PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
July 1, 2025 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Regular Meeting June 03, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **SP 2410-003 Oxford Crossings Racetrac**

   Parcels D20-121 & D20-120

   The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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, in 3.34 acres MOL, as per the

attached plans. **The Project Review Committee recommends approval contingent upon addressing the outstanding comments.**

2. **A25-1989- Bonnie Boyd Rezoning**

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

   The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1989. **Staff recommends a favorable recommendation of Ordinance O2025-28 to be forwarded to the City Commission for further action.**

3. **A25-1947 Monarch Ranch North Phase 1 - RZ**

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

   The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for the parcel listed above on 49.41 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1948 (O2025-29). **Staff recommends approval pending an agreement with the City regarding utility credits.**

4. **RZ 2305-002 Summers Rezoning**

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

   G15C017
   The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. This request

is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-002 (O2025-31). **Staff recommends approval and a favorable recommendation of Ordinance Number O2025-32 (attached) subject to approval of O2025-31, which establishes a Future Land Use appropriate to the proposed zoning.**

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

   Parcel C13-024

   The Project Review Committee recommends approval subject to resolution of outstanding comments and execution of the developer's agreement.

6. **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 Planning and Zoning Board/Special Magistrate 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. **The Project Review Committee recommends approval.**

V. ADJOURNMENT

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

July 1, 2025 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Planning & Zoning Regular Meeting June 03, 2025, at 2:15 PM.**

REQUESTED ACTION:

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 3, 2025 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:09 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting May 06, 2025, at 2:15 PM.
   Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the May 6, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-1565 - Variance - 102 Gator Ct.
   Development Services Director Strickland presented case A25-1565, a variance request for 102 Gator Court to reduce side and rear yard setbacks for construction of a single-family residence. The applicant, Austin Floeter (representing owner Matthew Floeter), was present to answer questions. Linda Kramer of 499 Forest Boulevard, representing Continental Country Club, spoke in support of the variance. Bruce Ralston of 106 Gator Court expressed concerns about the variance and its impact on neighboring lots. Several written responses were received from

neighboring property owners, with some in support and some opposed, copies of which were given to the Clerk to keep on record. There was no rebuttal from the city or the applicant. The Special Magistrate approved the variance request.

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

2. Text Amendment to the City's Land Development Regulations

   Assistant Development Services Director Then presented proposed text amendments to the City's Land Development Regulations to comply with the 2050 Comprehensive Plan and new legislation. There were no public comments. The Special Magistrate recommended approval of the text amendments to be forwarded to the City Commission for final determination.

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

3. SP 2404-007 All County Collision

   Planner Page presented site plan SP 2404-007 for All County Collision to construct a 12,321-square-foot vehicle repair building on parcel D08A001, consisting of 1.97 acres. The owner, Ryan Demarco, and engineer Kyle Davis were present to answer questions. There were no public comments. The Special Magistrate recommended favorable approval of the site plan with the technical waivers to be forwarded to the City Commission for final determination.

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

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

   Planner Page presented site plan SP 2407-005 for the Wildwood Oaks Master Plan Mass Grading to construct a retention pond, driveway, utilities, and infrastructure on parcels G05-183 and G05-125, consisting of 4.68 acres MOL. Mitch Collins was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the site plan to be forwarded to the City Commission for final determination, subject to satisfaction of the outstanding City Attorney's comments.

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

5. PLAT 2408-008 Matteo Oaks Improvement Plan

   Planner Page presented PLAT 2408-008 for the Mateo Oaks Improvement Plan to construct 180

single-family dwelling units on parcels C36-102 and C36-003, consisting of 45.16 acres. The applicant, Tyler Counts, was present for the hearing. There were no public comments. The Special Magistrate recommended approval of the plat to be forwarded to the City Commission for final determination, subject to satisfaction of the outstanding City Attorney's comment.

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

6. A25-1127 VOSO Shanty Creek Villas Master Plan
   Planner Page presented case A25-1127 for The Villages of Southern Oaks Shanty Creek Villas Master Plan for up to 80 residential units on parcels G16-005 and G16-112, consisting of 9.74 acres. Tyler Counts was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the master plan to be forwarded to the City Commission for final determination.

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

7. A25-0036 Twisted Oaks Commercial Final Plat
   Assistant Development Services Director Then presented case A25-0036 for the Twisted Oaks Commercial Final Plat to replat several tracts on parcels D31A216 and D31A218, consisting of 8.119 acres. David Springstead was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the final plat to be forwarded to the City Commission for final determination, subject to resolution of outstanding comments.

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

8. A25-1714 - Rezoning - Parcel # G15A132 (6454 C-44A, Wildwood, FL 34785)
   Planner Lammers presented case A25-1714 to rezone parcel G15A132 (0.14 acres) from R6M (Sumter County) to RMU-10 (City). The applicant, Tyler Counts, was present for the hearing. There were no public comments. The Special Magistrate recommended approval of the rezoning to be forwarded to the City Commission for final determination.

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

9. SP 2407-007 Discount Tire - Turkey Run Lot 6
   Assistant Development Services Director Then presented site plan SP 2407-007 for a Discount

Tire store on parcel G05Y006, consisting of 1.45 acres in Turkey Run. She explained the discussions staff had with the applicant and developer up to the date of the hearing, as well as the agreement for the construction of Inspiration Drive. Lee Thompson was present representing Discount Tire to answer any questions. There were no public comments. The Special Magistrate approved the site plan to be forwarded to the City Commission for final determination, with the condition that the Memorandum of Understanding be approved before the site plan.

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

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

Assistant Development Services Director Then presented site plan SP 2407-009 for utility infrastructure to serve a convenience store and coffee shop on parcels F03-005 and F03-007, consisting of 3.07 acres. The owner/applicant was not present. There were no public comments. The Special Magistrate recommended approval of the site plan for utilities only to be forwarded to the City Commission for final determination.

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

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

Assistant Development Services Director Then presented site plan SP 2409-002 for construction of an 8,682-linear-foot forcemain within the US 301 right-of-way, starting approximately 297 feet north of Clay Drain Rd and running south approximately 1.67 miles. The owner/applicant was not present. There were no public comments. The Special Magistrate recommended approval of the site plan to be forwarded to the City Commission for final determination, contingent on the City Attorney's comments regarding the submission of the performance surety.

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

12. A25-0035 Densan Park Phase 2 Final Plat

Assistant Development Services Director Then presented case A25-0035 for the Densan Park Phase 2 Final Plat for a 67-unit residential subdivision on parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, and D09N071, consisting of 28.75 acres. David Springstead was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the final plat to be forwarded to the City Commission for final determination, subject to resolution of outstanding comments.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:55 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2410-003 Oxford Crossings Racetrac**

REQUESTED ACTION: The Project Review Committee recommends approval contingent upon addressing the outstanding comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

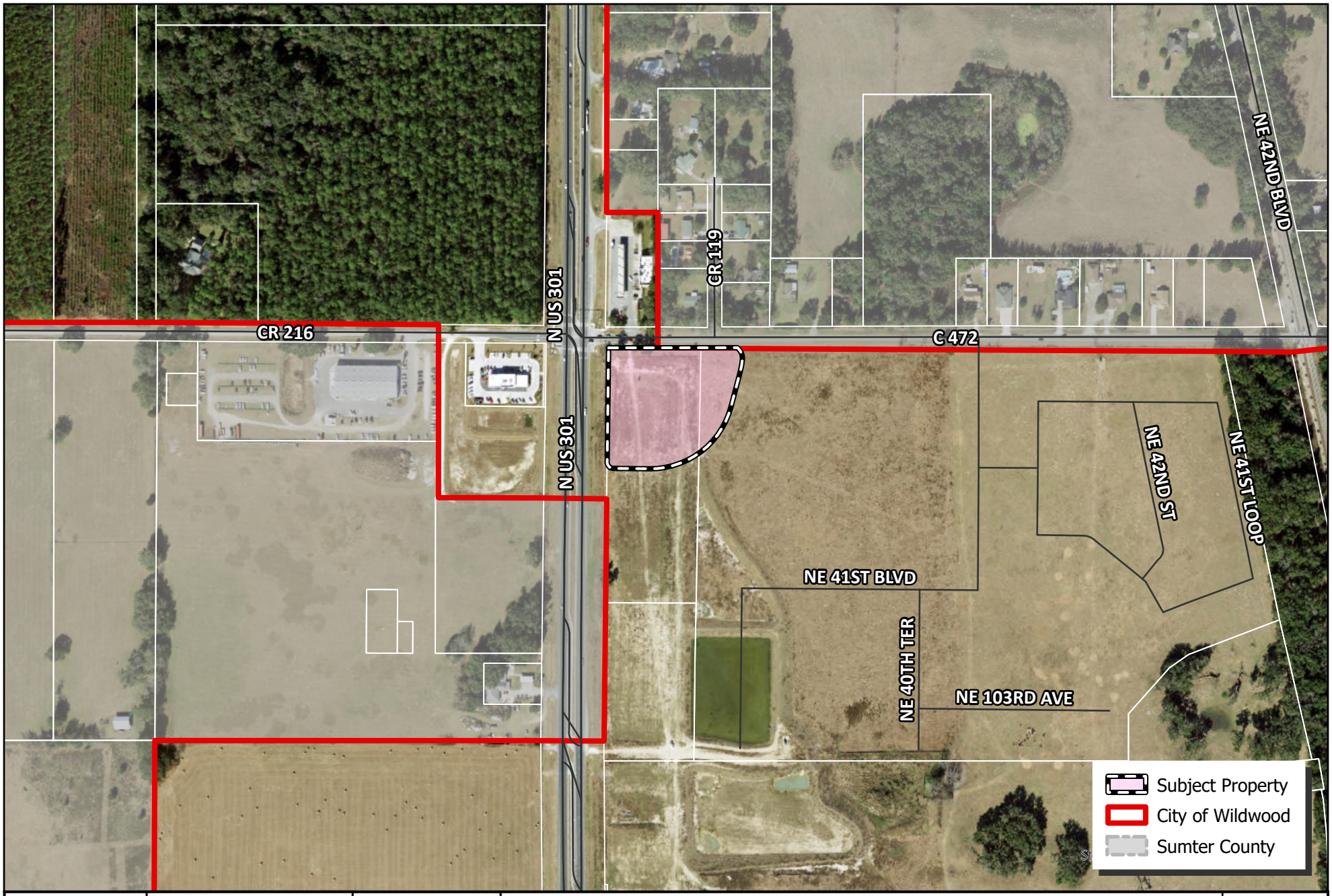
Case No:	SP 2410-003 Oxford Crossings Racetrac
Parcel Number:	D20-121 & D20-120
Acreage:	3.34 +/-
Property Location:	The subject parcel is generally located at the southeast corner of US Hwy 301 and CR 472
Owner:	Oxford Crossings LLC, Joe Nisbett, Manager
Applicant:	Joe Nisbett, Manager with Oxford Crossings LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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 storm water retention, in 3.34 acres MOL, as per the attached plans. The site plan has to be developed in line with the terms of the Oxford Crossings Planned Development Ordinance O2018-32.

The site plan has a couple of outstanding comments from the City attorney. As of the writing of this report, a revised plan is currently under review, and the outstanding comments are expected to be resolved. Once resolved, SP 2410-003 is expected to meet the criteria set forth in the Design District Standards, Land Development Regulations, and be consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 6/25/2025

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 2410-003

OXFORD CROSSINGS - RACETRAC

PARCELS D20-120 &D20-121

MAP 1B

LOCATION MAP

NOV 2024

City of Wildwood
Project #: SP 2410-003 Oxford Crossing - Racetrac
Representative:
Date: 05/28/2025

*****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(C)(1)(c) – The legal description on the Word document and site plan do not match the legal description on the survey and warranty deeds.
    - **A. Response: A legal description has been provided of the project area and the property boundary. We have been asked on improvement plans to provide a legal of the area affected (see Oxford Crossings - Residential sufficiency letter). Both have been provided again for convenience.**
        - **I. Not Satisfied. Signed/sealed boundary survey matching project boundary is required.**
            - **a. Not satisfied.**

2. LDR 4.4(C)(9) – Please provide a copy of the utility easement referenced on the boundary survey (ORB 1568, P 21). Also please clearly mark this easement on Sheet 07 so that it is visible in relation to the proposed utilities. Additionally, if it is assumed that the end of city maintenance for the fire main is in the existing right of way, please mark the existing right of way for reference.
    - A. Response: Please see sheet 08 of the updated construction plans (sheet 07 on the previous plans is now sheet 08).
        - **I. Comment remains.**

3. LDR 4.4(D)(6) – Please provide copies of all proposed or executed easements, for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements. See also comment #7 above.
    A. Response: Please see the executed easements in the resubmittal package. The improvement plan "Oxford Crossings – Commercial Roadway" is proposing two (2) utility easements that can be provided upon submittal of the easement applications.
        I. Response acknowledged; comment remains until the executed easement documents are provided for "Oxford Crossings – Commercial Roadway". Additionally, applicant must ensure that sufficient cross access for stormwater utilities is provided.

4. City Attorney reserves the right to make further comments upon resubmittal.
    A. Response: Acknowledged.
        I. Standing comment.

5. New comment: Please update the Sheet Numbers and Sheet Titles on the cover sheet of the resubmitted plan as needed to match the actual sheet information.
    A. As an example, sheet 4 is titled Site Plan on the cover sheet of the resubmitted plan, but sheet 4 is actually the Demolition Plan and not sheet 10 as referenced on the cover sheet.
    B. There are 23 sheet numbers on the cover sheet, but there are only 22 pages on the resubmitted plan.
        I. Satisfied.

6. New comment; The owner's name on the application and property cards/articles of merger that were previously submitted is Oxford Crossings, LLC but is Racetrac, Inc. on the Oxford Crossing Racetrac site plan. Please update the owner's information on the site plan or provide updated ownership information (current deed and property card).

7. New comment: The legal description on the cover page of the site plan matches the legal description on the Word document provided with the 4th submittal but does not match the legal description on sheet RD-1 of the site plan. Please provide additional supporting documents (Word document legal) for legal description of road.

8. **The drawn by and checked by fields in the title block only have a question mark (?) populated for sheets RD-1 to D-6. The project number is populated but also includes a question mark. Please confirm and add this information so the question marks (?) can be removed.**

9. **Standing Comment: Insofar as the Racetrac Way road is intended to be dedicated to the city, such dedication would need to be done by a ROW deed. Please note that the at the time that the City determines that dedication is appropriate the following will be required: warranty right of way deed from owner, title opinion, and any other documents deemed necessary by the City to assure that clear title is passed to the City.**

FIRE

No comments.

SUMER COUNTY PUBLIC WORKS

No comments.

PUBLIC WORKS (WILDWOOD)

UTILITIES – WATER/WASTEWATER

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.

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD	SP 2410-003	2024-10-18	UNDER REVIEW
SWFWMD	43029436.011	2024-10-18	UNDER REVIEW
FDEP WATER SELF CERTIFICATION			
FDEP SEWER SELF CERTIFICATION			
FDOT DRAINAGE			

DATE	REVISIONS	BY
2025-01-21	CITY OF WILDWOOD RAI #1	CPS
2025-02-21	CITY OF WILDWOOD RAI #2	KFM
2025-04-11	CITY OF WILDWOOD RAI #3	KFM
2025-05-15	CITY OF WILDWOOD RAI #4	KFM

MAJOR SITE PLAN
FOR
OXFORD CROSSING
RACETRAC

GENERAL NOTES:

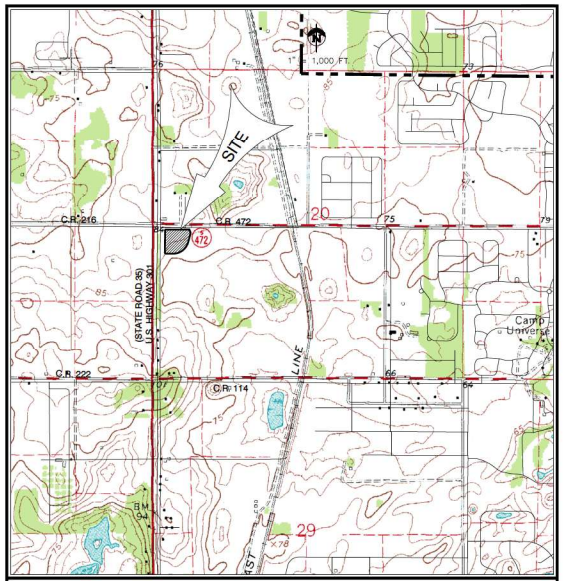
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS. THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY AFFECT THE OVERALL PROJECT.
9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 RUN S89°30'51"E A DISTANCE OF 194.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE RUN S00°42'10"W A DISTANCE OF 63.01 FEET TO A LINE THAT IS 50.00 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 472 FOR THE POINT OF BEGINNING; THENCE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE RUN N89°55'33"E A DISTANCE OF 499.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 43.00 FEET AND A CHORD BEARING AND DISTANCE OF S16°41'45"W, 22.51 FEET TO WHICH A RADIAL LINE BEARS N58°07'44"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'01", AN ARC DISTANCE OF 22.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'26", AN ARC DISTANCE OF 75.96 FEET TO THE POINT OF TANGENCY; THENCE S14°42'35"W A DISTANCE OF 111.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'09", AN ARC DISTANCE OF 437.74 FEET TO THE POINT OF TANGENCY; THENCE N89°17'16"W A DISTANCE OF 115.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'34", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE ALONG A NON-TANGENT LINE AND SAID EAST RIGHT-OF-WAY LINE RUN N00°42'10"E A DISTANCE OF 468.37 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

1" = 1000'

SECTION 20; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL MAP
04	DEMOLITION PLAN
05	SITE PLAN
06	SITE PAVING PLAN
07	GRADING PLAN
08	DRAINAGE PLAN
09	UTILITY PLAN
10	STRIPING PLAN
RD-1	HORIZONTAL CONTROL AND GEOMETRY PLAN
RD-2	STORM AND SANITARY SEWER PLAN
RD-3	GRADING AND DRAINAGE PLAN
RD-4	ROADWAY PLAN AND PROFILE
RD-5	ROADWAY PLAN AND PROFILE
RD-6	ROADWAY DETAILS
EC-1	EROSION CONTROL PLAN
D1	CITY OF WILDWOOD DETAILS
D2	CITY OF WILDWOOD DETAILS
D3	CITY OF WILDWOOD DETAILS
D4	GENERAL DETAILS
SD1	GENERAL DETAILS
SD2	GENERAL DETAILS
SD3	GENERAL DETAILS
SD4	GENERAL DETAILS
SD5	GENERAL DETAILS
SD6	GENERAL DETAILS
SD7	GENERAL DETAILS
SD8	GENERAL DETAILS

PROJECT TEAM

OWNER/DEVELOPER:
OXFORD CROSSING LLC
734 RUGBY STREET
ORLANDO, FLORIDA 32804
JOE NISBETT, REPRESENTATIVE
(407) 421-2015

ENGINEER:
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, P.E. ,FL. LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7393 ALFORD AVENUE
MIDDLETON, FL 34762
KAYE JAMESON, PSM
FL. REG. NO. 5912
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CFB CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
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NO.	DATE
1	2025-01-21 CITY OF WILDWOOD RAI #1
2	2025-02-21 CITY OF WILDWOOD RAI #2
3	2025-04-11 CITY OF WILDWOOD RAI #3
4	2025-05-15 CITY OF WILDWOOD RAI #4

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RACETRAC, INC.
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(770) 431-7600

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US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

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DATE	9/30/2024
SCALE	N/A
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01	2025/05/15 1:07 PM
SHEET NO.	VERSION

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GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE OWNER & ENGINEER OF RECORD OR WITHOUT AGENCY INSPECTOR PERSENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
5. MATERIALS AND SCONTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATION WITH ALL ELECTRICAL, PLUBMING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
8. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

GENERAL DEMOLITION NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARYY OUT THE WORK AS SHOWN ON THE DEMOLITION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
5. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF THE UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF ANY BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCTIOAN OF UTILITIES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT ERSPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDEFCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACT FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
9. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE TELEVISION SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL OR RELOCATION OF ANY UTILITY.THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
12. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT BUSINESSES AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OF UTILITIES IF NECESSARY. SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE TENANT.
13. THE SITE MAY BE OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXISTING WILL BE INPACTED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF THE UTILITIES SHOULD BE ABANDONED OR REMOVED.
14. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTTITITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPATED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
15. ALL EXISTING FENCES, SIGNS, PWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
16. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISED NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
17. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
18. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
19. PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
20. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON-SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
21. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
22. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PROTIONS OF THE CONTRACT DOCUMENTS.
23. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
24. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

CONTACT RACETRAC, INC. PROJECT MANAGER PRIOR TO ANY
REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN ON THE EROSION CONTROL PLAN AT THE PERIMETER OF THE DISTURBED AREA PRIOR TO LAND CLEARING ACTIVITIES.
2. LAND DISTRUBING ACTIVITIES SHALL BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
3. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN UNTIL ALL SUCH MEASURES ARE IN PLACE.
4. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO ANY EARTHWORK OPERATIONS.
5. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
6. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
7. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MAUFACTURER'S SPECIFICATIONS.
8. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED. ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
10. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
11. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
12. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
13. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
14. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THERE PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DUSTURBED WITH OUT PERMANENT STABILIZATION.
15. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE N.P.D.E.S. STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMETNS DURING CONSTRUCTION, SUSH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE PLAN NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY ROGERS ENGINEERING, LLC DATED 02/22/2024.
2. CONTRACTOR SHALL REFER TO PLANS BY ARCHITECT FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATIONS OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALATION OF UTILITIES IN SUCH A MANNER AS TO AVAID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-IN LOCATIONS AND/OR CONNECTIONS TO THEIR FACILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
5. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPROTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
6. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
7. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
9. EXISTING STRUCTURES WITHIN CONSTUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC, AND ALL REPAIRS SHALL BE QUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPRIATE SOIL STABILAZATION TECHNIQUE.
12. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
13. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
14. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
16. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL REGULATORY AGENCY'S REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

NOTES TO CIVIL ENGINEERING CONSULTANT:

1. THIS SET OF DRAWINGS IS BOTH THE PERMIT AND CONSTRUCTION SET.YOUR PLANS ARE INTENDED TO PROVIDE THE CONTRACTOR WITH TOOLS TO ACCURATELY BID AND BUILD THE PROJECT.
2. THE PROJECT ADDRESS MUST BE ON THE PLANS PRIOR TO CONSTRUCTION BIDDING. PLEASE PROVIDE ALL APPLICABLE COUNTY, PARISH, PARACEL ID INFORMATION, ETC. RELATIVE TO SITE.
3. MODIFY THE PROJECT INFORMATION TABLE TO REFLECT ALL REQUIRED PERMITS FOR CONSTRUCTION. MUST INCLUDE ALL DATES OF APPROVAL AND EXPIRATION DATES.

DIMENSION NOTES:

1. ALL DIMENSIONS SHOWN TO BUILDING ARE TO FACE OF STRUCTURAL CMU.
2. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.

TANK NOTES:

TOP OF TANK ELEVATION= XXX.X'
CONTRACTOR SHALL MAINTAIN A MINIMUM GROUND COVER OF 3' OVER UNDERGROUND STORAGE TANKS.

GRADING PLAN NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY CLYMER FARNER BARLEY, LLC DATED 06/12/2023. IF CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. EXISTING CONTOURS INTERVAL IS SHOWN AT ONE FOOT (1').
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THE THESE PLANS IS BASED ON RECORD ON EITHER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. RACETRAC PETROLUEM DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS AREA EXACT AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPLANY AT LEAST FORTY-EIGHT HOURS (48 HRS) BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE X:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY HONIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
7. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITES, PAVEMENT, STRIPING, CURBS, ETC. AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL UNSURFACED AREAS IN DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL, SEED, MULCH,WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN AND CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
12. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
13. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. REFERENCE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION AND COMPACTION.
16. CONTRACTOR TO REVIEW BORING LOGS PROVIDED BY RACETRAC.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. ALL STORM SEWER MANHOLES IN PAVED ARES SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
19. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
20. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLIND IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
21. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATRUAL AND PAVED AREAS.
22. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. REFERENCE DETAIL SHEETS FOR STORM WATER DETAILS.
3. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

STRUCTURE TYPES:

1. DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:
   A. AREA INLETS - CB-01 OR PC-01 (PIPE SIZE 36" AND SMALLER) ALL INLET FRAMES AND GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG # V-4863 OR EQUAL.
   B. TRENCH DRAINS SHALL BE AQUADUCT. PROVIDED BY RACETRAC AND INSTALLED BY GENERAL CONTRACTOR.

SITE SPECIFIC NOTES:

1. CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) DEPICTED ON UTILITY PAGE IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROX 30FT. WIRE IS ASSUMED TO BE BY UTILITY DEPARTMENT. SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
2. CONTRACTOR TO INCLUDE TWO (2) 1" CONDUIT TO BOTH SIGN LOCATIONS.
   A. ONE (1) 1" CONDUIT IS FOR ELECTRICAL.
   B. ONE (1) 1" CONDUIT IS FOR COMMMUNICATION.
   C. CONTRACTOR IS RESPONSIBLE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUILDING. FINAL DESTINATION TO BE DETERMINED BY RACETRAC CONSTRUCTION MANAGER DURING CONSTRUCTION.
3. CONTRACTOR TO SEE SHEET SD1 FOR AIR/VAC SERVICE STATION ELECTRICAL REQUIREMENTS.
   A. CONTRACTOR TO PROVIDE SMALL CONCRETE UTILITY VAULTS FOR UTILITY JUNCTIONS. CONCRETE VAULT TO BE FLUSH WITH CONCRETE OR LANDSCAPING.
   B. AIR/VAC SERVICE STATION ELECTRICAL CONDUITS TO BE 1".
   C. INCLUDE A WEATHER PROOF JUNCTION BOX INSIDE OF THE CONCRETE VAULT. LEAVE THREE (3) PULL STRINGS INSIDE CONDUIT FOR FUTURE USE.

PAVING & STRIPING NOTES:

1. STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
2. AREA OVER TANKS, DUMPSTER PAD, AND THE APPROACH IN FRONT OF THE DUMPSTER TO BE EIGHT INCHES (8") THICK 4000 PSI W/ FIBER MESH AND NUMBER FIVE (#5) REBARS PLACED EIGHTEEN INCHES (18") ON CENTER EACH WAY.
3. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.
4. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. THE CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.
8. SEE IRRIGATION PLASN AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
9. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. CONTRACTOR TO SUBMIT A POURING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.
11. CONTRACTOR SHALL INSTALL SLAB CONSTRUCTION JOINTS AT THE END OF A DAYS POUR. SLAB CONTRACTION AND SLAB CONSTRUCTION JOINTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CONCRETE SPECIFICATIONS AS SHOWN ON THE RACETRAC STANDARD DETAILS, SHEETS SD3 AND SD4.
12. PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PADS.
13. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
14. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
15. ALL JOINTS SH



NO.	DATE
1	ADDED PARCEL INFORMATION

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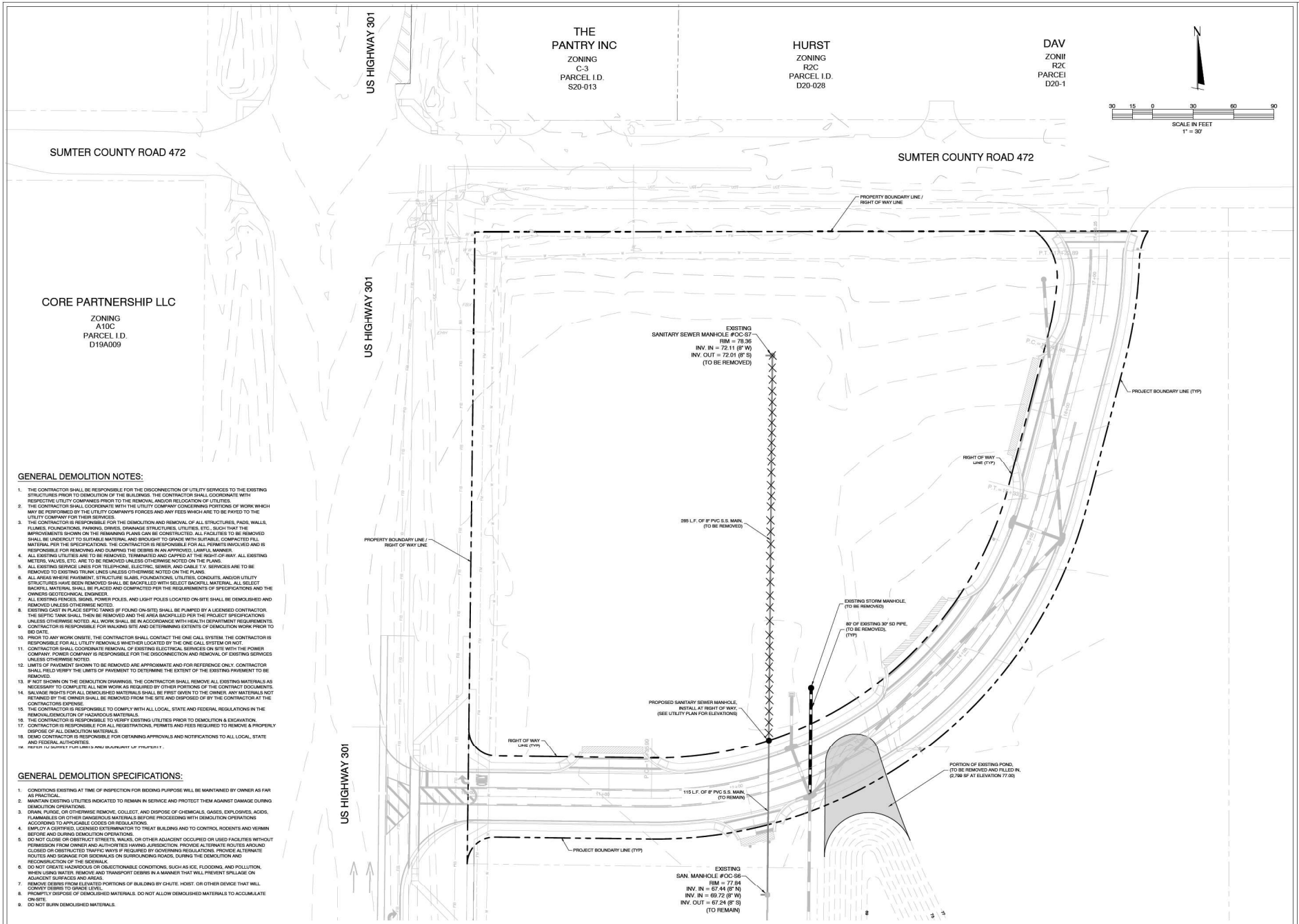
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

AERIAL MAP

1692 - WILDWOOD EDO

US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=100'
DRAWING NAME:	03 AERIAL.dwg
03	2025/03/03 3:22 PM
SHEET NO.	VERSION



GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
4. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC., ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V. SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
7. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
8. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
10. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
11. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
12. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
13. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
14. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
16. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION & EXCAVATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
18. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
19. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

GENERAL DEMOLITION SPECIFICATIONS:

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
2. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
3. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES OR REGULATIONS.
4. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATIONS.
5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. PROVIDE ALTERNATE ROUTES AND SIGNAGE FOR SIDEWALKS ON SURROUNDING ROADS, DURING THE DEMOLITION AND RECONSTRUCTION OF THE SIDEWALK.
6. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
7. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE. HOIST. OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL.
8. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
9. DO NOT BURN DEMOLISHED MATERIALS.

NO.	DATE

U.S. COUNTIES LICENSE No 99035 STATE OF FLORIDA PROFESSIONAL ENGINEER

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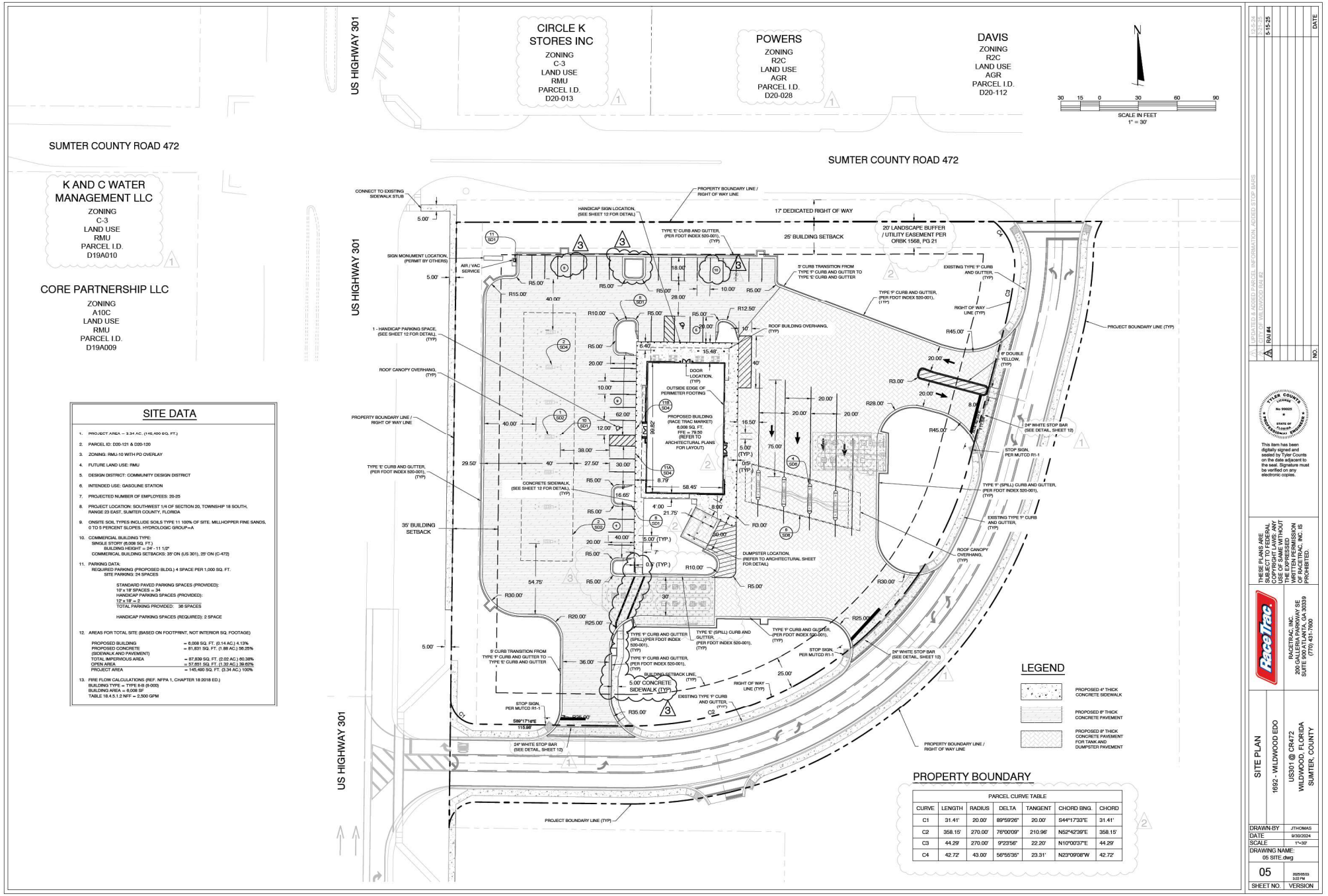
DEMOLITION PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	04 DEMO.dwg
04	2025/05/23 3:22 PM
SHEET NO.	VERSION



SITE DATA

1. PROJECT AREA – 3.34 AC. (145,460 SQ. FT.)
2. PARCEL ID: D20-121 & D20-120
3. ZONING: RMU-10 WITH PD OVERLAY
4. FUTURE LAND USE: RMU
5. DESIGN DISTRICT: COMMUNITY DESIGN DISTRICT
6. INTENDED USE: GASOLINE STATION
7. PROJECTED NUMBER OF EMPLOYEES: 20-25
8. PROJECT LOCATION: SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
9. ONSITE SOIL TYPES INCLUDE SOILS TYPE 11 100% OF SITE. MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES. HYDROLOGIC GROUP=A
10. COMMERCIAL BUILDING TYPE:
    SINGLE STORY (6,008 SQ. FT.)
    BUILDING HEIGHT = 24' - 11 1/2"
    COMMERICAL BUILDING SETBACKS: 35' ON (US 301), 25' ON (C-472)
11. PARKING DATA:
    REQUIRED PARKING (PROPOSED BLDG.) 4 SPACE PER 1,000 SQ. FT.
    SITE PARKING: 34 SPACES

    STANDARD PAVED PARKING SPACES (PROVIDED):
    10' x 18' SPACES = 34
    HANDICAP PARKING SPACES (PROVIDED):
    12' x 18' = 2
    TOTAL PARKING PROVIDED: 36 SPACES

    HANDICAP PARKING SPACES (REQUIRED): 2 SPACE
12. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDING	= 6,008 SQ. FT. (0.14 AC.) 4.13%
PROPOSED CONCRETE (SIDEWALK AND PAVEMENT)	= 81,831 SQ. FT. (1.88 AC.) 56.25%
TOTAL IMPERVIOUS AREA	= 87,839 SQ. FT. (2.02 AC.) 60.38%
OPEN AREA	= 57,551 SQ. FT. (1.32 AC.) 39.62%
PROJECT AREA	= 145,460 SQ. FT. (3.34 AC.) 100%

13. FIRE FLOW CALCULATIONS (REF. NFPA 1, CHAPTER 18 2018 ED.)
    BUILDING TYPE = TYPE II-B (II-000)
    BUILDING AREA = 6,008 SF
    TABLE 18.4.5.1.2 NFF = 2,500 GPM

PROPERTY BOUNDARY

PARCEL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	31.41'	20.00'	89°59'26"	20.00'	S44°17'33"E	31.41'
C2	358.15'	270.00'	76°00'09"	210.96'	N52°42'39"E	358.15'
C3	44.29'	270.00'	9°23'56"	22.20'	N10°00'37"E	44.29'
C4	42.72'	43.00'	56°55'35"	23.31'	N23°09'08"W	42.72'

NO.	DATE
1	5-15-25
2	6-5-25

A UPDATED & ADDED PARCEL INFORMATION, ADDED STOP BARS
A ADD #4

TYLER COUNTS LICENSE No. 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER
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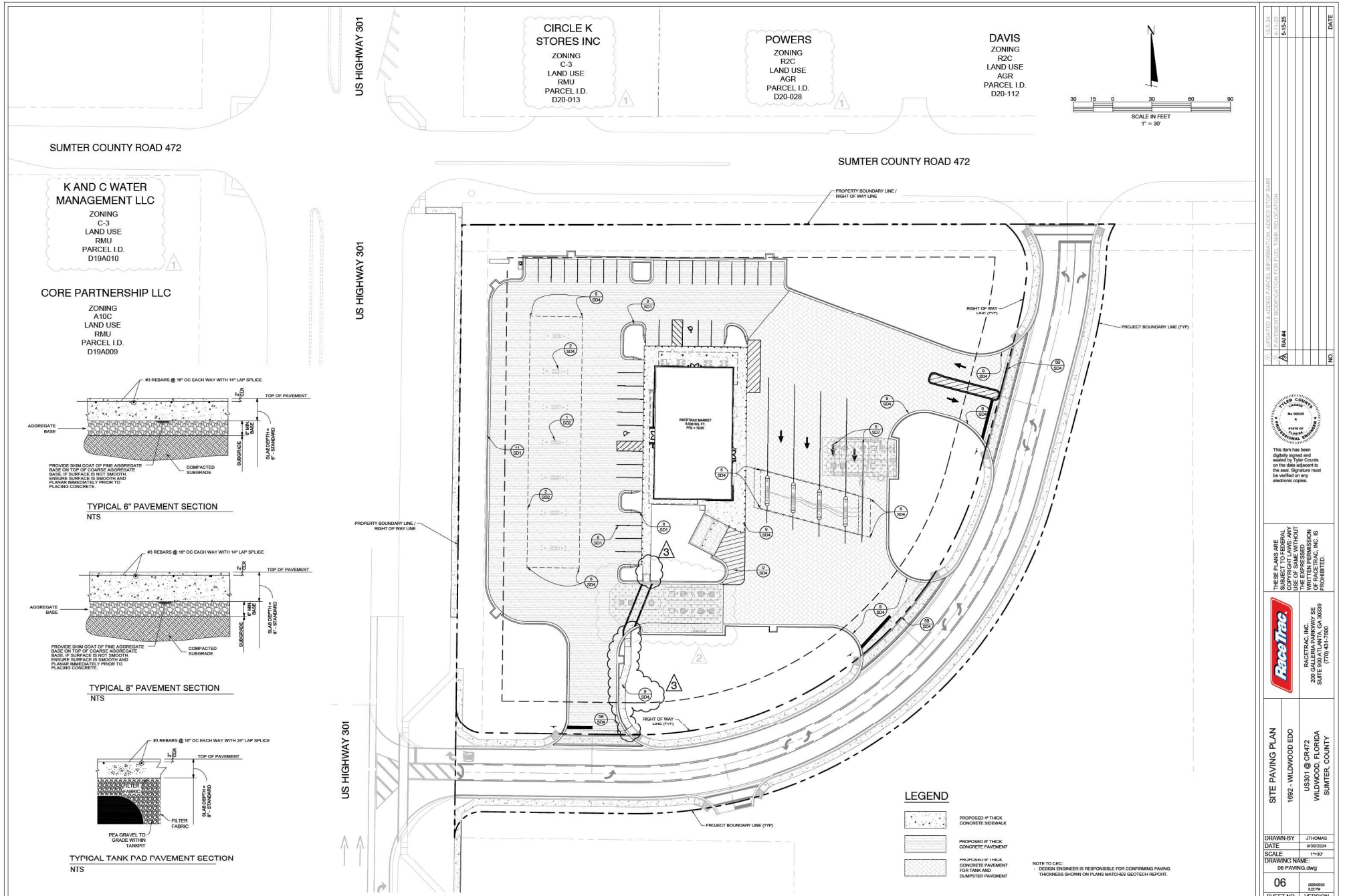
SITE PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	05 SITE.dwg
SHEET NO.	05
VERSION	2025/05/23 3:22 PM



TYPICAL 6" PAVEMENT SECTION
NTS

TYPICAL 8" PAVEMENT SECTION
NTS

TYPICAL TANK PAD PAVEMENT SECTION
NTS

NO.	DESCRIPTION	DATE
A	RAI #4	5-15-25

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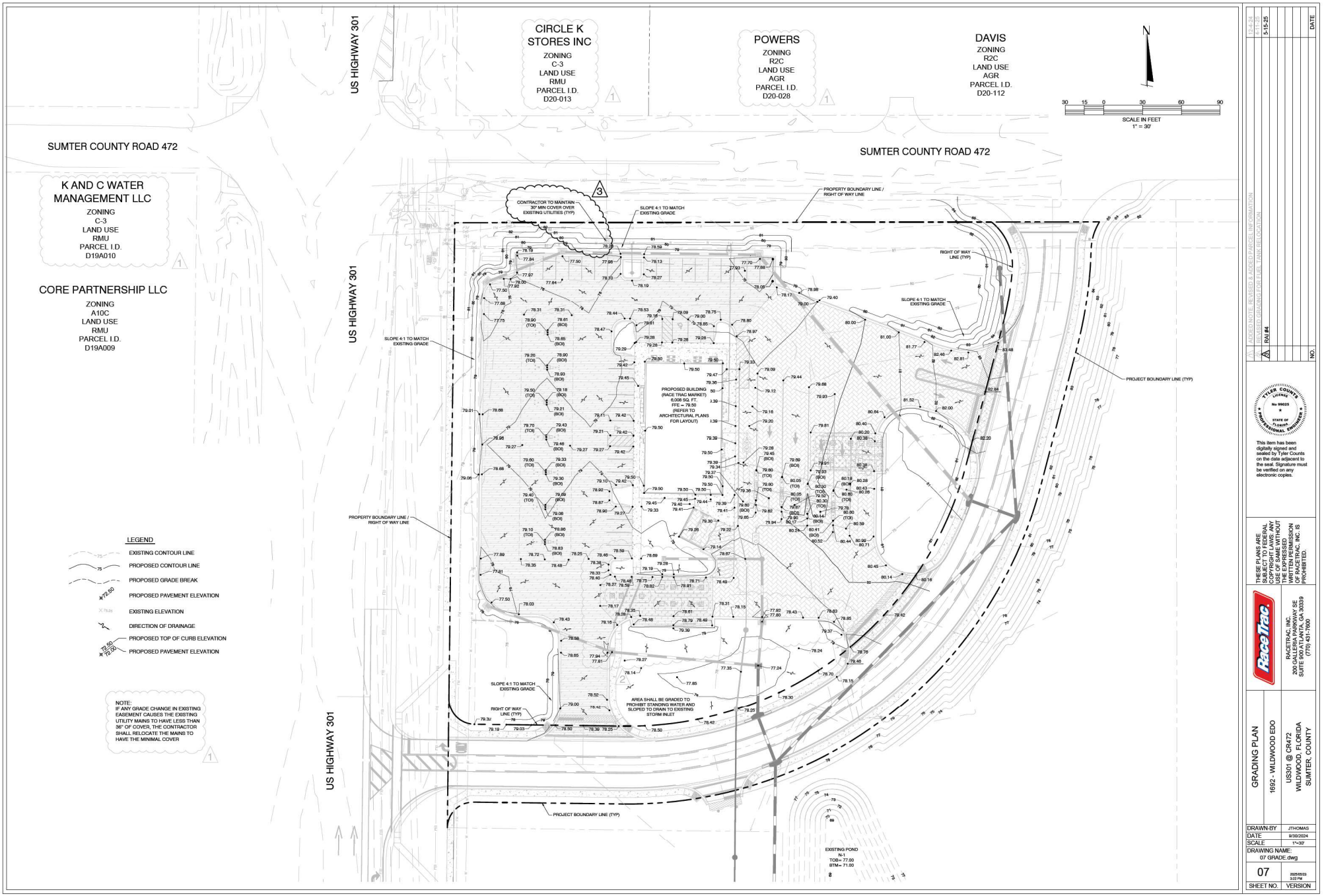
SITE PAVING PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	06 PAVING.dwg
SHEET NO.	06
VERSION	2025/05/23 3:22 PM



NO.	DATE
1	12-4-24
2	4-11-25
3	5-15-25
4	
5	
6	

ADDED NOTE, REVISED & ADDED PARCEL INFORMATION
REVISED GRADING FOR FUEL TANK RELOCATION
RAI #4

TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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GRADING PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
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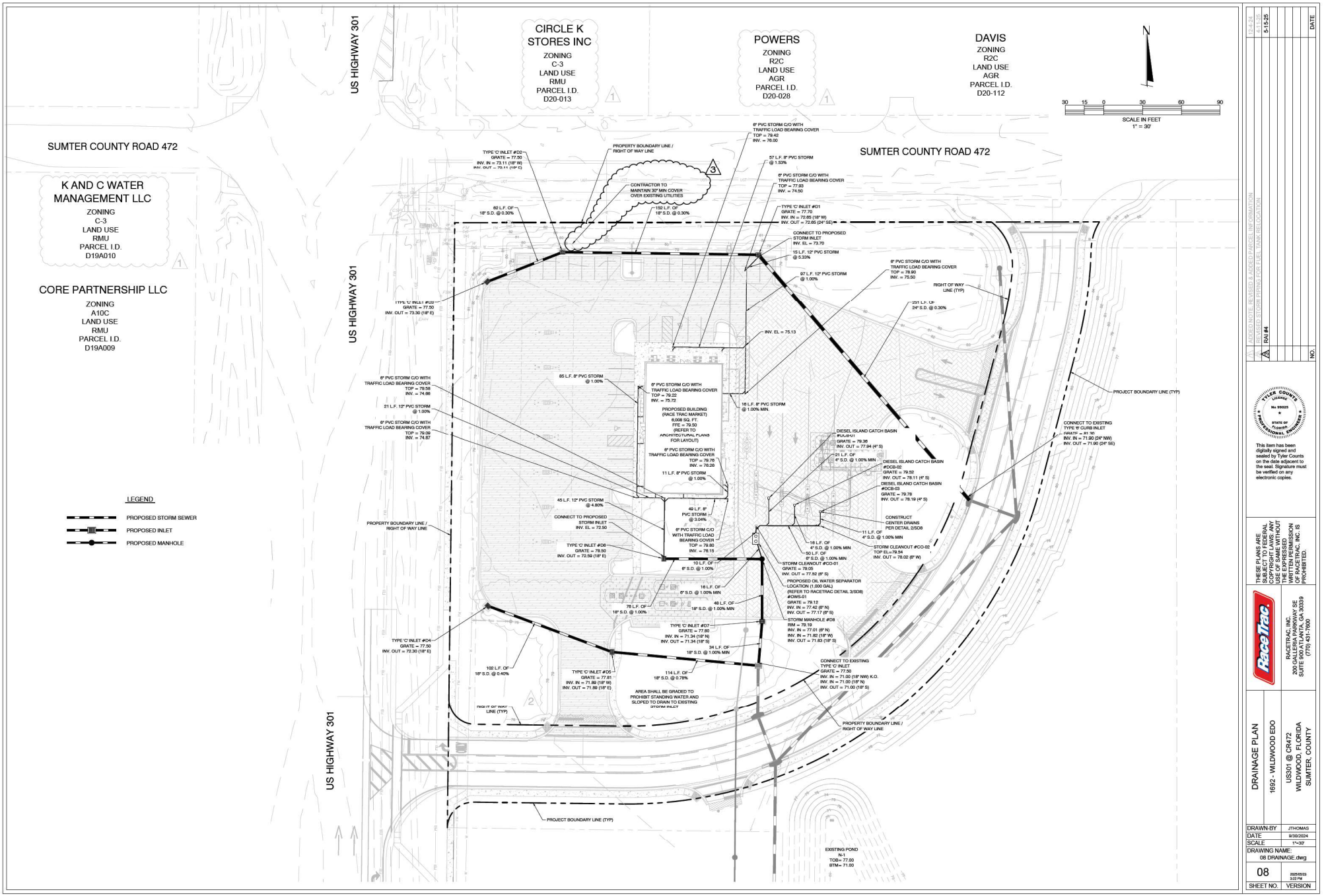
SHEET NO.	07
VERSION	2025/05/23 3:22 PM



