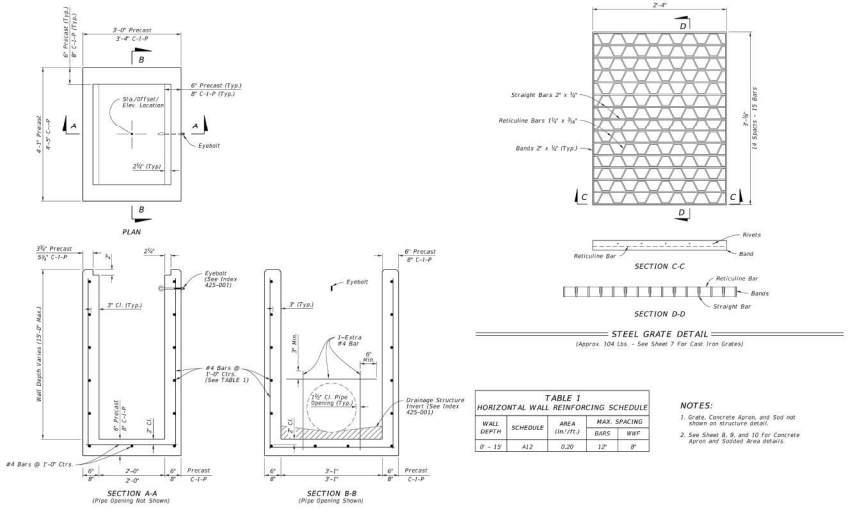
NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 For Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE E - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2024-25 STANDARD PLANS	425-052	4 of 14

DITCH BOTTOM INLET TYPES C, D, E, AND H



STEEL GRATE DETAIL
(Approx. 104 Lbs. – See Sheet 7 For Cast Iron Grates)

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 For Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2024-25 STANDARD PLANS	425-052	2 of 14

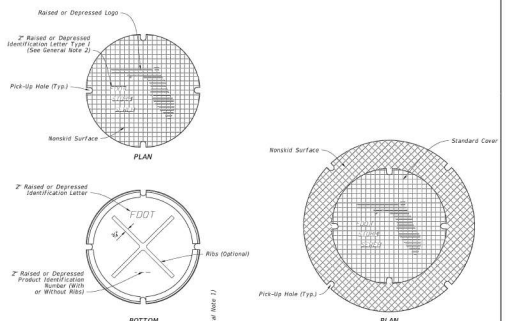
DITCH BOTTOM INLET TYPES C, D, E, AND H

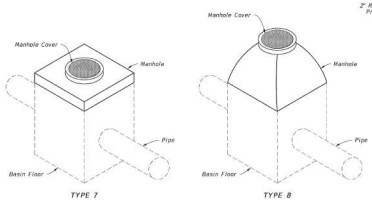
GENERAL NOTES:

1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type 1 manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for on the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

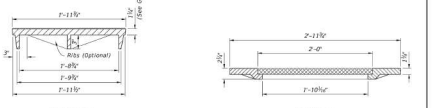
TABLE OF CONTENTS:

Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details





MANHOLE TOPS



MANHOLE COVERS

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/23		FY 2024-25 STANDARD PLANS	425-001	1 of 8

SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES

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NOTICE:
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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3224
COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
STORMWATER DETAILS

DATE: 03/30/2024

1.	05-15-2024 PER CLIENT COMMENTS & SIRWMD
2.	07-15-2024 PER SJRWMD COMMENTS
3.	09-30-2024 CITY OF WILDWOOD COMMENTS
4.	11-27-2024 2nd CITY OF WILDWOOD COMMENTS
5.	01-15-2025 3RD CITY OF WILDWOOD COMMENTS
6.	06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

N.T.S.

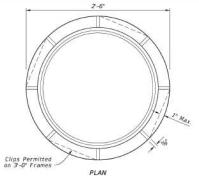
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DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C704

CAD FILE: STORMWATER DETAILS

TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING Frame	2'-0" OPENING Cover	3'-0" OPENING Frame	3'-0" OPENING 2-Piece Cover Inside	3'-0" OPENING 2-Piece Cover Outside	3'-0" OPENING 2-Piece Cover Total
I	155	190	220	190	220	410
II	145	190	255	190	220	410
III	90	190	180	190	220	410

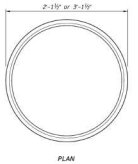
NOTE: Frame Type I in Table 1, includes Adjustable frames.



PLAN



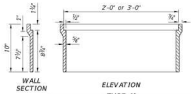
PLAN



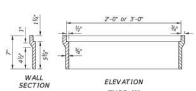
PLAN



ELEVATION
TYPE I
(For Manholes)

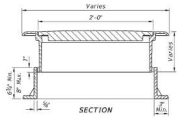


WALL SECTION
ELEVATION
TYPE II
(For Curb Inlets Types 1, 2, 3, & 4)

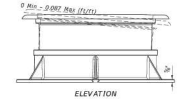


WALL SECTION
ELEVATION
TYPE III
(For Curb Inlets Types 7 & 8)

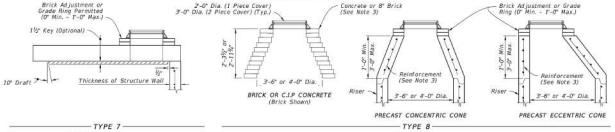
MANHOLE FRAMES



SECTION



ELEVATION
TYPE I ADJUSTABLE FRAME



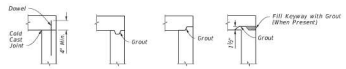
TYPE 7 — TYPE 8

NOTES:
1. Use Class II concrete for Manhole top Type 7 slabs.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall unit. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (h) above pipe opening cannot be maintained with Type 8.

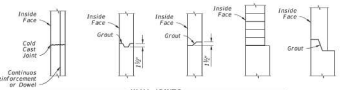
MANHOLE TOPS

MANHOLE FRAMES AND MANHOLE TOPS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/20				425-001	2 of 8



TOP SLABS TO WALL JOINTS



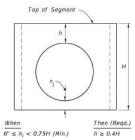
WALL JOINTS

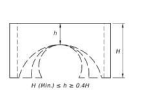


BOTTOM SLAB TO WALL JOINTS

NOTES:
1. One or more types of joints may be used in a single structure, except brick wall structure. Brick wall construction is permitted on circular units only.
2. All grouted joints are to have a maximum thickness of 1".
3. Keyways are to be a minimum of 1½" deep.
4. Joint dowels are to be #4 bars, 12" long with a minimum of 6 bars per joint approximately evenly spaced for circular structures or at maximum 12" spacing for rectangular structures. Bars may be either Adhesive Bonded Dowels in accordance with Specification 416, or placed approximately 6" into fresh concrete leaving the remainder to extend into the secondary cast. Welded wire reinforcement may be substituted for the dowel bar in accordance with the equivalent steel area table on Sheet 5.
5. Minimum cover on dowel reinforcing bars is 2" to outside face of structure.
6. Seal joints between wall segments and between wall segments and top or bottom slabs with preformed plastic gasket material inaccordance with Specification 430 or non-shrink grout in accordance with Specification 934.
7. Insert products approved by the engineer may be used in lieu of dowel embedment.

CONSTRUCTION JOINT OPTIONS





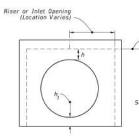


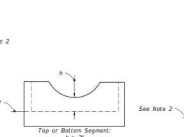
NOTES:
1. Segments may be inverted. Opening for pipe is the pipe OD plus 8" (± 2" tolerance).
2. If h can not be attained, then a top or bottom slab must be attached to the segment as shown below.

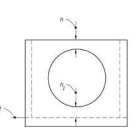
TABLE 3
Minimum Value for H

H (min.)	Box or Riser Diameter
1'-0"	3'-0" & 4'-0"
1'-6"	5'-0" & 6'-0"
2'-0"	≥6'-0"

RISER SEGMENTS OTHER THAN DOWEL







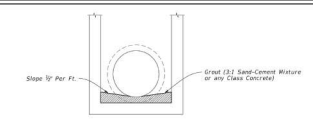
NOTES:
1. h may be less than 6" when approved by the Engineer, but not for inlet segments at finish grade elevation.
2. Dowel construction joint or monolithic cast only.

SEGMENTS FOR SLAB TO WALL DOWEL CONSTRUCTION JOINTS OR MONOLITHIC CAST

MINIMUM BOX AND RISER SEGMENT DIMENSIONS

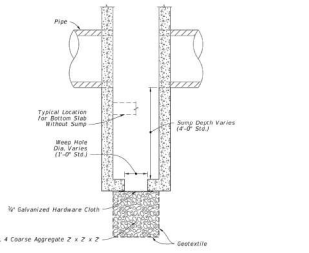
CONSTRUCTION JOINT OPTIONS AND MINIMUM BOX AND RISER SEGMENT DIMENSIONS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/20				425-001	6 of 8



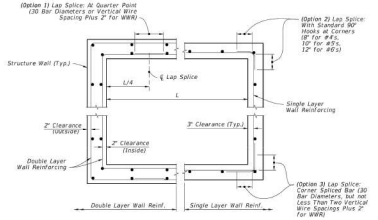
NOTE: For all structures unless excluded by special detail.

DRAINAGE STRUCTURE INVERT



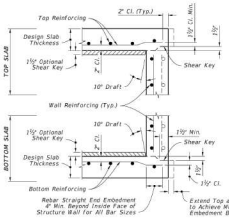
NOTES:
1. Construct sumps in inlets and manholes connecting to French Drains unless excluded in the Plans.
2. Construct sumps only where called for in the Plans at all other locations.
3. Construct weep holes in sump bottom only where called for in the Plans.
4. Install Type D-3 geotextile in accordance with Specification 514.

SUMP BOTTOM



HALF PLAN — HALF PLAN

WALL REINFORCING SPLICE DETAILS



NOTES:
1. See Sheet 6 for optional construction joints.
2. Bend bars as required to maintain cover.

TYPICAL SLAB TO WALL DETAILS (PRECAST STRUCTURE SHOWN)

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

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/23				425-001	4 of 8

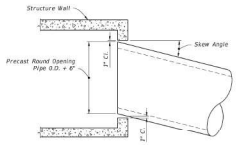
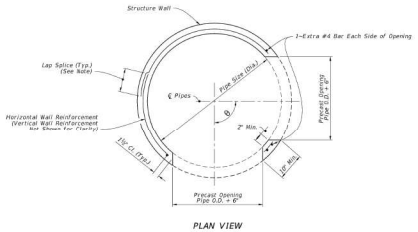


TABLE 4 - MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

	WALL THICKNESS	PIPE SIZE 18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"
MAXIMUM SKEW ANGLE	8"	19°	17°	16°	16°	15°	14°	13°	13°	13°	12°	12°	12°
	6"	21°	20°	18°	17°	17°	16°	15°	15°	14°	14°	13°	13°

NOTE: These values are based on 2" clearance for precast structures. Larger skews are possible for Cast-In-Place Structures or elliptical pipe openings when approved by the Engineer.

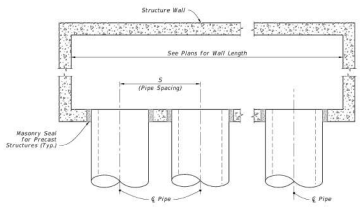
MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS



PLAN VIEW

NOTE: Lap splice: 20 bar diameter for deformed wire or bar, but not less than vertical wire spacing plus 2" for WWR or 40 bar diameters for smooth wire.

MULTIPLE PIPE CONNECTIONS - PRECAST ROUND STRUCTURES



PLAN VIEW

TABLE 5 - MINIMUM SIZES FOR MULTIPLE PARALLEL PIPE CONNECTIONS

PIPE SIZE	PIPE SPACING (S)
18"	2'-10"
24"	3'-3"
30"	4'-3"
36"	5'-1"
42"	6'-0"
48"	6'-8"
54"	7'-8"
60"	8'-6"
66"	9'-5"
72"	10'-4"
78"	10'-9"
84"	11'-8"

MULTIPLE PARALLEL PIPE CONNECTIONS - RECTANGULAR STRUCTURES

MISCELLANEOUS PIPE CONNECTION DETAILS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/20				425-001	8 of 8

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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR, AND SHALL NOT HAVE CONTROL OVER OR CHARGE OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF ANY OTHER PERSONS.

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—

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.734.3324
COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
STORMWATER DETAILS

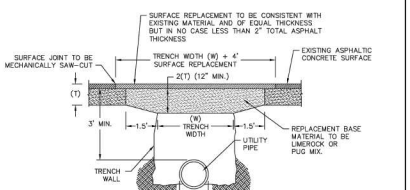
DATE: 03/30/2024

REVISIONS
1. 05-15-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

N.T.S.

DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C705

CAD FILE: STORMWATER DETAILS



NOTES:

1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTER.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE REVISION	ROADWAY OPEN-CUT	M-02 1 OF 1

POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND VALVE BOXES NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL BLUE PIPE AND SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE P.E. PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWA C901 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN, ENDOT ENDOPURE ONLY, BLUE WITH VIRGIN CLEAR CENTER

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51–86 (AWWA C151–86) – LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SHALL UTILIZE PUSH-ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50. UNDERGROUND METAL PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL.

ALL UNDERGROUND FITTINGS 4" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR ANSI A21.53 (AWWA C153) LATEST APPROVED LATEST. TYLER–UNION, SIP, OR APPROVED EQUAL.

ALL DUCTILE IRON PIPE REQUIRING RESTRAINTS SHALL UTILIZE GRIPPING RESTRAINTS.

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW–V–54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT–WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 –LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT ENDS AS REQUIRED, NON-RISING STEMS AND 2" SQUARE OPERATING NUTS AND SHALL BE–WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE REVISION 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	W-01 1 OF 5

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OF A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100–NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100–NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #46–S, SIP, OR APPROVED EQUAL. FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5–1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD 'WATER' PERMANENTLY CAST IN IT.

BLOW–OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW–OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW–OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, METER, INTER–CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS. CITY HAS THE RIGHT TO REQUIRE AUTOMATIC BLOW–OFF VALVES ON DEAD–END LINES.

METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U–BRANCH OR Y–BRANCH AS APPLICABLE, AND A WATER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.
SINGLE BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.

ALL WATER METERS WILL BE INSTALLED BY THE CITY. A INTEGRAL DUAL CHECK VALVE OR DOUBLE CHECK VALVE SHALL BE INSTALLED WHERE APPROPRIATE. BACKFLOW DEVICES SHALL BE INSTALLED BY THE DEVELOPER/OWNER. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND THE RESULTS SUBMITTED TO THE WATER DEPARTMENT FOR VERIFICATION.

PIPE LAYING

PRIOR TO CONNECTION OF NEW MAINS TO EXISTING STUBS, THE UTILITY SHALL INSTALL A LOCKING VALVE BOX COVER ON THE EXISTING TIE–IN VALVE TO PREVENT UNSUPERVISED OPENING OF THE VALVE.

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 36" OF COVER.

THE CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 18" ABOVE TOP OF PIPE. IN ADDITION, THE CONTRACTOR SHALL INSTALL A #10 AWG STEEL COPPER CLAD WIRE OR APPROVED EQUAL CONTINUOUS FOR TRACING.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL–LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE REVISION 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	W-01 2 OF 5

MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE BENDS GREATER THAN 10° AND AT ALL WYES, TEES, CAPS, VALVES AND REDUCERS.

MECHANICAL JOINTS GREATER THAN 7° IN DEPTH SHALL BE RESTRAINED WITH 3/4"STAINLESS STEEL ALL–THREAD RESTRAINTS.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A 'IPS' TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIME ROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIME ROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER PIPELINES:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY–TYPE OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER LINES SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (1) AND (2) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 10' FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, FAC. AND AT LEAST 10' FROM ALL JOINTS IN GRAVITY–TYPE OR PRESSURE–TYPE SANITARY SEWER LINES, WASTEWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, FAC.

(4) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"–THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE REVISION 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	W-01 3 OF 5

B. USE OF PIPE OR CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"–THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER LINE, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, FAC.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER LINE.

(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDCP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY–TYPE OR PRESSURE–TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWER LINES SHALL BE REDUCED WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDCP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM, AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E–6002, F.A.C.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE–RATED PIPE CONFORMING TO THE AWWA STANDARDS INCORPORATED INTO RULE 62–555.330, FAC. FOR THE OTHER PIPELINE IF IT IS GRAVITY–TYPE OR VACUUM–TYPE PIPELINE;

B. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR

C. USE OF WATER–TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE;

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES PRESSURE TESTED. THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND FILL THE LINE WITH WATER. THE VALVE SHALL BE CLOSED AND LOCKED AFTER LINE FILLING AND THE CONTRACTOR SHALL INSTALL THE NECESSARY FIXTURES PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23 AND AWWA C605 FOR PVC WATER MAINS OR AWWA C600 FOR DUCTILE IRON WATER MAINS. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM MAY BE BACKFILLED.

ALL WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE REVISION 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	W-01 4 OF 5

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, SMOOTHED OFF, AND FINALLY MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAVED SHALL BE MADE AS SPECIFIED ABOVE EXCEPT THAT THE ENTIRE FILL ABOVE PIPE SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

DISINFECTING

DISINFECTING THE WATER MAIN AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS MUST BE DONE IN ACCORDANCE WITH AWWA C651.

AFTER THE INSTALLATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND THE WATER LINES AND APPURTENANCES SHALL BE THOROUGHLY FLUSHED AND THEN DISINFECTED BY THE APPLICATION OF CHLORINE, EITHER GASEOUS OR IN HYPOCHLORITE FORM, UNTIL A RESIDUAL CHLORINE CONTENT OF AT LEAST 50 PPM IS OBTAINED THROUGHOUT THE SYSTEM. THIS CHLORINATED WATER SHALL REMAIN IN THE LINES FOR A PERIOD OF 24 HOURS, DURING WHICH TIME THE VALVES SHALL BE OPENED SEVERAL TIMES IN ORDER TO WET ALL OF THE PARTS.

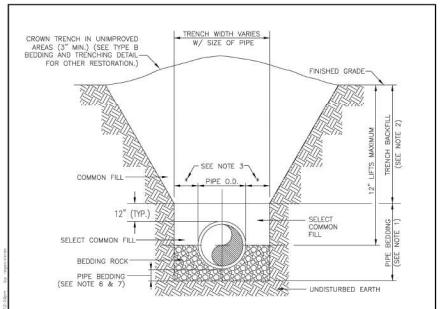
UPON COMPLETION OF THE FLUSHING AND DISINFECTION OF THE WATER LINES, THE CONTRACTOR SHALL HAVE WATER SAMPLES TESTED FOR BACTERIOLOGICAL MAIN CLEARANCE IN ACCORDANCE WITH APPLICABLE STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (F.D.E.P.) REQUIREMENTS. IN THE EVENT THAT THESE TESTS FAIL DUE TO CONTAMINATION, INADEQUATE STERILIZATION, OR FOR ANY OTHER CAUSE DIRECTLY RELATED TO THE WORK OF THE CONTRACTOR, THE WATER LINES SHALL BE DISINFECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE COST OF THE NECESSARY RETESTING FOR BACTERIOLOGICAL MAIN CLEARANCE SHALL BE CHARGED DIRECTLY TO THE CONTRACTOR OR DEDUCTED FROM ANY PAYMENT DUE.

EXCEPT AS REQUIRED FOR FLUSHING, DISINFECTION, AND BACTERIOLOGICAL MAIN CLEARANCE SAMPLING, THE TIE–IN VALVE SHALL REMAIN CLOSED AND LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR SERVICE BY THE F.D.E.P.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA. LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

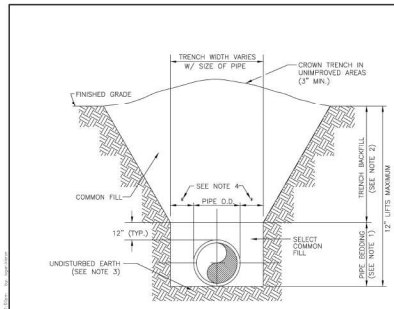
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE REVISION 04-03-24	POTABLE WATER DISTRIBUTION SPECIFICATIONS	W-01 5 OF 5



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T–180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T–180.
3. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. WHEN REQUIRED BY THE ENGINEER, GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE REVISION 04-03-24	TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	W-03 1 OF 1


TRENCH WIDTH VARIES W/ SIZE OF PIPE
CROWN TRENCH IN UNIMPROVED AREAS (3" MIN.)
FINISHED GRADE
SEE NOTE 3
PIPE O.D.
COMMON FILL
12" (TYP.)
TRENCH BACKFILL (SEE NOTE 2

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 FT. MINIMUM	WATER MAIN — 12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM	ALTERNATE 3 FT. MINIMUM — WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN — 10 FT. PREFERRED / 3 FT. MINIMUM	WATER MAIN — 12 INCHES PREFERRED / 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM — WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN — 10 FT. PREFERRED / 6 FT. MINIMUM (3)	WATER MAIN — 12 INCHES IS THE MINIMUM AND 18 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		

NOTES

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

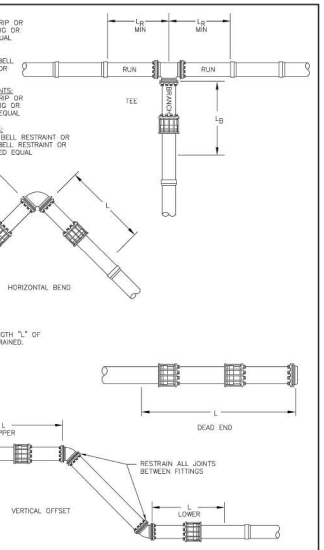
CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: SEPARATION OF WATER MAINS | DETAIL NUMBER: W-05 | 1 OF 1

DI FITTING RESTRAINTS:
TYLER-UNION 1000 TUF GRIP OR EBBA SERIES 1100 MEGALUG OR SIP EZD OR APPROVED EQUAL

DI PIPE BELL RESTRAINTS:
EBBA SERIES 1760 SPLIT BELL RESTRAINT OR SIP EZPTP OR APPROVED EQUAL

PVC C900 FITTING RESTRAINTS:
TYLER-UNION 2000 TUF GRIP OR EBBA SERIES 2000 MEGALUG OR SIP EZPVC OR APPROVED EQUAL

PVC PIPE BELL RESTRAINTS:
TYLER SERIES 3000 SPLIT BELL RESTRAINT OR EBBA SERIES 1900 SPLIT BELL RESTRAINT OR SIP EZPVCPTP OR APPROVED EQUAL



CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: MECHANICAL JOINT RESTRAINTS | DETAIL NUMBER: W-06 | 1 OF 2

MINIMUM LENGTH OF PIPE "L" (FEET) TO BE RESTRAINED

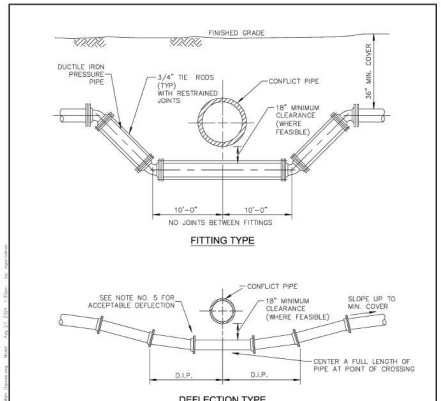
(SOURCES: EBBA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORIZ. BEND		17	24	31	37	43	49	55	66	76	89
45° HORIZ. BEND		7	10	13	15	18	20	23	28	32	37
22.5° HORIZ. BEND		3	5	6	7	9	10	11	13	15	18
11.25° HORIZ. BEND		2	2	3	4	5	5	6	7	8	9
45° VERT. OFFSET	UPPER BEND	16	22	29	34	41	46	52	64	74	89
	LOWER BEND	7	10	13	15	18	20	23	28	32	37
22.5° VERT. OFFSET	UPPER BEND	7	12	15	17	20	22	25	31	36	43
	LOWER BEND	3	5	6	7	9	10	11	13	15	18
11.25° VERT. OFFSET	UPPER BEND	4	5	7	8	11	12	14	16	18	22
	LOWER BEND	2	2	3	4	4	5	7	7	8	9
PLUG (DEAD END)		38	53	69	83	98	112	129	153	179	214
VALVE		38	53	69	83	98	112	129	153	179	214
TEE (BRANCH REST.)	4"X *	19	–	–	–	–	–	–	–	–	–
	6"X *	10	35	–	–	–	–	–	–	–	–
	8"X *	1	28	51	–	–	–	–	–	–	–
	10"X *	1	28	46	64	–	–	–	–	–	–
	12"X *	1	15	40	60	79	–	–	–	–	–
	14"X *	1	8	35	56	75	92	–	–	–	–
	16"X *	1	1	29	51	71	90	106	–	–	–
	20"X *	1	1	18	42	64	85	101	133	–	–
	24"X *	1	1	5	32	55	77	95	128	158	–
	30"X *	1	1	1	15	42	65	84	120	152	193
REDUCER (LARGER PIPE RESTRAINT)	6"X *	27	–	–	–	–	–	–	–	–	–
	8"X *	50	29	–	–	–	–	–	–	–	–
	10"X *	68	51	28	–	–	–	–	–	–	–
	12"X *	85	71	52	46	–	–	–	–	–	–
	14"X *	101	89	73	69	29	–	–	–	–	–
	16"X *	117	106	92	89	54	29	–	–	–	–
	20"X *	146	138	126	113	96	77	54	–	–	–
	24"X *	173	166	157	146	132	98	77	54	–	–
	30"X *	209	204	197	188	178	165	151	117	75	–

NOTES:

1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE – SP; TRENCH TYPE – 3; TEST PRESSURE – 150 PSI
   SAFETY FACTOR – 1.5; DEPTH OF BURY – 3'; VERTICAL OFFSET – 3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES.
5. THIS TABLE IS FOR SP SOILS. THE ENGINEER IS TO BE NOTIFIED IF OTHER TYPE SOILS ARE ENCOUNTERED.
6. ALL PIPES SHALL BE RESTRAINED PER THE LENGTHS AS CALLED FOR IN THE ABOVE REFERENCED TABLE. THE COSTS FOR THESE RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.
7. ANY CALL OUTS AS NOTED ON THE PLANS FOR "TUF GRIP" RESTRAINTS OR "MEGALUGS" ARE IN ADDITION TO THOSE AS NOTED AND CALLED FOR IN THE ABOVE TABLE.

CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: MECHANICAL JOINT RESTRAINTS | DETAIL NUMBER: W-06 | 2 OF 2



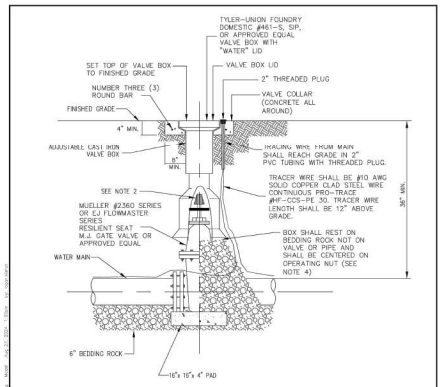
FITTING TYPE

DEFLECTION TYPE

NOTES

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH TUF GRIP OR MEGALUG RESTRAINTS
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
5. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
6. REFER TO TYPICAL RESTRAINING DETAIL W-06

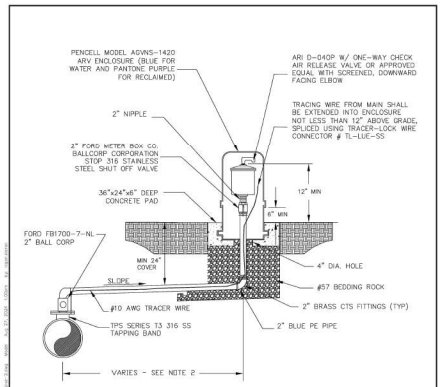
CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: WATER/ SEWER PIPE CONFLICT DETAIL | DETAIL NUMBER: W-07 | 1 OF 1



NOTES:

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

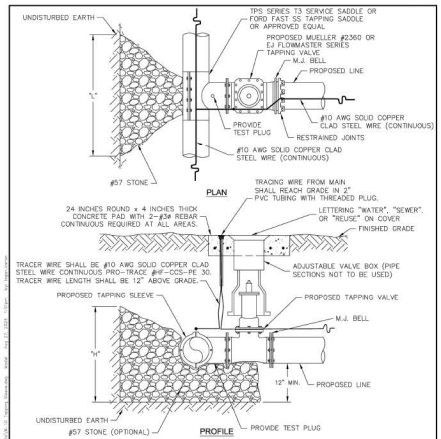
CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: GATE VALVE AND BOX DETAIL | DETAIL NUMBER: W-08 | 1 OF 1



NOTES:

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

CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: 2" AUTOMATIC AIR RELEASE VALVE | DETAIL NUMBER: W-09 | 1 OF 1



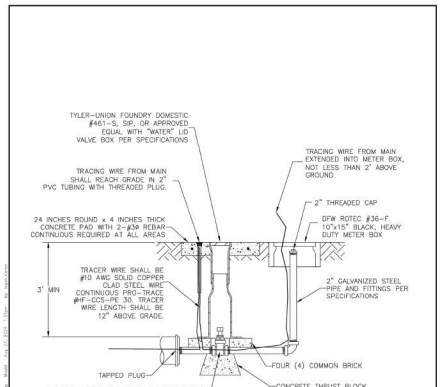
RUN	BRANCH 4 INCH H	L	6 INCH H	L	8 INCH H	L	10 INCH H	L	12 INCH H	L	14 INCH H	L
4 INCH	15	20										
6 INCH	15	20	23	30								
8 INCH	15	20	23	30	31	39						
10 INCH	15	20	23	30	31	39	40	48				
12 INCH	15	20	23	30	31	39	40	48	48	57		
16 INCH	15	20	23	30	31	39	40	48	48	57	62	78
18 INCH	15	20	23	30	31	39	40	48	48	57	62	78
20 INCH	15	20	23	30	31	39	40	48	48	57	62	78
24 INCH	15	20	23	30	31	39	40	48	48	57	62	78
30 INCH	15	20	23	30	31	39	40	48	48	57	62	78

DIMENSIONS ARE INCHES

NOTES:

1. VALVE STEM MAXIMUM DEPTH 36 INCHES TO FINISHED GRADE.
2. VALVE STEM EXTENSION SHALL BE SECURED WITH A STAINLESS STEEL SET SCREW TO THE OPERATING NUT, AND SUPPLIED WITH A STAINLESS STEEL CENTERING RING(S).
3. VALVE BOX RISER SHALL BE SUPPLIED BY VALVE BOX MANUFACTURER. P.V.C. RISER SHALL NOT BE ALLOWED.
4. NO TAP SHALL BE MADE BEFORE A TEST OF 150 P.S.I. FOR 30 MINUTES IS PERFORMED ON THE VALVE AND SLEEVE ASSEMBLY WITH ZERO LOSS, WITH THE VALVE IN THE OPEN POSITION AND PLUGGED OR CAPPED.
5. NO TAP LESS THAN 2" ON A 4" OR GREATER MAIN

CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: TAPPING SLEEVE AND VALVE | DETAIL NUMBER: W-10 | 1 OF 1



NOTE:
CITY CAN REQUIRE AUTOMATIC BLOW OFF (SEE DETAIL FOR AUTOMATIC BLOW OFF VALVE)

CITY OF WILDWOOD — 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: 2" BLOW-OFF | DETAIL NUMBER: W-11 | 1 OF 1

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLAN IS APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S THE MEANS, OR ANY HEADING STRUCTURES OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
ORLANDO, FLORIDA 32801
111 N. MAGNOLIA AVENUE, SUITE 1350
CA# 29291
CO.# 29291
407.74.3324

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
WATER DETAILS

DATE: 03/30/2024

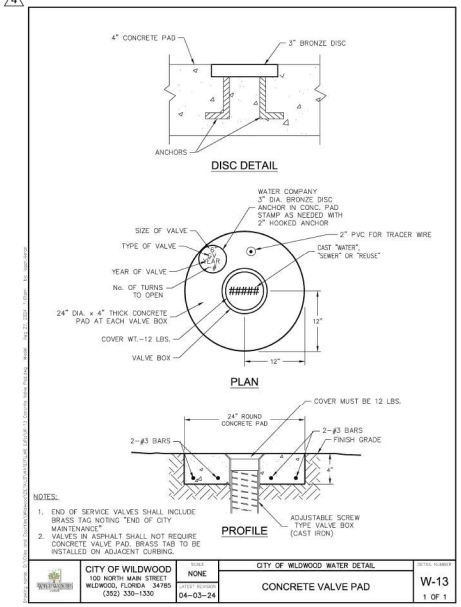
1. 05-15-2024 - PER CLIENT COMMENTS & SIR/WMD
2. 07-15-2024 - PER SJRWMD COMMENTS
3. 09-30-2024 - CITY OF WILDWOOD COMMENTS
4. 11-27-2024 - 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 - 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 - 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

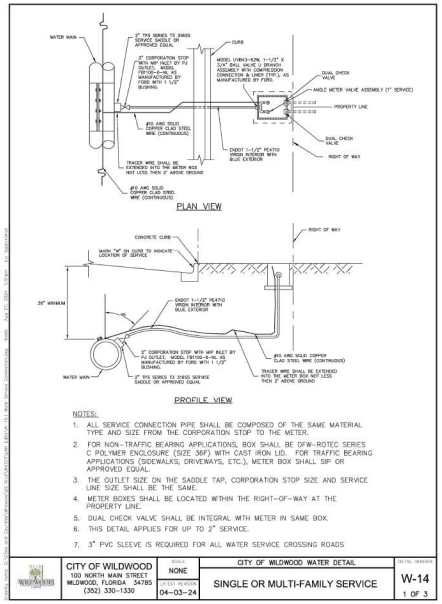
N.T.S.

DRAWN BY: SAM
CHECKED BY: DB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO.: C707

CAD FILE: SEWER DETAILS

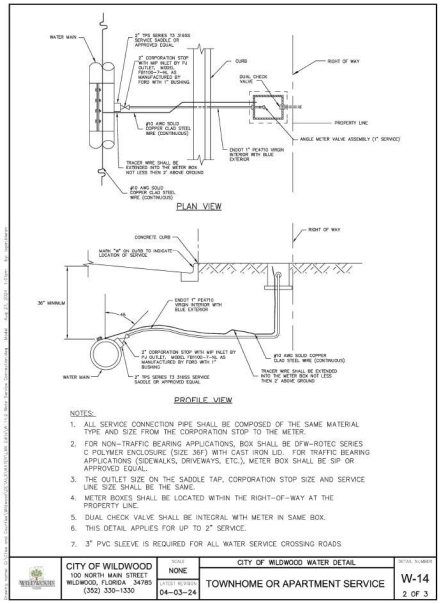


CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	CONCRETE VALVE PAD	W-13 1 OF 1



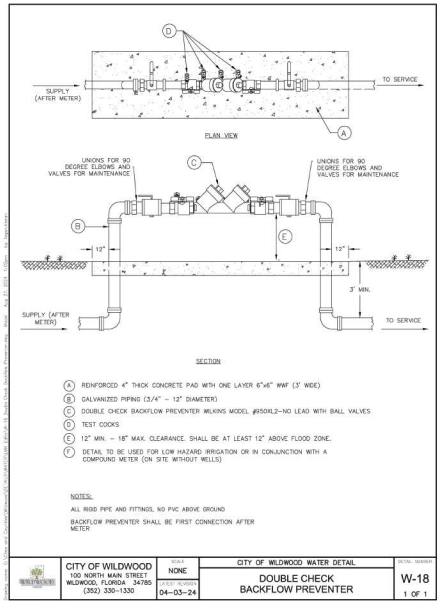
NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE SIP OR APPROVED EQUAL.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.
7. 3" PVC SLEEVE IS REQUIRED FOR ALL WATER SERVICE CROSSING ROADS

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	SINGLE OR MULTI-FAMILY SERVICE	W-14 1 OF 3

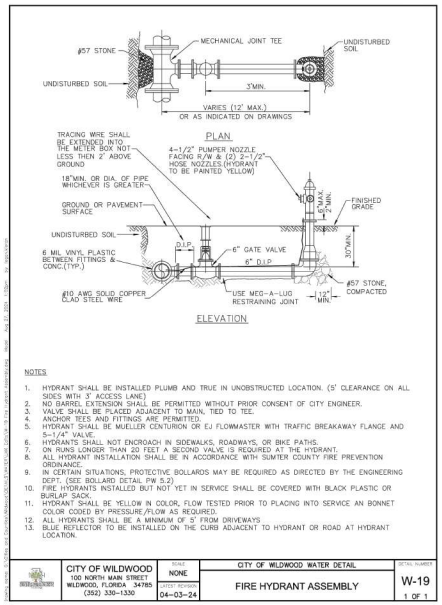


NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE SIP OR APPROVED EQUAL.
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CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	TOWNHOME OR APARTMENT SERVICE	W-14 2 OF 3

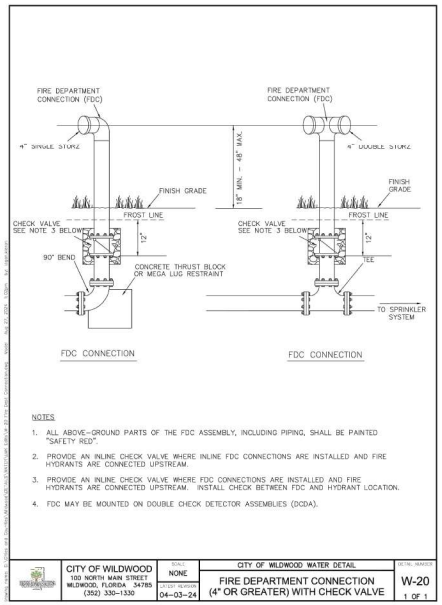


CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	DOUBLE CHECK BACKFLOW PREVENTER	W-18 1 OF 1



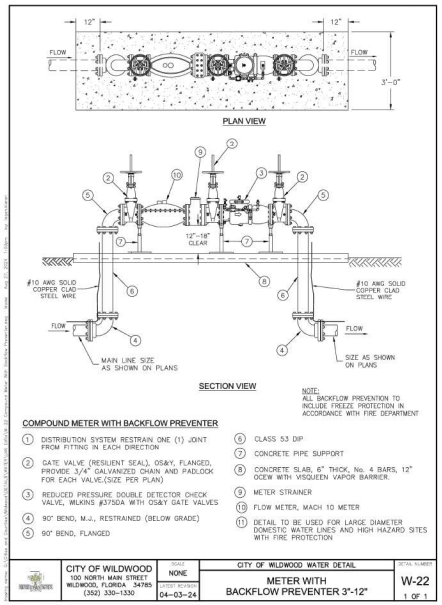
NOTES
1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION. (5' CLEARANCE ON ALL SIDES WITH 3' ACCESS LANE)
2. NO BARREL EXTENSION SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF CITY ENGINEER.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.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

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100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	FIRE HYDRANT ASSEMBLY	W-19 1 OF 1



NOTES
1. ALL ABOVE-GROUND PARTS OF THE FDC ASSEMBLY, INCLUDING PIPING, SHALL BE PAINTED "SAFETY RED".
2. PROVIDE AN INLINE CHECK VALVE WHERE INLINE FDC CONNECTIONS ARE INSTALLED AND FIRE HYDRANTS ARE CONNECTED UPSTREAM.
3. PROVIDE AN INLINE CHECK VALVE WHERE FDC CONNECTIONS ARE INSTALLED AND FIRE HYDRANTS ARE CONNECTED UPSTREAM. INSTALL CHECK BETWEEN FDC AND HYDRANT LOCATION.
4. FDC MAY BE MOUNTED ON DOUBLE CHECK DETECTOR ASSEMBLIES (DCDA).

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	FIRE DEPARTMENT CONNECTION (4" OR GREATER) WITH CHECK VALVE	W-20 1 OF 1



NOTE:
ALL BACKFLOW PREVENTION TO INCLUDE FREEZE PROTECTION IN ACCORDANCE WITH FIRE DEPARTMENT

COMPOUND METER WITH BACKFLOW PREVENTER

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

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100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	METER WITH BACKFLOW PREVENTER 3"-12"	W-22 1 OF 1

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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3224
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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
WATER DETAILS

DATE 03/30/2024

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REVISIONS

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DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C708

CAD FILE: BENCH DETAILS

WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE WORK SHALL ALSO INCLUDE SUCH CONNECTIONS, RECONNECTIONS, TEMPORARY SERVICE, AND ALL OTHER PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE NEW WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUSTAIN OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DETAIL.