NO.	DESCRIPTION	DATE
1	ADDED NOTE, REVISED & ADDED PARCEL INFORMATION	5-15-25
2	ADDED STORM PIPING FOR FUEL CANOPY RELOCATION	
3	RAI #4	

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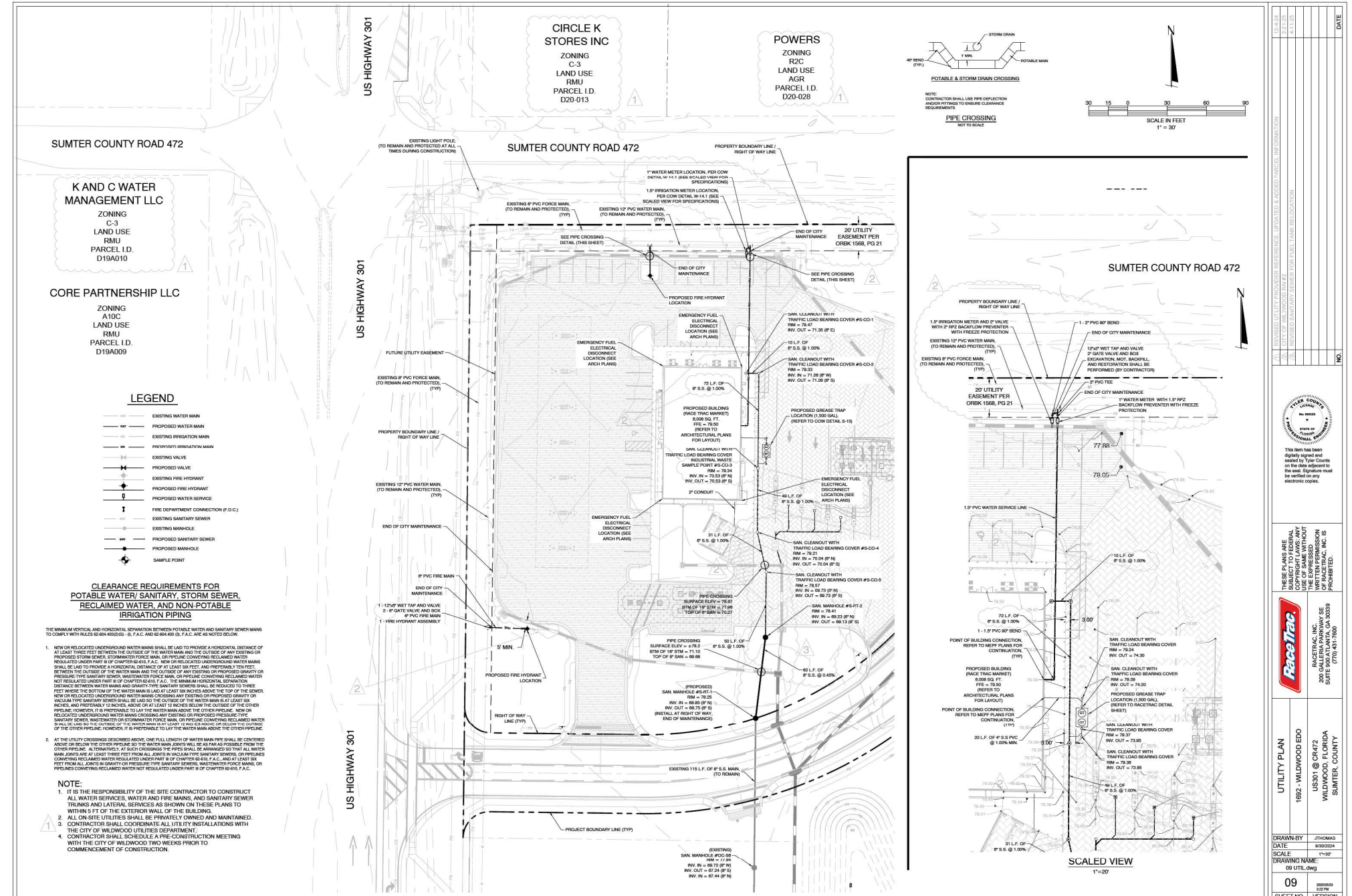
DRAINAGE PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	08 DRAINAGE.dwg
SHEET NO.	08
VERSION	2025/05/23 3:23 PM


SUMTER COUNTY ROAD 472
US HIGHWAY 301
K AND C WATER MANAGEMENT LLC
ZONING
C-3
LAND USE
RMU
PARCEL I.D.
D19A010
CORE PARTNERSHIP LLC
ZONING
A10C
LAND USE
RMU
PARCEL I.D.
D19A009
CIRCLE K STORES INC
ZONING
C-3
LAND USE
RMU
PARCEL I.D.
D20-013
POWERS
ZONING
R2C
LAND USE
AGR
PARCEL I.D.
D20-028
LEGEND
EXISTING WATER MAIN
PROPOSED WATER MAIN
EXISTING IRRIGATION MAIN
PROPOSED IRRIGATION MAIN
EXISTING VALVE
PROPOSED VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED WATER SERVICE
FIRE DEPARTMENT CONNECTION (F.D.C.)
EXISTING SANITARY SEWER
EXISTING MANHOLE
PROPOSED SANITARY SEWER
PROPOSED MANHOLE
SAMPLE POINT
CLEARANCE REQUIREMENTS FOR POTABLE WATER/ SANITARY, STORM SEWER, RECLAIMED WATER, AND NON-POTABLE IRRIGATION PIPING
THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(5) - (6), F.A.C. AND 62-604.400 (5), F.A.C. ARE AS NOTED BELOW:
1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF 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. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, 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 THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. 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 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
2. AT THE UTILITY CROSSINGS DESCRIBED 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 THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
NOTE:
1. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF THE BUILDING.
2. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE CITY OF WILDWOOD UTILITIES DEPARTMENT.
4. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
EXISTING LIGHT POLE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION)
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE
1" WATER METER LOCATION, PER COW DETAIL W-14.1 (SEE SCALED VIEW FOR SPECIFICATIONS)
1.5" IRRIGATION METER LOCATION, PER COW DETAIL W-14.1 (SEE SCALED VIEW FOR SPECIFICATIONS)
EXISTING 8" PVC FORCE MAIN, (TO REMAIN AND PROTECTED), (TYP)
EXISTING 12" PVC WATER MAIN, (TO REMAIN AND PROTECTED), (TYP)
END OF CITY MAINTENANCE
20' UTILITY EASEMENT PER ORBK 1568, PG 21
SEE PIPE CROSSING DETAIL (THIS SHEET)
PROPOSED FIRE HYDRANT LOCATION
EMERGENCY FUEL ELECTRICAL DISCONNECT LOCATION (SEE ARCH PLANS)
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER #S-CO-1 RIM = 79.47 INV. OUT = 71.35 (8" E)
10 L.F. OF 6" S.S. @ 1.00%
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER #S-CO-2 RIM = 79.33 INV. IN = 71.26 (8" W) INV. OUT = 71.26 (8" S)
FUTURE UTILITY EASEMENT
EXISTING 8" PVC FORCE MAIN, (TO REMAIN AND PROTECTED), (TYP)
72 L.F. OF 6" S.S. @ 1.00%
PROPOSED BUILDING (RACE TRAC MARKET) 8,008 SQ. FT. FFE = 79.50 (REFER TO ARCHITECTURAL PLANS FOR LAYOUT)
PROPOSED GREASE TRAP LOCATION (1,500 GAL), (REFER TO COW DETAIL S-15)
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER INDUSTRIAL WASTE SAMPLE POINT #S-CO-3 RIM = 79.34 INV. IN = 70.53 (8" N) INV. OUT = 70.53 (8" S)
EXISTING 12" PVC WATER MAIN, (TO REMAIN AND PROTECTED), (TYP)
2" CONDUIT
49 L.F. OF 6" S.S. @ 1.00%
EMERGENCY FUEL ELECTRICAL DISCONNECT LOCATION (SEE ARCH PLANS)
END OF CITY MAINTENANCE
31 L.F. OF 6" S.S. @ 1.00%
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER #S-CO-4 RIM = 79.21 INV. IN = 70.04 (8" N) INV. OUT = 70.04 (8" S)
6" PVC FIRE MAIN
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER #S-CO-5 RIM = 78.57 INV. IN = 69.73 (8" N) INV. OUT = 69.73 (8" S)
END OF CITY MAINTENANCE
PIPE CROSSING SURFACE ELEV = 78.67 BTM OF 18" STM = 71.06 TOP OF 8" SAN = 70.27
SAN. MANHOLE #S-RT-2 RIM = 78.41 INV. IN = 69.23 (8" N) INV. OUT = 69.13 (8" S)
1 - 12"x6" WET TAP AND VALVE
2 - 6" GATE VALVE AND BOX
6" PVC FIRE MAIN
1 - FIRE HYDRANT ASSEMBLY
5' MIN.
PIPE CROSSING SURFACE ELEV = 78.2 BTM OF 18" STM = 71.10 TOP OF 8" SAN = 69.68
50 L.F. OF 6" S.S. @ 1.00%
PROPOSED FIRE HYDRANT LOCATION
69 L.F. OF 8" S.S. @ 0.45%
(PROPOSED) SAN. MANHOLE #S-RT-1 RIM = 78.25 INV. IN = 68.85 (8" N) INV. OUT = 68.75 (8" S) (INSTALL AT RIGHT OF WAY, END OF MAINTENANCE)
RIGHT OF WAY LINE (TYP)
EXISTING 115 L.F. OF 8" S.S. MAIN, (TO REMAIN)
PROJECT BOUNDARY LINE (TYP)
(EXISTING) SAN. MANHOLE #OG-58 RIM = 77.96 INV. IN = 69.72 (8" W) INV. OUT = 67.24 (8" S) INV. IN = 67.44 (8" N)
STORM DRAIN
1' MIN.
45° BEND (TYP.)
POTABLE MAIN
POTABLE & STORM DRAIN CROSSING
NOTE: CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS
PIPE CROSSING
NOT TO SCALE
N
30 15 0 30 60 90
SCALE IN FEET
1" = 30'
SUMTER COUNTY ROAD 472
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE
1.5" IRRIGATION METER AND 2" VALVE WITH 2" RPZ BACKFLOW PREVENTER WITH FREEZE PROTECTION
EXISTING 12" PVC WATER MAIN, (TO REMAIN AND PROTECTED), (TYP)
EXISTING 8" PVC FORCE MAIN, (TO REMAIN AND PROTECTED), (TYP)
20' UTILITY EASEMENT PER ORBK 1568, PG 21
1 - 2" PVC 90° BEND
END OF CITY MAINTENANCE
12"x6" WET TAP AND VALVE
2" GATE VALVE AND BOX
EXCAVATION, MOT, BACKFILL, AND RESTORATION SHALL BE PERFORMED (BY CONTRACTOR)
2" PVC TEE
END OF CITY MAINTENANCE
1" WATER METER WITH 1.5" RPZ BACKFLOW PREVENTER WITH FREEZE PROTECTION
77.88
78.05
1.5" PVC WATER SERVICE LINE
10 L.F. OF 6" S.S. @ 1.00%
72 L.F. OF 6" S.S. @ 1.00%
1 - 1.5" PVC 90° BEND
POINT OF BUILDING CONNECTION, REFER TO MEP PLANS FOR CONTINUATION, (TYP)
3.00'
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER RIM = 79.24 INV. OUT = 74.30
PROPOSED BUILDING (RACE TRAC MARKET) 8,008 SQ. FT. FFE = 79.50 (REFER TO ARCHITECTURAL PLANS FOR LAYOUT)
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER RIM = 79.39 INV. OUT = 74.20
PROPOSED GREASE TRAP LOCATION (1,500 GAL), (REFER TO RACETRAC DETAIL SHEET)
POINT OF BUILDING CONNECTION, REFER TO MEP PLANS FOR CONTINUATION, (TYP)
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER RIM = 79.37 INV. OUT = 73.95
20 L.F. OF 4" S.S PVC @ 1.00% MIN.
3.00'
SAN. CLEANOUT WITH TRAFFIC LOAD BEARING COVER RIM = 79.36 INV. OUT = 73.85
49 L.F. OF 6" S.S. @ 1.00%
31 L.F. OF 6" S.S. @ 1.00%
SCALED VIEW
1"=20'
NO. DATE
1 12.4.24 REVISED UTILITY PROVIDER REFERENCE, UPDATES & ADDED PARCEL INFORMATION
2 4.1.25 REVISED SANITARY SEWER FOR PULL-T MAIN RELOCATION
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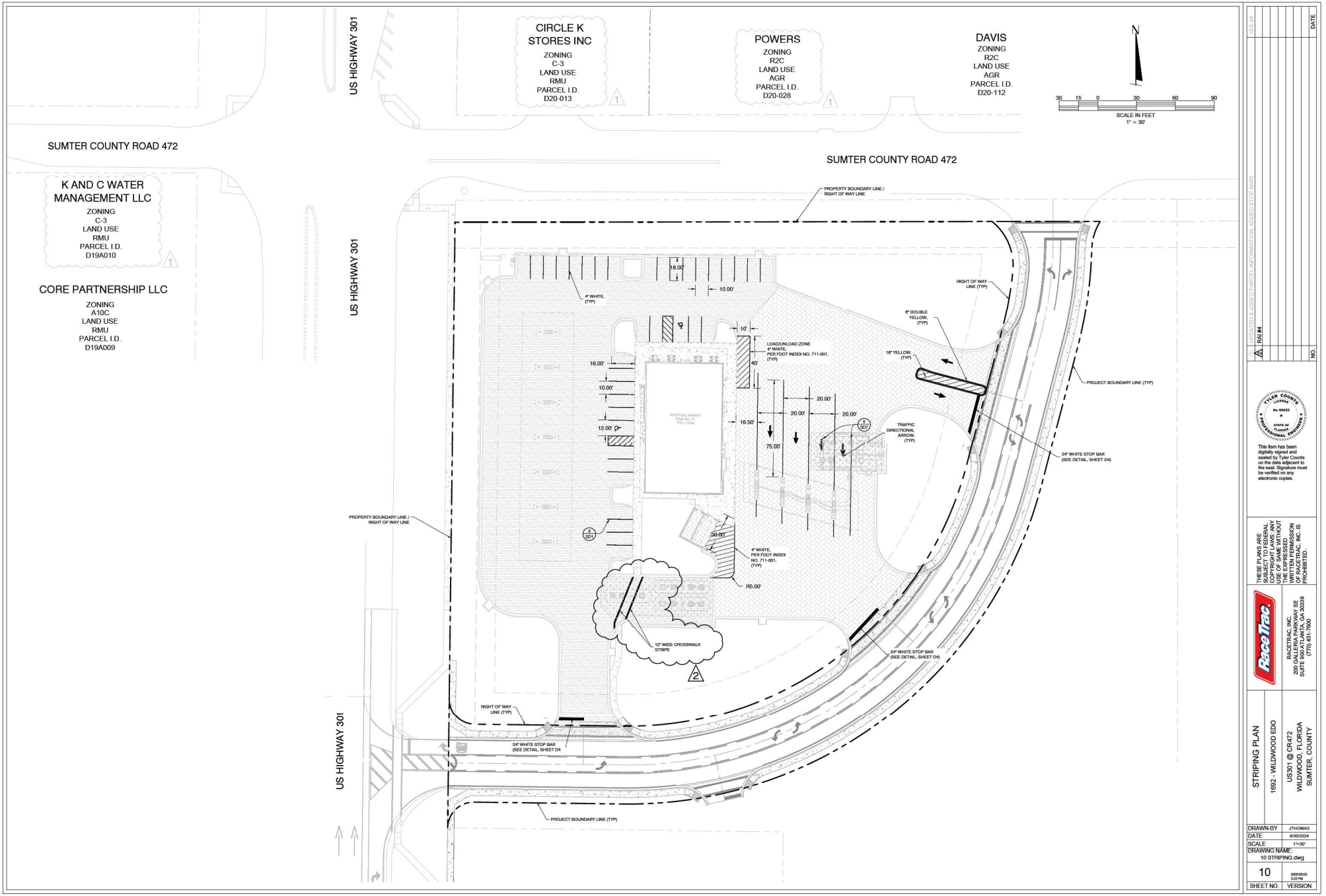
RACETRAC, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 431-7600
UTILITY PLAN
1692 - WILDWOOD EDO
US301 @ CR472 WILDWOOD, FLORIDA SUMTER, COUNTY
DRAWN-BY JTHOMAS
DATE 9/30/2024
SCALE 1"=30'
DRAWING NAME: 09 UTIL.dwg
09
SHEET NO.
2025/05/23 3:22 PM
VERSION



STRIPING PLAN

1692 - WILDWOOD EDO

US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

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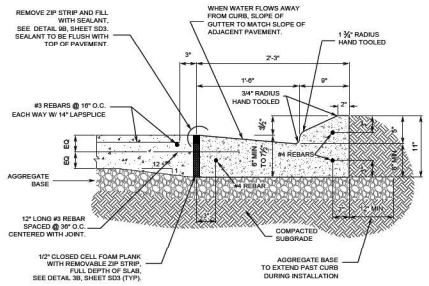
NO.	DATE
1	RAI #4

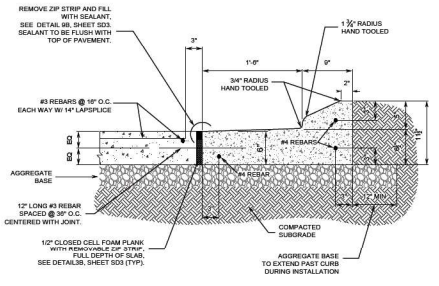
DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	10 STRIPING.dwg
SHEET NO.	10
VERSION	2025/03/03 3:22 PM



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

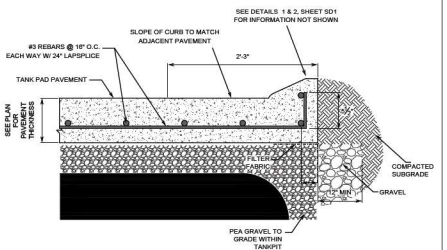
1 SD1 CATCH CURB DETAIL @ CONCRETE SLAB
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNERS REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

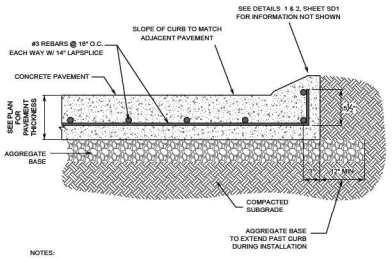
2 SD1 SHED CURB DETAIL @ CONCRETE SLAB
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

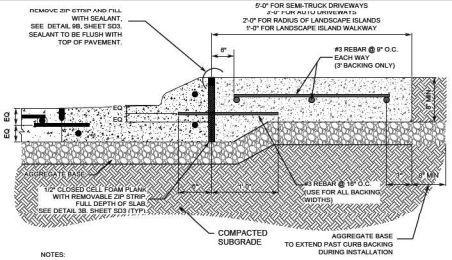
3 SD1 TANK AREA CURB DETAIL
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

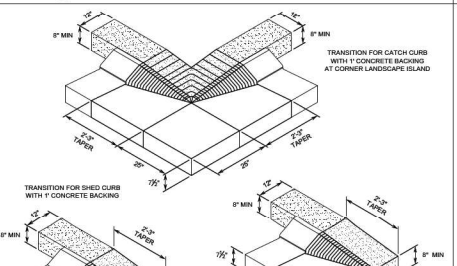
4 SD1 MONOLITHIC CURB DETAIL
NTS



NOTES:

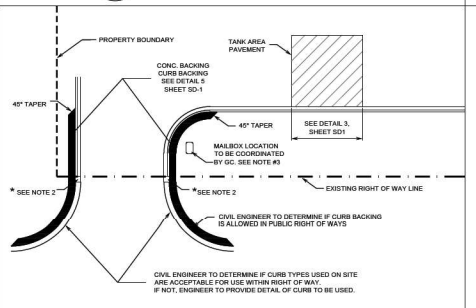
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OFAGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 3B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNERS REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 SD1 CONCRETE BACKING FOR ON-SITE CURB
NTS



SEE SITE PLAN FOR EXACT LOCATIONS

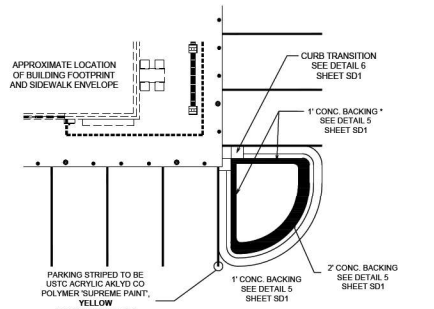
6 SD1 CURB TRANSITION DETAILS
NTS



NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.
3. MAILBOX TO BE PROVIDED BY GC. INSTALL LOCATION TO BE COORDINATED BY GC WITH USPS

7 SD1 CURB LAYOUT PLAN VIEW
NTS

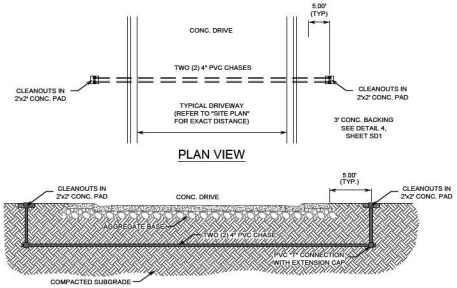


NOTES:

ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127 LED-FREE, TO BE USED

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

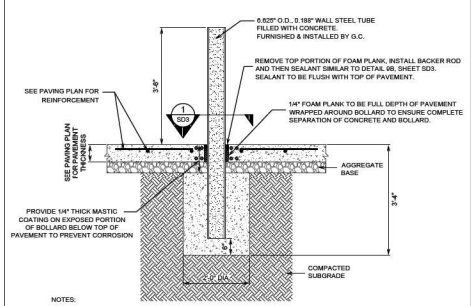
8 SD1 CONCRETE BACKING & AUTO COURT PAINT DETAIL
NTS



NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

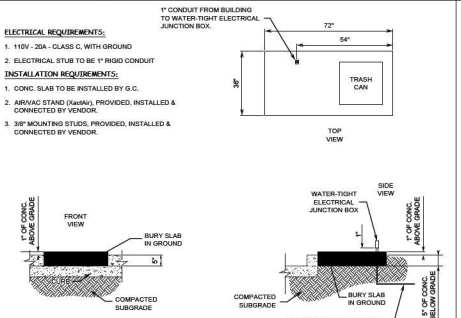
9 SD1 PVC CHASE DETAIL
NTS



NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

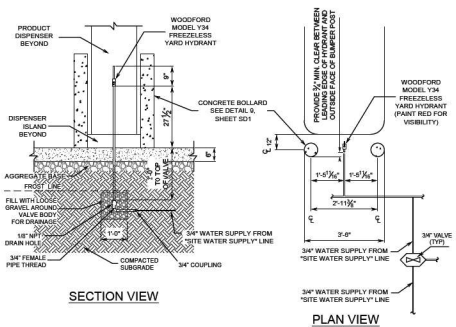
10 SD1 CANOPY BOLLARD DETAIL
NTS



NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) 5/16"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 SD1 AIR/VAC SERVICE DETAIL
NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 SD1 YARD HYDRANT DETAIL
NTS

NO.	DATE

TYLER COUNTS LICENSE No. 59025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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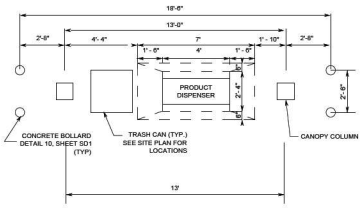
RaceTrac.

RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

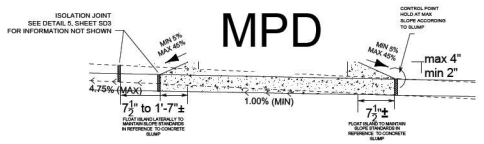
GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

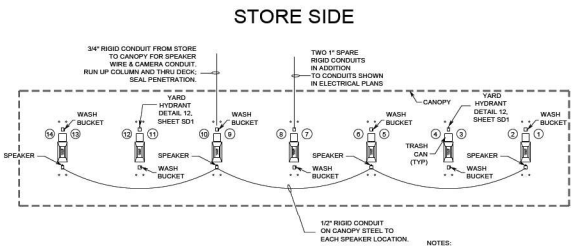
DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	
DRAWING NAME:	12 DETAILS.dwg
SD1	3025551% 7:07 AM
SHEET NO.	VERSION



1 SD2 DISPENSER ISLAND DETAIL

NTS NOTE: ISLAND TO SIT 2" MIN / 4" MAX FROM EXISTING GRADE

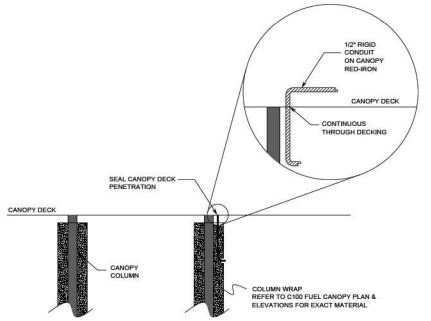




NOTES:
1. SINGLE ROW OF SEVEN (7) DOUBLE COLUMN MPD'S.
2. FOURTEEN (14) FUELING POSITIONS.
3. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.
4. CONDUIT TO BE DRILLED AND RUN THROUGH COLUMN

2 SD2 CANOPY ACCESSORIES LAYOUT

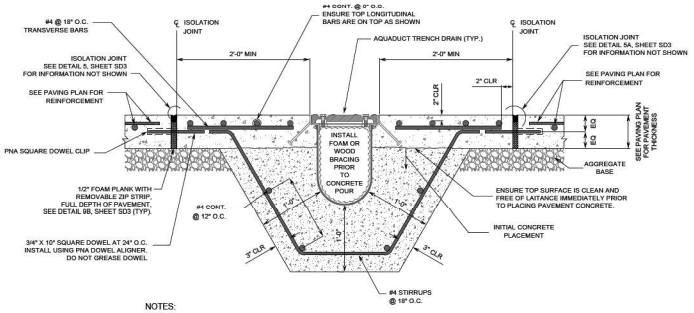
NTS



REFER TO C100 FUEL CANOPY PLAN & ELEVATIONS FOR EXACT MATERIAL

3 SD2 CONDUIT PENETRATION DETAIL

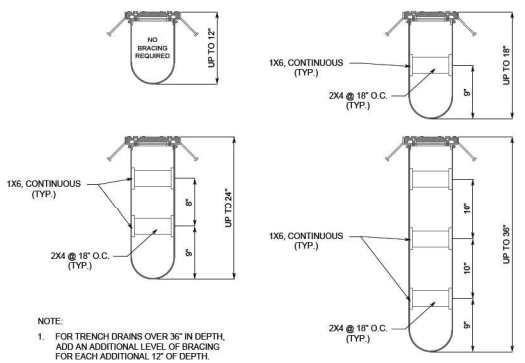
NTS



NOTES:
1. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
2. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)

5 SD2 TYP. CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN

NTS

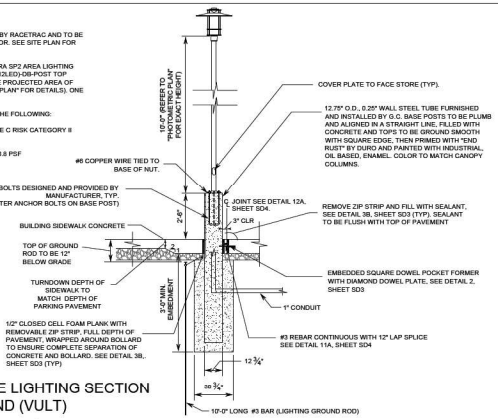


NOTE:
1. FOR TRENCH DRAINS OVER 36" IN DEPTH, ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

6 SD2 AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS

NTS

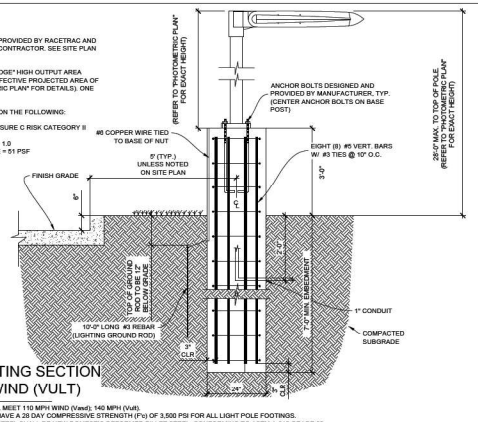
NOTES:
1. LIGHT POLES TO BE AAL, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE AAL - SPECTRA SP2 AREA LIGHTING MODEL STR-Y4-2050 FCO-MOD (KB6-12LED)-D9-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 0.53 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
A. ASCE 7-10
B. Vult=140 MPH WITH EXPOSURE C RISK CATEGORY II
C. Vasd=110 MPH
D. IMPORTANCE FACTOR I = 1.0
E. DESIGN WIND PRESSURE = 28.8 PSF



7 SD2 DECORATIVE LIGHTING SECTION 140 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 110 MPH WIND (Vasd); 140 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

NOTES:
1. LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
A. ASCE 7-10
B. Vult=140 MPH WITH EXPOSURE C RISK CATEGORY II
C. Vasd=110 MPH
D. IMPORTANCE FACTOR I = 1.0
E. DESIGN WIND PRESSURE = 51 PSF



8 SD2 SITE LIGHTING SECTION 140 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 110 MPH WIND (Vasd); 140 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
4. CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
5. CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

NO.	DATE
1	10/30/2024

CLIENT REVIEW

TYLER COUNTS No. 99025 STATE OF GEORGIA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

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RaceTrac.

RACETRAC, INC.
200 GALLERIA PKWY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

GENERAL DETAILS

1692 - WILDWOOD EDO

US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD2	20250516 7:32 AM
SHEET NO.	VERSION

GENERAL CONCRETE PAVEMENT NOTES

1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES

1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. ** DO NOT PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
   A. IF APPLICABLE, THIS PROCESS SHOULD BE IMPLEMENTED AFTER COMPLETION OF THE ROUGH GRADING AND SHOULD BE REPEATED BEFORE THE PLACEMENT OF THE SLAB.
   B. IF RUTTING OR PUMPING IS EVIDENT AT ANY TIME DURING PREPARATION OF THE SUBGRADE, SUBBASE, BASE ROLLING, OR SLAB PLACEMENT, CORRECTIVE ACTION SHOULD BE TAKEN. FULL SOIL SUPPORT HAS BEEN ACHIEVED IF THE ROLLED AREA IS OBSERVED TO BE FIRM AND UNYIELDING, WITH NO DEPRESSIONS GREATER THAN 1/2 IN. RUTTING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS WET, GREATER THAN THREE PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT, AND THE UNDERLYING SOILS OR SUBGRADE ARE FIRM. PUMPING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS DRY AND THE UNDERLYING SOILS ARE WET.
   C. REPAIRS SHOULD INCLUDE, BUT NOT BE LIMITED TO, RAKING SMOOTH OR CONSOLIDATING WITH SUITABLE COMPACTION EQUIPMENT.
3. AGGREGATE BASE MATERIAL:
   A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467, 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
4. AGGREGATE BASE MATERIAL INSTALLATION:
   A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 5 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
      C.1. AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
      C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PAVEMENT INSTALLATIONS.
   D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. DO NOT ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA, DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:

1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
   A. MINIMUM CONDITIONS FOR CONCRETE PLACEMENT-
      - AMBIENT CONDITIONS - 35° AND RISING
      - AGGREGATE BASE TEMP - 45° AND RISING
      - CONCRETE TEMPERATURE - 65° (+/- 5°)
      - CURE APPLICATION - 45° AND RISING
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 psi.
5. PROVIDE A MINIMUM CEMENTITIOUS CONTENT IN ACCORDANCE WITH ACI 302.1R AND A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50. MEASURE AND MIX CONCRETE IN ACCORDANCE WITH ACI 211.1. AIR ENTRAIN CONCRETE EXPOSED TO THE WEATHER. USE SLUMP OF FIVE INCHES (+1/2 INCH, -ONE INCH).
6. SUBMIT FOR APPROVAL MIX DESIGNS AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR ENTRAINMENT. INCLUDE STANDARD DEVIATIONS AND AVERAGE COMPRESSIVE STRENGTHS FOR PREVIOUS DATA. INCLUDE BRAND NAME AND CHEMICAL COMPOSITION OF ALL ADMIXTURES. INCLUDE AGGREGATE TYPE, SOURCE, AND AGGREGATE GRADATION WITH PERCENT RETAINED ON EACH SIEVE FOR EACH AGGREGATE SIZE GROUP AND TOTAL COMBINED AGGREGATE ALL SIZE GROUPS. SUBMIT 14 DAYS MINIMUM PRIOR TO USE.
7. DELIVER READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94, EXCEPT REDUCE MAXIMUM DISCHARGE TIME TO 75 AND 60 MINUTES FOR AIR-ENTRAINED CONCRETE AND HOT WEATHER, RESPECTIVELY.
8. THE OWNER'S TESTING AGENCY WILL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR ENTRAINMENT, SLUMP, DENSITY (UNIT WEIGHT) AND TEMPERATURE IN ACCORDANCE WITH ASTM C31, C39 AND C138 FROM THE FIRST TRUCK EACH DAY AND THEN EACH 100 CUBIC YARDS FOR EACH TYPE OF CONCRETE PLACED PER DAY, BUT NOT LESS THAN ONCE FOR EACH DAY OF CONCRETE PLACEMENT WHEN ABOVE SCHEDULE PROVIDES LESS THAN FIVE TESTS PER TYPE OF CONCRETE, TEST FIVE RANDOM BATCHES. IF FEWER THAN 5 BATCHES ARE USED, TEST EACH BATCH. IF CONCRETE IS PUMPED, ENSURE TEST SAMPLES ARE TAKEN AT THE POINT OF DISCHARGE. EACH COMPRESSIVE TEST SHALL CONSIST OF FOUR TEST CYLINDERS TO BE TESTED AS FOLLOWS: ONE AT SEVEN DAYS, TWO AT 28 DAYS, ONE RESERVE.
9. CONFORM TO THE FOLLOWING:
   A. CEMENT: ASTM C 150.
      1. TYPE I-II, II OR TYPE I CEMENT WITH MAXIMUM C3A CONTENT OF 8%.
   B. AGGREGATES:
1. ASTM C33, SUBJECT TO SEVERE WEATHERING AND ABRASION, SURFACE APPEARANCE IS IMPORTANT.
   2. IF TOTAL ROUNDED GRAVEL AND FINE AGGREGATES PER MIX DESIGN, DO NOT ALLOW MATERIAL RETAINED ON ANY ONE SIEVE TO BE LESS THAN 6% NOR MORE THAN 24% OF TOTAL BY WEIGHT, EXCEPT:
      [1] LARGEST COARSE AGGREGATE SIZE TO BE 94 STONE. RETAIN 3% TO 6% OF TOTAL COMBINED AGGREGATES PER MIX DESIGN ON LARGEST SIEVE WITH RETAINED AGGREGATE.
      [2] NO. 30 AND 50 SIEVES TO BE 6% TO 15%.
      [3] NO. 100 SIEVE TO BE 2% TO 5%.
   3. GRADATION REQUIREMENTS OF ASTM C33 MAY BE WAIVED, IF ALLOWED BY ENGINEER, IN ORDER TO MEET 6% - 24% RANGE NOTED ABOVE.
   C. WATER: CLEAN AND POTABLE.
   D. AIR ENTRAINMENT: ASTM C260.
   E. WATER-REDUCER: ASTM C494, TYPE A, OR D IF APPROVED. NON-CHLORIDE TYPE.
   F. RETARDER: ASTM C494, TYPE B OR D.
   G. ACCELERATOR: ASTM C494, TYPE C OR E. NON-CHLORIDE AND NON-THIOCYANATE TYPE.
   H. FLY ASH: ASTM C 618, CLASS C OR F, EXCEPT LOSS ON IGNITION NOT TO EXCEED 3%.
   I. SLAG: ASTM C989, GRADE 100 MINIMUM.
   J. AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES COMPACT WITH A MINIMUM OF TWO PASSES WITH A SMOOTH VIBRATORY COMPACTOR.
   K. JOINT BACK-UP MATERIAL: POLYETHYLENE FOAM, 100% CLOSED CELL.
   L. FIRM PREFORMED JOINT FILLER (PIF): ASTM D 1751, NONEXTRUDING, USE FULL DEPTH OF CONCRETE.
   M. SOFT PREFORMED JOINT FILER: "EXPANSION-JOINT FILLER" BY SONNEBORN, "DECK-O-FOAM" BY W. R. MEADOWS, OR "CERAMAR" FLEXIBLE FOAM BY W. R. MEADOWS. USE FULL DEPTH OF CONCRETE.
   N. EVAPORATION RETARDANT: "EUCO-BAR" BY EUCLID, "CONFILM" BY MASTER BUILDERS OR AQUAFILM BY DAYTON SUPERIOR
   O. LOAD PLATE DOWELS AND CLIPS: PNA, 1-800-542-0214
   P. SQUARE DOWELS AND POCKET FORMERS: SQUARE DOWEL SYSTEM BY PNA. 1-800-542-0214, 8" DOWEL CLIP SYSTEM BY PNA
   Q. PAVEMENT SEALANT: DOW 888 BY DOW CORNING, 301 NS BY PECORA, SPECTRUM 800 OR 900 BY TREMCO.
   R. LIQUID CURING AND SEALING COMPOUND: ASTM C1315, TYPE I, STYRENE ACRYLATE OR METHACRYLATE TYPE, 25% MINIMUM SOLIDS CONTENT, CLEAR, NON-YELLOWING, STYRENE BUTADIENE NOT ALLOWED AS PART OF BLEND.
   S. REBAR SUPPORT DEVICES: CRSI MANUAL OF STANDARD PRACTICE.
10. DO NOT USE MANUFACTURED SAND EXCEPT AS A BLEND WITH NATURAL SAND AND/OR AS APPROVED BY ENGINEER.
11. IF POZZOLAN IS APPROVED, ENSURE WEIGHT OF POZZOLAN DIVIDED BY SUM OF CEMENT AND POZZOLAN WEIGHTS IS AT LEAST 15% AND DOES NOT EXCEED FOLLOWING:
   A. FLY ASH:
      CLASS C FLY ASH: 25%
      CLASS F FLY ASH: 20%
   B. SLAG: 50%
12. DO NOT USE CALCIUM CHLORIDE AS PART OF ADMIXTURE OR BY ITSELF.
13. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
14. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ASSURED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
15. CONCRETE SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
16. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING-THAWING CONDITIONS AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
   A. MINIMUM 4500 psi AND A 0.45 w/cm RATIO. AIR ENTRAIN CONCRETE TO PROVIDE 6% (+/- 1.5%) AIR. PROVIDE SLUMP OF FIVE INCHES (+/-ONE INCH) AT POINT OF CONCRETE PLACEMENT.
17. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301. FREEZING AND THAWING EXPOSURE CATEGORY TO BE [N0] [F0] [F1] [F2] [F3]. SALT EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE CONCRETE STRENGTH AND AIR ENTRAINMENT.

COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].

18. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
19. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
20. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
21. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
22. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
23. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10-FOOT-WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED; USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
24. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
   A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -1/4 INCH.
   B. MINIMUM PAVEMENT TOLERANCE: -3/4 INCH.
   C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN 9 INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF 9/4 INCH MORE THAN THE SPECIFIED THICKNESS.
   D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -5.
   E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
25. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DEGLOGGING OF AGGREGATE. UNLESS RAVELING OR DEGLOGGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. USE THE SPECIFIED TEMPERATURE TO ESTIMATE AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX AIR TEMPERATURE FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

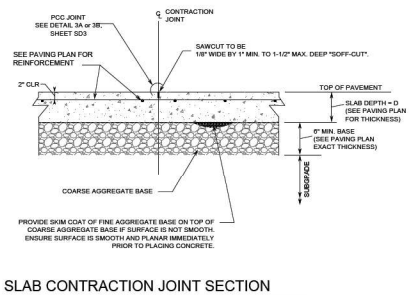
26. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS.
27. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE VEHICLES AND EQUIPMENT ARE DARKENED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD [MINIMUM OF SEVEN CONSECUTIVE DAYS].
28. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. LOCATION IT, AND PLACE ALL EMBEDDED ITEMS SHOWN OR ITE UNSHOWN OR REQUIRED BY ALL TRADES.
29. PRE-CONSTRUCTION MEETINGS:
   A. ATTEND PRE-CONSTRUCTION / PLACEMENT MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
   B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING:
      STRUCTURAL SERVICES INC. REPRESENTATIVE (863-393-6495), TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER [INCLUDING QUALITY CONTROL PERSONNEL], AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING, PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
   C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

TABLE A: NASHVILLE & BELOW (SEE CONCRETE PAVEMENT NOTE #5)

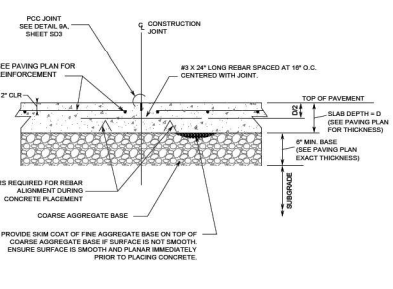
SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	0.00 < SO_4 < 0.10	0 < SO_4 < 150	I	0.55	3500
MODERATE	0.10 < SO_4 < 0.20	150 < SO_4 < 1500	II	0.50	4000
SEVERE	0.20 < SO_4 < 2.00	1500 < SO_4 < 10,000	V	0.45	4500
VERY SEVERE	SO_4 > 2.00	SO_4 > 10,000	V PLUS POZZOLAN	0.40	5000

NOTE TO CIVIL ENGINEERING COMPANY

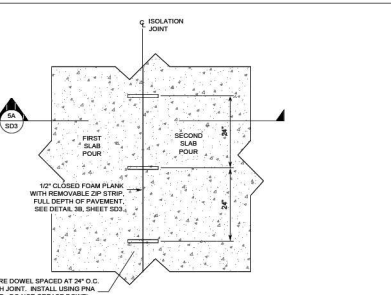
TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



3 SD3 — SLAB CONTRACTION JOINT SECTION — NTS

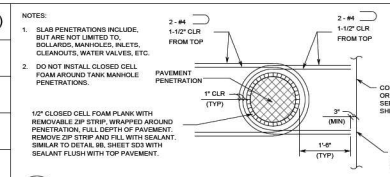


4A SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS



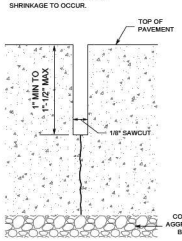
5 SD3 — ISOLATION JOINT PARTIAL PLAN DETAIL — NTS

NOTES:
1. SLAB PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, BOLLARDS, MANHOLES, INLETS, CLEANOUTS, WATER VALVES, ETC.
2. DO NOT INSTALL CLOSED CELL FOAM AROUND TANK MANHOLE PENETRATIONS.

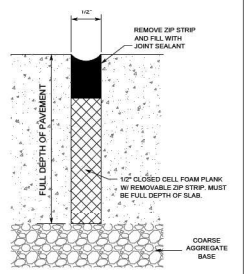


1 SD3 — SLAB PENETRATIONS DETAIL (SSW, BOLLARD,ETC) — NTS

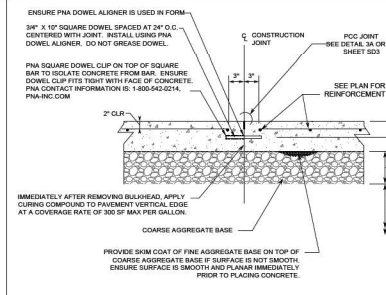
NOTES:
1. SAWCUT JOINTS IN ACCORDANCE WITH CONCRETE PAVEMENT NOTE 25, SHEET SD3.
2. WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR.



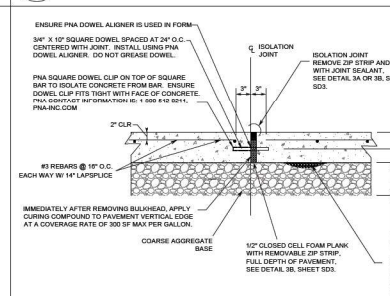
3A SD3 — PCC JOINT DETAIL — NTS



3B SD3 — COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL — NTS

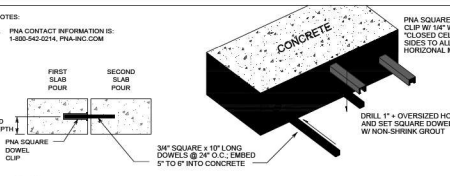


4B SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS

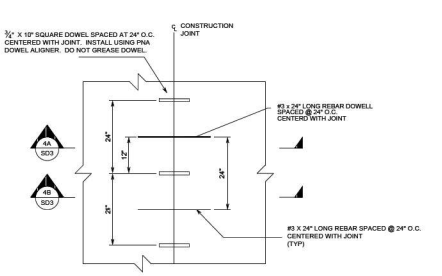


5A SD3 — ISOLATION JOINT SECTION — NTS

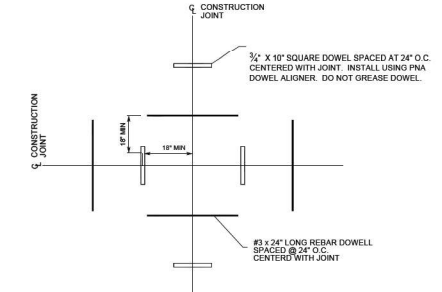
NOTES:
1. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM



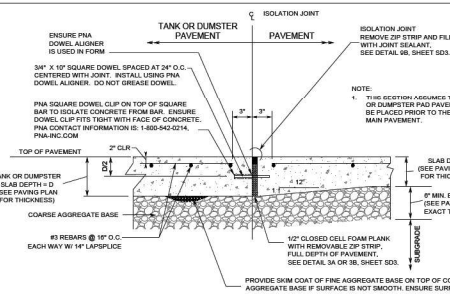
2 SD3 — PNA SQUARE DOWEL PLATE DETAIL (TYP) — NTS

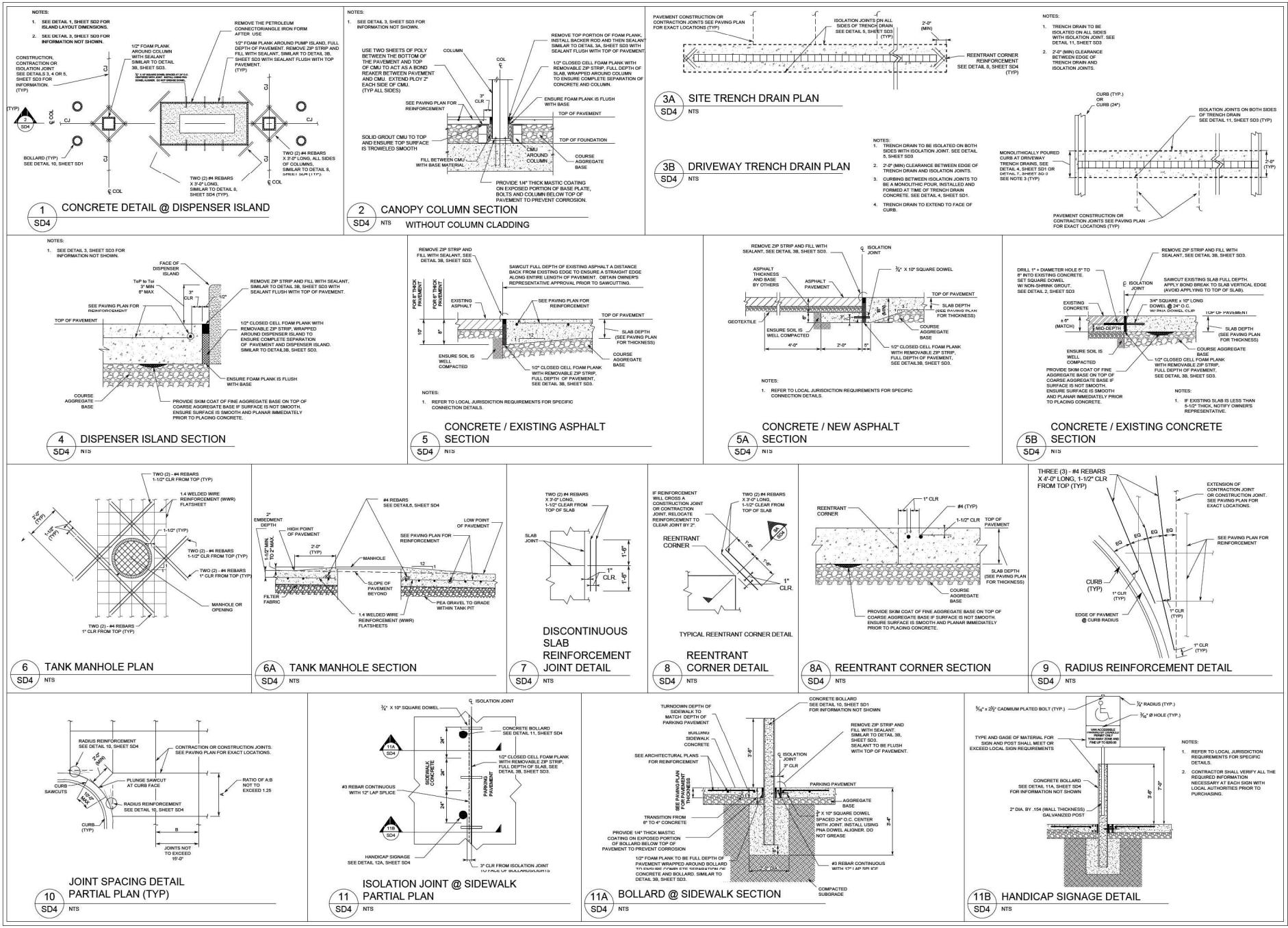


4 SD3 — CONSTRUCTION JOINT PARTIAL PLAN DETAIL — NTS



4C SD3 — CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL — NTS


ISOLATION JOINT
TANK OR DUMSTER PAVEMENT
PAVEMENT
ENSURE PNA DOWEL ALIGNER IS USED IN FORM
ISOLATION JOINT REMOVE ZIP STRIP AND FILL WITH JOINT SEALANT, SEE DETAIL 9B, SHEET SD3.
3/4" X 10" SQUARE DOWEL SPACED AT 24" O.C. CENTERED WITH JOINT. INSTALL USING PNA DOWEL ALIGNER. DO NOT GREASE DOWEL.
NOTE:
1. THE EDITION ABSORBS TIC TAC OR DUMPSTER PAD PAVEMENT WILL BE PLACED PRIOR TO THE THINNER MAIN PAVEMENT.
PNA SQUARE DOWEL CLIP ON TOP OF SQUARE BAR TO ISOLATE CONCRETE FROM BAR. ENSURE DOWEL CLIP FITS TIGHT WITH FACE OF CONCRETE. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM
2" CLR
TOP OF PAVEMENT
TANK OR DUMPSTER SLAB DEPTH = D (SEE PAVING PLAN FOR THICKNESS)
D2
SLAB DEPTH (SEE PAVING PLAN FOR THICKNESS)
12"
6" MIN. BASE (SEE PAVING PLAN EXACT THICKNESS)
COARSE AGGREGAT



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(770) 431-7600

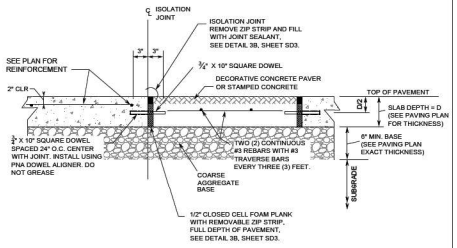
GENERAL DETAILS

1692 - WILDWOOD EDO

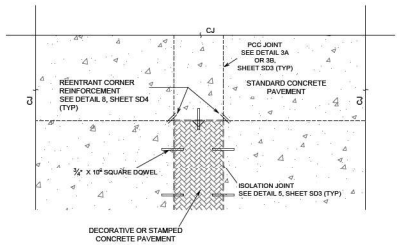
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD4	2025/05/16 7:02 AM
SHEET NO.	VERSION

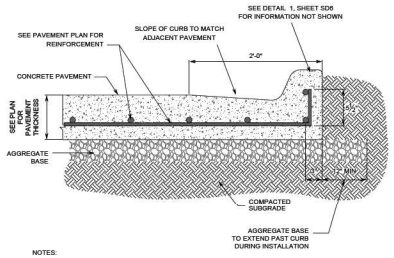
NO. DATE



1 SD5 DECORATIVE PAVER SECTION DETAIL
NTS



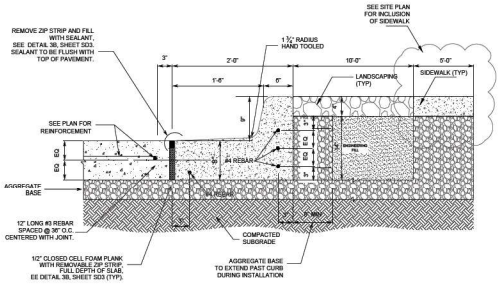
2 SD5 DECORATIVE PAVER PARTIAL PLAN
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

3 SD5 MONOLITHIC CURB (L-BACK) DETAIL
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.
6. DETAIL ONLY TO BE USED FOR THE BACK CURB OF TRUCK PARKING AREAS, NOT ALONG THE SIDES

4 SD5 TRUCK PARKING CURB
NTS

NO.	DATE

TYLER COUNTS LICENSE No 99035 STATE OF FLORIDA PROFESSIONAL ENGINEER

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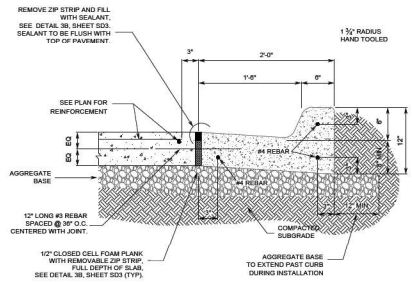
GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

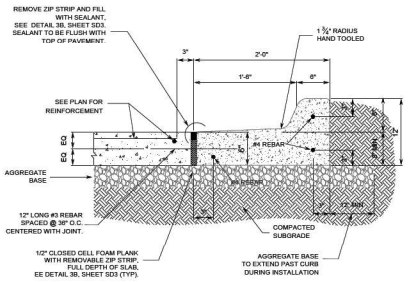
DRAWN BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD5	2025/05/16 7:02 AM
SHEET NO.	VERSION



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

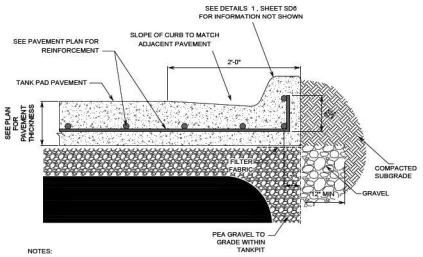
1 SD6 CATCH CURB [24"] DETAIL @ CONCRETE SLAB NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

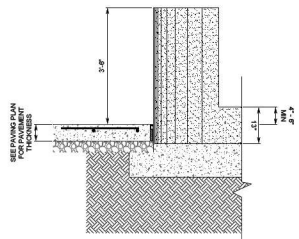
2 SD6 SHED CURB [24"] DETAIL @ CONCRETE SLAB NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.
5. USE THIS CURB TYPE WHEN TANK ARE ADJACENT TO CURB IN EDO AREA

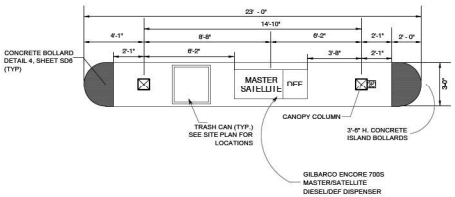
3 SD6 TANK AREA CURB DETAIL NTS



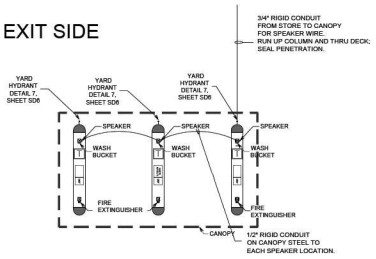
NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL, COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

4 SD6 DIESEL CANOPY BOLLARD DETAIL NTS



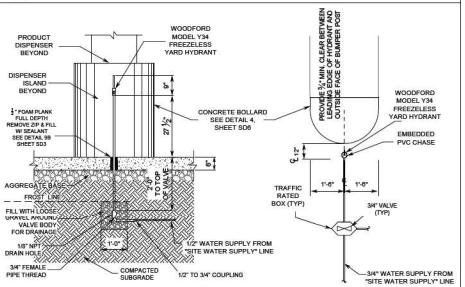
5 SD6 EDO DISPENSER ISLAND DETAIL NTS



NOTES:

1. SINGLE ROW OF EIGHT (8) DOUBLE COLUMN MPD'S.
2. SEVEN (7) FUELING POSITIONS.
3. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.

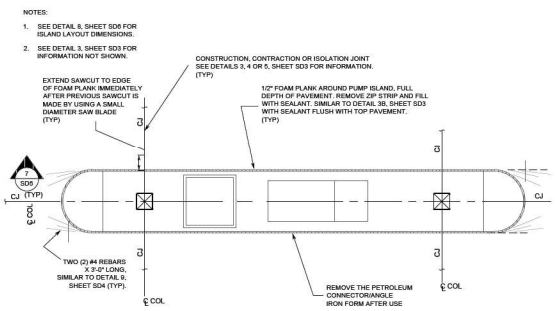
6 SD6 EDO CANOPY ACCESSORIES LAYOUT NTS



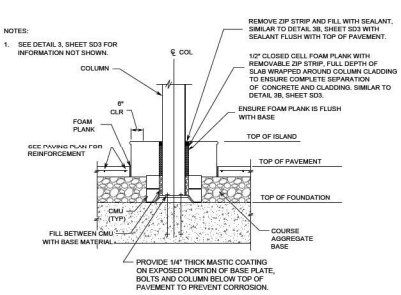
NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

7 SD6 YARD HYDRANT DETAIL NTS



8 SD6 CONCRETE DETAIL @ DISPENSER ISLAND NTS



9 SD6 CANOPY COLUMN SECTION NTS WITH COLUMN CLADDING

NO.	DATE

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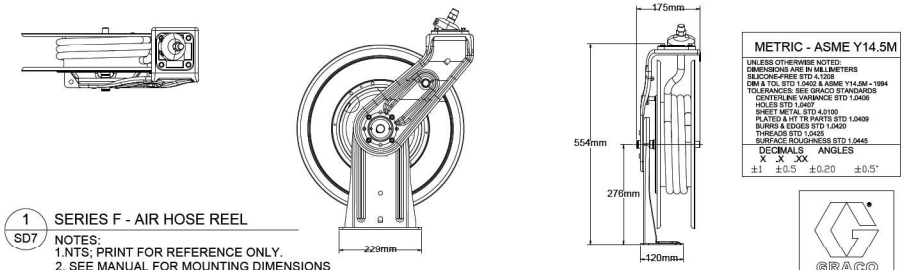
GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD6	20250516 7:32 AM
SHEET NO.	VERSION

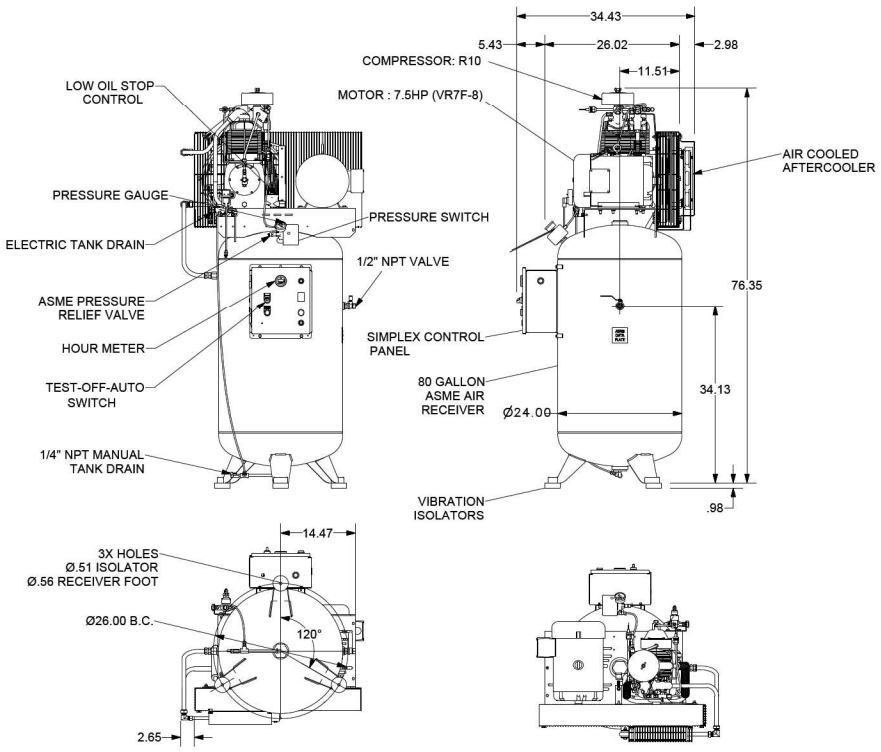


METRIC - ASME Y14.5M
UNLESS OTHERWISE NOTED: DIMENSIONS ARE IN MILLIMETERS SILICONE-FREE STD 4.7208 DIM & TOL STD 1.0402 & ASME Y14.5M - 1994 TOLERANCES: SEE GRACO STANDARDS CENTERLINE VARIANCE STD 1.0406 HOLES STD 1.0407 SHEET METAL STD 4.0100 PLATED & HT TR PARTS STD 1.0409 BURRS & EDGES STD 1.0420 THREADS STD 1.0425 SURFACE ROUGHNESS STD 1.0445
DECIMALS X .X .XX ±1 ±0.5 ±0.20 ±0.5° ANGLES

GRACO

1 SD7 SERIES F - AIR HOSE REEL

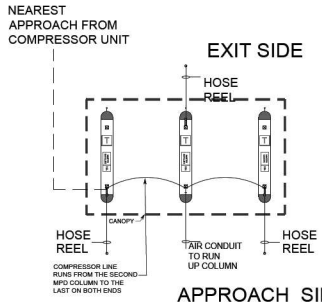
NOTES:
1.NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS



2 SD7 0800-OUTLINE-BARE UNIT, 80GL ELECTRIC

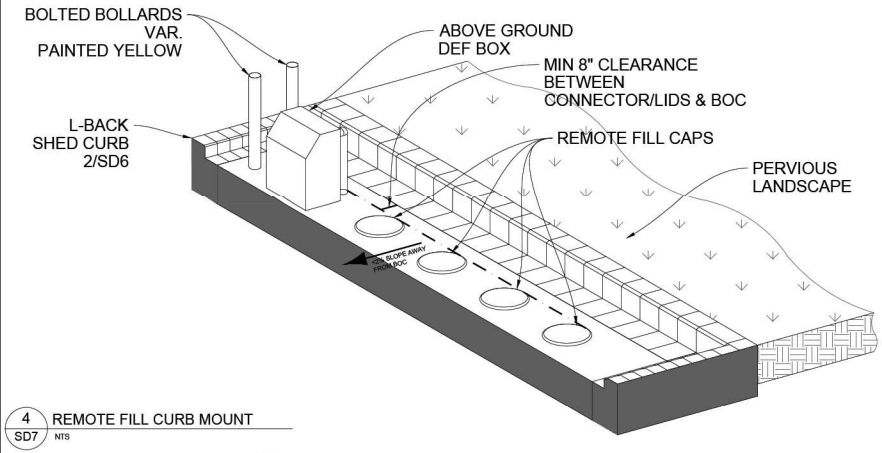
NOTES:
1. NTS
2. SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
3. ALL DIMENSIONS ARE IN INCHES.

FINISH OF CHAMFERS AND FILLETS TO CONFORM TO ROUGHEST ADJACENT AREA. SURFACE ROUGHNESS MAXIMUM PER ASME B46.1. FULL THREAD DEPTHS ARE MINIMUM.	CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF GARDNER DENVER, INC. IT IS NOT FOR PUBLIC DISCLOSURE. POSSESSION OF THE INFORMATION DOES NOT CONVEY ANY RIGHT TO LOAN, SELL OR DISCLOSE THE INFORMATION. UNAUTHORIZED REPRODUCTION OR USE OF THE INFORMATION IS PROHIBITED. THIS DOCUMENT IS TO BE RETURNED TO GARDNER DENVER, INC. UPON THE COMPLETION OF THE PURPOSE FOR WHICH IT IS LOANED OR UPON REQUEST.
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOL. ON DECIMALS: .X = ± .05 TOL. ON DECIMALS: .XX = ± .02 TOL. ON DECIMALS: .XXX = ± AS SPECIFIED TOL. ON ANGLES: = ±1°-30'	DIMENSIONING AND TOLERANCING PER ASME Y14.5-2009 THREADS PER ASME B1.1 GAGING SYSTEM 21 U.O.S., ANSI B1.20.1 & B1.20.3
THIRD ANGLE PROJECTION	Gardner Denver



3 SD7 EDO CANOPY - AIR COMPRESSOR/HOSE LAYOUT

NOTES:
1. NTS
2. HOSE REEL LOCATION ALTERNATES FROM TO APPROACH SIDE
3. REFERENCE 6 SD6 FOR ALL OTHER ACCESSORY LAYOUTS



4 SD7 REMOTE FILL CURB MOUNT
NTS

USTC SUPREME TRAFFIC LINE MARKING PAINT, YELLOW

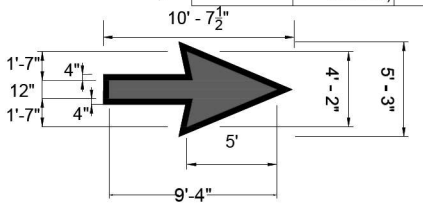
USTC SUPREME TRAFFIC LINE MARKING PAINT, BLACK



STRIPING WIDTHS		
	YELLOW BAND	BLACK OUTLINE
PARKING LINE	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"

5 SD7 TRUCK COURT PAINT SPEC
NTS

NOTE:
- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL; IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE



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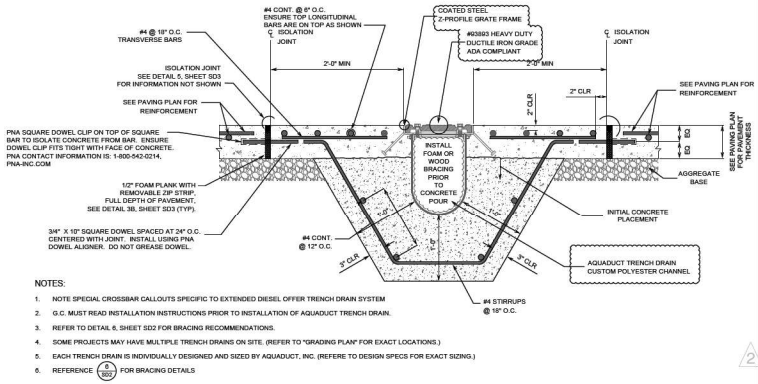
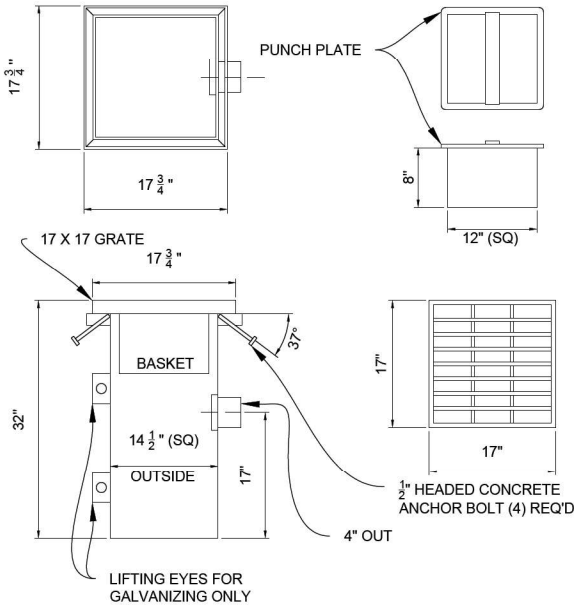


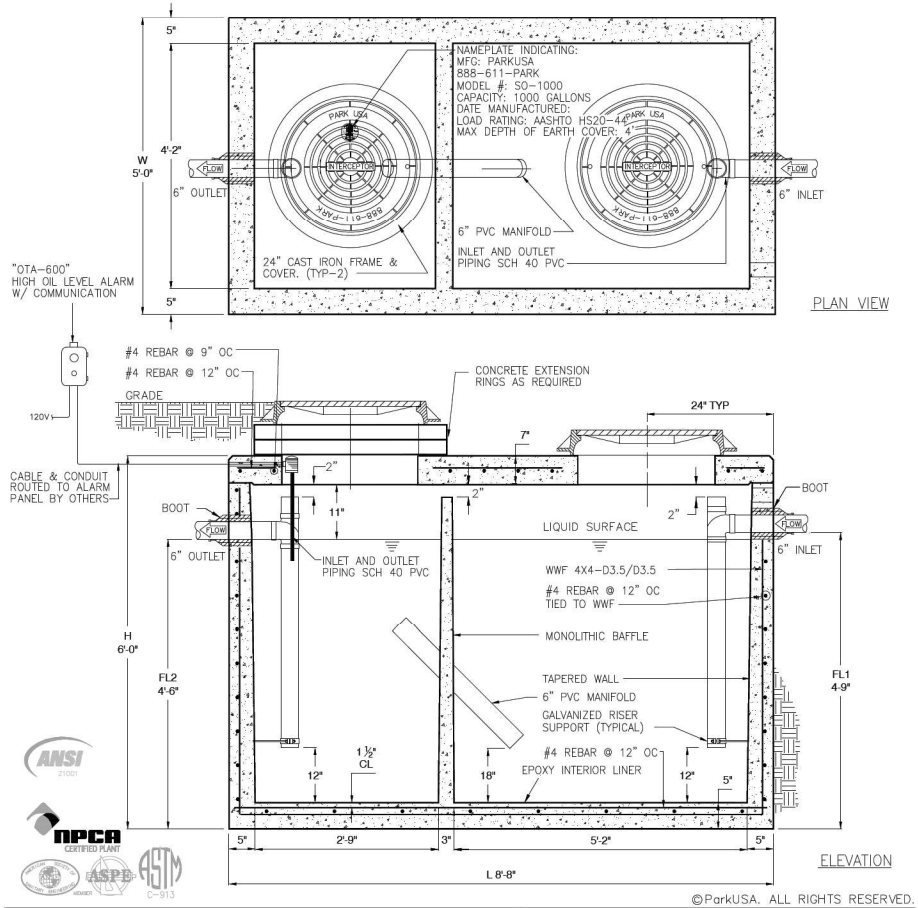
NOTES:

1. NOTE SPECIAL CROSSBAR CALLOUTS SPECIFIC TO EXTENDED DIESEL OFFER TRENCH DRAIN SYSTEM
2. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
3. REFER TO DETAIL 8, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)
6. REFERENCE (6 / 802) FOR BRACING DETAILS

1 SD8 TYP. CONCRETE DETAIL FOR RT EXTENDED DIESEL OFFER AQUADUCT CUSTOM 8" TRENCH DRAIN SYSTEM
NTS



2 SD8 DIESEL ISLAND CATCH BASIN (TYP.)
NTS



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SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS IS MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 13,250 LBS. CONCRETE MATERIAL REQUIREMENTS SHALL COMPLY WITH THE "MATERIALS AND MANUFACTURERS SECTION OF ASTM C1613"

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING. REBAR #4, WWF 4X4-D3.5/D3.5

C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 1500 GALLONS. MANUFACTURER SHALL PROVIDE ENGINEER CERTIFIED SUBMITTAL DRAWINGS UPON REQUEST UPON REQUEST. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

NOTES:

1. Contractor to place OTA-600 alarm within 500 feet of oil water separator. CAT-5 cable to be run from building data closet to alarm location, the maximum length of the CAT-5 cable is 350 feet.

888.611.PARK
www.parkusa.com
PARK USA
DESIGN FOR WATER

SAND/OIL TRAP SO-1000
MODEL SIZE 1,000 GALLONS

3 SD8 OIL WATER SEPERATOR
IF PARKUSA OIL TRAP UNAVAILABLE, COORDINATE WITH LPM FOR EQUIVALENT

NO.	DATE
1	9/30/2024

REVISED SHEET FRAME
CITY OF PALMETTO FIRE

This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

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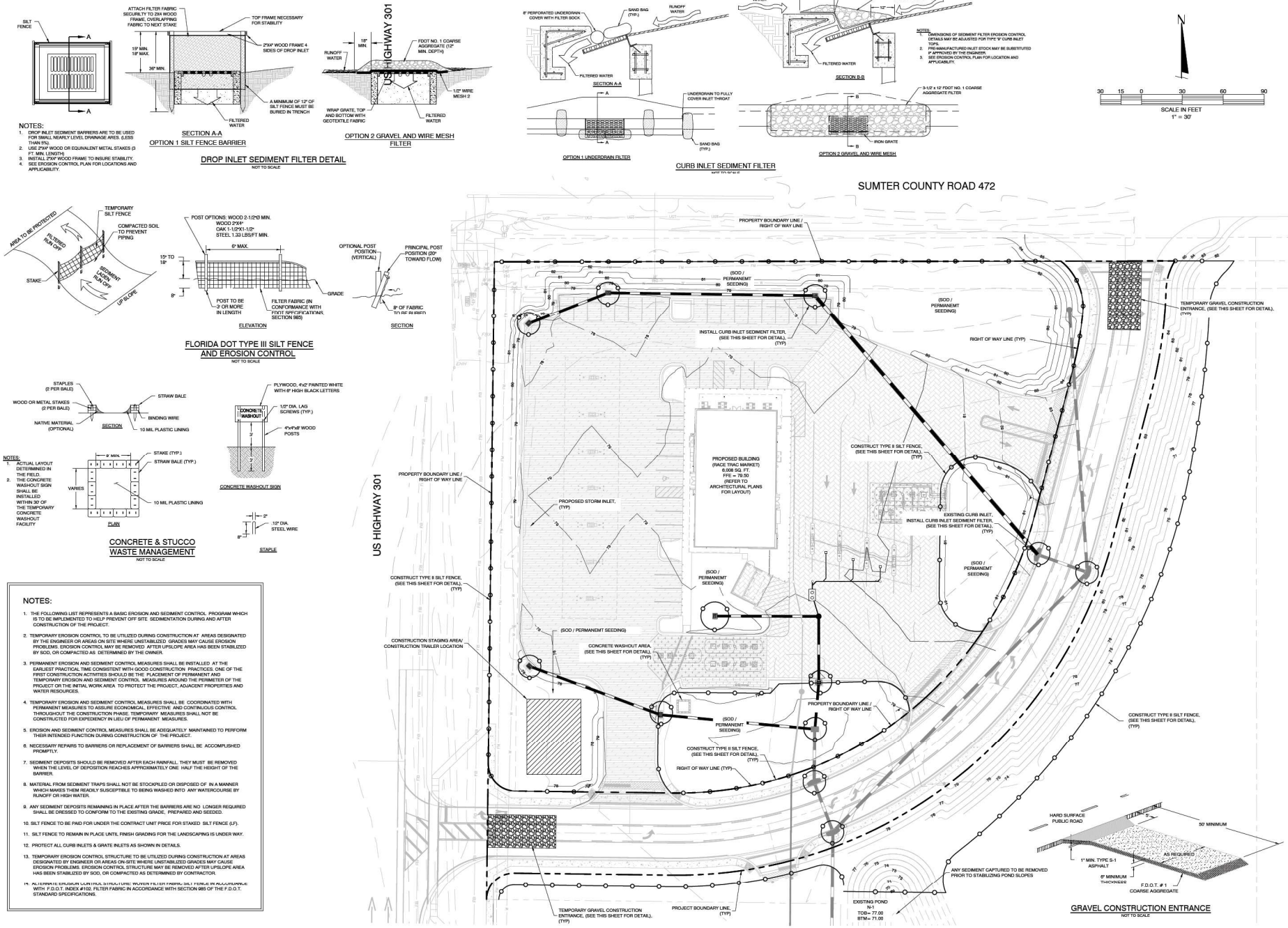
RaceTrac.
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD8	20250516 7:02 AM
SHEET NO.	VERSION


SILT FENCE
A
A
ATTACH FILTER FABRIC SECURELY TO 2X4 WOOD FRAME, OVERLAPPING FABRIC TO NEXT STAKE
TOP FRAME NECESSARY FOR STABILITY
2"X4" WOOD FRAME 4 SIDES OF DROP INLET
19" MIN. 19" MAX.
36" MIN.
A MINIMUM OF 12" OF SILT FENCE MUST BE BURIED IN TRENCH
FILTERED WATER
SECTION A-A
OPTION 1 SILT FENCE BARRIER
US HIGHWAY 301
18" MIN.
RUNOFF WATER
FDOT NO. 1 COARSE AGGREGATE (12" MIN. DEPTH)
1/2" WIRE MESH 2
WRAP GRATE, TOP AND BOTTOM WITH GEOTEXTILE FABRIC
FILTERED WATER
OPTION 2 GRAVEL AND WIRE MESH FILTER
DROP INLET SEDIMENT FILTER DETAIL
NOT TO SCALE
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREA. (LESS THAN 5%).
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH)
3. INSTALL 2"X4" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.
8" PERFORATED UNDERDRAIN COVER WITH FILTER SOCK
SAND BAG (TYP.)
RUNOFF WATER
FILTERED WATER
SECTION A-A
UNDERDRAIN TO FULLY COVER INLET THROAT
SAND BAG (TYP.)
OPTION 1 UNDERDRAIN FILTER
RUNOFF WATER
12"
1/2" WIRE MESH
FDOT NO. 1 COARSE AGGREGATE FILTER
RUNOFF WATER
12"
FILTERED WATER
SECTION B-B
3-1/2" x 12" FDOT NO. 1 COARSE AGGREGATE FILTER
IRON GRATE
OPTION 2 GRAVEL AND WIRE MESH
CURB INLET SEDIMENT FILTER
NOT TO SCALE
NOTES:
1. DIMENSIONS OF SEDIMENT FILTER EROSION CONTROL DETAILS MAY BE ADJUSTED FOR TYPE "S" CURB INLET TOPS.
2. PRE-MANUFACTURED INLET STOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
3. SEE EROSION CONTROL PLAN FOR LOCATION AND APPLICABILITY.
N
30 15 0 30 60 90
SCALE IN FEET
1" = 30'
AREA TO BE PROTECTED
TEMPORARY SILT FENCE
FILTERED RUN OFF
COMPACTED SOIL TO PREVENT PIPING
STAKE
SEDIMENT LADEN RUN OFF
UP SLOPE
POST OPTIONS: WOOD 2-1/2"Ø MIN. WOOD 2"X4" OAK 1-1/2"X1-1/2" STEEL 1.33 LBS/FT MIN.
6" MAX.
15" TO 18"
8"
POST TO BE 3' OR MORE IN LENGTH
FILTER FABRIC (IN CONFORMANCE WITH FDOT SPECIFICATIONS, SECTION 985)
GRADE
ELEVATION
OPTIONAL POST POSITION (VERTICAL)
PRINCIPAL POST POSITION (20° TOWARD FLOW)
8" OF FABRIC TO BE BURIED
SECTION
FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL
NOT TO SCALE
STAPLES (2 PER BALE)
WOOD OR METAL STAKES (2 PER BALE)
NATIVE MATERIAL (OPTIONAL)
STRAW BALE
BINDING WIRE
10 MIL PLASTIC LINING
SECTION
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY
2' MIN.
STAKE (TYP.)
STRAW BALE (TYP.)
VARIES
10 MIL PLASTIC LINING
PLAN
PLYWOOD, 4'x2' PAINTED WHITE WITH 6" HIGH BLACK LETTERS
CONCRETE WASHOUT
1/2" DIA. LAG SCREWS (TYP.)
4"x4"x8' WOOD POSTS
3'
3'
CONCRETE WASHOUT SIGN
2"
1/2" DIA. STEEL WIRE
8"
STAPLE
CONCRETE & STUCCO WASTE MANAGEMENT
NOT TO SCALE
NOTES:
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN IN DETAILS.
13. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
14. ALTERNATE EROSION CONTROL STRUCTURE WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH F.D.O.T. INDEX #102. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.
SUMTER COUNTY ROAD 472
US HIGHWAY 301
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE
(SOD / PERMANEMT SEEDING)
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, (SEE THIS SHEET FOR DETAIL), (TYP)
INSTALL CURB INLET SEDIMENT FILTER, (SEE THIS SHEET FOR DETAIL), (TYP)
RIGHT OF WAY LINE (TYP)
CONSTRUCT TYPE II SILT FENCE, (SEE THIS SHEET FOR DETAIL), (TYP)
PROPOSED BUILDING (RACE TRAC MARKET) 6,008 SQ. FT. FFE = 79.00 (REFER TO ARCHITECTURAL PLANS FOR LAYOUT)
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE
PROPOSED STORM INLET, (TYP)
EXISTING CURB INLET, INSTALL CURB INLET SEDIMENT FILTER, (SEE THIS SHEET FOR DETAIL), (TYP)
CONSTRUCT TYPE II SILT FENCE, (SEE THIS SHEET FOR DETAIL), (TYP)
CONSTRUCTION STAGING AREA/ CONSTRUCTION TRAILER LOCATION
CONCRETE WASHOUT AREA, (SEE THIS SHEET FOR DETAIL), (TYP)
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE
CONSTRUCT TYPE II SILT FENCE, (SEE THIS SHEET FOR DETAIL), (TYP)
RIGHT OF WAY LINE (TYP)
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, (SEE THIS SHEET FOR DETAIL), (TYP)
PROJECT BOUNDARY LINE, (TYP)
EXISTING POND N-1 TOB= 77.00 BTM= 71.00
ANY SEDIMENT CAPTURED TO BE REMOVED PRIOR TO STABILIZING POND SLOPES
HARD SURFACE PUBLIC ROAD
50' MINIMUM
1" MIN. TYPE S-1 ASPHALT
AS REQUIRED
6" MINIMUM THICKNESS
F.D.O.T. # 1 COARSE AGGREGATE
GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE
NO. DATE
1 UPDATED & ADDED PHASES INFORMATION 12-5-24
TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER
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RaceTrac.
RACETRAC, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 431-7600
EROSION CONTROL PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY
DRAWN-BY JTHOMAS
DATE 9/30/2024
SCALE 1"=30'
DRAWING NAME: 11 EROSION.dwg
EC-1
SHEET NO. VERSION

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, AS WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CONVEYING POTABLE WATER. THE PIPE SHALL BE CONNECTED BY BELL-AND-SPIGOT 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 DR18, AS AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE AWWA C-900 DR-14, AND 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 PIPE 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 (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 ENDOPURE ONLY, BLUE WITH VIRGIN CLEAR CENTER

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.01-83 (AWWA C151-88) – LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 50,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SEAL COATED. 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, AND 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 A2360 SERIES OR C) FLOWMASTER SERIES OR APPROVED EQUAL.

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

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, C) FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 3" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES TS 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 FB1100-4-NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES TS 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-4-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 "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. CONSTRUCTION SHALL CONSIST OF A TEE, VALVE AND VALVE BOX AS SHOWN ON THE DETAIL DRAWINGS. 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 METER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:

DUAL BOX – DFW ROTEC #2MF BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE ANY LOCATION OPTION.

SINGLE BOX – DFW ROTEC #2MF BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE ANY LOCATION OPTION.

ALL METER 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 APPROVAL.

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. AND THE PIPE SHALL BE LAID 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.

MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE AND/OR ALIGNMENT CHANGES AND AT ALL WYES, TEES, CAPS, VALVES AND REDUCERS.

MECHANICAL JOINTS GREATER THAN 7° IN DEPTH SHALL BE RESTRAINED WITH 2"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 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 CONNECTED TO THE TAP WITH BRASS COMPRESSION FITTINGS AND A COMPRESSION 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 RAISED TO GRADE AND THE VALVE BOX PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE VALVE BOX SHALL BE PLUMB AND CENTERED ON THE VALVE AND SHALL NOT TRANSMIT SHOCK TO THE VALVE. IT 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

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 PRESSURE–TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THAT 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 LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THAT 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 LOCATED SO BOTH JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. IF 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 9 OF CHAPTER 62–610, F.A.C. AND AT LEAST 10' FROM ALL JOINTS IN GRAVITY–TYPE SANITARY SEWER LINES, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART 9 OF CHAPTER 62–610, F.A.C.

(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 ALIGNED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR STRUCTURE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 6' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND EXTENDS LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PVC OR DUCTILE–IRON 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 NON 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 GRAVITY–TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER UNDER PART II OF CHAPTER 62–610, F.A.C.

(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. WHERE LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 3', A DEVIATION IN HORIZONTAL SEPARATION 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 LINE PRESSURE TESTED. THE CONTRACTOR SHALL CONTACT THE UTILITY TO INCLUDE THE VALVE BOX COVER AT THE POINT OF CONNECTION AND FILL THE LINE WITH WATER. THE LINE SHALL BE CLOSED AND LOADED AFTER LINE FILLING AND THE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. AND AT LEAST 10' FROM ALL JOINTS IN GRAVITY–TYPE SANITARY SEWER LINES, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

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 SYSTEM, THE ENTIRE SYSTEM SHALL BE FILLED WITH WATER AND A PRESSURE OF 150 PSI SHALL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH "PC 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 VALUE TO VALUE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE.

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 TAMPED OR PUDDLED AS NECESSARY TO PREVENT SETTLEMENT OF THE BACKFILLED MATERIAL 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, AND SUFFICIENTLY MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE RESURFACED SHALL BE PLACED AND SHALL BE 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 AND TO INSPECT CONNECTIONS AND OPERATE VALVES AND HYDRANTS. THE SYSTEM SHALL BE FLUSHED AND THEN FILLED WITH A SOLUTION CONTAINING 50 MG/L OF AVAILABLE CHLORINE. THE 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 CONTRACTOR'S WORK, THE CONTRACTOR SHALL BE REQUIRED TO REPEAT THE TESTS 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 VALVE BOX COVER 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.

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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 TAMPED OR PUDDLED AS NECESSARY TO PREVENT SETTLEMENT OF THE BACKFILLED MATERIAL ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

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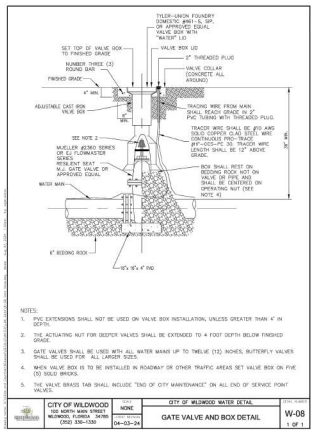
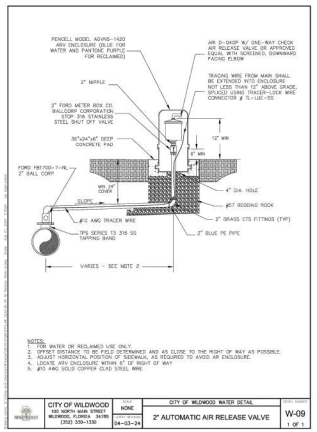
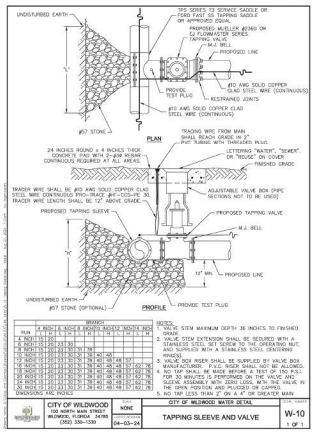


CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DATE: 04-03-24	DETAIL NUMBER: W-08 1 OF 1
		GATE VALVE AND BOX DETAIL		

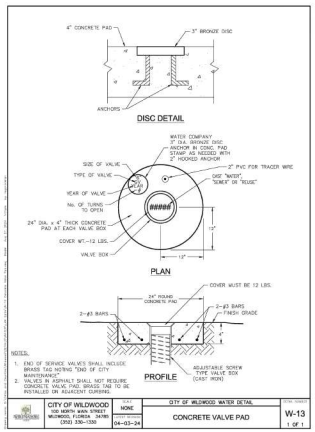


CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DATE: 04-03-24	DETAIL NUMBER: W-09 1 OF 1
		2" AUTOMATIC AIR RELEASE VALVE		

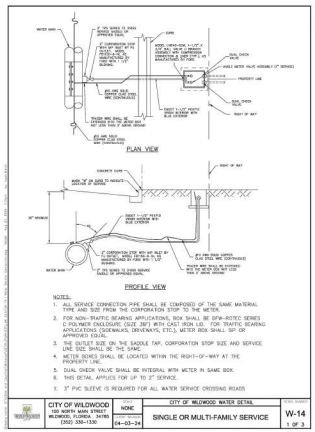


CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DATE: 04-03-24	DETAIL NUMBER: W-10 1 OF 1
		TAPPING SLEEVE AND VALVE		

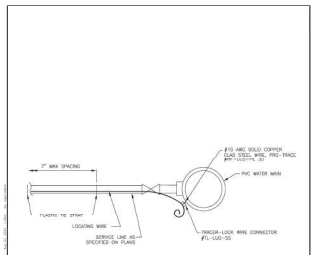
RUN	A	B	C	D	E	F	G	H	I	J	K	L
4" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
6" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
8" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
10" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
12" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
16" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
20" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
24" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
30" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62
36" INCH	15	20	21	9.5	15	16	40	48	48	18	57	62



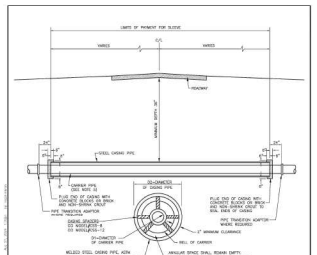
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DATE: 04-03-24	DETAIL NUMBER: W-13 1 OF 1
		CONCRETE VALVE PAD		



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DATE: 04-03-24	DETAIL NUMBER: W-14 1 OF 3
		SINGLE OR MULTI-FAMILY SERVICE		



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DATE: 04-03-24	DETAIL NUMBER: W-15 1 OF 1
		LOCATING WIRE DETAIL		


LIMITS OF PAVMENT FOR SLEEVE
VARIES
6'A
ROADWAY
MINIMUM WIDTH 36"
2'-0"
2'-0"
1'-0"
1'-0"
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, AS SHOWN ON THE PLANS AND AS SPECIFIED HEREIN. ALL MATERIALS FURNISHED AND USED IN THE WORK SHALL ALSO INCLUDE SUCH CONNECTIONS, INTERCONNECTIONS, 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 35 OR GREATER FOR DEPTHS LESS THAN 15' THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 15'. 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 CDATED 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 PARKER PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PPG-PPS&GS.

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 CODE– 44 THE BASE OF GNC GALLON PER 100 SQ.FT. THE WATERPROOFING MATERIALS SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. THE SHALL BE ALLOWED TO DRY FOR NOT LESS THAN 24 HOURS BEFORE THE SECOND COAT IS APPLIED. THE SECOND COAT SHALL BE APPLIED IN THE SAME MANNER AS 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 UNSUITABLE FOR THE USE SPECIFIED. CASTINGS SHALL BE TRUE TO PATTERN AND SHALL BE TESTED AND SUBJECTED TO A CASTELL 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 THE LATTER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN H20–44 LOADING AS PER AASHTO STANDARDS. MANHOLE FRAMES AND COVERS SHALL BE MACHINED TO GIVE A BEARING SURFACE TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE DATE 08–20–24	CITY OF WILDWOOD SEWER DETAIL	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. 125.4 BLASTING – 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 SHALL 4' BELOW FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180. WHERE THIS CONSTRUCTION IS CUTTING THROUGH EXISTING PAVEMENT THE MATERIAL 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 AT THE EXPENSE OF THE CONTRACTOR AT EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 LF, 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 THE WEATHER IS UNSUITABLE FOR THE WORK, EXCEPT BY SPECIAL PERMISSION. WHEN 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 INSTALLATION 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 OR SOCKET. AT THE CLOSE OF EACH DAY'S WORK, AND AT ALL TIMES WHEN THE WORK IS NOT BEING DONE, THE OPEN ENDS 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.

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SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS NEAR TO VERTICAL AS PRACTICABLE AND WITH THE INVERT OF THE BRANCH AT THE SAME ELEVATION AS THE SEWERS 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. DISH 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 WITH WHICH THEY SHALL BE WATER–TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

IN 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 PLANS OR BY THE ORDINANCE. 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 DEFECTIVE WORK SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. TESTS SHALL BE MADE BY THE CONTRACTOR WHO SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPLETION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTION, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE MADE BY PASSING A LIGHT BULB BETWEEN MANHOLES. AT THE DISCRETION OF THE ENGINEER, EACH SECTION OF SEWER LINE 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. FULL PIPE SHALL SHALL BE PULLED THROUGH EACH SECTION OF SEWER LINE. IMMEDIATELY AFTER WHICH BACKFILL AND COMPACTION 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 MAKE THE CORRECTIONS AS DIRECTED.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW–PRESSURE AIR TEST IN FOR IN FLOW INFILTRATION 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 SHALL PERFORM THE TESTS IN THE PRESENCE OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. THE ENGINEER SHALL CALCULATE THE MINIMUM TIME REQUIRED FOR EACH TEST ON EACH SECTION OF LINE AND SHALL DO 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 SECTIONS AND REPAIR OR REPLACE THE DEFECTIVE PIPE, FITTING, JOINT OR OTHER APPURTENANCE AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RETEST THE REPAIRED SECTION. 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 AND MORE THAN 0.25" OF SAG SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

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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 PRE–CAST CONCRETE SHALL BE COATED WITH THE MIXED PLASTIC JOINT SEALER AS TO "DRAINBOARD" HOME AND SCRAPED SMOOTH INSIDE AND OUTSIDE TO THE PREFORMED GROOVE. HOLLOWS IN THE SECTIONS REQUIRED FOR HANDLING AND THE ANNULAR SPACE AROUND THE INLET OR OUTLET 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 AT 28 DAYS AND SHALL BE REINFORCED WITH TWO LAYERS OF WIRE MESH. NO PARTS SHALL 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, FILLING, 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. NO BRICK OR BLOCK WILL BE PERMITTED FOR THIS PURPOSE. WHERE THE MANHOLE IS IN A PAVED 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 COVER SHALL BE SET TO GRADE AND ADJUSTED AS NECESSARY TO CONFORM TO THE FINISH PAVEMENT GRADE. THE MANHOLE FRAME SHALL BE SET ON TWO 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 SMOOTHLY AND CONCAVE SHAPE TO SHEDDER BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE. THE AREA OUTSIDE THE MANHOLE 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 AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL USE CARE IN FORMING THE FLOW CHANNELS 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 CORNER 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.

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A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO THE MANHOLE WALL. THE CONNECTOR SHALL BE CAPABLE OF ACCOMMODATING UP TO 7° OF DEFLECTION, A FLEXIBLE WATER–TIGHT SEAL OF THE PIPE TO THE MANHOLE. NO REMOVERS 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 D412 AND CONSIST OF STYRN AND ELASTOMERS RESISTANCE TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, AND CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE OILS. THE CONNECTOR SHALL BE EQUIPPED WITH A STAINLESS STEEL BAND. THE BAND 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 SHALL BE CAPABLE OF TIGHTENING THE BAND TO A MINIMUM OF A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE PIPE MANUFACTURER'S SUPPLIER AND NOT TO EXCEED 60 FOOT–POUNDS. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY CUTTING THE EXPANDING CONNECTOR IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES ARE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES, UNLESS OTHERS DIRECT CORE DRILLING SHALL BE USED TO ENSU. 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 NEW WORK.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER–TIGHT JOINT USING CONSTRUCTION CEMENT OR "NET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "NO GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL. THE CONCRETE FLOOR SLAB AT THE BOTTOM OF THE MANHOLE SHALL BE CUT AWAY AS REQUIRED. THE FLOOR SHALL BE REPOURED 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 PAVEMENT SURFACE, SHALL BE ADJUSTED TO CONFORM TO THE FINISHED PAVEMENT SURFACE AS SHOWN 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 THE ENGINEER, AS EXISTED PRIOR TO THE BEGINNING OF THE WORK. THE REPLACEMENT 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 WITHIN THE RIGHT–OF–WAY OF ANY ROADWAY UNDER THE JURISDICTION 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 RIMS SHALL BE SET AT FINISHED GRADE. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLE SHALL BE DESIGNED AS EXTERNAL DROP CONNECTIONS.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT–OF–WAY TO THE GREATEST EXTENT POSSIBLE.
4. ALL MATERIALS 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.