POLYVINYL CHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 10'. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 10'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE SECTIONS, COATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER AS SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT CONDITIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS; THEY SHALL BE EXACTLY PARALLEL WITH A 2:1 SLOPE, WITHIN TOLERANCES OF 1/16" CLEARANCE WITH THE TONGUE EQUIPPED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O-RING RUBBER GASKET, CONFORMING TO ASTM C443 –LATEST, JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR RAMNEK PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PRE-PRIMED.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, THE INTERIOR AND EXTERIOR SURFACES OF EACH MANHOLE SHALL BE GIVEN TWO COATS OF COAL–TAR EPOXY. TOTAL MINIMUM DRY FILM THICKNESS SHALL BE 12 MILS. EACH COAT SHALL BE APPLIED AT THE RATE OF ONE GALLON PER 100 S.F. THE WATERPROOFING MATERIAL SHALL BE SUPPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THAT THE APPLICATION OF THE SECOND COAT HAS NO EFFECT ON THE FIRST COAT. THE COAL–TAR EPOXY SHALL BE APPLIED AT THE PLACE OF FABRICATION. ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AFTER MANHOLE INSTALLATION IF SO DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON. THEY SHALL BE SMOOTH AND FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNFIT FOR THE SERVICE FOR WHICH THEY ARE INTENDED. THEY SHALL BE THOROUGHLY CLEANED AND SUBJECTED TO A CAREFUL HAMMER INSPECTION. CASTINGS SHALL MEET THE REQUIREMENTS OF ASTM A48 – LATEST, SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 65–45–12, DUCTILE IRON MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN EITHER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN HS20–44 LOADING DEFINED IN THE AASHTO SPECIFICATIONS. FRAMES AND COVERS SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

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CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 1 OF 5

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN SOIL BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SUBSOIL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SUBSOIL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125.8 BACKFILLING – THE REQUIREMENTS SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125.8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–99.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE THIRD STAGE (MIN. 4' BELOW FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180. WHERE THE CONSTRUCTION IS OUTSIDE THESE LIMITS, THE THIRD STAGE SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. DENSITY TESTS SHALL BE TAKEN ON EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 L.F. AND AT EACH TRANSVERSE SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR WEATHER IS UNSUITABLE FOR WORKING IN DRY CONDITIONS. AT ALL TIMES WHEN WORK IS NOT IN PROGRESS, ALL OPEN ENDS OF PIPE AND FITTINGS SHALL BE SECURELY CLOSED SO THAT NO TRENCH WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH DEWATERING (WELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE DEWATERED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THIS STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME FUTURE TIME WITHOUT INJURY TO THE PIPE ITSELF. AT THE CLOSE OF EACH DAY'S WORK, AND AT OTHER TIMES WHEN PIPE IS NOT BEING LAID, THE END OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE–FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER OBSTRUCTING MATERIAL INTO THE PIPELINES. AS THE WORK PROGRESSES, THE INTERIOR OF THE SEWER SHALL BE CLEARED OF ALL DIRT, JOINTING MATERIAL, AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER, PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL, AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTION

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THE CITY INSPECTOR AND THE CITY CONSTRUCTION MANAGER SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS–BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

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SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS SHOWN ON THE STANDARD DRAWINGS. IN THE ABSENCE OF AN EXISTING WYE, CONNECTIONS OF NEW SERVICES TO EXISTING MAINS SHALL BE MADE BY INSTALLING A SADDLE TYPE FITTING OF THE SAME MANUFACTURER AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. EIGHT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICE OR OPPOSITE WYES AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE AS DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER–TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

AN EMS SANITARY MARKER #1253 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EACH SANITARY SEWER SERVICE LATERAL, IF SO REQUIRED BY THE CONSTRUCTION DETAILS OF THE DRAWINGS. THE CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND, IF SO, THE REQUIRED LOCATION AND DEPTH.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH DEVIATION OR OMISSION SHALL BE CORRECTED AT ONCE. ALL TESTS SHALL BE MADE BY THE CONTRACTOR WHO SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPACTION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE OBSERVED FIRST HAND BY THE CITY INSPECTOR AND ENGINEER. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF LIMEROCK BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SIGHTED BETWEEN SUCCESSIVE MANHOLES TO INSURE PROPER GRADE AND ALIGNMENT. A FULL PIPE CIRCLE SHALL BE OBSERVED. DEFECTS NOTED SHALL BE IMMEDIATELY DUG UP AND CORRECTED AFTER WHICH BACKFILLING MAY PROCEED TO THE TOP OF THE TRENCH. THE CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING AGAINST DISPLACEMENT, FLOTATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL VIDEO THE SECTIONS IN QUESTION.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW–PRESSURE AIR TEST OF 3.5 PSIG FOR 5 MINUTES WITH ZERO LOSS. ALL TEST SHALL REQUIRE NO ADJUSTMENT OF THE PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH UNI–BELL PVC PIPE ASSOCIATION UNI–B–6–90 "RECOMMENDED PRACTICE FOR LOW–PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC. AND ANY OTHER NECESSARY EQUIPMENT AND ALL LABOR REQUIRED, WITHOUT ADDITIONAL COMPENSATION. THE ENGINEER SHALL CALCULATE THE MINIMUM TIME REQUIRED FOR EACH TEST ON EACH SECTION OF LINE AND SHALL SO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER (EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTION) AND REPAIR OR REPLACE THE DEFECTIVE PIPE FITTING, JOINT OR OTHER APPURTENANCE, AND RETEST THE REPAIRED SECTION WITHOUT ADDITIONAL COMPENSATION. UPON SATISFACTORY COMPLETION OF THE TESTS, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY TEST PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORE THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN NO MORE THAN 0.25" OF SAG, SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 3 OF 5

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL GRADING MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF THE SECTIONS SHALL BE SEALED WITH PRE MOLDED PLASTIC JOINT SEALER EQUAL TO "RAMNEK", OR HAVE AN O–RING GASKET INSTALLED IN THE PREFORMED RECESS. ALL HOLES IN THE SECTIONS REQUIRED FOR HANDLING AND THE ANNULAR SPACE BETWEEN THE WALLS OF THE MANHOLE AND THE ENTERING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON–SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER–TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE DRAWINGS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MORTAR FOR JOINTS SHALL BE ONE PART CEMENT AND TWO PARTS SAND; LIME SHALL NOT BE USED. REINFORCEMENT SHALL BE PROVIDED AS NECESSARY TO PREVENT BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLUSHING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. TO ASSURE A SUFFICIENT BOND BETWEEN THE MANHOLE COVERS AND THE SURROUNDING ASPHALT SURFACE, THE MANHOLE COVER SHALL NOT BE SET UNTIL ALL BASE CONSTRUCTION HAS BEEN COMPLETED. THE MANHOLES SHALL BE PROTECTED DURING THE ROADWAY CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE SHALL BE UNCOVERED AND THE RING AND COVER SO PLACED TO ACCURATELY MEET THE FINISH PAVEMENT GRADE. THE MANHOLE FRAME SHALL BE SET ON THIS CONCRETE SECTION IN A RING OF MORTAR NOT LESS THAN 1" THICK AND SHAPED TO SHED WATER AWAY FROM THE FRAME. ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTH. THE AREA EXCAVATED IN THE LIMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE RING AND COVER TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK RUST–INHIBITING PAINT. IF THE MANHOLE IS LOCATED IN A PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT SURFACE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR WHILE THE MANHOLES ARE UNDER CONSTRUCTION. BUILT UP SIDES IN MANHOLES SHALL BE AND CONSTRUCT THE INVERT TO THE SHAPE AND SIZES OF PIPE INDICATED. ALL INVERTS SHALL FOLLOW THE GRADES OF THE PIPES ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND ENTERING BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES TO MANHOLES. THE END OF EACH STUB LINE SHALL BE PROVIDED WITH A BELL END WHICH SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED BY DISTANCE FROM THE NEAREST MANHOLE. THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS–BUILT DRAWINGS.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 4 OF 5

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO PRECAST MANHOLES. THE CONNECTOR SHALL BE THE SALE ELEMENT RELIED ON TO ASSURE A FLEXIBLE WATER–TIGHT SEAL OF THE PIPE TO THE MANHOLE. NO ADHESIVES OR LUBRICANTS SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM C923 AND CONSIST OF EPDM AND ELASTOMERS DESIGNED TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, AND CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE FATS, OILS AND PETROLEUM PRODUCTS FROM SPILLS. ALL STAINLESS STEEL ELEMENT OF THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE PRECAST MANHOLE SUPPLIER, AND SET FOR 60"/LBS. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES SHALL BE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES, UNLESS STUBS OF CORRECT SIZE ARE FOUND TO EXIST, THE CONTRACTOR SHALL CUT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE (WALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST OPENING POSSIBLE, CONSISTENT WITH THE WORK TO BE DONE.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER–TIGHT JOINT USING "CONSTRUCTION GROUT" OR "SET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "NS GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL, AND REPAIR THE EXISTING MANHOLE INVERT IN A MANNER SATISFACTORY TO THE ENGINEER. THE FLOOR SHALL BE REFORMED AND FINISHED TO PROVIDE FLOW CHANNELS AS SPECIFIED FOR NEW MANHOLES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS, AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE DESIGNATED ON THE DRAWINGS FOR SUCH STRUCTURES, SHALL BE CUT DOWN OR EXTENDED, AND MADE TO CONFORM TO THE GRADE OF THE NEW PAVEMENT, OR TO THE DESIRED GRADE OF THE NEW STRUCTURE IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

PAVEMENT REPLACEMENT

WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY PUBLIC WORKS STAFF AND/OR ENGINEER BEFORE REMOVAL. THE REPLACED PAVEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS THAT REMOVED, EXCEPT WHERE PERMISSION IS GIVEN BY THE CITY INSPECTOR OR ENGINEER FOR THE USE OF ANOTHER TYPE. ROUGH CUTS FOR PAVEMENT CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT ON PUBLIC ROADWAYS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENTAL ENTITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

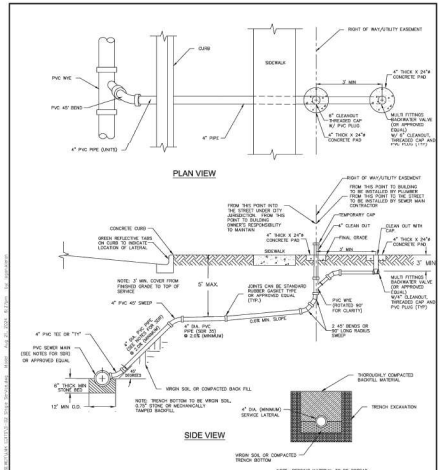
CLEARANCE REQUIREMENTS

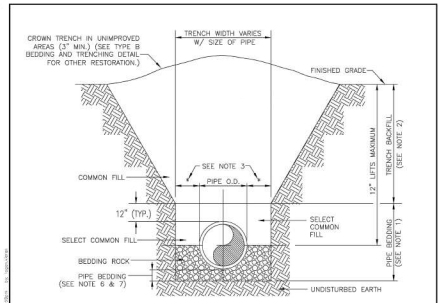
MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

GENERAL DESIGN

1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE PIPING SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLES SHALL REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT–OF–WAY TO THE GREATEST EXTENT POSSIBLE.
4. UNLESS OTHERWISE APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES SHALL BE WATER TIGHT WITH A COLD TAR EXTERIOR COATING.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-20-24	WASTEWATER COLLECTION SPECIFICATIONS	S-01 5 OF 5

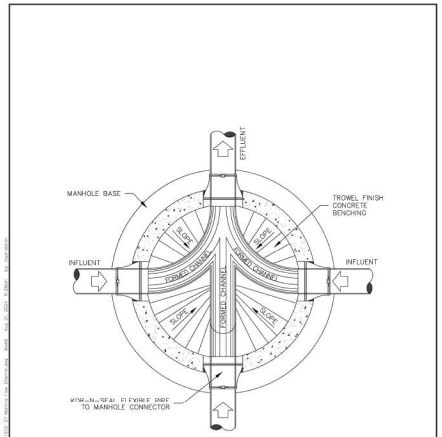

PLAN VIEW
RIGHT OF WAY/UTILITY EASEMENT
CURB
SIDEWALK
PVC WYE
PVC 45° BEND
4" THICK X 24"X CONCRETE PAD
3' MIN
6" CLEANOUT W/ PVC PLUG
4" PVC PIPE (UNITS)
4" PIPE
MULTI FITTINGS BACKWATER VALVE (OR APPROVED EQUAL) W/ 6" CLEANOUT THREADED CAP AND PVC PLUG (TYP)
4" THICK X 24"X CONCRETE PAD
SIDE VIEW
CONCRETE CURB
GREEN REFLECTIVE TAPE ON CURB TO INDICATE LOCATION OF LATERAL
FROM THIS POINT INTO THE STREET UNDER CITY JURISDICTION. FROM THIS POINT TO BUILDING OWNER'S RESPONSIBILITY TO MAINTAIN
TEMPORARY CAP
4" CLEAN OUT WITH CAP
FINAL GRADE
4" THICK X 24"X CONCRETE PAD
3' MIN
NOTE: 3' MIN. COVER FROM FINISHED GRADE TO TOP OF SERVICE
5' MAX.
JOINTS CAN BE STANDARD RUBBER GASKET TYPE OR APPROVED EQUAL (TYP.)
4" PVC 45° SWEEP
MULTI FITTINGS BACKWATER VALVE (OR APPROVED EQUAL) W/ 6" CLEANOUT THREADED CAP AND PVC PLUG (TYP)
1.5% MIN. SLOPE
4" DIA. PVC SCH 40 (OR SDR 35) @ 2.0% (MINIMUM)
2 45° BENDS OR LONG RADIUS SWEEP
4" PVC TEE OR "TY"
PVC SEWER MAIN (SEE NOTES FOR SIZE) OR APPROVED EQUAL
6" THICK MIN STONE BED
12" MIN O.D.
VIRGIN SOIL OR COMPACTED BACK FILL
NOTE: TRENCH BOTTOM TO BE VIRGIN SOIL, 0.70" STONE OR MECHANICALLY TAMPED BACKFILL
4" DIA. (MINIMUM) SERVICE LATERAL
THOROUGHLY COMPACTED BACKFILL MATERIAL
TRENCH EXCAVATION
VIRGIN SOIL OR COMPACTED TRENCH BOTTOM
NOTE: BEDDING MATERIAL TO BE SPREAD UNIFORMLY AND COMPACTED UNDER PIPE TO PROPER GRADIENT



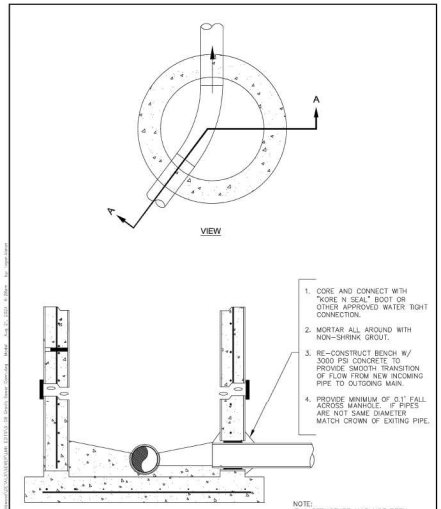
NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. WHEN REQUIRED BY THE ENGINEER, GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

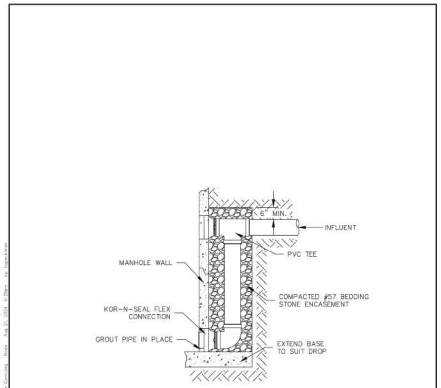
CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 04-03-24	CITY OF WILDWOOD WATER DETAIL	TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	DETAIL NUMBER: W-03	1 OF 1



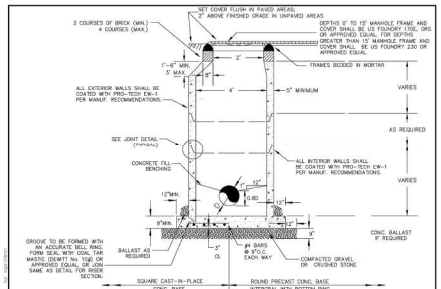
CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL	TYPICAL MANHOLE PLAN	DETAIL NUMBER: S-07	1 OF 1



CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL	GRAVITY SEWER CONNECTION	DETAIL NUMBER: S-08	1 OF 1



CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL	STANDARD DROP MANHOLE CONNECTION	DETAIL NUMBER: S-09	1 OF 1



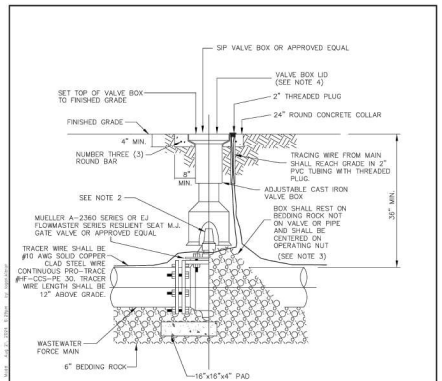
PRECAST CONC. MANHOLE

NOTES

1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, EXTERIOR, JOINTS AND GROUTED AREAS SHALL BE COATED WITH TWO (2) COATS OF BITUMASTIC SEALER.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 24" US FOUNDRY 170E, ORS. MANHOLES 15' DEEP AND GREATER SHALL HAVE A 32" US FOUNDRY 230 RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALLS.
6. MANHOLES SHOWN ARE FOR SEWER SIZE 6" THRU 24". FOR LARGER SEWER SIZES SPECIALLY DESIGNED MANHOLES SHALL BE PROVIDED.
7. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "EMBECO" GROUT OR APPROVED EQUAL.
8. DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT PIPE.
9. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. CONNECTION PIPES TO MANHOLES HAVE BEEN DETAILED AS P.V.C. PIPE AND SHALL BE MODIFIED AS REQUIRED FOR OTHER APPROVED MATERIAL.
10. THE CITY OF WILDWOOD MAY DETERMINE THAT CERTAIN MANHOLE STRUCTURES WILL BE CONSIDERED TURBULENT AND MAY REQUIRE AN AGRU SURE GRIP HOPE LINER OR APPROVED EQUAL.
11. IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

MANHOLE STRUCTURAL DATA	
	BOTTOM SLAB THICKNESS
MANHOLE DEPTH IN FEET	THICKNESS IN INCHES BETWEEN DEPTHS SHOWN
0' TO 10'	8"
10' TO 15'	10"
15' TO 20'	14"
BELOW 20'	AS APPROVED

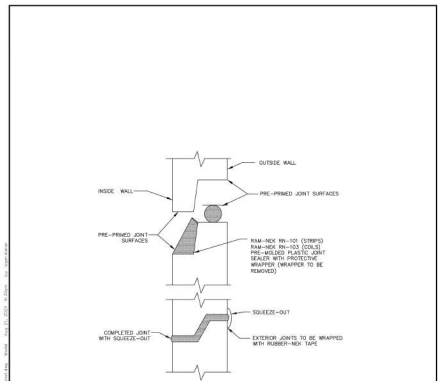
CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL	PRECAST CONCRETE MANHOLE	DETAIL NUMBER: S-10	1 OF 1



NOTES

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON END OF SERVICE VALVES.

CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL	GATE VALVE AND BOX DETAIL	DETAIL NUMBER: S-13	1 OF 1



CITY OF WILDWOOD	100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL	PRECAST CONCRETE MANHOLE JOINT CONSTRUCTION	DETAIL NUMBER: S-16	1 OF 1

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONSTRUCTION PLANS ARE APPROXIMATE AND NOT GUARANTEED OR VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3224
COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SEWER DETAILS

DATE: 03/30/2024

1. 05-15-2024 PER CLIENT COMMENTS & SIR/MWD
2. 07-15-2024 PER SIR/MWD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

N.T.S.

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO.: C710

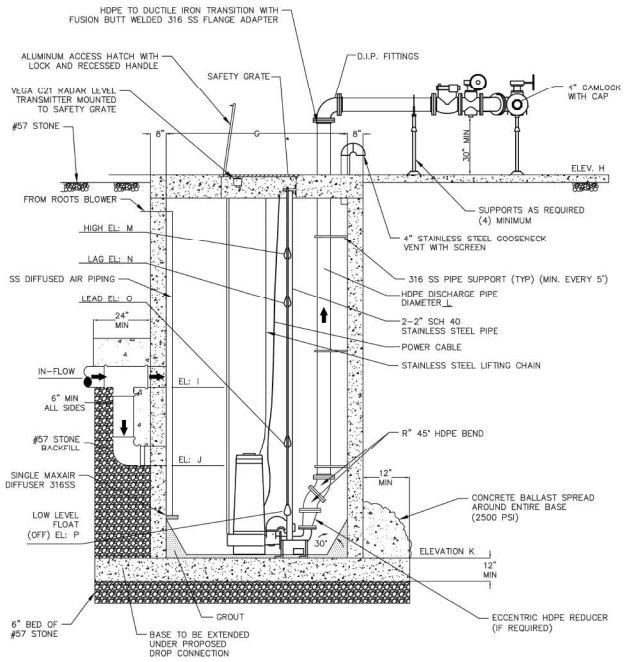
CAD FILE: SEWER DETAILS

LIFT STATION DATA

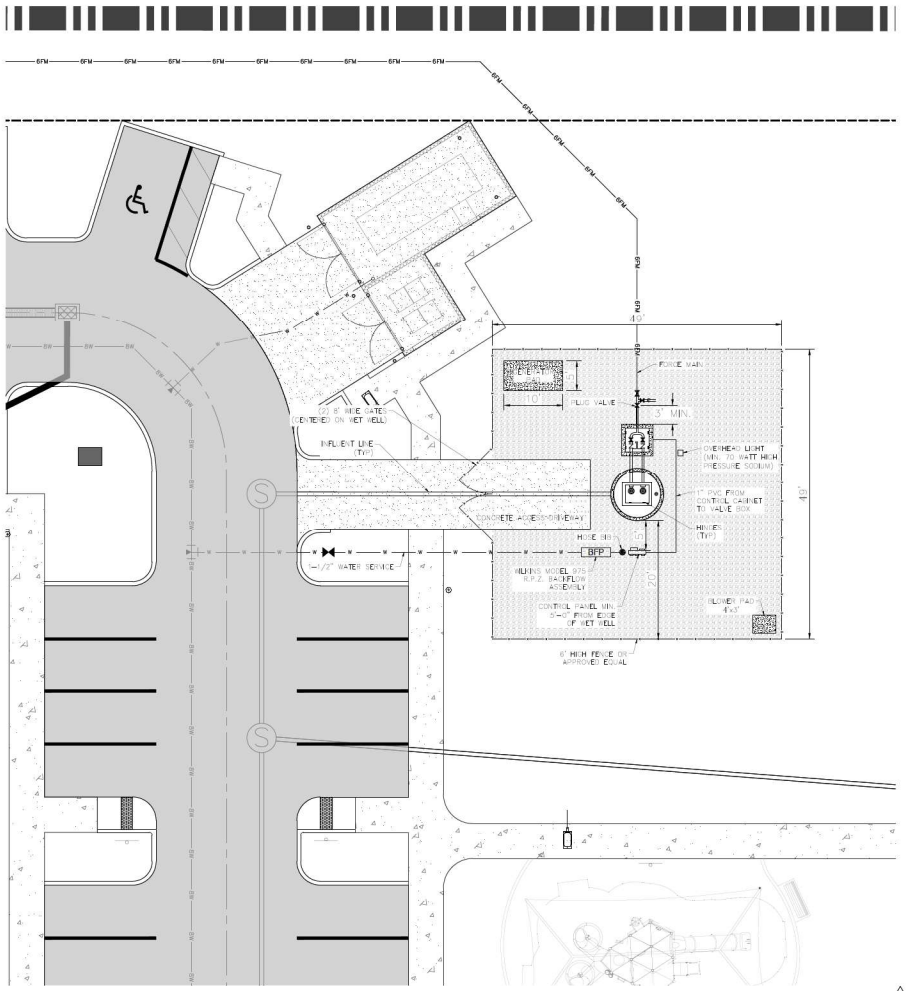
PUMPING STATION	DIMENSION/ ELEVATION
G	8 FT
H	72.42 FT
I	61.10 FT

PUMPING STATION	DIMENSION/ ELEVATION
J	56.12 FT
K	54.12 FT
L	6 IN

PUMPING STATION	DIMENSION/ ELEVATION
M	60.60 FT
N	60.10 FT
O	59.60 FT
P	56.12 FT
Q	N/A
R	6 IN



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE LATEST REVISION: 08-20-24	CITY OF WILDWOOD SEWER DETAIL LIFT STATION SECTION VIEW	DETAIL NUMBER: S-19 2 OF 3	



NOTES:
1. CONTRACTOR SHALL SUPPLY A LIFT STATION GENERATOR AND BLOWER AS SPECIFIED IN SECTION 9 OF THE CITY OF WILDWOOD STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER.
2. SEE DETAIL S-21 IN SHEET C712 FOR PUMP SPECIFICATIONS.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY NOT REPRESENT ALL UNDERGROUND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) BEFORE COMMENCING WORK AND TO HAVE ALL UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL ALSO NOTIFY OTHER UTILITIES THAT ARE NOT MEMBERS OF SUNSHINE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS) BEFORE COMMENCING WORK AND TO HAVE ALL UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF PERFORMING THE WORK, OTHER THAN THE RESPONSIBILITY TO PROTECT THE PUBLIC FROM DANGER CAUSED BY THE ENGINEER'S DESIGN DRAWINGS OR THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3324
COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
LIFT STATION PLAN

DATE: 03/30/2024

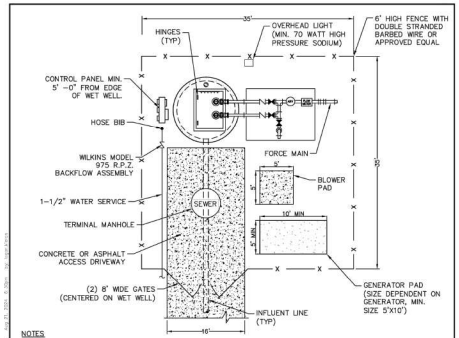
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 5' 10'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C711

CAD FILE: LIFT STATION PLAN

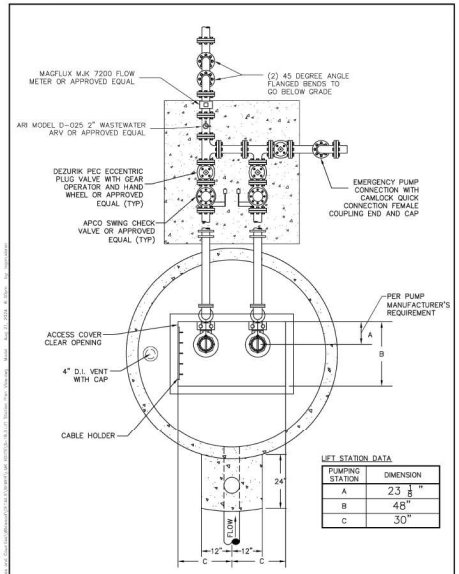


NOTES

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

1. NORTH ARROW.
2. FENCE WITH 2–8' WIDE GATES.
3. INFLUENT LINE ENTRY LOCATION.
4. HINGE LOCATION.
5. SHOW POWER SERVICE FEED.
6. 5' -0" FROM CONTROL PANEL TO EDGE OF WET WELL.
7. DESIGN TO BE COORDINATED WITH DETAIL SHEET.
8. FENCED AREA TO BE COVERED WITH WEED BLOCK FABRIC AND A MINIMUM OF 3" OF #57 STONE.
9. INFLUENT MAIN SHALL BE CLEAR OF PANEL AND VAULT.
10. MIN. LOT SIZE TO BE 35' x 35'.

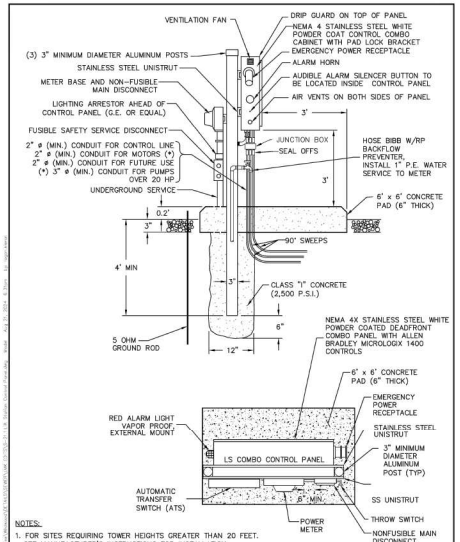
CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	DATE: 08-20-24	TYPICAL LIFT STATION LAYOUT DETAIL	S-19 1 OF 3



LIFT STATION DATA

PUMPING STATION	DIMENSION
A	23 1/8"
B	48"
C	30"

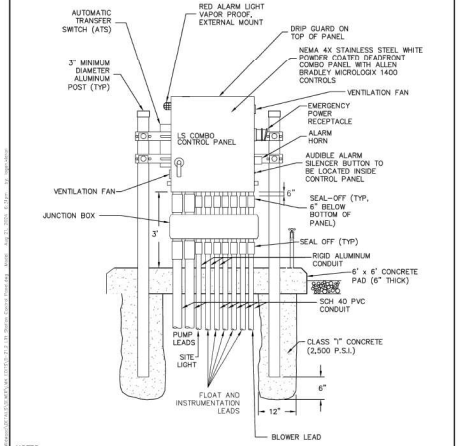
CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	DATE: 08-20-24	LIFT STATION PLAN VIEW	S-19 3 OF 3



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CONTROL PANELS TO INCLUDE PUSH/ PULL VENTILATION SYSTEM.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	DATE: 08-20-24	LIFT STATION CONTROL PANEL	S-21 1 OF 4



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CONTROL PANELS TO INCLUDE PUSH/PULL VENTILATION SYSTEM.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	DATE: 08-20-24	LIFT STATION CONTROL PANEL	S-21 2 OF 4

GENERAL NOTES

1. ALL EXPOSED PIPE SHALL BE PAINTED WITH 2 COATS OF GREEN TNEMEC SERIES 66 EPOXOLINE. OUTFLOW PIPE SHALL BE GREEN IN COLOR.
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
4. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN THE WET WELL.
5. WET WELL ACCESS HATCH SHALL BE ALUMINUM WITH 316 SS HARDWARE AND LOCK CLASP; BY US FOUNDRY, HALLIDAY, OR APPROVED EQUAL.
6. WET WELL ACCESS HATCH SHALL BE EQUIPPED W/ OPT-GRATE AS MANUFACTURED BY HALLIDAY PRODUCTS OR EQUAL.
7. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8. ALL HARDWARE IN WET WELL TO BE STAINLESS STEEL.
9. ALL INTERIOR WALLS OF THE WET WELL SHALL BE CONSTRUCTED WITH "AGRU SURE GRIP" HDPE OR APPROVED EQUAL.
10. WET WELL SHALL BE COATED WITH COAL TAR OUTSIDE. (2 COATS, 9 MILS EACH)
11. PUMPS SHALL BE FLYGT. ONE PUMP SHALL BE INSTALLED WITH A "FLYGT MIX-FLUSH" VALVE.
12. WET WELL LIQUID LEVEL CONTROLS SHALL BE "VEGA" LEVEL TRANSDUCER WITH BACK-UP REDUNDANT FLOATS
13. FENCE AROUND WET WELL, MINIMUM 35'x35' (CHAIN LINK OR APPROVED EQUAL).
14. 2"x6" PRESSURE TREATED WOOD AROUND OUTSIDE 1 FOOT BEYOND FENCE AND ROCK.
15. PROVIDE GROUNDING GRID AROUND PERIMETER OF STATION.
16. EMERGENCY BY-PASS PUMPING CAPABILITY SHALL BE PROVIDED FOR ALL PUMP STATIONS.
17. IF REQUIRED, LIFT STATIONS WITH DESIGN FLOWS OF GREATER THAN 300 GPM OR STATIONS THAT REPUMP FLOWS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, CUMMINS, OR APPROVED EQUAL.
    A. AN ASCO OR APPROVED EQUAL AUTOMATIC TRANSFER SWITCH SHALL BE INSTALLED BETWEEN THE GENERATOR AND THE ELECTRIC PANEL.
    B. THE GENERATOR SHALL BE RATED AT THE MAXIMUM STATION AMPERAGE PLUS 25 PERCENT.
    C. THE GENERATOR SHALL HAVE ON SITE FUEL STORAGE SUFFICIENT TO RUN THE GENERATOR FOR A MINIMUM OF 24 HOURS AT FULL LOAD.
    D. THE GENERATOR SHALL BE ENCLOSED BY A NEMA RATED WATERPROOF ENCLOSURE AND BE SOUND ATTENUATED.
    E. CONTRACTOR SHALL BE RESPONSIBLE FOR A MANUFACTURER'S START UP WITH THE CITY IN ATTENDANCE.
    F. GENERATOR SHALL BE MOUNTED ON A 6-INCH CONCRETE SLAB (3000 PSI AT 28 DAYS) WITH MINIMUM TWO FOOT CLEARANCE ON ALL FOUR SIDES.
18. OUTFLOW PIPE SHALL BE EQUIPPED WITH A ROSEMOUNT PRESSURE TRANSMITTER, MODEL 2088 WITH LOCAL DISPLAY (0-150 PSI) FOR ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
19. MAGFLUX MJK 7200 FLOW METER WITH LOCAL DISPLAY SHALL BE REQUIRED ON ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
20. ALL LIFT STATIONS WITHIN 100' OF A RESIDENCE ARE REQUIRED TO BE EQUIPPED WITH ODOR CONTROL. THE ODOR CONTROL EQUIPMENT SHALL REMOVE ODORS OR PREVENT THE FORMATION OF ODORS AND NOT SIMPLY MASK ODORS THROUGH THE USE OF DEODORIZERS OR OTHER METHODS. THE ODOR CONTROL SYSTEM SHALL BE APPROVED BY THE CITY AND CITY ENGINEER.

CONTROL PANEL NOTES

21. LIFT STATION CONTROL PANEL WILL BE CONSTRUCTED UTILIZING MICROLOGIX TOUCH SCREEN CONTROLS AND SHALL BE CONSTRUCTED TO CONNECT TO EXISTING CITY OF WILDWOOD SCADA SYSTEM.
22. ALL PANELS TO BE NEMA 4X STAINLESS STEEL. PANEL TO BE WHITE POWDER COATED WITH VENTILATION SYSTEM. PANEL TO INCLUDE CT'S FOR AMPERAGE MONITORING. PANEL DOORS TO INCLUDE STOPPERS.
23. ALL LIFT STATIONS WITH PUMPS 20 HP OR GREATER SHALL BE EQUIPPED WITH VARIABLE FREQUENCY DRIVES (VFD). VFDS TO BE MANUFACTURED BY DANFOSS OR APPROVED EQUALS.
24. ALL HARDWARE TO BE 316 STAINLESS STEEL UNLESS OTHERWISE NOTED
25. ALL EXPOSED EDGES TO BE GROUND SMOOTH AND FREE OF BURRS

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	DATE: 08-20-24	LIFT STATION GENERAL NOTES	S-21 3 OF 4

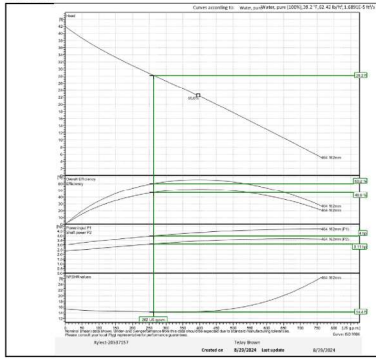
LIFT STATION PUMP SPECIFICATIONS

PUMP MANUFACTURER	FLYGT		
PUMP MODEL	NP 3102 MT 3 ~ ADAPTIVE 464		
IMPELLER SIZE	162 MM		
DESIGN POINT	259 GPM	27.29	HEAD
PUMP POWER AND SPEED	5 HP	1745	RPM
ELECTRICAL DATA	3 PHASE	230	VOLTS
INTAKE PIPE DIAMETER	100 MM		
DISCHARGE PIPING DIAMETER	4 IN.		

NOTE

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

PUMP CURVE



CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	DATE: 08-20-24	PUMP SPECIFICATIONS	S-21 4 OF 4

811 Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONTRACT DOCUMENTS IS BASED ON INFORMATION AVAILABLE AND INCIDENTLY VIEWED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF THE WORK, OR ANY HEALTH OR SAFETY PRECAUTIONS OF ANY OTHER PERSONS.
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ATWELL
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111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3324
COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
LIFT STATION DETAILS

DATE: 03/30/2024

1. 05-15-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C712

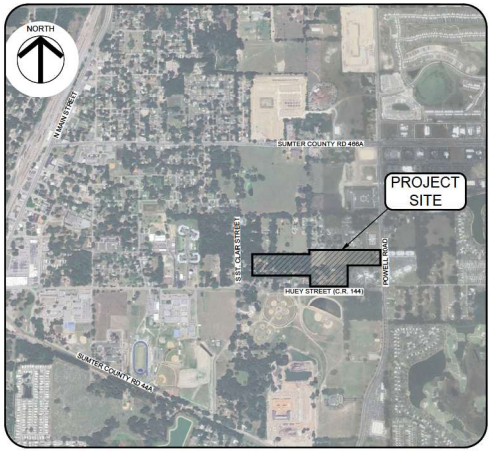
CAD FILE: LIFT STATION DETAILS

CODE MINIMUM LANDSCAPE PLANS FOR

SOLIV AT WILDWOOD

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

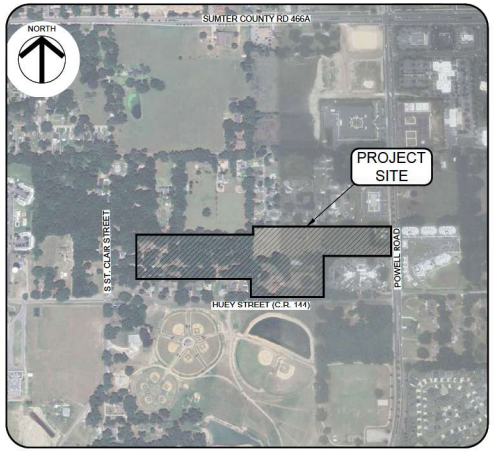
TAX PARCEL: G05-157, G05-148, G05M001, G05-151, & G05-134



PROJECT LOCATION MAP

NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
COVER	COVER
L000	GENERAL NOTES
LM-100	TREE MITIGATION PLAN
LM101	TREE MITIGATION PLAN
LM102	TREE MITIGATION PLAN
LM103	TREE MITIGATION PLAN
LM104	TREE MITIGATION PLAN
LM105	TREE MITIGATION PLAN
LM106	TREE MITIGATION PLAN
LM107	TREE MITIGATION PLAN
LM108	TREE MITIGATION PLAN
LM109	TREE MITIGATION PLAN
LP100	LANDSCAPE REFERENCE PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP103	LANDSCAPE PLAN
LP500	PLANTING DETAILS
LP600	LANDSCAPE NOTES AND SPECIFICATIONS
LP601	LANDSCAPE SCHEDULE
LI500	IRRIGATION DETAILS



PROJECT SITE MAP

NO SCALE

PROPERTY DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED IN WILDWOOD, FL 34785 WITHIN SUMTER COUNTY, STATE OF FLORIDA. THE PROPERTY, KNOWN AS TAX PARCELS G05-157, G05-148, G05M001, G05-151, & G05-134 , IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF POWELL ROAD AND HUEY STREET. THE TOTAL ACREAGE OF THE PROPOSED PROPERTY IS 22.21 +/- ACRES. THE SITE INCLUDES EXISTING PLATTED RIGHT-OF-WAYS THAT WILL NEED TO BE VACATED IN ORDER TO BE USED. CURRENTLY, THE PARCELS OF INTEREST ARE MOSTLY VACANT WITH MINIMAL DEVELOPMENT; A PORTION OF THE PROPERTY WAS PREVIOUSLY USED AS FARMLAND WITH AN ENCLOSED BARN LOCATED ON SITE. AS WELL AS TWO PARCELS ZONED AS SINGLE FAMILY HOMES, EACH WITH A RESIDENTIAL HOUSE ON SITE. MOST OF THE SUBJECT PROPERTY IS PERVIOUS.

DEVELOPED BY:

SoLiv AT WILDWOOD, LLC.
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (713) 851-6592

CONSULTANT INFORMATION

CLIENT:
SoLiv AT WILDWOOD, LLC.
35 VILLAGE ROAD, SUITE 702, MIDDLETON, MA 01949
PHONE: (781) 233-3190
EMAIL: DAVID ROACHE DROACHE@PROCOPIO.COM

ENGINEER:
ATWELL-GROUP
111 N. MAGNOLIA AVENUE, SUITE 1350, ORLANDO, FL 32801
PHONE: (407) 743-3524
EMAIL: LARRY RAY, P.E. LRAY@ATWELL-GROUP.COM

ENVIRONMENTAL:
STILLWATER ENVIRONMENTAL, INC.
971 SMOKERISE BLVD., PORT ORANGE, FL 32127
(407) 489-6898
EMAIL: TIMOTHY J. TALBOT STILLWATERENV@GMAIL.COM

SURVEYOR:
ATWELL SURVEYING, INC.
2600 MAITLAND CENTER PARKWAY, SUITE 262, MAITLAND, FL 32751
PHONE: (407) 775-6500
EMAIL: TRACY W. BIRCH, P.S.M., R.P.L.S. TBIRCH@ATWELL-GROUP.COM

LANDSCAPE ARCHITECT:
RVI PLANNING + LANDSCAPE ARCHITECTURE
111 N MAGNOLIA AVENUE, SUITE 1350, ORLANDO, FLORIDA 32801
PHONE: (407) 680-0650
EMAIL: ROBERT BIAS, P.L.A. RBIAS@RVIPLANNING.COM

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.680.0650
www.rviplanning.com

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Check positive response codes before you dig!

SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

COVER

COVER

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-COVER.dwg 11/2/2024 doug dierlich

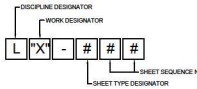
PLAN SET FORMAT DESCRIPTION:

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

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

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

PLAN SHEETS:

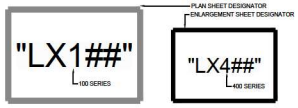


'WORK' DESIGNATOR CODE:	
D	- DEMOLITION
R	- RELOCATION
S	- SITE
G	- GRADING
M	- MITIGATION
P	- PLANTING
I	- IRRIGATION
L	- LIGHTING
F	- FINISHES / FURNISHINGS
'X'	- USER DEFINED

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

PLAN REFERENCES:

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



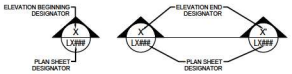
MATCHLINE
A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.



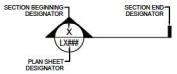
DETAIL ENLARGEMENT
A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.



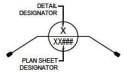
ELEVATION
A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION WITHOUT DIMENSIONAL PERSPECTIVE.



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



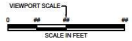
DETAIL CALL-OUTS
A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.



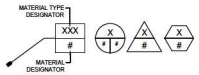
REVISION CLOUD & NUMBER
THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.



GRAPHIC SCALE



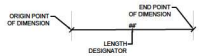
MATERIAL CALL-OUTS
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.



'MATERIAL TYPE' ABBR. CODE:

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

DIMENSION



LEADER LABEL



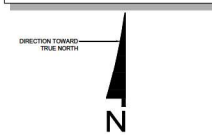
NOTE CALL-OUT
A BOXED AREA CONTAINING A PROJECT SPECIFIC NOTE.

NOTE: / IMPORTANT!!
"NOTE TEXT "

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

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

NORTH ARROW



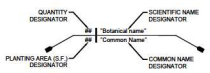
PROJECT PHASE LINE
A LINE REPRESENTING THE START/END OF A PROJECT PHASE.

PHASE LINE

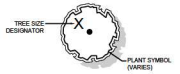
NUMERIC REFERENCE CALL-OUT
A CIRCLE CONTAINING A NUMBER SYSTEM FOR ELEMENTS WITHIN A DRAWING.



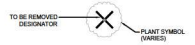
PLANT LABEL
A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.



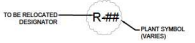
PLANT SYMBOL
A SYMBOL REPRESENTING FINISH SPECIES OF PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.



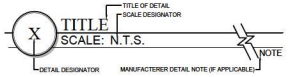
PLANT TO BE REMOVED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.



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



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



ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

- PROPERTY BOUNDARY, TYP.
- EASEMENT (P.U.E., D.E., A.E., P.E., L.M.E., L.B.E)
- RIGHT OF WAY (R.O.W.)
- LIMIT OF WORK (L.O.W.)
- CENTER LINE (C.L.) DETAILS
- CENTER LINE (C.L.)
- PROPOSED STREET LIGHT
- PROPOSED CHAIN LINK FENCE
- PROPOSED DECORATIVE FENCE
- PROPOSED WALL
- EXISTING CHAIN LINK FENCE
- EXISTING DECORATIVE FENCE
- GATE VALVE
- YARD DRAIN
- CATCH BASIN
- SLEEVE/CONDUIT
- SECONDARY DRAINAGE PIPE
- JUNCTION BOX
- FIRE HYDRANT
- CONTOUR INTERVAL = 1 FOOT (1')
- EXISTING CONTOUR LINE (INDEX)
- EXISTING CONTOUR LINE (INTERMEDIATE)
- PROPOSED CONTOUR LINE (INDEX)
- PROPOSED CONTOUR LINE (INTERMEDIATE)
- DIRECTION/PERCENTAGE OF DRAINAGE FLOW
- CONTROL POINT
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION - HARDSCAPE
- PROPOSED SPOT ELEVATION - LANDSCAPE
- SURVEYED SPOT ELEVATION
- AS BUILT SPOT ELEVATION

BASE PLAN & SURVEY DATA:

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

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

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

Call Before You Dig

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

CONSTRUCTION INSTALLATION NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
2. PROPERTY LINE TO BE LOCATED AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD DIMENSION DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS OR COMMENCEMENT OF CONSTRUCTION.
4. ALL FIELD ADJUSTMENTS REQUIRE APPROVAL OF LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. FINISH GRADE TO BE PROVIDED BY OTHERS. CONTRACTOR TO VERIFY THE FINISH GRADE AND OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. FINISH GRADE IS TO BE WITHIN .1' OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED. CONTRACTOR RESPONSIBLE FOR RETURNING ALL GRADES TO THE FINISH GRADE REQUIRED AND IS RESPONSIBLE FOR PROPER DRAINAGE.
7. STAKING OF ALL SITE ELEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE LAYOUT TO INITIATE AT THE ORIGIN PINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
9. ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION FOR FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
11. CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
12. THE SCOPE OF WORK SHALL GENERALLY CONSIST OR, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD THE DESCRIBED ELEMENTS AS PER, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE A MINIMUM GUARANTEE AS OUTLINED IN THE SPECIFICATIONS AND A FINAL RELEASE OF LIEN FROM TIME OF FINAL ACCEPTANCE BY THE OWNER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF THE CONSTRUCTION RELATED DEBRIS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND LOCATION FOR ALL UNDERGROUND UTILITIES. DAMAGE TO AND/OR CAUSED BY BROKEN UNDERGROUND UTILITIES AND THE REPAIR OF THESE UTILITIES SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEM. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BY AT THE EXPENSE OFF THE CONTRACTOR.
17. THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS, TEST, SPEC SHEETS, STRUCTURAL DATA AND ASSEMBLY TECHNIQUES FOR ALL FENCE PANELS, SIGNAGE, PLAQUES, DECORATIVE WALL TRIM, LIGHTING FIXTURES, FINISHES AND COLORS FOR OWNER'S APPROVAL.
18. ALL FILL TO BE CLEAN, COMPACTED MATERIAL, FREE OF ALL DEBRIS AT A MINIMUM 98% DENSITY.
19. ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, OTHER STRUCTURAL CALCULATIONS, HYDRAULIC AND/OR PLUMBING CALCULATIONS, ETC. TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
20. PROVISIONS FOR ELECTRICAL POWER ARE NOT INCLUDED IN THIS PLAN, BEYOND ANY EXISTING INFRASTRUCTURE SUPPORTING THE PROPOSED WORK. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.650.0850
www.rviplanning.com

DOUGLAS PETER DIERLICH
LANDSCAPE ARCHITECT
LA0001690
STATE OF FLORIDA

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Check positive response codes before you dig!

SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.: 23003867
DATE.: 07/01/2024
DRAWN: JH
REVIEWED: DD / RB

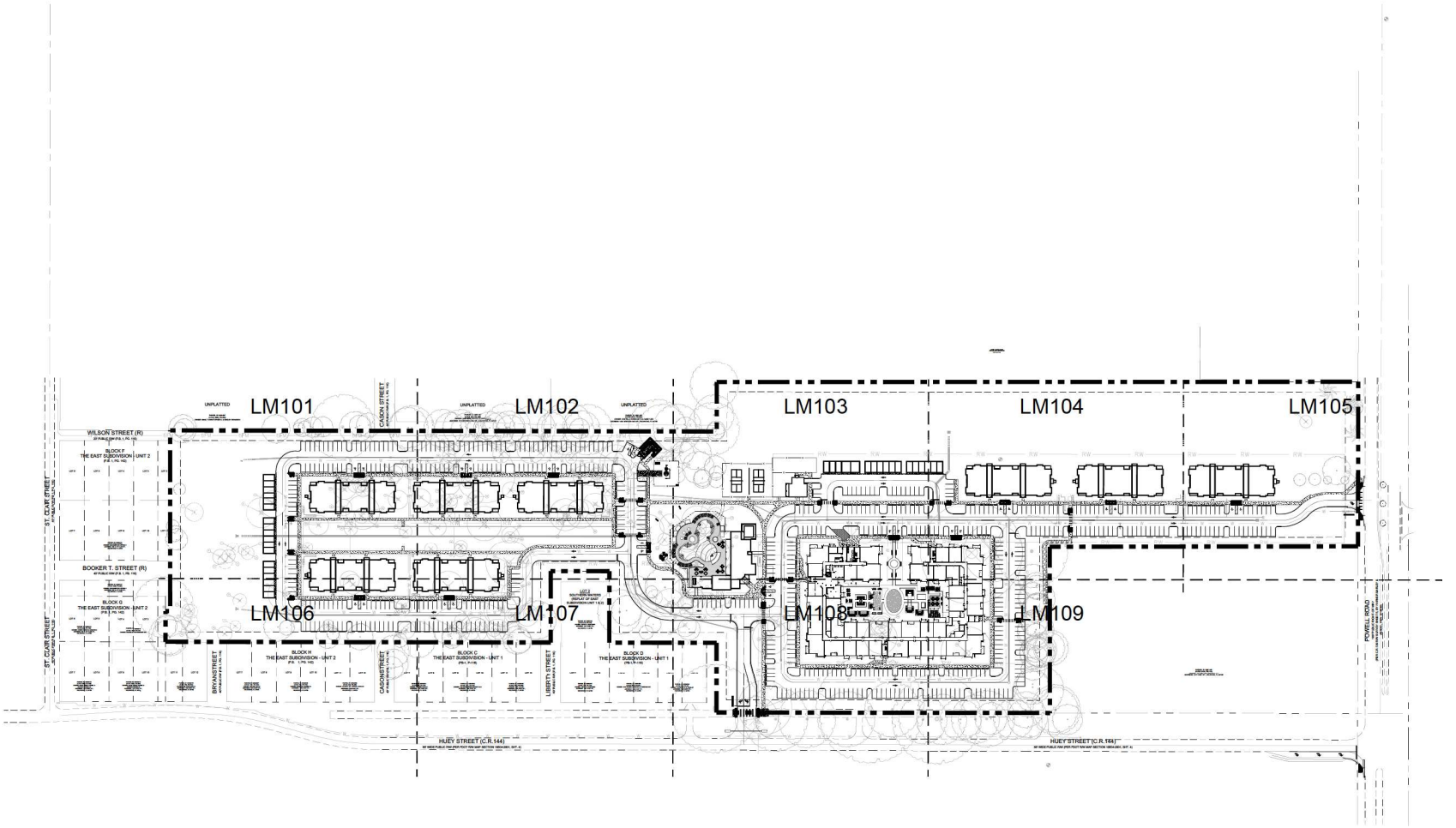
REVISIONS
REVISED PER CITY COMMENTS

GENERAL NOTES

L000

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-GENERAL NOTES.dwg - 10/2/2024 - doug.dierlich



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LA-1006
STATE OF FLORIDA
LANDSCAPE ARCHITECT

DOUGLAS DIERLICH
LA0001006

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WILDWOOD, FLORIDA

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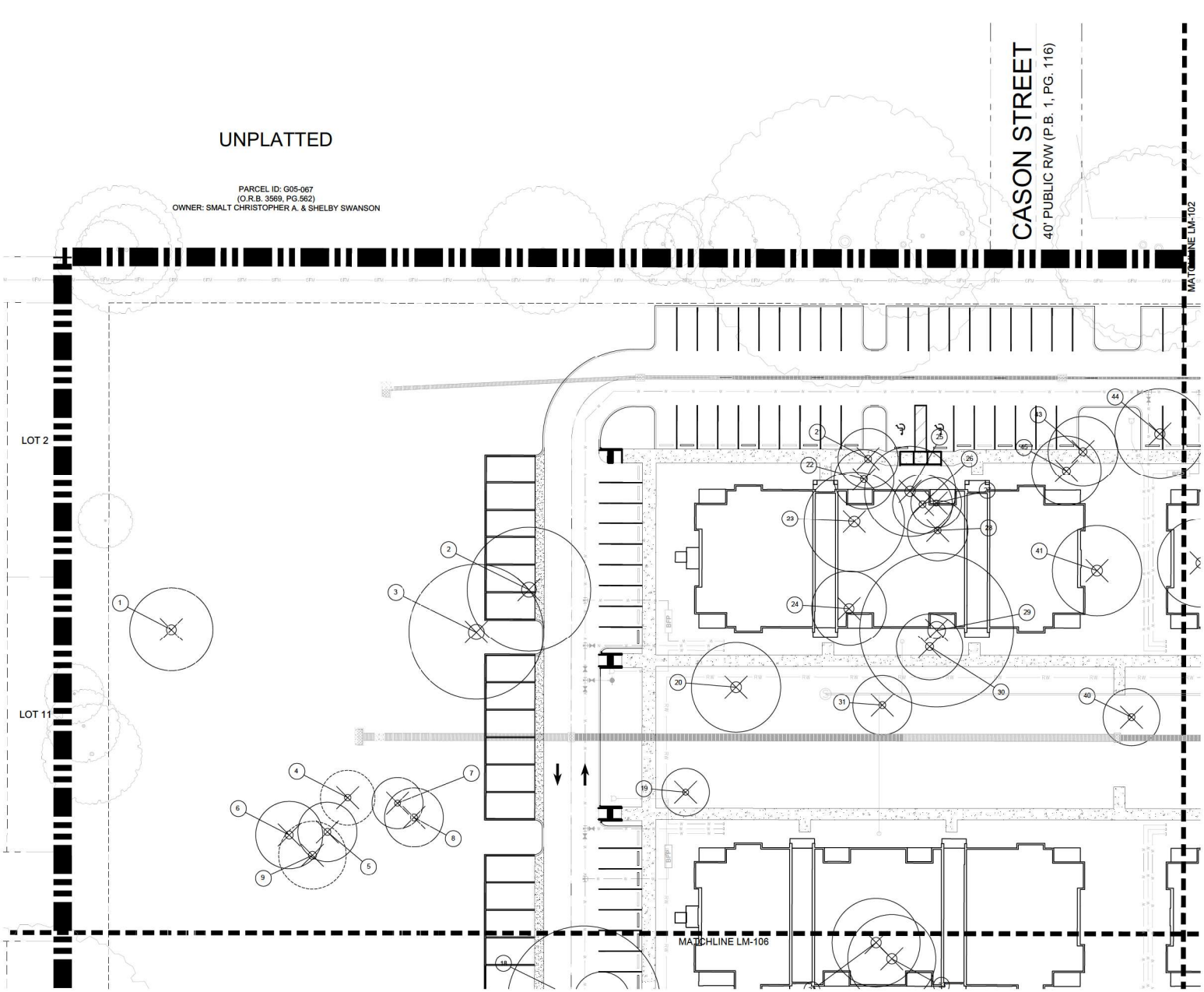
REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM100

CMLA SUBMITTAL

0 10 20 40
SCALE: 1"=20'-0"



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

- ALL TREE MITIGATION IN ACCORDANCE WITH CITY OF WILDWOOD'S LAND DEVELOPMENT REGULATIONS CHAPTER 6, SECTION 6.10 - TREE PROTECTION.
- ALL REPLACEMENT TREES ARE IN ACCORDANCE WITH CHAPTER 6, SECTION 6.10.(H). OF THE CITY'S LAND DEVELOPMENT REGULATIONS AND MEET ALL THE MINIMUM PLANTING SIZE REQUIREMENTS.
- ALL EXISTING TREES SURVEYED OUTSIDE THE PROPERTY BOUNDARY ASSUMED TO REMAIN AND NOT COUNTED AS TREES PRESERVED IN THE TREE MITIGATION CALCULATIONS.