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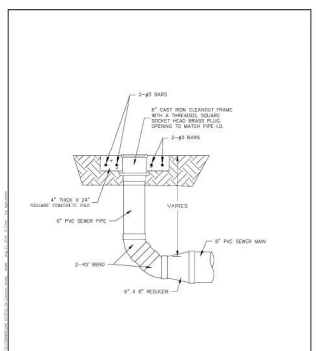
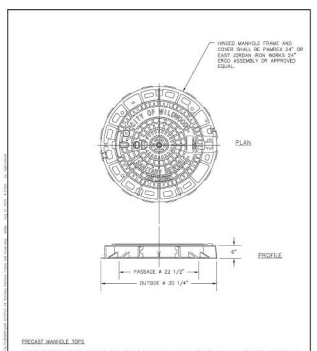
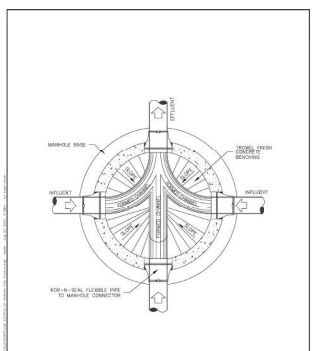
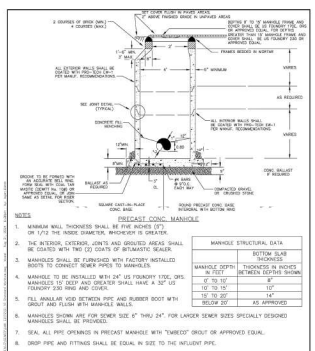


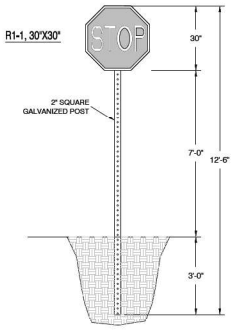






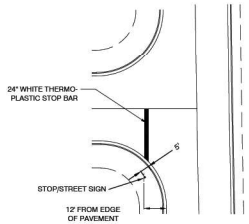
NOTES

1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER

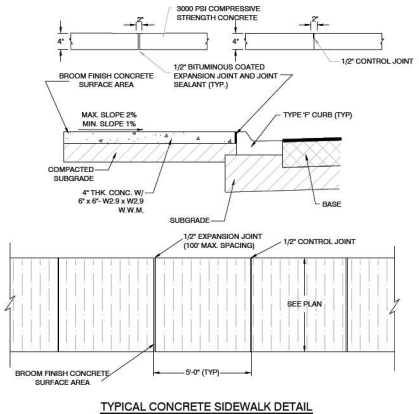


R1-1, 30"X30"
ON 2" SQUARE GALVANIZED POST

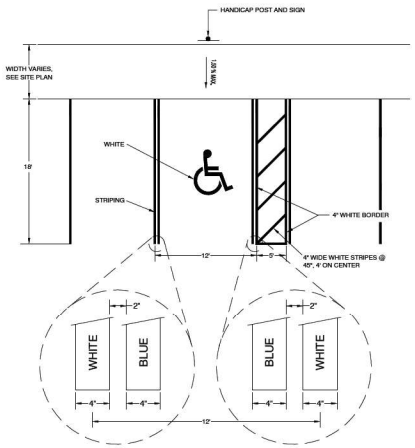
STOP SIGN DETAIL
NOT TO SCALE



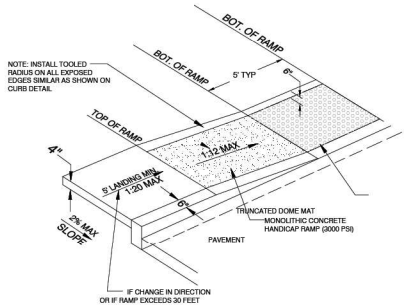
STOP SIGN & STOP BAR LOCATION DETAIL
NOT TO SCALE



TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE



HANDICAP PARKING STRIPING DETAIL
NOT TO SCALE



HANDICAP SIDEWALK RAMP DETAIL
NOT TO SCALE

NO.	DATE

This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

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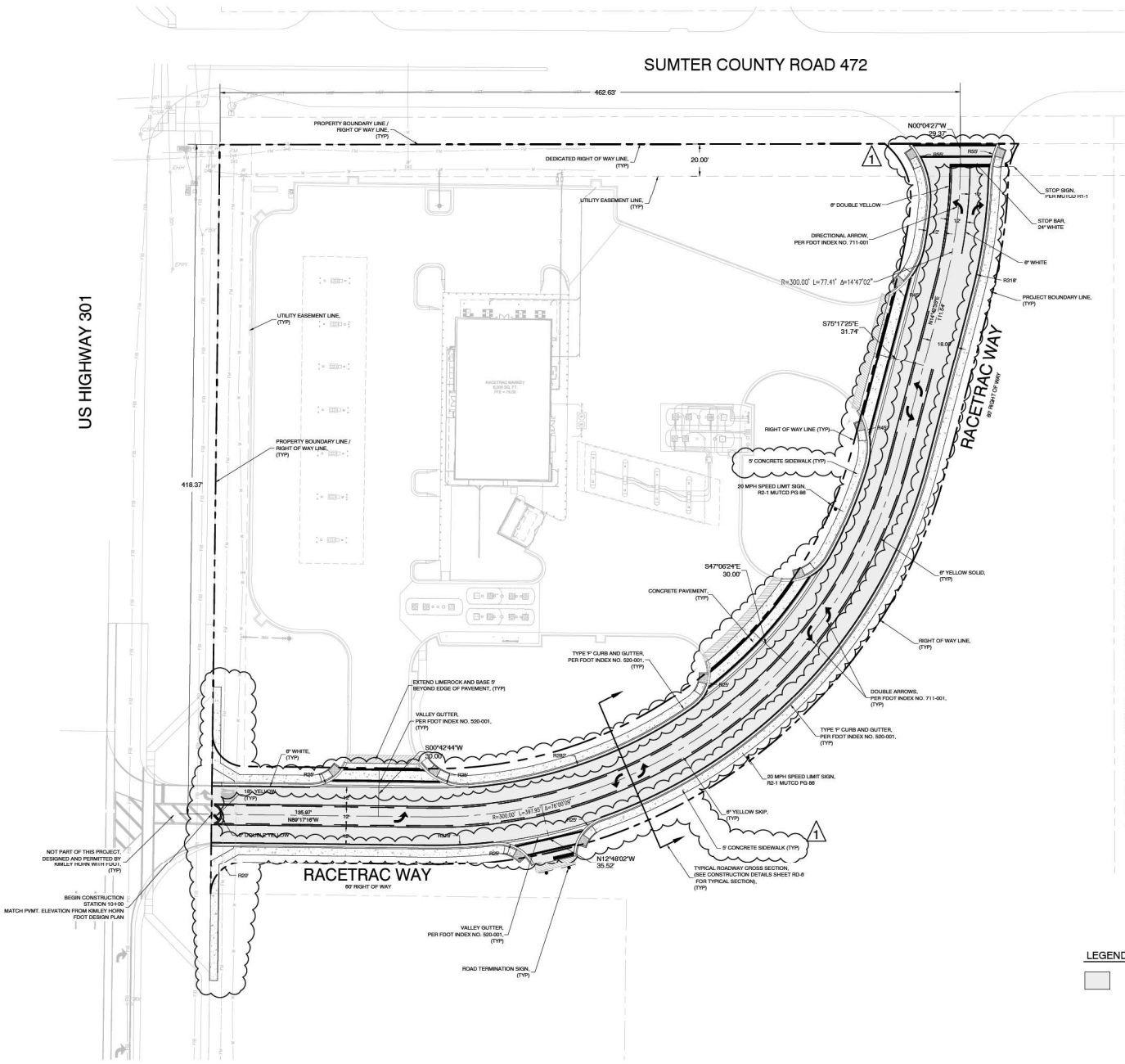
(770) 431-7600

GENERAL DETAILS

1692 - WILDWOOD EDO

US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
D4	2025/05/16 7:52 AM
SHEET NO.	VERSION



NOTE:

1. ROADWAY SHALL BE DEDICATED TO THE CITY OF WILDWOOD AFTER THE TWO-YEAR DEVELOPER MAINTENANCE PERIOD

TAX PARCEL ID = D20-120
PROPERTY OWNER = OXFORD CROSSINGS, LLC
ZONING = RM-10
LAND USE = RMU (RESIDENTIAL MIXED USE)
ACRES = 51.69

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 RUN S89°30'51"E A DISTANCE OF 134.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE RUN S00°42'10"W A DISTANCE OF 63.01 FEET TO A LINE THAT IS 50.00 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 472; THENCE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE RUN N89°25'33"E A DISTANCE OF 415.60 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°25'33"E A DISTANCE OF 83.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 43.00 FEET AND A CHORD BEARING AND DISTANCE OF S16°41'46"W, 22.51 FEET TO WHICH A RADIAL LINE BEARS N59°07'44"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'01", AN ARC DISTANCE OF 22.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°11'29", AN ARC DISTANCE OF 75.98 FEET TO THE POINT OF TANGENCY; THENCE S14°42'26"W A DISTANCE OF 111.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'09", AN ARC DISTANCE OF 437.74 FEET TO THE POINT OF TANGENCY; THENCE N89°17'16"W A DISTANCE OF 115.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'04", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE ALONG A NON-TANGENT LINE AND SAID EAST RIGHT-OF-WAY LINE RUN N00°42'10"E A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S44°17'33"E, 28.28 FEET TO WHICH A RADIAL LINE BEARS N89°17'50"W; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°02'28", AN ARC DISTANCE OF 31.41 FEET TO THE POINT OF TANGENCY; THENCE S89°17'16"E A DISTANCE OF 115.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'09", AN ARC DISTANCE OF 358.15 FEET TO THE POINT OF TANGENCY; THENCE N14°42'26"E A DISTANCE OF 111.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'58", AN ARC DISTANCE OF 44.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 43.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°55'35", AN ARC DISTANCE OF 42.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.02 ACRES, MORE OR LESS.

LEGEND

PROPOSED PAVEMENT, (SEE CONSTRUCTION SITE DETAILS SHEET FOR PAVEMENT SECTION)

BY	DATE	REVISIONS
KFM	5-15-25	RAI #4

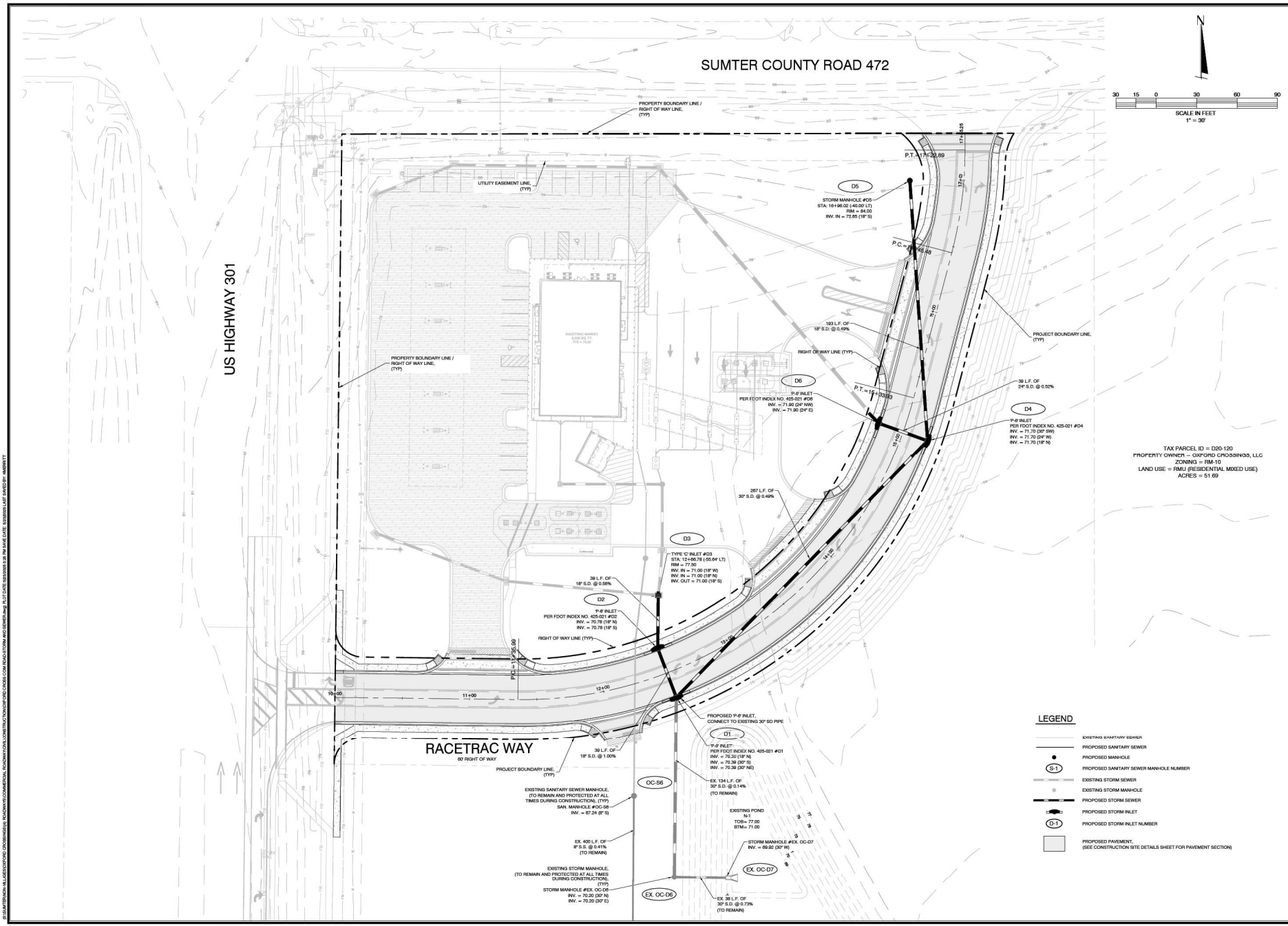
CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3139

OXFORD CROSSINGS COMMERCIAL ROADWAY WILDWOOD, FL
HORIZONTAL CONTROL AND GEOMETRY PLAN

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	007-OXFORD CROSS COM ROAD-SITE PLAN.dwg

This item has been digitally signed and sealed by Tim Clymer on the date adjoined to the seal. Signature must be verified on any electronic copies.

SHEET NUMBER RD-1



REVISIONS

BY	DATE

CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3739

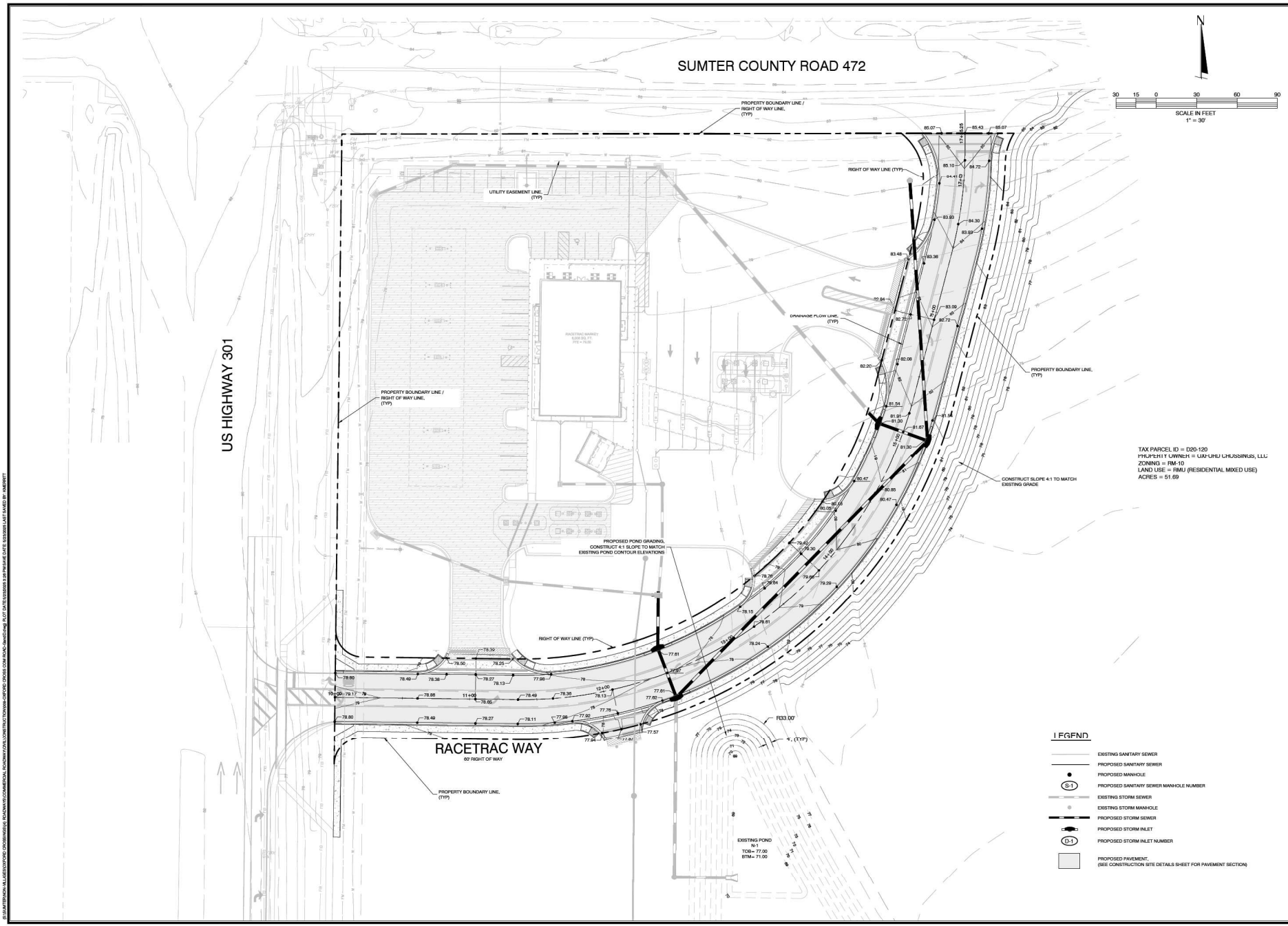
OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

STORM AND SANITARY SEWER PLAN

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	OXFORD CROSS COM ROAD-STORM AND SEWER.dwg

This item has been digitally signed and sealed by Tim Clymer on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET NUMBER RD-2



REVISIONS

BY	DATE

CLYMER FARMER BARLEY

CFB

CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3739

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

GRADING AND DRAINAGE PLAN

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	009-OXFORD CROSS COM ROAD-Used01.dwg

This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Printed copies must be verified on any electronic copies.

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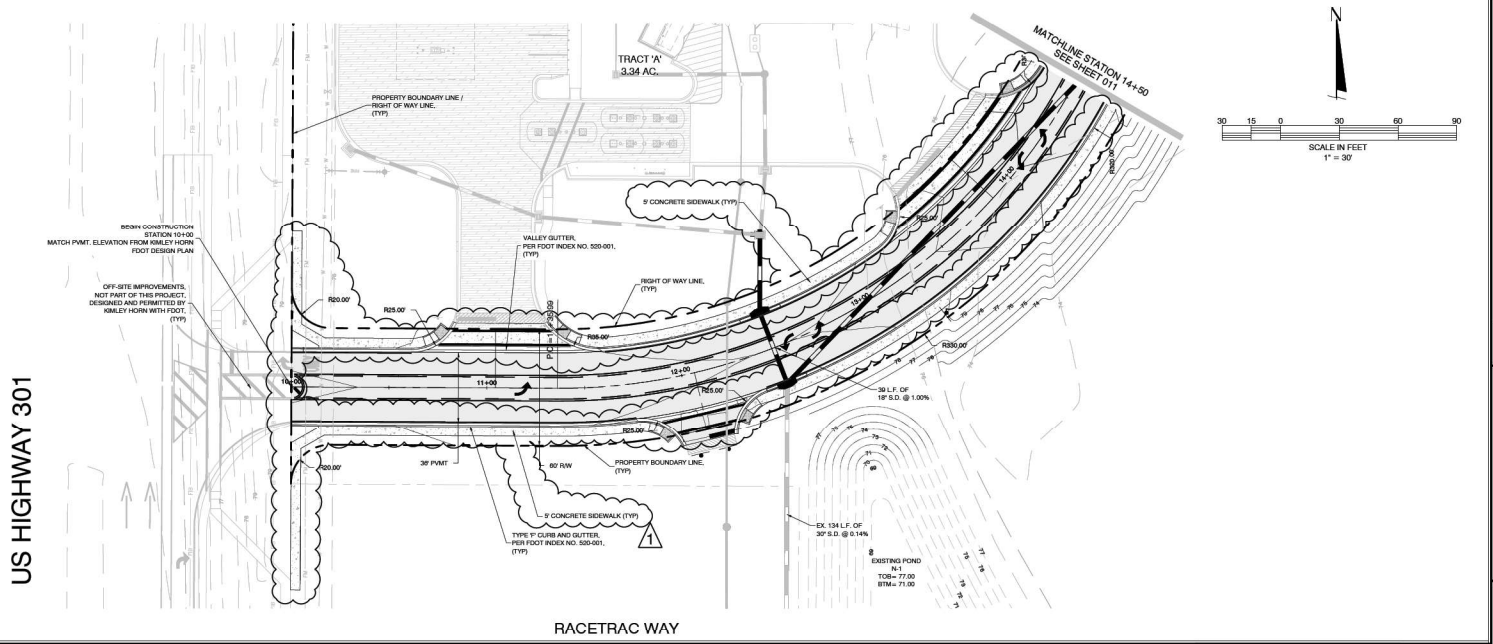
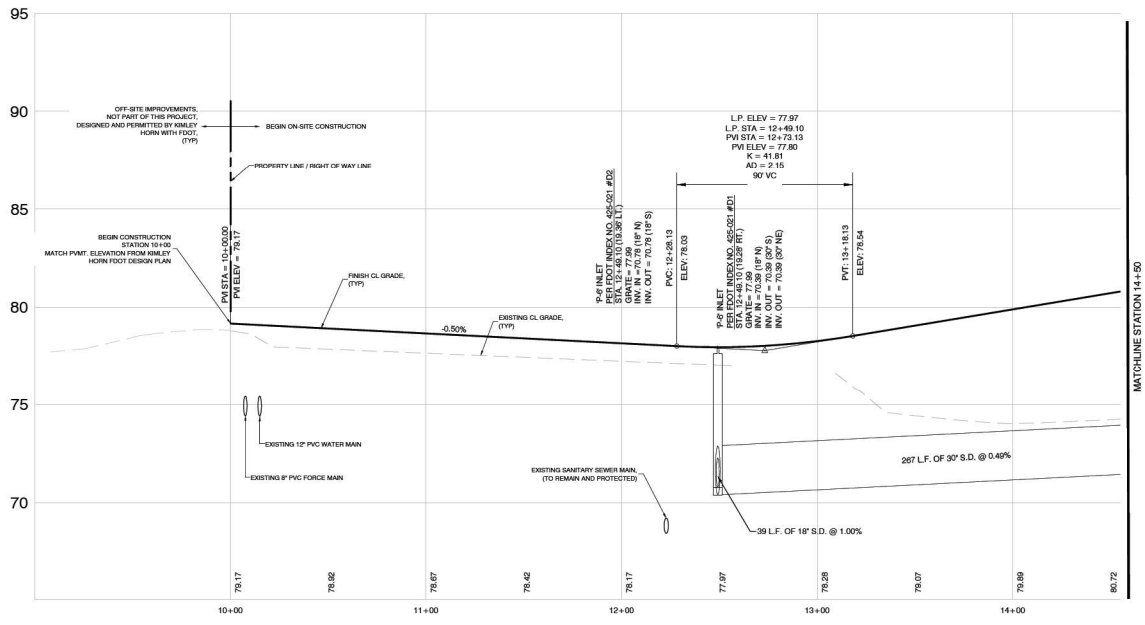




REVISIONS

BY	DATE	
KFM	5-15-25	R4 #4

CLYMER FARMER BARLEY

CFB

CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3139

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

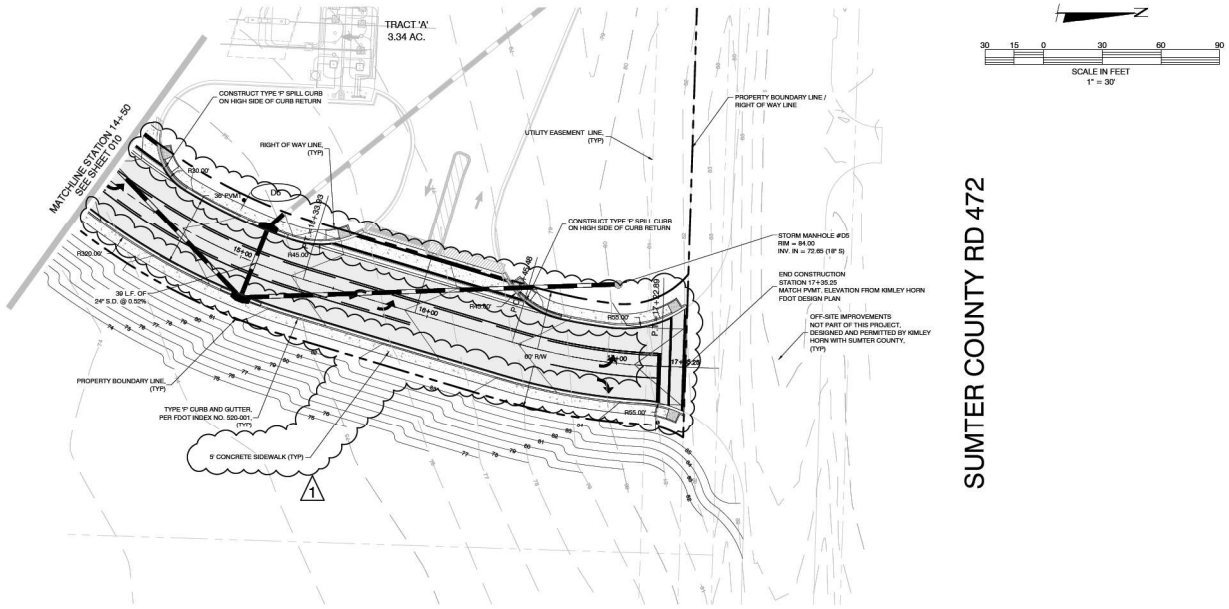
ROADWAY PLAN AND PROFILE

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	010-OXFORD CROSS COM ROAD P&P.dwg

This item has been digitally signed and sealed by Tim Clymer 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 NUMBER RD-4

I:\EP\MATRACK\ALL\OXFORD_DROBBINS\Civil_ROADWAY\COMMERCIAL_ROADWAY\CONSTRUCTION\OXFORD_CROSS_COM ROAD P&P.dwg PLOT DATE:5/23/2025 3:14 PM BASE DATE: 5/23/2025 LAST SAVED BY: AMERRITT



BY	KFM							
REVISIONS								
DATE	5/15/25	RAI #4						

CFB CLYMER FARMER BARLEY
CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3139

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

ROADWAY PLAN AND PROFILE

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	010-OXFORD CROSS COM ROAD-PAP.dwg

This item has been digitally signed and sealed by Tim Clymer on the date adjacent to the seal. Printed copies of this document must be verified on any electronic copies.

SHEET NUMBER RD-5

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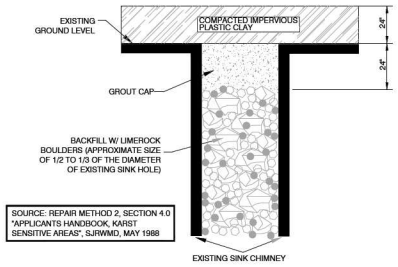
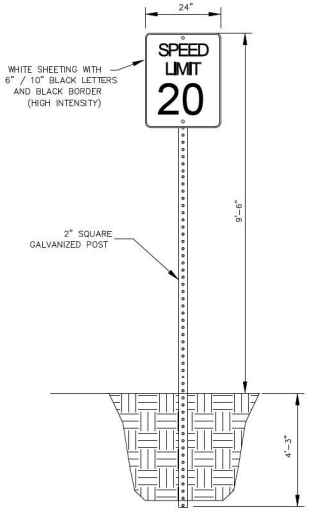
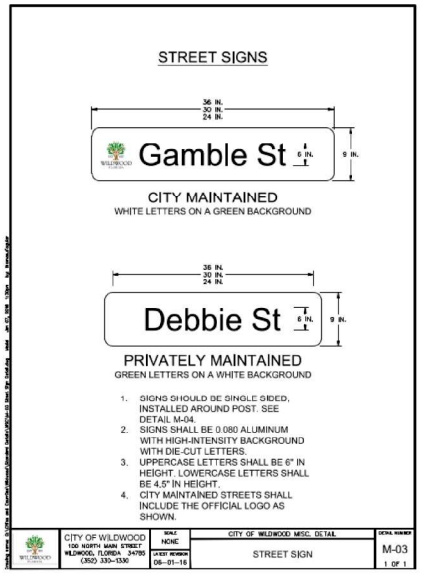


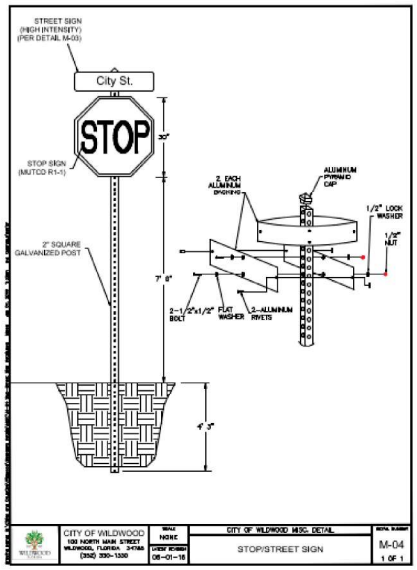
IF SINK HOLE ACTIVITY OCCURS, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER PRIOR TO REPAIR

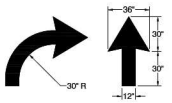
TYPICAL SINK CHIMNEY REPAIR DETAIL
NOT TO SCALE



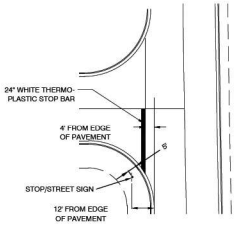
DETAIL #2
SPEED LIMIT SIGN #R02-01
N.T.S.



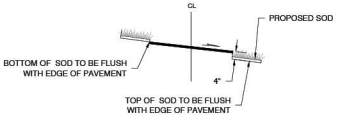




PAVEMENT MARKING DETAILS
NOT TO SCALE

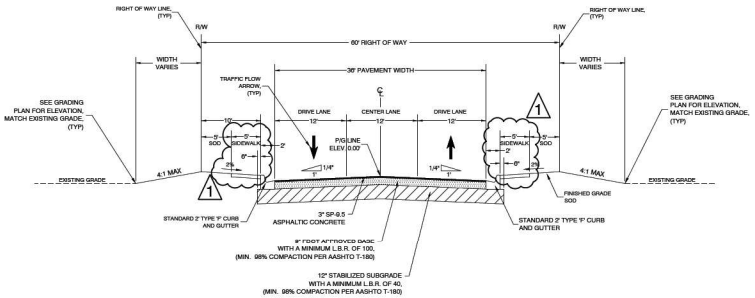


STOP SIGN & STOP BAR LOCATION DETAIL
NOT TO SCALE



SOD PLACEMENT DETAIL
N.T.S.

NOTE:
CONTRACTOR TO INSTALL SOD BOTTOM 4" BELOW EDGE OF PAVEMENT AND ENSURE POSITIVE DRAINAGE AWAY FROM ROADWAY ON THE LOW SIDE. BOTTOM OF SOD TO BE INSTALLED FLUSH WITH EDGE OF PAVEMENT ON THE HIGH SIDE AND ENSURE POSITIVE DRAINAGE OVER THE ROADWAY.



TYPICAL ROADWAY SECTION
NOT TO SCALE

BY	DATE	REVISIONS
KFM	5-15-25	RAI #4

CFB CLYMER FARMER BARLEY
CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3739

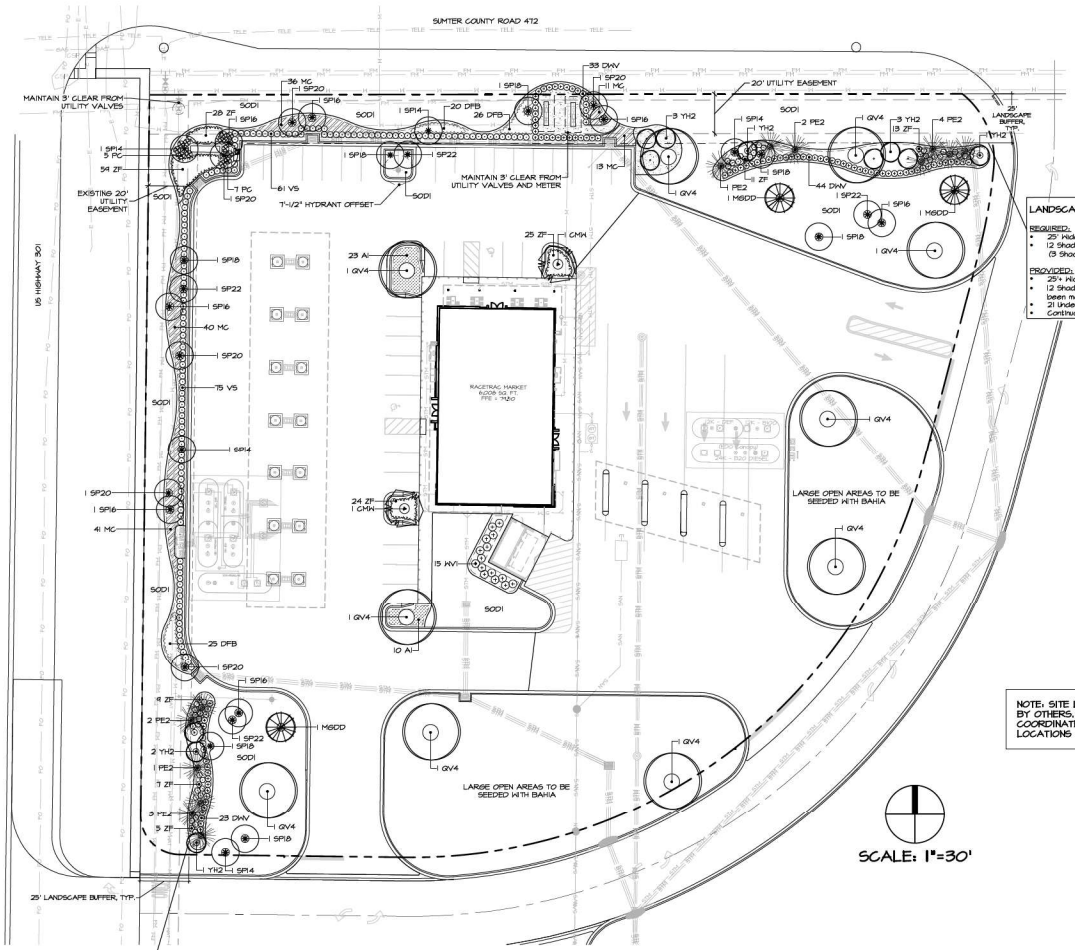
OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

ROADWAY DETAILS

SAVE DATE	5/16/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918 011-OXFORD
FILE NAME	CROSS COM ROAD-DETAILS (NG

This item has been digitally signed and sealed by Clymer Farmer Barley on the date adjacent to the seal. Printed copies must be verified on any electronic copies.

SHEET NUMBER RD-6



LANDSCAPE BUFFER ALONG NORTH BOUNDARY (416 LF)

REQUIRED:
- 25' Wide
- 12 Shade Trees, 21 Understory, Continuous Hedge (3 Shade, 5 Understory per 100 LF)

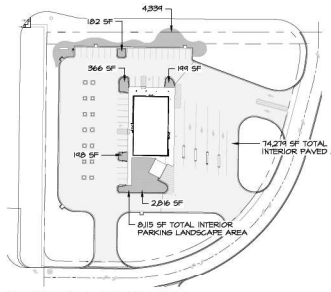
PROVIDED:
- 25+ Wide
- 12 Shade Trees (due to utility easement, some shade trees have been moved to open space areas)
- 21 Understory Trees
- Continuous Hedge

NOTE: SITE LIGHTING DESIGN PREPARED BY OTHERS. LIGHT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS

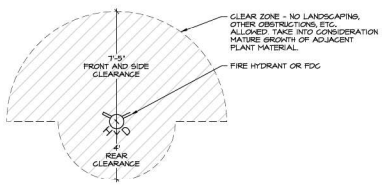
LANDSCAPE BUFFER ALONG WEST BOUNDARY (388 LF)

REQUIRED:
- 25' Wide
- 12 Shade Trees, 19 Understory, Continuous Hedge (3 Shade, 5 Understory per 100 LF)

PROVIDED:
- Modified 21' wide Buffer provided due to existing utilities and utility easement
- 12 Shade Trees (due to utility easement, some shade trees have been moved to open space areas)
- 19 Understory Trees
- Continuous Hedge



INTERIOR LANDSCAPE DIAGRAM (N.T.S.)



HYDRANT CLEARANCE OFFSET

LANDSCAPE CALCULATIONS:

Site Data
Site Area: 3.34 Ac. (145,666 sf)

Design District: Community

NO TREE MITIGATION REQUIRED
No existing trees on this site

Landscape Buffers

NORTH BOUNDARY - See Plan
WEST BOUNDARY - See Plan

NO OTHER BUFFERS REQUIRED

Parking Lot Requirements
36 Paved Parking spaces, 74,264 s.f. paved area

Required: 1 canopy tree and 3 shrubs per 25 spaces
(2 Canopy Trees, 6 Shrubs total required for 36 spaces)

Provided: 2 canopy trees and 82 shrubs

Required: Landscape area equal to 10% of paved area 7,428 sf for 74,279 sf paved area)

Provided 8,115 s.f. (11%) SEE DIAGRAM THIS SHEET

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 1" METER WITH BACKFLOW PREVENTION DEVICE, SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.
9. ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	33	African Iris, white Dietes vegeta - (AI)	#3; full; 5-6 ppp min; 42" oc	Allow natural growth; deadhead regularly
CMW	2	Crape Myrtle, white Lagerstroemia indica 'Natchez' - (CMW)	#30/B+B; 8' min ht. x 5½ spr; multi-trunk; 2" DBH (aggregate)	25' ht. x 20' spr; prune no more than 1/2" wood
DFB	71	Dwarf Firebush Hamelia patens 'Compacta' - (DFB)	#3; 12-18" ht. x 12"+ spr; 3' oc	Prune back by 1/3 in February
DMV	100	Dwarf Walters Viburnum Viburnum obovatum 'Mrs. Schiller's Delight' - (DMV)	#3, 18"+ ht x 16"+ spr; 3' oc	30" ht x full mass
MC	141	Mhly Grass Muhlenbergia capillaris - (MC)	#3; full; 3' oc	Allow natural growth; remove weeds; cut back after last frost annually
MGDD	3	D.D. Blanchard Magnolia Magnolia grandiflora 'D.D. Blanchard' - (MGDD)	#45; 10-12' ht x 5½ spr; 2" DBH min (3" cal)	Allow natural growth; prune only for form or dead wood
PC	12	Plumbago Plumbago capensis - (PC)	#3; 18" x 18"+; 42" oc	4' ht x full mass; maintain informally; do not shear
PE2	13	Slash Pine Pinus elliottii - (PE2)	#45; 10-12'+ ht x 5'+ spr; 2" DBH min (3" cal)	Allow natural growth; prune dead wood
QV4	10	Live Oak Quercus virginiana - (QV4)	#65; 12-14' ht x 6'+ spr; 2" DBH min (3" cal)	Allow natural growth; prune only for form or dead wood
SP14	5	Sabal Palm Sabal palmetto - (SP14)	BR, hurricane cut; 14' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP16	7	Sabal Palm Sabal palmetto - (SP16)	BR, hurricane cut; 16' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP18	7	Sabal Palm Sabal palmetto - (SP18)	BR, hurricane cut; 18' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP20	6	Sabal Palm Sabal palmetto - (SP20)	BR, hurricane cut; 20' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP22	4	Sabal Palm Sabal palmetto - (SP22)	BR, hurricane cut; 22' CT ht	Allow natural growth; prune only dead fronds to keep full round head
VS	136	Sandankwa Viburnum Viburnum suspensum - (VS)	#7; 3'+ ht x 3' spr; 3' oc	3' ht x 3'; full hedge
WVI	15	Walters Viburnum Viburnum obovatum - (WVI)	#7; 36"+ ht x 24" spr	4' ht x 3'; full hedge
YH2	11	Yaupon Holly, tree type Ilex vomitoria - (YH2)	#45; 6-8' ht x 3-4' spr; multi-trunk; 2" DBH (aggregate)	Allow natural growth; do not shear; prune only for form or dead wood
ZF	181	Coontie Zamia floridana - (ZF)	#3; full; 18"+ spr; 30" oc	Allow natural growth; prune only dead fronds
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SODI		Argentine Bahia Paspalum notatum 'Argentine' - (SODI)	Pallet	Unirrigated

NOTES:

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

REVISIONS

DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL · 352.351.3500 · www.MPA-LA.com

REGISTERED LANDSCAPE ARCHITECT
SUZANNE M. STANZIL
LA 0666662
STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stanzil on 01/17/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

OXFORD CROSSING RACETRAC
WILDWOOD, FLORIDA

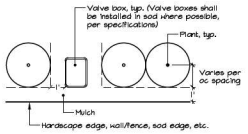
LANDSCAPE PLAN

DATE 01-17-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 2

L-1

F:\OXFORD CROSSING\RACETRAC\BDP\LANSCAPE\PLAN\24 OC RACETRAC LS SHEETS



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL
N.T.S.

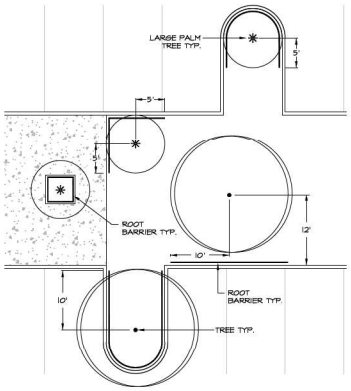
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY: NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.

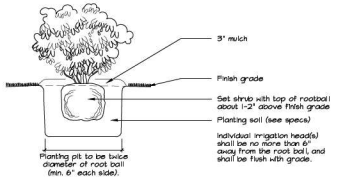


ROOT CONTROL BARRIER DETAIL
1" = 10'

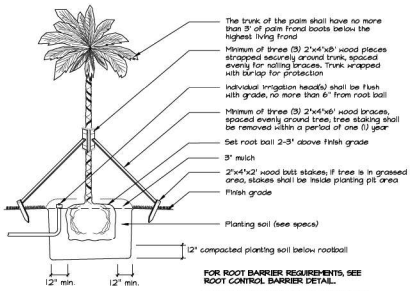
LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
   - A. Finish grading 4"± in all areas of the work.
   - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site.
   - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   - D. Supplying of plant material of the specified type, size, and quality.
   - E. Proper location, layout, and orientation of trees and planting beds.
   - F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
   - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   - H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   - I. Observing and following any special requirements beyond the specifications as noted on the plans.
   - J. Removing above ground tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
   - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   - G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
   - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



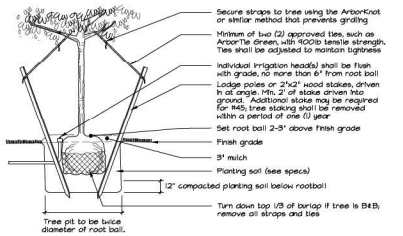
SHRUB INSTALLATION DETAIL



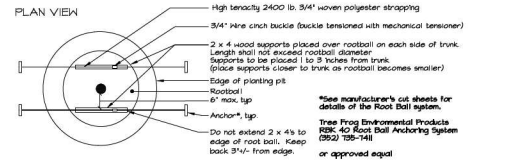
FOR ROOT BARRIER REQUIREMENTS, SEE ROOT CONTROL BARRIER DETAIL.

SEE LETHAL BRONZING INOCULATION NOTE.

PALM INSTALLATION DETAIL



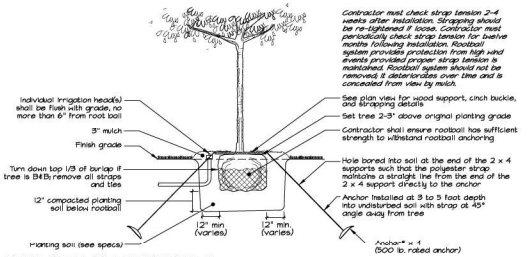
TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



***See manufacturer's cut sheets for details of the Root Ball system.**

Tree Frog Environmental Products RBK 40 Root Ball Anchoring System (352) 735-1411

or approved equal



Contractor must check strap tension 2-4 weeks after installation. Strapping should be re-tightened if loose. Contractor must periodically check strap tension for twelve months following installation. Rootball system provides protection from high wind events provided proper strap tension is maintained. Rootball system should not be removed; it deteriorates over time and is concealed from view by mulch.

See plan view for wood support, cinch buckle, and strapping details

Set tree 2-3" above original planting grade

Contractor shall ensure rootball has sufficient strength to withstand rootball anchoring

Hole bored into soil at the end of the 2 x 4 supports such that the polyester strap maintains a straight line from the end of the 2 x 4 support directly to the anchor

Anchor installed at 3 to 5 foot depth into undisturbed soil with strap at 45° angle away from tree

TREE INSTALLATION DETAIL
FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

REVISIONS

DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

LICENSED LANDSCAPE ARCHITECT
RICHARD M. KRAUSE
LA 6666662
STATE OF FLORIDA

This item has been electronically signed and sealed by Richard M. Krause on 01/17/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

OXFORD CROSSING RACETRAC
HILDWOOD, FLORIDA

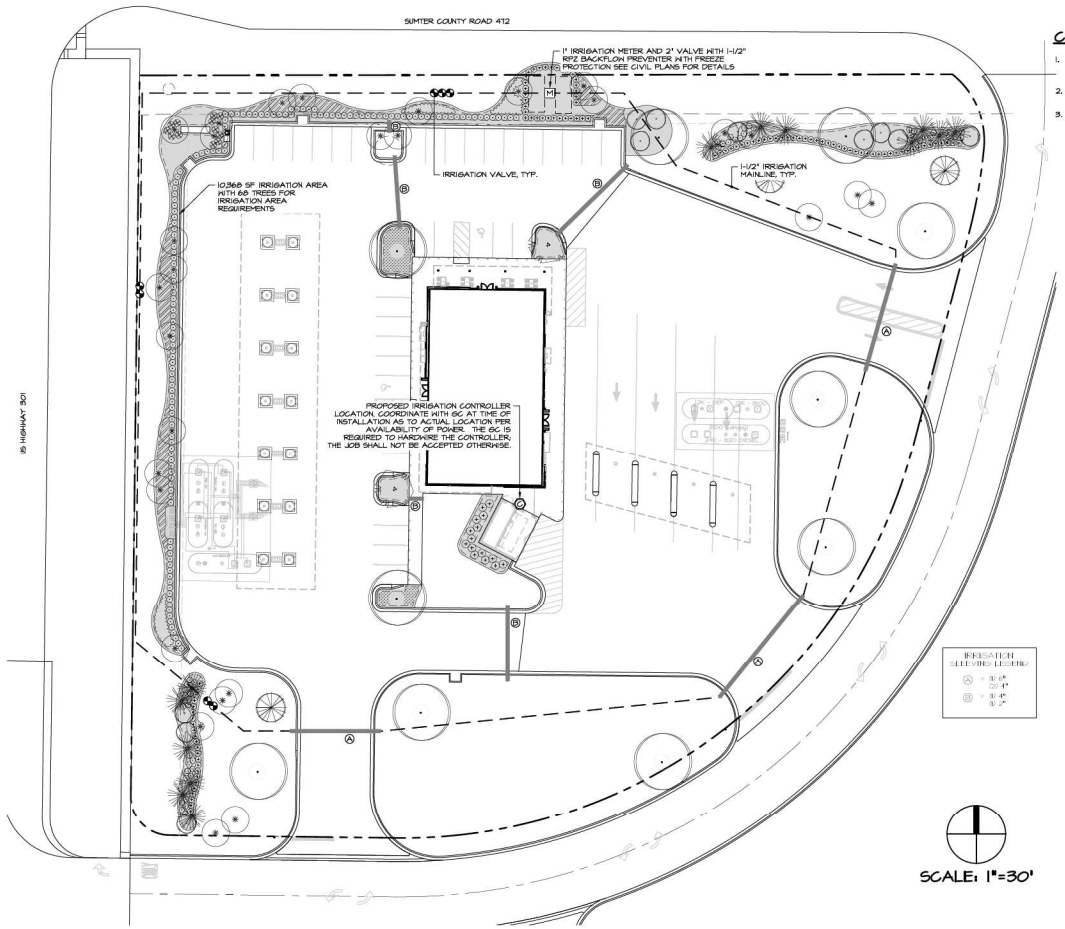
LANDSCAPE PLAN

DATE 01-17-25
DWN. BY JRT
CHKD. BY SMS

SHEET 2 OF 2

L-2

F:\OXFORD CROSSING\RACETRAC\BIDPLANS\L-2 24 OC RACETRAC LS SHEETS.DWG



SCALE: 1"=30'

CONTRACTORS:

1. YOU ARE ADVISED TO CONFIRM WITH MICHAEL PAPE & ASSOCIATES THAT THIS IS THE FINAL PLAN PRIOR TO BIDDING AND CONSTRUCTION.
2. READ AND FOLLOW THE SEPARATE SPECIFICATION DOCUMENT THAT MUST ACCOMPANY THIS PLAN.
3. ANY DAMAGE TO ANY EXISTING LANDSCAPING OR IRRIGATION ON ADJACENT SITES CAUSED BY ANY ASPECT OF THE CONSTRUCTION OF THIS PROJECT SHALL BE RESTORED IMMEDIATELY TO ACCEPTABLE CONDITIONS, AS DETERMINED BY MPA.

IRRIGATION DEMAND:

The anticipated irrigation demand for this site shall be 6,887 gallons per week or 3,444 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2022.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER 'GRADES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A 1" POTABLE METER WITH BACKFLOW PREVENTION DEVICE. SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Irrigation Contract shall generally include the following work:
   - A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
   - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
   - C. Documentation and submittal of actual water supply performance prior to commencing installation.
   - D. Separation of zones covering annuals for independent operation where applicable.
   - E. Adjustment of pipe, head or valve locations or depths to allow for landscaping.
   - F. Adjustment of nozzle pattern or relocation of heads to minimize overthrow onto pavement or structures and to provide satisfactory coverage to all plant material
   - G. Programming of and labeling of controller(s) and submittal of separate zone schedule and Controller Operations Manual to the Landscape Architect.
   - H. Submittal of two Owner's Manuals with contents as described in the specifications.
   - I. Submittal of as-built plans illustrating dimensioned locations of all major components and any changes to the bid plan.
   - J. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
   - A. Observing and reporting any conditions which would affect the performance of the system
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
   - G. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - H. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his or her cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

CITY OF WILDWOOD IRRIGATION CODE:

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

(a) PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES;

(b) BACK FLOW PREVENTION VALVE;

(c) SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS;

(d) MATCHING PRECIPITATION RATES ON HEAD WITHIN A ZONE (I.E., ROTORS AND SPRAY HEADS ON SEPARATE ZONES);

(e) USE OF PRESSURE REGULATED VALVES AND HEADS;

(f) 100% OVERLAPPING (HEAD TO HEAD) COVERAGE;

(g) MAXIMUM FLOW VELOCITY OF FIVE FEET (5') PER SECOND;

(h) CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN.

(i) APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1 ½) INCHES OF TOTAL MOISTURE (RAIN AND IRRIGATION) PER WEEK, AND LESS IN BED AREAS, AND

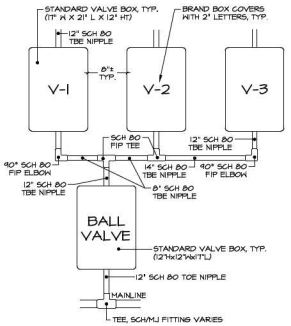
(j) REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REALIGN OR REPLACE ROTORS AND SPRAY HEADS AS NEEDED.

ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO F.S. CH. 373, OR AS AMENDED.

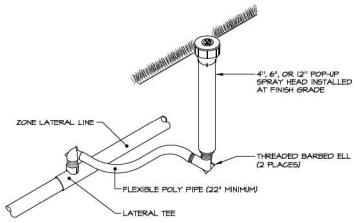
NOTES:

VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

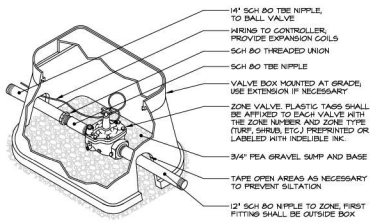
PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.



VALVE BOX LAYOUT - PLAN VIEW
SCALE: N.T.S.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE
SCALE: N.T.S.

DATE	BY	REVISIONS

MPA Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL · 352.351.3500 · www.MPA-LA.com

LA 0666802 — STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stancil on 01/17/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

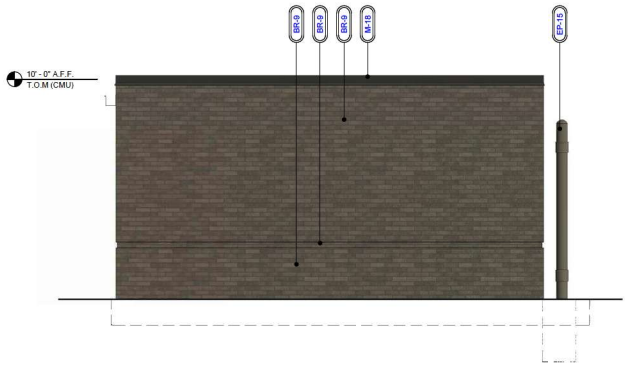
OXFORD CROSSING RACETRAC
WILDWOOD, FLORIDA
IRRIGATION PERMIT PLAN

DATE 01-17-25
DWN. BY RAZ
CHKD. BY SMS

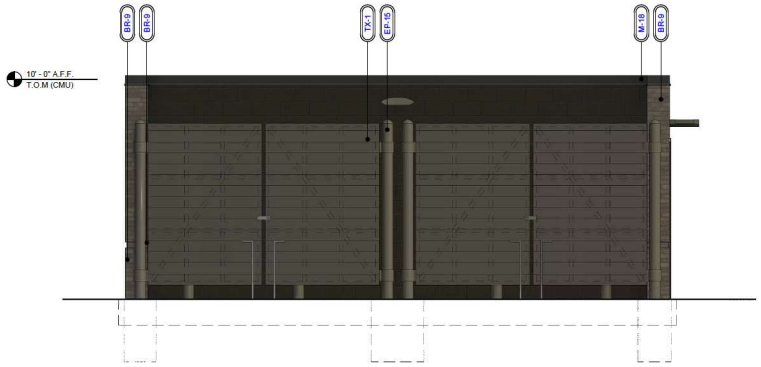
SHEET 1 OF 1

IR-1

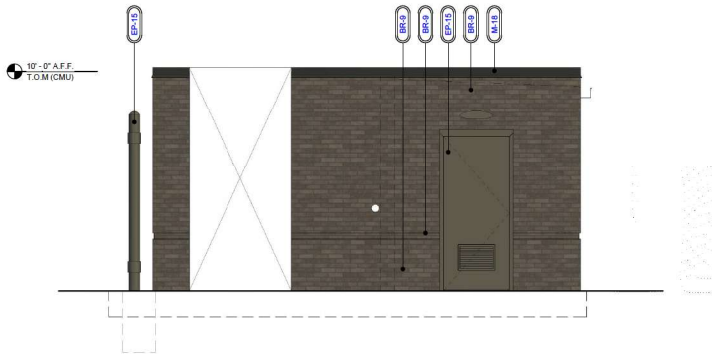
F:\OXFORD CROSSING\RACETRAC\BIDPLANS\01-27-24 OC RACETRAC IRR.DWG



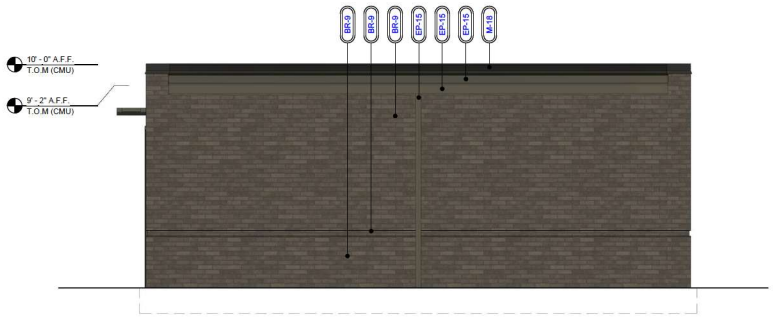
4 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"



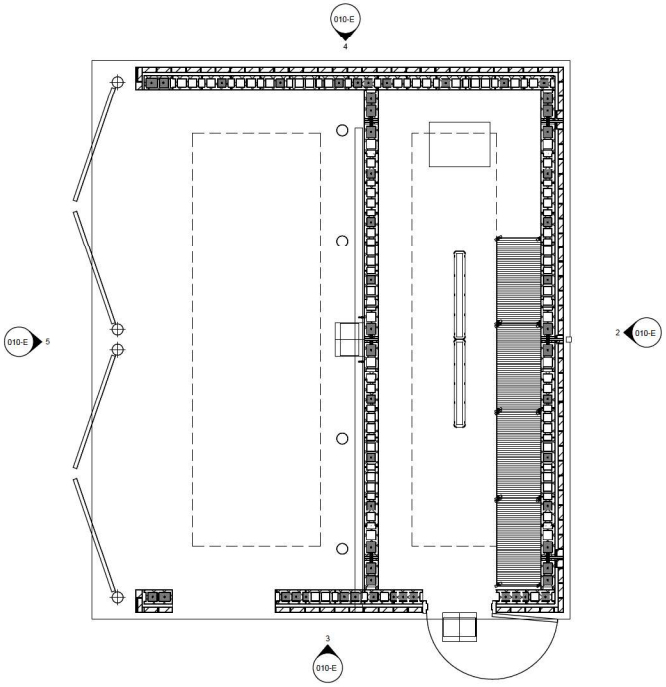
5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



3 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"



2 DUMPSTER ENCLOSURE REAR ELEVATION
3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

DUMPSTER FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
METAL			
M-16		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN

This item has been digitally signed and sealed by M. Salopek on the date adjacent to the seal.
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DESIGN PROFESSIONALS
Mark S. Salopek, LLC
701 W. LAKESIDE AVE. APT# 503
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER
#1692

PROTOTYPE SERIES 2024
2024 LH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

Mark Salopek
Digitally signed by Mark Salopek
DN: C=US, E=msalopek@cityprojects.com, CN=Mark Salopek, O=QAGC, OU=QAGC, CN=PD Group, L=Mayfield Heights, S=Ohio, C=US
Reason: I am the author of this document
Date: 2024.08.06 09:00:47-04'00'

STATE OF FLORIDA
MARK S. SALOPEK
AR91472
REGISTERED ARCHITECT
08/06/24

PROJECT NUMBER
2024157.22

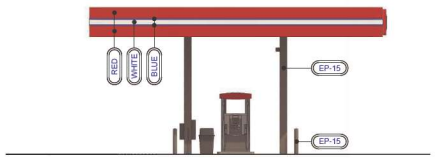
SHEET TITLE
DUMPSTER ENCLOSURE ELEVATIONS

SHEET NUMBER
010-E



2 CANOPY FRONT ELEVATION
1/8" = 1'-0"





1 CANOPY ELEVATION
1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	STT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

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DESIGN PROFESSIONALS

Mark S. Salopek, LLC

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CLEVELAND, OH 44113

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08/06/24	PRELIM PACKAGE

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER
#1692

PROTOTYPE SERIES 2024
2024 LH MO

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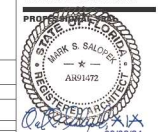
SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL



08/06/24

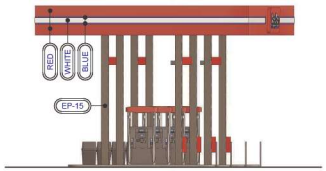
PROJECT NUMBER
2024157.22

SHEET TITLE
FUEL CANOPY ELEVATIONS

SHEET NUMBER
100



2 EDO CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 EDO CANOPY ELEVATION
1/8" = 1'-0"

This item has been digitally signed and sealed by M. Salopek 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.

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

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DESIGN PROFESSIONALS

Mark S. Salopek, LLC

701 W. LAKESIDE AVE. APT# 503
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER
#1692

PROTOTYPE SERIES 2024
2024 LH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

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PROFESSIONAL SEAL



08/06/24

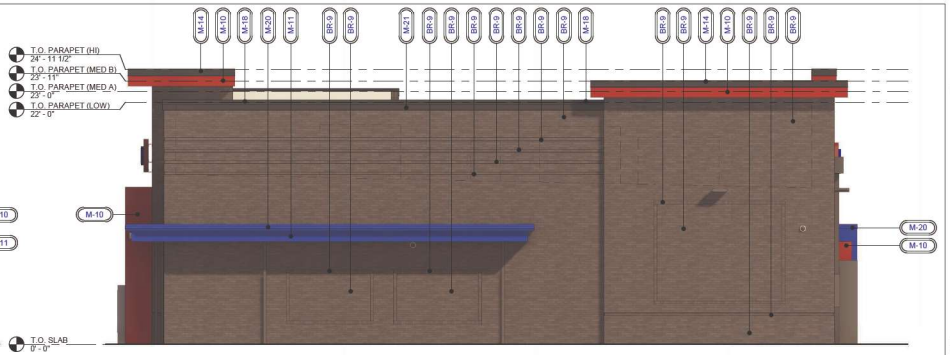
PROJECT NUMBER
2024157.22

SHEET TITLE
EDO FUEL CANOPY ELEVATIONS

SHEET NUMBER
200



4 LEFT ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

This item has been digitally signed and sealed by M. Salopek on the date adjacent to the seal.

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EXTERIOR MATERIAL SCHEDULE

BRICK			
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
CEMENT BOARD			
HP-1	JAMES HARDIE	SMOOTH LAP SIDING (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675. BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE. SEE A600
GL-2		1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR SATIN ETCHED #3) OR APPROVED ALTERNATE. SEE A600
METAL			
M-3	OLDCASTLE (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-7	VERSATEX	WPA TONGUE AND GROOVE 1"X6"X8' (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675
M-10	ALPOLIC		TRD RED
M-11	ALPOLIC		HYB BLUE
M-14	ALPOLIC	PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-15		PREFINISHED 6" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-17		BRAKE METAL	METAL TO MATCH STOREFRONT DARK BRONZE 740
M-18		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-20	ALPOLIC	PREFINISHED 5" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "HYB BLUE"
M-21	ALPOLIC		CNC CHARCOAL
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN
WINDOW FILM			
WF-1		WINDOW FILM: 3M PRESTIGE 70 SOLAR FILM	SEE A600 FOR WINDOW FILM LOCATIONS
WF-2		WINDOW FILM; OPAQUE	SEE A600 FOR WINDOW FILM LOCATIONS

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DESIGN PROFESSIONALS

Mark S. Salopek, LLC
701 W. LAKESIDE AVE. APT# 503
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER
#1692

PROTOTYPE SERIES 2024
2024 LH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

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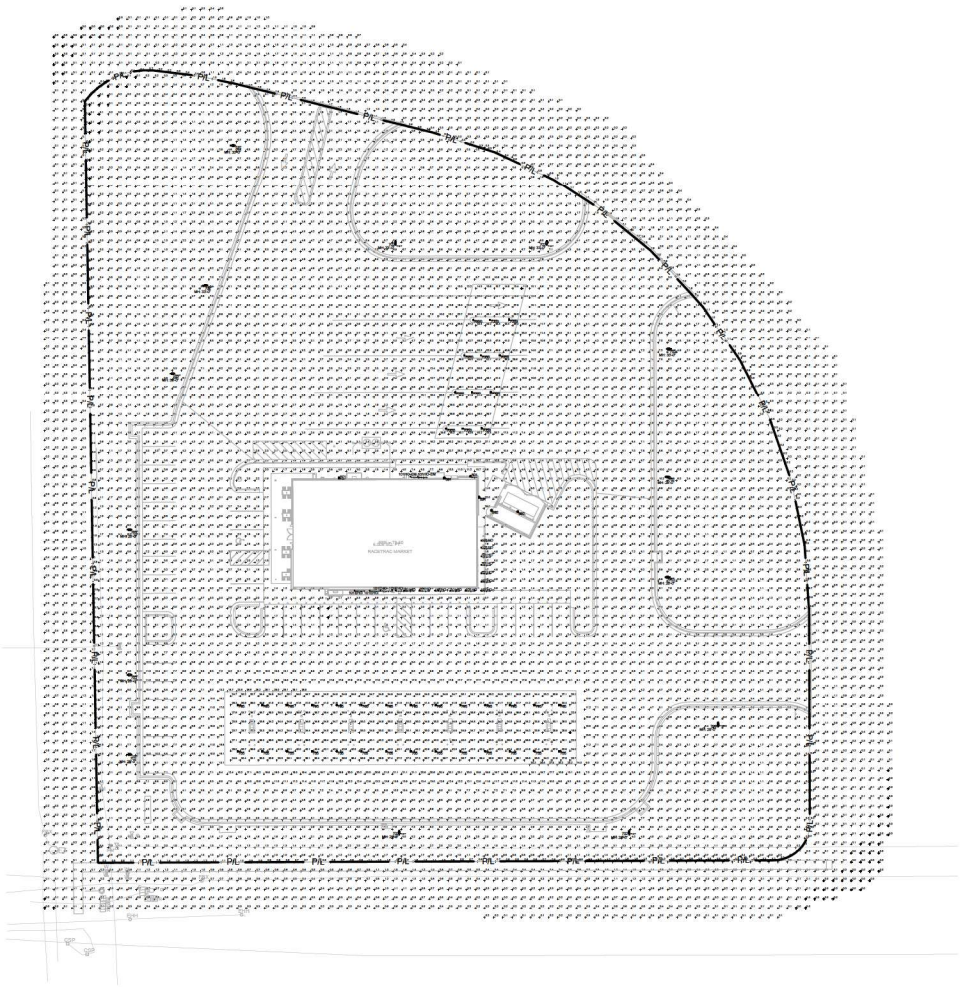
PROFESSIONAL SEAL
STATE OF FLORIDA
MARK S. SALOPEK
AR91472
REGISTERED ARCHITECT
08/06/24

PROJECT NUMBER
2024157.22

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
300



1 SP-1 SITE PHOTOMETRY PLAN
SCALE: 1/32"=1'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705	28	701948-5W-WT-M150 -P2-601106	SLOAN MODUS PDL3 PETROLEUM CANOPY LED LUMINAIRE WHITE FINISH	LEDS.	701949-5WT WT3-M150.IES	Absolute	1.00	118.5
	705B	12	701948-5W-BZ-M150 -P2-601106	SLOAN MODUS PDL3 PETROLEUM CANOPY LED LUMINAIRE BRONZE FINISH	LEDS.	701948-5BZ WT3-M150.IES	Absolute	1.00	118.5
	101HO-EM	2	LBR6-AL03-SWW1-AR-TRW-LSS-MWD-MVOLT-U0Z-EL10WCP	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDS.	LR6.IES	3300	1.00	38
	101HO	12	LBR6-AL03-SWW1-AR-TRW-LSS-MWD-MVOLT-U0Z	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDS.	LR6.IES	3300	1.00	38
	702	14	RSX2 LED-P6 -40K-R4-MVOLT -RPA-ODBXD	LITHONIA - RSX2 OUTDOOR LED AREA LIGHT	LEDS.	RSX2_LED_ P6_40K_R4 _HS.IES	Absolute	1.00	244
	501	4	ARC2-LED-P5-40K -MVOLT-ODBXD	LITHONIA WALL LUMINAIRE (ARC2)	LEDS.	ARC2_LED_P4 _40K.IES	Absolute	1.00	51
	502	2	ARC2-LED-P4-40K -MVOLT-ODBXD	LITHONIA WALL LUMINAIRE (ARC2)	LEDS.	LSI XWM-FT-LED -04-50.IES	Absolute	1.00	30
	101EHO	4	LBR6-AL03-SWW1-AR-TRW-LSS-MWD-MVOLT-U0Z	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDS.	LR6.IES	3300	1.00	38

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.6 fc	2.4 fc	0.0 fc	N / A	N / A
Canopy	+	36.6 fc	43.3 fc	19.8 fc	2.2:1	1.8:1
Site	+	4.3 fc	34.9 fc	0.1 fc	349.0:1	43.0:1
Vehicle	*	5.8 fc	34.9 fc	0.7 fc	49.9:1	8.3:1
Property Line	+	0.9 fc	3.0 fc	0.1 fc	30.0:1	9.0:1
EDO Canopy	+	40.0 fc	52.8 fc	11.6 fc	4.6:1	3.4:1

GENERAL NOTES

1. ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
2. MOUNT AREA LUMINAIRE TYPE '702' AT 28'-0" AFG (INCLUDING POLE BASE)
3. MOUNT AREA LUMINAIRE TYPE '702' IN TRUCK AREA AT 33'-0" AFG (INCLUDING POLE BASE)
4. FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
5. COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
   - 5.1. AREA LIGHTING - 4000K
   - 5.2. BUILDING MOUNTED - 4000K
   - 5.3. DECORATIVE POLE - 4000K
   - 5.4. CANOPY - 5000K
   - 5.5. CANOPY DOWNLIGHTS - 5000K

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DESIGN PROFESSIONALS

GPD GROUP, INC.*
LIC. # - 30920
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

ISSUE/REVISION RECORD

DATE	DESCRIPTION
10/28/24	PHOTOMETRIC PLAN

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER

#1692

PROTOTYPE SERIES TC

2024 LH MO

PLAN MODIFICATION NOTICE

SPB NO. DATE

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PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER

2024157.22

SHEET TITLE

SITE PHOTOMETRY PLAN

SHEET NUMBER

SP-1

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1989- Bonnie Boyd Rezoning**

REQUESTED ACTION: Staff recommends a favorable recommendation of Ordinance O2025-28 to be forwarded to the City Commission for further action.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-1714
Ordinance Number	A25-1989
Owner/Applicant	Bonnie Norma Boyd
Property Location	The property is located east on CR 154A, approximately 0.15 miles south of the intersection of CR 154 and 154A.
Parcel(s)	G08B043
Date	6/25/2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.146 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1989 (O2025-27).

ANALYSIS: The applicant is proposing a mobile home residence.

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is residential. The proposed MHP zoning designation will serve as a transition in this area to serve city residents.

(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>
<u>Schools:</u> A single-family home could generate 0.328 school-aged children with the maximum school-aged children to be 2.
<u>Potable Water & Sewer:</u> Utilities are not available to the site; the applicant intends to utilize an existing onsite well and septic system. Per the City's Code of Ordinances Section 19-55, should the existing well and septic system fail, and utilities become available to the site the applicant will be required to connect to utilities.
<u>Streets:</u> Sumter County Public works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>
Development pressure has been increasing in the city as a result of the growth of the area. A mix of housing development is necessary to house the local community.

(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>
Sumter County Public works has approved an exemption for the TIA submittal, due to the site producing less than 50 trips per day.

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R6M (Sumter County)
SOUTH	R6M (Sumter County) & V-WW (City)
EAST	V-WW (City)
WEST	R6M (County)

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

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2025-28 to be forwarded to the City Commission for further action, subject to the approval of O2025-27, which establishes a future land use appropriate for the proposed zoning.



Alex Lammers, Planner I
Development Services

ORDINANCE NO. O2025-28

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

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

Parcels G08B043
Bonnie Norma Boyd
Acres +/- 0.146

LEGAL DESCRIPTION:

LOT 13, BLOCK 4, KERI- AND MILLER'S FIRST ADDITION TO WILDWOOD, ACCORDING TO THE MAP OR PLAT
THERE OF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

This property is to be reclassified from R6M (Sumter County) to MHP (City)

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held

to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 45 90 180

#A25-1989

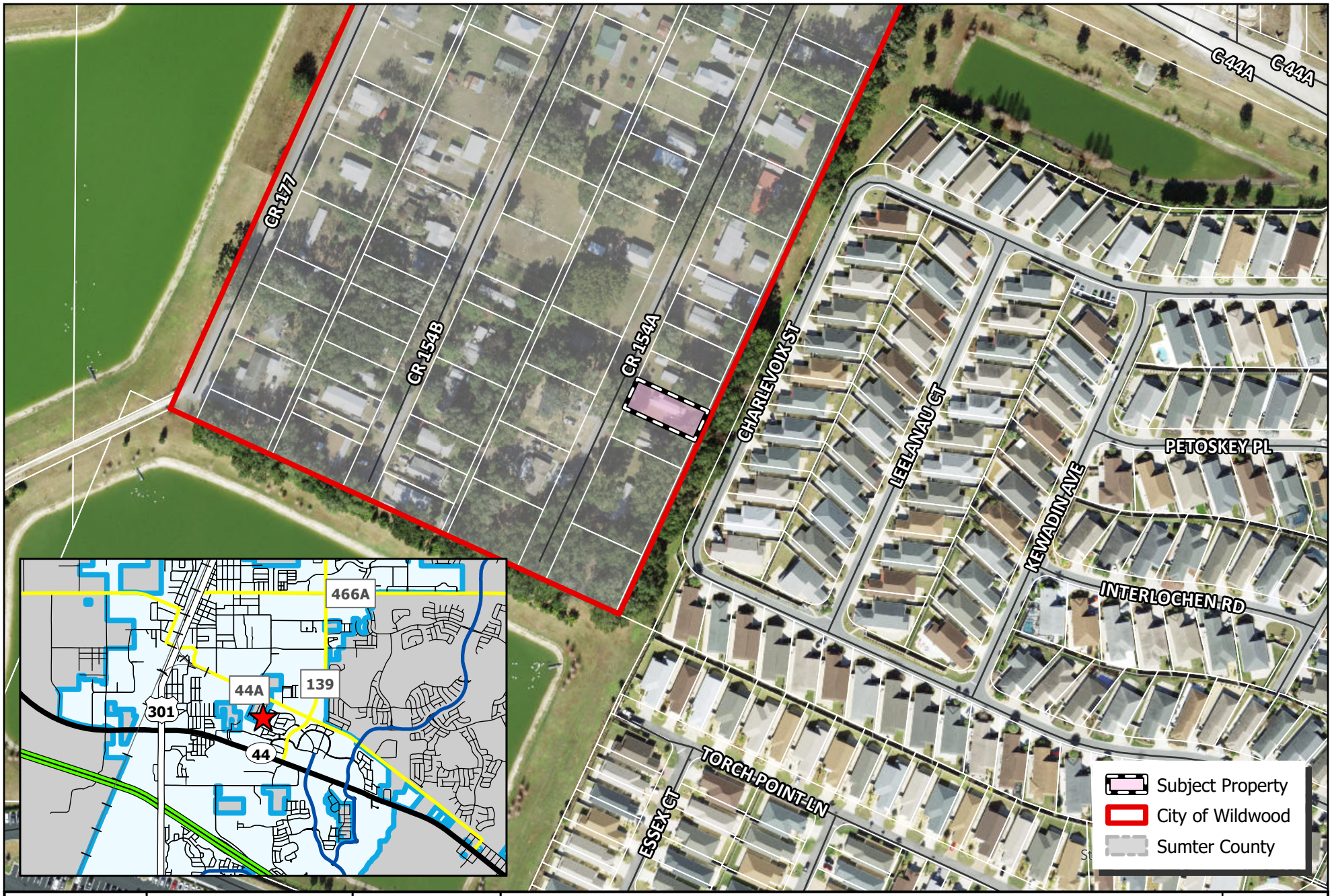
BONNIE BOYD

PARCEL G08B043

MAP 1A

LOCATION MAP

JUN 2025



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 45 90 180

#A25-1989

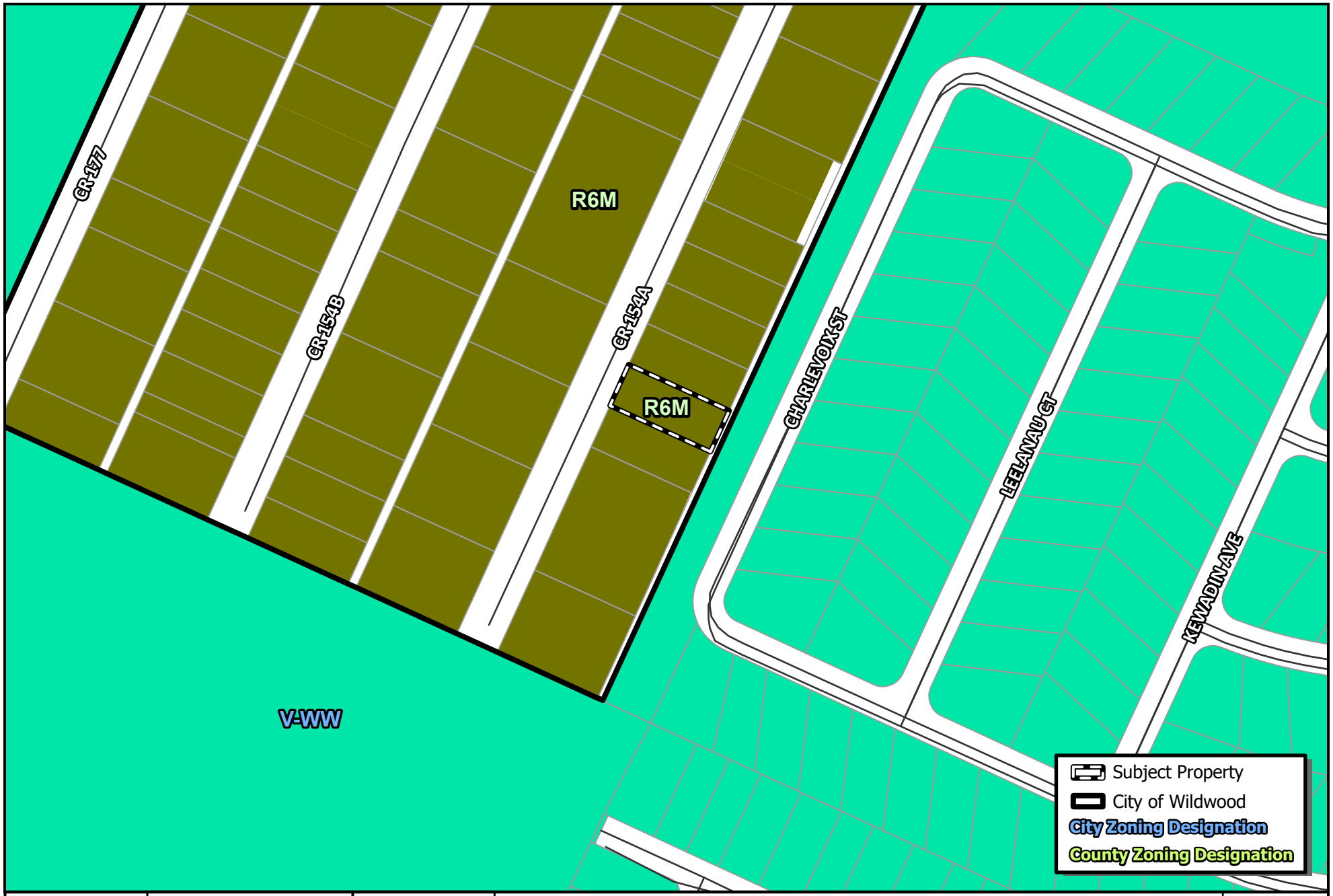
BONNIE BOYD

PARCEL G08B043

MAP 1B

LOCATION MAP

JUN 2025



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 30 60 120

#A25-1989

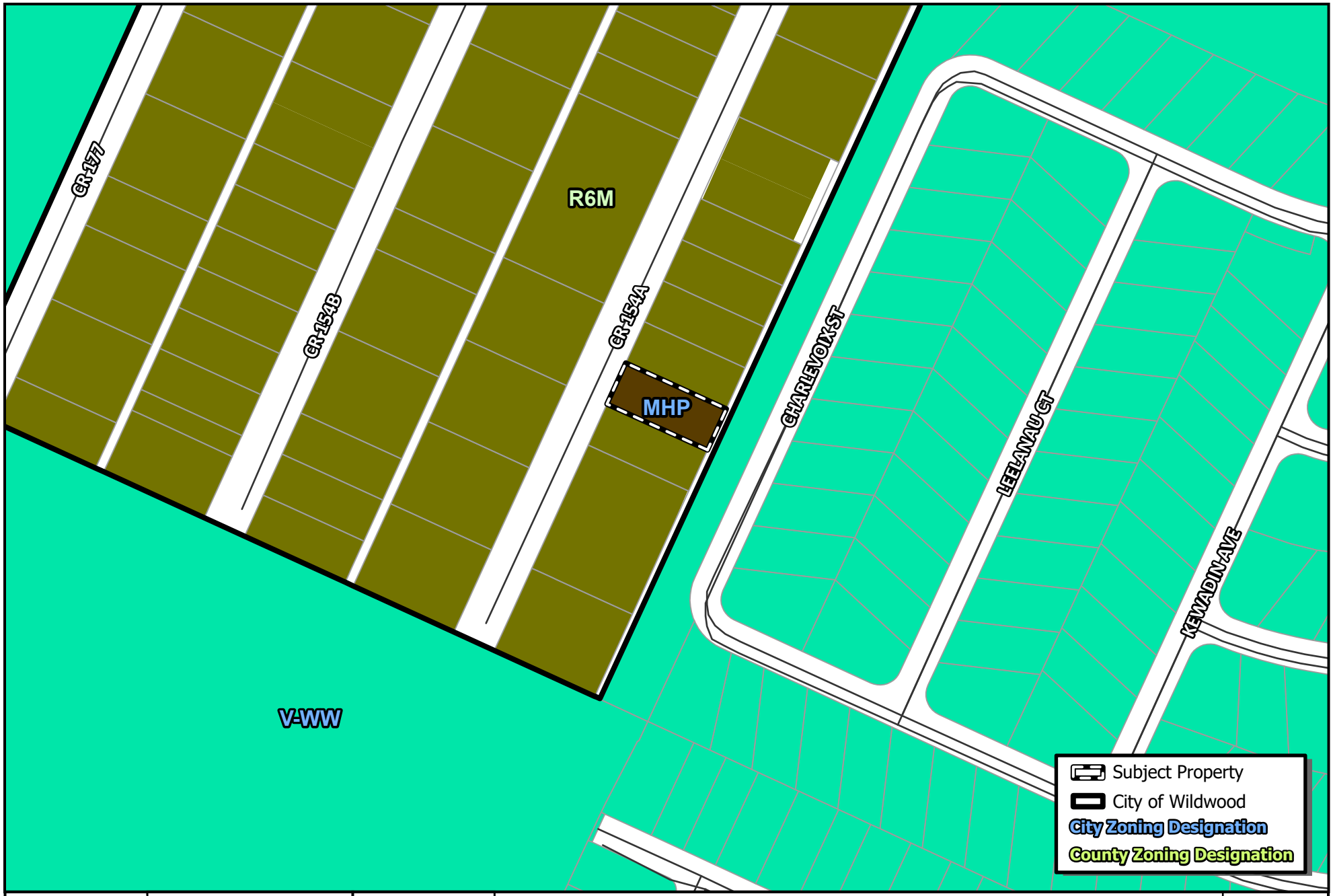
BONNIE BOYD

PARCEL G08B043

MAP 3A

EXISTING ZONING

JUN 2025



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

N
US Feet
0 30 60 120

#A25-1989

BONNIE BOYD

PARCEL G08B043

MAP 3B

PROPOSED ZONING

JUN 2025

Business Impact Estimate

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

Proposed ordinance's title/reference:O2025-28

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1947 Monarch Ranch North Phase 1 - RZ**

REQUESTED ACTION: Staff recommends approval pending an agreement with the City regarding utility credits.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1947 Monarch Ranch North Phase 1 - RZ
Ordinance Number	O2025-30
Owner(s)	75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC
Applicant(s)	75 Turnpike VDC, LLC
Property Location	The subject property is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.
Parcel(s)	A portion of F12-033 and a portion of F13-005
Date	6/24/2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for the parcel listed above on 49.41 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1948 (O2025-29).

ANALYSIS: The applicant is proposing an industrial development. It is compatible with surrounding uses, as this area is primarily zoned C-3 and M-1.

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

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to M-1 is consistent with the proposed Future Land Use Map designation of Industrial (IDR) and the intent of the Comprehensive Plan as stated in FLU

Policy 1.2.8.

(b) <u>The existing land use pattern of the surrounding area;</u>
The land use pattern of the surrounding area is commercial and industrial. The proposed M-1 zoning designation will be compatible with the surrounding area's existing uses.

(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>
<u>Schools:</u> The industrial development will not generate any school-aged children.
<u>Potable Water & Sewer:</u> Prior to the final reading of a small-scale comprehensive plan amendment or rezoning for the subject property, the developer will execute an agreement transferring wastewater utility credits from Gibson Place Utility to West Sumter Utility. These credits cover the entirety of the proposed Monarch's Ranch development. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy." Adoption of the transfer agreement will verify the City's ability to serve the subject property in accordance with Florida Law.
<u>Streets:</u> The property has access off of E SR 44. The Traffic Impact Analysis (TIA) for the subject project has been reviewed and approved by Sumter County's Public Works Department.

(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>
The proposed amendment is necessary to accommodate the proposed industrial development at the subject location.

(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>
The applicant has provided a Traffic Impact Analysis stating that the traffic generated by the maximum build-out conditions under the City's Industrial land use would have less impact on existing roadway conditions than under the County's general commercial and agricultural land uses. Sumter County Public Works has approved the subject submitted TIA.

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	E SR 44 (ROW)
SOUTH	Florida's Turnpike
EAST	A10C (County)
WEST	PEU (City), CH, A10C (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land

Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2025-30 to be forwarded to the City Commission for further action, subject to the approval of O2025-25, which establishes a future land use appropriate for the proposed zoning.



McKenna Page, Planner I, Development Services

ORDINANCE NO. O2025-30

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

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

Portions of parcels F12-033 and F13-005
75 TURNPIKE BDC, LLC
49.406 +/-

LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET; THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET; THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY

AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 49.406 ACRES, MORE OR LESS.

This property is to be reclassified from AG (Sumter County) to M-1 (City).

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

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

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

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

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

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

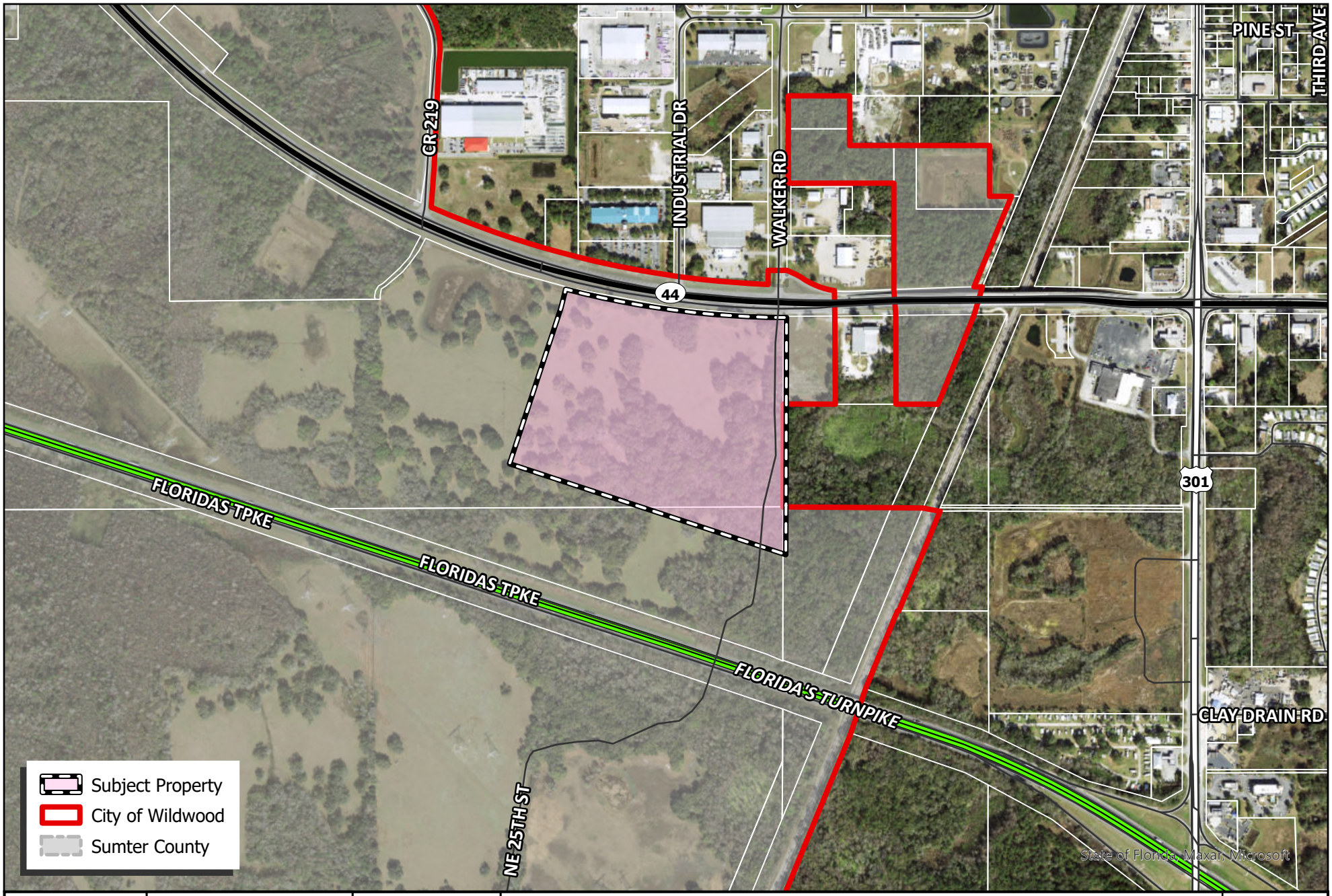
Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 187.5 375 750	PJ #A25-1947 **MONARCH RANCH NORTH PHASE 1** PARCELS F12-033 & F13-005	**MAP 1A** **LOCATION MAP** **MAY 2025**



WILDWOOD FLORIDA EST. 1877

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

N

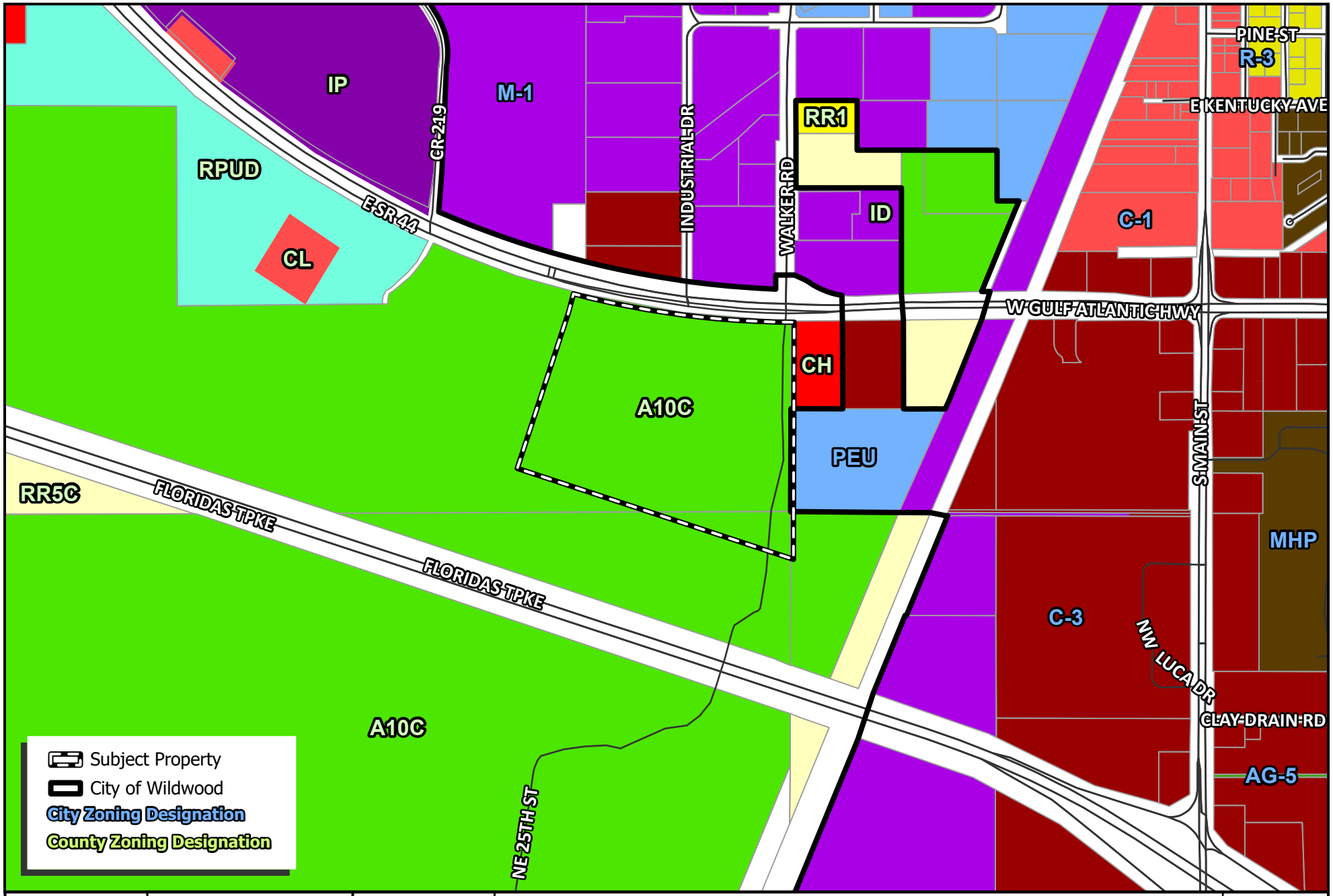
US Feet
0 195 390 780

PJ #A25-1947

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 1B
LOCATION MAP
MAY 2025



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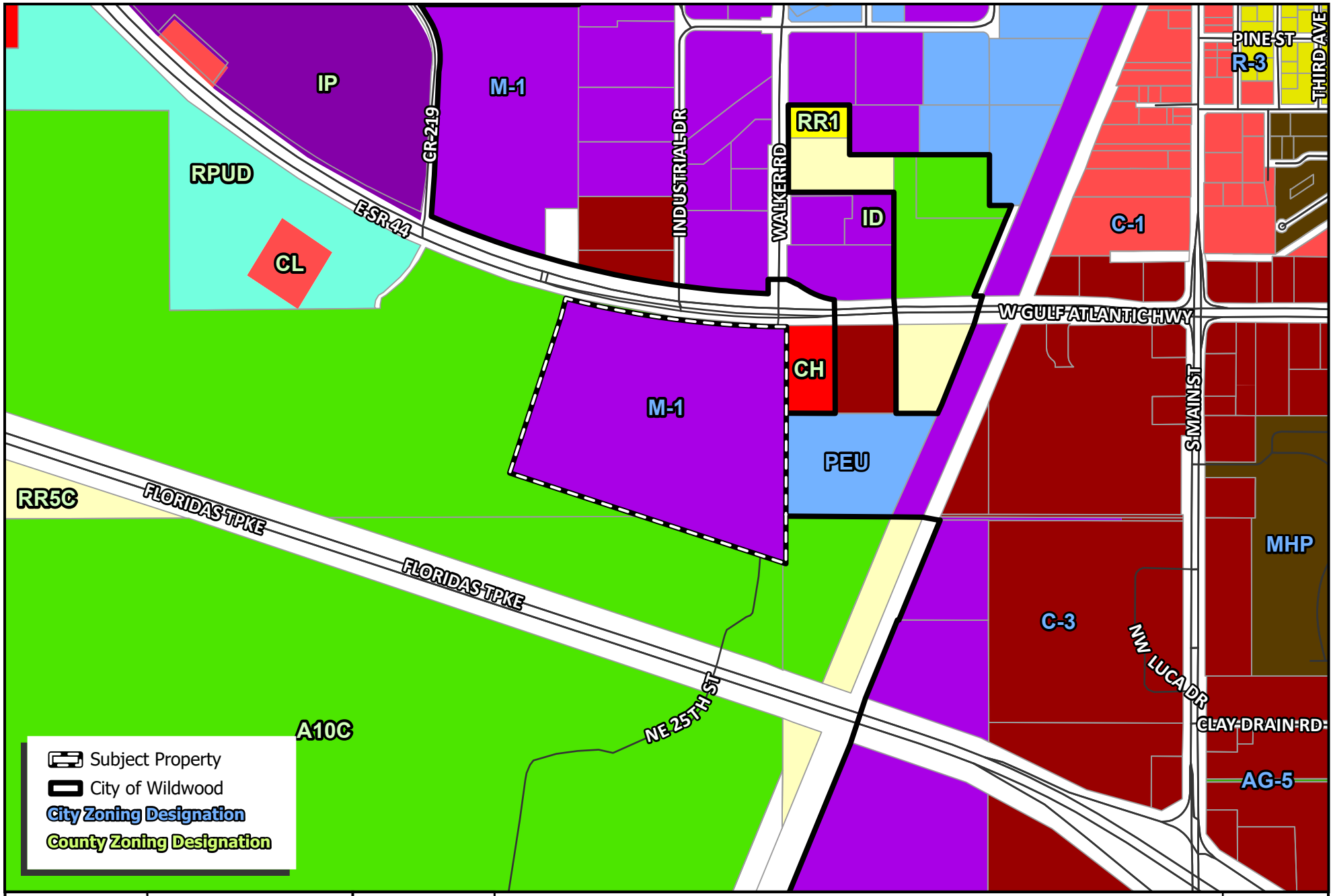
N
US Feet
0 187.5 375 750

#A25-1947

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 3A
EXISTING ZONING
MAY 2025



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N
US Feet
0 187.5 375 750

#A25-1947

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 3B
PROPOSED ZONING
MAY 2025

Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-30

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
06/24/2025

1.2 -A revised Traffic Impact Analysis (TIA) will be needed during the Site Plan process.

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

040380087
May 2025
© Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471
352 438 3000

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APPENDIX A: Property Map
APPENDIX B: CFRPM Output
APPENDIX C: Traffic Data

INTRODUCTION

Kimley-Horn has been retained to evaluate and document the anticipated traffic impacts associated with a proposed zoning request for Monarch Ranch North Phase 1. The site is currently located in unincorporated Sumter County, with an annexation being processed through the City of Wildwood.