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

NOTES:

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

0 10 20 40
SCALE: 1"=20'-0"

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SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

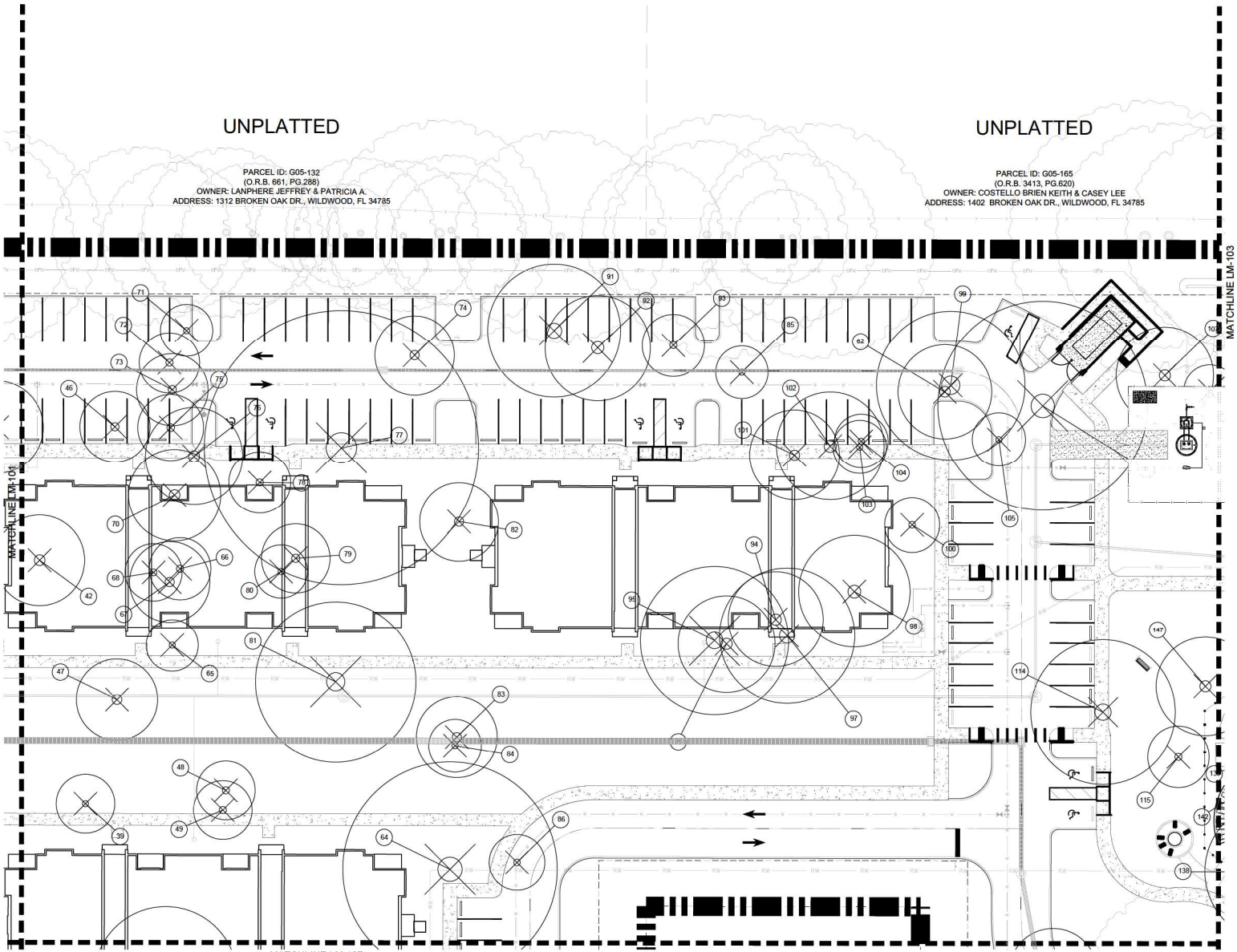
PROJECT NO.:	23003867
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DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM101

CMLA SUBMITTAL



TREE MITIGATION LEGEND

- PROPERTY LINE
- MATCHLINE
- EXISTING TREE TO BE PRESERVED
- TREE NUMBER
- EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

- ALL TREE MITIGATION IN ACCORDANCE WITH CITY OF WILDWOOD'S LAND DEVELOPMENT REGULATIONS CHAPTER 6, SECTION 6.10 - TREE PROTECTION.
- ALL REPLACEMENT TREES ARE IN ACCORDANCE WITH CHAPTER 6, SECTION 6.10.(H). OF THE CITY'S LAND DEVELOPMENT REGULATIONS AND MEET ALL THE MINIMUM PLANTING SIZE REQUIREMENTS.
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DOUGLAS DIERLICH
LA0001656

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

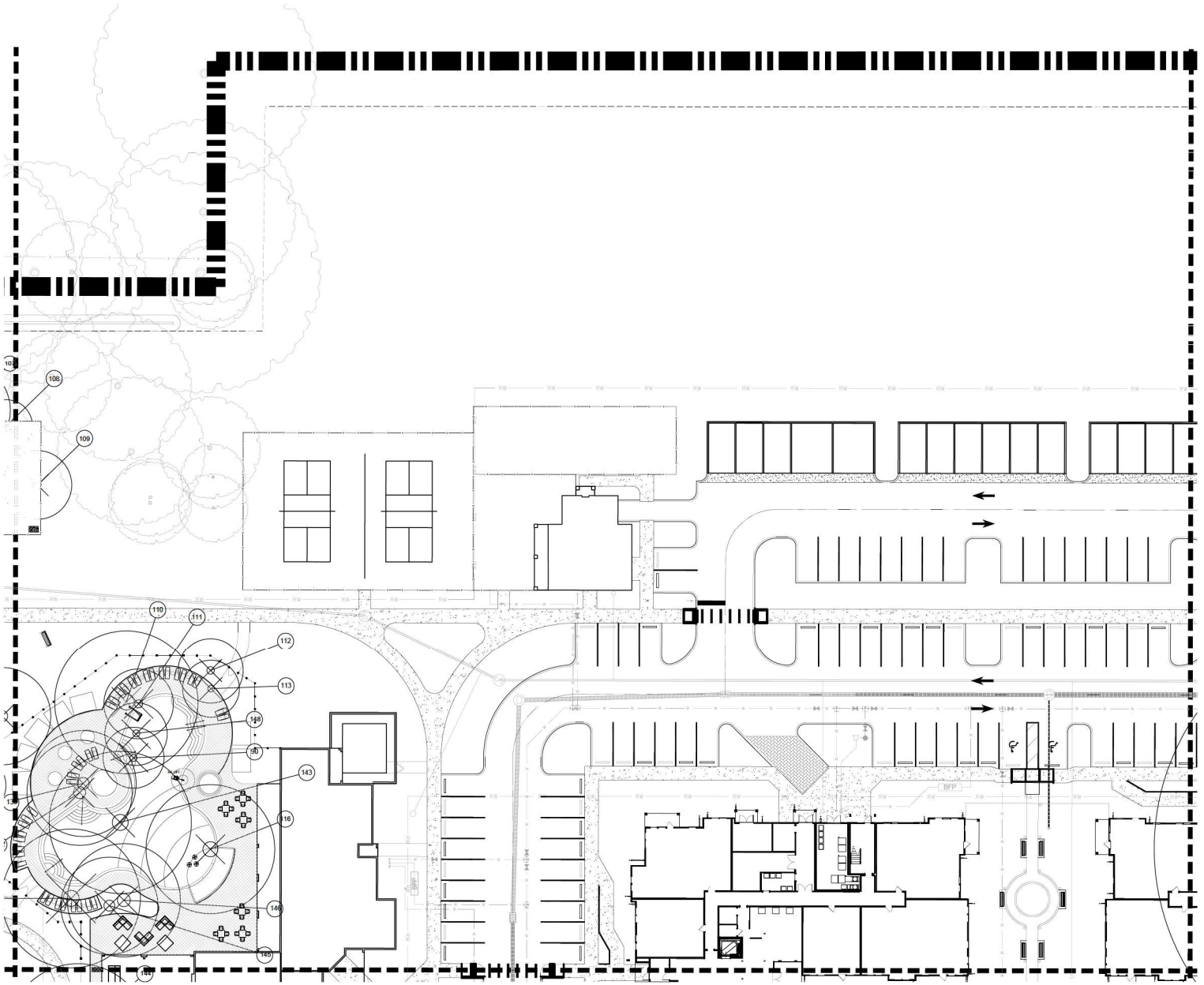
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM102

CMLA SUBMITTAL



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

- ALL TREE MITIGATION IN ACCORDANCE WITH CITY OF WILDWOOD'S LAND DEVELOPMENT REGULATIONS CHAPTER 6, SECTION 6.10 - TREE PROTECTION.
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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

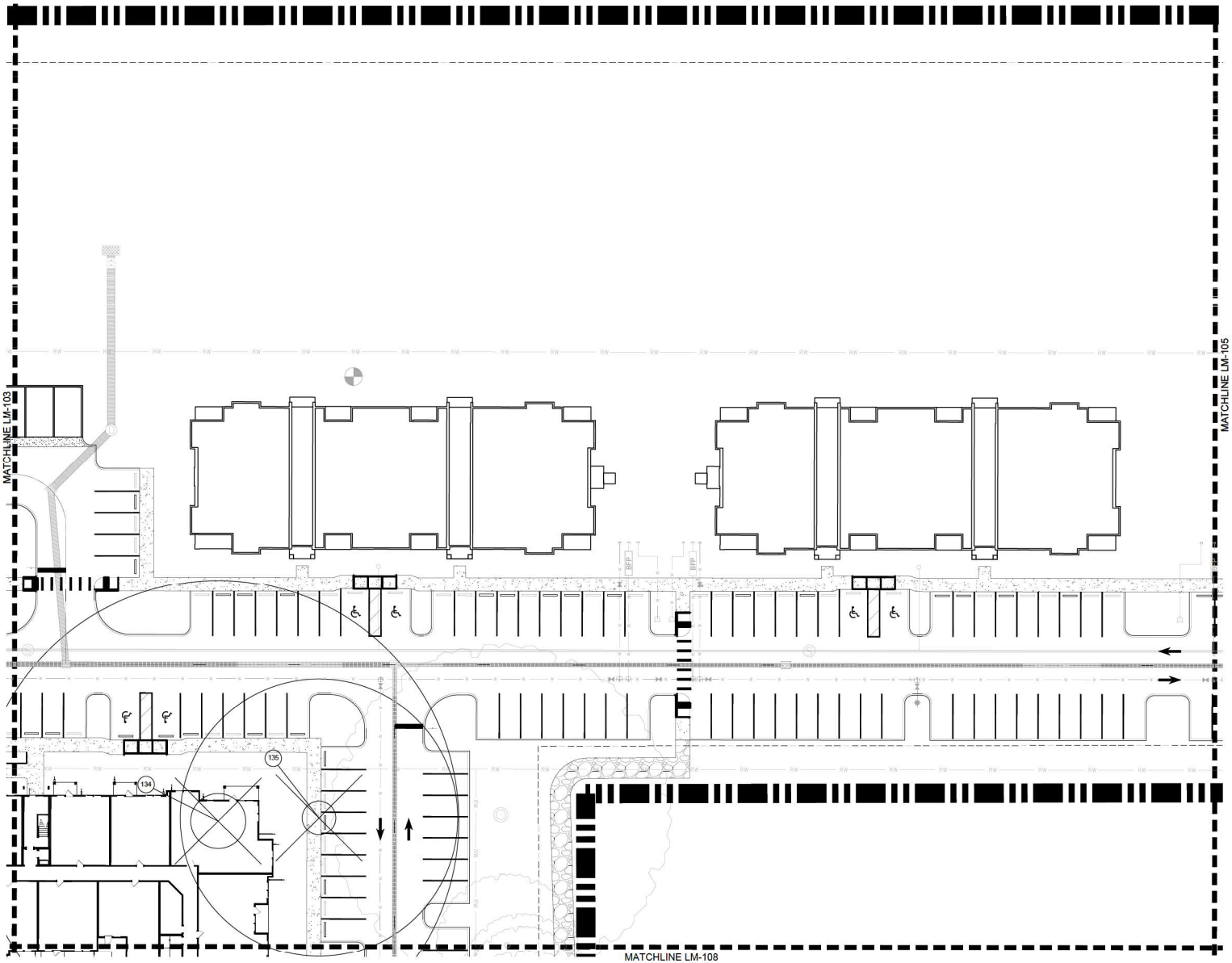
PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM103

CMLA SUBMITTAL



TREE MITIGATION LEGEND

- PROPERTY LINE
- MATCHLINE
- EXISTING TREE TO BE PRESERVED
- TREE NUMBER
- EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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WILDWOOD, FLORIDA

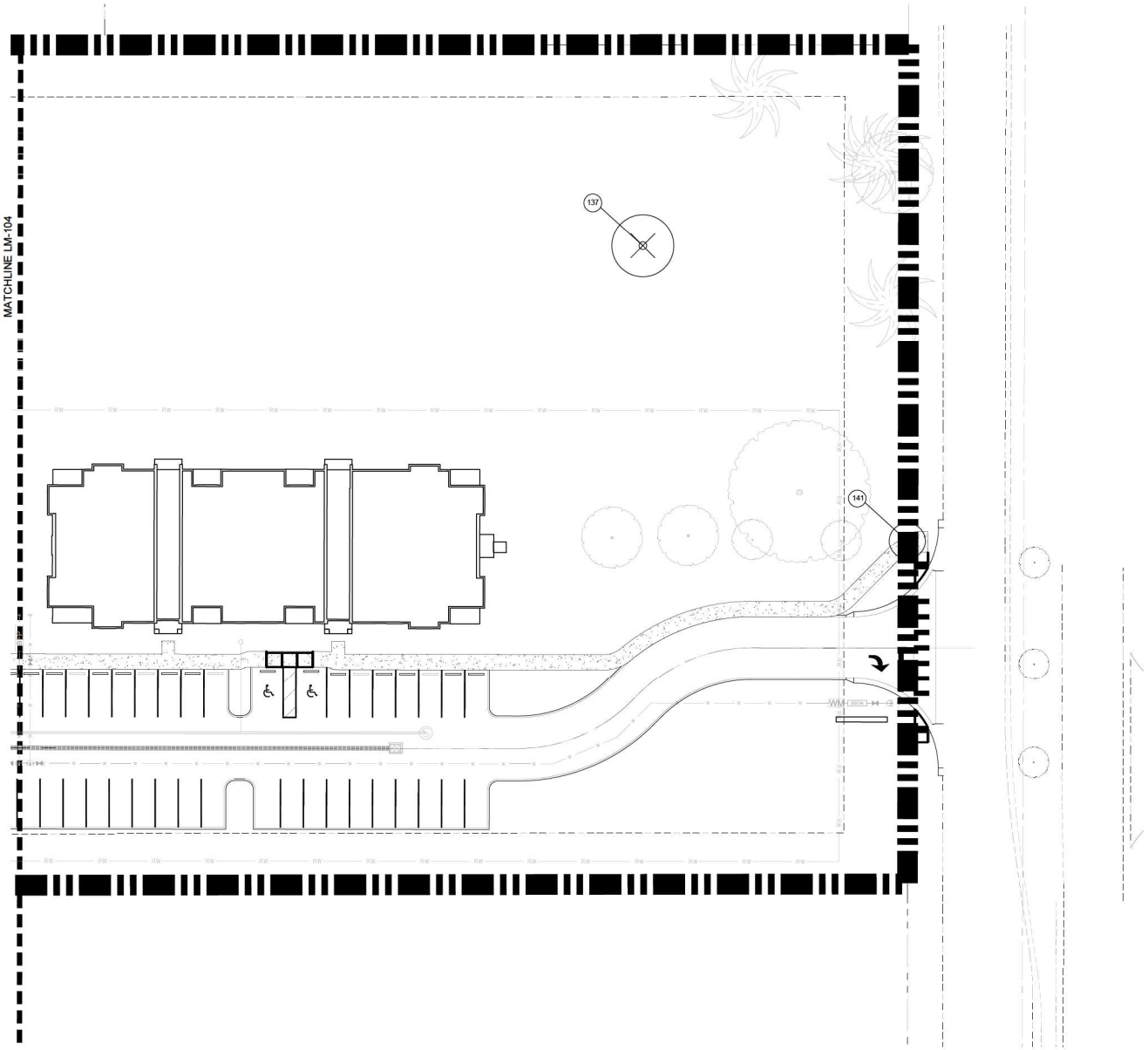
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM104

CMLA SUBMITTAL



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.:	23003867
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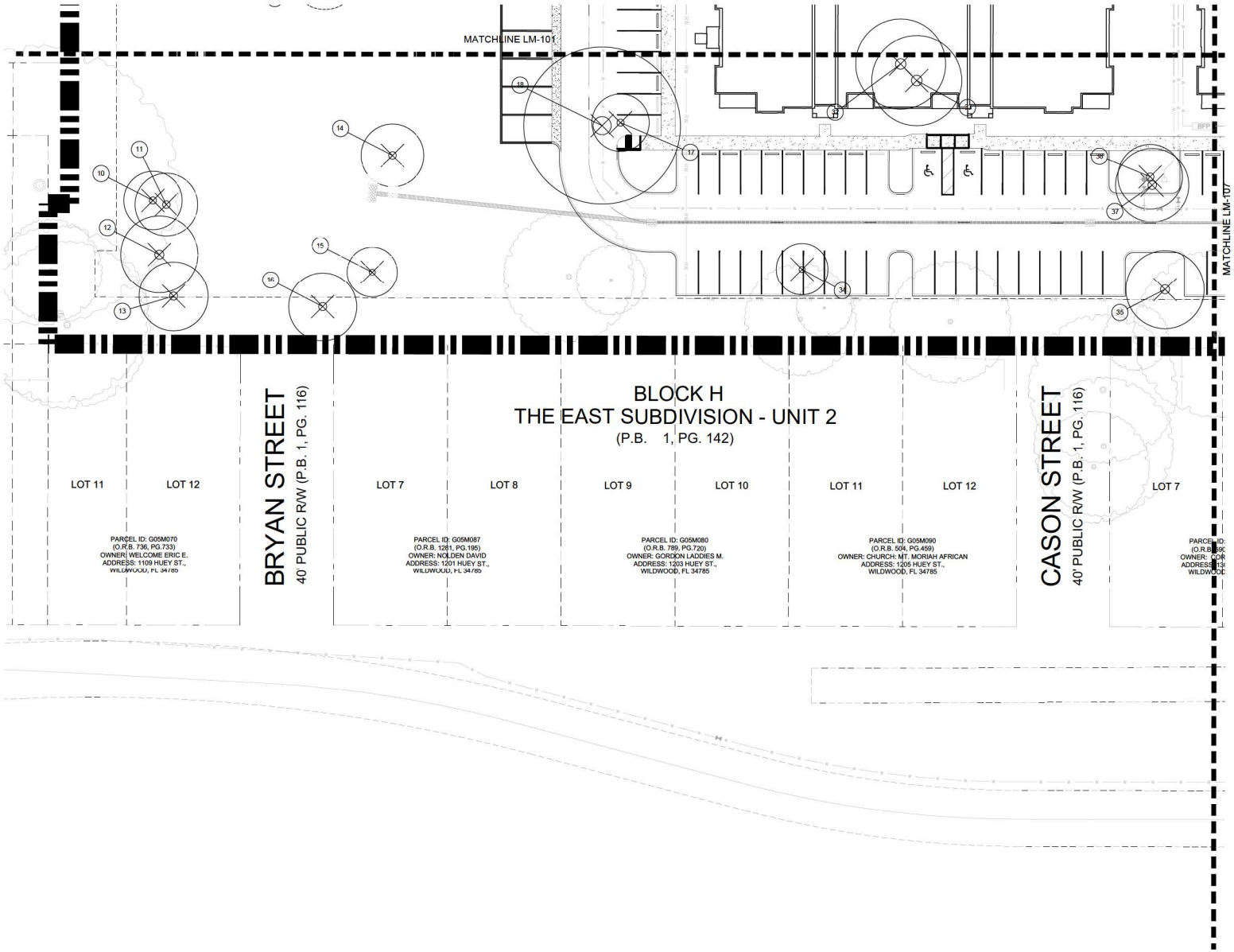
REVISIONS
REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM105

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LM105-MIT_PLN_SHEET.dwg 10/2/2024 doug.dierlich



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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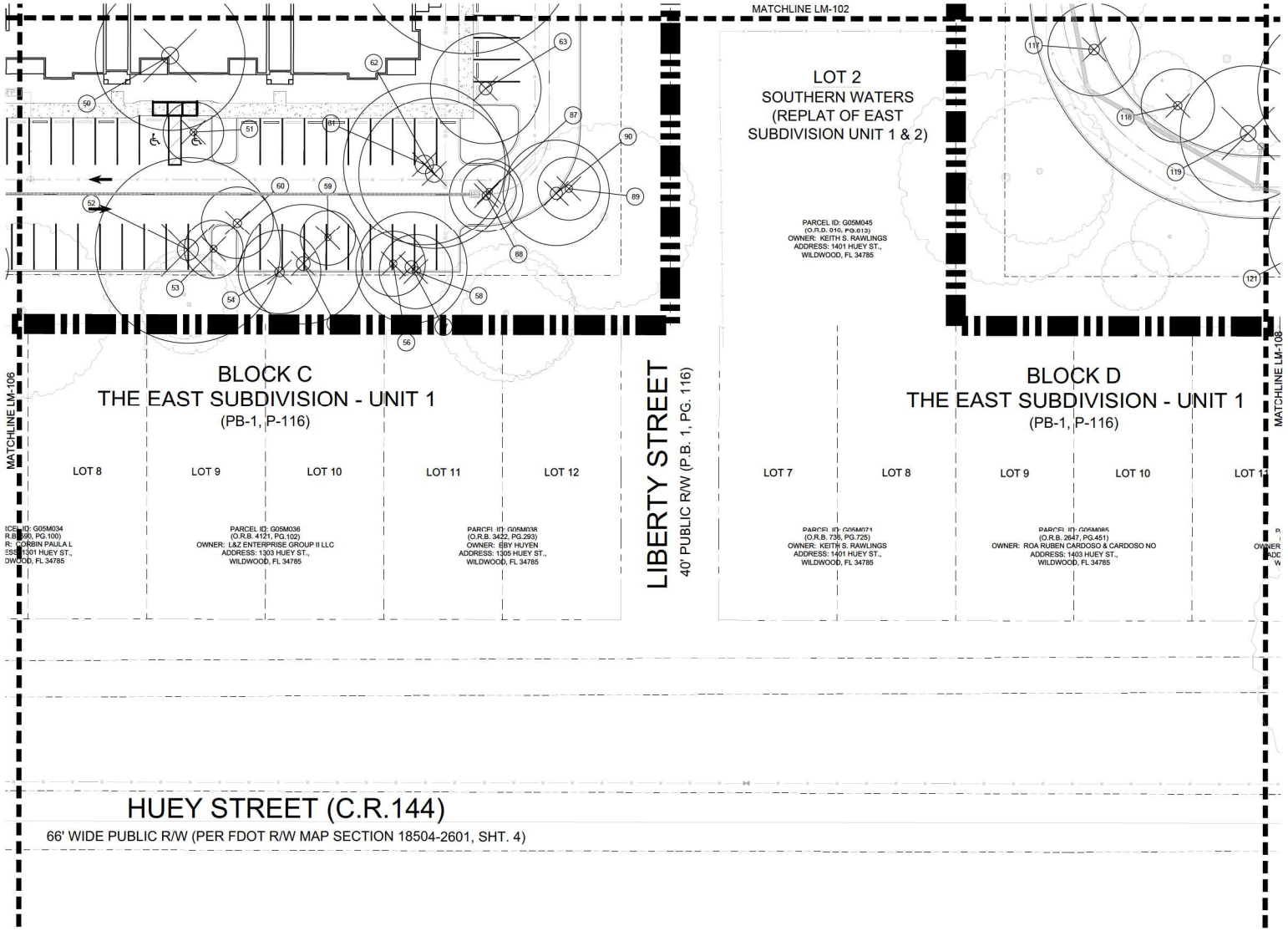
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM106

CMLA SUBMITTAL



TREE MITIGATION LEGEND

- PROPERTY LINE
- MATCHLINE
- EXISTING TREE TO BE PRESERVED
- TREE NUMBER
- EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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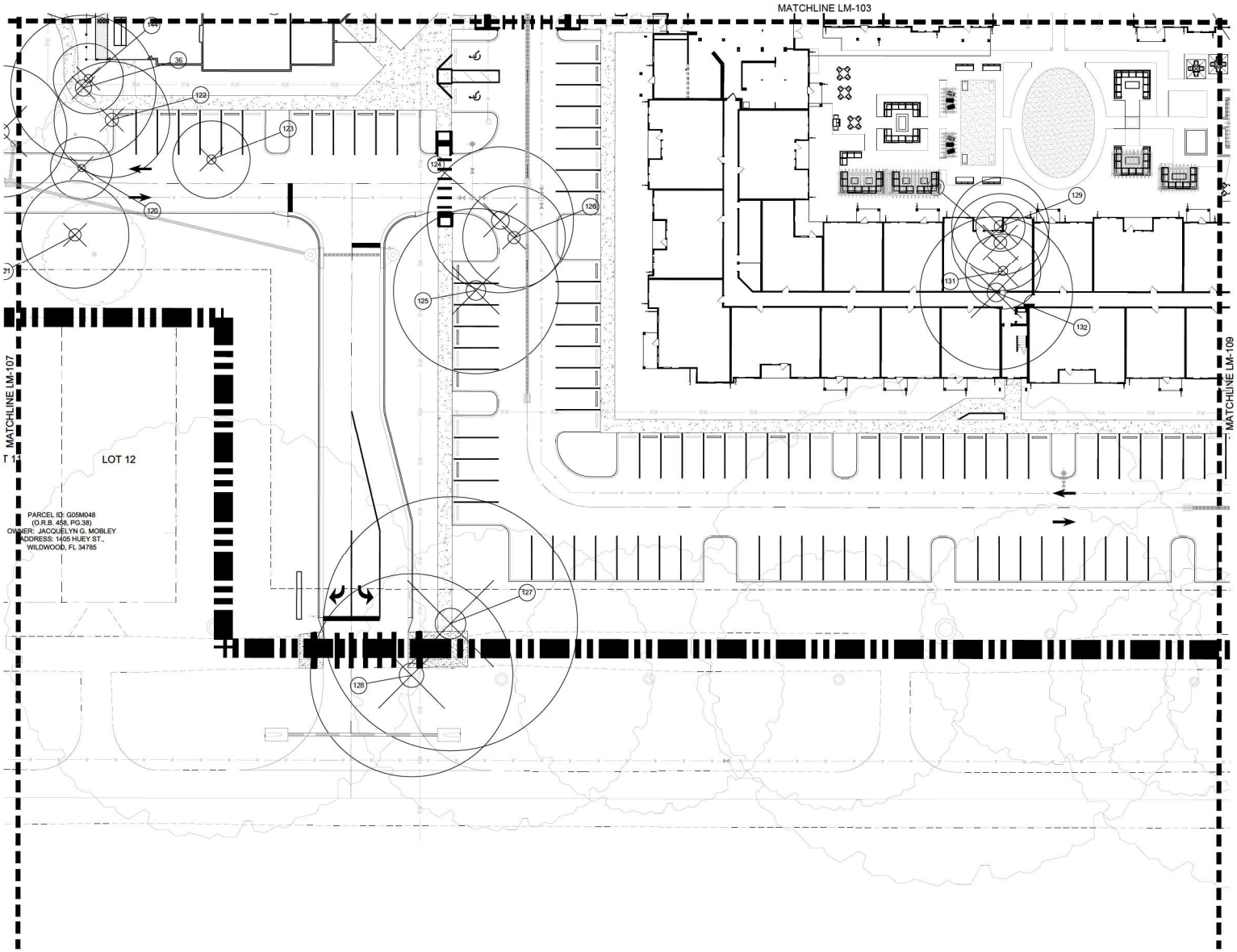
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM107

CMLA SUBMITTAL



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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2. ALL BUFFERS SHOULD BE EXCLUSIVE OF ANY RIGHT OF WAY OR FUTURE DEDICATIONS.
3. CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II. - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY (CITY OF WILDWOOD, FLORIDA) - CODE OF ORDINANCES SEC. 18-29(c).

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CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

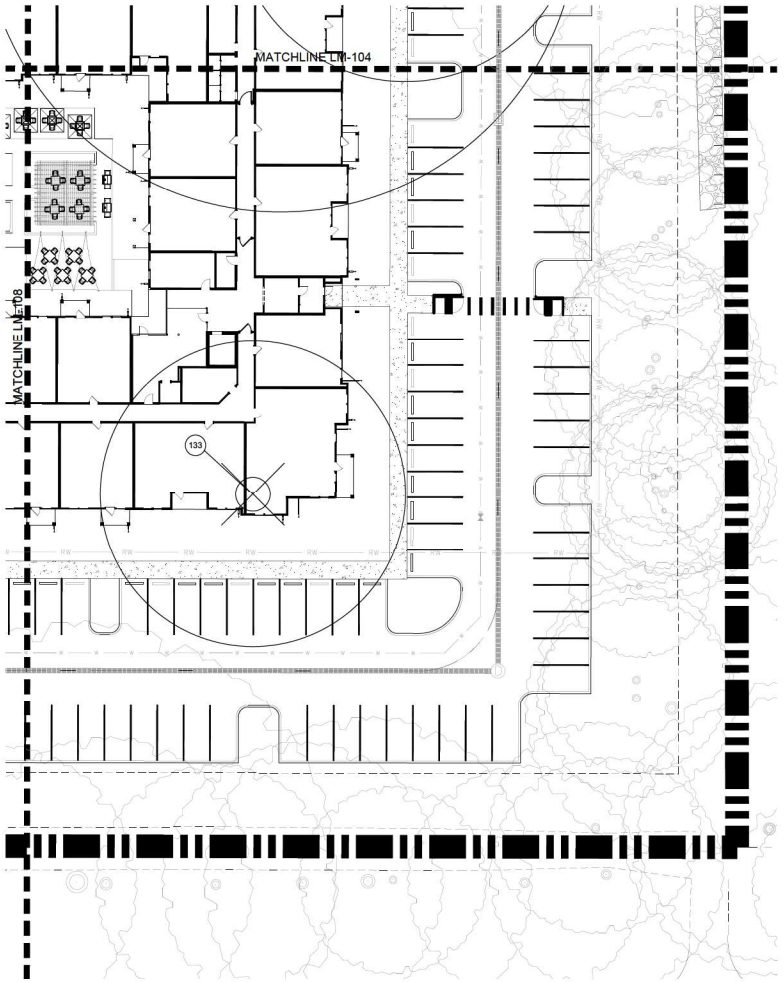
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1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM108

CMLA SUBMITTAL



SoLiv AT WILDWOOD - TREE TABULATIONS (TREES 10' AND ABOVE)

LIVE OAKS

CITY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE	QTY REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10" DBH	0	0	0
	11" DBH	0	0	0
	12" DBH	0	0	0
	13" DBH	0	0	0
	14" DBH	2	28	2
	15" DBH	1	15	1
	16" DBH	0	0	0
	17" DBH	0	0	0
SPECIMAN (3:1)	18" DBH	1	18	3
	19" DBH	0	0	0
	20" DBH	1	20	3
	21" DBH	0	0	0
	22" DBH	0	0	0
	23" DBH	0	0	0
	24" DBH	1	24	3
	25" DBH	1	25	3
	26" DBH	0	0	0
	27" DBH	0	0	0
	28" DBH	0	0	0
	29" DBH	0	0	0
	30" DBH	0	0	0
	31" DBH	0	0	0
	32" DBH	2	64	6
	33" DBH	0	0	0
	34" DBH	0	0	0
	35" DBH	1	35	3
HISTORIC (4:1)	36" DBH	2	72	8
	48" DBH	1	48	4
	55" DBH	1	55	4
	60" DBH	1	60	4
	66" DBH	1	66	4
	108" DBH	1	108	4

SoLiv AT WILDWOOD - TREE TABULATIONS (TREES 10' AND ABOVE)

OTHER TREES

CITY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE	QTY REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10" DBH	1	10	1
	11" DBH	0	0	0
	12" DBH	17	204	17
	13" DBH	8	104	8
	14" DBH	17	238	17
	15" DBH	3	45	3
	16" DBH	18	288	18
	17" DBH	1	17	1
SPECIMAN (3:1)	18" DBH	9	162	27
	19" DBH	1	19	3
	20" DBH	4	80	12
	21" DBH	6	126	18
	22" DBH	9	198	27
	23" DBH	2	46	6
	24" DBH	5	120	15
	25" DBH	1	25	3
	26" DBH	3	78	9
	27" DBH	0	0	0
	28" DBH	0	0	0
	29" DBH	0	0	0
	30" DBH	5	150	15
	31" DBH	0	0	0
	32" DBH	6	192	18
	33" DBH	0	0	0
	34" DBH	0	0	0
	35" DBH	1	35	3
HISTORIC (4:1)	36" DBH	3	108	12
	38" DBH	1	38	4
	40" DBH	1	40	4
	46" DBH	1	46	4
	48" DBH	1	48	4
	60" DBH	1	60	4

SoLiv AT WILDWOOD - TREE REMOVAL AND REPLACEMENT TABLE

CITY CLASSIFICATION	TREES REMOVED TREE SIZE (DBH)	RATIO OF REPLACEMENT TREES TO REMOVED TREES	TOTAL INCHES REMOVED	TOTAL REPLACEMENT TREES REQUIRED
PROTECTED LIVE OAK	10"-17" DBH	1:1	43	3
SPECIMAN LIVE OAK	18"-35" DBH	3:1	186	21
HISTORIC LIVE OAK	36" + DBH	4:1	409	28
			TOTAL	52
PROTECTED OTHER TREES	10"-17" DBH	1:1	906	65
SPECIMAN OTHER TREES	18"-35" DBH	3:1	1,231	156
HISTORIC OTHER TREES	36" + DBH	4:1	340	32
			TOTAL	253

	REQUIRED	PROVIDED
2" DBH x 8' HT PROPOSED LIVE OAK	52	174
2" DBH x 8' HT PROPOSED OTHER TREE	253	138
TOTAL TREES REQUIRED	305	312

No	Removed inches	Type	Condition
1	20	Laurel Oak	Poor
2	30	Laurel Oak	Poor
3	32	Live Oak	Fair
4	13	Laurel Oak	Dead
5	16	Laurel Oak	Poor
6	16	Laurel Oak	Poor
7	12	Laurel Oak	Poor
8	14	Laurel Oak	Poor
9	16	Laurel Oak	Dead
10	14	Laurel Oak	Poor
11	15	Black Cherry	Poor
12	18	Laurel Oak	Poor
13	16	Laurel Oak	Poor
14	15	Live Oak	Fair
15	12	Black Cherry	Poor
16	16	Laurel Oak	Poor
17	14	Laurel Oak	Poor
18	36	Laurel Oak	Poor
19	12	Laurel Oak	Poor
20	22	Laurel Oak	Poor
21	14	Live Oak	Poor
22	14	Laurel Oak	Poor
23	23	Laurel Oak	Poor
24	20	Live Oak	Fair
25	21	Laurel Oak	Poor
26	14	Mimosa	Invasive
27	12	Black Cherry	Poor
28	14	Black Cherry	Poor
29	36	Live Oak	Fair
30	16	Laurel Oak	Poor
31	16	Laurel Oak	Poor
32	21	Laurel Oak	Poor
33	21	Laurel Oak	Poor
34	12	Laurel Oak	Poor
35	18	Laurel Oak	Poor
36	32	Live Oak	Poor
37	17	Laurel Oak	Poor
38	15	Laurel Oak	Poor
39	12	Laurel Oak	Poor
40	14	Laurel Oak	Poor
41	22	Laurel Oak	Fair
42	21	Laurel Oak	Poor
43	16	Laurel Oak	Poor
44	21	Black Cherry	Poor
45	16	Laurel Oak	Poor
46	16	Chinaberry	Invasive
47	19	Laurel Oak	Poor
48	14	Laurel Oak	Poor
49	14	Laurel Oak	Poor
50	32	Laurel Oak	Fallen
51	13	Laurel Oak	Poor
52	40	Laurel Oak	Poor
53	13	Laurel Oak	Poor
54	18	Laurel Oak	Poor
55	26	Laurel Oak	Poor
56	14	Black Cherry	Dead
57	24	Laurel Oak	Poor
58	16	Laurel Oak	Poor
59	12	Laurel Oak	Poor
60	16	Laurel Oak	Poor
61	35	Laurel Oak	Poor
62	33	Laurel Oak	Poor
63	24	Laurel Oak	Poor
64	48	Laurel Oak	Poor
65	12	Black Cherry	Poor
66	14	Laurel Oak	Poor
67	18	Black Cherry	Poor
68	13	Black Cherry	Poor
69	13	Black Cherry	Poor
70	21	Black Cherry	Poor
71	12	Cherry Laurel	Poor
72	14	Black Cherry	Dead
73	16	Black Cherry	Poor
74	18	Black Cherry	Poor
75	15	Laurel Oak	Poor
76	22	Laurel Oak	Poor
77	60	Laurel Oak	Poor
78	14	Laurel Oak	Poor
79	16	Laurel Oak	Poor
80	12	Black Cherry	Poor
81	36	Laurel Oak	Poor
82	18	Laurel Oak	Poor
83	18	Laurel Oak	Poor
84	12	Black Cherry	Poor
85	12	Laurel Oak	Poor
86	13	Laurel Oak	Poor
87	12	Laurel Oak	Poor
88	16	Laurel Oak	Poor
89	14	Black Cherry	Dead
90	23	Laurel Oak	Poor
91	30	Laurel Oak	Poor
92	24	Laurel Oak	Poor
93	14	Black Cherry	Poor
94	22	Laurel Oak	Poor
95	32	Laurel Oak	Poor
96	22	Laurel Oak	Poor
97	30	Laurel Oak	Poor
98	25	Laurel Oak	Poor
99	36	Laurel Oak	Poor
100	13	Laurel Oak	Poor
101	20	Laurel Oak	Poor
102	20	Laurel Oak	Poor
103	12	Laurel Oak	Poor
104	12	Laurel Oak	Poor
105	12	Laurel Oak	Poor
106	46	Laurel Oak	Poor
107	22	Laurel Oak	Poor
108	12	Laurel Oak	Poor
109	16	Black Cherry	Dead
110	32	Laurel Oak	Poor
111	16	Black Cherry	Poor
112	15	Laurel Oak	Poor
113	13	Black Cherry	Poor
114	32	Laurel Oak	Poor
115	14	Live Oak	Poor
116	30	Laurel Oak	Poor
117	20	Laurel Oak	Poor
118	16	Laurel Oak	Poor
119	30	Laurel Oak	Poor
120	14	Laurel Oak	Poor
121	22	Laurel Oak	Poor
122	26"	Laurel Oak	Poor
123	18	Laurel Oak	Poor
124	35	Live Oak	Poor
125	38	Laurel Oak	Poor
126	24	Laurel Oak	Fair
127	60	Live Oak	Fair
128	48	Live Oak	Fair
129	24	Live Oak	Fair
130	25	Live Oak	Poor
131	18	Live Oak	Poor
132	36	Live Oak	Poor
133	55	Live Oak	Good
134	108	Live Oak	Poor
135	66	Live Oak	Fair
136	10	Queen Palm	Fair
137	14	Magnolia	Fair
138	32	Laurel Oak	Poor
139	24	Laurel Oak	Poor
140	18	Sabal Palm	Fair
141	8	Laurel Oak	Poor
142	24	Laurel Oak	Fair
143	32	Laurel Oak	Poor
144	16	Laurel Oak	Poor
145	22	Laurel Oak	Poor
146	14	Laurel Oak	Poor
147	22	Laurel Oak	Poor
148	14	Black Cherry	Poor

0 10 20 40
SCALE: 1"=20'-0"

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LA-1006
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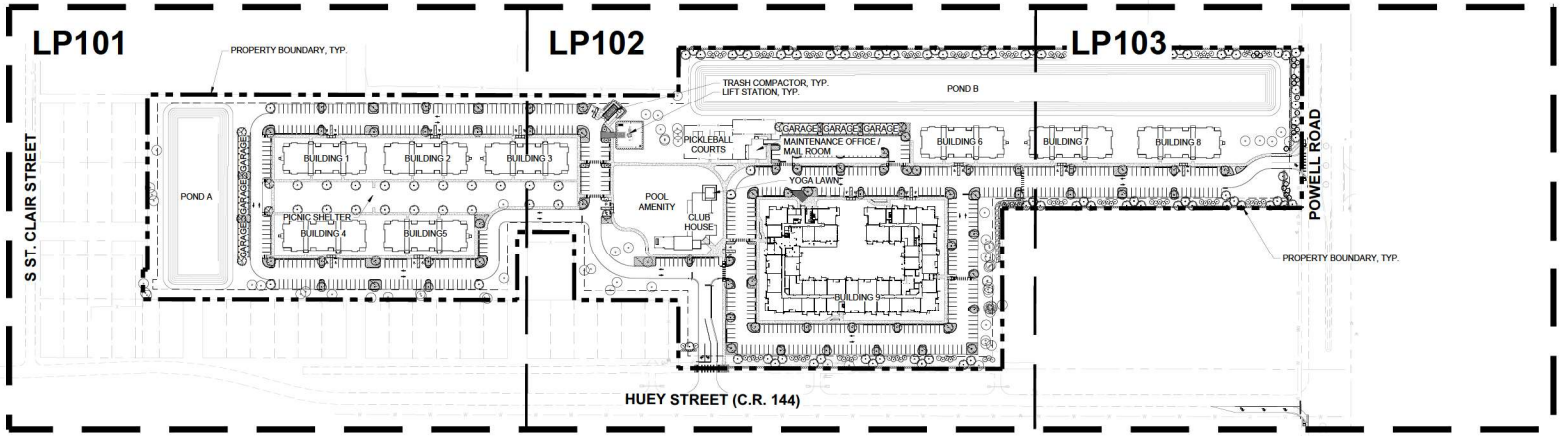
PROJECT NO.: 23003867
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DRAWN: JH
REVIEWED: DD / RB

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1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM109

CMLA SUBMITTAL



NOTE:

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

LANDSCAPE PLACEMENT NOTES:

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

NOTES:

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

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WILDWOOD, FLORIDA

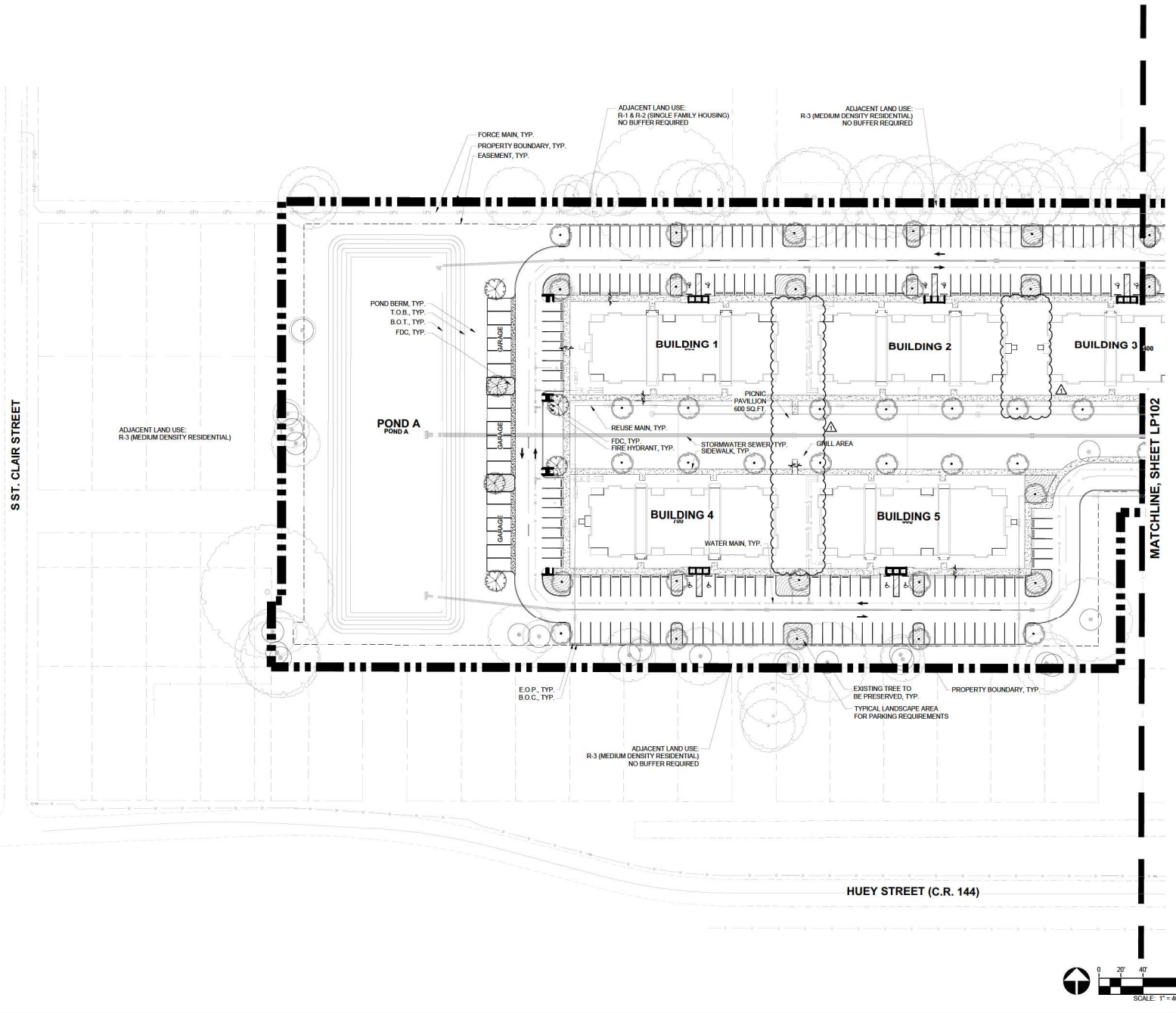
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LANDSCAPE REFERENCE PLAN

LP100

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LANDSCAPE LEGEND & NOTES

PROPERTY LINE
MATCHLINE

NOTES:

- LANDSCAPE DESIGNED IN COMPLIANCE WITH CITY OF WILDWOOD'S LAND DEVELOPMENT REGULATIONS AND DESIGN DISTRICT STANDARDS.
- LANDSCAPE BUFFERS ARE DESIGNED IN COMPLIANCE WITH THE DESIGN DISTRICT STANDARDS CHAPTER 2, SECTION (H), (3) & (4), AND THE BUFFER TYPES HAVE BEEN DESIGNATED ON THE LANDSCAPE PLAN.
- LANDSCAPING WITHIN PARKING AREAS AND VEHICULAR USE AREAS ARE IN COMPLIANCE WITH CHAPTER 2, SECTION (H), (7) PARKING LOT REQUIREMENTS OF THE DESIGN DISTRICT STANDARDS.
- PLANT SELECTION AND GENERAL REQUIREMENTS ARE IN ACCORDANCE WITH CHAPTER 2, SECTION (H), (8) PLANTING STANDARDS AND REQUIREMENTS, OF THE DESIGN DISTRICT STANDARDS.
- ALL LANDSCAPE AND SOD AREAS TO BE IRRIGATED BY AN AUTOMATED SYSTEM.
- ALL IRRIGATION SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH CHAPTER 2, SECTION (H), (10) IRRIGATION OF THE DESIGN DISTRICT STANDARDS.
- SIGNAGE IS IN ACCORDANCE WITH CHAPTER 3, SECTION 3.24-(G)(3), OF THE CITY'S LANDSCAPE DESIGN REGULATIONS

BUFFER REQUIREMENT

NORTH WEST BUFFER: (R-1, R-2, & R-3 - MEDIUM DENSITY RESIDENTIAL) NO BUFFER REQUIRED.