The zoning request includes 49.4 acres of vacant property located on the south side of SR 44 at the intersection with Industrial Drive on a portion of parcels F12-033 and F13-005. The development is proposed to include up to 500,000 square feet of industrial park uses. A Small-Scale Comprehensive Plan Amendment (SSCPA) is being processed concurrently for an Industrial Future Land Use (FLU) designation, which allows up to 0.5 Floor Area Ratio (FAR). The City of Wildwood M-1 and M-2 industrial zoning allows up to 0.5 FAR, which equates to a maximum development potential of 1,075,932 square feet of industrial. The site boundary map is provided in **Appendix A**.

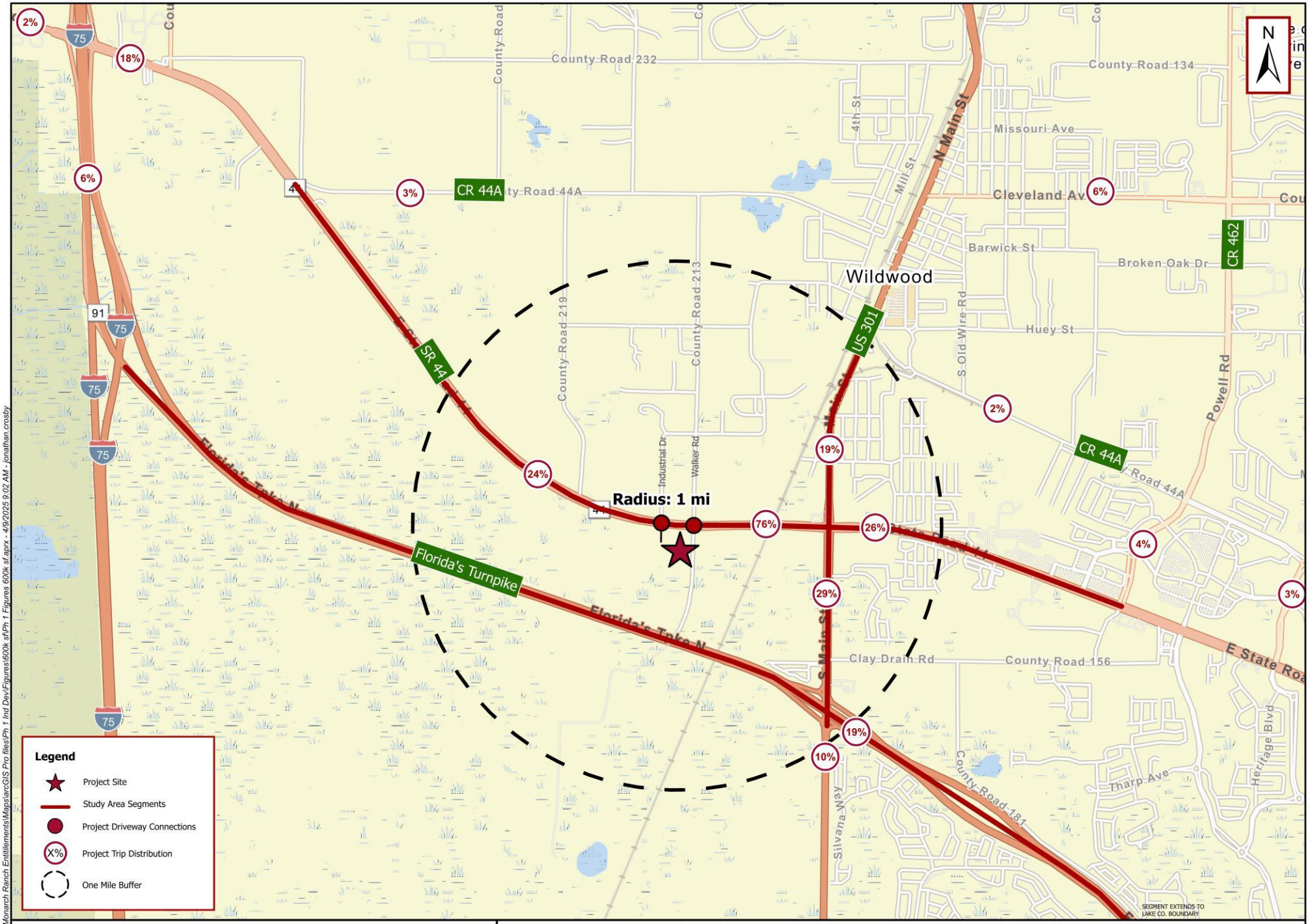
Buildout is anticipated in 2030. As summarized below, access to the site will be provided via existing median openings on SR 44.

- A new south leg at the existing signalized intersection of SR 44 at Industrial Drive
- Reconstruction of the south leg at the existing full access intersection of SR 44 at Walker Road, which is currently a private driveway owned by the developer.

STUDY AREA

The study area for the site includes major roadway segments within a one-mile radius and where the project PM peak hour two-way trips are anticipated to have a 3% or greater impact on the roadway network's generalized peak hour two-way service volume or have 70 or greater PM peak hour two-way project trips.

Figure 1 shows the general location for the Monarch Ranch North Phase 1 development, the one-mile study area radius from the planned access driveways, and the project's trip distribution.



K:\OCA_GIS\040380087-Monarch Ranch Entitlements\Maps\arcGIS Pro files\Ph 1 Ind Dev\Figures\600k sf\Ph 1 Figures 600k sf.aprx - 4/9/2025 9:02 AM - jonathan.crosby

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 CA 35106

FIGURE 1 - PROJECT LOCATION, TRIP DISTRIBUTION, AND STUDY AREA

MONARCH RANCH NORTH PH 1 DEVELOPMENT
CITY OF WILDWOOD, FLORIDA

Not To Scale	Project No.: 040380087	May 2025	Page 2

EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes within the study area. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023). Existing traffic volumes were obtained from the Florida Department of Transportation (FDOT) Florida Traffic Online (2024). The 2023 traffic volumes were grown to 2025 by applying a historic growth rate based on the FDOT historic traffic count trends.

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions, except for US 301 from Florida's Turnpike to Clay Drain Road. This segment of US 301 is currently two lanes but is planned for widening to four lanes by the FDOT along with the widening of the Turnpike mainline from US 301 to I-75. The Turnpike improvements are currently funded for the year 2031 (FPID 435789-1), and the FDOT is working to advance the construction of the US 301 and interchange improvements as soon as possible. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The existing traffic volumes from the FDOT and assumed growth were used to develop 2030 background traffic conditions within the study area. Growth rates for each roadway segment were determined by comparing various sources, including the 2023 Sumter County CMP growth rates, 5-year growth trends, 10-year growth trends, Bureau of Economic and Business Research growth trends, and Central Florida Regional Planning Model (CFRPM) growth.

The following roadway segments will undergo background improvements, which will be completed by project buildout:

- US 301 from Florida's Turnpike to Clay Drain Road: widen to four lanes

Roadway service volumes were updated using the 2023 Quality/Level of Service (Q/LOS) Handbook to account for this background improvement.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way generalized adopted service volumes within the study area. **Table 1** shows the background roadway segment analysis. The roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes[1]						Existing PM Peak Hour Traffic Conditions (2025)[2]					Background PM Peak Hour Traffic Conditions (2030)						
From	To	Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2025)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS[3]	#of Lanes (2030)	Pk Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS[3]
SR 44																			
CR 44A	Project Site	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	3,455	999	1,172	2,171	0.63	C	4	3,455	1,139	1,336	2,475	0.72	C
US 301																			
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,950	1,100	1,292	2,392	1.23	F	4	3,455	1,227	1,442	2,669	0.77	C
CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	3,455	1,100	1,292	2,392	0.69	C	4	3,455	1,201	1,411	2,612	0.76	C
SR 44	CR 44A	3253240	4	C4	D	1.72%	3,413	1,242	1,458	2,700	0.79	D	4	3,413	1,352	1,587	2,939	0.86	D
FLORIDA'S TURNPIKE																			
SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,000	2,346	2,998	5,344	0.89	C	4	6,000	2,615	3,342	5,957	0.99	C
US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,000	1,734	1,888	3,622	0.60	B	4	6,000	1,910	2,079	3,989	0.66	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
3. The LOS is from the 2023 FDOT Quality / Level of Service Handbook.

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DEVELOPMENT TRAFFIC

The proposed Monarch Ranch North Phase 1 will include up to 500,000 square feet of Industrial Park use. The anticipated buildout year is 2030. The latest industry standards were referenced to evaluate the number of new external trips to be generated by the site at buildout.

TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The fitted curve equations were used when applicable. Land Use Code (LUC) 130 was used to predict project traffic.

No pass-by or internal capture was assumed for this development. **Table 2** provides the Daily, AM, and PM peak hour trip generation summary for the project and for the maximum future land use development potential. The trip generation potential is shown for the anticipated development program, and the maximum intensity with the proposed zoning category and 0.5 FAR.

Table 2: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development Program								
Industrial Park	500,000.0 SF GFA	2,168	170	138	32	170	37	133
Maximum FLU Development Potential								
Industrial Park	1,075,932 SF GFA	3,230	366	296	70	366	81	285

Notes:
1. Trip generation potential was derived using the ITE Trip Generation Manual, 11th Edition.

Industrial Park [ITE 130]

Daily	Ln(T) =0.52*Ln(X) +4.45; (X is 1,000 Sq. Ft. GFA)
AM Peak Hour of Adjacent Street	T=0.34*(X); (X is 1000 Sq. Ft. GFA, 81%in, 19%out)
PM Peak Hour of Adjacent Street	T=0.34*(X); (X is 1000 Sq. Ft. GFA, 22%in, 78%out)

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TRIP DISTRIBUTION AND ASSIGNMENT

Projected traffic demand on study area facilities was derived from the use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the CFRPM v7 model set and connected to the existing roadway network to represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percentage of daily project distribution is provided in **Appendix C.**

Figure 1 shows the projected project distribution on the study area roadway segments. These percentages were used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

A PM peak hour analysis was conducted for buildout conditions by comparing 2030 buildout PM peak hour two-way traffic volumes to peak hour two-way generalized adopted service volumes within the study area. Buildout volumes were developed by adding anticipated project trips to background volumes. The percentage of project trips on each roadway segment with respect to the generalized adopted service volume (project impact) was determined to define the extent of the study area. **Table 3** shows the buildout roadway segment analysis.

As shown in the table, no roadway segment deficiencies are anticipated within the study area as a result of project impacts.

Table 3: Buildout Roadway Segment Analysis

Roadway		Roadway Attributes[1]						Background Traffic (2030)					PM Peak Hour Project Traffic					Buildout PM Peak Hour Traffic Conditions (2030)				
From	To	Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign[3]	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	Project Impact	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS
SR 44																						
CR 44A	Project Site	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	24%	9	32	41	0.78%	797	1,220	2,017	0.38	B
Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	76%	101	28	129	2.44%	889	1,216	2,105	0.40	B
US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	1,901	1,139	1,336	2,475	0.72	C	26%	35	10	45	1.30%	1,174	1,346	2,520	0.73	C
US 301																						
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,070	1,227	1,442	2,669	0.77	C	29%	11	39	50	2.56%	1,238	1,481	2,719	0.79	C
CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	1,901	1,201	1,411	2,612	0.76	C	30%	11	40	51	1.48%	1,212	1,451	2,663	0.77	C
SR 44	CR 44A	3253240	4	C4	D	1.72%	1,880	1,352	1,587	2,939	0.86	D	19%	25	7	32	0.94%	1,377	1,594	2,971	0.87	D
FLORIDA'S TURNPIKE																						
SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,080	2,615	3,342	5,957	0.99	C	0%	0	0	0	0.00%	2,615	3,342	5,957	0.99	C
US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,080	1,910	2,079	3,989	0.66	B	19%	25	7	32	0.53%	1,935	2,086	4,021	0.67	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
3. Percent assignment is the maximum across the segment, derived using the CFRPM v7.0 model output.
4. Project impact is the two-way project traffic volume divided by the two-way service volume.

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CONCLUSION

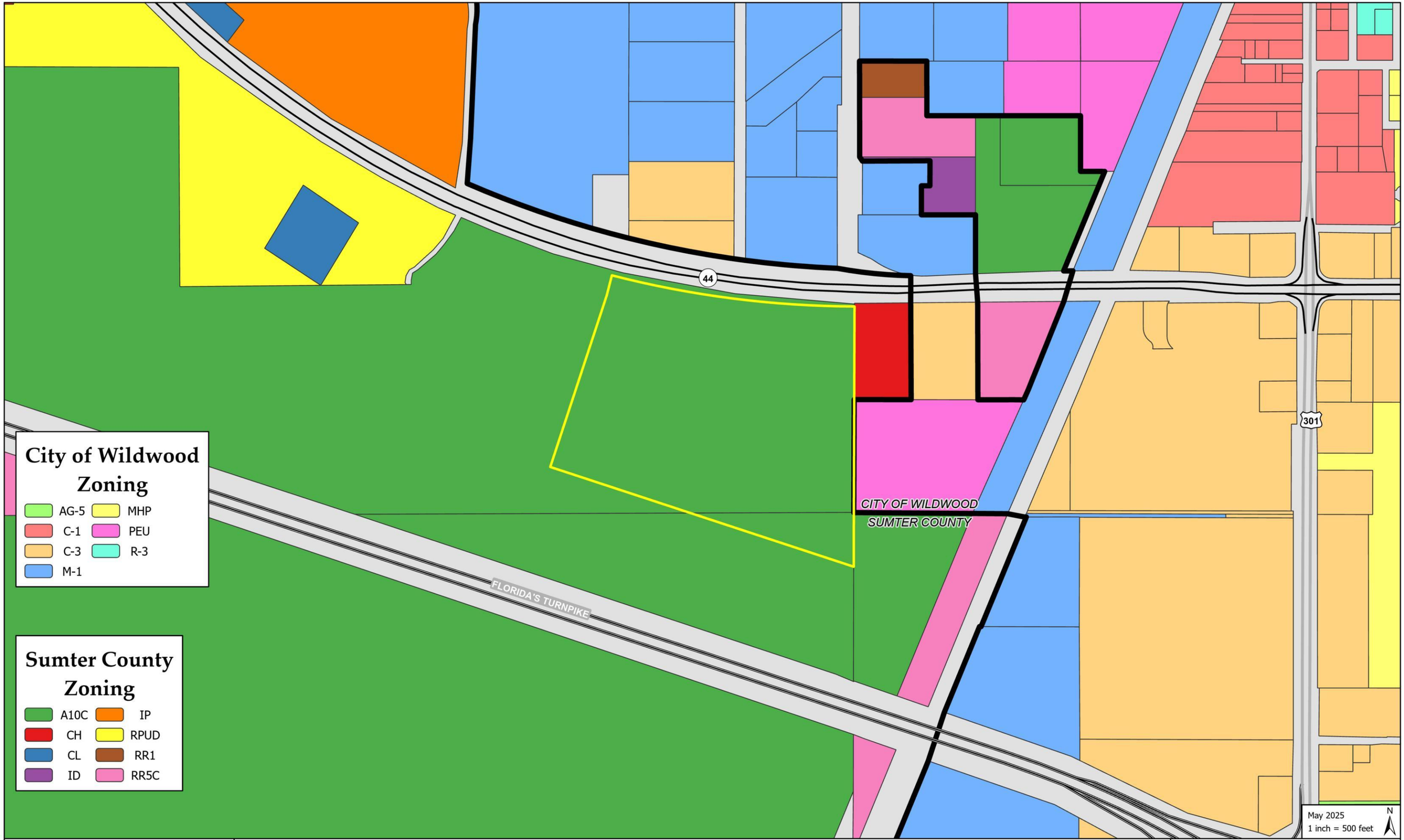
This traffic analysis was performed to assess the transportation impacts of the Monarch Ranch North Phase 1 industrial development. The development proposed for buildout in 2030 will consist of up to 500,000 sf of industrial uses. Access to the site will be provided via SR 44 at the south legs of Industrial Drive and Walker Road.

The project at buildout is expected to generate 170 PM peak hour vehicular trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model.

A roadway segment capacity analysis was performed for existing and year 2030 background and buildout conditions. The PM peak hour two-way analysis identified no roadway segment capacity deficiencies as a result of project impacts. The driveway connections to SR 44 will be further evaluated with the site plan and driveway connection permit submittals to identify geometry and traffic control needs for the development.

APPENDIX

APPENDIX A: Property Map



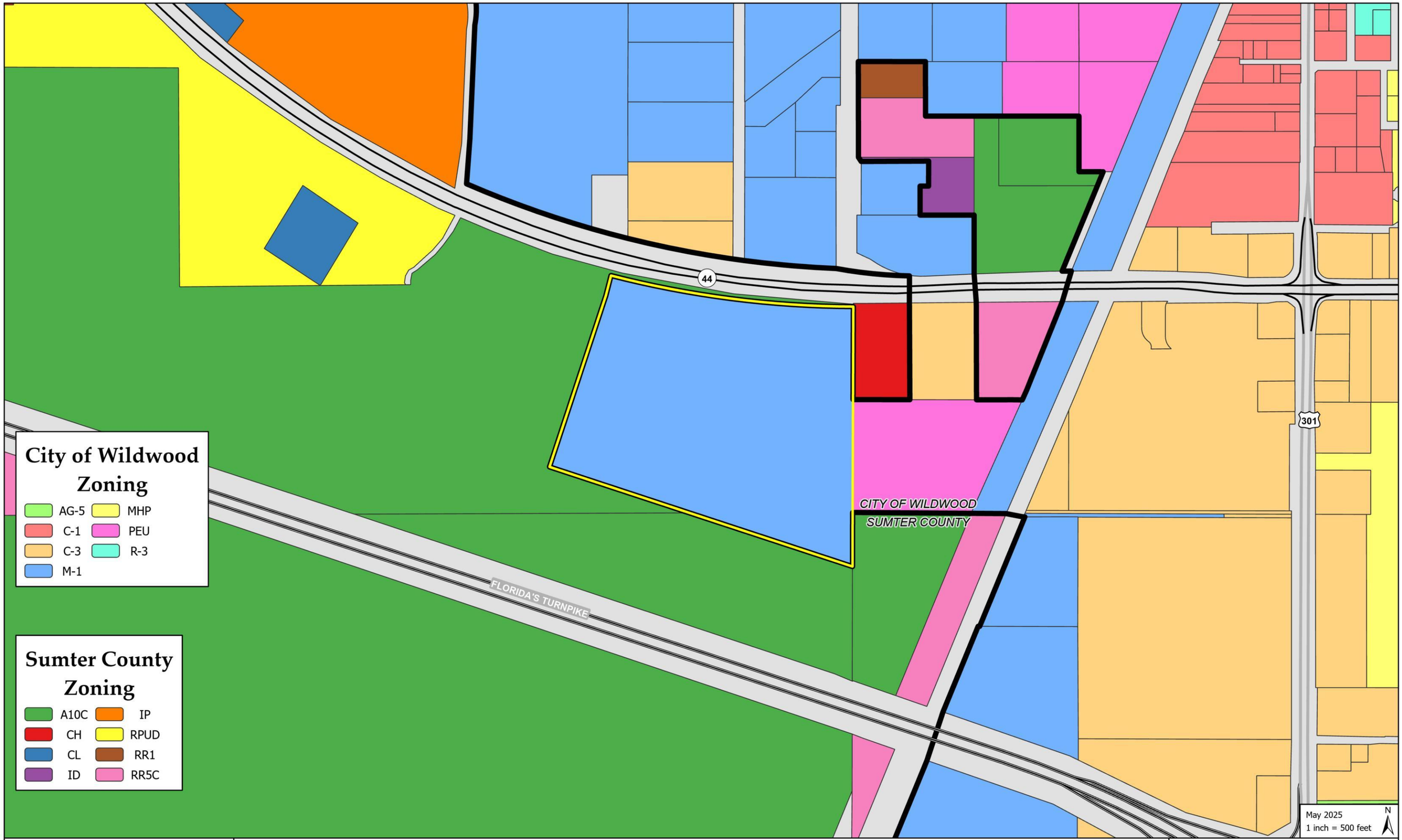
CFB CLYMER FARNER BARLEY

Current Zoning Map

Site

Monarch Ranch North Phase 1

*Sumter County Zoning shape downloaded 5/14/2024



CFB CLYMER FARNER BARLEY

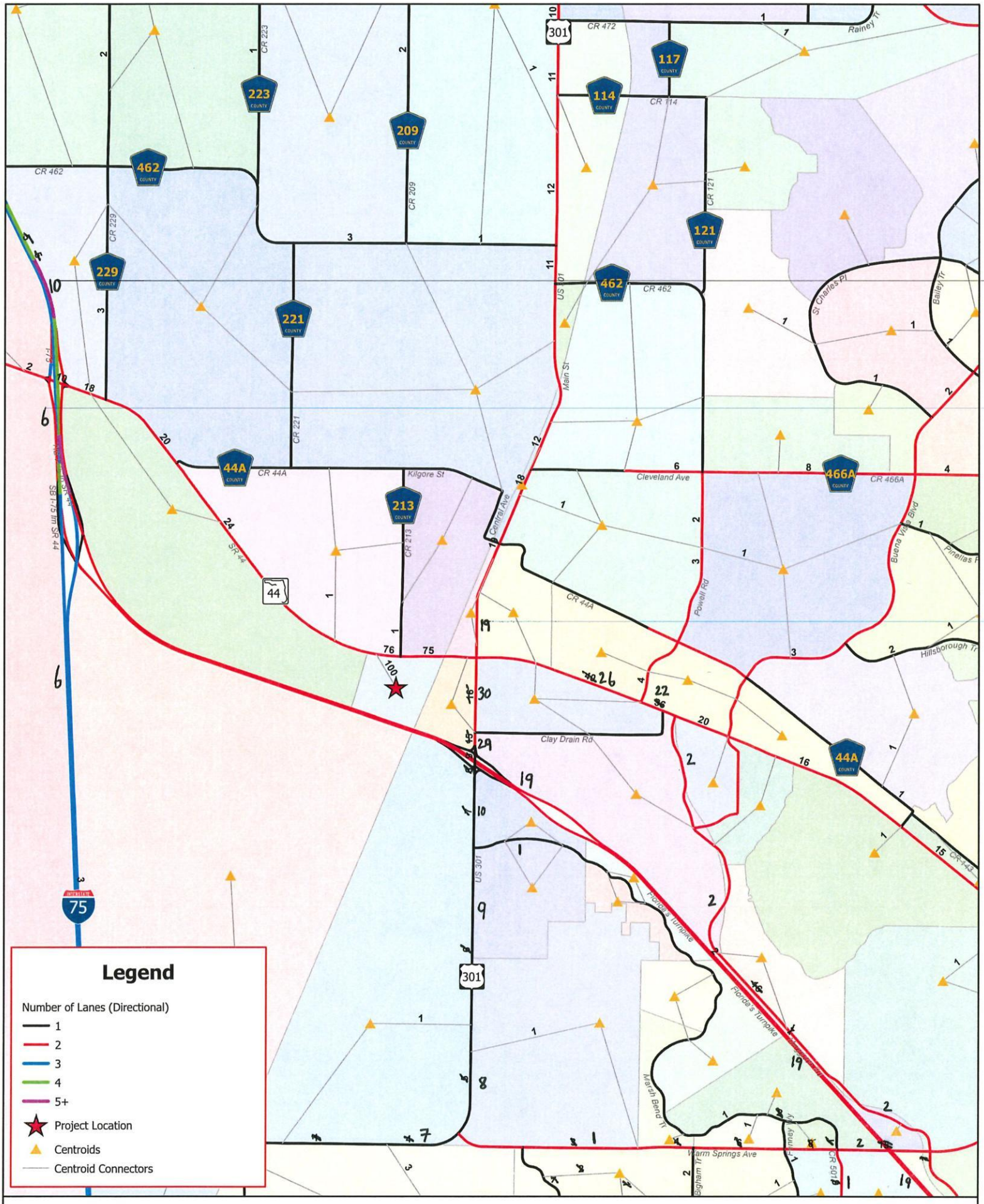
Proposed Zoning Map

Site

Monarch Ranch North Phase 1

*Sumter County Zoning shape downloaded 5/14/2024

APPENDIX B: CFRPM Output



Trip Distribution - Monarch Ranch Ph. 1
CFRPMv7 - 2030 - 3/18/2025

APPENDIX C: Traffic Data

Table A: Growth Rate Calculations

Roadway													Daily Model Bkgd			Annual Growth Rates					
From	To	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2045	2023 CMP	5-Year Trend	10-Year Trend	Model Growth	BEBR Medium	Calculated Rate	Rate Used
SR 44																					
CR 44A	US 301/SR 35	13,200	13,100	14,300	15,700	15,700	15,100	14,400	19,100	19,100	20,100	19,300	19,618	24,547	2.25%	5.03%	3.87%	0.84%	2.43%	2.34%	2.34%
US 301/SR 35	CR 139	17,700	17,400	18,500	18,700	18,700	17,200	16,400	19,400	19,400	22,500	23,500	24,862	37,523	3.75%	6.44%	2.87%	1.70%	2.43%	2.65%	2.65%
FLORIDA TURNPIKE																					
SR 93/I-75	US 301/SR 35	33,000	37,000	40,400	43,500	45,300	44,700	40,400	44,000	49,600	50,200	49,800	43,332	72,059	2.00%	2.18%	4.20%	2.21%	2.43%	2.20%	2.20%
US 301/SR 35	LAKE COUNTY BOUNDARY	39,798	43,427	45,903	47,836	49,310	49,138	38,376	48,212	47,500	56,245	56,058	60,419	86,970	1.00%	2.67%	3.49%	1.46%	2.43%	1.95%	1.95%
US 301 / S MAIN ST																					
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,907	45,940	2.00%	5.39%	6.62%	1.32%	2.43%	2.22%	2.22%
CR 156 (CLAY DRAIN RD)	SR 44	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,093	42,789	1.00%	5.39%	6.62%	1.11%	2.43%	1.77%	1.77%
SR 44	CR 44A	17,800	18,200	21,000	22,000	24,500	24,500	22,500	23,500	23,500	28,500	29,500	32,533	36,019	1.00%	3.78%	5.18%	0.36%	2.43%	1.72%	1.72%

COUNTY: 18
STATION: 0200
DESCRIPTION: SR-44, 0.57 MI W OF US 301
START DATE: 05/22/2024
START TIME: 1045

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	27	14	12	16	69	15	21	21	9	66	135
0100	9	16	14	12	51	9	12	11	10	42	93
0200	9	13	11	12	45	4	7	5	8	24	69
0300	10	13	15	20	58	12	13	10	14	49	107
0400	17	28	31	35	111	22	18	21	25	86	197
0500	32	50	57	115	254	31	36	59	46	172	426
0600	138	143	155	208	644	63	94	95	95	347	991
0700	216	224	227	291	958	117	122	148	140	527	1485
0800	246	154	180	179	759	125	143	156	142	566	1325
0900	191	134	143	165	633	128	142	144	139	553	1186
1000	156	151	164	142	613	141	116	138	143	538	1151
1100	137	157	170	156	620	136	173	124	155	588	1208
1200	145	147	153	127	572	138	182	154	129	603	1175
1300	160	128	138	156	582	166	165	181	156	668	1250
1400	158	153	145	158	614	178	183	176	182	719	1333
1500	134	108	136	132	510	163	191	206	207	767	1277
1600	127	147	173	183	630	219	262	233	258	972	1602
1700	166	168	169	174	677	256	262	258	257	1033	1710
1800	161	128	92	108	489	165	120	106	97	488	977
1900	93	80	75	53	301	99	127	92	81	399	700
2000	67	68	55	50	240	83	98	84	81	346	586
2100	49	63	48	39	199	83	70	69	52	274	473
2200	25	53	60	69	207	52	51	44	30	177	384
2300	73	56	58	50	237	38	24	29	25	116	353
24-HOUR TOTALS:					10073					10120	20193

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	988	815	569	715	1523
P.M.	1630	690	1645	1034	1645	1720
DAILY	715	988	1645	1034	1645	1720

TRUCK PERCENTAGE 12.73 9.50 11.11

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	11	5794	2986	52	383	11	2	758	41	2	32	1	0	0	0	1282	10073
W	9	6300	2850	22	304	14	3	564	36	5	7	2	4	0	0	961	10120

GENERATED BY SPS 5.0.0.63

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0200 - SR-44, 0.57 MI W OF US 301

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	19300 C	E 9500	W 9800	9.50	54.00	10.70
2023	20100 S	E 9600	W 10500	9.50	53.90	24.00
2022	19100 F	E 9100	W 10000	9.50	54.00	13.20
2021	19100 C	E 9100	W 10000	9.50	53.00	12.10
2020	14400 F	E 7600	W 6800	9.50	54.70	5.60
2019	15100 C	E 8000	W 7100	9.50	53.30	13.20
2018	15700 F	E 8100	W 7600	9.50	53.70	12.10
2017	15700 C	E 8100	W 7600	9.50	53.50	13.60
2016	14300 C	E 7600	W 6700	9.00	53.10	13.10
2015	13100 C	E 6700	W 6400	9.00	54.70	13.70
2014	13200 C	E 6800	W 6400	9.00	55.10	13.40
2013	12800 C	E 6500	W 6300	9.00	56.40	12.00
2012	12600 C	E 6500	W 6100	9.00	56.30	14.10
2011	12800 C	E 6500	W 6300	9.00	51.30	12.90
2010	13000 S	0	0	9.85	55.51	12.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0006 - ON US-301, 0.357 MI. N OF FL TPK (RC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	26000 F	N 12500	S 13500	9.00	54.00	8.90
2023	25000 C	N 12000	S 13000	9.00	53.90	8.90
2022	19200 S	N 10000	S 9200	9.00	54.00	20.50
2021	19200 F	N 10000	S 9200	9.00	53.00	20.50
2020	18600 C	N 9700	S 8900	9.00	54.70	20.50
2019	20000 F	N 10000	S 10000	9.00	53.30	14.90
2018	19900 C	N 10000	S 9900	9.00	53.70	14.90
2017	16400 F	N 8200	S 8200	9.00	53.50	14.30
2016	15400 C	N 7700	S 7700	9.00	53.10	14.30
2015	14000 C	N 7000	S 7000	9.00	54.70	13.30
2014	13700 C	N 6900	S 6800	9.00	55.10	13.60
2013	14000 C	N 7000	S 7000	9.00	56.40	15.10
2012	13300 C	N 6600	S 6700	9.00	56.30	13.30
2011	13000 C	N 6500	S 6500	9.00	51.30	13.90
2010	13300 C	N 6600	S 6700	9.85	55.51	12.40
2009	12500 C	N 6200	S 6300	9.88	55.48	14.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 5016 - ON US-301, 0.191 MI. N OF SR-44 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29500 F	N 14500	S 15000	9.00	54.00	24.70
2023	28500 C	N 14000	S 14500	9.00	53.90	24.70
2022	23500 S	N 12000	S 11500	9.00	54.00	16.60
2021	23500 F	N 12000	S 11500	9.00	53.00	16.60
2020	22500 C	N 11500	S 11000	9.00	54.70	16.60
2019	24500 F	N 12500	S 12000	9.00	53.30	14.00
2018	24500 C	N 12500	S 12000	9.00	53.70	14.00
2017	22000 C	N 11000	S 11000	9.00	53.50	13.30
2016	21000 C	N 10500	S 10500	9.00	53.10	13.70
2015	18200 C	N 9100	S 9100	9.00	54.70	12.20
2014	17800 C	N 8900	S 8900	9.00	55.10	12.60
2013	19900 C	N 10000	S 9900	9.00	56.40	12.60
2012	20000 C	N 10000	S 10000	9.00	56.30	12.90
2011	18400 C	N 9300	S 9100	9.00	51.30	11.10
2010	21000 C	N 10500	S 10500	9.85	55.51	11.50
2009	22000 C	N 11000	S 11000	9.88	55.48	11.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: N LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	381	312	251	252	334	608	1264	1629	1556	1523	1577	1526	1503	1449	1471	1517	1544	1272	1159	1014	809	661	594	408	24614N
2	W	308	283	205	259	345	607	1214	1572	1494	1587	1520	1482	1361	1382	1571	1557	1643	1380	1244	951	761	713	642	467	24548N
3	R	402	314	218	278	358	632	1358	1557	1821	1698	1831	1710	1676	1672	1593	1748	1669	1565	1495	1111	969	792	655	521	27643N
4	F	398	347	291	327	384	635	1371	1660	1804	1930	2104	1928	2169	2145	2267	2186	2211	2299	2101	2250	1495	1192	1003	729	35226A
5	A	486	363	290	271	349	502	1007	1322	1725	2111	2419	2657	1257	2559	2931	2636	1773	1562	1293	1054	974	774	733	594	31642S
6	S	458	329	242	185	215	329	528	730	1099	1365	1261	1993	2340	1844	1795	1707	1561	1546	1390	1271	1154	773	612	632	25359A
7	M	551	370	259	246	374	688	1269	1685	1553	1819	2125	1601	1665	1261	1183	1042	1308	1354	1344	1116	1165	1113	1071	805	26967A
8	T	718	610	517	475	767	1146	1584	1684	1619	1631	1646	1676	1603	1488	1531	1483	1430	1517	1251	1049	918	839	707	558	28447A
9	W	400	385	292	312	408	513	625	625	664	799	772	829	656	572	484	354	231	135	98	60	50	27	12	8	9311S
10	R	3	3	6	17	12	17	33	41	92	163	326	421	601	610	702	724	608	669	569	489	436	379	303	281	7505A
11	F	195	193	179	181	245	468	981	1319	1301	1414	1548	1642	1422	1592	1669	1619	1487	1508	1384	1121	978	796	707	570	24519A
12	A	425	378	303	331	362	507	855	1219	1338	1741	2170	2138	1869	1713	1458	1375	1245	1213	1100	1055	951	830	759	561	25896N
13	S	422	318	239	204	216	404	560	818	1212	1530	1893	1822	1854	1918	1868	1806	1805	1631	1541	1305	1145	919	740	518	26688N
14	M	350	316	261	263	354	645	1343	1719	1802	1918	2045	2028	1837	1742	1886	1767	1742	1624	1496	1113	918	771	601	484	29025N
15	T	409	296	204	309	351	662	1326	1614	1818	1812	1968	1786	1666	1588	1562	1597	1652	1480	1396	1245	947	712	632	453	27485N
16	W	369	279	215	263	352	707	1420	1680	1841	1839	1822	1733	1670	1564	1616	1605	1587	1331	1292	1098	948	798	691	509	27229N
17	R	368	302	293	292	376	534	1584	1220	1192	2468	2067	1749	1700	1709	1736	1784	1734	1681	1596	1305	1101	888	790	604	29073A
18	F	446	393	351	370	440	798	1411	1851	1875	2108	1680	1604	2410	1576	1696	1878	1989	1912	1874	1706	1619	1203	1050	798	33038A
19	A	602	416	360	343	375	615	1045	1434	1722	2110	2374	2487	2313	1893	2182	1899	1946	1947	1436	1170	1157	1054	881	736	32497S
20	S	530	346	272	264	247	433	598	832	1275	1713	2195	2429	2346	2336	2098	2129	2182	1878	1908	1572	1372	1064	820	672	31511N
21	M	508	393	292	282	335	729	1300	1680	1755	1876	1985	2028	1992	1860	1902	1185	1832	1980	1712	1346	1119	837	686	527	30141A
22	T	395	322	242	278	342	664	1288	1652	1558	1635	1676	1513	1539	1431	1569	1639	1670	1499	1330	1065	837	672	605	468	25889N
23	W	346	294	238	274	345	679	1299	1647	1478	1717	1675	1624	1180	1695	1818	1759	1701	1505	1406	1115	963	779	659	458	26654N
24	R	411	328	293	281	388	697	1311	1689	1762	1776	1824	1819	1802	1693	1832	1988	1922	1653	1271	1422	1132	807	712	628	29441N
25	F	424	422	345	296	420	729	1333	1780	1794	1981	2121	2228	2064	2091	2054	2168	1988	1695	1924	1614	1404	1110	909	711	33605A
26	A	525	425	333	288	346	512	914	1282	1595	1854	2024	2001	1789	1684	1617	1651	1631	1503	1336	1121	1112	905	785	638	27871N
27	S	433	376	285	237	237	348	550	930	1172	1607	2055	2159	2087	2254	2309	2009	2072	1896	1671	1454	1286	950	891	627	29895N
28	M	420	338	281	280	370	699	1315	1580	1719	1864	1552	1485	2143	1732	1818	1775	1734	1565	1409	1035	538	1242	706	517	28117A
29	T	367	275	231	270	357	643	1228	1609	1653	1552	1508	1556	1513	1432	1484	1674	1646	1477	1396	1032	866	754	571	437	25531N
30	W																									25584B
31	R	427	322	293	298	390	672	1301	1639	1581	1763	1624	1681	1658	1730	1869	1861	1795	1561	1383	1081	948	825	708	513	27923N

WEEKDAY AVERAGE = 26561 SATURDAY AVERAGE = 29477 SUNDAY AVERAGE = 28363 NUMBER OF GOOD DAYS 30 TOTAL MONTHLY COUNT = 813290
MONTHLY AVERAGE = 27235

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: S LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	350	329	331	375	518	778	1058	1188	1227	1115	1232	1320	1258	1384	1455	1714	1723	1635	1437	1001	860	598	481	445	23812N
2	W	339	324	294	354	510	836	1136	1123	1229	1257	1295	1265	1332	1449	1498	1665	1708	1631	1444	1076	863	690	564	443	24325N
3	R	388	321	310	403	574	873	1162	1229	1251	1313	1250	1372	1511	1620	1690	1945	1349	1400	1722	1692	1201	820	699	499	26594A
4	F	406	383	357	487	589	819	1126	1192	1237	1429	1535	1620	1803	1962	1811	2154	2116	1994	1822	1535	1169	991	817	659	30013N
5	A	507	367	335	364	422	521	749	945	1200	1525	1734	1821	1937	2024	2162	2047	1951	1872	1738	1385	1188	1018	865	1205	29882S
6	S	1670	1459	504	337	346	331	441	721	1054	1744	2222	2166	2179	2222	2415	2416	2301	2316	2058	1868	1561	1041	825	589	34786A
7	M	469	393	395	495	594	928	1105	1175	1212	1206	1371	1275	1458	1456	1465	1759	1749	1683	1490	1146	1005	771	711	594	25905A
8	T	478	440	354	411	503	732	964	1055	990	1049	1073	1089	1169	1159	1239	1231	1250	1136	1006	801	678	569	417	326	20119A
9	W	277	228	175	187	183	231	265	290	271	282	338	377	371	273	249	228	202	154	118	78	73	33	29	21	4933S
10	R	21	20	24	35	43	53	97	144	240	339	465	569	660	757	772	793	923	1098	1239	1366	1260	1453	927	964	14262A
11	F	918	510	486	413	493	723	929	986	1207	1198	1314	1175	1358	1509	1604	1441	1346	1556	1578	1618	1589	1438	1349	1184	27922A
12	A	1245	626	472	481	488	646	769	987	1180	1431	1602	1500	1621	1563	1639	1757	1850	1815	1715	1561	1306	963	985	704	28906A
13	S	531	423	352	296	319	394	537	700	884	1155	1421	1588	1573	1570	1694	1823	1815	1814	1794	1682	1613	1323	1057	862	27220A
14	M	524	436	377	424	535	940	1213	1178	1384	1430	1504	1481	1539	1661	1738	1724	1898	1723	1507	1537	1182	946	719	542	28142A
15	T	419	346	363	404	548	884	1144	1274	1287	1250	1262	1375	1449	1419	1568	1580	1758	1632	1618	1145	803	809	501	394	25232N
16	W	349	317	449	523	572	928	1143	1285	1381	1257	1317	1405	1386	1569	1500	1543	1765	1889	1711	1318	1031	809	595	494	26536A
17	R	428	379	424	489	620	879	1193	1270	1429	1400	1512	1441	1463	1561	1799	1978	2260	2206	1912	1821	1356	852	737	627	30036A
18	F	509	485	453	534	626	913	1158	1380	1514	1760	1783	1869	1929	2121	1928	1879	2259	1597	2071	2043	1315	1058	804	617	32605A
19	A	502	410	361	352	379	510	761	1080	1312	1563	1839	1824	1829	1837	2123	2043	1982	1802	1506	1258	1069	919	759	631	28651N
20	S	1053	671	298	269	286	358	514	696	1030	1467	1833	2079	2034	1791	2180	2142	2184	2188	1919	1829	1193	857	800	631	30302A
21	M	437	435	429	459	574	942	1214	1283	1366	1371	1455	1477	1569	1660	1671	1722	1803	1720	1445	1078	851	630	482	403	26476N
22	T	386	347	335	360	521	842	1159	1215	1314	1268	1296	1342	1376	1452	1538	1670	1707	1687	1367	1070	803	597	402	380	24434N
23	W	400	321	279	346	522	827	1289	1271	1290	1308	1345	1281	1370	1448	1581	1833	1852	1703	1657	1115	835	632	482	417	25404N
24	R	449	375	400	454	536	769	1369	1296	1375	1385	1406	1576	1612	1692	1779	2011	1956	1890	1725	1294	977	892	596	469	28283N
25	F	564	384	408	472	587	864	846	1030	1359	1482	1660	1725	1849	1969	2081	2170	2265	2309	2111	1687	1291	1061	832	692	31698N
26	A	489	333	286	356	387	540	705	892	1200	1542	1661	1821	1860	1848	1991	1986	1828	1790	1461	1273	1048	893	680	536	27406N
27	S	372	280	234	284	238	355	465	690	995	1257	1578	1863	2069	2050	2098	2051	2152	2154	2018	1743	1440	939	817	594	28736N
28	M	456	445	390	482	607	947	1187	1286	1359	1417	1555	1604	1666	1713	1718	1870	1924	1816	1558	1144	871	593	527	466	27601N
29	T	343	408	340	332	497	805	1153	1217	1192	1255	1319	1383	1404	1418	1538	1657	1800	1676	1376	994	835	659	554	439	24594N
30	W	372	304	305	389	530	851	1140	1242	1333	1293	1350	1450	1496	1520	1684	1752	1878	1824	1531	1168	883	738	574	461	26068N
31	R	418	345	350	394	520	843	1137	1245	1247	1326	1381	1439	1515	1610	1766	1813	1891	1782	1503	1075	872	779	614	540	26405N

WEEKDAY AVERAGE = 25560 SATURDAY AVERAGE = 28711 SUNDAY AVERAGE = 30261 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 817288
MONTHLY AVERAGE = 26681

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 9931 - TPK ML SR 91 S OF CR468

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	56058 C	N 28056	S 28002	9.50	54.30	20.30
2023	56245 C	N 27484	S 28761	10.50	54.40	24.70
2022	47500 S	0	0	10.50	54.80	21.30
2021	48212 F	N 24331	S 23881	10.50	54.80	21.30
2020	38376 C	N 19226	S 19150	10.50	54.80	20.70
2019	49138 C	N 24305	S 24833	10.50	54.50	17.80
2018	49310 C	N 24411	S 24899	9.50	54.60	17.30
2017	47836 C	N 23529	S 24307	9.50	54.70	16.00
2016	45903 C	N 22722	S 23181	10.50	55.10	17.10
2015	43427 C	N 21656	S 21771	10.50	55.30	16.30
2014	39798 C	N 19859	S 19939	10.50	55.50	15.30
2013	37893 C	N 18860	S 19033	10.50	56.40	15.90
2012	35500 F	N 0	S 0	10.50	55.70	15.40
2011	36072 C	N 17822	S 18250	10.50	55.70	15.40
2010	37235 C	N 18439	S 18796	11.62	56.95	15.10
2009	35941 C	N 18020	S 17921	11.34	55.19	15.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 2210 - TPK ML SR 91 S OF MM 307

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	49800 C	N 24900	S 24900	10.50	56.10	19.90
2023	50200 C	N 25100	S 25100	10.50	54.40	21.90
2022	49600 C	N 24800	S 24800	10.50	55.50	19.20
2021	44000 C	N 22000	S 22000	10.50	59.60	21.30
2020	40400 C	N 20200	S 20200	10.50	53.80	20.70
2019	44700 C	N 22350	S 22350	10.50	53.80	17.80
2018	45300 C	N 22650	S 22650	9.50	57.70	17.30
2017	43500 C	N 21750	S 21750	9.50	57.70	16.20
2016	40400 C	N 20200	S 20200	10.50	57.20	16.60
2015	37000 C	N 18500	S 18500	10.50	54.50	16.00
2014	33000 C	N 16500	S 16500	10.50	54.80	15.20
2013	33000 C	N 16500	S 16500	10.50	55.60	15.60
2012	34000 E	N 17000	S 17000	10.50	54.40	14.80
2011	35000 E	N 17500	S 17500	10.50	55.10	15.10
2010	33700 C	N 16850	S 16850	11.01	55.93	14.40
2009	33200 C	N 16600	S 16600	10.79	54.81	14.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2305-002 Summers Rezoning**

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2025-32 (attached) subject to approval of O2025-31, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	CP 2305-002 Summers
Ordinance No.	O2025-32
Applicant	LPG Urban & Regional Planners LLC
Owner	Bryan Summers
Property Location	Generally located north of the intersection of E SR 44 and CR 149
Parcel Number	G15C017
Date	06/25/2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-002 (O2025-31).

ANALYSIS: The applicant is proposing a six-thousand (6,000) square-foot auto part/service store.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is commercial in nature due to the SR 44 Commercial Corridor. The proposedC-3 zoning designation will serve to provide products and services needed for surrounding existing residential neighborhoods.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The change is commercial and will result in no school-age children added to the existing Wildwood/Sumter County Schools.
Potable Water & Sewer: The subject property is within the utility service boundary according to the 2024 Utility Master Plan. There is an 8-inch sewer force main on the south side of E SR 44. There is no water available in this segment of the corridor. Water main extensions are projected to be developer-driven in this area. The applicant/owner understands that there could be requirements for water main extension and/or in coordination of expansion with other surrounding developments. The project is expected to utilize two (2) water and two (2) sewer ERUs.The applicant may be allowed to use a private well and septic system should there be sufficient data to show that connection to city utilities is not financially feasible. If use of a private well and septic system is approved, the property owner will be required to connect to city utilities in the event of failure of the well or septic system. Any septic system installed in the city's Utility Service Area will be required to meet OSTDS standards.
Streets: Access to the site is proposed via SR 44 and cross-access from the existing commercial driveway that currently serves the Anytime Fitness gym site. On May 20, 20205, Sumter County Public Works accepted the traffic impact analysis for this proposal, which yields approximately 100 daily trips, 11 AM peak hour trips, and 12 PM peak hour trips. Based on the analysis, all study roadway segments currently operate acceptably and are projected to operate acceptably at bailout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Development pressure has been increasing in the city as a result of the growth of The Villages® and ancillary support businesses of products and services have become necessary for the area.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
Based on the analysis, all study roadway segments and intersections currently operate acceptably and are projected to operate acceptably at bailout in year 2027.

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

map designation.

ZONING DESIGNATION
SURROUNDING PROPERTIES
NORTH RR1 (County)
SOUTH SR 44 ROW & R2M (County)
EAST CL (County)
WEST RR1 (County)

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

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2025-32 to be forwarded to the City Commission for further action, subject to the approval of O2025-31, which establishes a future land use appropriate for the proposed zoning.

DATED: 6/24/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-32

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

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

Parcel G15C017
Bryan Summers, as Trustee of the Summers Land Trust dated January 30, 2013
Acres 0.83+/-

LEGAL DESCRIPTION:

Lot 17, Lake Deaton Shores, First Addition, according to the Plat thereof, Recorded in Plat Book 2, Page 25 ½, Public Records of Sumter County, Florida.

CONTAINING 0.83 ACRES, MORE OR LESS.