NORTH EAST BUFFER: (CMU - CENTRAL MIXED USE) 20' WIDE BUFFER WITH 3 CANOPY TREES, 5 UNDERSTORY TREES, AND CONTINUOUS ROW OF SHRUBS PER 100 L.F.

(1,275 L.F. / 100) X 3 = 38 LARGE TREES REQ.
(1,275 L.F. / 100) X 5 = 64 UNDERSTORY TREES REQ.
39 LARGE TREES AND 64 UNDERSTORY TREES PROVIDED.

EAST BUFFER: (R.O.W.) 25' WIDE BUFFER WITH 3 CANOPY TREES, 5 UNDERSTORY TREES, AND CONTINUOUS ROW OF SHRUBS PER 100 L.F.

(275 L.F. / 100) X 3 = 8 LARGE TREES REQ.
(275 L.F. / 100) X 5 = 14 UNDERSTORY TREES REQ.
8 LARGE TREES AND 17 UNDERSTORY TREES PROVIDED.

SOUTH EAST BUFFER: (CMU - CENTRAL MIXED USE) 20' WIDE BUFFER WITH 3 CANOPY TREES, 5 UNDERSTORY TREES, AND CONTINUOUS ROW OF SHRUBS PER 100 L.F.

(612 L.F. / 100) X 3 = 18 LARGE TREES REQ.
(612 L.F. / 100) X 5 = 30 UNDERSTORY TREES REQ.
19 LARGE TREES AND 30 UNDERSTORY TREES PROVIDED.

SOUTH (CENTER) BUFFER: (R.O.W.) 25' WIDE BUFFER WITH 3 CANOPY TREES, 5 UNDERSTORY TREES, AND CONTINUOUS ROW OF SHRUBS PER 100 L.F.

(577 L.F. / 100) X 3 = 17 LARGE TREES REQ.
(577 L.F. / 100) X 5 = 29 UNDERSTORY TREES REQ.
18 LARGE TREES AND 30 UNDERSTORY TREES PROVIDED.

SOUTH WEST BUFFER: (R-3 - MEDIUM DENSITY RESIDENTIAL) NO BUFFER REQUIRED.

WEST BUFFER: (R-3 - MEDIUM DENSITY RESIDENTIAL) NO BUFFER REQUIRED.

R.O.W. PLANTING REQUIREMENT

IN ACCORDANCE WITH CHAPTER 6.10 (J), TREES ON PUBLIC PROPERTY AND RIGHTS-OF-WAY, OF THE LAND DEVELOPMENT REGULATIONS,

(4) SPACING OF STREET TREES SHOULD BE FIFTEEN (15) FEET ON CENTER FOR SMALL TREES, THIRTY (30) FEET ON CENTER FOR MEDIUM TREES, AND FIFTY (50) FEET ON CENTER FOR LARGE TREES.

(5) DISTANCE FROM CURB AND SIDEWALK SHOULD BE FOUR (4) FEET FOR SMALL TREES, SIX (6) FEET FOR MEDIUM TREES, AND TWELVE (12) FEET FOR LARGE TREES, UNLESS SPECIFIED WITH APPROPRIATE ROOT BARRIER MATERIAL.

PARKING PLANTING CALCULATIONS

IN ACCORDANCE WITH CHAPTER 2, SECTION (H), (7) PARKING LOT REQUIREMENTS OF THE DESIGN DISTRICT STANDARDS,

(1) A MINIMUM 10% OF GROSS SQUARE FOOTAGE OF THE PAVED PARKING AREA SHALL BE DEVOTED TO LANDSCAPING.

(2) AT LEAST 1 CANOPY TREE AND 3 SHRUBS SHALL BE PROVIDED IN THE INTERIOR LANDSCAPE AREAS FOR EVERY 25 PAVED PARKING SPACES.

(3) ALL PARKING GARAGES SHALL BE REQUIRED TO EITHER:
A. PROVIDE LANDSCAPE HANGING BASKETS, AND/OR LANDSCAPED PLANTERS AROUND THE EXTERIOR OF THE FIRST THREE LEVELS OF THE GARAGE, OR
B. PROVIDE ADDITIONAL LANDSCAPING IN OTHER AREAS.

PARKING CALCULATIONS:

PARKING AREA	238,569 SQ. FT.
LANDSCAPE AREA REQUIRED	23,857 SQ.FT
LANDSCAPE AREA PROVIDED	25,828 SQ.FT
NUMBER OF PARKING SPACES	664 PARKING SPACES
TREES REQUIRED	1 TREE /25 SPACES 664/25 = 27 TREES REQ.
TREES PROVIDED	91 TREES
SHRUBS REQUIRED	3 SHRUBS / 25 SPACES 81 SHRUBS REQUIRED
SHRUBS PROVIDED	81 SHRUBS

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED	25%
OPEN SPACE PROVIDED	56%

LANDSCAPE KEY

TREES	BOTANICAL / COMMON NAME
	EXISTING TREE TO REMAIN
	ILEX CASSINE / DAHOON HOLLY
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD MAGNOLIA
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA
	QUERCUS VIRGINIANA / LIVE OAK
SHRUBS	**BOTANICAL / COMMON NAME**
	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM
SHRUB AREAS	**BOTANICAL / COMMON NAME**
	SHRUBS AND GROUNDCOVERS / SHRUBS AND GROUNDCOVERS

NOTE: SEE FULL LANDSCAPE SCHEDULE ON SHEET, LP601

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Orlando, Florida 32801
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LA1001696
STATE OF FLORIDA
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SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

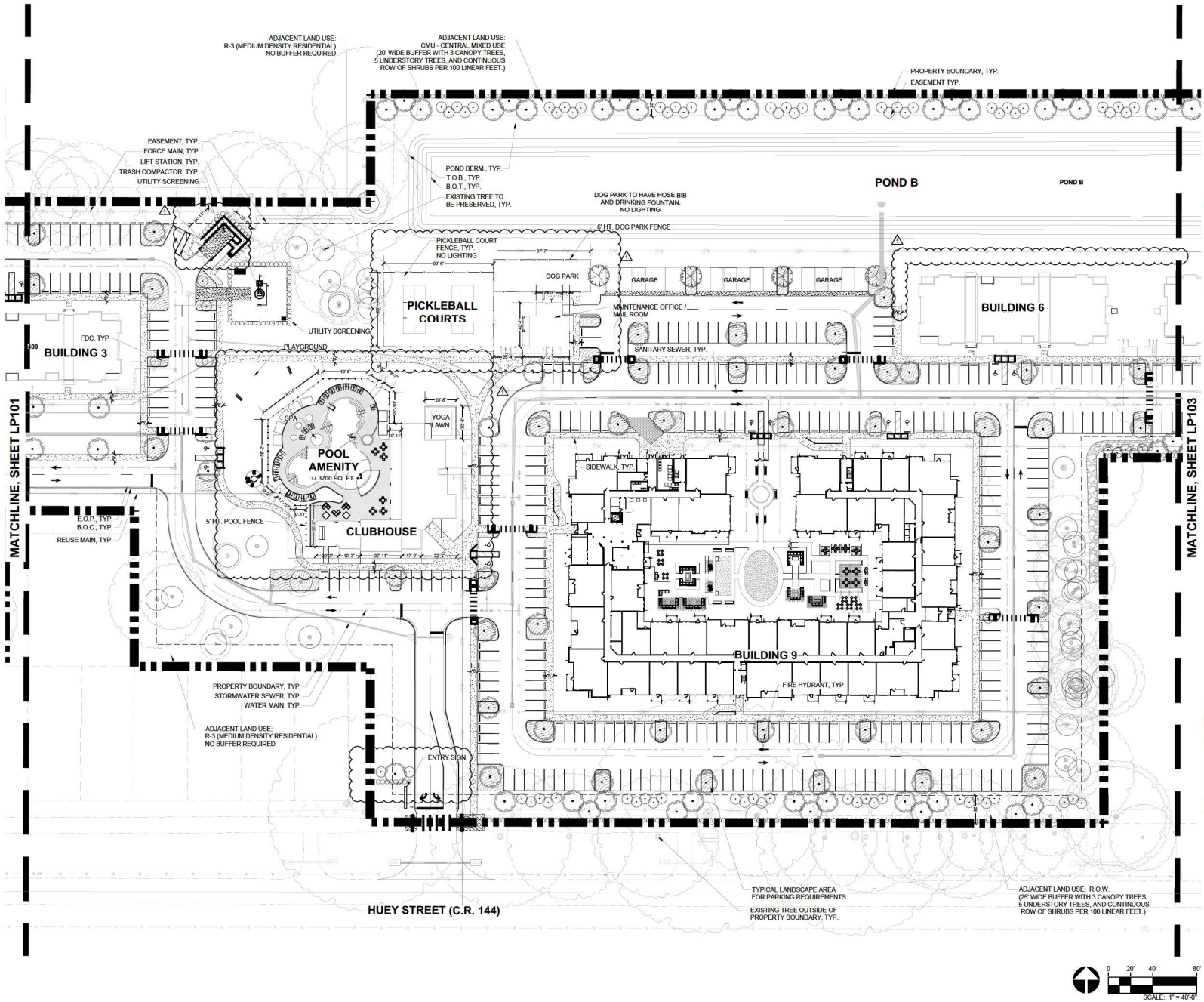
PROJECT NO :	23003867
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DRAWN:	JH
REVIEWED:	DD / RB

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LANDSCAPE PLAN

LP101

CMLA SUBMITTAL



LANDSCAPE LEGEND & NOTES

PROPERTY LINE
MATCHLINE

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- SIGNAGE IS IN ACCORDANCE WITH CHAPTER 3, SECTION 3.24-(G)(3), OF THE CITY'S LANDSCAPE DESIGN REGULATIONS.

BUFFER REQUIREMENT

NORTH-WEST BUFFER: (R-1, R-2, & R-3 - MEDIUM DENSITY RESIDENTIAL) NO BUFFER REQUIRED.

NORTH-EAST BUFFER: (CMU - CENTRAL MIXED USE) 20' WIDE BUFFER WITH 3 CANOPY TREES, 5 UNDERSTORY TREES, AND CONTINUOUS ROW OF SHRUBS PER 100 L.F.

(1,275 L.F. / 100) X 3 = 38 LARGE TREES REQ.
(1,275 L.F. / 100) X 5 = 64 UNDERSTORY TREES REQ.
39 LARGE TREES AND 64 UNDERSTORY TREES PROVIDED.

EAST BUFFER: (R.O.W.) 25' WIDE BUFFER WITH 3 CANOPY TREES, 5 UNDERSTORY TREES, AND CONTINUOUS ROW OF SHRUBS PER 100 L.F.

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SOUTH-WEST BUFFER: (R-3 - MEDIUM DENSITY RESIDENTIAL) NO BUFFER REQUIRED.

WEST BUFFER: (R-3 - MEDIUM DENSITY RESIDENTIAL) NO BUFFER REQUIRED.

R.O.W. PLANTING REQUIREMENT

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PARKING PLANTING CALCULATIONS

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B. PROVIDE ADDITIONAL LANDSCAPING IN OTHER AREAS.

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PARKING AREA	238,569 SQ. FT.
LANDSCAPE AREA REQUIRED	23,857 SQ FT
LANDSCAPE AREA PROVIDED	25,828 SQ FT
NUMBER OF PARKING SPACES	664 PARKING SPACES
TREES REQUIRED	1 TREE /25 SPACES 664/25 = 27 TREES REQ.
TREES PROVIDED	91 TREES
SHRUBS REQUIRED	3 SHRUBS / 25 SPACES 81 SHRUBS REQUIRED
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OPEN SPACE REQUIREMENTS:	
OPEN SPACE REQUIRED	25%
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LANDSCAPE KEY

TREES	BOTANICAL / COMMON NAME
	EXISTING TREE TO REMAIN
	ILEX CASSINE / DAHOON HOLLY
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	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA
	QUERCUS VIRGINIANA / LIVE OAK
SHRUBS	**BOTANICAL / COMMON NAME**
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	SHRUBS AND GROUNDCOVERS / SHRUBS AND GROUNDCOVERS

NOTE: SEE FULL LANDSCAPE SCHEDULE ON SHEET, LP601

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LANDSCAPE ARCHITECT

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Check positive response codes before you dig!

SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

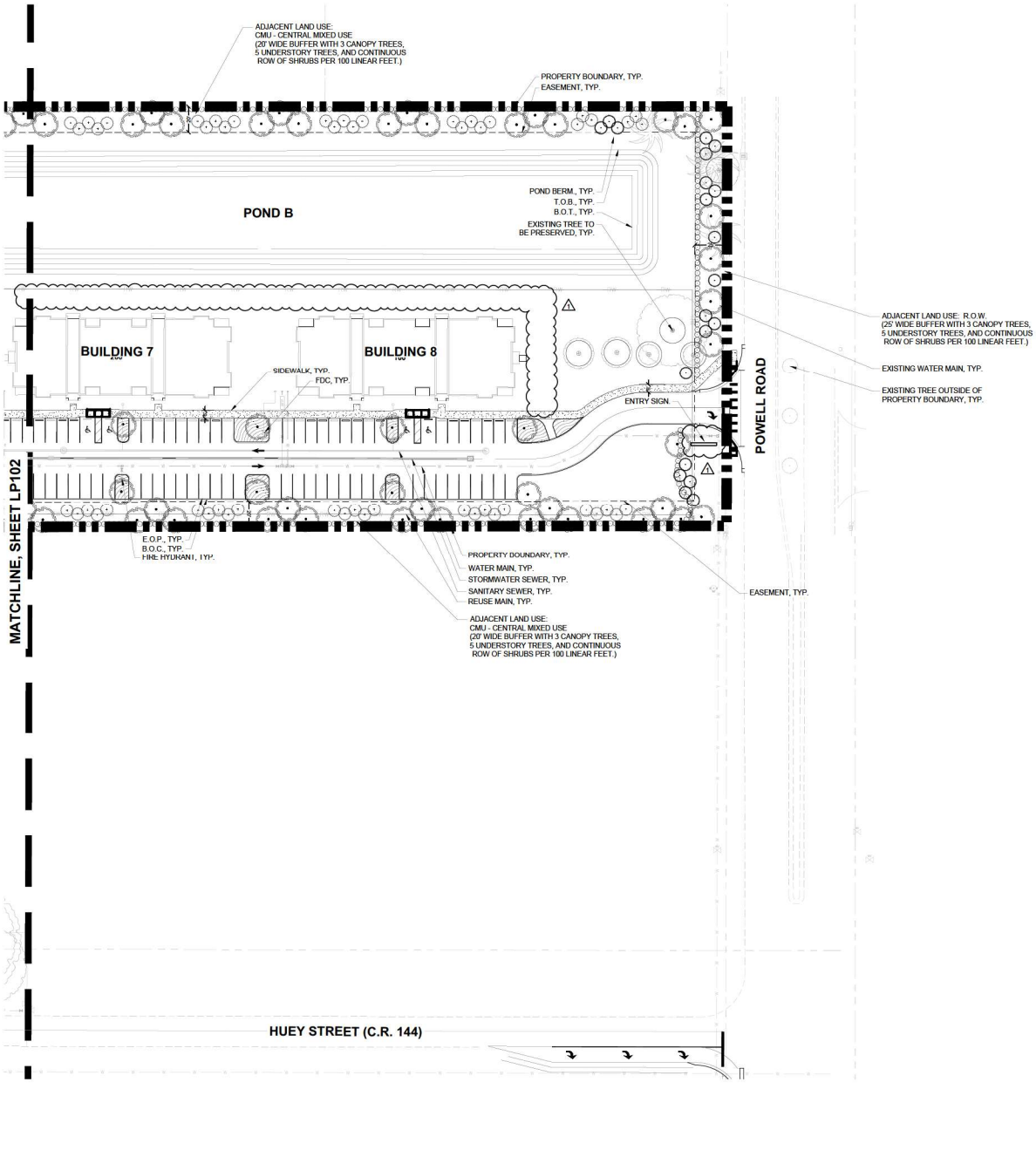
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

LANDSCAPE PLAN

LP102

CMLA SUBMITTAL



LANDSCAPE LEGEND & NOTES

PROPERTY LINE
MATCHLINE

NOTES:

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NOTE: SEE FULL LANDSCAPE SCHEDULE ON SHEET, LP601

0 20' 40' 80'
SCALE: 1" = 40'-0"

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LA0001656
STATE OF FLORIDA
LANDSCAPE ARCHITECT

DOUGLAS DIERLICH
LA0001656

SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

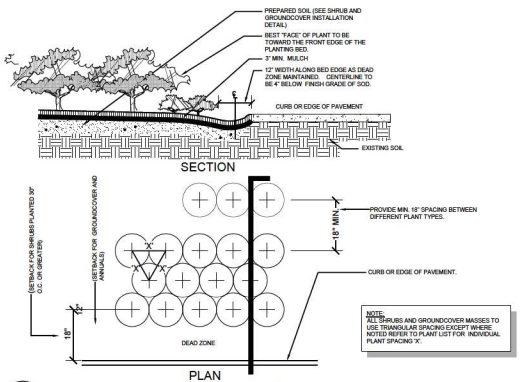
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

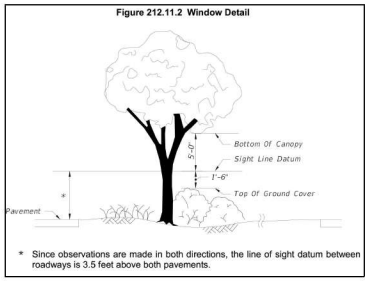
LANDSCAPE PLAN

LP103

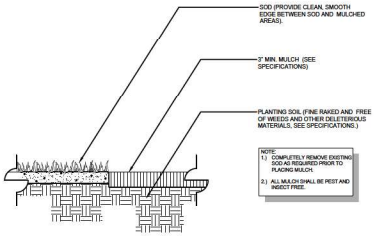
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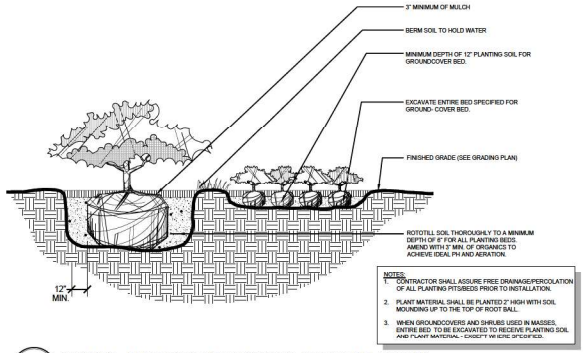
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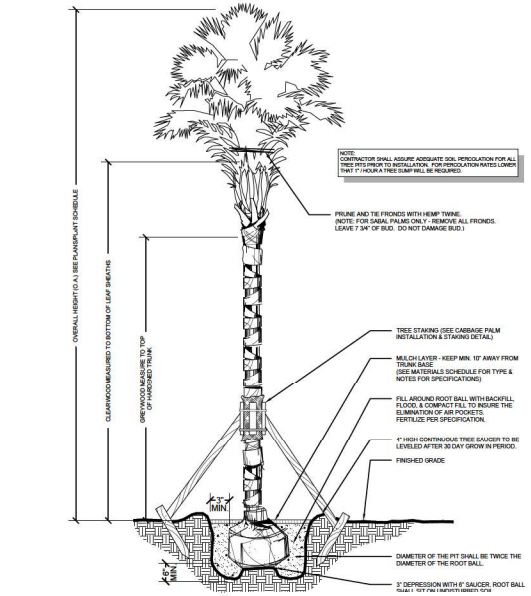
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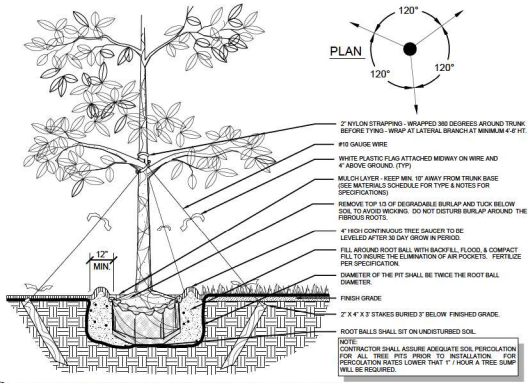
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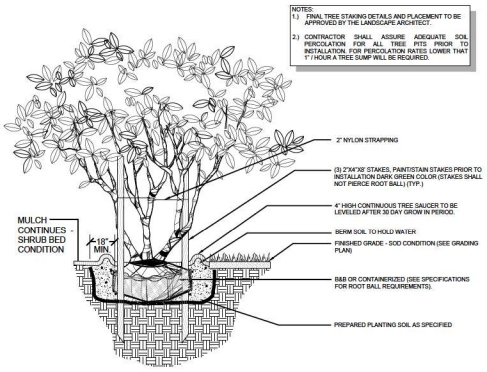
E SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



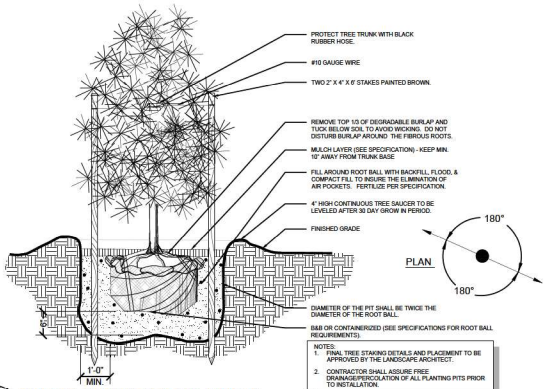
F PALM INSTALLATION
SCALE: N.T.S.



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



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



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

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Check positive response codes before you dig!

SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.: 23003867
DATE.: 07/01/2024
DRAWN: JH
REVIEWED: DD / RB

REVISIONS
REVISED PER CITY COMMENTS

PLANTING DETAILS

LP500

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LMDSCPE_DETAL_SHEETS.dwg 10/2/2024 doug.dierlich

GENERAL LANDSCAPE:

1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (⅔) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE IN- WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT OBSTRUCTION.
2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL, BUT ARE SHOWN NECESSARILY. CONSTRUCTION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE USE OF RETAINING WALLS, AND TREE WELLS AND SIDEWALK DEFLECTIONS. DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES INFORMATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE.
   "INVESTIGATE BEFORE YOU EXCAVATE"
   CALL SUNSHINE STATE ONE
   1-800-432-4770 TOLL FREE
   FL STATUTE 553.851 (1974) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE 'PROJECT BOUNDARY' (LIMITS, ETC...) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTINGS SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT.
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE. ACTUAL PLANT MATERIAL LOCATIONS WILL VARY TO COMPLIMENT EXISTING VEGETATION, SITE CONDITION FEATURES, AND TO PROVIDE SAFETY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY ON SITE SPECIFIC CONDITIONS, AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS DICTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PROJECT SUBMITTALS:

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

REQUIRED SUBMITTAL FORM

Submittal/Category	Submitted	Rejected	Re-submitted	Approved
General Submittals				
Emergency Numbers				
MOT Hours				
Permits				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection Certificates				
Mulch				
Pesticide Licensee				
Staking Methods				
Soil Test Report Analysis				
Fertilizer				
Irrigation Submittals				
Poly Pipe, 200 PVC				
SCH 40 PVC Pipe Fittings				
Galvanized Class 200 PVC				
Ductile Iron Fittings				
Valve Boxes				
Valves				
Weather Data Testing & Reports and Fittings				
Weather Data Filter				
Nelson DRC Valve				
Nelson Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connector				
Printer and Disk				

SAMPLE

PROJECT SCHEDULE:

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

LIQUIDATED DAMAGES:

1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER SHALL PAY TO THE OWNER OR CONSTRUCTION MANAGER THE OWNER MAY SETOFF FROM SUMS COMING DUE THE SUCCESSFUL BIDDER LIQUIDATED DAMAGES AT THE RATE OF $0.00 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WOULD INCUR IF THE WORK IS NOT SUBSTANTIALLY COMPLETE BY THE FORGOING DATES. THESE LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
5. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

SITE REQUIREMENTS:

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

EXISTING TREE CARE:

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

SUBSTANTIAL COMPLETION

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

INSTALLATION:

PLANTING LAYOUT:

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

TRANSPLANTING

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

PLANTING:

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER DOES NOT DRAIN AND PERCOLATE AND IF PERCOLATION IS AVAILABLE, CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4. BALLED AND BURLAPPED (B&B) PLANTING MATERIAL SHALL HAVE THE TOP ONE-HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
5. CONTRACTOR TO BID ON ALL PLANTING WITHIN ONE WEEK OF BUSINESS DAY(S) OF NOTICE.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE INSTALLATION. CONTACT LOCAL CITY/ LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9. THE LANDSCAPE CONTRACTOR SHALL FINE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
10. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS DAMAGED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. ALL WOODEN STAKES, BOARDS, BRACES AND BATTENS SHALL BE PAINTED/SOLID STAINED DARK GREEN PRIOR TO THEIR USE. TOUCH UP ALL EXPOSED CUTS AND BRUISES AFTER INSTALLATION.
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, OR AS SPECIFIED IN THE PLANT LEGEND.
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.)

SOIL PREPARATION AND SOIL MIX:

1. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR THE INSTALLATION AREA.
   A.) APPLY BOUNDARY 5 MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.
   B.) ROTOTILL TO A DEPTH OF 6" MINIMUM. REMOVE ALL DEBRIS, ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER. REMOVE ALL ROOTS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
   C.) ESTABLISH FINISH GRADES WITHIN TOLERANCES INDICATED ON THE GRADING PLANS. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
   D.) CONTRACTOR TO VERIFY "BONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
   E.) PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   1. TREES
      50% CLEAN O.O.T. SAND
      30% APPROVED TOPSOIL MIX
   2. PALMS
      50% CLEAN O.O.T. SAND
      10% APPROVED TOPSOIL MIX
   3. SHRUBS, AND GROUND COVERS
      50% CLEAN O.O.T. SAND
      20% APPROVED TOPSOIL MIX
   4. TOPSOIL
      30% APPROVED FLORIDA TOPSOIL
      10% APPROVED ORGANIC PEAT
      60% APPROVED SAND
      PER FDOT SPECIFICATIONS 0-P-166
      SECTION 1, 2, AND 6, (FINE GRADE)
   F.) TOPSOIL MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT OTHERWISE AS NOTED TO MAKE FREE OF ALL VIABLE WEED SEEDS OR OTHER UNDESIRABLE WEEDS.
   G.) TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM QUALITY AND SHALL CONSIST OF LOAM, SILTY LOAM, SANDY LOAM OR CLAY LOAM. IT SHALL BE FREE OF STONES, LUMPS, PLANTS AND THEIR ROOTS, STICKS, CLAY, SILTS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT ALL AREAS TO BE SODDED.
   H.) SMOOTH AND UNIFORM DEPTH OF TOPSOIL MIXTURE TO A MINIMUM 12 INCHES BELOW GRADE IN AREAS TO BE SODDED.
   FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY AND ALL WATER POCKETS WHICH MAY COLLECT WATER.
   TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE TESTED PRIOR TO PLANTING AND IN THE RANGE OF 5.5 TO 7.5 OR AS DIRECTED BY LANDSCAPE ARCHITECT. IF NECESSARY AFTER ALIGNMENT THE CONTRACTOR SHALL APPLY APPROPRIATE APPROVED SOIL ADDITIVES ADJUSTING SOIL PH TO WITHIN THE RANGE OF 5.5 TO 7.5.

2. INITIAL INSTALLATION FERTILIZATION
   ALL TREES, SHRUBS AND GROUND PLANTINGS SHALL RECEIVE AN APPROVED SLOW RELEASE FERTILIZER. ALL TREE PLANTINGS SHALL RECEIVE AN APPROVED MYCORRHIZA ADDITIVE. (CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY).

TREES 1-2" CAL PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TREES 1-2" CAL MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER
SHRUBS AND GROUND COVERS 1 GALLON AND SMALLER - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TURF SOD PLUS MINOR ELEMENTS - SLOW RELEASE 1 LB. FERTILIZER PER 1000 SF

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

PLANT MATERIAL:

1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE CONSTRUCTION SHALL IF APPLICABLE (SEE SUBMITTAL FORM).
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS GRADED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
3. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
4. ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE INSPECTED AND APPROVED OR REJECTED ON SITE BY LANDSCAPE ARCHITECT.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
6. ANY TREE WITH A TRUNK FORMING "V" SHAPE CROTCH WILL BE REJECTED.
7. CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND ENHANCE THEIR STRUCTURES.
8. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
9. SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE UNIFORMLY AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. * ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE THROUGH SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE CAUSE FOR REJECTION AND REPLACEMENT AT CONTRACTORS EXPENSE.
11. ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING. LAID WITH TIGHTLY BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
12. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
13. ALL PLANTING BEDS SHALL HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
14. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
15. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
16. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER, AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
3. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
4. ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES. ALL PALMS TO BE SUN GROWN.
5. ALL PLANTING BEDS AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
6. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD

PLANTING NOTES (UTILITY & METER):

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

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	HT	SPD	REMARKS
TREES							
	72	EXISTING TREES TO REMAIN / EXISTING TREES TO REMAIN	-				
	127	DAHOON HOLLY / ILEX CASSINE	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	NATIVE
	10	D.D BLANCHARD MAGNOLIA / MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	NATIVE
	20	LITTLE GEM DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	
	174	LIVE OAK / QUERCUS VIRGINIANA	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	NATIVE
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE			REMARKS
SHRUBS							
	752	WALTER'S VIBURNUM / VIBURNUM OBOVATUM	5 GAL	18"-24" HT X 18"-24" SPR			NATIVE
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING		REMARKS
SHRUB AREAS							
	4,271	SHRUBS AND GROUNDCOVER / SHRUBS AND GROUNDCOVER	3 GAL	30"H X 24" S	24" O.C.		

PLANTING NOTES (UTILITY & METER):

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

GENERAL NOTES:

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

TREE PLANTING NOTES:

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

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.880.0855
www.rviplanning.com

DOUGLAS PETER DIERLICH — LA STATE OF FLORIDA — LANDSCAPE ARCHITECT

DOUGLAS DIERLICH
LA0001695

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

SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

PROJECT NO.: 23003867
DATE: 07/01/2024
DRAWN: JH
REVIEWED: DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

LANDSCAPE SCHEDULE

LP601

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LMDSCPE_SCHEDULE.dwg 10/2/2024 doug.dierlich

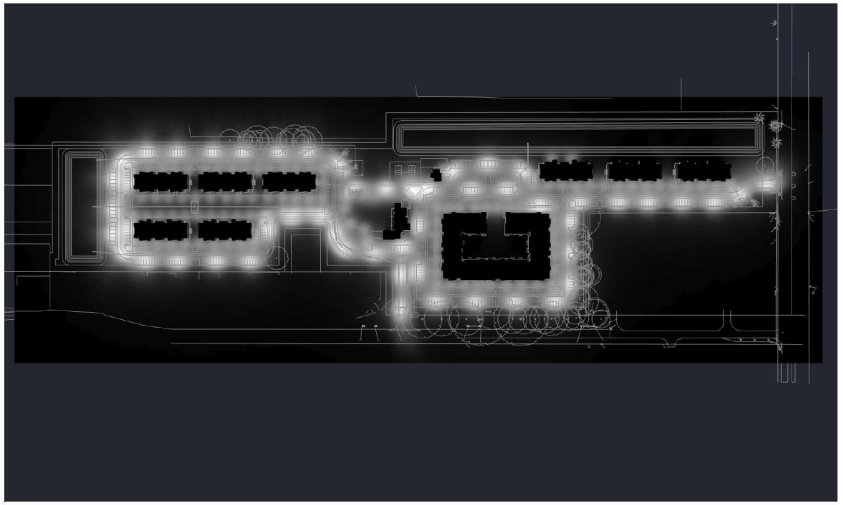
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
	2	A2	Single	9840	1.000	63.59	127.18	OPF-S-A03-840-T2M	SIGNIFY CANADA LTD
	15	A3	Single	9762	1.000	63.59	953.85	OPF-S-A03-840-T3M	SIGNIFY CANADA LTD
	36	A4	Single	9893	1.000	63.59	2289.24	OPF-S-A03-840-T4M	SIGNIFY CANADA LTD
	115	B	Single	1113	1.000	20	2300	FCB6C-36L02-UNV-39-4K-11L	FC Lighting

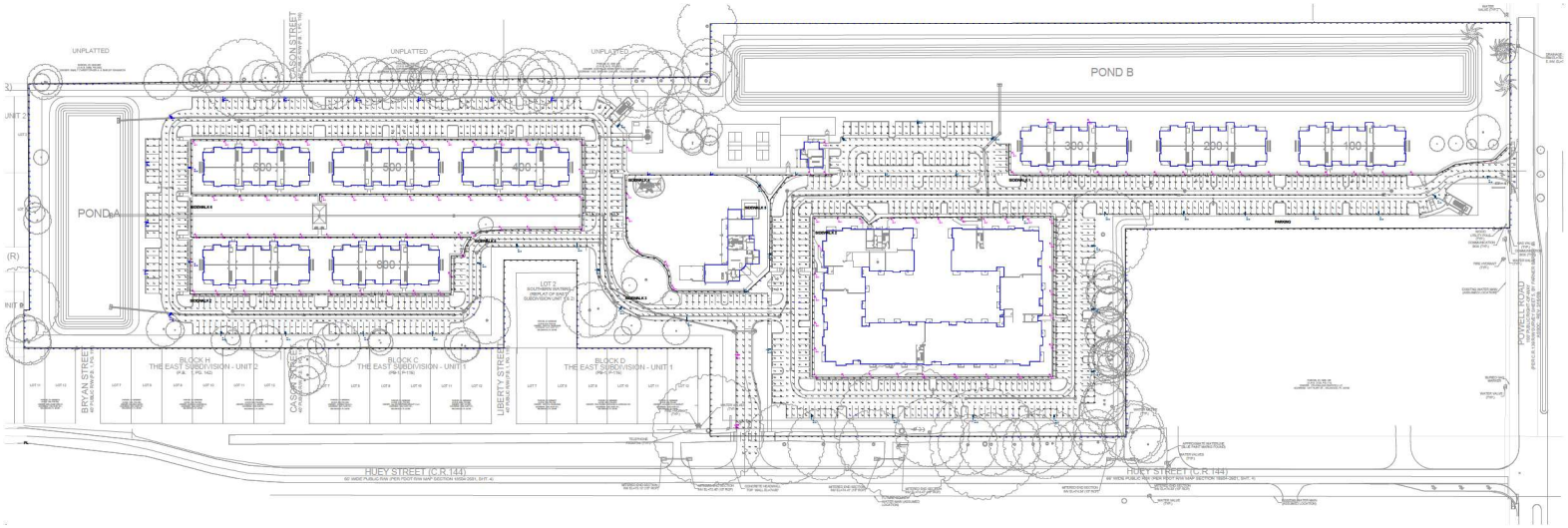
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
PARKING	Illuminance	Fc	1.30	3.7	0.3	4.33	12.33	0	
PL	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.	N.A.	
SIDEWALK 1	Illuminance	Fc	0.98	1.8	0.5	1.96	3.60	N.A.	
SIDEWALK 2	Illuminance	Fc	1.05	3.5	0.4	2.63	8.75	N.A.	
SIDEWALK 3	Illuminance	Fc	1.39	3.3	0.4	3.48	8.25	N.A.	
SIDEWALK 4	Illuminance	Fc	1.89	3.1	0.8	2.36	3.88	N.A.	
SIDEWALK 5	Illuminance	Fc	2.48	3.3	1.4	1.77	2.36	N.A.	
SIDEWALK 6	Illuminance	Fc	0.80	2.6	0.2	4.00	13.00	N.A.	
SIDEWALK 7	Illuminance	Fc	1.04	2.8	0.3	3.47	9.33	N.A.	
SIDEWALK 8	Illuminance	Fc	1.78	2.8	0.8	2.23	3.50	N.A.	

TARGETING:

IESNA
0.2 FC MIN
20:1 MAX:MIN

NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- LOCATIONS ARE PROPOSED





PHOTOMETRY - SITE
Scale: 1 inch= 80 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product offering. The information provided is based on standardized industry procedures.

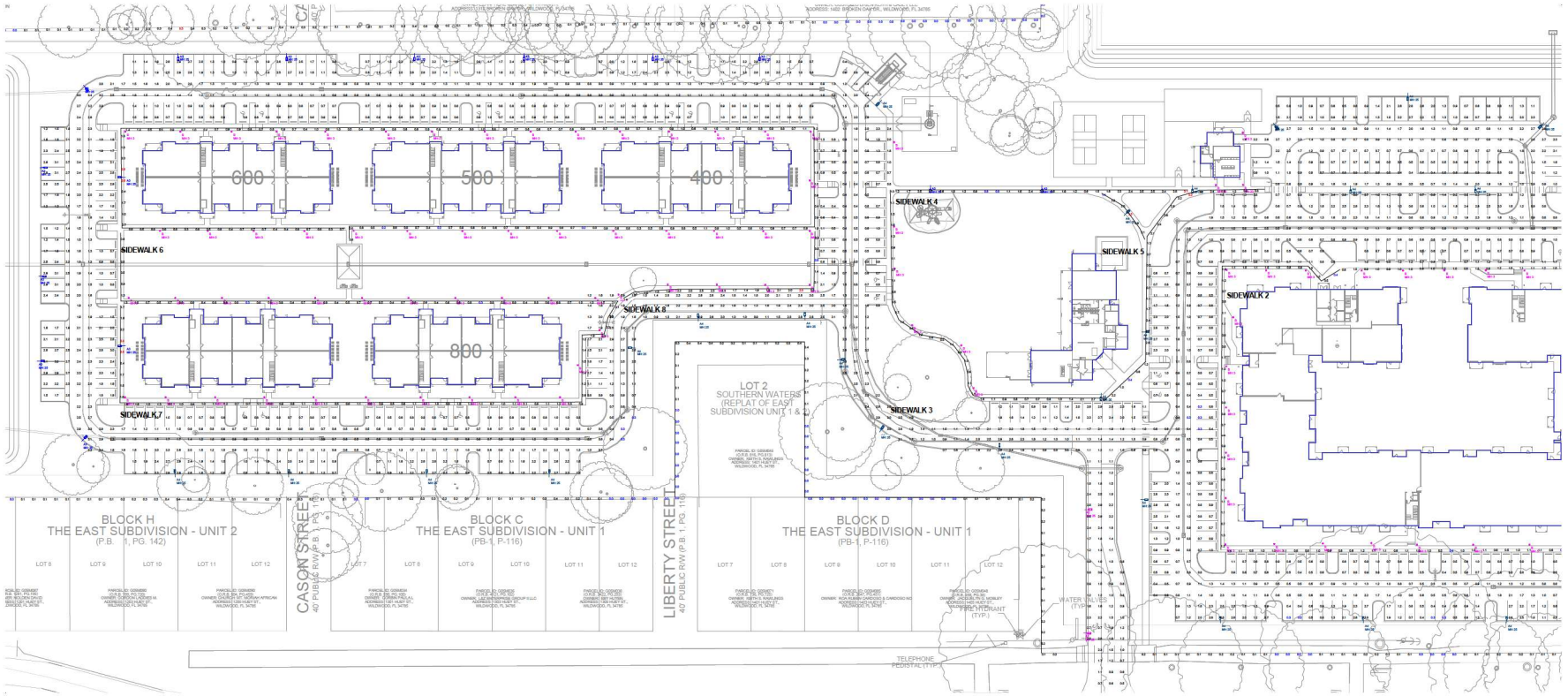
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.).

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep:JESSY NORTON
Office: ORLANDO
Contact: (407) 629-6100
Processed By: D. GILMORE
Filename: 09-10-2024 SOLIV-WILDWOOD.AGI

SOLIV @ WILDWOOD

Date:9/10/2024



PHOTOMETRY - SITE
Scale: 1 inch= 40 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison with other lighting systems. The information provided is based on standardized industry procedures.

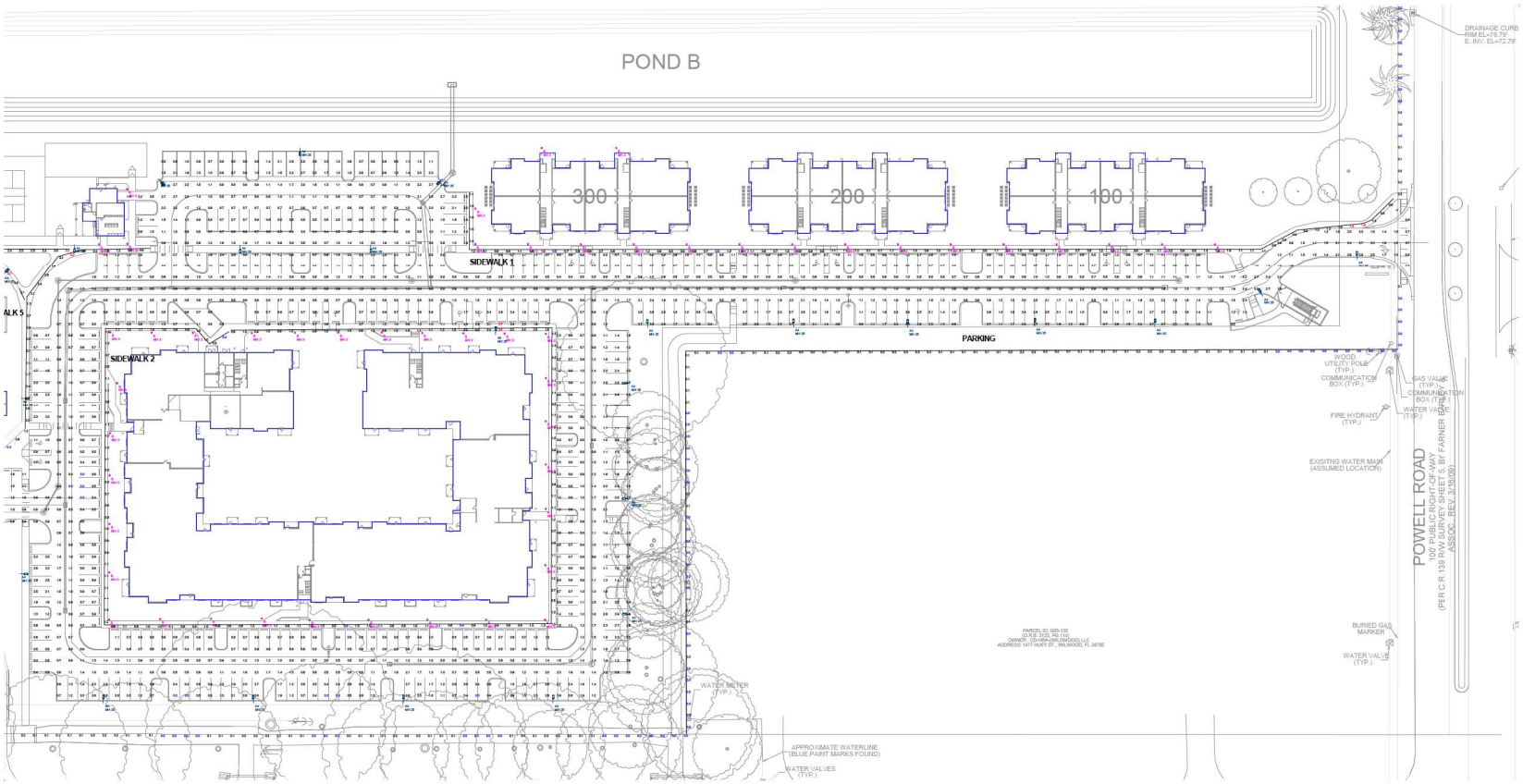
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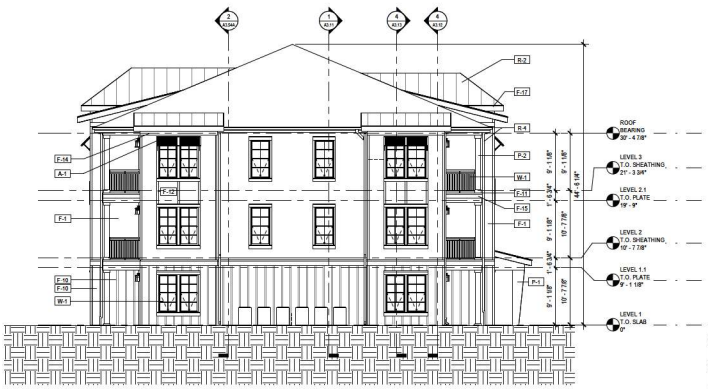
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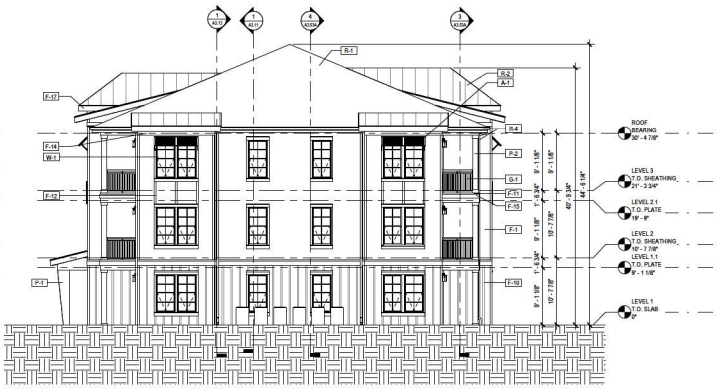
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SOLIV @ WILDWOOD

Date:9/10/2024



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



4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



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

ELEVATIONS NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2018 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
11. GENERAL CONTRACTOR TO COINCIDUDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
13. ALL EXERIOR LAP SIDING UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW6166 GREY CLOUDS
14. ALL LAP SIDING IN BREEZEWAYS UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW7648 FLEUR DE SEL
15. ALL TRIM AT SIDING PAINT COLOR SW6166 GREY CLOUDS & COASTAL GRAY SHALL BE TRIM PAINT COLOR SW7062 ROCK BOTTOM
16. ALL BOARD AND BATTEN SIDING UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW7666 FLEUR DE SEL
17. ALL TRIM AT SIDING PAINT COLOR SW 7666 FLEUR DE SEL SHALL BE TRIM PAINT COLOR SW7666 FLEUR DE SEL
18. ALL JAMB & SILL TRIM SHALL BE 5/4"x4" U.N.O.
19. ALL WINDOW AND DOOR HEAD TRIM SHALL BE 5/4"x6" U.N.O.

ELEVATION FINISH SCHEDULE

TAG	MATERIAL
A-1	AWNING
F-17	FASCIA BOARD
F-10	FIBER CEMENT BATTEN
F-1	FIBER CEMENT PANELBOARD AND BATTEN 1
F-11	FIBER CEMENT TRIM 1X3
F-12	FIBER CEMENT TRIM 1X4
F-14	FIBER CEMENT TRIM 1X8
F-15	FIBER CEMENT TRIM 1X9
P-1	POST
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT. REFER TO CIVIL
R-1	SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF
O-2	UNGLAZED OPENING - OPEN TO BREEZEWAY
G-1	VINYL GUARDRAIL
W-1	WHITE VINYL WINDOW W/ SURROUND. TYP. F.C SURROUND AT LAP, PANEL AND BOARD & BATTEN
P-2	WRAPPED COLUMN

ISSUE DATE: 2024-08-29

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ACCESS DOORS MARKING OWNERSHIP OF SUCH AND ALL RIGHTS ARE PRESUMED.

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0264
DRAWN: ZS
CHECKED: AS

BUILDING B ELEVATIONS

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

A2.21



4 PLAN EAST ELEVATION
1/8" = 1'-0"



3 PLAN NORTH ELEVATION
1/8" = 1'-0"



2 PLAN WEST ELEVATION
1/8" = 1'-0"



1 PLAN SOUTH ELEVATION
1/8" = 1'-0"

KEY PLAN

ELEVATIONS NOTES

1. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND DIMENSIONED LOCATIONS.
2. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
3. PROVIDE DRIP CAP FLASHING AT ALL STOREFRONT & DOOR HEADS.
4. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
5. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE IBC AND AS NOTED IN THE WINDOW ELEVATIONS.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
7. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
8. MASONRY VENEERS SHALL BE INSTALLED PER STRUCTURAL DRAWINGS AND AS SHOWN AND DETAILED ON THE ELEVATIONS, SEE MASONRY CONTROL JOINT NOTES.
9. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR HIGHER THAN 30 FEET ABOVE THE BRICK LEDGE. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALLS AS REQUIRED.
10. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL DRAWINGS.
11. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
12. INSTALL EXTERIOR LIGHTING FIXTURES AT ELEVATIONS SHOWN, SEE ELECTRICAL DRAWINGS FOR CONNECTION REQUIREMENTS.
13. ACCESSIBLE ROUTES - COORDINATE FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
14. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.

FINISH SCHEDULE

TAG	MATERIAL
A-1	AWNING
B-1	BEAM, SEE STRUCTURAL
B-2	FAUX BRICK FIREPLACE
F-1	FIBER CEMENT PANELBOARD AND BATTEN 1
F-10	FIBER CEMENT BATTEN
F-11	FIBER CEMENT TRIM 1X3
F-14	FIBER CEMENT TRIM 1X8
R-1	POST
R-1	SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF
R-4	ROOF GUTTER & DS, DS TO TIE INTO METAL BOOT, REFER TO CIVIL
W-1	WHITE VINYL WINDOW W SURROUND, TYP IF C SURROUND AT LAP, PANEL AND BOARD & BATTEN
W-2	ALUMINUM STOREFRONT, SEE SCHEDULE

ISSUE DATE: 08-29-2024

THESE PLANS ARE DESIGNED AND PROTECTED UNDER FEDERAL COPYRIGHT LAWS, IN DESIGN MARYMAC OWNERSHIP OF SUCH WILL NOT BE PROVIDED.

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com
5401 W. Kennedy Blvd., Suite 743
Tampa, Florida 33609
813.280.4400

JOB NO: 24-0254 PROJ MGR: AS
DRAWN: MD CHECKED: AS

CLUBHOUSE ELEVATIONS

08-29-2024 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

A2.31

MAIL BUILDING DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR SIZE			DOOR				LABEL DOOR & FRAME	FRAME						DETAILS				REMARKS
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	GLAZING		TYPE	MATERIAL	FINISH	GLAZING	SIDELITE	TRANSOM	HEAD	JAMB	THRESHOLD	HARDWARE SET	
LEVEL 1																				
1.M	MAINTENANCE	3' - 0"	8' - 0"	1 3/4"	SS															
2.M	MAINTENANCE	6' - 0"	7' - 0"	1 3/4"	RS															
3.M	MAIL	3' - 0"	6' - 8"	1 3/8"	434															
4.M	OFFICE	3' - 0"	6' - 8"	1 3/8"	434															
5.M	TOILET	3' - 0"	6' - 8"	1 3/8"	434															

ATTIC VENTILATION SCHEDULE

LEVEL	AREA NAME	ATTIC AREA SF	REQUIRED NET FREE VENTED AREA SI	50% REQUIRED NET FREE VENTED AREA SI	VENTING HIGH (40% - 50% OF TOTAL)									LOW VENTS (BALANCE OF TOTAL)						LOW VENTS (BALANCE OF TOTAL)	% LOW	ADEQUATE LOW VENTING
					RIDGE VENTS			BOX VENTS			TOTAL PROVIDED HIGH VENTING SI	% HIGH	ADEQUATE HIGH VENTING	SOFFIT VENTS			OFF-RIDGE VENTS			TOTAL PROVIDED LOW VENTING SI		
					PROVIDED SI/LF	LF	TOTAL PROVIDED SI	PROVIDED SI	QUANTITY	TOTAL PROVIDED SI				PROVIDED SI/LF	LF	TOTAL PROVIDED SI	PROVIDED SI/LF	LF	TOTAL PROVIDED SI			
ROOF	ROOF AREA	1769 SF	849	424	18	23' - 0"	414	0	0	0	414	49	YES	5	181' - 0"	905	0	0'	0	905	107	NO (HIGH)

ROOF DRAINAGE SCHEDULE

LOCATION	ROOF DATA				RAINFALL DATA		DOWNSPOUT DATA							GUTTER DATA				REMARKS
	ROOF AREA	ROOF PITCH	ROOF PITCH FACTOR	ADJUSTED AREA	RAINFALL INTENSITY PER IPC APPENDIX B	REQ'D GPM	DS TYPE	NOMINAL SIZE	ACTUAL SIZE	DS CAPACITY (GPM EACH) PER IPC TABLE 1106.3	REQ'D NUMBER OF DS	DS SHOWN	TOTAL DS CAPACITY (GPM)	ADEQUATE DS	WIDTH	MIN. DEPTH	GUTTER CAPACITY PER IPC TABLE 1106.6	ADEQUATE GUTTERS	
ROOF AREA	1769 SF	6" / 12"	1.1	1945 SF	4.5	8249	RECT	4	3.93	192	1	6	1152.00	YES	5' - 0"	5" - 0"	260	YES	

ROOF PLAN LEGEND

- GUTTER AND DOWNSPOUT
- SERVICE WALKPAD WITH ADD. LAYER OF TPO
- CONDENSER UNIT, 3'0"X28"X28" MOUNTING PAD UNDER EACH
- RIDGE VENT
- POD ROOF VENT
- 6:12 ROOF PITCH
- OUTSIDE FACE OF STUD, BELOW
- RD ROOF DRAIN
- SD SECONDARY ROOF DRAIN
- FIRE WALL
- 1-HOUR RATED ROOF ACCESS
- ATTIC DRAFTSTOPPING

ROOF PLAN NOTES

1. FLASH ALL ROOF PENETRATIONS PER MANUFACTURERS' REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY.
2. ALL ROOF PENETRATIONS (PLUMBING STACK VENTS, ETC.) TO BE PAINTED TO MATCH FINISHED ROOFING COLOR.
3. COPING TO INCLUDE CONTINUOUS CLEAT AT EXTERIOR SIDE AND MECHANICAL ATTACHMENT AT INTERIOR SIDE OF ROOF.
4. SEE A8.X SERIES SHEETS FOR RELEVANT ROOF AND WATERPROOFING DETAILS.
5. NO ROOF PENETRATIONS TO OCCUR WITHIN 4' FEET HORIZONTAL AT EACH SIDE OF TERMINATION OF 2-HOUR FIRE WALLS.
6. TPO TO BE MECHANICALLY FASTENED.
7. MAINTAIN 12" MINIMUM FROM END OF HIP/RIDGE VENT TO ROOF EDGE/INTERSECTION.
8. PROVIDE VAPOR RETARDER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM PER ASTM E96 ON THE WARM SIDE OF THE ATTIC INSULATION.
9. USE 5" PREFINISHED ALUMINUM GUTTERS AND 3" X 4" DOWNSPOUTS. FINISH COLOR TO BE SELECTED BY ARCHITECT. PROVIDE SPLASH GUARD EXTENSIONS AT VALLEYS TO DIRECT OVERFLOW.
10. ALL ROOF OVERHANGS ARE 24" UNLESS NOTED OTHERWISE.
11. ALL ROOF PITCHES SHALL BE 6:12 UNLESS OTHERWISE NOTED.
12. ATTIC ACCESS, 22" X 36" MINIMUM W/ INSULATION ON TOP OF ACCESS PANEL.
13. PROVIDE DRAFTSTOPPING WITH MINIMUM OF 3/8" OSB TO SUBDIVIDE THE ATTIC INTO SPACES OF 3,000 SQUARE FEET MAXIMUM AREAS, TYPICAL.
14. PROVIDE SELF-CLOSING, 24" X 84" MINIMUM, UNLESS NOTED OTHERWISE, ACCESS DOOR PANEL IN DRAFT STOP ASSEMBLY WHERE SHOWN FOR FIRE DEPARTMENT ACCESS TO ATTIC COMPARTMENT FROM COMMON AREA.
15. PROVIDE 3/4" PLYWOOD WALK FROM ATTIC ACCESS TO DRAFT STOP PANEL(S) FOR INSPECTION ACCESS, TYP.
16. PROVIDE VALLEY FLASHING 18" UP EACH SLOPED FACE
17. DOWNSPOUTS TO BE TIED IN TO SUB-SURFACE DRAINAGE SYSTEM; REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
18. CONTRACTOR TO VERIFY AND COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS WITH MEP DRAWINGS.

BUILDING PLAN NOTES

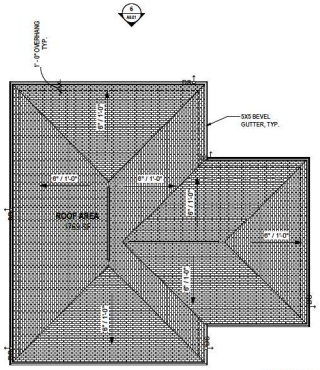
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
2. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
3. COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
4. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
5. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL AND SHEAR WALL LOCATIONS.
6. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
7. AT LOCATIONS WHERE 2HR UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE WALL RATING WILL BE REQUIRED TO EXTEND TO FURTHEST EXTERIOR WALL.
8. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
9. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS AND HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
10. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.
11. SEE UNIT PLANS FOR ALL INTERIOR DIMENSIONS.

ELEVATIONS NOTES

1. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND DIMENSIONED LOCATIONS.
2. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
3. PROVIDE DRIP CAP FLASHING AT ALL STOREFRONT & DOOR HEADS.
4. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
5. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE IBC AND AS NOTED IN THE WINDOW ELEVATIONS.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
7. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
8. MASONRY VENEERS SHALL BE INSTALLED PER STRUCTURAL DRAWINGS AND AS SHOWN AND DETAILED ON THE ELEVATIONS, SEE MASONRY CONTROL JOINT NOTES.
9. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR HIGHER THAN 30 FEET ABOVE THE BRICK LEDGE. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALLS AS REQUIRED.
10. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL DRAWINGS.
11. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
12. INSTALL EXTERIOR LIGHTING FIXTURES AT ELEVATIONS SHOWN. SEE ELECTRICAL DRAWINGS FOR CONNECTION REQUIREMENTS.
13. ACCESSIBLE ROUTES - COORDINATE FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
14. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.

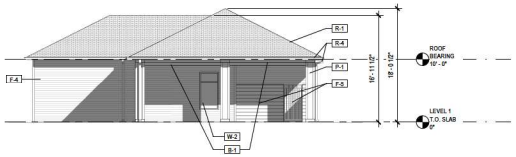
FINISH SCHEDULE

TAG	MATERIAL
F-3	BEAM SIZE STRUCTURAL
F-4	FIBER CEMENT LAP SIDING 1
F-5	PET WASH ENCLOSURE AND GATE; MATERIAL BY OWNER
O-1	OVERHEAD DOOR
P-1	POST
P-2	WRAPPED COLUMN
R-1	SHINGLE ROOF
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL
W-2	ALUMINUM STOREFRONT, SEE SCHEDULE



Add lap siding to finish palette

2 ROOF PLAN
1/8" = 1'-0"



6 PLAN NORTH ELEVATION
1/8" = 1'-0"



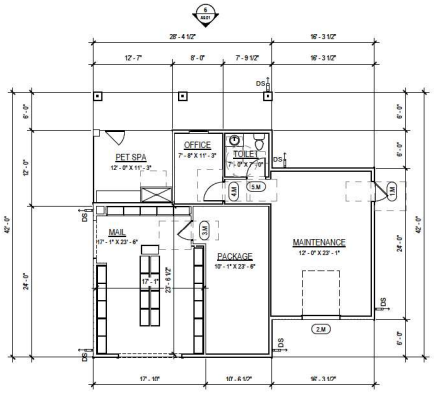
4 PLAN EAST ELEVATION
1/8" = 1'-0"



5 PLAN WEST ELEVATION
1/8" = 1'-0"



3 PLAN SOUTH ELEVATION
1/8" = 1'-0"



1 LEVEL 1
1/8" = 1'-0"

ISSUE DATE: 2024-08-29
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REVISIONS

HUEY ST WILDWOOD - MAIL BUILDING

WILDWOOD, FLORIDA

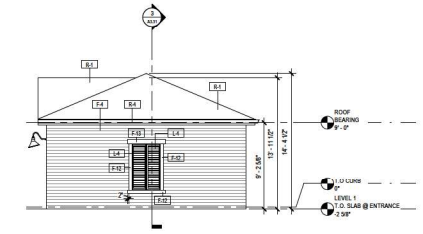
BSB DESIGN
www.bsbdesign.com
5401 W. Kennedy Blvd., Suite 743
Tampa, Florida 33609
(813) 280-4457

JOB NO: 24-0254 PROJ MGR: [PM]
DRAWN: [MDL] CHECKED: [QC]

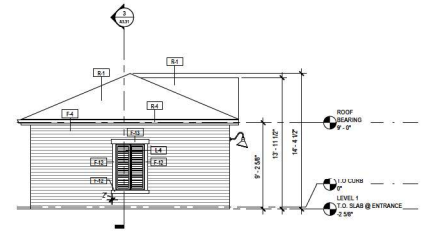
2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

MAIL BUILDING PLANS, ELEVATIONS AND DOOR INFORMATION

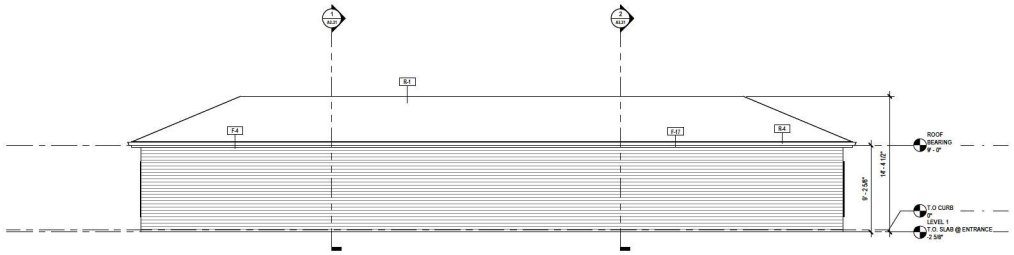
A9.01



4 RIGHT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"

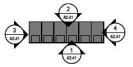


2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

KEY PLAN



ELEVATIONS NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
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13. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

FINISH SCHEDULE

TAG	MATERIAL
F-3	FIBER CEMENT VERTICAL SIDING 1
F-4	FIBER CEMENT LAP SIDING 1
F-12	FIBER CEMENT TRIM 1X4
F-13	FIBER CEMENT TRIM 1X6
F-17	FASCIA BOARD
L-1	LIGHT FIXTURE 1, REF ELECTRICAL DRAWINGS
L-4	LOUVER
O-1	OVERHEAD DOOR
R-1	SHINGLE ROOF
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL

ISSUE DATE: 2024-08-29

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

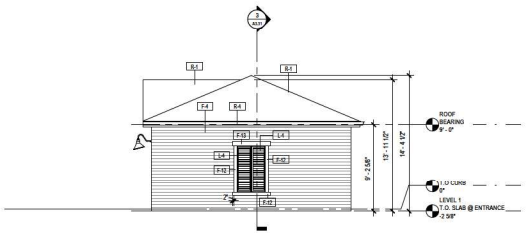
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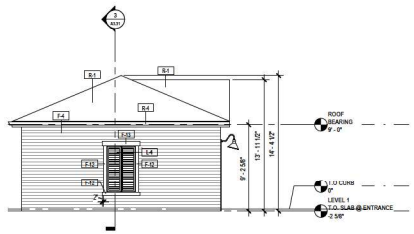
JOB NO: 24-0254
DRAWN: AK
CHECKED: ML

TYPICAL GARAGE ELEVATIONS

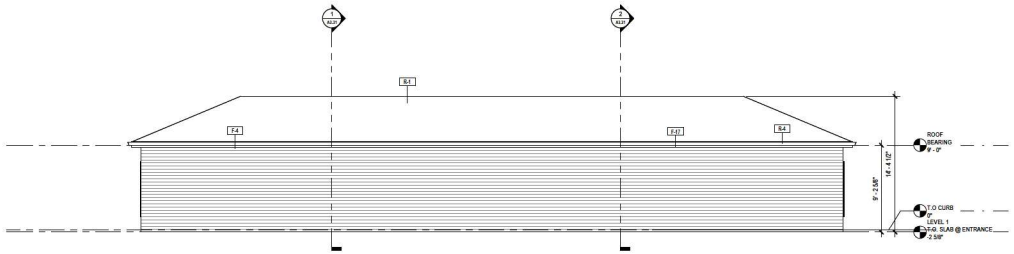
A2.41



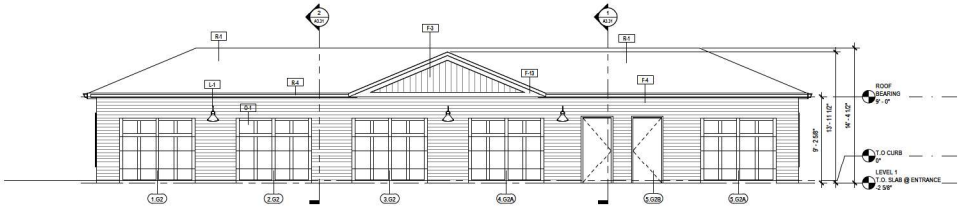
4 RIGHT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"

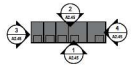


2 REAR ELEVATION
3/16" = 1'-0"



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3/16" = 1'-0"

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L-1	LIGHT FIXTURE 1, REF ELECTRICAL DRAWINGS
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O-1	OVERHEAD DOOR
R-1	SHINGLE ROOF
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL

ISSUE DATE: 2024-08-29

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

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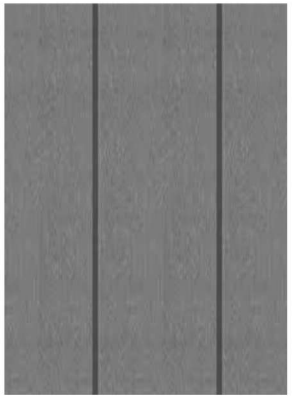
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[illegible]
JOB NO: 24-0254
DRAWN: AK CHECKED: ML

ACCESSIBLE GARAGE ELEVATIONS

A2.45



Architectural Asphalt Shingles
Owens Corning “Estate Gray”
or equal



Standing Seam Metal Roof
PAC-CLAD “Musket Gray”
or equal



Horizontal Lap Siding
James Hardie “Khaki Brown”
SW7508 “Tavern Taupe” or equal



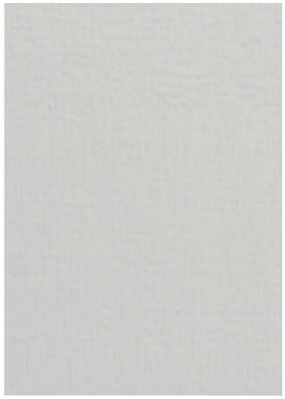
Metal Louver Awning
PAC-CLAD “Charcoal”
or equal

Vinyl Window & Doors “White” or equal

Painted Porch Ceiling
SW6799 “Solar” or equal



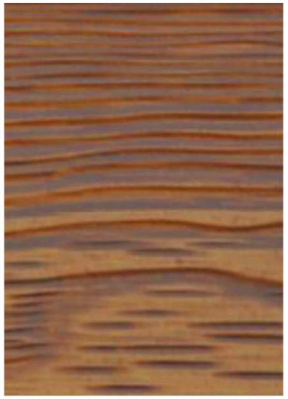
Board and Batten Siding
James Hardie “Arctic White”
or equal



Panel Siding
James Hardie “Arctic White”
or equal



Horizontal Lap Siding
James Hardie “Arctic White”
(Maintenance & Garage Buildings)
or equal



Wood Panelled Trellis, Pergolas & Columns
TREX “Classic White Finish”
Hardie WoodTone - Rustic Series
“Old Cherry”or equal

Fiber Cement Trim
Faux Wood Columns
Fiber Cement Panel Siding
James Hardie “Arctic White”
or equal



Aluminum Balcony Railing
“Black” or equal

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



Architectural Asphalt Shingles
Owens Corning “Estate Gray”
or equal



Horizontal Lap Siding
James Hardie “Khaki Brown”
SW7508 “Tavern Taupe”
or equal



Faux Wood Columns
Fiber Cement Panel Siding
James Hardie “Arctic White”
or equal

Horizontal Lap Siding
James Hardie “Arctic White”
or equal

Standing Seam Metal Roof
PAC-CLAD “Musket Gray”
or equal



Faux Wood Columns
Ceraclad Fiber Cement Faux Panels
Hardie WoodTone - Rustic Series
“Old Cherry”or equal

Vinyl Windows & Doors
"White" or equal

Board and Batten Siding
James Hardie “Arctic White”
or equal



PROCOPIO
COMPANIES

APARTMENT MATERIALS
WILDWOOD
WILDWOOD, FLORIDA

BSB DESIGN
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November 19, 2024 | MR230446.00



Standing Seam Metal Roof
PAC-CLAD “Musket Gray”
or equal



Panel Siding
James Hardie “Arctic White”
or equal

Brick Veneer
Charokee Brick Antique Hard Tan
Mississippi Handcrafted
or equal



Architectural Asphalt Shingles
Owens Corning “Estate Gray”
or equal



Metal Louver Awning
PAC-CLAD “Charcoal”
or equal



Aluminum Frame Storefront
Windows & Doors
"Black" or equal



Wood Panelled Trellis & Pergola
TREX “Classic White Finish”
Hardie WoodTone - Rustic Series
“Old Cherry”or equal



PROCOPIO
COMPANIES

CLUBHOUSE MATERIALS
WILDWOOD
WILDWOOD, FLORIDA

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BSBDesign.com

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November 19, 2024 | MR230446.00

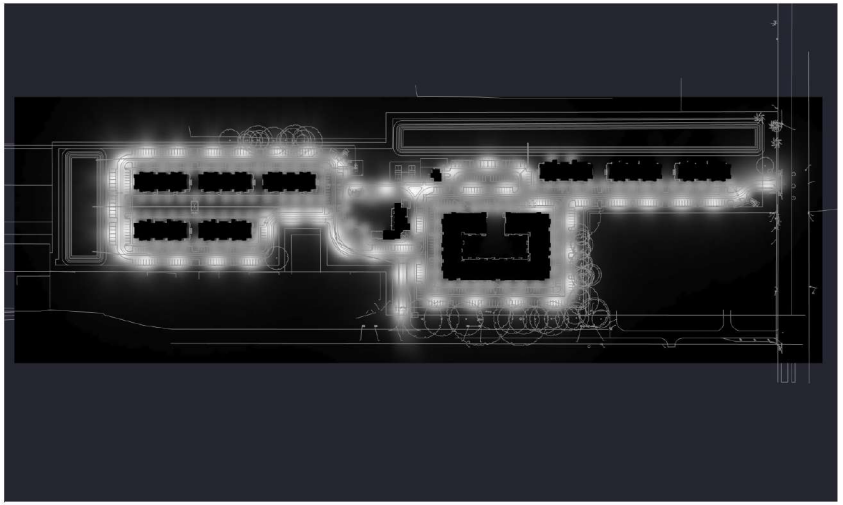
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
	2	A2	Single	9840	1.000	63.59	127.18	OPF-S-A03-840-T2M	SIGNIFY CANADA LTD
	15	A3	Single	9762	1.000	63.59	953.85	OPF-S-A03-840-T3M	SIGNIFY CANADA LTD
	36	A4	Single	9893	1.000	63.59	2289.24	OPF-S-A03-840-T4M	SIGNIFY CANADA LTD
	115	B	Single	1113	1.000	20	2300	FCB6C-36L02-UNV-39-4K-11L	FC Lighting

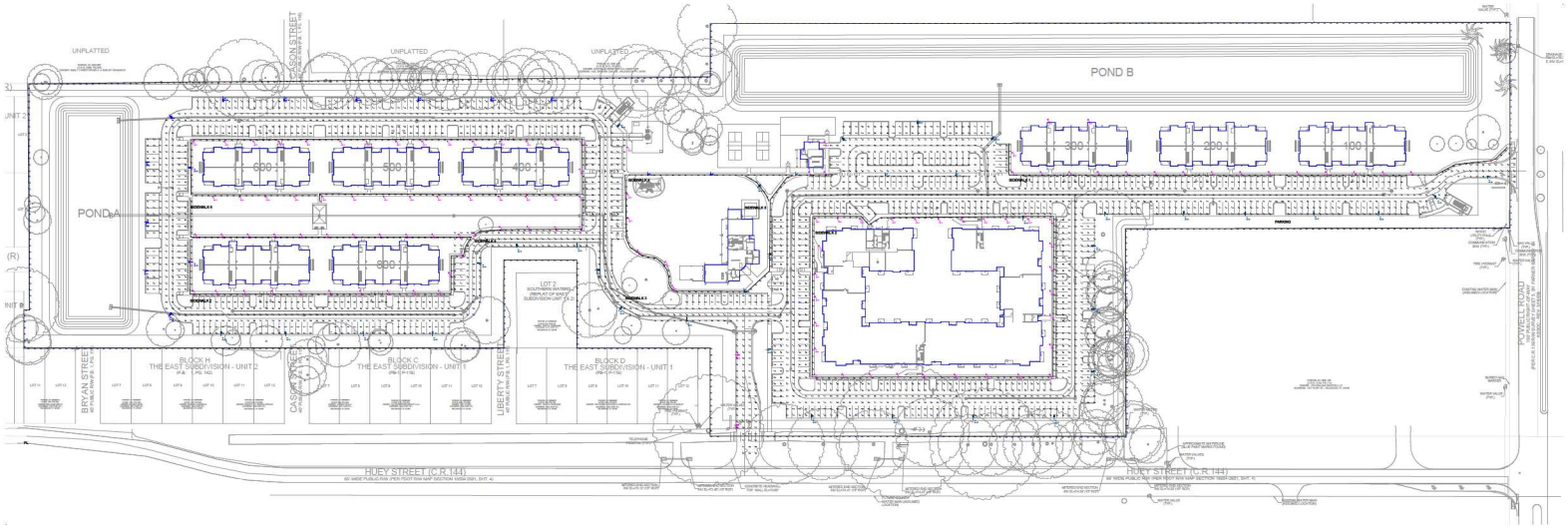
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.30	3.7	0.3	4.33	12.33	0
PL	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	0.98	1.8	0.5	1.96	3.60	N.A.
SIDEWALK 2	Illuminance	Fc	1.05	3.5	0.4	2.63	8.75	N.A.
SIDEWALK 3	Illuminance	Fc	1.39	3.3	0.4	3.48	8.25	N.A.
SIDEWALK 4	Illuminance	Fc	1.89	3.1	0.8	2.36	3.88	N.A.
SIDEWALK 5	Illuminance	Fc	2.48	3.3	1.4	1.77	2.36	N.A.
SIDEWALK 6	Illuminance	Fc	0.80	2.6	0.2	4.00	13.00	N.A.
SIDEWALK 7	Illuminance	Fc	1.04	2.8	0.3	3.47	9.33	N.A.
SIDEWALK 8	Illuminance	Fc	1.78	2.8	0.8	2.23	3.50	N.A.

TARGETING:

IESNA
0.2 FC MIN
20:1 MAX:MIN

NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- LOCATIONS ARE PROPOSED





PHOTOMETRY - SITE
Scale: 1 inch= 80 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product offering. This information provided is based on standardized industry procedures.

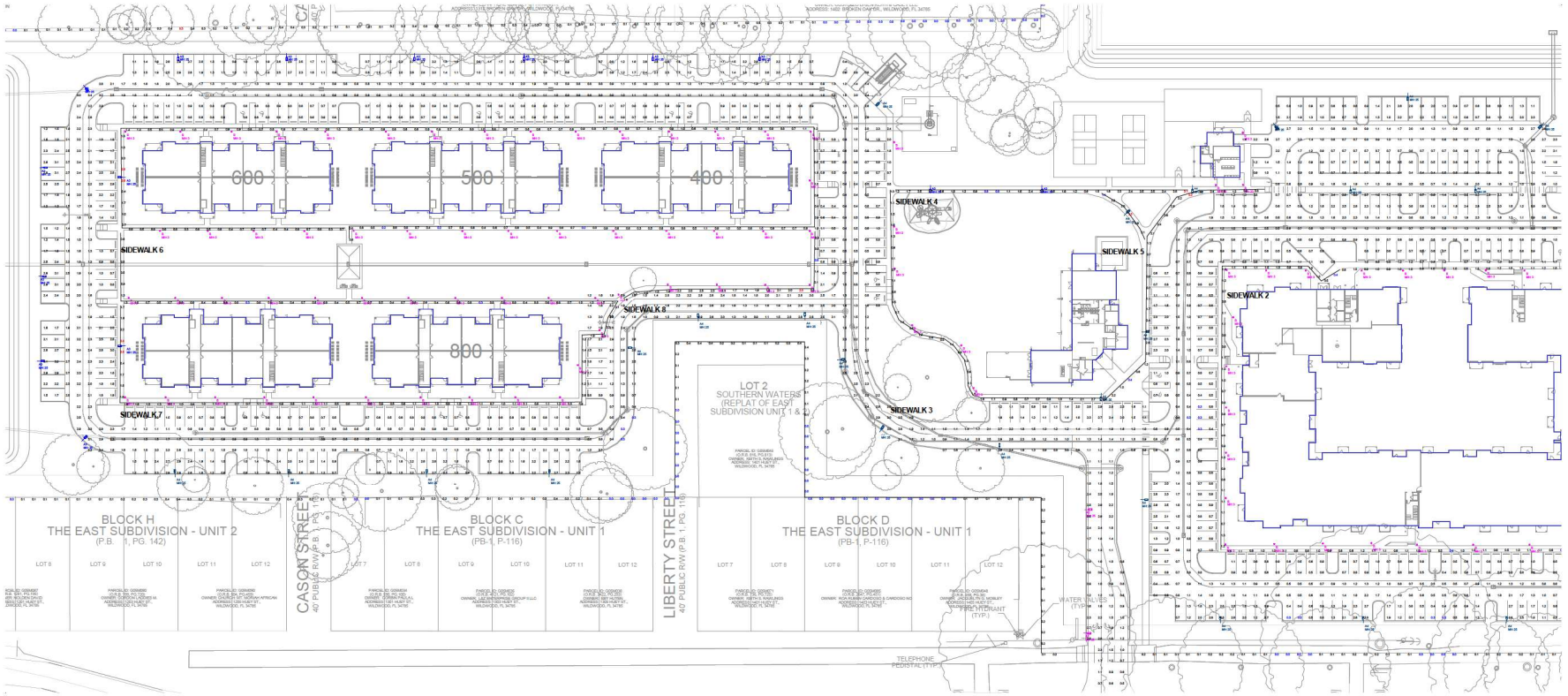
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.).

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep:JESSY NORTON
Office: ORLANDO
Contact: (437) 629-6100
Processed By: D. GILMORE
Filename: 09-10-2024 SOLIV-WILDWOOD.AGI

SOLIV @ WILDWOOD

Date:9/10/2024



PHOTOMETRY - SITE
Scale: 1 inch= 40 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison with other lighting systems. The information provided is based on standardized industry procedures.

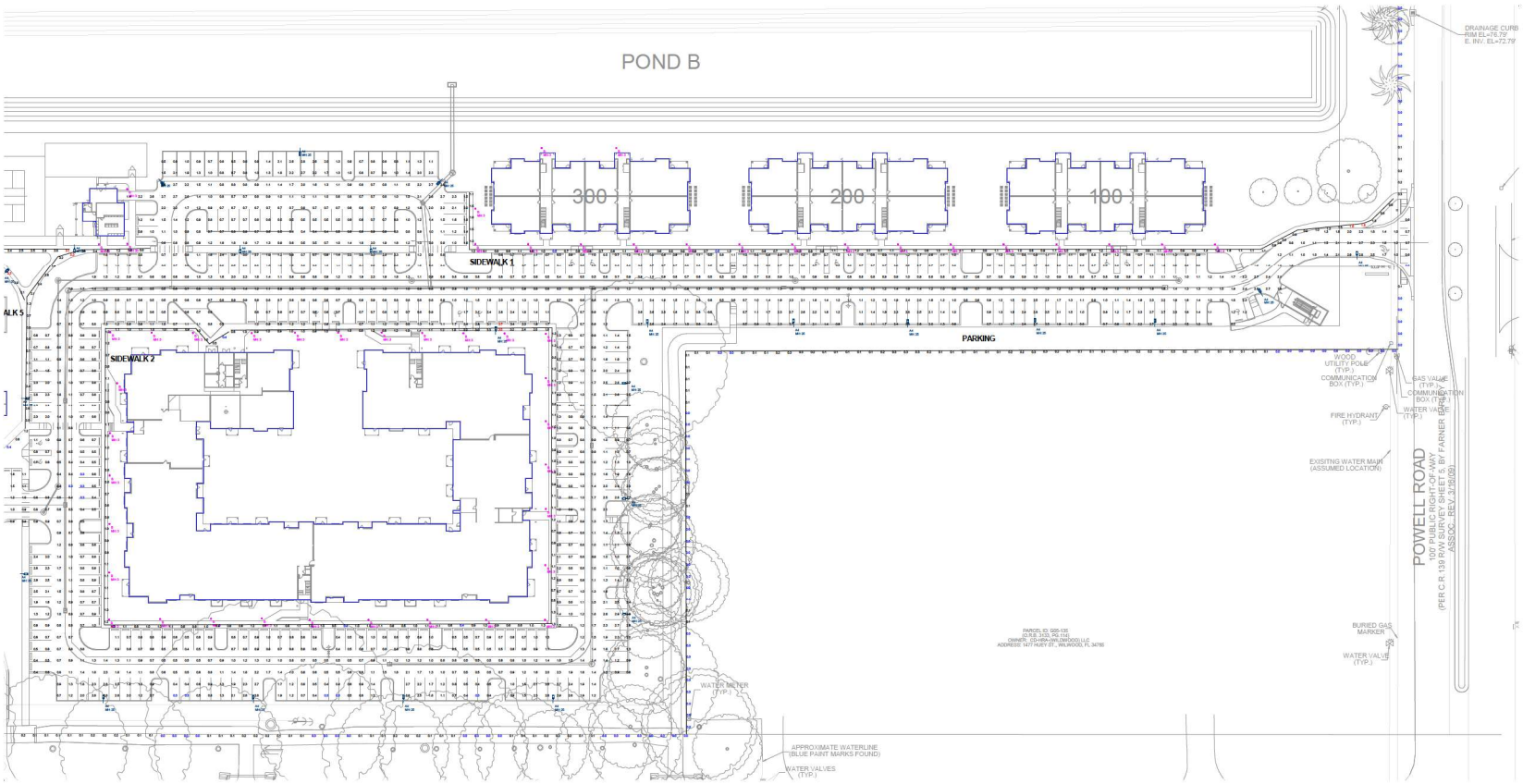
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SOLIV @ WILDWOOD

Date:9/10/2024



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Scale: 1 inch= 40 Ft.

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SESCO Lighting provides this photometric report for purposes of comparison within the lighting industry and for general information. The information provided is based on standardized industry procedures.

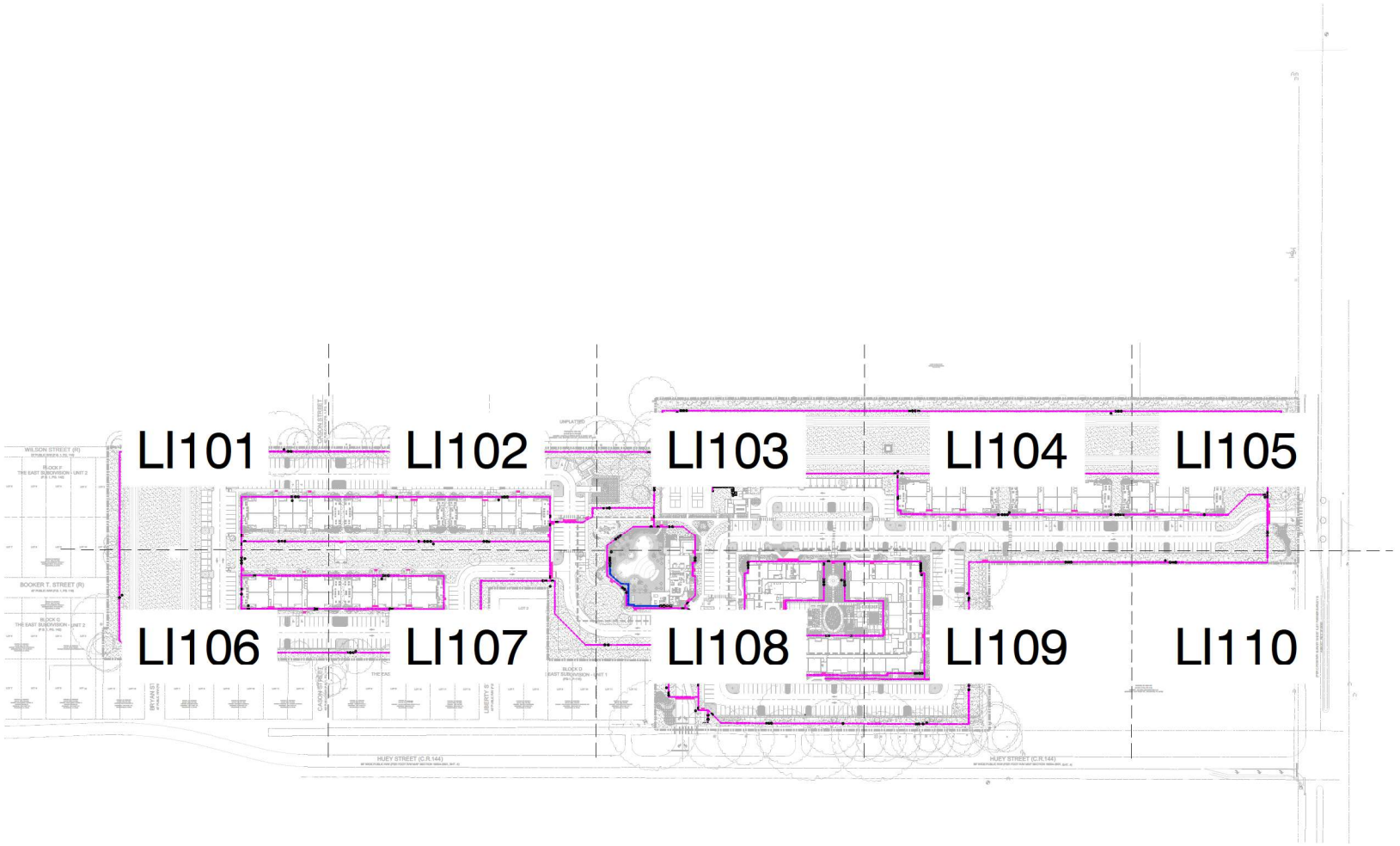
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.).