This property is to be reclassified from RR1(Sumter County) to C-3 (City of Wildwood)

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held

to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

RZ 2305-002

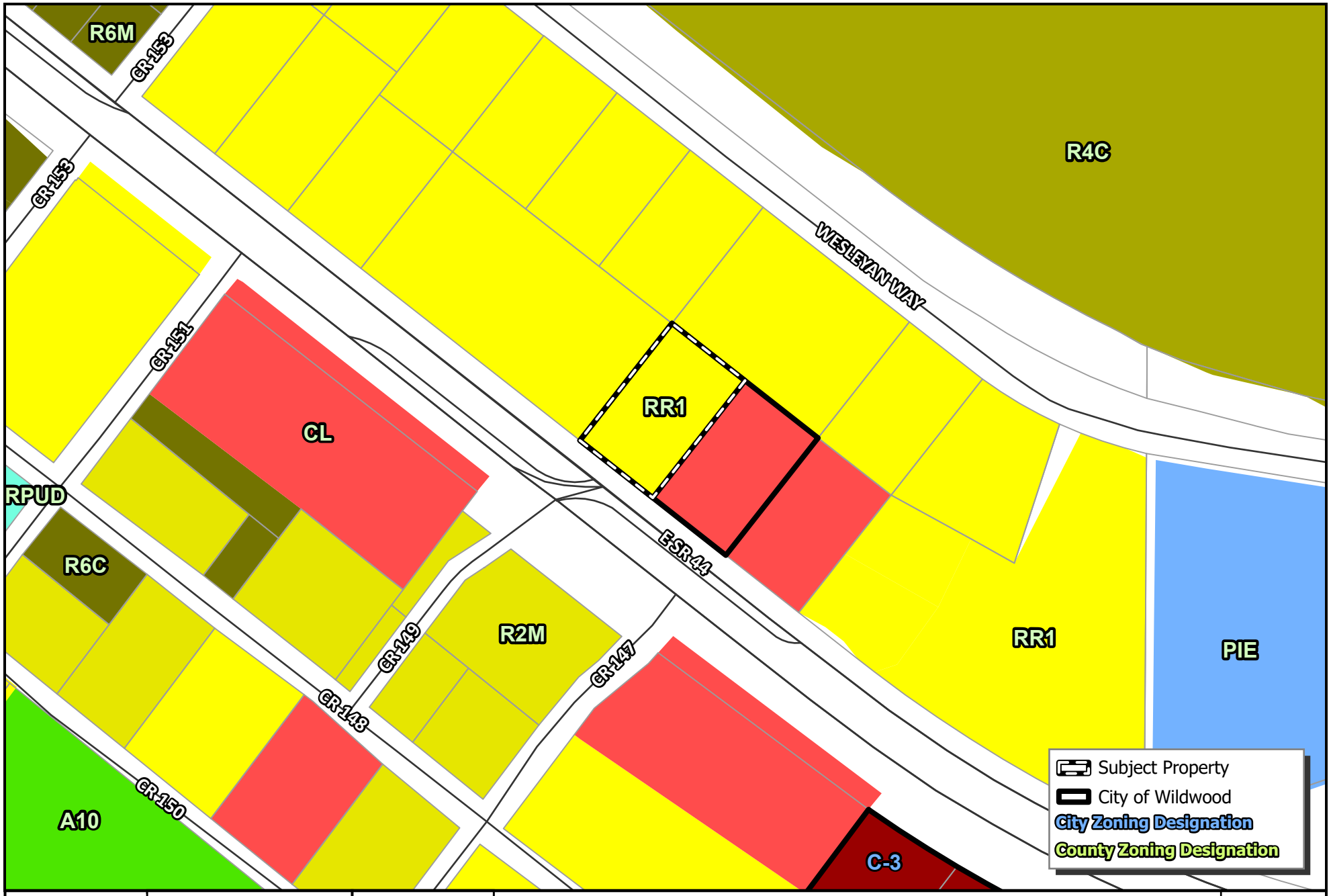
SUMMERS

PARCEL G15C017

MAP 1A

LOCATION MAP

JUN 2025



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 45 90 180

RZ 2305-002

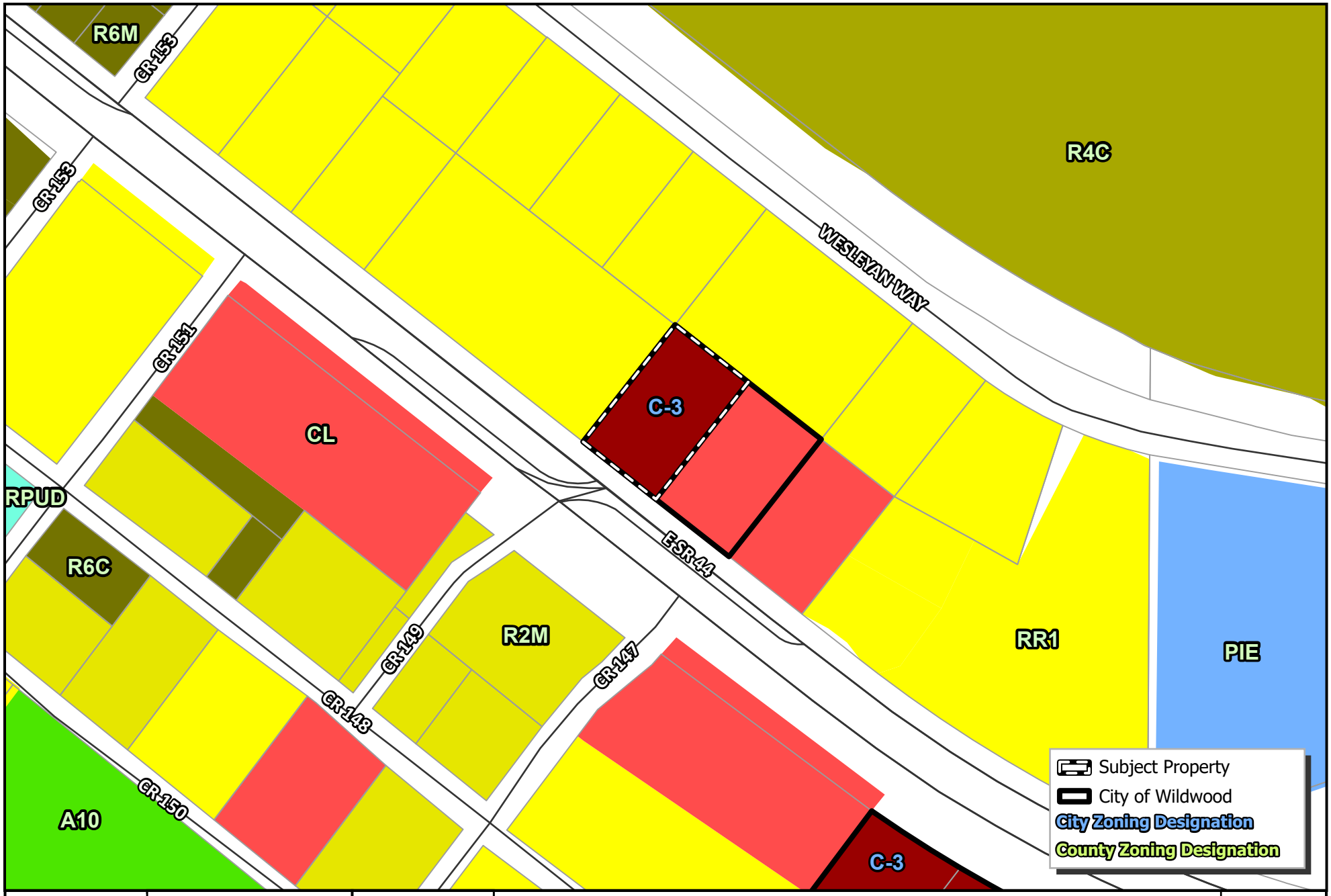
SUMMERS

PARCEL G15C017

MAP 3A

EXISTING ZONING

JUN 2025



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 45 90 180	RZ 2305-002 **SUMMERS** PARCEL G15C017	MAP 3B PROPOSED ZONING JUN 2025

Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-32

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
05/20/2025

MEMORANDUM

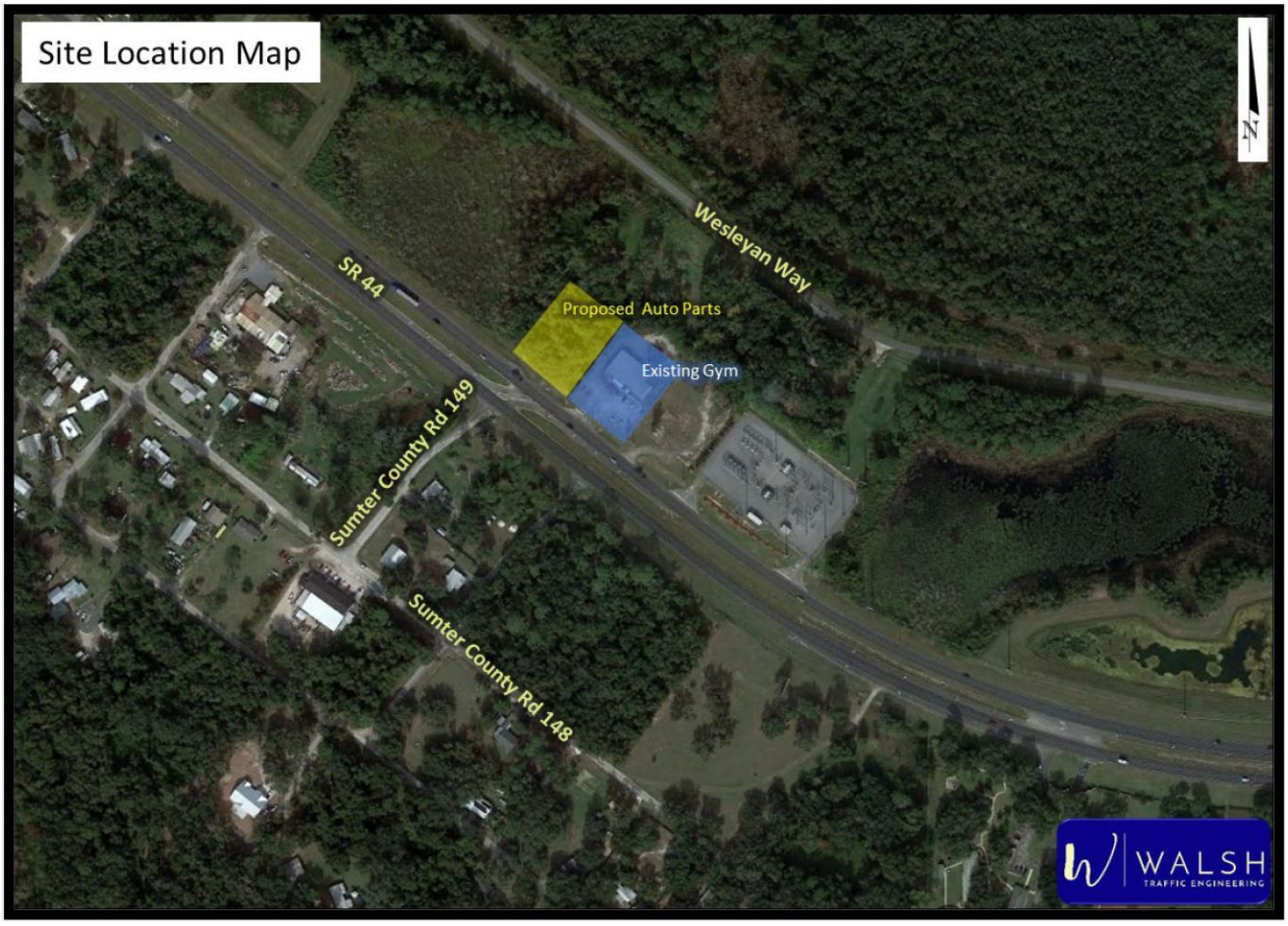
To: Mr. Matthew Tadlock – Sumter County Assistant Public Works Director-Planning and Design

From: Mr. Chris J. Walsh, P.E.

Date: May 16, 2025

Subject: SR 44 Automobile Parts/Service Store Traffic Analysis Memorandum
Wildwood, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a Trip Generation/Traffic Analysis for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida (see **Site Location Map** below). The property is currently vacant while the adjacent property to the east has a 6,000 square-foot gym. Access to the site is proposed via a driveway connection to SR 44 that aligns with the directional median opening aligned with Sumter County Road 149. Additionally, the development is proposed to have a cross-access connection with the existing gym development immediately adjacent to the east (a preliminary site plan is attached). The development is proposed to be built out by the year 2026. However, for the purposes of this analysis, a buildout year of 2027 was used. Given that the development is projected to generate only 100 total daily trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a Minor Traffic Impact Analysis in accordance with Sumter County TIA Guidelines (June 2022).



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Trip Generation

The total daily, AM peak-hour, and PM peak-hour trip generation potential for the proposed development is provided below based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition* for Land Use Code (LUC) 943 (Automobile Parts and Service Center). As summarized below in ***Table 1***, the proposed development is projected to generate 100 total daily trips, 11 total AM peak-hour trips (8 in, 3 out), and 12 total PM peak-hour trips (5 in, 7 out). While a portion of the trips are expected to be pass-by trips, for the purposes of providing a conservatively high project impact on the study roadways and intersections, pass-by trip reduction was not applied.

Table 1 – Trip Generation Summary

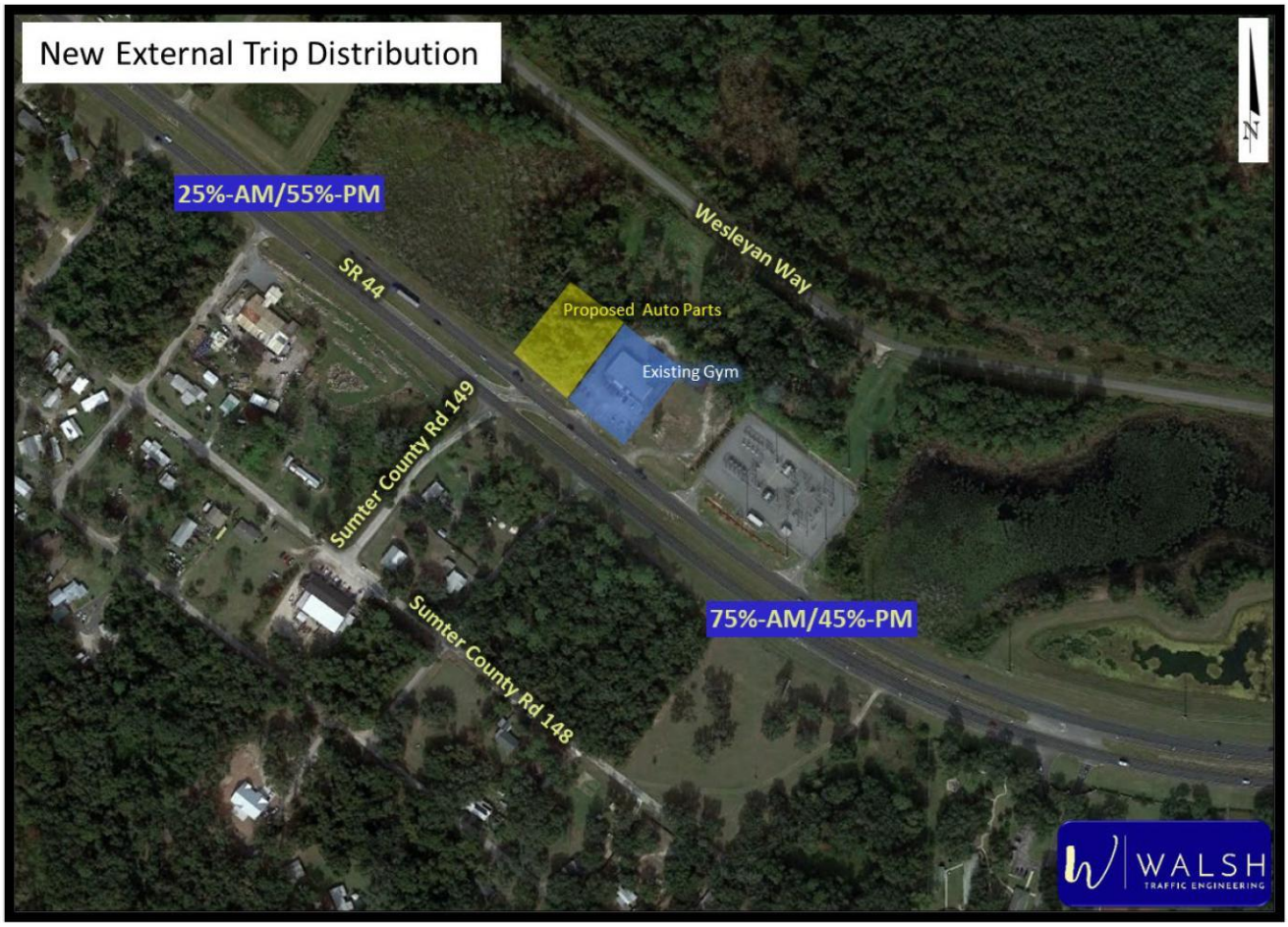
Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	50	50	100

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	8	3	11

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	5	7	12

Trip Distribution

The trip distribution for the new external trips was estimated using engineering judgment taking into consideration existing traffic counts. Based on the traffic counts, ~25% of the trips exiting the adjacent gym are to the west on SR 44 and 75% to the east on SR 44. In the PM peak hour, ~55% of the exiting trips are to the west on SR 44 and 45% to the east on SR 44. The new external trip distribution for the proposed development is shown below:



Study Roadways

Per the Sumter County TIA Guidelines, the study area is to include the roadway which abuts the development (SR 44) and roadway segments in which the project traffic is greater than three percent of the service volume or more than 70 peak-hour two-way trips. As summarized in ***Table 1***, the project impact on adjacent roadways is less than the three percent significance threshold and below the 70 peak-hour two-way trips.

Table 2 – Project Significance Summary

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	% Assign	Project Trips (vph)		% Significant		Significant?	
							NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 44												
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	55.0%	3	4	0.15%	0.21%	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	45.0%	3	2	0.15%	0.10%	no	no

The project impact on the adjacent section of SR 44 is well below the 3% threshold. Thus, the study roadway segments only include the following:

- SR 44 from Buena Vista Boulevard to Project
- SR 44 from Project to Morse Boulevrd

Additionally, per the County TIA Guidelines, study intersections are to include major intersections that are part of the impact roadways, major intersections within 1,320 feet of the site access, and all site-access intersections. Thus, the study intersections are summarized below:

- SR 44 at Project Driveway/CR 149

Existing Conditions Analyses

For purposes of this study, PM peak-period turning movement counts, from 4:00 PM to 6:00 PM, were conducted at the study intersection. Additionally, existing roadway segment volumes were obtained from the Sumter County CMP Database (2023). Printouts of the turning movement counts and the applicable portion of the Sumter County CMP Database are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour directional volumes against the generalized service volume. As summarized in ***Table 3***, the existing roadway segment volumes on all study roadway segments are well below the generalized service volumes. Therefore, all study roadway segments currently operate acceptably.

Table 3 – Existing Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume		Source	Volume Exceeds	
						NB/EB	SB/WB		NB/EB	SB/WB
SR 44										
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	996	967	MPO	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	996	967	MPO	no	no

Future Conditions Analyses

Existing roadway segment and intersection volumes were factored to year 2027 by applying the annual growth trend as calculated from historical volumes on SR 44. ***Table 4*** summarizes the future background volume calculations for the study roadway segments.

Table 4 – Future Background Volume Calculations for Roadway Segments

Roadway Segment	ID	# of Lanes	Adopt. LOS	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
SR 44															
Buena Vist Blvd to Project	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no
Project to Morse Blvd	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2027. The total volumes were then compared against each roadway's service volume. As summarized in ***Table 5***, all future total volume projections are well below each roadway's generalized service volume, thus indicating all study roadways are projected to operate acceptably at buildout of the development.

Table 5 – Future Buildout Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB
							NB/EB	SB/WB					
SR 44													
Buena Vist Blvd to Project	35511202	4	D	1,151	1,118	55.0%	3	4	1,154	1,122	1,943	no	no
Project to Morse Blvd	35511202	4	D	1,151	1,118	45.0%	3	2	1,154	1,120	1,943	no	no

The SR 44 at CR 149/Project Driveway and the SR 44/existing gym driveway intersections were then analyzed. For the purposes of this analysis, the existing turning movement volumes were factored up to year 2027 based on the 3.9% trend annual growth rate. Because the proposed development will provide cross-access to the adjacent gym, a portion of the trips traveling to the gym were reassigned to the eastbound left-turn movement as the motorists from the west currently need to drive eastbound past the site, make an eastbound-to-westbound u-turn east of the site, and then make a westbound right into the site. Then, the project trips were included. Turning movement worksheets are attached. The intersections were then analyzed under *Highway Capacity Manual* methodologies using the Synchro 12 software. Based on the Synchro printouts, as attached, all approaches at the two STOP-controlled study intersections are projected to operate acceptably at level of service (LOS) B or better at buildout of the development. The 95th percentile queues for all movements are projected to be less than one vehicle.

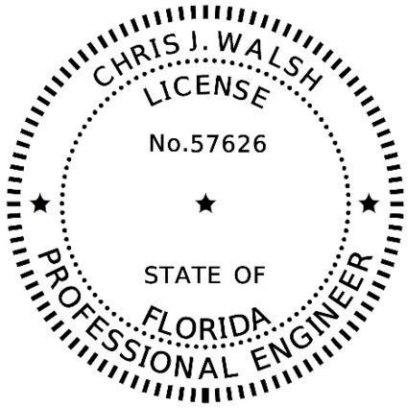
Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall	Approach				Overall
			EB	WB	NB	SB	Intxn	EB	WB	NB	SB	Intxn
SR 44 at Gym Driveway	STOP	Delay (sec/veh)	-	-	-	12.6	-	-	-	-	12.5	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.028	-	-	-	-	0.03	-
SR 44 at CR 149/Proposed Driveway	STOP	Delay (sec/veh)	-	-	0.0	11.9	-	-	-	12.1	12.0	-
		LOS	-	-	A	B	-	-	-	B	B	-
		Highest V/C	-	-	0	0.002	-	-	-	0.035	0.008	-

Relative to the proposed driveway, with only six westbound rights (one every 10 minutes) in the AM peak hour and two westbound rights (one every 30 minutes) in the PM peak hour, a westbound right-turn lane is not warranted at the proposed project driveway.

Conclusions

A Trip Generation/Traffic Analysis was conducted for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida. Based on the analysis, all study roadway segments currently operate acceptably and projected to operate acceptably at buildout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2025.05.16 11:18:09 -04'00'

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

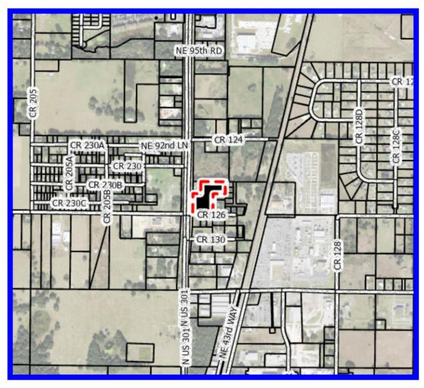
Attachments

Owner:

Summers Land Trust
Bryan Summers, Trustee
1850 CR 216A
Oxford, FL 34484

Applicant:

LPG Urban and Regional Planners, Inc.
c/o Michael Rankin
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



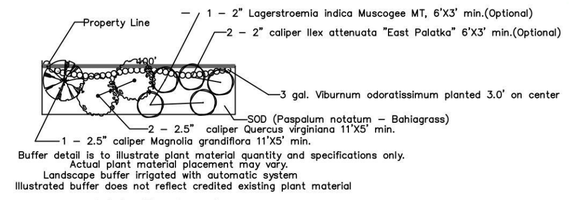
Location

Notes:

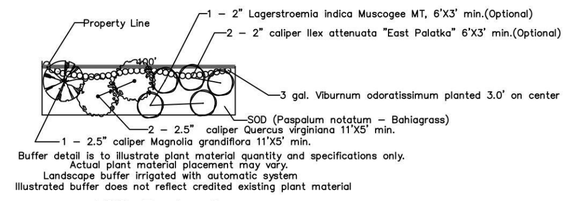
Total Acreage: .83+- Acres (36,154 sf)
Zoning of Parcel: S.C. RR-1
Proposed Zoning: Wildwood C-3
FLU of Parcel: S.C. RR
Proposed FLU: Wildwood COM
Open Space Required: .21 Acres (25%)
Open Space Provided: .40 Acres (50%)
Maximum ISR: .75
Provided ISR: .50
Maximum FAR: .5
Provided FAR: .16
Required Parking: 24 Spaces (According to Table 6-12(10), Retail Use less than 100,000sqft GLA= 4.0 Per 1,000sqft GFA)
Provided Parking: 25 Spaces
Parking Area: 13,577sf (15% is Landscaping)
Buffers:
North - 20' Landscaped Buffer
South - 15' Landscaped Buffer
East - 10' Landscaped Buffer
West - 20' Landscaped Buffer

Setbacks:
Front- 25'
Side- 15'
Rear- 15'

Maximum allowable building height 45'/3 Story
Perimeter Property Boundary Setbacks: 25'
Water and sewer will be provided by onsite septic and well.
Fire Services to be provided by Sumter County
Stormwater mangement will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



100 Feet of
Typical 10' Landscape Buffer
not to scale



100 Feet of
Typical 15' Landscape Buffer
not to scale



N
W E
S

Scale: 1:20

Summers

Conceptual Plan

Sumter County, FL

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue,Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824

Project #: 1529-3
Alt Key #: G15C017
April 18th, 2023

1 of 1

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	165	0	2	167	0	165	1	0	166	335
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	211	0	5	216	0	171	3	0	174	392
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	233	0	1	234	1	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	217	0	1	218	0	269	5	0	274	494
Total	0	0	1	0	1	3	0	2	0	5	0	826	0	9	835	1	821	12	0	834	1675
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	199	0	2	201	1	192	6	1	200	406
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	182	0	0	182	0	228	4	0	232	418
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	192	0	1	193	0	205	2	1	208	401
Total	1	0	0	0	1	12	0	1	0	13	0	792	0	3	795	1	807	15	2	825	1634
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	240	0	1	241	3	220	3	0	226	469
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	262	1	2	265	0	204	1	0	205	471
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	227	1	0	228	0	167	2	0	169	401
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	220	1	1	222	0	187	2	0	189	413
Total	0	0	2	0	2	4	0	3	0	7	0	949	3	4	956	3	778	8	0	789	1754
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	258	0	5	263	2	207	1	0	210	476
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	233	0	0	233	3	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	247	2	0	252	439
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	180	0	0	180	378
Total	1	0	2	0	3	5	0	5	0	10	0	864	2	8	874	8	868	4	0	880	1767
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3431	5	24	3460	13	3274	39	2	3328	6830
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.2	0.1	0.7		0.4	98.4	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.2	0.1	0.4	50.7	0.2	47.9	0.6	0	48.7	
Passenger Vehicles	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
% Passenger Vehicles	100	0	100	0	100	100	0	100	0	100	0	96.5	100	100	96.6	100	95.8	100	100	95.9	96.2
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	3.5	0	0	3.4	0	4.2	0	0	4.1	3.8

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	**233**	0	1	**234**	**1**	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	**1**	0	2	0	217	0	1	218	0	**269**	5	0	**274**	**494**
08:00 AM	0	0	0	0	0	**4**	0	1	0	**5**	0	199	0	**2**	201	1	192	**6**	**1**	200	406
08:15 AM	**1**	0	0	0	**1**	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
Total Volume	1	0	0	0	1	9	0	2	0	11	0	868	0	4	872	2	859	17	1	879	1763
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.7	1.9	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.931	.000	.500	.932	.500	.798	.708	.250	.802	.892
Passenger Vehicles	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% Passenger Vehicles	100	0	0	0	100	100	0	100	0	100	0	95.2	0	100	95.2	100	94.8	100	100	94.9	95.1
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	42	0	0	42	0	45	0	0	45	87
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	4.8	0	0	4.8	0	5.2	0	0	5.1	4.9

The southbound left-turn and right-turn volumes are the total trips coming from the gym driveway. The southbound left represents a vehicle making a SB right onto SR 44 and then performing a WB u-turn at CR 149. The southbound right represents a vehicle making a SB right onto SR 44 and then continuing west past CR 149.

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 2

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	**1**	0	**1**	1	0	0	0	1	0	220	**1**	1	222	0	187	**2**	0	189	413
05:00 PM	0	0	0	0	0	0	0	**3**	0	**3**	0	**258**	0	**5**	**263**	2	207	1	0	210	**476**
05:15 PM	0	0	0	0	0	**2**	0	1	0	3	0	233	0	0	233	**3**	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	**247**	2	0	**252**	439
Total Volume	0	0	2	0	2	4	0	5	0	9	0	893	1	8	902	8	875	6	0	889	1802
% App. Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.865	.250	.400	.857	.667	.886	.750	.000	.882	.946
Passenger Vehicles	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% Passenger Vehicles	0	0	100	0	100	100	0	100	0	100	0	98.3	100	100	98.3	100	97.3	100	0	97.3	97.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	24	0	0	24	39
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1.7	0	0	1.7	0	2.7	0	0	2.7	2.2

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

Groups Printed- Passenger Vehicles

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	156	0	2	158	0	149	1	0	150	310
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	194	0	5	199	0	163	3	0	166	367
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	220	0	1	221	1	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	208	0	1	209	0	253	5	0	258	469
Total	0	0	1	0	1	3	0	2	0	5	0	778	0	9	787	1	776	12	0	789	1582
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	192	0	2	194	1	181	6	1	189	388
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	171	0	0	171	0	216	4	0	220	395
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	185	0	1	186	0	197	2	1	200	386
Total	1	0	0	0	1	12	0	1	0	13	0	754	0	3	757	1	763	15	2	781	1552
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	235	0	1	236	3	209	3	0	215	453
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	252	1	2	255	0	197	1	0	198	454
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	224	1	0	225	0	165	2	0	167	396
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	216	1	1	218	0	180	2	0	182	402
Total	0	0	2	0	2	4	0	3	0	7	0	927	3	4	934	3	751	8	0	762	1705
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	253	0	5	258	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	230	0	0	230	3	231	1	0	235	468
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	241	2	0	246	430
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	175	0	0	175	373
Total	1	0	2	0	3	5	0	5	0	10	0	853	2	8	863	8	846	4	0	858	1734
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.1	0.1	0.7		0.4	98.3	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.4	0.1	0.4	50.8	0.2	47.7	0.6	0	48.5	

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	**220**	0	1	**221**	**1**	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	**1**	0	2	0	208	0	1	209	0	**253**	5	0	**258**	**469**
08:00 AM	0	0	0	0	0	**4**	0	1	0	**5**	0	192	0	**2**	194	1	181	**6**	**1**	189	388
08:15 AM	**1**	0	0	0	**1**	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
Total Volume	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.6	2	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.939	.000	.500	.939	.500	.804	.708	.250	.808	.893
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	**1**	0	**1**	1	0	0	0	1	0	216	**1**	1	218	0	180	**2**	0	182	402
05:00 PM	0	0	0	0	0	0	0	**3**	0	**3**	0	**253**	0	**5**	**258**	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	**2**	0	1	0	3	0	230	0	0	230	**3**	231	1	0	235	**468**
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	**241**	2	0	**246**	430
Total Volume	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% App. Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.868	.250	.400	.859	.667	.883	.750	.000	.879	.942

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
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Groups Printed- Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	11	0	0	11	18
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	13	0	0	13	26
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	12	0	0	12	23
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	8	0	0	8	15
Total	0	0	0	0	0	0	0	0	0	0	0	38	0	0	38	0	44	0	0	44	82
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	11	0	0	11	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	8	0	0	8	13
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	0	3	6
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6	0	0	6	9
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5
Total	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	22	0	0	22	33
Grand Total	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
Apprch %	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
Total %	0	0	0	0	0	0	0	0	0	0	0	46.3	0	0	46.3	0	53.7	0	0	53.7	

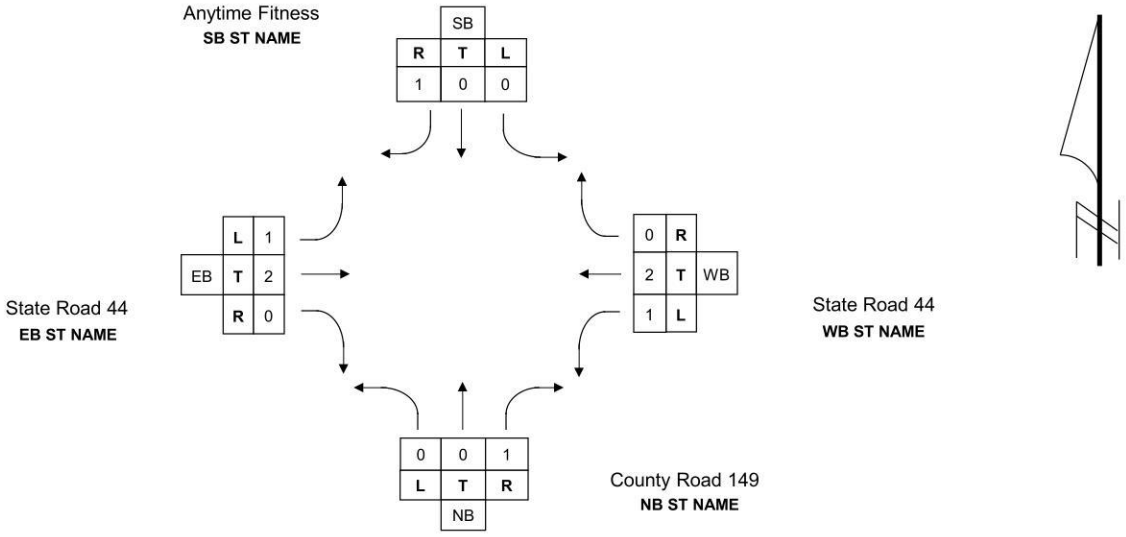
	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	**16**	0	0	**16**	**25**
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	**17**	0	0	**17**	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total Volume	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
% App. Total	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.706	.000	.000	.706	.000	.703	.000	.000	.703	.930
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	**11**	0	0	**11**	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	**10**	0	0	**10**	0	7	0	0	7	**17**
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total Volume	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
% App. Total	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.550	.000	.000	.550	.000	.614	.000	.000	.614	.721

TRIUNE INFRASTRUCTURE GROUP

SUMMARY OF VEHICLE MOVEMENTS

SECTION	18070000	**CITY**	Wildwood	**COUNTY**	Sumter
STATE ROUTE	State Road 44	**INTERSECTING ROUTE**	County Road 149		
OBSERVER	HF	**DATE**	03.27.25	**MILEPOST**	15.645
WEATHER	Sunny	**ROAD CONDITION**	Good		
REMARKS					

FORM COMPLETED BY HF **DATE** 04.03.25



TIME	NORTHBOUND					SOUTHBOUND					TOTAL	EASTBOUND					WESTBOUND					TOTAL
BEGIN/END	**L**	**T**	**R**	**U**	**TOT**	**L**	**T**	**R**	**U**	**TOT**	**N/S**	**L**	**T**	**R**	**U**	**TOT**	**L**	**T**	**R**	**U**	**TOT**	**E/W**
7:00 - 8:00 AM	0	0	1	0	**1**	3	0	2	0	**5**	**6**	0	826	0	9	**835**	1	821	12	0	**834**	**1,669**
8:00 - 9:00 AM	1	0	0	0	**1**	12	0	1	0	**13**	**14**	0	792	0	3	**795**	1	807	15	2	**825**	**1,620**
4:00 - 5:00 PM	0	0	2	0	**2**	4	0	3	0	**7**	**9**	0	949	3	4	**956**	3	778	8	0	**789**	**1,745**
5:00 - 6:00 PM	1	0	2	0	**3**	5	0	5	0	**10**	**13**	0	864	2	8	**874**	8	868	4	0	**880**	**1,754**
TOTAL	**2**	**0**	**5**	**0**	**7**	**24**	**0**	**11**	**0**	**35**	**42**	**0**	**3,431**	**5**	**24**	**3,460**	**13**	**3,274**	**39**	**2**	**3,328**	**6,788**
Percentage	29%	0%	71%	0%		69%	0%	31%	0%			0%	99%	0%	1%		0%	98%	1%	0%		
Average	1	0	1	0	2	6	0	3	0	9		0	858	1	6	865	3	819	10	1	832	
Maximum	1	0	2	0	3	12	0	5	0	13		0	949	3	9	956	8	868	15	2	880	
Minimum	0	0	0	0	1	3	0	1	0	5		0	792	0	3	795	1	778	4	0	789	

TRIUNE INFRASTRUCTURE GROUP

PEDESTRIAN MOVEMENT SUMMARY

SECTION 18070000 **CITY** Wildwood **COUNTY** Sumter
STATE ROUTE State Road 44 **INTERSECTING ROUTE** County Road 149
OBSERVER HF **DATE** 03.27.25

REMARKS

FORM COMPLETED BY HF **DATE** 04.03.25

HOURS	West side of County Road 149			East side of County Road 149			North side of State Road 44			South side of State Road 44			GRAND TOTAL
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
8:00 - 9:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
4:00 - 5:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
5:00 - 6:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

TRIUNE INFRASTRUCTURE GROUP

BICYCLE MOVEMENT SUMMARY

SECTION 18070000 **CITY** Wildwood **COUNTY** Sumter
STATE ROUTE State Road 44 **INTERSECTING ROUTE** County Road 149
OBSERVER HF **DATE** 03.27.25

REMARKS _____

FORM COMPLETED BY HF **DATE** 04.03.25

HOURS	West side of County Road 149			East side of County Road 149			North side of State Road 44			South side of State Road 44			GRAND TOTAL
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
8:00 - 9:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
4:00 - 5:00 PM	0	0	**0**	0	0	**0**	1	1	**2**	0	0	**0**	**2**
5:00 - 6:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**2**	**0**	**0**	**0**	**2**

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.94	0.97
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.08	1.11
4	01/21/2024 - 01/27/2024	1.06	1.09
5	01/28/2024 - 02/03/2024	1.04	1.07
6	02/04/2024 - 02/10/2024	1.03	1.06
7	02/11/2024 - 02/17/2024	1.01	1.04
8	02/18/2024 - 02/24/2024	0.99	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.98
*11	03/10/2024 - 03/16/2024	0.93	0.96
*12	03/17/2024 - 03/23/2024	0.94	0.97
*13	03/24/2024 - 03/30/2024	0.95	0.98
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.99	1.02
*17	04/21/2024 - 04/27/2024	0.99	1.02
*18	04/28/2024 - 05/04/2024	0.99	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
*21	05/19/2024 - 05/25/2024	0.99	1.02
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	0.99	1.02
27	06/30/2024 - 07/06/2024	0.99	1.02
28	07/07/2024 - 07/13/2024	0.99	1.02
29	07/14/2024 - 07/20/2024	0.99	1.02
30	07/21/2024 - 07/27/2024	1.02	1.05
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.08	1.11
33	08/11/2024 - 08/17/2024	1.12	1.15
34	08/18/2024 - 08/24/2024	1.12	1.15
35	08/25/2024 - 08/31/2024	1.13	1.16
36	09/01/2024 - 09/07/2024	1.14	1.18
37	09/08/2024 - 09/14/2024	1.15	1.19
38	09/15/2024 - 09/21/2024	1.16	1.20
39	09/22/2024 - 09/28/2024	1.11	1.14
40	09/29/2024 - 10/05/2024	1.06	1.09
41	10/06/2024 - 10/12/2024	1.01	1.04
42	10/13/2024 - 10/19/2024	0.97	1.00
43	10/20/2024 - 10/26/2024	0.97	1.00
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.97	1.00
48	11/24/2024 - 11/30/2024	0.96	0.99
49	12/01/2024 - 12/07/2024	0.95	0.98
50	12/08/2024 - 12/14/2024	0.95	0.98
51	12/15/2024 - 12/21/2024	0.94	0.97
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.08	1.11

* PEAK SEASON

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

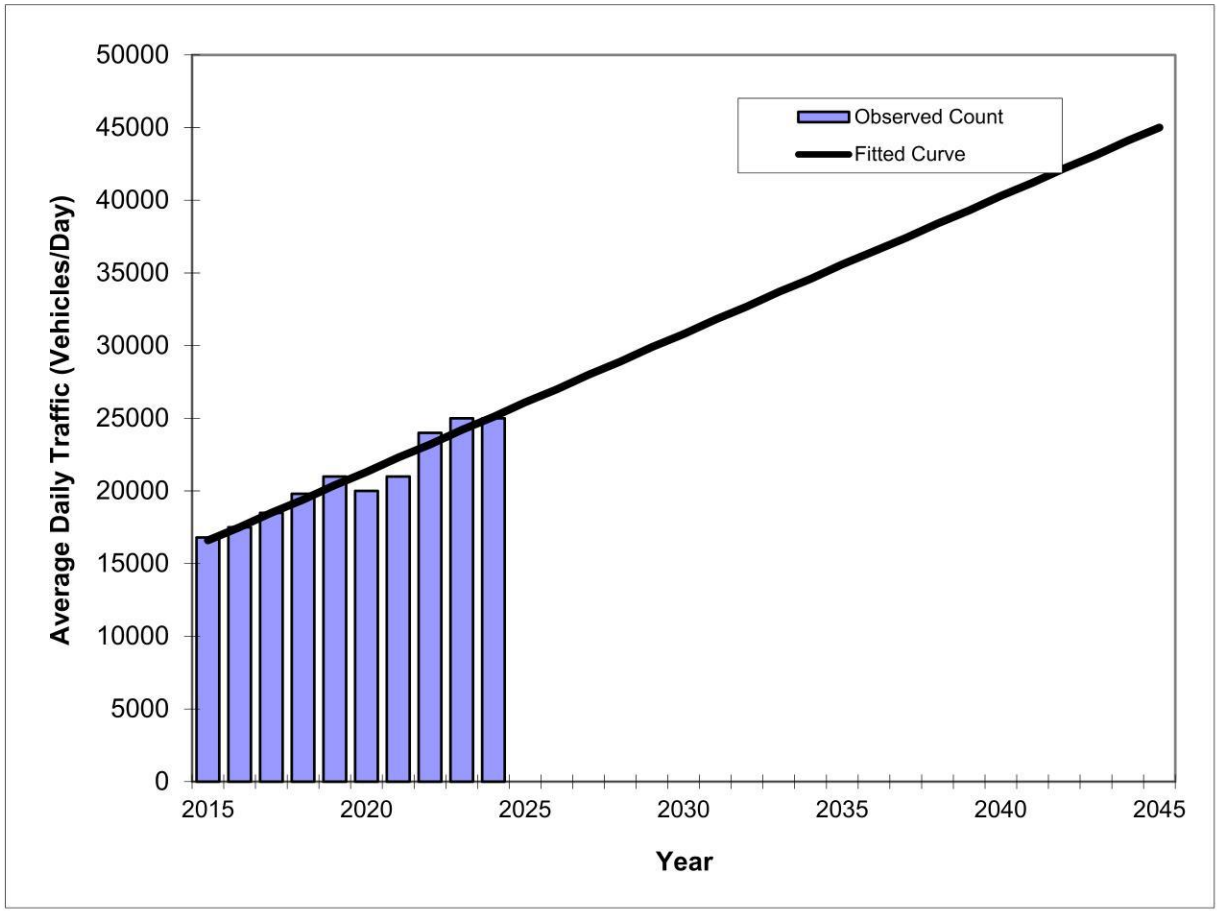
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 44, east of project --

FIN#	
Location	

County:	Sumter
Station #:	18-0005
Highway:	SR 44, east of project



Year	Traffic (ADT/AADT) Count*	Trend**
2015	16800	16600
2016	17500	17500
2017	18500	18500
2018	19800	19400
2019	21000	20400
2020	20000	21300
2021	21000	22300
2022	24000	23200
2023	25000	24200
2024	25000	25100
2025 Opening Year Trend		
2025	N/A	26100
2026 Mid-Year Trend		
2026	N/A	27000
2027 Design Year Trend		
2027	N/A	28000
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	948
Trend R-squared:	93.37%
Trend Annual Historic Growth Rate:	5.69%
Trend Growth Rate (2024 to Design Year):	3.85%
Printed:	16-May-25

Straight Line Growth Option

*Axle-Adjusted

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
35511202	180005	180005	FDOT	55	2.94	SR 44	BUENA VISTA BLVD	MORSE BLVD	4	4	D	39,165	23,680	0.60	C	1,943	996	967	0.51	C	3,528	1,963	C	0.56	3.50%

SR 44 at Sumter County Road 149/Proposed Driveway
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0

* 9 of the westbound U-turns are from the existing gym and 2 of the westbound thrus are from the gym

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	4	-4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	4	4	932	0	10	2	926	0	0	0	0	0	0	0	0	0

* 25% of the 17 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (4 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	2	0	0	0	0	0	6	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
Volume	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1
Total Project Trips	0	2	0	0	2	0	0	6	0	0	0	0	0	0	0	1

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	4	6	932	0	12	2	926	6	0	0	0	0	0	0	0	1

SR 44 at Sumter County Road 149/Proposed Driveway
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0

* 4 of the westbound U-turns are from the existing gym and 5 of the westbound thrus are from the gym

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	3	-3	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	8	3	960	1	10	8	943	0	0	0	0	2	0	0	0	0

* 55% of the 6 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (3 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	3	0	0	0	0	0	2	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%
Volume	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	4
Total Project Trips	0	3	0	0	3	0	0	2	0	0	0	0	0	0	0	4

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	8	6	960	1	13	8	943	2	0	0	0	2	0	0	0	4

SR 44 at Existing Gym Driveway
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11

* 9 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 2 of the southbound rights continued west beyond CR 149

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-4	0	0	0	0	-4	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	942	0	0	0	927	13	0	0	0	0	0	0	0	11

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%
Volume	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total Project Trips	0	0	2	0	0	0	6	0	0	0	0	0	0	0	0	2

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	944	0	0	0	933	13	0	0	0	0	0	0	0	13

SR 44 at Existing Gym Driveway
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	905	0	0	0	884	6	0	0	0	0	0	0	0	9
Date of Count		3/27/2025				SF				1.00						
Adjusted Count	0	0	905	0	0	0	884	6	0	0	0	0	0	0	0	9

* 4 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 5 of the southbound rights continued west beyond CR 149

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	71	0	0	0	69	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	71	0	0	0	69	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-3	0	0	0	0	-3	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	973	0	0	0	953	3	0	0	0	0	0	0	0	9

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%
Volume	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Total Project Trips	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	3

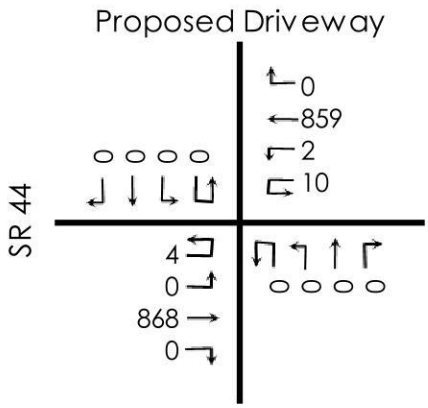
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	976	0	0	0	955	3	0	0	0	0	0	0	0	12