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep:JESSY NORTON
Office: ORLANDO
Contact: (407) 629-6100
Processed By: D. GILMORE
Filename: 09-10-2024 SOLIV-WILDWOOD.AGI

SOLIV @ WILDWOOD

Date:9/10/2024



SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

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0 50' 100' 200'
SCALE: 1" = 100'-0"

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WILDWOOD, FLORIDA

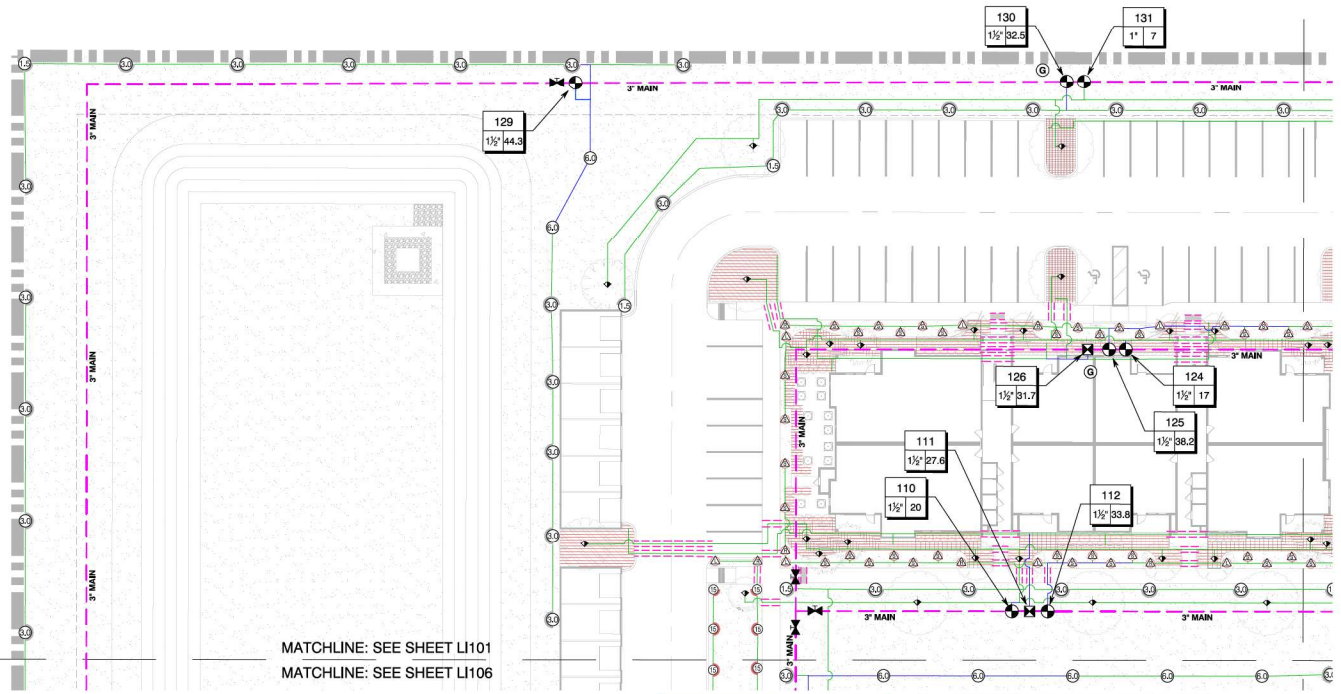
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REVISIONS

IRRIGATION KEY MAP

LI100

01_ORIGNAL ISSUE



SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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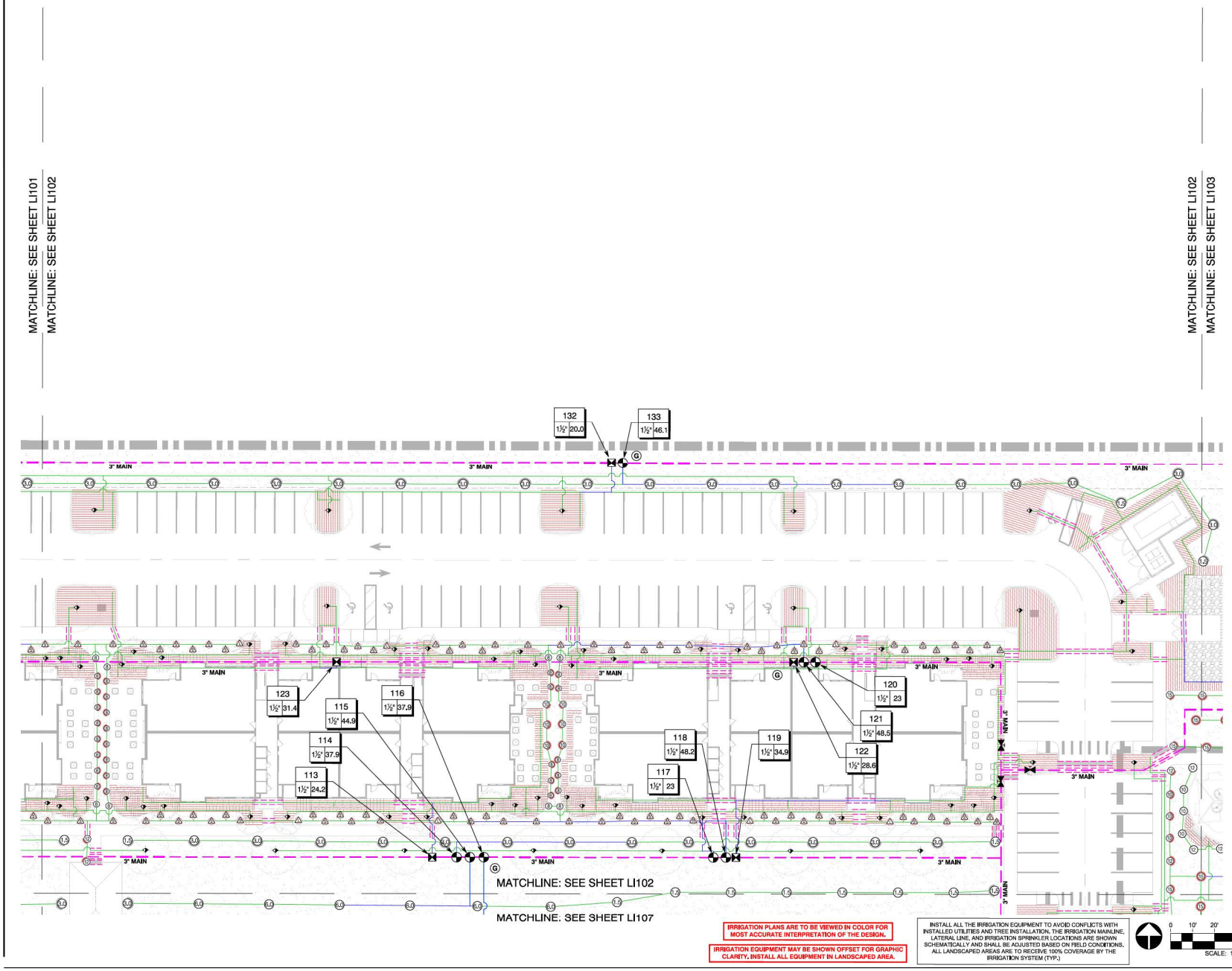
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IRRIGATION PLAN

LI101

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SCALE: 1" = 20'-0"

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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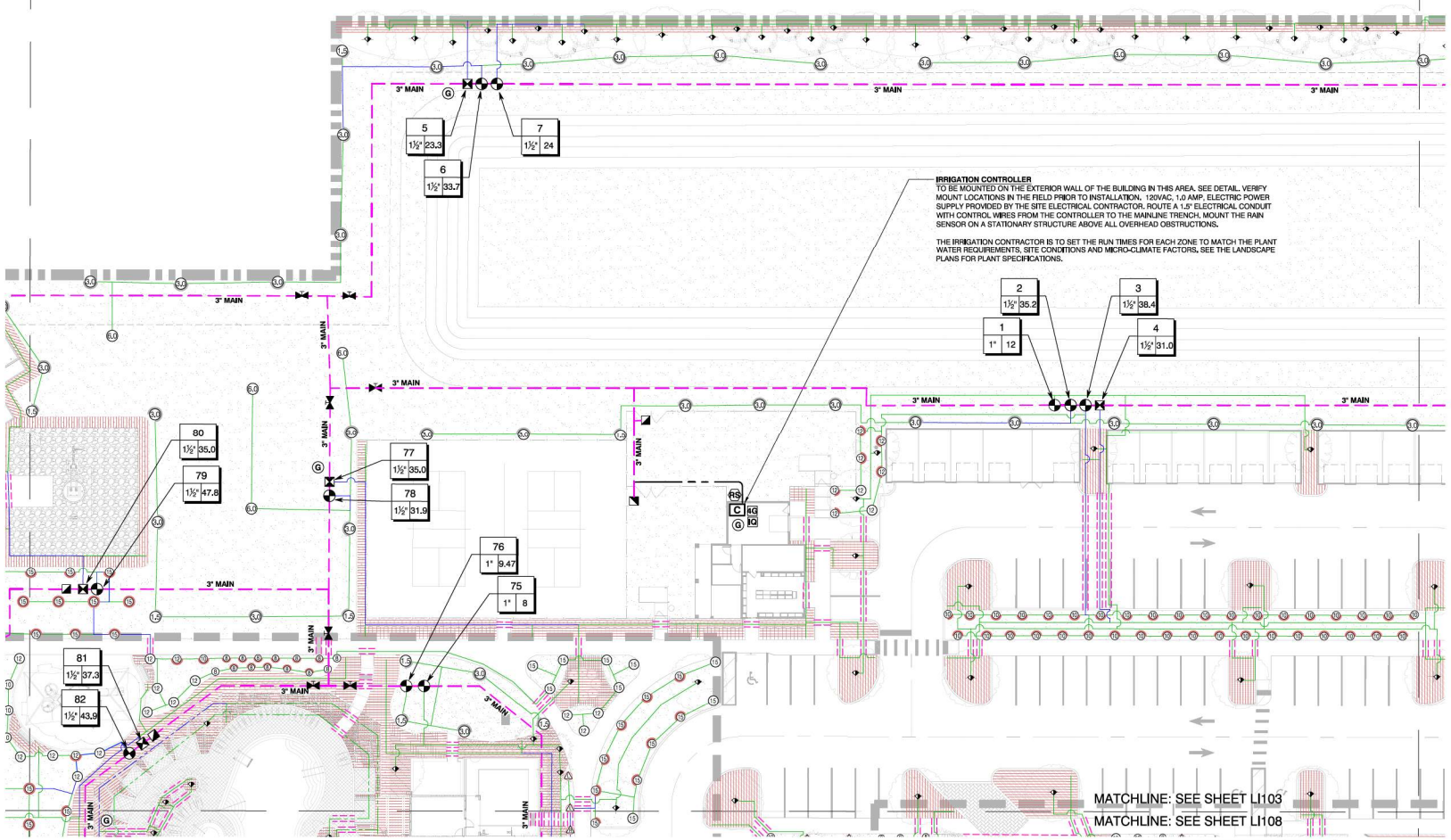
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IRRIGATION PLAN

LI102

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CONTROL WIRE

ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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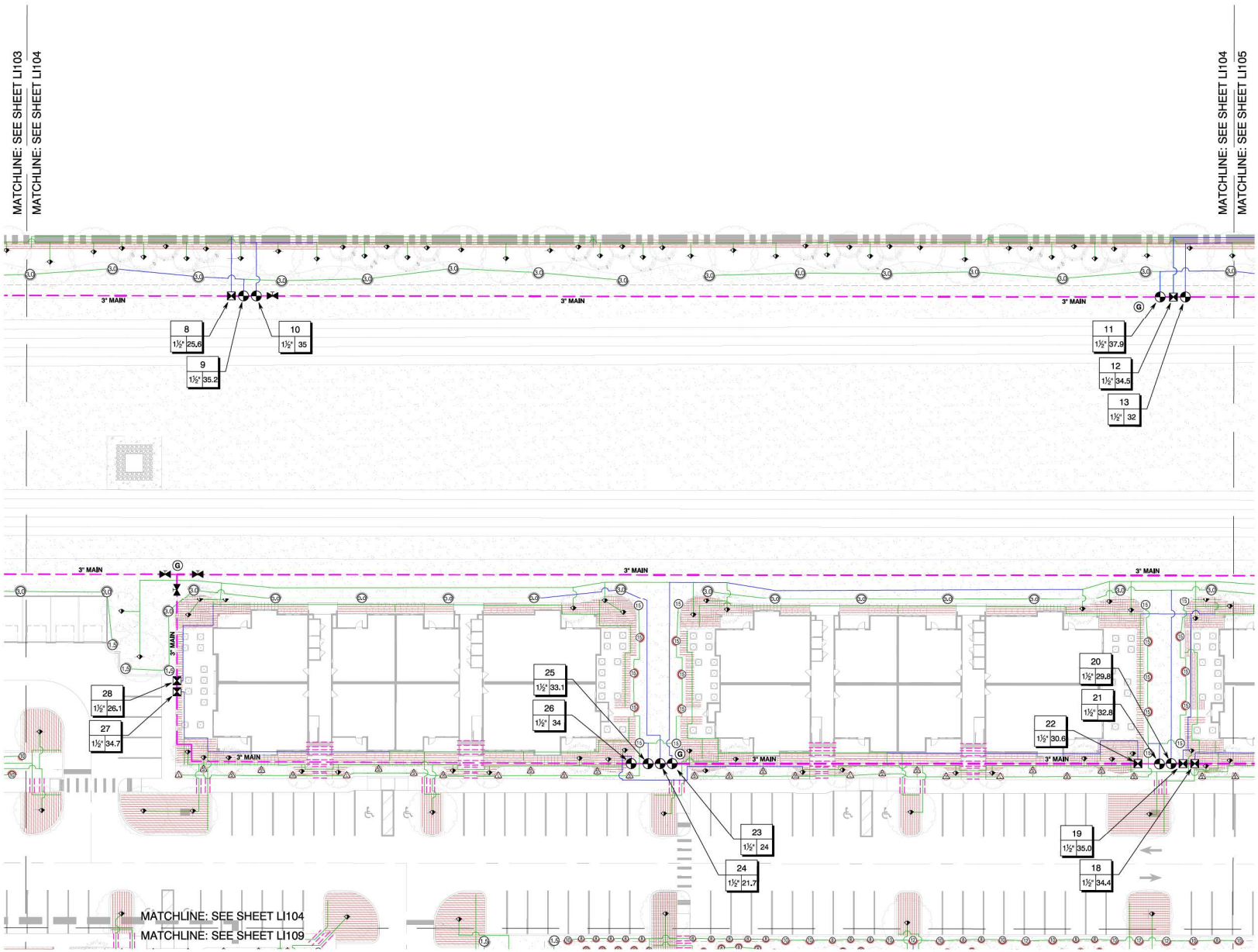
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SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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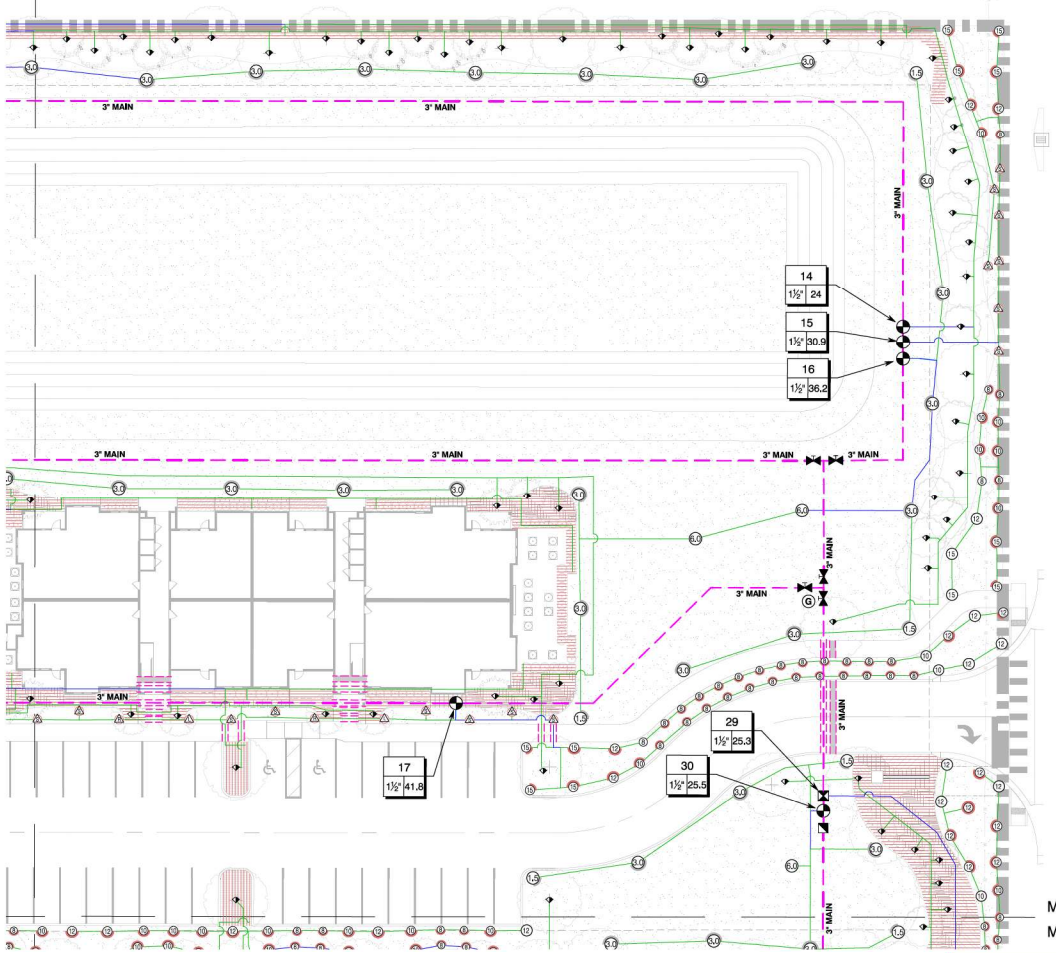
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MATCHLINE: SEE SHEET LI104

MATCHLINE: SEE SHEET LI105



MATCHLINE: SEE SHEET LI105

MATCHLINE: SEE SHEET LI110

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0 10' 20' 40'

SCALE: 1" = 20'-0"

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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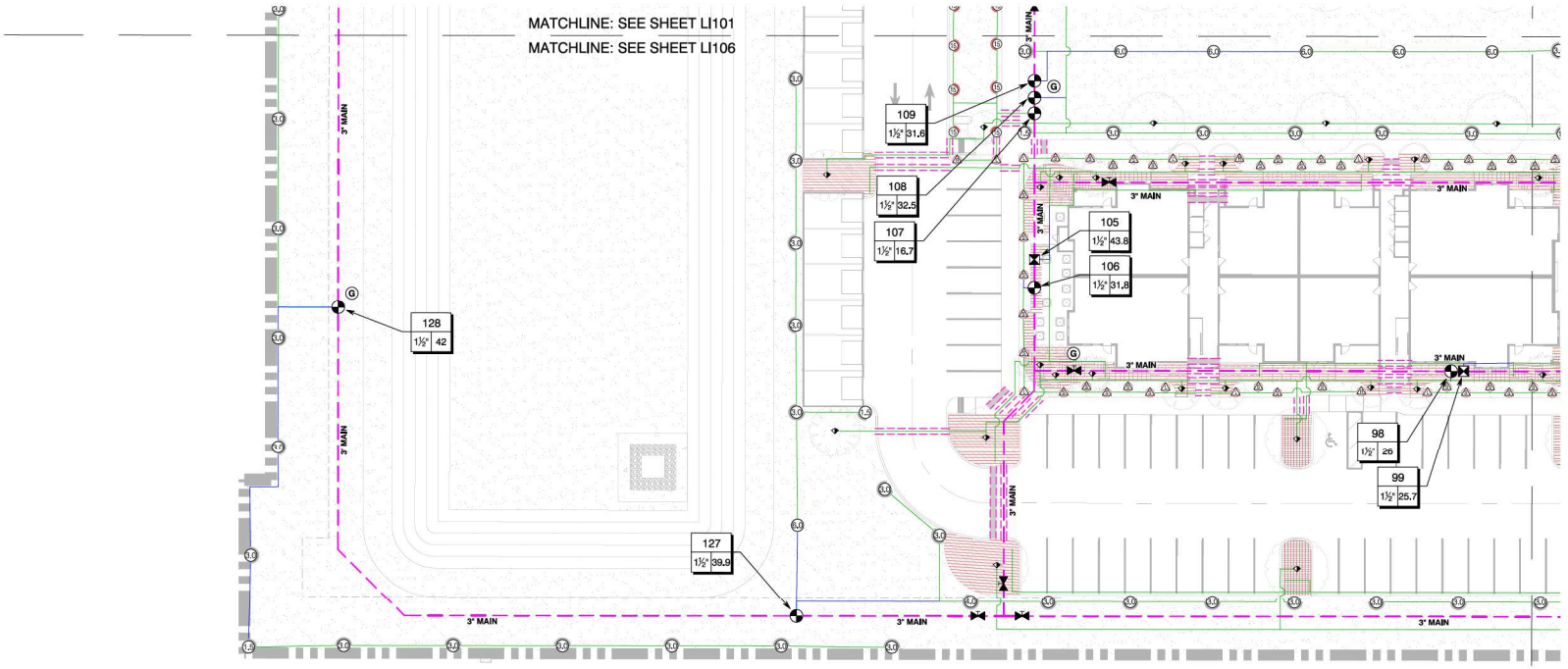
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LI105

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MATCHLINE: SEE SHEET LI106
MATCHLINE: SEE SHEET LI107

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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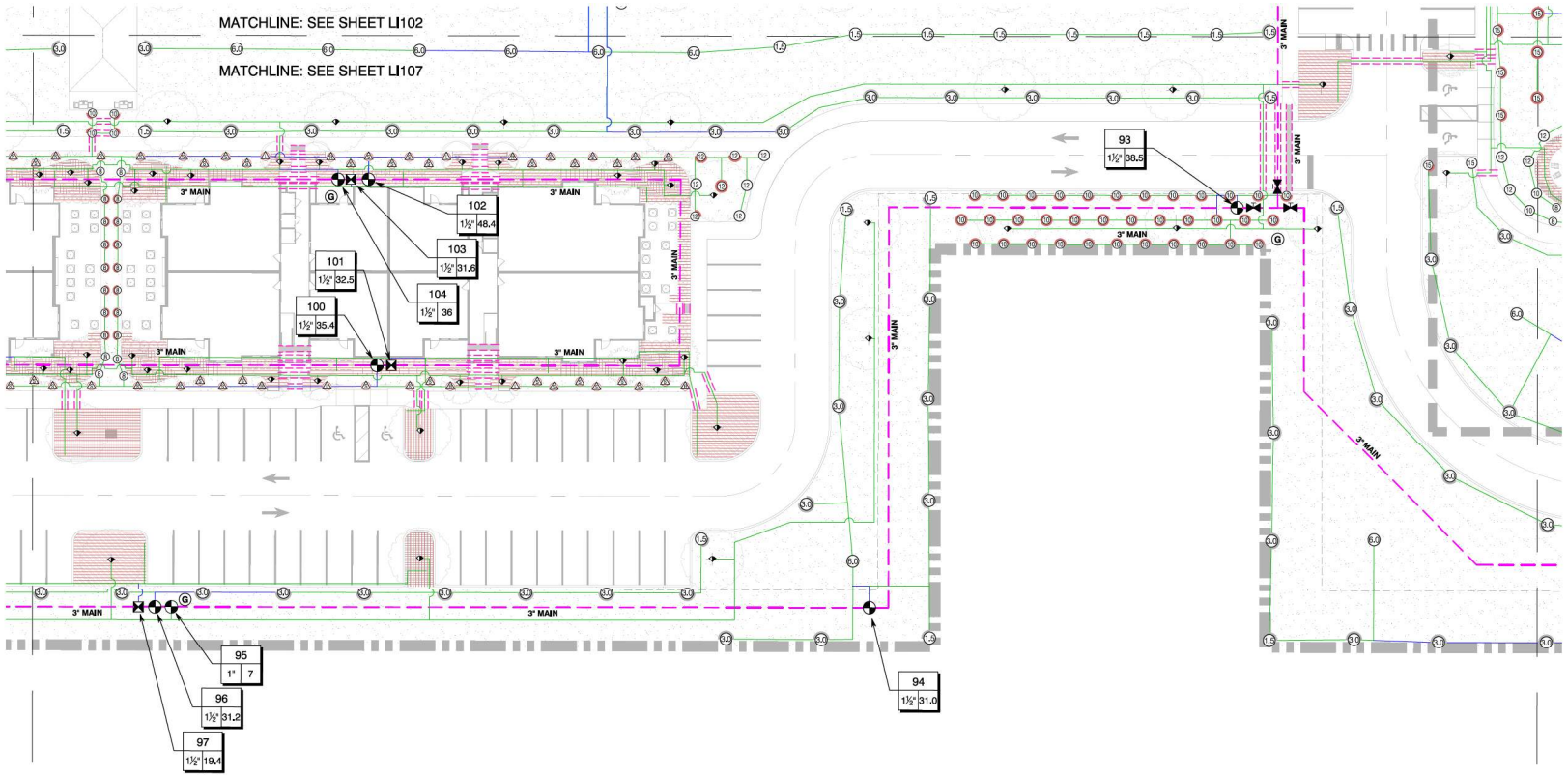
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MATCHLINE: SEE SHEET LI107

MATCHLINE: SEE SHEET LI107
MATCHLINE: SEE SHEET LI108

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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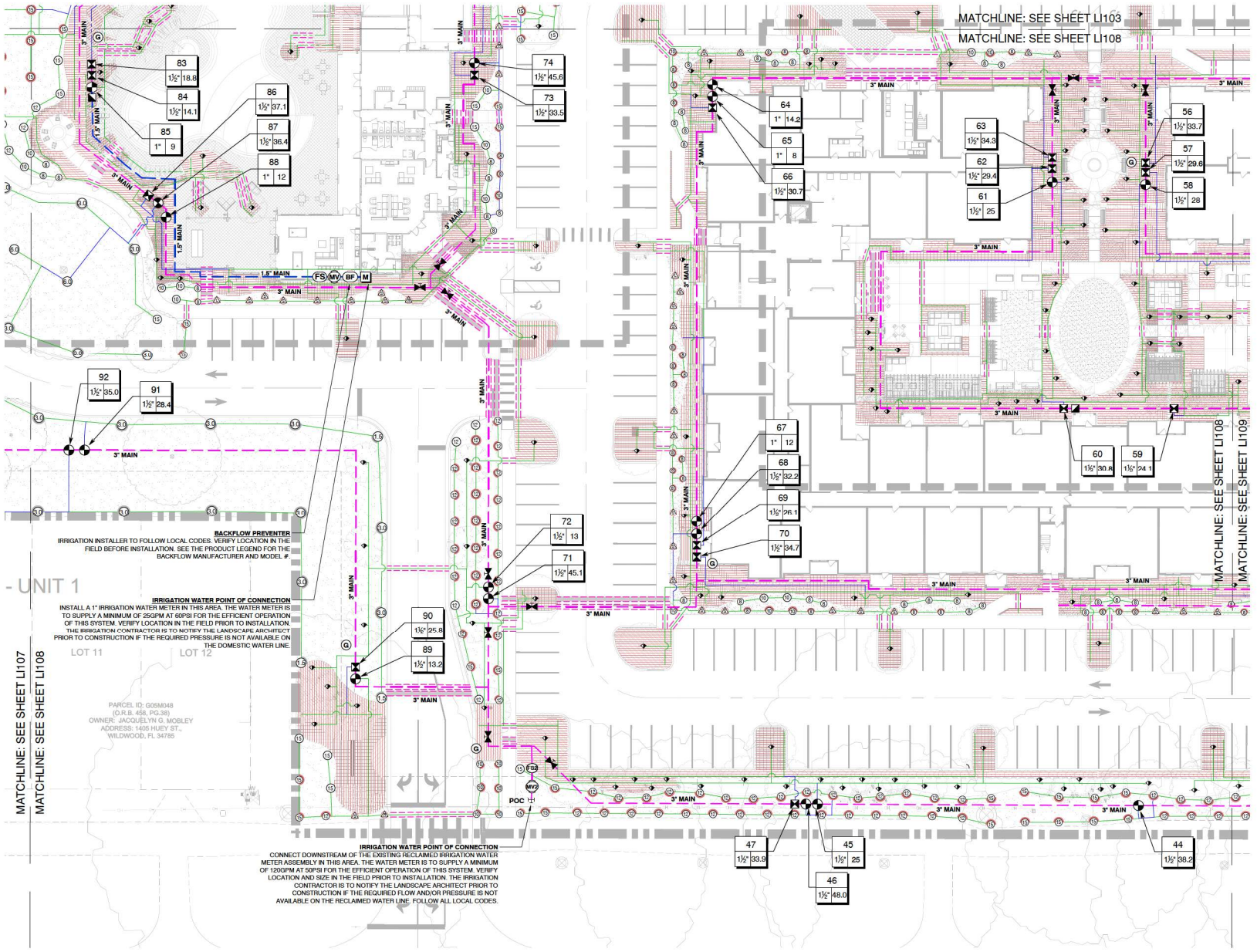
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IRRIGATION PLAN

LI107

01_ORIGINAL ISSUE



SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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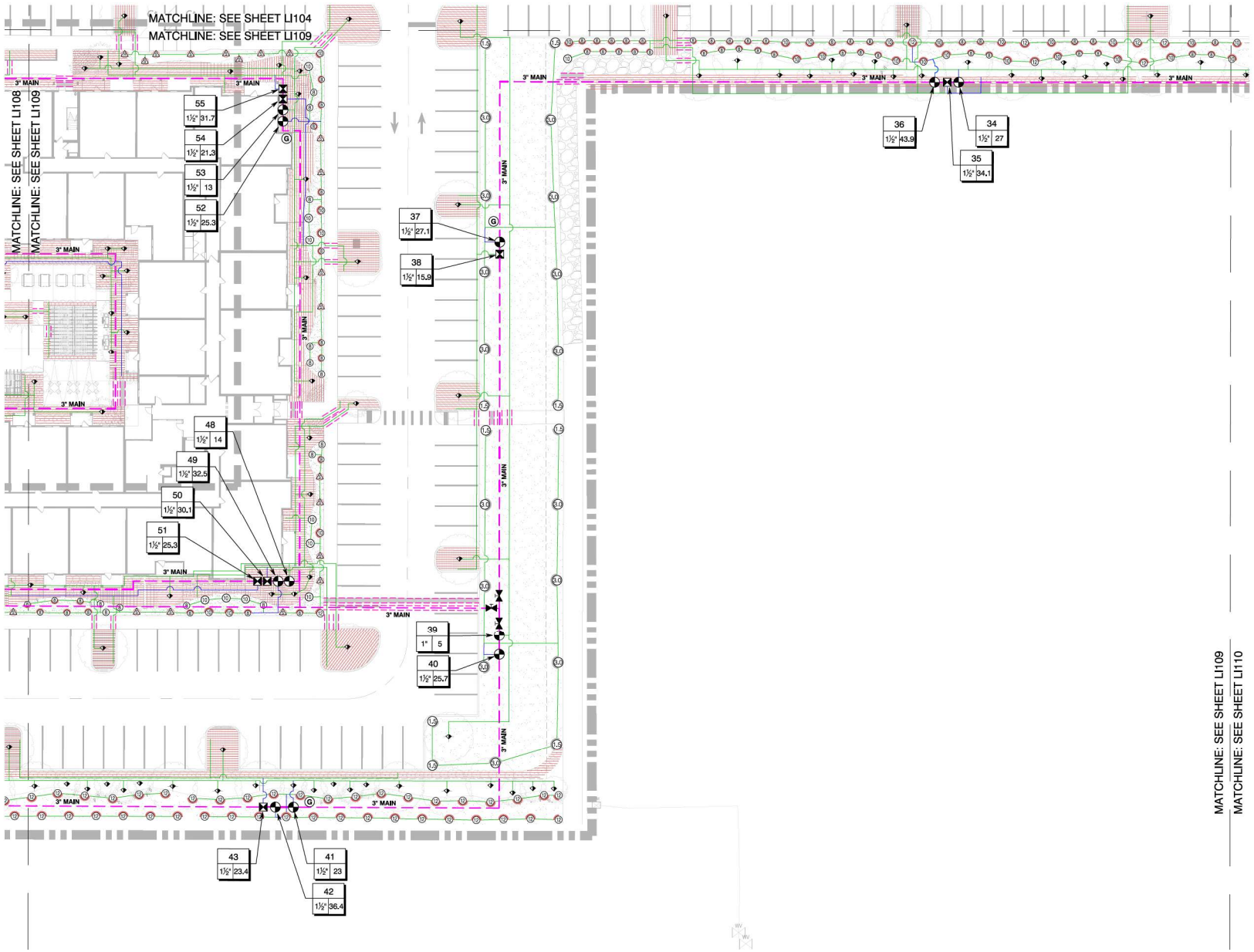
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IRRIGATION PLAN

LI108

01_ORIGINAL ISSUE



SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
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	2.5"

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WILDWOOD, FLORIDA

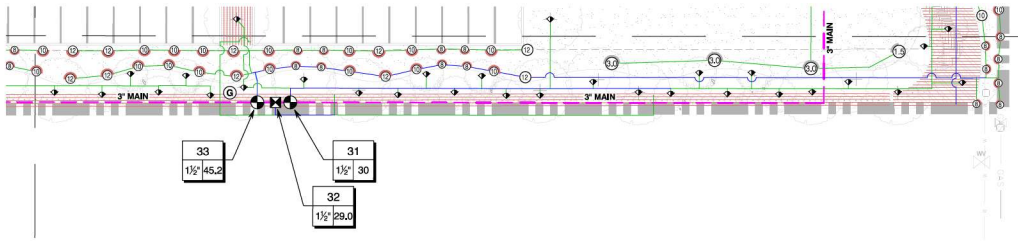
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LI109

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MATCHLINE: SEE SHEET LI105

MATCHLINE: SEE SHEET LI110

MATCHLINE: SEE SHEET LI109

MATCHLINE: SEE SHEET LI110

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES AND TREE INSTALLATION. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

0 10' 20' 40'

SCALE: 1" = 20'-0"

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIGATIONDESIGNSTUDIO.COM
407-744-3656

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SOLIV AT WILDWOOD

DESIGN DEVELOPMENT

WILDWOOD, FLORIDA

PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION PLAN

LI110

01_ORIGINAL ISSUE

IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
4. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNERS REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
5. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
6. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
7. VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
8. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
9. 100% HEAD TO HEAD COVERAGE IS REQUIRED, ASSURE THAT ANY MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
10. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
11. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
12. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
13. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
15. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
16. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
17. WHEN THE IRRIGATION MAINLINE IS 3" OR LARGER, ALL CHANGES OF DIRECTION SHALL BE ACCOMPLISHED WITH THE USE OF DUCTILE IRON ELBOWS AND TEES W/ PROPER THRUST BLOCKING.
18. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
20. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
21. ALL IRRIGATION HEADS ARE TO BE INSTALLED AT THE END OF PARKING SPACES IN LINE WITH PARKING STRIPES OR 2.5 FEET FROM BACK OF CURB.
22. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE. INSTALL A 2" SLEEVE NEXT TO THE MAINLINE SLEEVE DESIGNATED FOR CONTROL WIRES.
23. ROUTE A 1.5" ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE TRENCH FOR THE CONTROL WIRES. RUN THE CONDUIT AND CONTROL WIRES PARALLEL TO THE MAINLINE.
24. THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
25. ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

PRE-CONSTRUCTION MEETING

PRIOR TO INSTALLATION OF TWO-WIRE IRRIGATION SYSTEM, A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED WITH PROJECT OWNER'S REPRESENTATIVE, INSTALLING CONTRACTOR, AND IRRIGATION TWO-WIRE MANUFACTURER AT NO ADDITIONAL COST FROM MANUFACTURER.

*CONTACT THE PRODUCT MANUFACTURER FOR TECHNICAL SUPPORT.

TWO-WIRE NOTES

1) EACH REMOTE CONTROL VALVE FOR EACH CONTROLLER SHALL BE INSTALLED WITH A LXIVMSOL INTEGRATED VALVE MODULE WITH 2-WIRE DECODER/SOLENOID, SYSTEM WIRE TO BE PAIGE ELECTRIC CABLE P7072D 14-2 AWG 2-CONDUCTOR CABLE DIRECT BURIAL WIRE. LXIVMSD SURGE PROTECTION DEVICE SHALL BE INSTALLED AT THE END OF EACH 2-WIRE PATH AND ALONG THE THE 2-WIRE PATH AT AN ON CENTER SPACING NOT TO EXCEED 500 FEET OR EVERY 15 DEVICES; WHICHEVER IS SMALLER. INSTALL THE LXIVMSD SURGE PROTECTION DEVICE AND GROUNDING ROD IN A RAIN BIRD VB ROUND VALVE BOX. INSTALL ONE LXIVMSD SURGE DEVICE MINIMUM 8' FROM CONTROLLER. INSTALL PER RAIN BIRD MANUFACTURERS RECOMMENDATIONS.
2) PAIGE ELECTRIC - THE CONTROLLER SHALL BE GROUNDED USING A #182000 5/8" X 8' COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE. INSTALL INSIDE A RAIN BIRD VB 10" ROUND VALVE BOX, NO SYMBOL N/A/ 120 VOLTS ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN VERIFY ACTUAL LOCATION IN THE FIELD.

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"
LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.	

CONTROL WIRE
ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING; SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

1. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE), FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS, D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL. CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
2. INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
3. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST, IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
4. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3656

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.660.0650
www.rvilanning.com

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DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION NOTES

LI111

01_ORIGINAL ISSUE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-PRS 15 STRIP SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	331	30
Q T H F	RAIN BIRD 1806-U-PRS U8 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	175	30
Q T H F	RAIN BIRD 1806-U-PRS U10 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	146	30
Q T H TT TQ F	RAIN BIRD 1806-U-PRS U12 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	144	30
Q T H TT TQ F	RAIN BIRD 1806-U-PRS U15 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	82	30
8 SHE-VAN 10 SHE-VAN 12 SHE-VAN 15 SHE-VAN	RAIN BIRD 1806-U-PRS HE-VAN SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	156	30
1401 1402 1404 1406	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	596	30

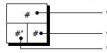
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	RADIUS
5.0	RAIN BIRD 5006-PC 1.5 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	57	35	34'
5.0	RAIN BIRD 5006-PC 3.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	253	35	38'
4.0	RAIN BIRD 5006-PC 4.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	1	35	40'
6.0	RAIN BIRD 5006-PC 6.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	25	35	43'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-150-IVMQ HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH SINGLE 1-1/2IN. SMART VALVE W/ FACTORY INSTALLED IVM-SOL. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.	48
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	2,195 LF
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12-NP XFS NON POTABLE SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	90,399 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
	RAIN BIRD PEBR-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH RECLAIMED PURPLE HANDLE	84
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	7
	LANDSCAPE PRODUCTS INC. BBV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	45
MV2	NETAFIM REED SWITCH REGISTER 3-8 4" 3IN. TO 8IN. MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT. CAST IRON WITH BAKED POWDER-COATED FINISH, MINIMUM WORKING PRESSURE 14 PSI. FLANGE CONNECTION, REED SWITCH REGISTER.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
MV	RAIN BIRD PEB-IVM-PRS-D (MASTER VALVE) 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1	
BF	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1	
C	RAIN BIRD ESPLXIVMP 240 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVMP 240-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX - INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (N) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
IQ	RAIN BIRD IQ4-CLOUD IQ4 CLOUD (FREE) SOFTWARE PACKAGE FOR CONTROLLING AND MONITORING SINGLE OR MULTI-SITE SYSTEMS VIA A CLOUD-BASED SYSTEM. COMMUNICATES WITH ESP-LX FAMILY OF CONTROLLERS WHEN UPGRADED TO A SATELLITE CONTROLLER WITH A NCC- (4G) (EM) (RS) CARTRIDGE. (FIVE COMMUNICATION TYPES AVAILABLE, SPECIFY DIRECT OR SERVER/CLIENT COMMUNICATION OPTION FOR EACH CONTROLLER AT EACH SITE) PLEASE CONTACT RAIN BIRD REP. FOR SITES SPECIFIC COMPONENTS & MODEL NUMBERS	1	
4G	RAIN BIRD IQ4G-USA IQ NCC 4G CELLULAR CARTRIDGE UPGRADES ESP-LX SERIES CONTROLLERS TO IQ SATELLITE, FOR COMMUNICATION WITH IQ CENTRAL CONTROL. INCLUDE IQEXTANT4G EXTERNAL ANTENNA FOR METAL OR STAINLESS STEEL CABINET/PEDESTAL. USED FOR DIRECT OR SERVER SATELLITE APPLICATIONS	1	
G	RAIN BIRD LXIVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLXIVM(P) CONTROLLER, 2 WIRE PATH. INSTALL (1) LXIVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	27	
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1	
FS2	NETAFIM PHOTO DIODE REGISTER 3-8 4" 3IN. TO 8IN. MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT. CAST IRON WITH BAKED POWDER-COATED FINISH, MINIMUM WORKING PRESSURE 14 PSI. FLANGE CONNECTION, PHOTO DIODE REGISTER, HIGH FREQUENCY.	1	
FS	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
POC	POINT OF CONNECTION CONNECT DOWNSTREAM OF THE EXISTING IRRIGATION METER.	1	
M	POINT OF CONNECTION 1"RECORDALL WATER METER OR EQUAL PROVIDED BY OTHERS.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP	52,326 LF	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	790.3 LF	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP	13,955 LF	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	191.7 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE & LATERAL LINE SLEEVE.	3,278 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 2" CONTROL WIRE CONDUIT SLEEVE.	727.8 LF	

Valve Callout



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	RAIN BIRD PEBR-IVM	1"	BUBBLER	12	3.4 in/h
2	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	35.22	0.54 in/h
3	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.44	1.42 in/h
4	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.98	1.44 in/h
5	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	23.33	1.44 in/h
6	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	33.68	0.44 in/h
7	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	24	3.4 in/h
8	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.61	1.44 in/h
9	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	35.23	0.42 in/h
10	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	35	3.4 in/h
11	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	37.94	0.42 in/h
12	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.55	1.44 in/h
13	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	32	3.4 in/h
14	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	24	3.4 in/h
15	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	30.86	1.47 in/h
16	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	36.19	0.35 in/h
17	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	41.83	1.38 in/h
18	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.38	1.44 in/h
19	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.95	1.44 in/h
20	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	29.81	0.43 in/h
21	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	32.83	1.07 in/h
22	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.6	1.44 in/h
23	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	24	3.4 in/h
24	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	21.67	0.58 in/h
25	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	33.1	1.02 in/h
26	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	34	3.4 in/h
27	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.7	1.44 in/h
28	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	26.13	1.44 in/h
29	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.34	1.44 in/h
30	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	25.54	0.43 in/h
31	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	30	3.4 in/h
32	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	29.03	1.45 in/h
33	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	45.23	1.37 in/h
34	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	27	3.4 in/h
35	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.07	1.45 in/h
36	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	43.94	1.43 in/h
37	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	27.08	0.5 in/h
38	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	15.9	1.44 in/h
39	RAIN BIRD PEBR-IVM	1"	BUBBLER	5	3.4 in/h
40	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	25.72	0.51 in/h
41	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	23	3.4 in/h
42	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	36.4	1.56 in/h
43	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	23.39	1.44 in/h
44	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.2	1.63 in/h
45	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	25	3.41 in/h
46	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	47.97	1.5 in/h
47	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	33.9	1.44 in/h
48	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	14	3.4 in/h
49	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	32.5	1.7 in/h
50	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.12	1.44 in/h
51	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.26	1.44 in/h
52	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	25.32	1.64 in/h
53	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	19	3.4 in/h
54	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	21.35	1.44 in/h
55	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.73	1.44 in/h
56	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	33.71	1.44 in/h
57	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	29.64	1.44 in/h
58	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	28	3.4 in/h
59	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	24.12	1.45 in/h
60	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.78	1.45 in/h
61	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	25	3.41 in/h
62	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	29.43	1.44 in/h
63	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.31	1.44 in/h
64	RAIN BIRD PEBR-IVM	1"	TURF SPRAY	14.2	1.41 in/h
65	RAIN BIRD PEBR-IVM	1"	BUBBLER	8	3.41 in/h
66	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.71	1.44 in/h
67	RAIN BIRD PEBR-IVM	1"	BUBBLER	12	3.4 in/h
68	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	32.19	1.67 in/h
69	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	26.12	1.44 in/h
70	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.7	1.45 in/h
71	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	45.08	1.62 in/h
72	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	13	3.4 in/h
73	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	33.47	1.44 in/h
74	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	45.63	1.42 in/h
75	RAIN BIRD PEBR-IVM	1"	BUBBLER	8	3.4 in/h
76	RAIN BIRD PEBR-IVM	1"	TURF ROTOR	9.47	0.78 in/h
77	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	35.03	1.45 in/h
78	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	31.94	0.34 in/h
79	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	47.76	1.51 in/h
80	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	35.0	1.44 in/h
81	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	37.26	1.44 in/h
82	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	43.91	1.49 in/h
83	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	18.84	1.45 in/h
84	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	14.12	1.44 in/h
85	RAIN BIRD PEB-IVM	1"	BUBBLER	9	3.4 in/h
86	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	37.1	1.44 in/h
87	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	36.42	0.6 in/h
88	RAIN BIRD PEBR-IVM	1"	BUBBLER	12	3.4 in/h
89	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	13.19	1.25 in/h
90	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.83	1.44 in/h
91	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	28.44	0.4 in/h
92	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	35.03	0.39 in/h
93	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.54	1.43 in/h
94	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	30.96	0.42 in/h
95	RAIN BIRD PEBR-IVM	1"	BUBBLER	7	3.4 in/h
96	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	31.16	0.75 in/h
97	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	19.38	1.44 in/h
98	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	26	3.4 in/h
99	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.67	1.44 in/h
100	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	35.39	2.11 in/h
101	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	32.46	1.44 in/h
102	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	48.39	1.83 in/h
103	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.61	1.44 in/h
104	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	36	3.4 in/h
105	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	43.83	1.44 in/h
106	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	31.75	2.03 in/h
107	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	16.74	1.34 in/h
108	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	32.5	0.56 in/h
109	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	31.57	0.55 in/h
110	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	20	3.41 in/h
111	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	27.63	1.44 in/h
112	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	33.83	1.84 in/h
113	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	24.15	1.44 in/h
114	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	37.93	0.65 in/h
115	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	44.89	0.36 in/h
116	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	37.93	0.67 in/h
117	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	23	3.4 in/h
118	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	48.24	2.16 in/h
119	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.92	1.44 in/h
120	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	23	3.4 in/h
121	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	48.52	2.03 in/h
122	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	39.63	1.44 in/h
123	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.38	1.44 in/h
124	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	17	3.4 in/h
125	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.21	1.99 in/h
126	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.73	1.44 in/h
127	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	39.89	0.65 in/h
128	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	42	0.41 in/h
129	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	44.33	0.52 in/h
130	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	32.51	0.66 in/h
131	RAIN BIRD PEBR-IVM	1"	BUBBLER	7	3.4 in/h
132	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	19.98	1.44 in/h
133	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	46.06	0.74 in/h

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: 2" RECLAIMED NEPTUNE WATER METER OR EQUAL PROVIDED BY OTHERS.

FLOW AVAILABLE
Custom Max Flow: 120 GPM
Flow Available 120 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 50 PSI
Pressure Available: 50 PSI

DESIGN ANALYSIS
Maximum Multi-valve Flow: 120 GPM
Flow Available at POC: 120 GPM
Residual Flow Available: 0 GPM

Critical Station: 20
Design Pressure: 35 PSI
Friction Loss: 4.26 PSI
Fittings Loss: 0.43 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.61 PSI
Pressure Req. at Critical Station: 43.3 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 4.25 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Master Valve: 0.75 PSI
Critical Station Pressure at POC: 48.3 PSI
Pressure Available: 50 PSI
Residual Pressure Available: 1.71 PSI

P.O.C. NUMBER: 02
Water Source Information: 1" RECORDALL WATER METER OR EQUAL PROVIDED BY OTHERS.

FLOW AVAILABLE
Custom Max Flow: 25 GPM
Flow Available 25 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

DESIGN ANALYSIS
Maximum Station Flow: 18.84 GPM
Flow Available at POC: 25 GPM
Residual Flow Available: 6.16 GPM

Critical Station: 83
Design Pressure: 30 PSI
Friction Loss: 1.53 PSI
Fittings Loss: 0.15 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5 PSI
Pressure Req. at Critical Station: 36.7 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 1.49 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.0 PSI
Loss for Master Valve: 3.9 PSI
Critical Station Pressure at POC: 54.0 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 5.95 PSI

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3668

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111 North Magnolia Avenue
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Orlando, Florida 32801
Tel: 407.880.0850
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DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

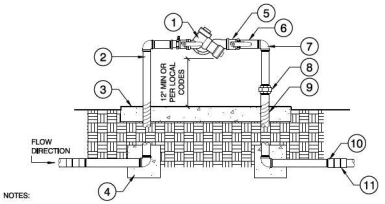
PROJECT NO : 23003867
DATE : 11/27/2024
DRAWN: IDS
REVIEWED: CZ

REVISIONS

IRRIGATION SCHEDULES

LI112

01_ORIGINAL ISSUE



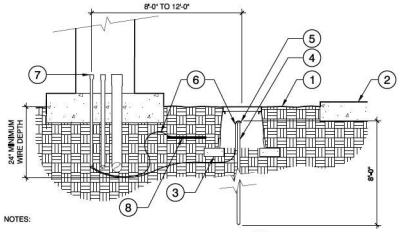
NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYORS STANDARDS AND SPECIFICATIONS
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE, SEE BACKFLOW CAGE DETAIL
4. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
5. BRASS BALL VALVE
6. THREADED GALVANIZED NIPPLE
7. GALVANIZED 90° (DEGREE) ELBOW
8. GALVANIZED UNION
9. WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE
10. GALVANIZED COUPLING
11. SCH. 80 PVC MALE ADAPTER

1 BACKFLOW PREVENTION DEVICE

N.T.S. I-RBD-01



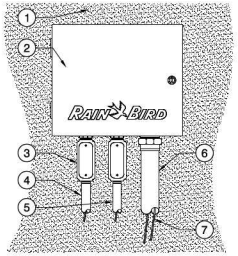
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

1. FINISH GRADE
2. PAVEMENT
3. THREE (3) 4" x 8" BRICKS
4. 5/8" x 8'-0" COPPER GROUNDING ROD
5. GROUNDING ROD CLAMP
6. #6 AWG BARE COPPER WIRE
7. 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND
8. COPPER GROUNDING PLATE

2 GROUNDING ROD

N.T.S. I-RBD-03



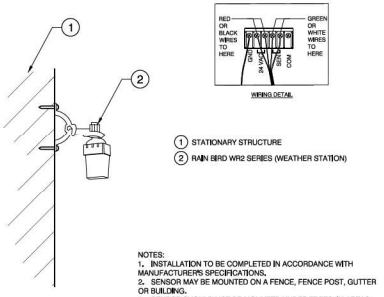
1. WALL, FENCE, OR BUILDING
2. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURERS RECOMMENDATIONS
3. JUNCTION BOX
4. CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
5. CONDUIT AND FITTINGS FOR GROUND WIRE, ONLY FOR OUTDOOR INSTALLATIONS
6. CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
7. MAXI CABLE TWO-WIRE PATH TO FIELD DEVICES. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH. MINIMUM WIRE PATHS PREFERRED PER CONTROLLER.

NOTES:

1. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.
5. MAINTAIN MINIMUM SEPARATE BETWEEN POWER CABLES AND CONTROL CABLES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
6. ADD POWER FILTER TO IVM TO PROTECT POTENTIAL 2 WIRE SIGNAL INTERFERENCE.
7. PART NUMBERS FOR GSP-IVM FILTER SKU M01344, CONSISTING OF CAPACITOR, KEMET # C274ACF5100SA0J AND CHOKE, SCHAFFNER # RD5123-6-0M6 INSTALLED IN ACCORDANDANCE WITH RAIN BIRD ESP-LXIVM CONTROLLER TROUBLESHOOTING GUIDE (P29).

3 ESP-LXIVM/PRO TWO-WIRE CONTROLLER

N.T.S. I-RBD-05

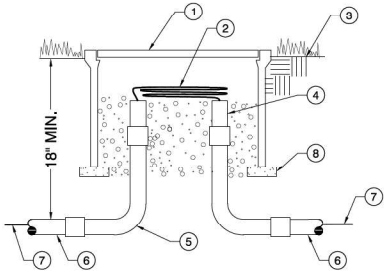


1. STATIONARY STRUCTURE
2. RAIN BIRD WR2 SERIES (WEATHER STATION)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. SENSOR MAY BE MOUNTED ON A FENCE, FENCE POST, GUTTER OR BUILDING.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF BUILDING.

4 RAIN BIRD - WR2 SERIES WEATHER STATION

N.T.S. I-RBD-10

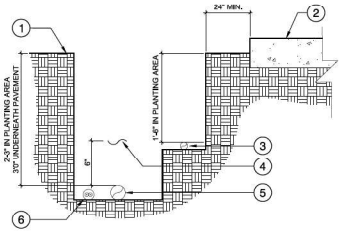


1. STANDARD RECTANGULAR VALVE BOX EVERY 250' MAXIMUM
2. 36" LOOP OF TWO-WIRE CABLE IN PULL BOX
3. FINISHED GRADE
4. ENDS OF CONDUIT SEALED WITH WATERPROOF SILICONE (IF REQUIRED)
5. 90 DEGREE SWEEP ELL (IF REQUIRED)
6. 1-1/2" CONDUIT (MINIMUM)
7. TWO-WIRE CABLE
8. BRICK (1 OF 4)

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

5 TWO-WIRE PULL BOX (LOW VOLTAGE)

N.T.S. I-RBD-11



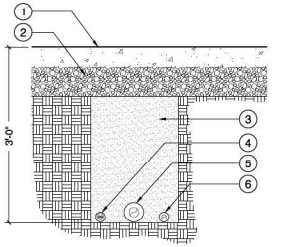
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
3. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. TWO WIRE CONTROL WIRES IN CONDUIT

6 IRRIGATION TRENCHING - TWO WIRE

N.T.S. I-RBD-13



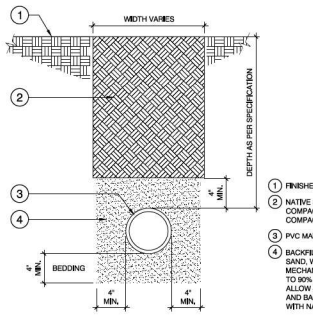
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL, 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEERS PLANS
4. TWO-WIRE CONTROL WIRES IN CONDUIT. SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE. BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE. SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

7 PIPE BENEATH PAVEMENT - TWO WIRE

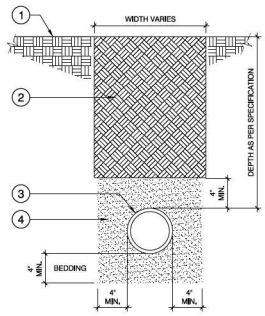
N.T.S. I-RBD-15



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE/LATERAL
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY, ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

8 MAINLINE WITH SAND BEDDING

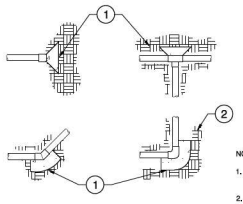
N.T.S. I-RBD-16



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC SLEEVE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY, ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

9 SLEEVE AT ROAD

N.T.S. I-RBD-17



1. BEARING SURFACE
2. EXISTING OR MODIFIED SOIL (SEE SPECIFICATION FOR SOIL MODIFICATION)

PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET²	0.63 FEET²	0.34 FEET²
2"	0.69 FEET²	0.97 FEET²	0.53 FEET²
2-1/2"	1.0 FEET²	1.41 FEET²	0.77 FEET²
3"	1.48 FEET²	2.10 FEET²	1.14 FEET²
4"	2.43 FEET²	3.45 FEET²	1.87 FEET²
6"	5.25 FEET²	7.41 FEET²	4.02 FEET²
8"	9.08 FEET²	12.83 FEET²	6.96 FEET²
10"	14.93 FEET²	21.07 FEET²	11.44 FEET²

NOTES:

1. SIZE THRUST BLOCKS SHALL BE SPECIFIED AS SHOW IN THE TABLE.
2. CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.
3. ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE, FITTINGS OR BOLTS.
4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.
5. THRUST BLOCKS SHALL BE A MINIMUM OF 6" THICK.
6. ONE 80 LBS. SACK OF CONCRETE SHALL COVER .6 FT.³

10 THRUST BLOCK

N.T.S. I-RBD-18

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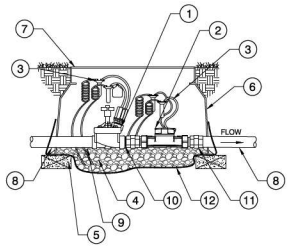
PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION DETAILS

LI113

01_ORIGINAL ISSUE

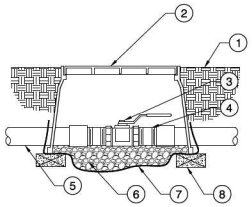


1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD UFS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. PVC UNION (1 OF 2)
12. ¾" WELDED WIRE MESH

NOTES:
1. THE UFS CAN BE INSTALLED IN A VERTICAL POSITION WITH THE FLOW ARROW POINTING UPWARDS.
2. THE UFS SIZE MUST BE EQUAL TO OR SMALLER THAN THE INCOMING PIPE SIZE.
3. THE UFS DOES NOT REQUIRE STRAIGHT PIPE BEFORE OR AFTER SENSOR PLACEMENT.
4. NO BRICKS REQUIRED FOR RAIN BIRD VB-SERIES VALVE BOXES ONLY.

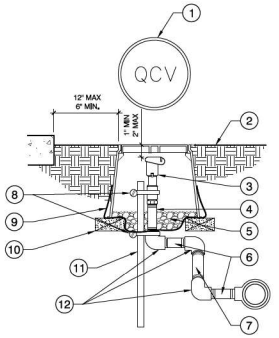
MODEL	SIZE	K	OFFSET	FLOW RANGE
UFS100	1"	0.25	0	0.3 - 50 GPM
UFS150	1.5"	1.70	-0.316	0.5 - 110 GPM
UFS200	2"	2.849	0.1439	1.0 - 200 GPM

1 RAINBIRD MASTER VALVE & UFS (FLOW SENSOR)
N.T.S. I-RBD-19



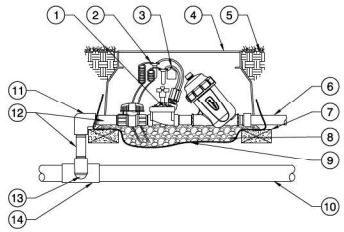
1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. BRASS BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE
4. SCHEDULE 80 THREADED NIPPLE AS REQUIRED
5. PVC MAINLINE
6. 3/4" MINUS WASHED GRAVEL
7. WIRE FABRIC CLOTH
8. BRICK (1 OF 4)

2 BRASS BALL ISOLATION VALVE
N.T.S. I-RBD-23



1. 10" DIAMETER VALVE BOX, HEAD BRAND 'QVC' ON LID WITH 2" HIGH CHARACTERS.
2. FINISH GRADE
3. QUICK COUPLING VALVE (PER SCHEDULE)
4. GALV.NIPPLE, LENGTH AS REQ
5. 3/4" MINUS WASHED GRAVEL
6. 3" PVC SCHEDULE 80 NIPPLE
7. 12" PVC SCHEDULE 80 NIPPLE,
8. TWO STAINLESS STEEL CLAMPS
9. WIRE FABRIC CLOTH
10. BRICK (1 OF 4)
11. 1/2" X 36" GALV STEEL PIPE
12. THREE PVC SCH 80 ELLBOWS

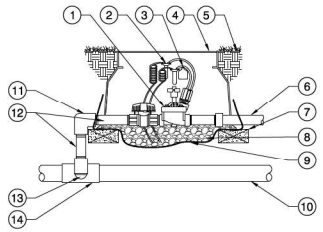
3 QUICK COUPLING VALVE IN BOX
N.T.S. I-RBD-24



1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION AND TWO-WIRE PATH
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTES:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN THE VALVE BOX FOR EASY SERVICING.
2. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

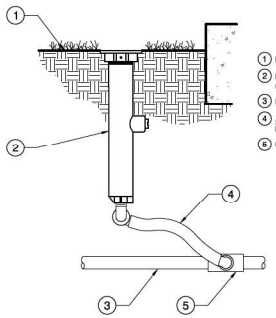
4 1.5" RAIN BIRD DRIP CONTROL ZONE KIT W/IVM-SOL
N.T.S. I-RBD-28



1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION AND TWO-WIRE PATH
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

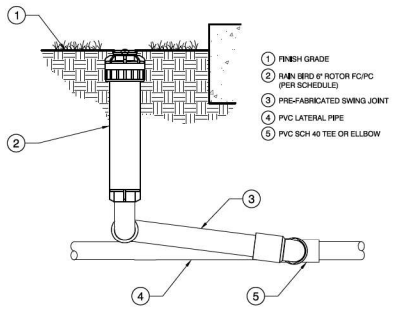
NOTE:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN THE VALVE BOX FOR EASY SERVICING.

5 RAIN BIRD REMOTE CONTROL VALVE W/IVM-SOL
N.T.S. I-RBD-30



1. FINISH GRADE
2. RAIN BIRD 6" POP-SPRAY (PER SCHEDULE)
3. PVC LATERAL PIPE
4. ¾" POLYETHYLENE FLEXIBLE TUBING, LENGTH AS REQUIRED
5. PVC SCH 40 TEE OR ELLBOW

6 6" POP-UP SPRAY W/FLEX ASSEMBLY
N.T.S. I-RBD-31



1. FINISH GRADE
2. RAIN BIRD 6" ROTOR FC/PC (PER SCHEDULE)
3. PRE-FABRICATED SWING JOINT
4. PVC LATERAL PIPE
5. PVC SCH 40 TEE OR ELLBOW

7 6" ROTOR W/SWING JOINT
N.T.S. I-RBD-33

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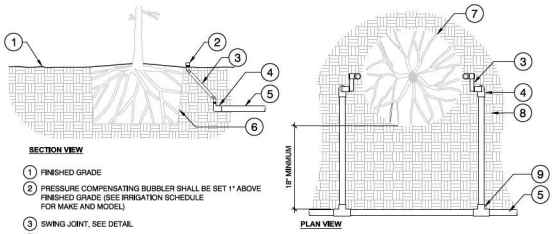
PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION DETAILS

LI114

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SECTION VIEW **PLAN VIEW**

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

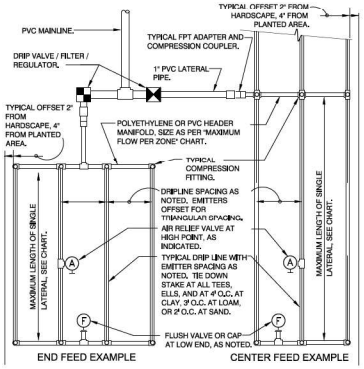
NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

1 IRRIGATION BUBBLER (2) W/ LAYOUT

N.T.S.

I-RBD-36



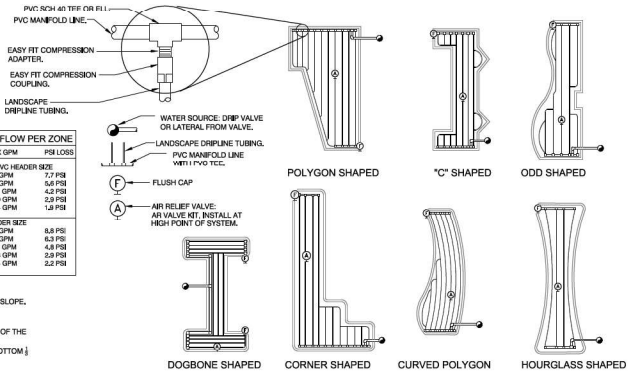
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
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

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



2 TYPICAL DRIPLINE REQUIREMENTS

N.T.S.

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PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

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IRRIGATION DETAILS

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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2410-004 Exalt Health Offsite Force Main**

REQUESTED ACTION: Staff is seeking PRC guidance on outstanding issues regarding rights-of-way and the CSX permit. Further discussion is necessary to determine whether to move the project forward or continue to the next PRC meeting.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2410-004 Exalt Health Offsite Force Main
Owner(s)	Wildwood Rehab, LP C/o Erik de Vries, Manager
Applicant(s)	Wildwood Rehab, LP C/o Erik de Vries, Manager
Property Location	The scope of work is to be located within portions of the US 301 Right-of-Way, Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A, starting approximately 106 feet west of the intersection of Powell Road and C-44A, and running 0.17 miles west. The second scope runs approximately 0.78 miles west and south.
Parcel(s)	Within portions of US 301 Right-of-Way (owned and maintained by FDOT), and portions of Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A (owned and maintained by City of Wildwood)
Date	June 4, 2025

The applicant is seeking approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect with the approved exalt health site with the City of Wildwood sanitary system. The scope of work consists of an 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system, per the attached plans.

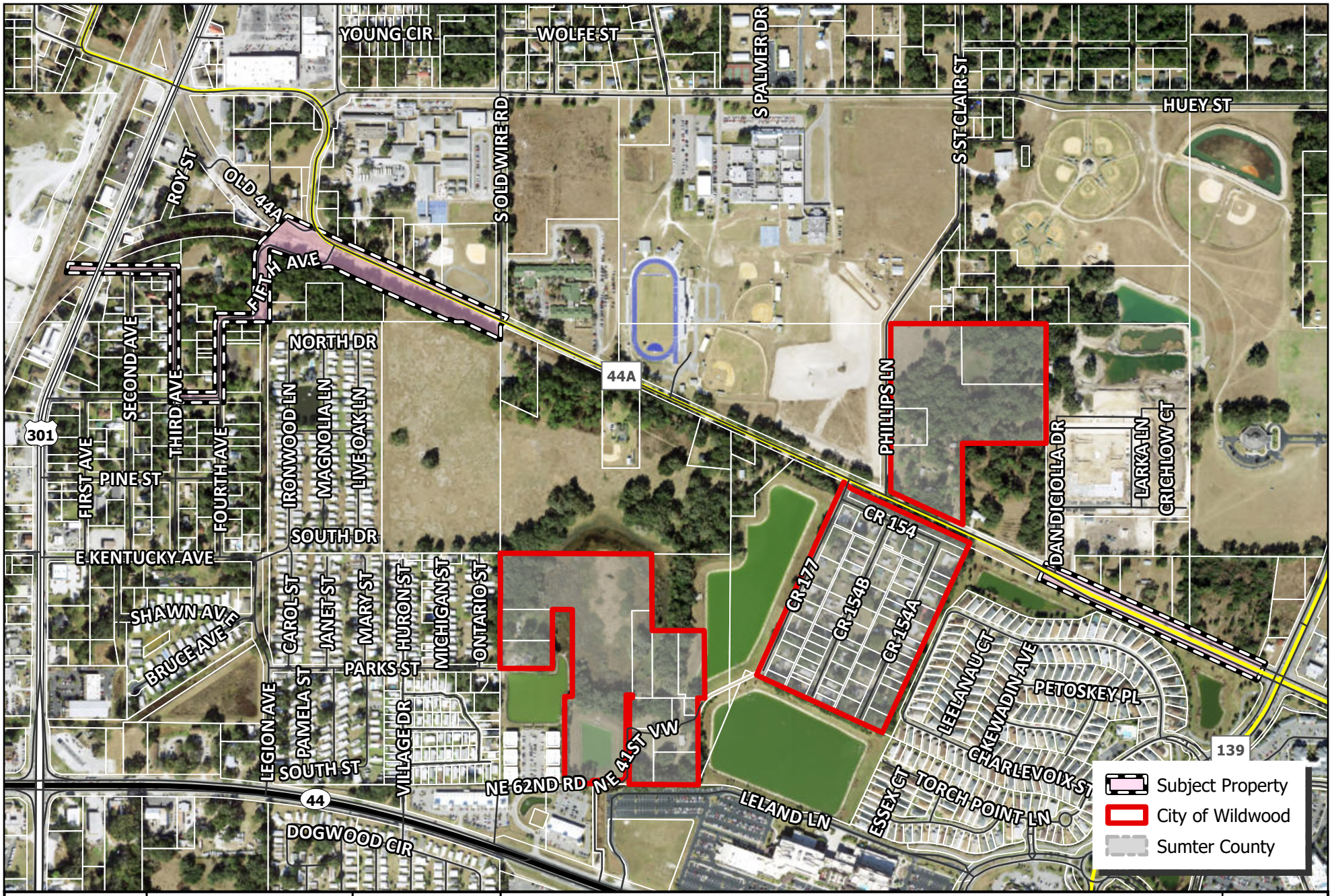
The surety for performance cost summary has been reviewed by the city attorney, but the applicant still has not provided the performance bond. There are two outstanding comments with the City Attorney. Once we have the performance bond in hand and the last comment is addressed, we can advance the site plan before the City Commission.

SP 2410-004 is expected to meet the criteria set forth within the Exalt Health Developer's Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan Amendment once the performance surety is in place.

DATED: 6/4/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



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

N

0 0.01 0.03 0.05 0.08 0.1 Miles

SP 2410-004

EXHALT HEALTH OFFSITE FORCEMAIN

RIGHT OF WAY

MAP 1B

LOCATION MAP

JUN 2025

City of Wildwood
Project #: SP 2410-004 Exalt Health Offsite Forcemain
Representative: Kevin L. Atchley – Tillman & Associates
Date: 05/30/2025 – 3rd Submittal

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

CITY ENGINEER

No comments.

DEVELOPMENT SERVICES

No comments.

CITY ATTORNEY

1. LDR 4.4(E)(1) – Cost Summary was provided. Please provide a surety of performance bond if applicable.
    A. Response: Acknowledged. Once plans are ready for approval, this will be handled.
        I. Response Acknowledged; Standing comment.

2. Sheet 04.06 – No right of way or easements shown for portion of the proposed line. Please mark any easements that may apply. Further discussion may be necessary.
    A. Response: That area is within the RxR R/W and will be handled with the RxR permitting.
        I. There remain areas that are outside the railroad right of way that are not shown to have right of way. Sheet 4.07, not sheet 4.06 shows the railroad line. There is no “existing right of way” shown for the majority of Fifth Avenue on that sheet. Additionally, there may be other areas without shown right of way. The City cannot clear

the installation of lines without appropriate right of way and/or easements. Accordingly, please review comments nos. 6, 9, and 10 again.

a. **Response: Please see the revised plans.**
    i. **Not Satisfied.**

3. City Attorney reserves the right to make further comments upon resubmittal.
    A. Response: Acknowledged.
        I. Standing comment.

PUBLIC WORKS (WILDWOOD)

No further comments.

UTILITIES – WATER/WASTEWATER

No further comments.

Utilities Miscellaneous – Standing Comment

1. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.

PERMITS:

1. CITY OF WILDWOOD - MAJOR SITE PLAN - PENDING
2. FDEP - SANITARY SEWER
3. SUMTER COUNTY - R/W PERMIT (CR 44A)
4. FDOT UTILITY PERMIT (US 301)
5. CSX TRANSPORTATION SYSTEMS UTILITY PERMIT (RxR)

MAJOR SITE PLAN
EXALT HEALTH
OFF-SITE FORCE MAIN

SECTIONS 7 & 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD , SUMTER COUNTY, FLORIDA
PARCEL ID #: G08-021

PROJECT SITE = 5.46 ±AC
FLU - COMMERCIAL
ZONING: C-1
SPECIAL EXCEPTION: SE 2305-001, 7/11/23

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GENERAL STATEMENT

THE PURPOSE AND INTENT OF THE PROPOSED DEVELOPMENT IS TO CONSTRUCT AN OFF-SITE SANITARY SEWER FORCE MAIN TO CONNECT THE APPROVED EXALT HEALTH SITE WITH THE CITY OF WILDWOOD SANITARY SYSTEM.

NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD CODE OF ORDINANCE.
2. A COPY OF ALL PERMITS OBTAINED FROM REGULATORY AGENCIES WILL BE FORWARDED TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.

LEGAL DESCRIPTION (APPROVED SITE)

THE WEST 1/2 OF THE NORTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF STATE ROAD No. 44-A (WIDTH VARIES), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE N89°46'30"W, ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID NORTH 1/2, A DISTANCE OF 155.50 FEET TO THE N.W. CORNER OF TAX PARCEL NO. G08-099, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°45'32"W, ALONG SAID NORTH LINE, 506.96 FEET TO THE N.W. CORNER OF THE WEST 1/2 OF SAID NORTH 1/2; THENCE DEPARTING, SAID NORTH LINE, PROCEED S00°03'56"W, ALONG THE WEST LINE OF THE WEST 1/2 OF SAID NORTH 1/2, A DISTANCE OF 411.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED STATE ROAD No. 44-A; THENCE S66°31'41"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 432.15 FEET TO THE S.W. CORNER OF TAX PARCEL NO. G08-023; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, PROCEED N21°27'48"E, ALONG THE WESTERLY LINE OF SAID TAX PARCEL NO. G08-023, A DISTANCE OF 133.72 FEET TO THE S.W. CORNER OF TAX PARCEL NO.G08-105; THENCE N07°59'37"E, ALONG THE WESTERLY LINES OF SAID TAX PARCEL NO. G08-105 AND TAX PARCEL NO. G08-099, A DISTANCE OF 468.75 FEET TO THE POINT OF BEGINNING.

FLOOD CERTIFICATE

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO.12119C0132D, EFFECTIVE DATE OF SEPTEMBER 27, 2013. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA ON REDUCE FLOOD HAZARD, AND FLOOD ZONE "A" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.

VERTICAL DATUM

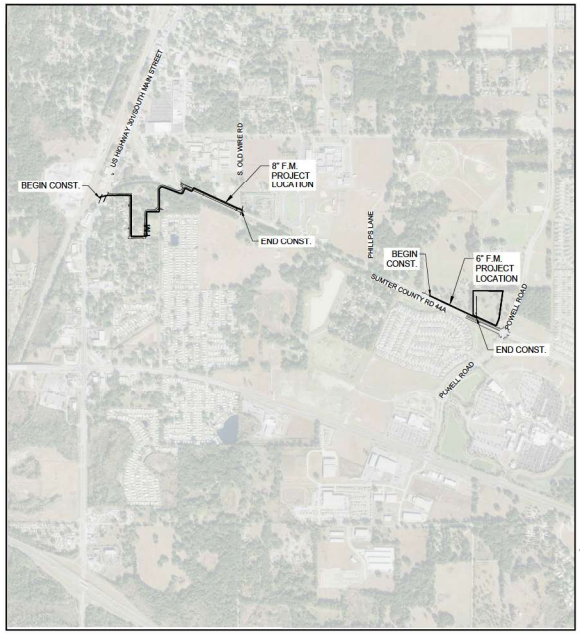
VERTICAL DATA IS BASED ON SUMTER COUNTY VERTICAL CONTROL POINT "L 769", PUBLISHED ELEVATION = 72.33, NAVD-88

BASIS OF BEARINGS

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, AS DERIVED FROM THE L - NETWORK.

BENCHMARK

TEMPORARY BENCHMARK(#1) : FOUND 4"X4" CM, ELEVATION = 78.35' (NAVD 1988), N = 1641644.26' E = 648249.65'.
TEMPORARY BENCHMARK(#2) : FOUND 4"X4" CM, ELEVATION = 79.40' (NAVD 1988), N = 1641465.84' E = 648643.72'.



VICINITY MAP
SCALE: 1" = 1000'

INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01 - 04.09	FORCE MAIN PLAN & PROFILES
05.01	SANITARY SEWER DETAILS

UTILITY COMPANIES

WATER	CITY OF WILDWOOD
SEWER	CITY OF WILDWOOD
SOLID WASTE	WASTE MANAGEMENT
ELECTRIC	DUKE ENERGY
CABLE/PHONE/INTERNET	CHARTER COMMUNICATIONS

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

ERIK DE VRIES,
WILDWOOD REHAB, LP

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS (LDR), EXCEPT AS WAIVED.

KEVIN L. ATCHLEY, P.E.
LICENSED ENGINEER NO. 53119
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

RODNEY K. ROGERS
ROGERS ENGINEERING, LLC
REGISTERED LAND SURVEYOR NO. 5274
STATE OF FLORIDA

TYLER P. TRACZ
CFB SURVEYING
REGISTERED LAND SURVEYOR NO. 6962
STATE OF FLORIDA

OWNER/DEVELOPER :
WILDWOOD REHAB, LP
CONTACT: ERIK DE VRIES
4430 LIVELY LANE
DALLAS, TEXAS 75220
PHONE: (214) 762-7334

SURVEYOR:
ROGERS ENGINEERING, INC.
RODNEY K. ROGERS, P.S.M.
1105 SE 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 622-9214

SURVEYOR:
CFB SURVEYING
TYLER P. TRACZ, P.S.M.
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
PHONE (352) 748-3126

PREPARED BY:
TILLMAN & ASSOCIATES ENGINEERING, LLC
KEVIN L. ATCHLEY, P.E.
1720 SE 16th AVENUE, BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540
FAX (352) 387-4545

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28756

REVISIONS

DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

COVER

DATE 2/21/25
DRAWN BY AS
CHKD. BY KLA
JOB NO. 23-8256

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

5/9/2025

SHT. 01.01

S:\Sumter County\Wildwood Hospital C84A\CORRESPONDENCE\Offshore\from Primaverse 20241018\DWG\01- Cover.dwg, 2/21/2025 1:49:47 PM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF *CITY OF WILDWOOD* AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH *CITY OF WILDWOOD* SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL NOTIFY *CITY OF WILDWOOD* ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A *SUMTER COUNTY* R/W PERMIT PRIOR TO COMMENCING WORK WITHIN *SUMTER COUNTY* R/W's AND A *CITY OF WILDWOOD* R/W PERMIT PRIOR TO COMMENCING WORK WITHIN *CITY OF WILDWOOD* R/Ws.
9. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY.
CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. PER SECTION 62-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. TREE PROTECTION - PROTECT TREES AND TREE ROOTS FROM DEVELOPMENT AND INFRASTRUCTURE IN ACCORDANCE WITH THE TREE PRESERVATION PLANS. DIRECTIONAL BORING IS REQUIRED WITHIN THE CRITICAL ROOT ZONES ON ALL TREES TO REMAIN.
13. DURING CONSTRUCTION, ALL REASONABLE STEPS TO PROTECT TREES AND VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIPLINE OF ANY TREE.

WATERMAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE *CITY OF WILDWOOD* MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)

2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 5' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.

2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:

2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPLINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C..

2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.

2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE A T LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPLINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..

2.5. EXCEPTIONS / MITIGATION:
ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.

3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 30 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS. (A) PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900 AND C905, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS. (B) DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA A21.51/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111. SERVICES - SHALL BE IN ACI 51/C151 CORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE *CITY OF WILDWOOD* UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY *CITY OF WILDWOOD* PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND *CITY OF WILDWOOD* UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR DISINFECTION OF WATERMAINS AND WATER CONSTRUCTION SECTION 5 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3.F.A.C, USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW 8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER RECOMMENDED INSTALLATION PRACTICES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.2]
23. ALL WATERMAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4]
24. NEW OR ALTERED WATERMAINS WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATERMAINS WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE *CITY OF WILDWOOD* MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 5' PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
   A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 10.8E, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.TESTING REQUIREMENTS SPECIFY:
   1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   2) USING A RIGID BALL OR MANDREL FOR DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
13. ALL TESTING WILL BE DONE IN ACCORDANCE WITH CITY OF WILDWOOD SPECIFICATIONS.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 3 FT. MINIMUM — Water Main
VACUUM SANITARY SEWER	Water Main — 10 ft. preferred 3 ft. minimum	Water Main — 12 inches is preferred 6 inches minimum	ALTERNATE 3 FT. MINIMUM — Water Main
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2)	Water Main — 10 ft. preferred 6 ft. minimum (3)	Water Main — 12 inches is the minimum, except for sanitary sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 6 FT. MINIMUM — Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FORCE MAIN NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE *CITY OF WILDWOOD* MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS.
PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCEMAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
   A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
   B. ALL SEWER MAINS SHALL BE LAMPED BY A *CITY OF WILDWOOD* REPRESENTATIVE.
   C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THOROUGHLY.
   D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
   E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCEMAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

REUSE NOTES

1. ALL REUSE AND FFLUENT DEVISE BEING TO BE OWNED AND MAINTAINED BY *CITY OF WILDWOOD* SHALL BE A 'CAP IN PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". pipes 14" & LARGER SHALL BE AWWA C-905, OR 25. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PRIMERS USED FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 30" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
6. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTIONS IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH *S.W.F.W.M.D.* AND *CITY OF WILDWOOD* EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTH IS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTION



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CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 28795

REVISIONS

DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 2/11/25
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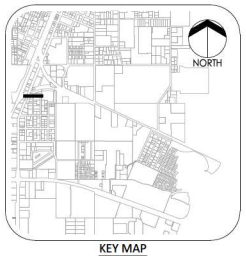
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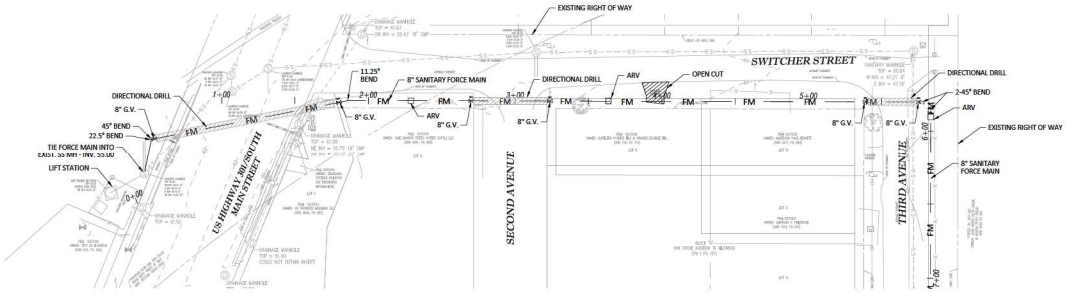
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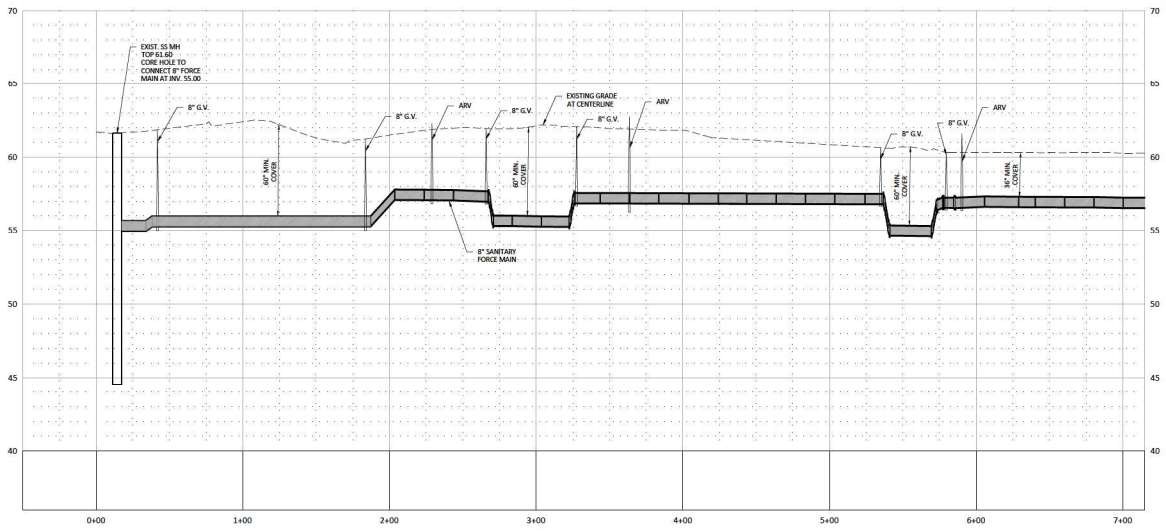
KEY MAP
NTS

40' 20' 0 40' 80'
SCALE IN FEET
1" = 40'



(FOR CONTINUATION, SEE SHEET 04.02)

COUNTY ROAD 44A OFFSITE FORCE MAIN -0+50 - 7+15
H 1"=40'
V 1"=4'



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CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

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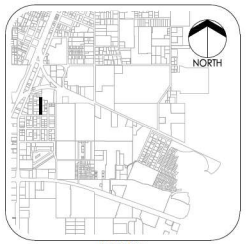
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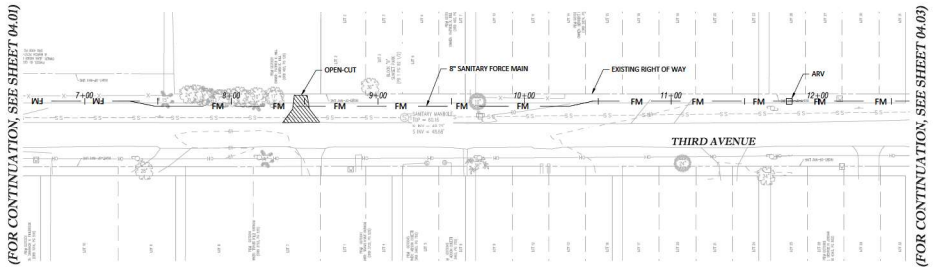
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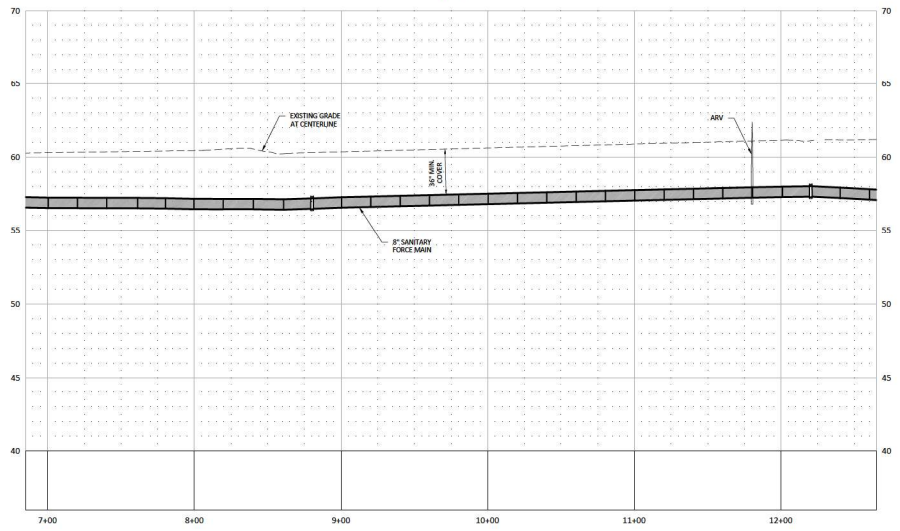


KEY MAP
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COUNTY ROAD 44A OFFSITE FORCE MAIN 6+85 - 12+65
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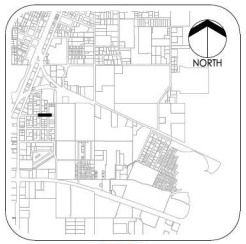
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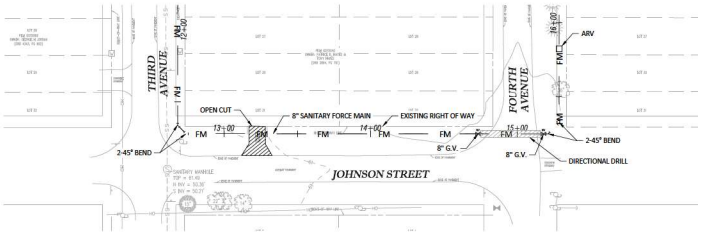


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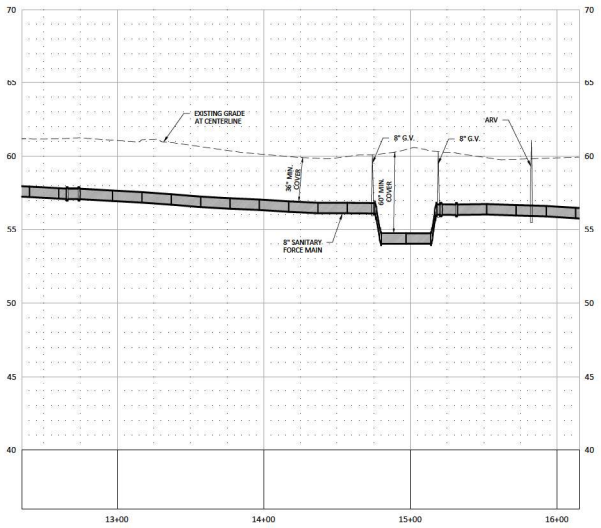
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(FOR CONTINUATION, SEE SHEET 04.02)

(FOR CONTINUATION, SEE SHEET 04.04)



COUNTY ROAD 44A OFFSITE FORCE MAIN 12+35 - 16+15
H 1"=40'
V 1"=4'



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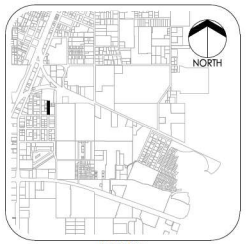
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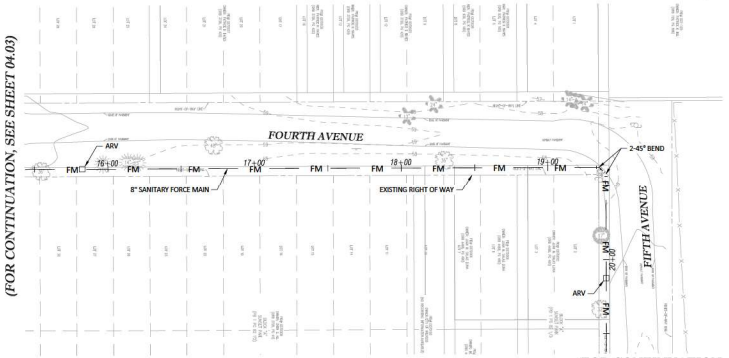
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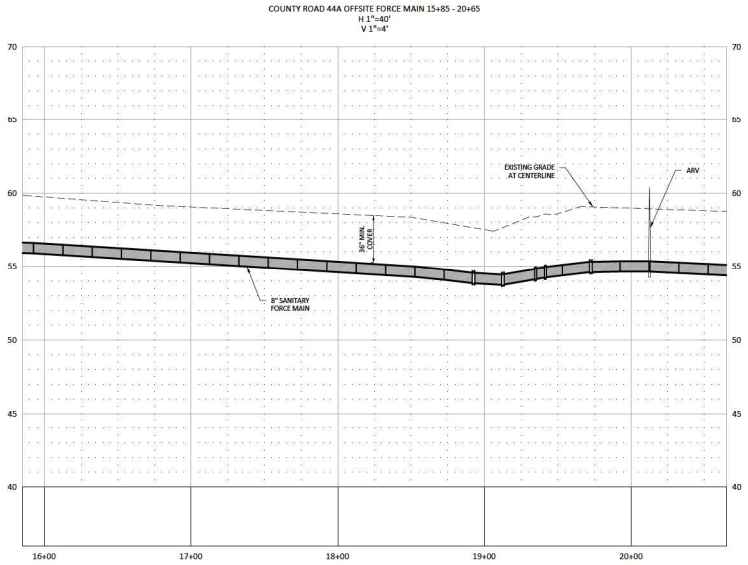
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KEY MAP
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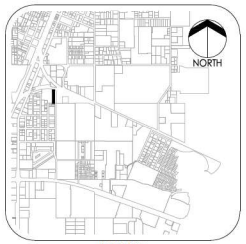
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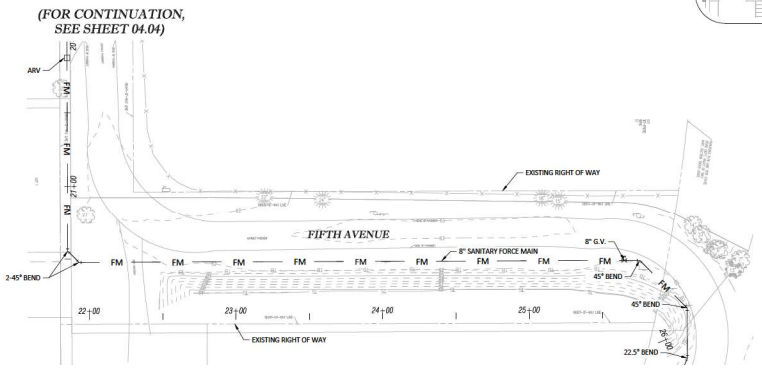
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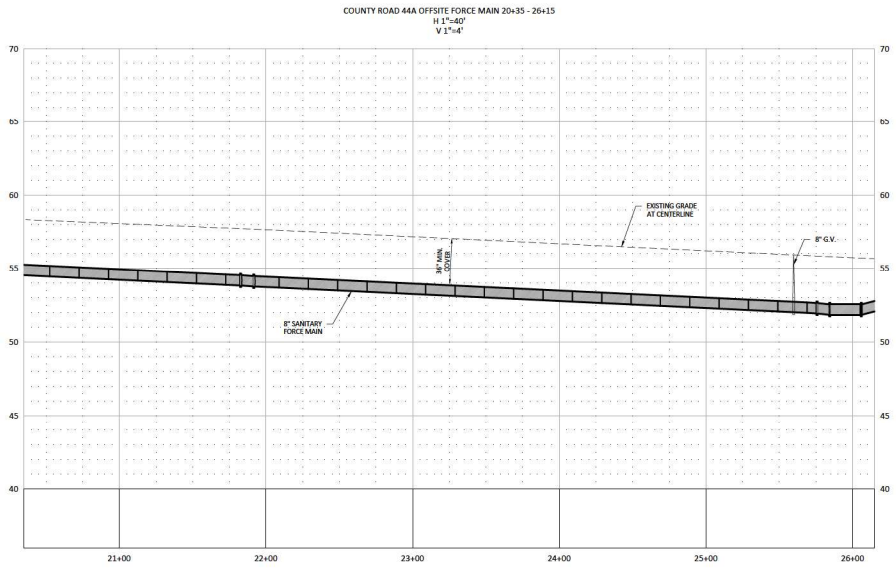
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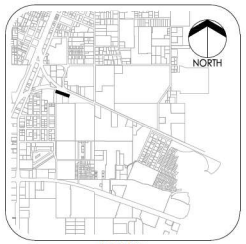
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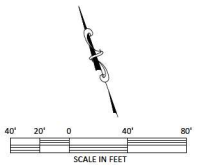
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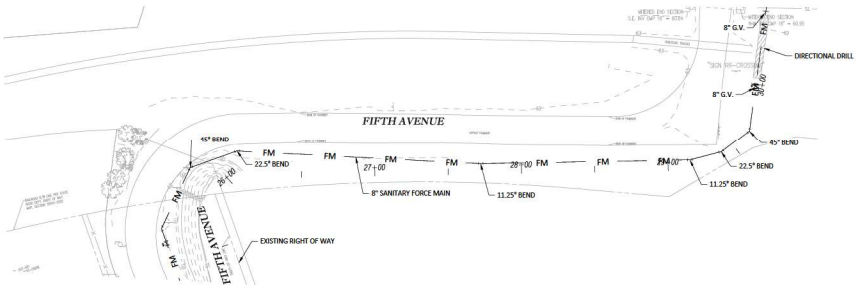


KEY MAP
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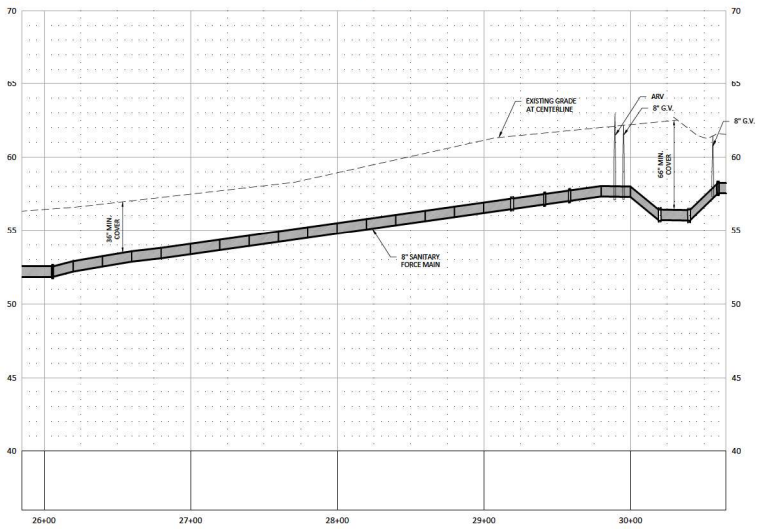
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(FOR CONTINUATION, SEE SHEET 04.07)



(FOR CONTINUATION, SEE SHEET 04.05)

COUNTY ROAD 44A OFFSITE FORCE MAIN 25+85 - 30+65
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MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN PLAN & PROFILE

DATE 04/30/25
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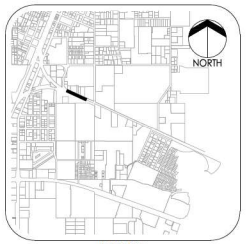
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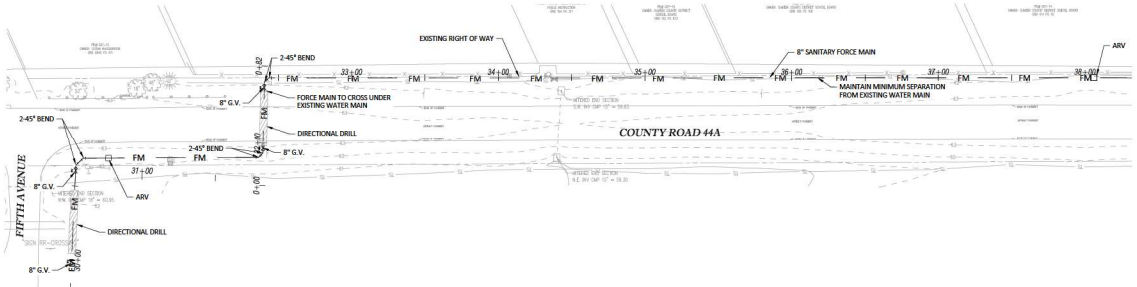
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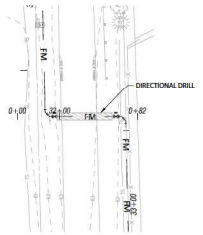
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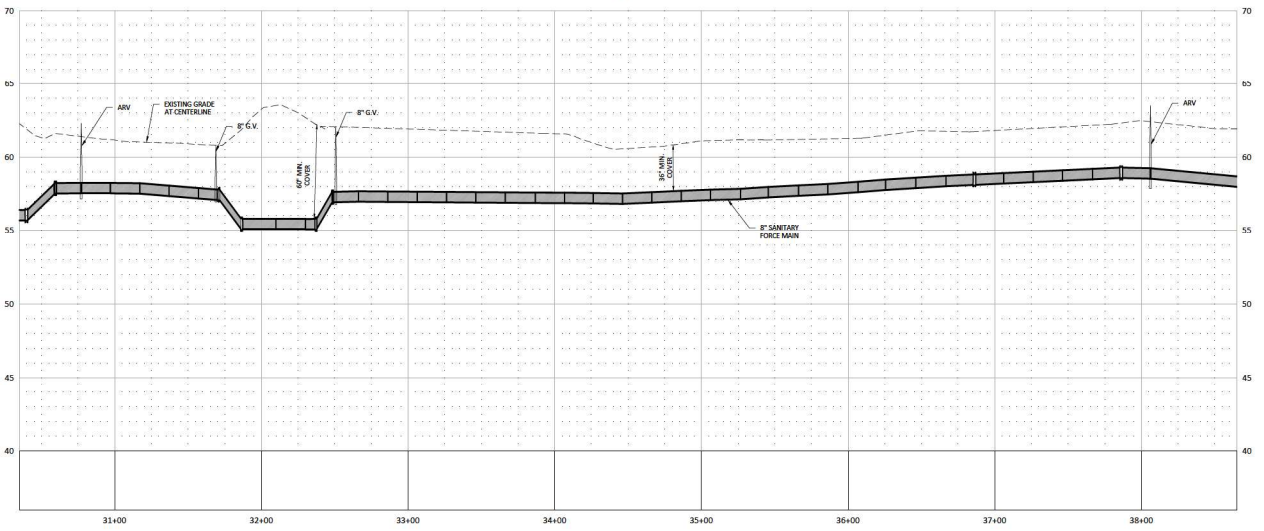


(FOR CONTINUATION, SEE SHEET 04.08)

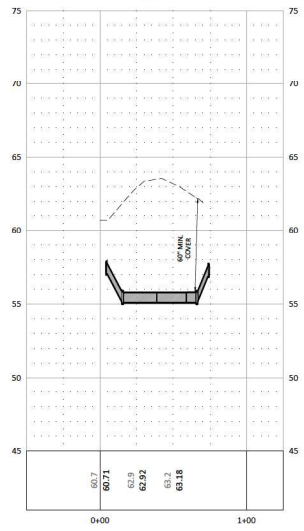
(FOR CONTINUATION, SEE SHEET 04.06)



COUNTY ROAD 44A OFFSITE FORCE MAIN 30+35 - 38+65
H 1"=40'
V 1"=4'



CR 44 A Directional Drill -0+50 - 1+25
H 1"=40'
V 1"=4'



Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 05/09/25
DRAWN BY RAP
CHKD. BY KLA
JOB NO. 23-8256

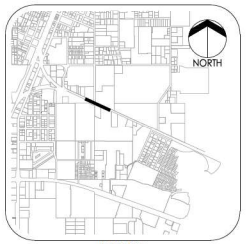


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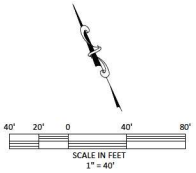
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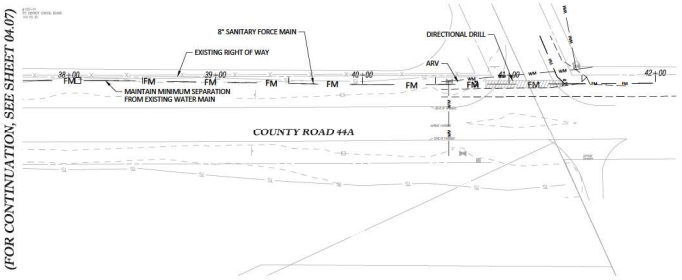


KEY MAP
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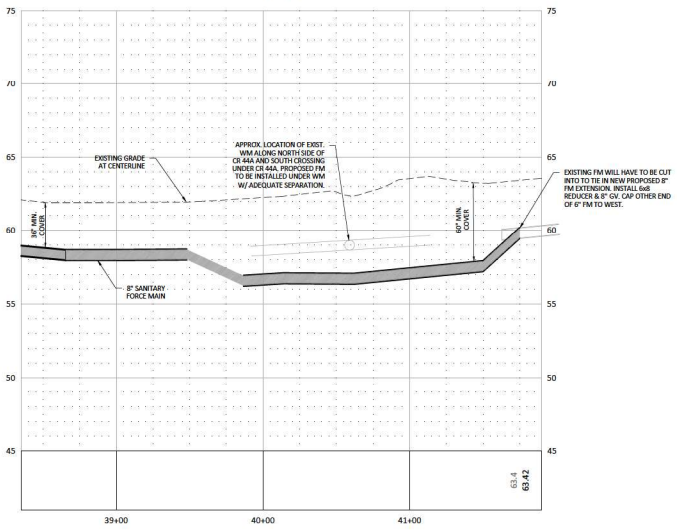


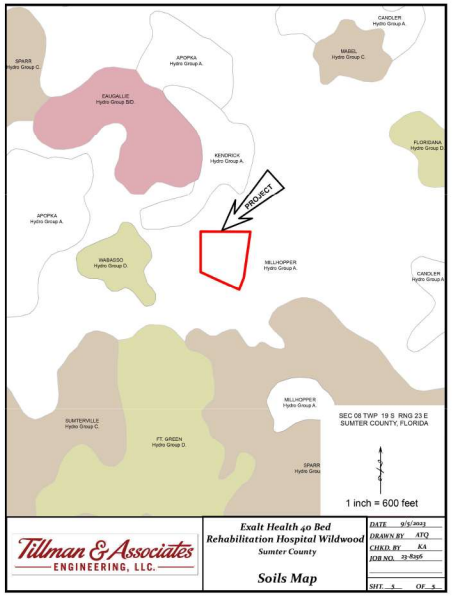
SCALE IN FEET
1" = 40'

(FOR CONTINUATION, SEE SHEET 04.07)



COUNTY ROAD 44A OFFSITE FORCE MAIN 38+35 - 41+90
H 1"=40'
V 1"=4'





Tillman & Associates ENGINEERING, LLC.

Exalt Health 40 Bed Rehabilitation Hospital Wildwood
Sumter County

Soils Map

DATE 9/5/2025
DRAWN BY ATQ
CHKD. BY KA
JOB NO. 23-8256
SHT. A OF A

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CIVIL ENGINEERING -
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
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REVISIONS

DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 05/09/25
DRAWN BY RAP
CHKD. BY KLA
JOB NO. 23-8256

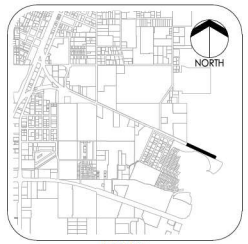
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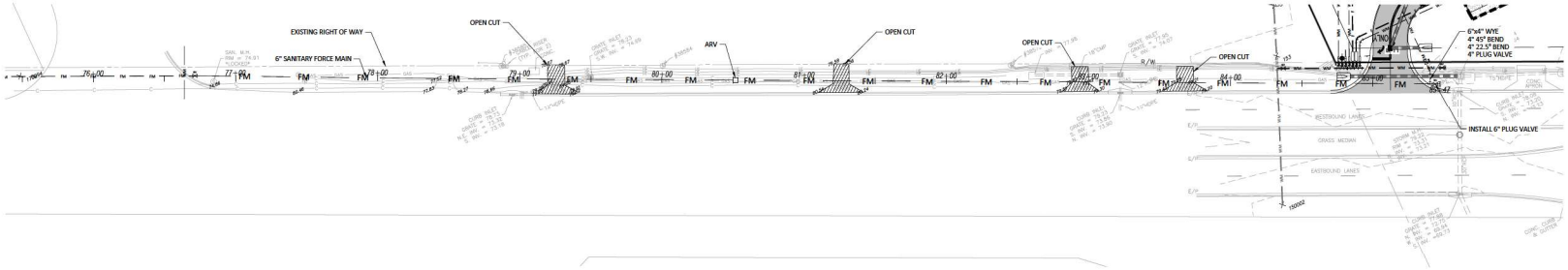
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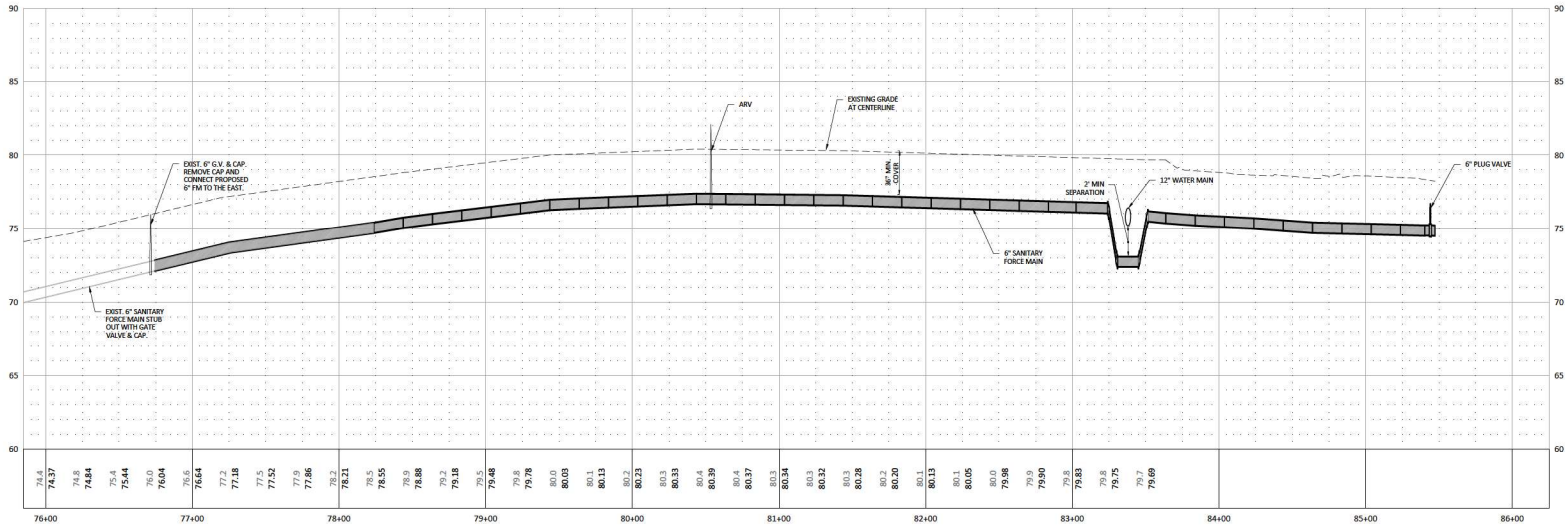


KEY MAP
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40' 20' 0 40' 80'
SCALE IN FEET
1" = 40'



COUNTY ROAD 44A OFFSITE FORCE MAIN 75+85 - 86+25
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MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 04/30/25
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WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND SHALL TAKE WHATEVER PRECAUTIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUSTAIN OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DETAIL.

POLYVINYLCHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 10'. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 10'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE BARRELS AND CONES COATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS.

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER AS SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT DIRECTIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS. THEY SHALL BE EXACTLY PARALLEL, WITH A 0 : 1 SLOPE AND NOMINAL 1/16" CLEARANCE WITH THE TONGUE EQUIPPED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O-RING RUBBER GASKET, CONFORMING TO ASTM C443 –LATEST, JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR RAMNEK PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PRE-PRIMED.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, ALL CONCRETE SURFACES SHALL BE COATED WITH A COAL TAR EPOXY PAINT OF A BRAND APPROVED BY THE ENGINEER. TOTAL MINIMUM DRY FILM THICKNESS ON SURFACES SHALL BE 8 MILS. EACH COAT SHALL BE APPLIED AT THE RATE OF ONE GALLON PER 100 S.F. THE WATERPROOFING MATERIALS SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THAT THE APPLICATION OF THE SECOND COAT HAS NO DISTURBING EFFECT ON THE FIRST COAT. THE SECOND COAT SHALL BE APPLIED BEFORE THE FIRST COAT HAS ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AT NO ADDITIONAL COST TO THE OWNER AS DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON, AND SHALL BE SMOOTH, FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNFIT FOR THE SERVICE FOR WHICH THEY ARE INTENDED. THEY SHALL BE THOROUGHLY CLEANED AND PAINTED WITH A BITUMINOUS PAINT APPROVED BY THE ENGINEER. ALL CASTINGS SHALL CONFORM TO ASTM A48 – LATEST SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 60-40-10, DUCTILE IRON MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN EITHER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN HS20-44 LOADING DEFINED IN THE AASHTO SPECIFICATIONS. FRAMES AND COVERS SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN TION, BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SURFICIAL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SURFICIAL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125.8 BACKFILLING – THE REQUIREMENTS SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125.8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE SAND STAGE (SEE 4" ABOVE FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. WHERE PAVEMENT IS NOT TO BE CONSTRUCTED OVER THE PIPE, THE BACKFILL SHALL BE COMPACTED TO APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. DENSITY TESTS SHALL BE TAKEN ON EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 L.F. AND AT EACH MANHOLE SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR WEATHER IS UNSUITABLE FOR SUCH WORK UNLESS APPROVED. AT THE END OF EACH WORK DAY, OR WHEN PROPER PROTECTION EXISTS, THE OPEN ENDS OF PIPE AND FITTINGS SHALL BE SECURELY CLOSED SO THAT NO TRENCH WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH WATER (WELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE EXCAVATED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THIS STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME LATER TIME WITHOUT INJURY TO THE PIPE ITSELF. AT THE CLOSE OF EACH DAY'S WORK, AND AT ALL OTHER TIMES WHEN PIPE IS LEFT UNCOVERED, THE END OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE-FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER FOREIGN MATERIAL INTO THE SEWER LINES DURING CONSTRUCTION. THE INTERIOR OF ALL SEWER LINES SHALL BE CLEANED OF ALL DIRT, JOINTING MATERIAL, AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL, AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTIONS

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE CITY INSPECTOR AND ENGINEER. EACH SERVICE CONNECTION SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS-BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS SHOWN ON THE STANDARD DRAWINGS. IN THE ABSENCE OF AN EXISTING WYE, CONNECTIONS OF NEW SERVICES SHALL BE MADE BY CUTTING OUT A SECTION OF THE SEWER PIPE AND INSERTING A WYE. THE MANUFACTURERS AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. EIGHT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICE OR OPPOSITE WYES AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER-TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

AN EMS SANITARY MARKER #1253 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EVEN SANITARY SEWER SERVICE LATERALS AT 50' AS REQUIRED BY THE CONSTRUCTION DETAILS OF THE DRAWINGS. THE CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND IF SO, THE REQUIRED LOCATION AND PLACEMENT.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH WORK SHALL BE CORRECTED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MAN SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPACTION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE OBSERVED FIRST HAND BY THE CITY INSPECTOR AND ENGINEER. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF UNDERCOK BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SIGHTED BETWEEN SUCCESSIVE MANHOLES, AND SHALL SHOW PROPER ALIGNMENT AND GRADE. ANY PIPE FOUND TO BE IMPROPERLY LAID OR DEFLECTED SHALL BE IMMEDIATELY CORRECTED AND COMPACTED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL USE TOP OF THE LINE LIGHTING. ILLUMINATION IS REQUIRED TO MAINTAIN THIS CONDITION. ENSURING AGAINST DISPLACEMENT, FLOATATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL VIDEO THE SECTIONS IN QUESTION.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW PRESSURE AIR TEST. THE TEST SHALL MEET OR EXCEED THE FOLLOWING MINIMUM TEST REQUIREMENTS AND PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION UNI-B-6-90 "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC. AND ANY OTHER NECESSARY EQUIPMENT AND ALL LABOR REQUIRED, WITHOUT ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CALIBRATE THE GAUGES AND EQUIPMENT WITHIN 30 DAYS PRIOR TO THE TEST. THE CONTRACTOR SHALL SO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER (EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTION) AND REPAIR OR REPLACE THE DEFECTIVE PIPE FITTING, JOINT OR OTHER APPURTENANCE, AND RETEST THE REPAIRED SECTION WITHOUT ADDITIONAL COMPENSATION. UPON COMPLETION OF THE TESTS, THE PIPE SHALL BE PLUGGED AT EACH END AND THE TEMPORARY PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORED THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN NO MORE THAN 0.25" OF GAS, SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL DRAINS MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF THE MANHOLE SHALL BE SEALED WITH RAMNEK MOLDED PLASTIC JOINT SEALER EQUAL TO "RAMNEK" OR HAVE AN O-RING RUBBER GASKET AS RECOMMENDED BY THE MANUFACTURER. ALL CONNECTIONS PIPES TO MANHOLES AND THE INSTALLATION OF THE PIPES SHALL BE MADE WATERTIGHT AND THE EXISTING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON-SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER-TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE DRAWINGS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MORTAR FOR JOINTS SHALL BE ONE PART CEMENT AND TWO PARTS SAND BY VOLUME. THE MORTAR SHALL BE MIXED IN SMALL BATCHES AND USED WITHIN 30 MINUTES AFTER BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLUSHING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. TO ASSURE A SUFFICIENT BOND BETWEEN THE MANHOLE COVERS AND THE SURROUNDING ASPHALT PAVEMENT, THE CONTRACTOR SHALL PAINT THE TOP AND SIDES OF THE MANHOLE RING WITH TACK COAT. THE MANHOLES SHALL BE PROTECTED DURING THE ROADWAY CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE SHALL BE UNCOVERED AND TO RING AND COVER SO PLACED TO ACCOMMODATE SAFETY OF TRAFFIC AND TO PREVENT DAMAGE TO THE MANHOLE FRAME AND COVER. AROUND EACH MANHOLE A RING OF MORTAR AT LEAST 1" THICK AND SLOPED TO SHED WATER AWAY FROM THE FRAME, ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTH. THE AREA EXCAVATED IN THE TRENCH BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE RING AND COVER TO GRADE SHALL BE BACKFILLED WITH UNDERCOK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK BITUMINOUS PAINT. THIS SHALL BE DONE AFTER THE FINAL PAVING, A PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT SURFACE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR WHILE THE MANHOLES ARE UNDER CONSTRUCTION. CUT OFF PIPES AT INSIDE FACE OF THE MANHOLE WALL SHALL NOT BE USED AS FLOW CHANNELS. FLOW CHANNELS SHALL BE SMOOTH AND FORMED TO THE FULL GRADES OF THE PIPE ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND ENTERING BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES. THE ENDS OF THE STUB LINES SHALL BE PLUGGED WITH A WATER-TIGHT PLUG AND THE JOINT SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED TO THE CENTER OF THE MANHOLE, AND THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS-BUILT DRAWINGS.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO PRECAST MANHOLES. THE CONNECTOR SHALL BE THE GALE FILAMENT TELES ON TO ASSURE A WATERTIGHT SEAL BETWEEN THE PIPE AND THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM C923 AND CONSIST OF EPDM AND ELASTOMERS DESIGNED TO BE RESISTANT TO OZONE, AGING AND WEATHERING. THE CONNECTOR SHALL BE RESISTANT TO DILUTE ACIDS, ALKALINE SOLUTIONS, AND PETROLEUM PRODUCTS FROM SPILLS, ETC. STAINLESS STEEL CLEMENT OF THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 300 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE MANUFACTURER OF THE CONNECTOR. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES SHALL BE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES. THE CONTRACTOR SHALL CORE DRILL THE EXISTING STRUCTURE WALL AS REQUIRED TO CUT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE WALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST OPENING POSSIBLE, CONSISTENT WITH THE WORK TO BE DONE.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER-TIGHT JOINT USING "CONSTRUCTION GROUT" OR "SET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "SS GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL, AND REPAIR THE EXISTING MANHOLE INVERT IN A MANNER SATISFACTORY TO THE ENGINEER AND CITY INSPECTOR. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY DAMAGED PORTIONS OF THE MANHOLES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE DESIGNATED ON THE DRAWINGS FOR SUCH STRUCTURES SHALL BE SET DOWN OR EXTENDED, AND SHALL BE ADJUSTED TO CONFORM TO THE GRADE AS SHOWN ON THE DRAWINGS. ALL MANHOLES OR STRUCTURES, IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

PAVEMENT REPLACEMENT

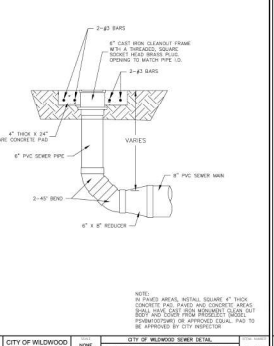
WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY PUBLIC WORKS STAFF AND/OR ENGINEER BEFORE REMOVAL. THE REPLACED PAVEMENT SHALL BE OF THE SAME TYPE AND THICKNESS AS THE ADJACENT PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE FOR THE USE OF ANOTHER TYPE. ROUGH CUTS FOR PAVEMENT CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT ON PUBLIC ROADWAYS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

CLEARANCE REQUIREMENTS

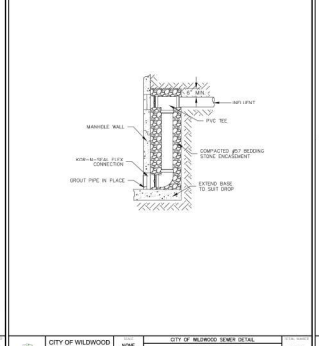
MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

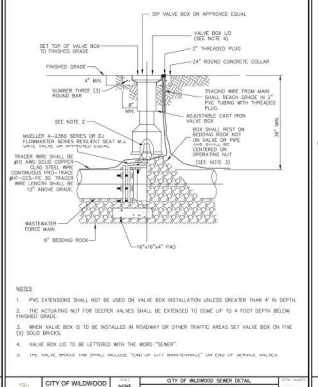
GENERAL DESIGN

1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLE SHALL REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT-OF-WAY TO THE GREATEST EXTENT POSSIBLE.
4. UNLESS OTHERWISE APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES SHALL BE INSTALLED WITH WATER TIGHT MANHOLE COVERS.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.



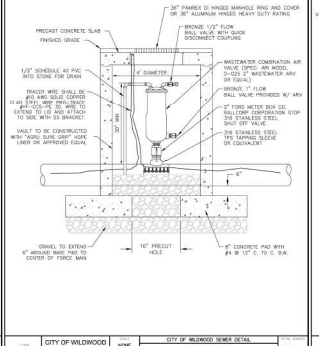
NOTE:
IN PAVED AREAS, INSTALL SQUARE 4" THICK CONCRETE PAD AROUND CLEANOUT FRAME. RING SHALL HAVE CAST IRON MONUMENT CLEAN OUT BODY AND COVER FROM PRODUCERS (MODEL: FSMMH-207SMF) OR APPROVED EQUAL. PAD TO BE APPROVED BY CITY INSPECTOR





NOTES

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".
5. THE VALVE BRASS TAB SHALL INCLUDE "CRS OF CUT MARKINGS" ON END OF SERVICE VALVES.


36" PANNEL DI HINGED MANHOLE RING AND COVER OR 36" ALUMINUM WHEELED HEAVY DUTY RATING
BRONZE 1-1/2" FLOW BALL VALVE WITH QUICK DISCONNECT COUPLING
PRECAST CONCRETE SLAB
FINISHED GRADE
1/2" SCHEDULE 40 PVC INTO STONE FOR DRAIN
TRACER WIRE SHALL BE #10 AWG SOLID COPPER CLAD STEEL WIRE (MINIMUM LENGTH SHALL BE EXTEND TO LID AND ATTACH TO SIDE WITH SS BRACKET.
VAULT TO BE CONSTRUCTED WITH 6" CONCRETE WALLS AND FLOOR OR APPROVED EQUAL
GRAVEL TO EXTEND 6" AROUND INSIDE PAD TO CENTER OF FORCE MAIN
4' DIAMETER
WASTEWATER COMBINATION AIR VALVE (SPEC: AIR MODEL D-025 2" WASTEWATER ARV OR EQUAL)
BRONZE 1" FLOW BALL VALVE MOUNTED W/ ARV
2" FORD METER BOX CO. BALLCORP/ CORPORATION STOP 316 STAINLESS STEEL SHUT OFF VALVE
316 STAINLESS STEEL SS TAPPING SLEEVE OR EQUIVALENT
6"
16

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **#A25-0072 Wawa Turkey Run Site Plan Minor Mod**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-0072 Wawa Turkey Run Site Plan Minor Mod
Owner(s)	Turkey Run 2, LLC
Applicant	Kimley Horn and Associates, Inc.
Acreage	2.25 +/-
Property Location	The subject property is generally located at the northwest corner of the intersection of C 466A and E C 462.
Parcel(s)	G05Y008 and G05Y007
Date	June 3, 2025

The applicant is seeking approval from the Project Review Committee for a minor modification to the previously approved Wawa Wildwood-Turkey Run (SP 2307-009) for the modification of onsite utilities, stop signs, and stop bars.

A25-0072 meets the criteria set forth in the Land Development Regulations and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan.

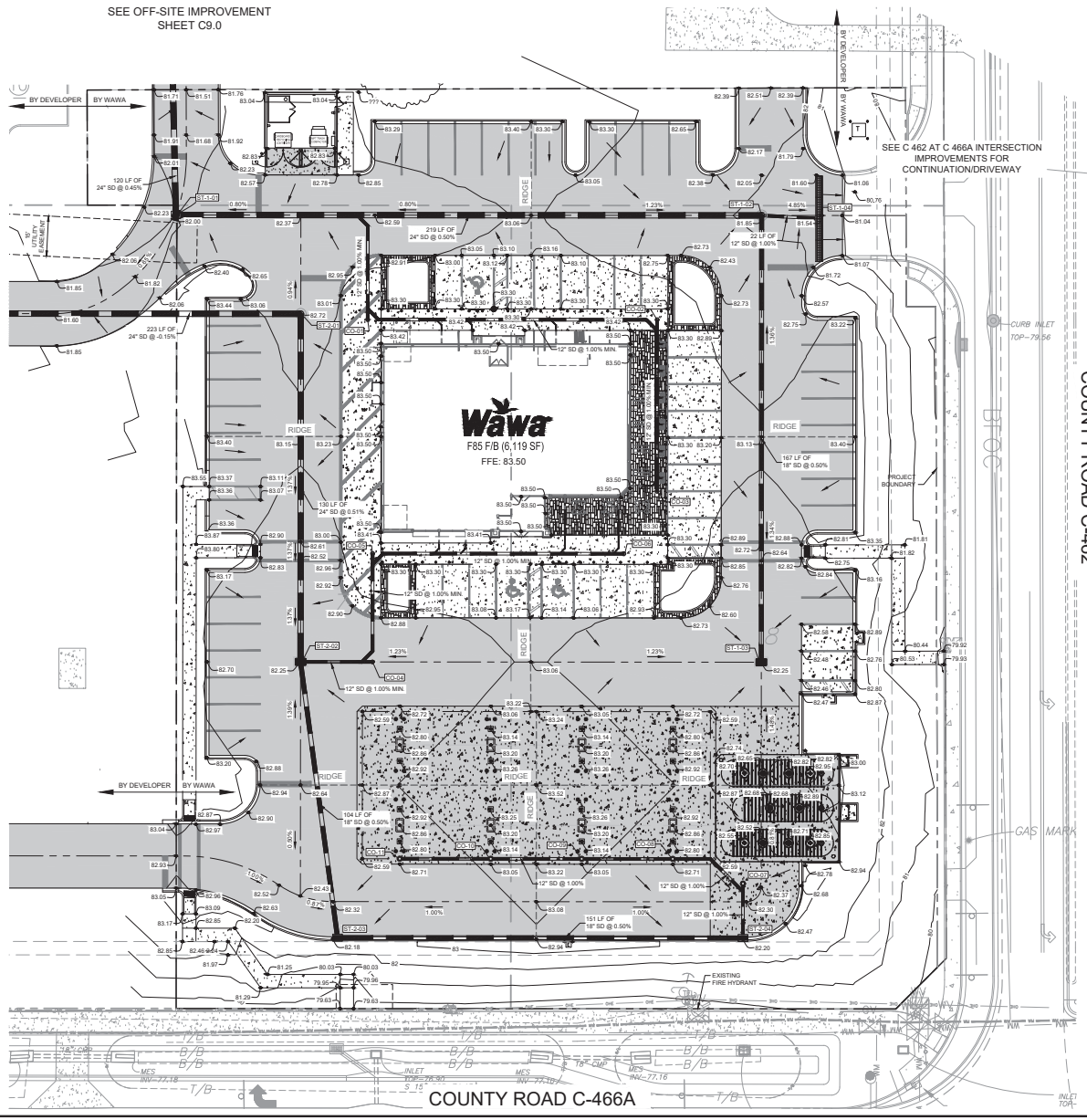
Alex Lammers
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0 0.01 0.02 0.03 0.04 0.06 Miles	#A25-0072 **WAWA TURKEY RUN MINOR MODIFICATION - UTILITY ONLY** PARCELS G05Y007 & G05Y008	**MAP 1B** **LOCATION MAP** **JAN 2025**

Digitally signed by Jose A Lopez
Date: 2025.05.07 17:52:23-04'00'

JOSE ANTONIO LOPEZ, JR.
STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 86446
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PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C8.1)
- CONCRETE PAVEMENT (6" 4,000 PSI) (SEE DETAILS SHEET C8.1)
- HEAVY DUTY CONCRETE PAVEMENT (8" 4,000 PSI) (SEE DETAILS SHEET C8.1)
- CONCRETE SIDEWALK (4" 3,500 PSI) (SEE DETAILS SHEET C8.1)

LEGEND

- TREES TO BE PRESERVED
- 100.00 - PROPOSED SPOT ELEVATION
- ST-00 - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- 80 - EXISTING CONTOURS
- 80 - PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- 80.76 - PROPOSED SPOT GRADE

NOTES:

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.
8. SEE TOPOGRAPHIC SURVEY BY ASSOCIATED LAND SURVEYING & MAPPING, INC. FOR BEARINGS & DISTANCES, MONUMENTATION, SECTION DATA, DATUM, FENCES, NOTES, AND SURVEYOR'S CERTIFICATION. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK #23135 A, HAVING AN ELEVATION OF 83.03' (NAVD88 DATUM).

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CO-01	CLEANOUT INV IN: 76.68 (12" SD)
CO-02	CLEANOUT INV IN: 77.77 (12" SD)
CO-03	CLEANOUT INV OUT: 78.09 (12" SD)
CO-04	CLEANOUT INV IN: 77.56 (12" SD)
CO-05	CLEANOUT INV IN: 77.94 (12" SD)
CO-06	CLEANOUT INV OUT: 78.23 (12" SD)
CO-07	CLEANOUT INV IN: 78.03 (12" SD)
CO-08	CLEANOUT INV IN: 78.32 (12" SD) INV OUT: 78.32 (12" SD)
CO-09	CLEANOUT INV IN: 78.66 (12" SD) INV OUT: 78.66 (12" SD)
CO-10	CLEANOUT INV IN: 79.00 (12" SD) INV OUT: 79.00 (12" SD)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CO-11	CLEANOUT INV OUT: 79.24 (12" SD)
ST-1-01	TYPE 'F' DBI PER FDOT INDEX 425-053 GRATE: 82.00 INV IN: 74.91 (24" SD) INV OUT: 74.84 (24" SD)
ST-1-02	TYPE 'P-8' MANHOLE PER FDOT INDEX 425-001 & 425-010 RIM: 81.85 INV IN: 76.00 (18" SD) INV IN: 76.00 (12" SD) INV OUT: 76.00 (24" SD)
ST-1-03	TYPE 'F' DBI PER FDOT INDEX 425-053 GRATE: 82.25 INV OUT: 76.84 (18" SD)
ST-1-04	ZURN 18" TRENCH DRAIN MODEL: Z874–18–DGC–2E1–1U12–32 (OR ENGINEER APPROVED EQUIVALENT) GRATE: 81.60 INV OUT: 76.22 (12" SD)
ST-2-01	TYPE 'P-8' MANHOLE PER FDOT INDEX 425-001 & 425-010 RIM: 82.72 INV IN: 75.89 (24" SD) INV OUT: 75.22 (24" SD)
ST-2-02	TYPE 'F' DBI PER FDOT INDEX 425-053 GRATE: 82.25 INV IN: 76.55 (18" SD) INV IN: 77.45 (12" SD) INV OUT: 76.55 (24" SD)
ST-2-03	TYPE 'S' CURB INLET PER FDOT INDEX 425-024 EOP: 82.20 INV IN: 77.07 (18" SD) INV OUT: 77.07 (18" SD)
ST-2-04	TYPE 'S' CURB INLET PER FDOT INDEX 425-024 EOP: 82.20 INV IN: 77.83 (12" SD) INV OUT: 77.83 (18" SD)

No.	REVISIONS	DATE	BY
1	STORM PIPING UPDATES	10/14/24	JEC
2	ISSUED FOR CONSTRUCTION	-	DSC
3	ISSUED FOR CONSTRUCTION (DEV.)	04-23-24	DSC

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JOSE A. LOPEZ, P.E.
FLORIDA LICENSE NUMBER 86446
DATE

KHA PROJECT 042174002
DATE MAY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY DSC
CHECKED BY SLH

PAVING GRADING AND DRAINAGE PLAN

WILDWOOD
WAWA #5449
PREPARED FOR
ROCK PROPERTIES, INC.
CITY OF WILDWOOD FLORIDA

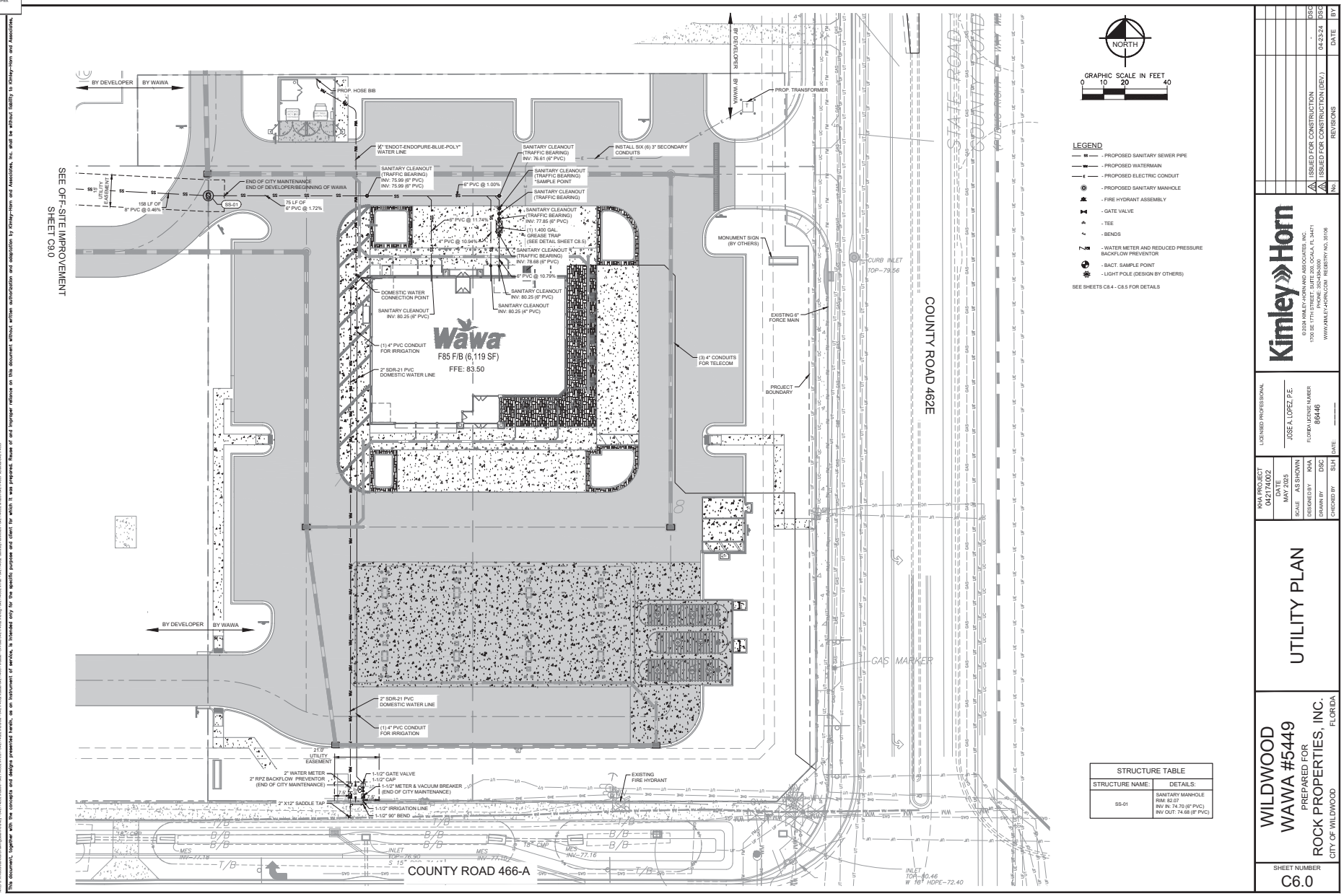
SHEET NUMBER C5.0

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Digitally signed by Jose A Lopez
Date: 2025.05.07 17:52:24-04'00'

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STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 86446
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LEGEND

- SS — - PROPOSED SANITARY SEWER PIPE
- W — - PROPOSED WATERMAIN
- E — - PROPOSED ELECTRIC CONDUIT
- - PROPOSED SANITARY MANHOLE
- - FIRE HYDRANT ASSEMBLY
- - GATE VALVE
- - TEE
- - BENDS
- - WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR
- - BACT. SAMPLE POINT
- - LIGHT POLE (DESIGN BY OTHERS)

SEE SHEETS C8.4 - C8.5 FOR DETAILS

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
SS-01	SANITARY MANHOLE RIM: 82.07 INV IN: 74.70 (6" PVC) INV OUT: 74.68 (6" PVC)

NO.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	-	DSC
2	ISSUED FOR CONSTRUCTION (DEV.)	04-23-24	DSC

Kimley»Horn
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LICENSED PROFESSIONAL
JOSE A. LOPEZ, P.E.
FLORIDA LICENSE NUMBER 86446
DATE: ____

KHA PROJECT	042174002
DATE	MAY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	DSC
CHECKED BY	SLH

WILDWOOD WAWA #5449

PREPARED FOR
ROCK PROPERTIES, INC.
CITY OF WILDWOOD FLORIDA

UTILITY PLAN

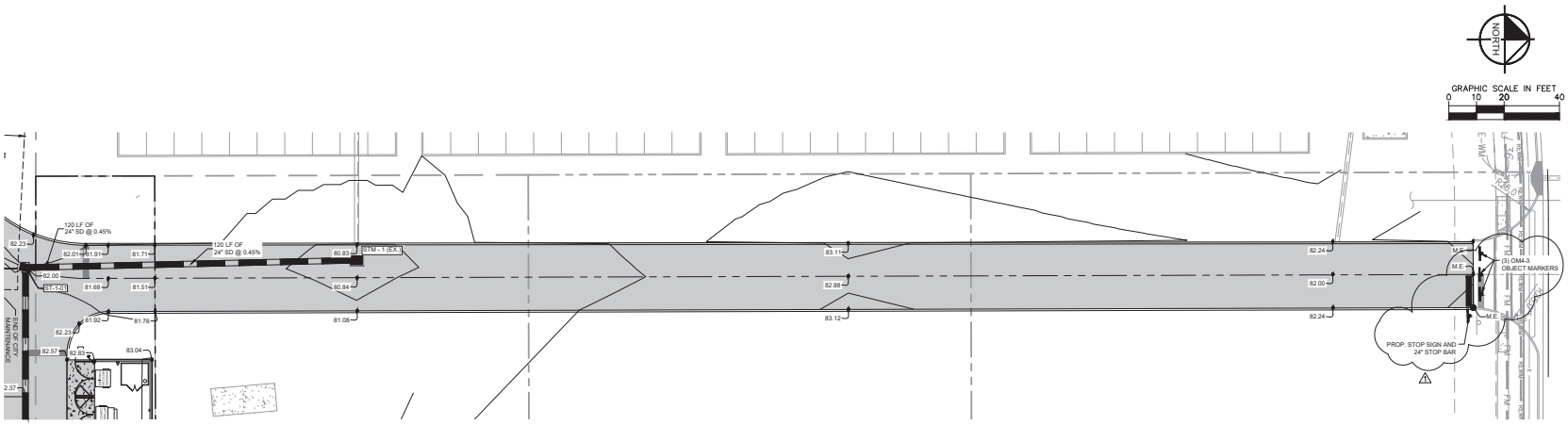
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C6.0

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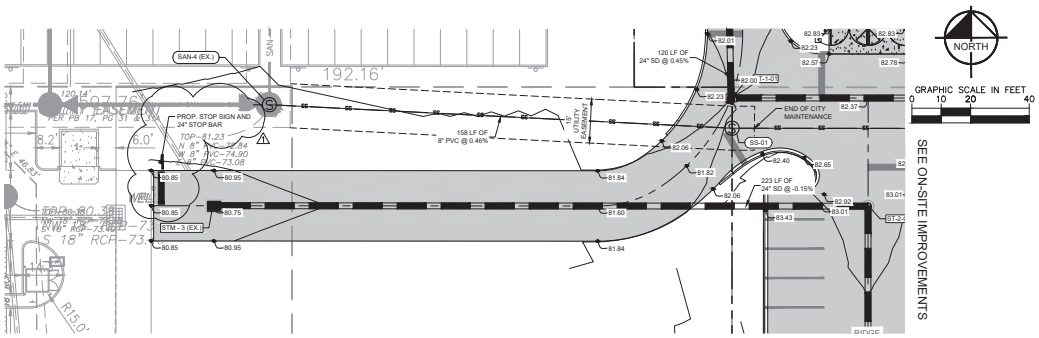
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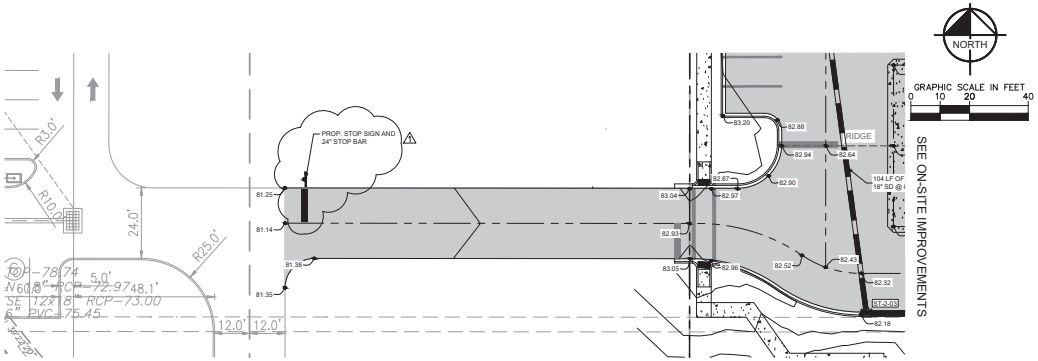
SEE ON-SITE IMPROVEMENTS



SEE ON-SITE IMPROVEMENTS



SEE ON-SITE IMPROVEMENTS



PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C8.1)
- CONCRETE PAVEMENT (6" 4,000 PSI) (SEE DETAILS SHEET C8.1)
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- ST-00 - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- 80 - EXISTING CONTOURS
- 80 - PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- 80.76 - PROPOSED SPOT GRADE

NOTES:

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIGID WALL, WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.
8. SEE TOPOGRAPHIC SURVEY BY ASSOCIATED LAND SURVEYING & MAPPING, INC. FOR BEARINGS & DISTANCES, MONUMENTATION, SECTION DATA, DATUM, FENCES, NOTES, AND SURVEYOR'S CERTIFICATION. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK #231J3S A, HAVING AN ELEVATION OF 83.03' (NAVD88 DATUM).

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATERMAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)

SEE SHEETS C8.4 - C8.5 FOR DETAILS

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
STM - 1 (EX.)	EX. STORM INLET GRATE: 80.65 INV IN: 74.30 (24" SD)
STM - 3 (EX.)	EX. STORM INLET GRATE: 80.63 INV IN: 75.55 (24" SD)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
SAN-4 (EX.)	EXISTING MANHOLE RIM: 80.96 INV IN: 73.95 (8" PVC) INV IN: 73.91 (EX. 8" PVC)
SS-01	SANITARY MANHOLE RIM: 82.07 INV IN: 74.70 (6" PVC) INV OUT: 74.68 (8" PVC)

* CONNECT TO EXISTING MANHOLE VIA CORE & CONNECT OR EXISTING BOOT

No.	REVISIONS	DATE	BY
1	STORM PIPING UPDATES	10/14/24	JEC
2	ADDED STOP SIGNS AND STOP BARS	09-25-24	JEC
3	ISSUED FOR CONSTRUCTION	-	DSC
4	ISSUED FOR CONSTRUCTION (DEV.)	04-23-24	DSC

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JOSE A. LOPEZ, P.E.
FLORIDA LICENSE NUMBER 86446
DATE

KHA PROJECT 042174002
DATE MAY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY DSC
CHECKED BY SLH

OFF-SITE IMPROVEMENTS

WILDWOOD WAWA #5449
PREPARED FOR
ROCK PROPERTIES, INC.
CITY OF WILDWOOD FLORIDA

SHEET NUMBER C9.0