AM Peak-Hour Volume Summary

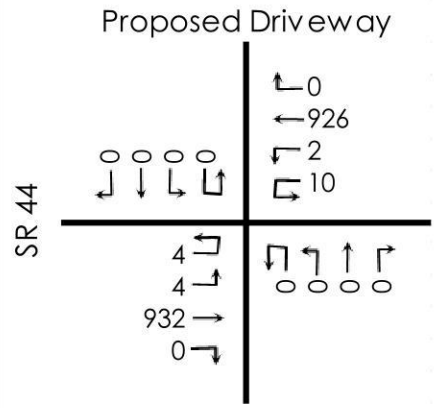


1 SR 44 AT CR 149/PROPOSED DRIVEWAY

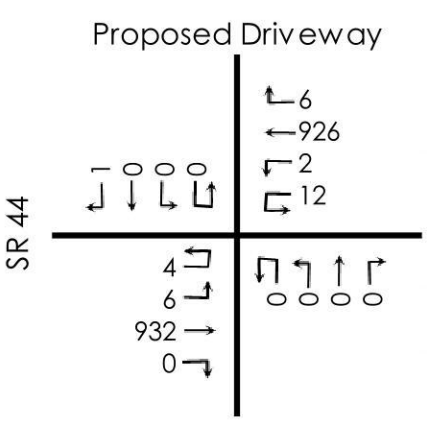
Existing



Future Background

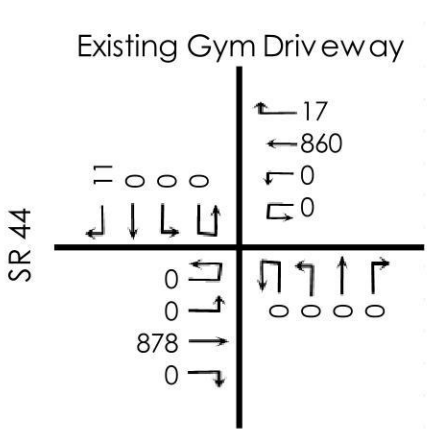


Buildout

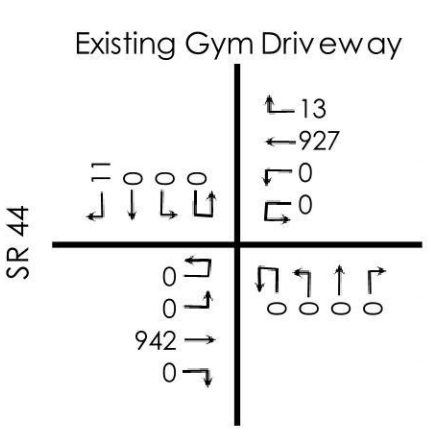


2 SR 44 AT EXISTING GYM DRIVEWAY

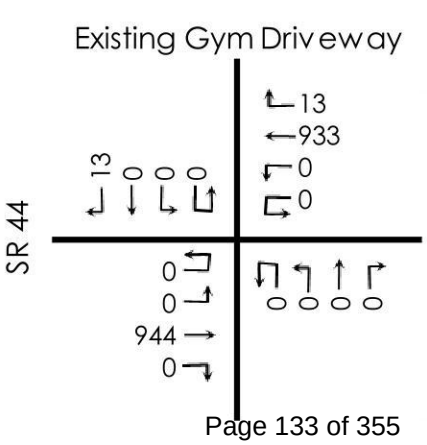
Existing



Future Background



Buildout

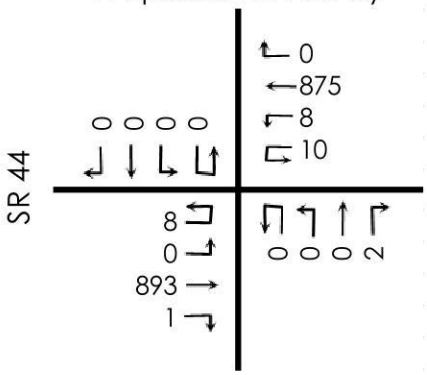


PM Peak-Hour Volume Summary

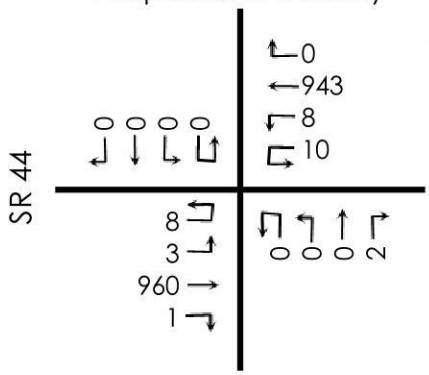


1 SR 44 AT CR 149/PROPOSED DRIVEWAY

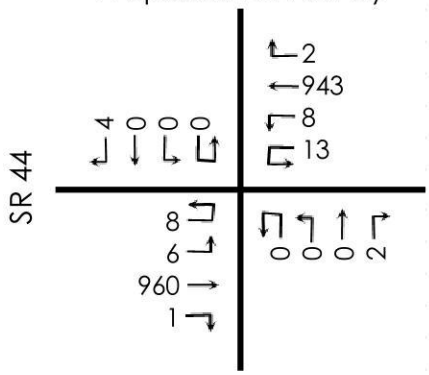
Existing



Future Background

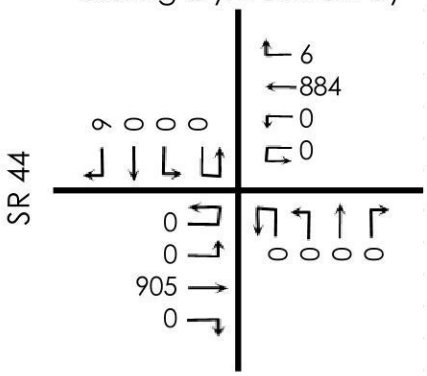


Buildout

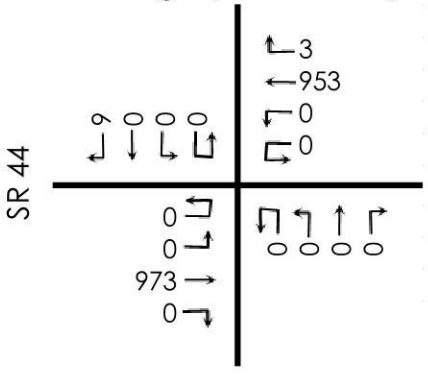


2 SR 44 AT EXISTING GYM DRIVEWAY

Existing



Future Background



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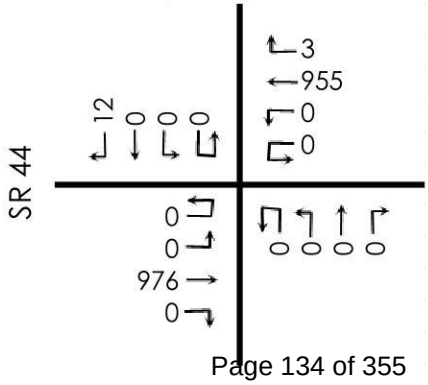


Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	976	955	3	0	12
Future Vol, veh/h	0	976	955	3	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	3	2	2	2
Mvmt Flow	0	1097	1073	3	0	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	538
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	487
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	487
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 487
HCM Lane V/C Ratio	-	-	- 0.028
HCM Ctrl Dly (s/v)	-	-	- 12.6
HCM Lane LOS	-	-	- B
HCM 95th %tile Q(veh)	-	-	- 0.1

Intersection	
Int Delay, s/veh	0.2

Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1
Future Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	3	2	2	2	2	2	2	2
Mvmt Flow	4	6	981	0	13	2	975	6	0	0	0	0	0	1

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	981	981	0	0	981	981	0	0	-	-	491	-	-	491
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	341	699	-	-	341	699	-	-	0	0	524	0	0	524
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	492	492	-	-	368	368	-	-	-	-	524	-	-	524
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.13	0.22	0	11.89
HCM LOS			A	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	-	368	-	-	492	-	- 524
HCM Lane V/C Ratio	-	0.04	-	-	0.021	-	- 0.002
HCM Ctrl Dly (s/v)	0	15.2	-	-	12.5	-	- 11.9
HCM Lane LOS	A	C	-	-	B	-	- B
HCM 95th %tile Q(veh)	-	0.1	-	-	0.1	-	- 0

Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	944	933	13	0	13
Future Vol, veh/h	0	944	933	13	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	0	1061	1048	15	0	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	531
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	492
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	492
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	12.53
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 492
HCM Lane V/C Ratio	-	-	- 0.03
HCM Ctrl Dly (s/v)	-	-	- 12.5
HCM Lane LOS	-	-	- B
HCM 95th %tile Q(veh)	-	-	- 0.1

Intersection	
Int Delay, s/veh	0.3

Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Future Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	5	2	2	2	5	2	2	2	2	2	2	2
Mvmt Flow	8	6	1011	1	14	8	993	2	0	0	2	0	0	4

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	995	995	0	0	1012	1012	0	0	-	-	506	-	-	497
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	335	691	-	-	326	681	-	-	0	0	512	0	0	518
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	427	427	-	-	406	406	-	-	-	-	512	-	-	518
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.2	0.31	12.06	12
HCM LOS			B	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	512	406	-	-	427	-	- 518
HCM Lane V/C Ratio	0.004	0.054	-	-	0.035	-	- 0.008
HCM Ctrl Dly (s/v)	12.1	14.4	-	-	13.7	-	- 12
HCM Lane LOS	B	B	-	-	B	-	- B
HCM 95th %tile Q(veh)	0	0.2	-	-	0.1	-	- 0

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2409-004 Summerfield Cottages**

REQUESTED ACTION: The Project Review Committee recommends approval subject to resolution of outstanding comments and execution of the 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	06/24/2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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

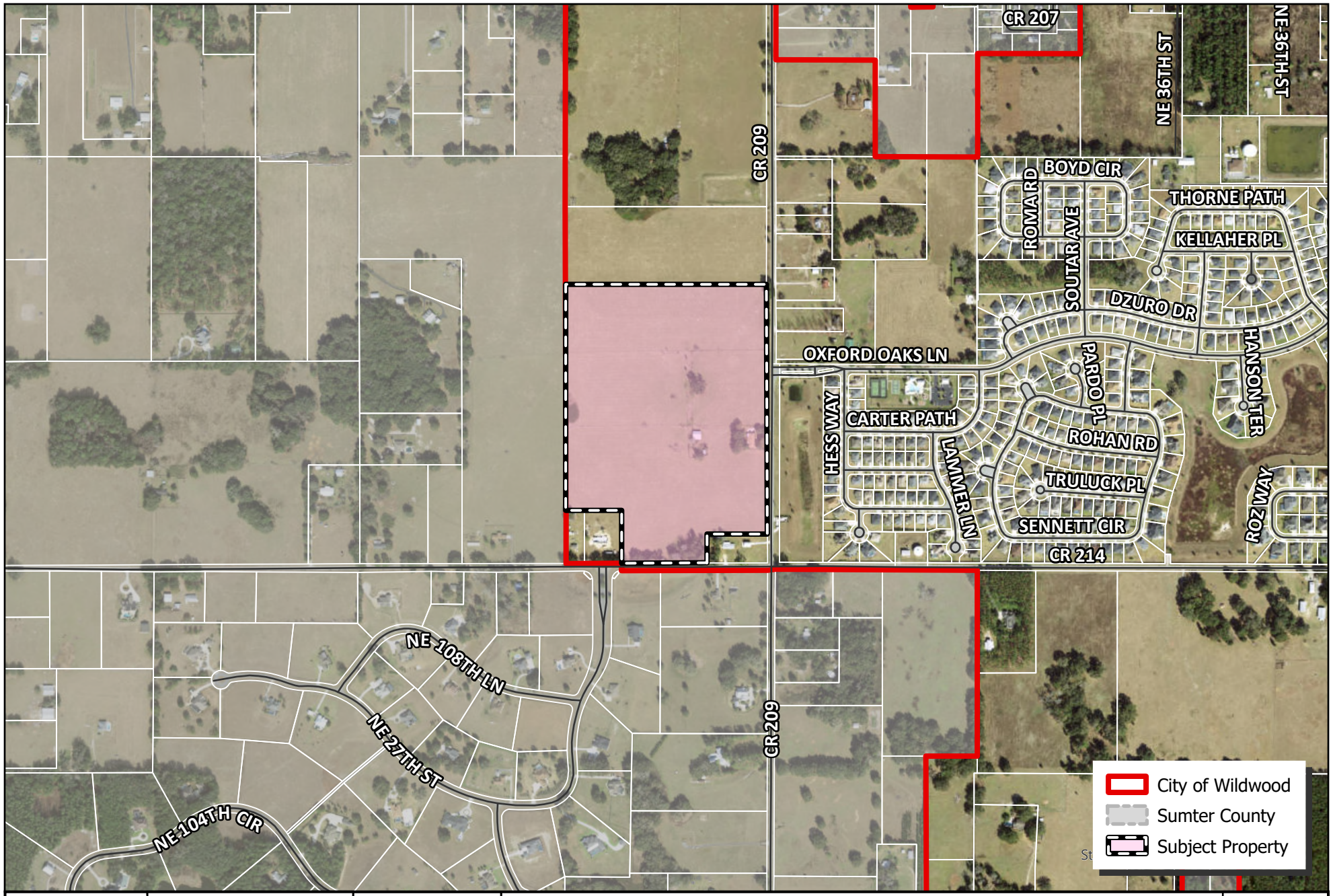
code.

SP 2409-004 meets 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: 6/24/2025



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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0 0.01 0.03 0.06 0.09 0.12
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.

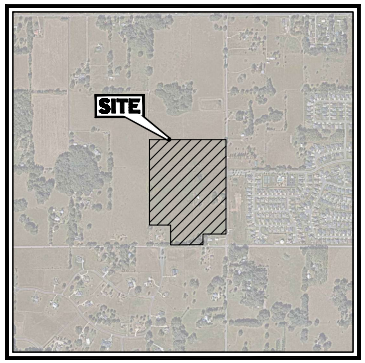
PRELIMINARY LAND DEVELOPMENT PLANS

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.
  535 NORTHLAKE BLVD, SUITE 1040
  ALTAMONTE SPRINGS, FL 32701
  DATED: 04/01/22
  JOB #: O'STEEN PROPERTY
  ELEVATIONS: NAVD 1988
- GEOTECHNICAL INVESTIGATION REPORT:
  GEO-TECHNOLOGY ASSOCIATES, INC.
  4617 PARKBREEZE COURT
  ORLANDO, FL 32808
  DATED: 03/03/22
- 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 33585
  PHONE: (352) 793-3801
- CABLE / INTERNET / TELEPHONE
  CHARTER COMMUNICATIONS (SPECTRUM)
  3611 QUEEN PALM DRIVE
  TAMPA, FL 33619
  PHONE: (813) 302-2203
- 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 459
  LAKE PANASOFFKEE, FL 33538
  PHONE: (772) 297-1117
- SOLID WASTE
  WM
  6056 NE 44TH DRIVE
  WILDWOOD, FL 34785
  PHONE: (352) 748-2236

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°45'13" 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 550.88 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 00°00'26" W, A DISTANCE OF 336.48 FEET; THENCE S 89°44'27" W, A DISTANCE OF 361.50 FEET; THENCE N 00°00'26" W, A DISTANCE OF 1459.16 FEET; THENCE N 89°59'17" 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 1608.55 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN S 89°44'27" W, A DISTANCE OF 391.91 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.

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT, MAKE SCORE FINDINGS PRIOR TO THE BEGINNING OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SCOPE OF WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH CONFLICT AND SHALL NOT PROCEED WITH THE WORK IN QUESTION UNTIL THE CONFLICT IS RESOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED PRIOR TO THE START OF CONSTRUCTION, AS WELL AS ANY BY THE CONTRACTOR REVISION BY THE PROJECT'S ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND SPECIFICATIONS OF THE PROJECT, WITHOUT ANY ADDITIONAL COSTS.

OWNER	DEVELOPER
SUMTER DEVELOPMENT PARTNERS LLC 900 CLEVELAND AVENUE (466-A), WILDWOOD, FL 34785 ROBERT A. SHOEMAKER III 352-205-0788 ROBBIE@FLAMINGORE.COM	JIM CHAPMAN COMMUNITIES, INC. 2700 CUMBERLAND PARKWAY, S.E. SUITE 130 ATLANTA, GA 30339 AJ COLASURDO 678-915-4863 AJ@JCCOG.US

PREPARED BY

BOHLER

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

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PAVING GRADING AND DRAINAGE PLAN	C-401 - C-407
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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

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:	06/02/2025
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

ERIC NAM LICENSE No. 69462 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 06/02/2025

GENERAL NOTES

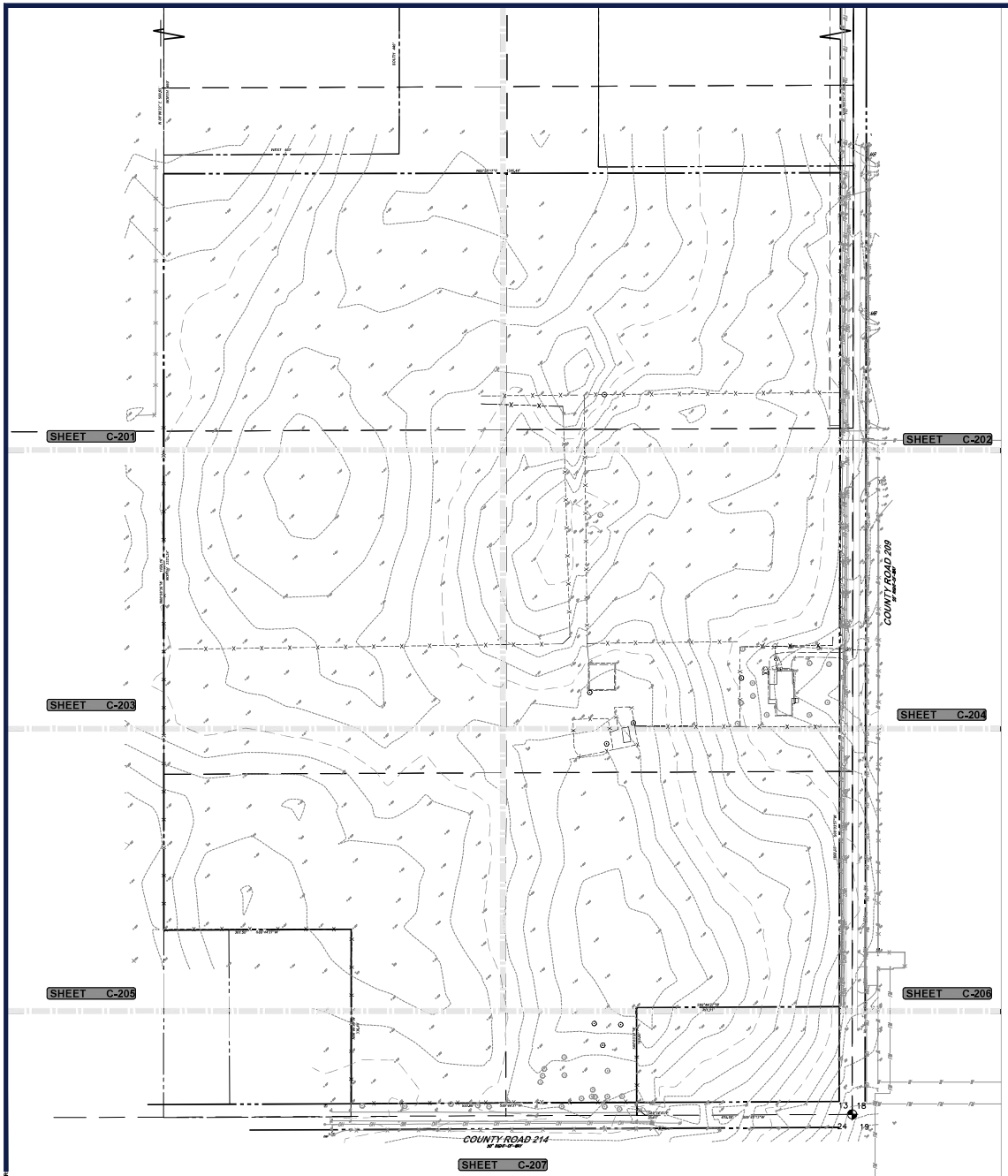
(Rev. 1/2023)

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 FIELD 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 OBSTRUCTION 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 PERTAINING 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 BETWEEN THE OWNER AND CONTRACTOR. ANY DEVIATIONS MUST BE APPROVED IN WRITING BY THE PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
6. 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 MEASUREMENTS MUST BE CONFIRMED WITH THE PROFESSIONAL OF RECORD AND GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF ANY SITE PLAN CONSTRUCTION. ANY DISCREPANCIES AS SURVEYED AND SHOWN HEREIN MUST BE REPORTED TO BOHLER IMMEDIATELY. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
7. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND SATISFY THEMSELVES TO THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. 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 GOVERN. THE PLANS AND 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 ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK, IF A GEOTECHNICAL REPORT WAS NOT OBTAINED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE NEW JERSEY UNIFORM CONSTRUCTION LAWS MANUAL FOR EARTH EXCAVATION AND SHORING SPECIFICATIONS IN OVER THE COUNTER SOILS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND PAYING FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS OR UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN A SAFE MANNER IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTORS SOLE COST AND RESPONSIBILITY.
11. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC., WHICH ARE TO REMAIN EITHER IN THE INITIAL PHASE OF THE PROJECT OR IN ANY FUTURE PHASE, THE CONTRACTOR MUST BE RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS AND INFRASTRUCTURE WHICH ARE TO REMAIN AND TO PROTECT THE HEALTH AND SAFETY OF PERSONS AND PROPERTY THAT MAY BE INVOLVED WITH THE PROJECT.
12. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) 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 THE PROJECT.
13. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES. TO BE IMMEDIATELY PROVIDED TO THE OWNER UPON REQUEST.
14. THE CONTRACTOR MUST REPAIR, AT CONTRACTORS SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, DAMAGE CAUSED BY CONSTRUCTION VEHICLES OR EQUIPMENT. 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 TO ADJACENT PROPERTIES AND STRUCTURES, AND SHALL CONTACT THE OWNERS OF ADJACENT PROPERTIES PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION ACTIVITIES TO AGREE UPON METHODS FOR PERFORMING SHORING AND EXCAVATION AND SHALL DOCUMENT THE CONDITION OF ADJACENT PROPERTIES PRIOR TO THE START OF CONSTRUCTION.
15. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION OR, ANYTHING RELATED TO THE SAME, THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORDS AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO ANY PERSON OTHER THAN THEIR CLIENT FOR ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
16. THE CONTRACTOR MUST IMMEDIATELY NOTIFY, 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 WILL BE AT THE CONTRACTORS 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 ASSOCIATED WITH SAME, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL THIRD PARTY AND FIRST PARTY CLAIMS.
17. 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 TO BE CONSTRUCTING IN ACCORDANCE WITH UPDATED CODES, 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 FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, ETC. AS SET FORTH ABOVE.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION OR, ANYTHING RELATED TO THE SAME, THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORDS AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO ANY PERSON OTHER THAN THEIR CLIENT FOR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE REQUIRED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES AS CONTRACTORS MUST HAVE THEIR CGL INSURANCE POLICIES ENDORSED TO NAME THE OWNER, BOHLER, AND THEIR RESPECTIVE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AS ADDITIONAL INSURED ON A PRIMARY AND NON-CONTRIBUTORY BASIS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND ANY CONTRACTOR MUST NOT COMMENCE ANY WORK UNTIL 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 THE OWNER 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 AND SUBSIDIARIES FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO, ATTORNEYS' PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND EXPENSE 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. THE CONTRACTOR'S INDEMNIFICATION OBLIGATIONS SHALL NOT BE LIMITED IN ANY WAY BY ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND/OR DISCREPANCIES BETWEEN THESE PLANS AND OTHER PLANS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. NEITHER THE PROFESSIONAL OF RECORD AND BOHLER, NOR THEIR RESPECTIVE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBSIDIARIES SHALL BE RESPONSIBLE FOR, AND SHALL NOT BE LIABLE FOR, ANY AND ALL CONTRACTOR'S, SUBCONTRACTOR'S, EMPLOYEE'S, OR OTHER PERSONS' OR ENTITIES' FAILURE TO PERFORM THEIR WORK IN ACCORDANCE WITH THE PLANS AND ANY APPLICABLE LAWS, CODES, RULES OR REGULATIONS. THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER AND THEIR RESPECTIVE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBSIDIARIES FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO, ATTORNEYS' FEES AND EXPENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF THE WORK, ALL OF WHICH IS AT THE CONTRACTORS SOLE COST.
22. THE CONTRACTOR MUST NOTIFY BOHLER AT LEAST 72 HOURS PRIOR TO THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS. PRIOR TO CONTINUING CONSTRUCTION IN THE AREA OF THE TANK(S). THE CONTRACTOR MUST FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

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, 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 DEMOLITION/REMOVALS AFFECT 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 ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE 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 FIELD REVIEW ALL CONSTRUCTION DOCUMENTS AND MUST INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
6. 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 IN COMPLIANCE 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'S EMPLOYEES.
7. THE CONTRACTOR MUST PROVIDE ALL 'METHODS AND MEANS' NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF ADJACENT STRUCTURES AND UTILITIES. ANY IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE, BUT CONTRACTOR, AT THE CONTRACTORS SOLE COST, MUST REPAIR ALL 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 REMOVE AND FILL/ED IN WITH APPROVED FILL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS, EXCAVATIONS INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE LOCAL AND STATE GUIDELINES AND ANY AND ALL APPLICABLE ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR EARTHWORK/EXCAVATION/COMPACTION AND ANY AMENDMENTS OR REVISIONS THERETO.
8. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION, THE CONTRACTOR MUST NOT BE CONSIDERED THIRD PARTY BENEFICIARIES TO ANY CONTRACT BETWEEN THE OWNER AND ANY SUBCONTRACTOR.
9. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF ALL PROTECTIVE SYSTEMS AND FACILITIES, APPROPRIATE ANCHORAGE, EGRESS SAFETY FEATURES AND HARDWARE NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES, THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES HAVE BEEN DISCONNECTED AND/OR CAPPED, IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS, PRIOR TO THE ENTIRE DEMOLITION OF ANY STRUCTURE.
10. PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY AND ANY EXCAVATION 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 REGULATIONS, STANDARDS AND THE SAFETY OF ALL CONCERNED PERSONS AND OTHER PARTIES IN PERFORMING THE WORK ON THIS PROJECT, ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL OF RECORD AND BOHLER'S ADDRESSED CONCERNS, AND APPLICABLE REGULATIONS AND/OR STANDARDS.
11. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN A SAFE MANNER IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTORS SOLE COST AND RESPONSIBILITY.
12. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC., WHICH ARE TO REMAIN EITHER IN THE INITIAL PHASE OF THE PROJECT OR IN ANY FUTURE PHASE, THE CONTRACTOR MUST BE RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS AND INFRASTRUCTURE WHICH ARE TO REMAIN AND TO PROTECT THE HEALTH AND SAFETY OF PERSONS AND PROPERTY THAT MAY BE INVOLVED WITH THE PROJECT.
13. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) 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 THE PROJECT.
14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES. TO BE IMMEDIATELY PROVIDED TO THE OWNER UPON REQUEST.
15. THE CONTRACTOR MUST REPAIR, AT CONTRACTORS SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, DAMAGE CAUSED BY CONSTRUCTION VEHICLES OR EQUIPMENT. 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 TO ADJACENT PROPERTIES AND STRUCTURES, AND SHALL CONTACT THE OWNERS OF ADJACENT PROPERTIES PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION ACTIVITIES TO AGREE UPON METHODS FOR PERFORMING SHORING AND EXCAVATION AND SHALL DOCUMENT THE CONDITION OF ADJACENT PROPERTIES PRIOR TO THE START OF CONSTRUCTION.
16. THE CONTRACTOR MUST IMMEDIATELY NOTIFY, 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 WILL BE AT THE CONTRACTORS 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 ASSOCIATED WITH SAME, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL THIRD PARTY AND FIRST PARTY CLAIMS.
17. 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 TO BE CONSTRUCTING IN ACCORDANCE WITH UPDATED CODES, 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 FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, ETC. AS SET FORTH ABOVE.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION OR, ANYTHING RELATED TO THE SAME, THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORDS AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO ANY PERSON OTHER THAN THEIR CLIENT FOR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE REQUIRED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES AS CONTRACTORS MUST HAVE THEIR CGL INSURANCE POLICIES ENDORSED TO NAME THE OWNER, BOHLER, AND THEIR RESPECTIVE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AS ADDITIONAL INSURED ON A PRIMARY AND NON-CONTRIBUTORY BASIS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND ANY CONTRACTOR MUST NOT COMMENCE ANY WORK UNTIL 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 THE OWNER 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 AND SUBSIDIARIES FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO, ATTORNEYS' PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND EXPENSE 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. THE CONTRACTOR'S INDEMNIFICATION OBLIGATIONS SHALL NOT BE LIMITED IN ANY WAY BY ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION O



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 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 DEVELOPER'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 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 02/2024. 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	170
SPOT ELEVATIONS	TC 516.4 OR 516.4
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

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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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:	OR
CHECKED BY:	KW
DATE:	06/02/2025
CAD I.D.:	P:\CIVIL-DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A SITE 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

THE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT WILLIAM HOLLIS, PE 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.

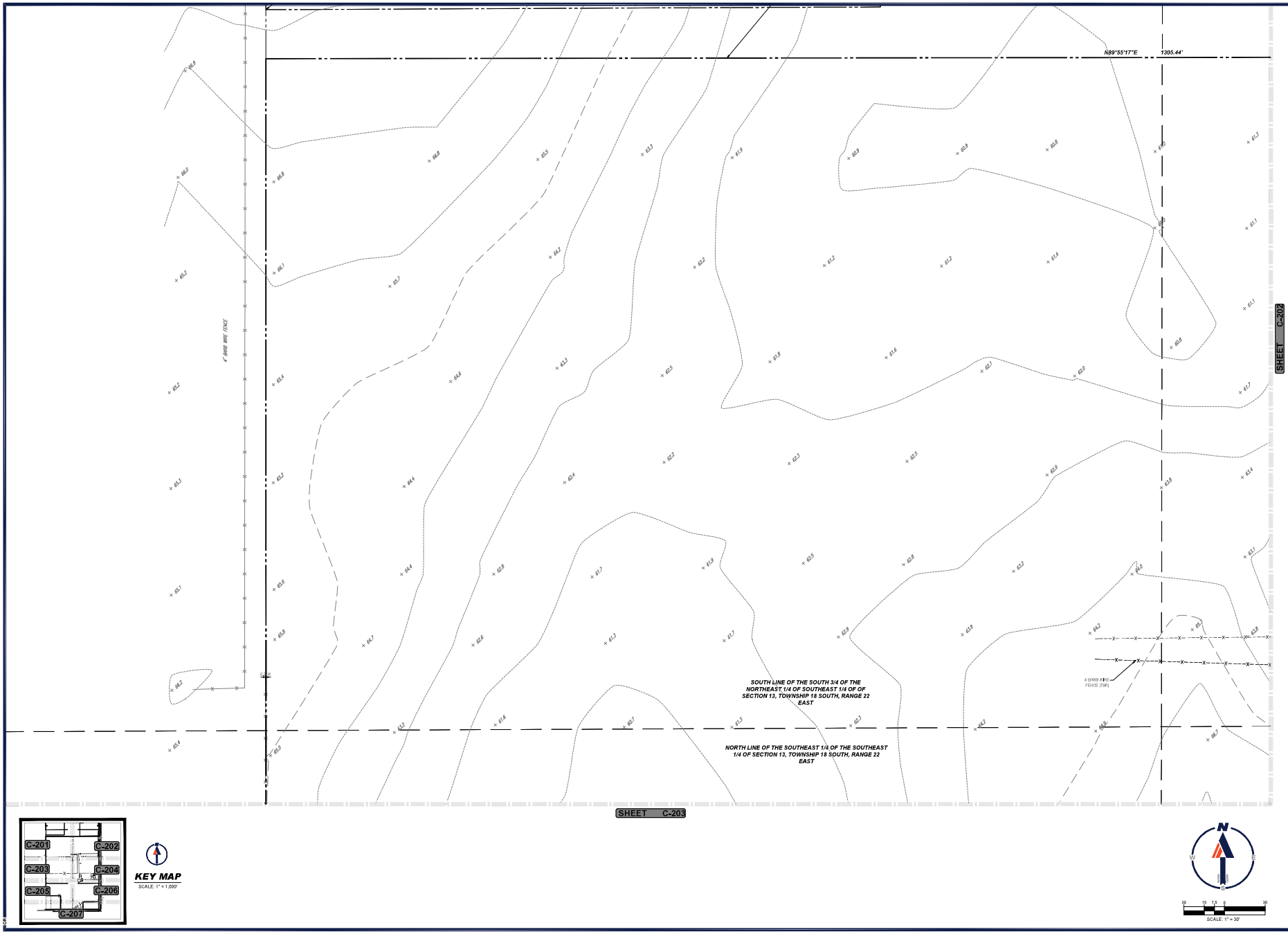
SHEET TITLE:

OVERALL DEMOLITION PLAN

SHEET NUMBER:

C-200

ORG. DATE - 06/02/2025



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

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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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

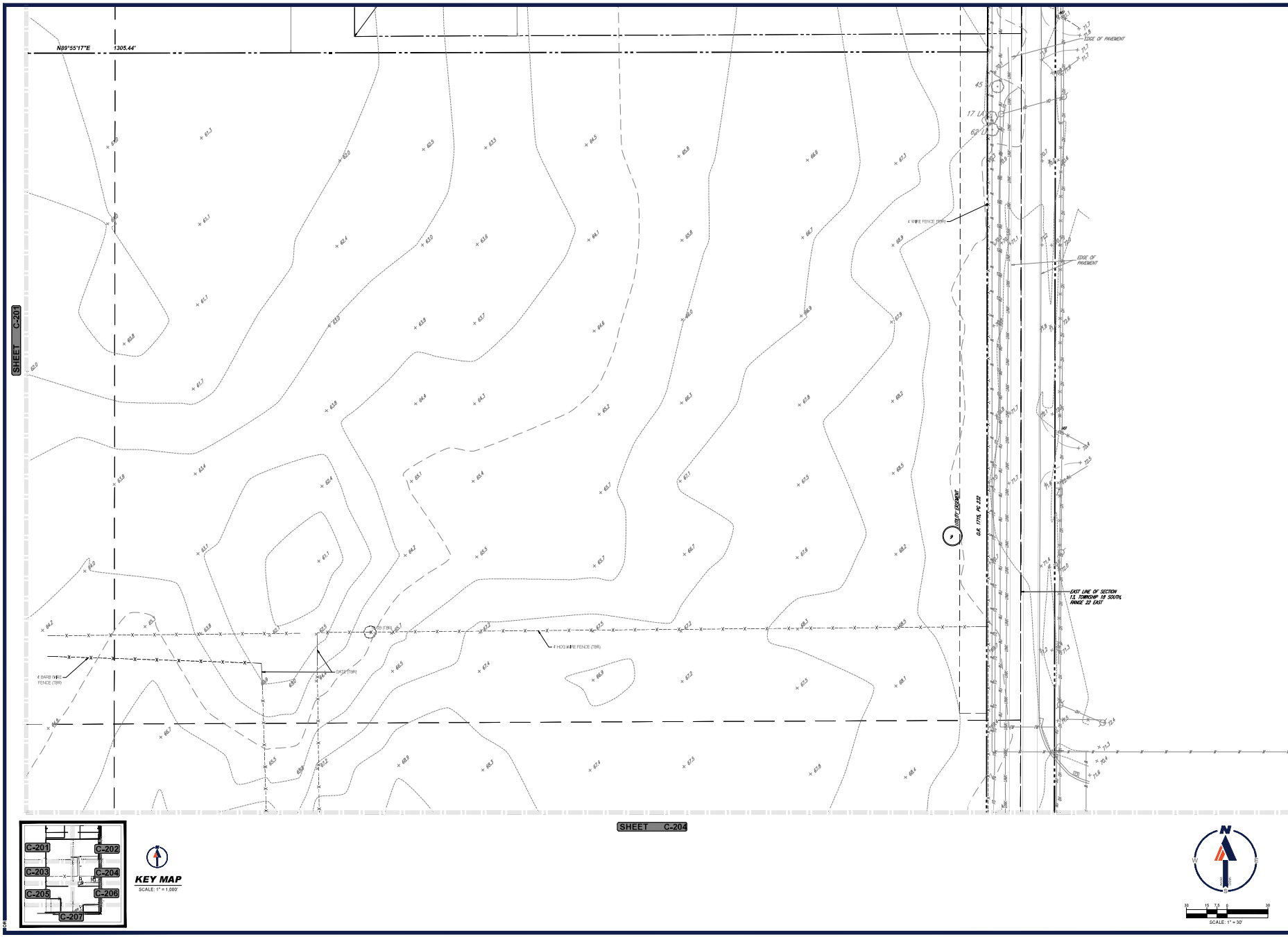
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 06/02/2025



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

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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
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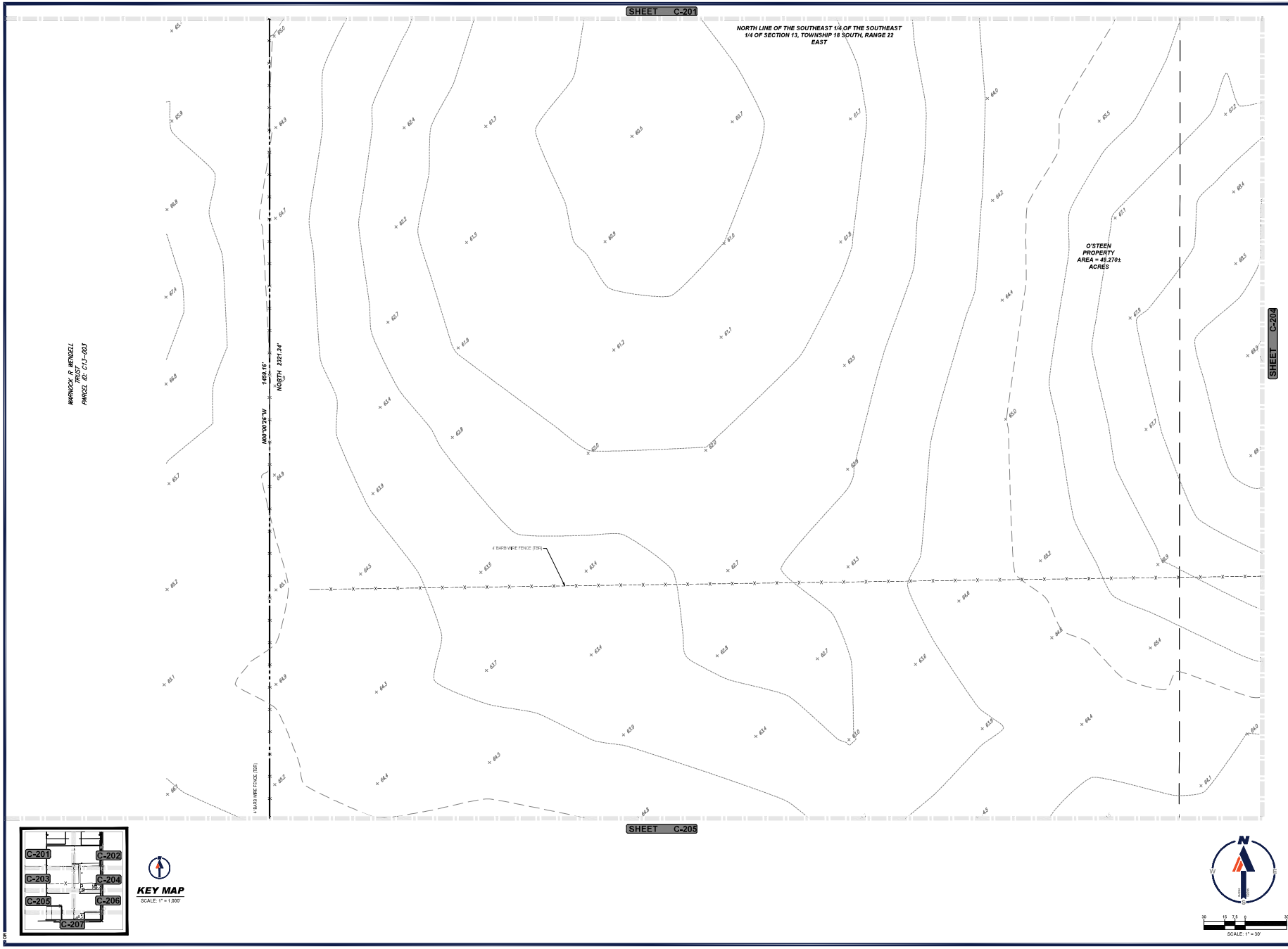

KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
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TRANSPORTATION SERVICES

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JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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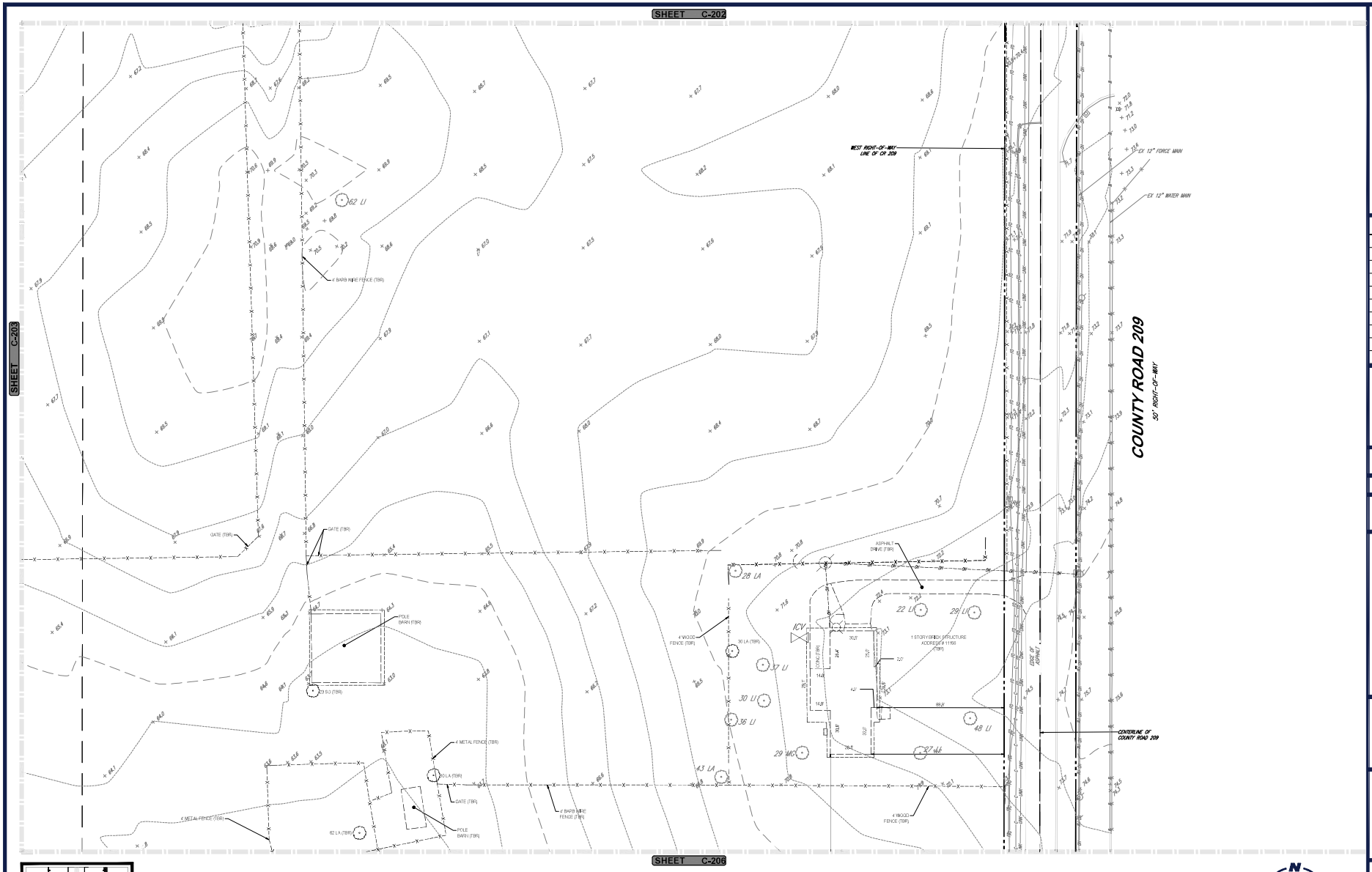
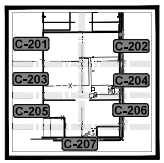
DEMOLITION PLAN

SHEET NUMBER:

C-203

ORG. DATE - 06/02/2025





KEY MAP
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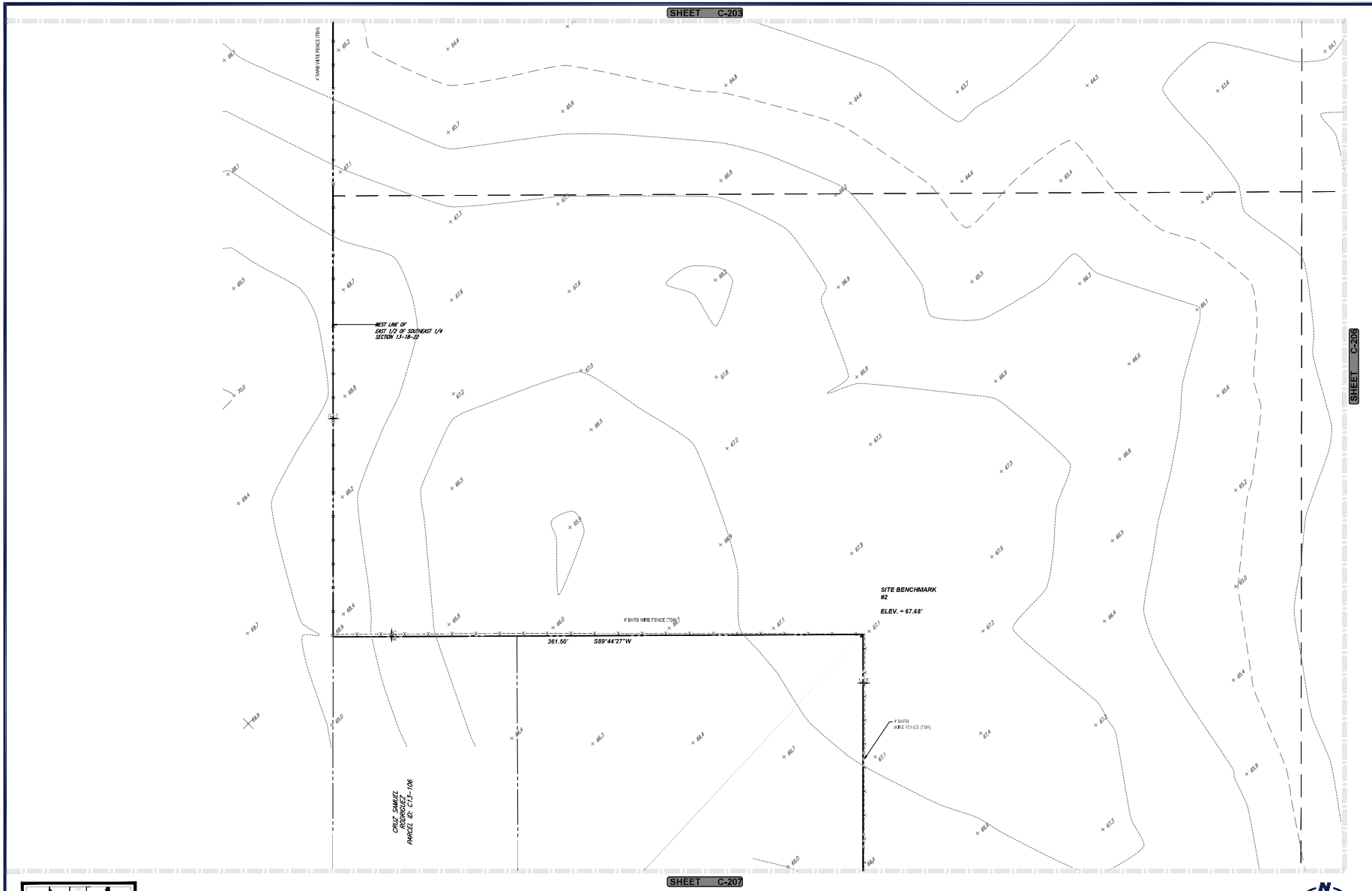

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A BTR GENERAL CONTRACTOR

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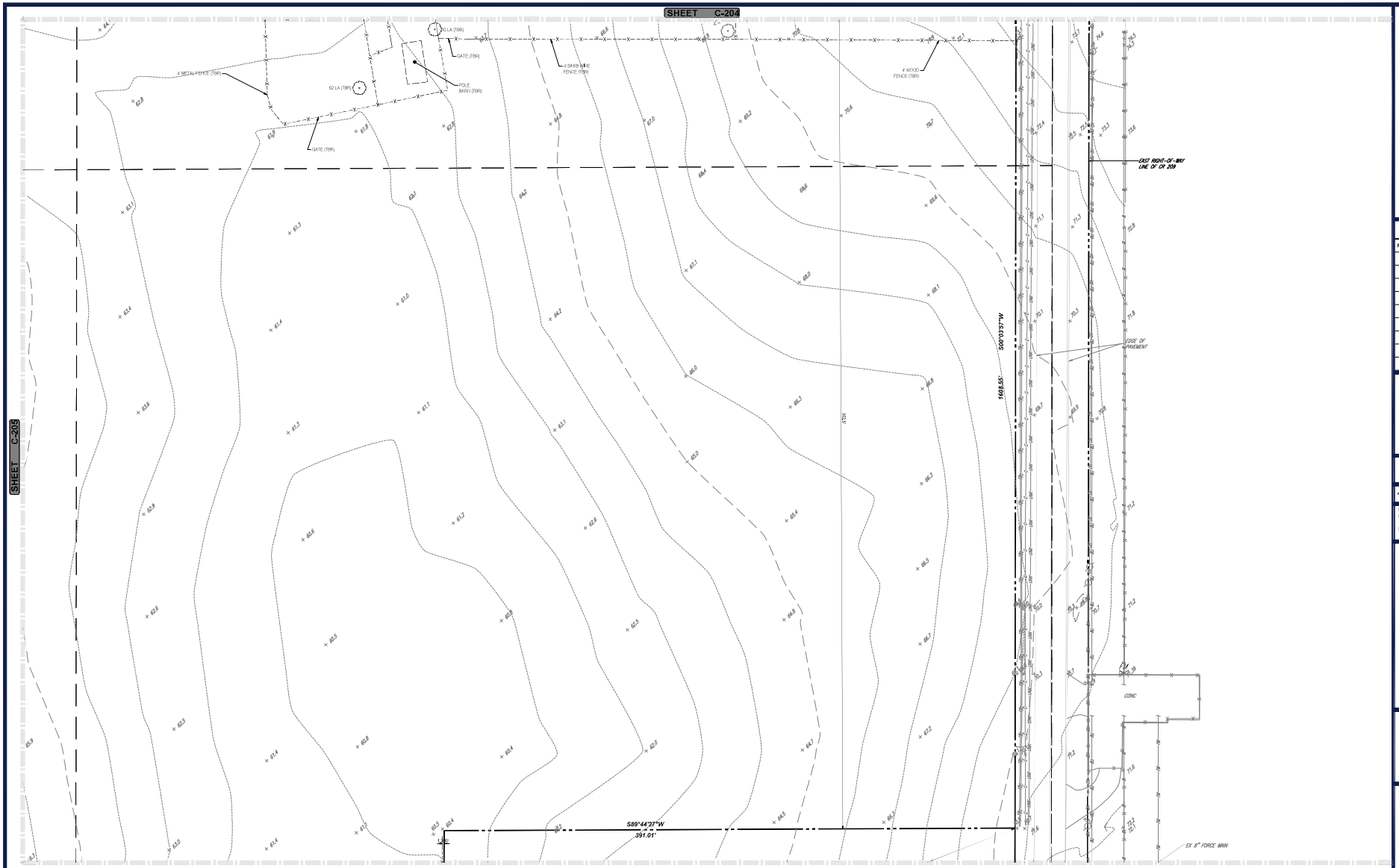

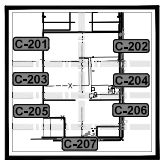

KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = ##'

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SHEET NUMBER:

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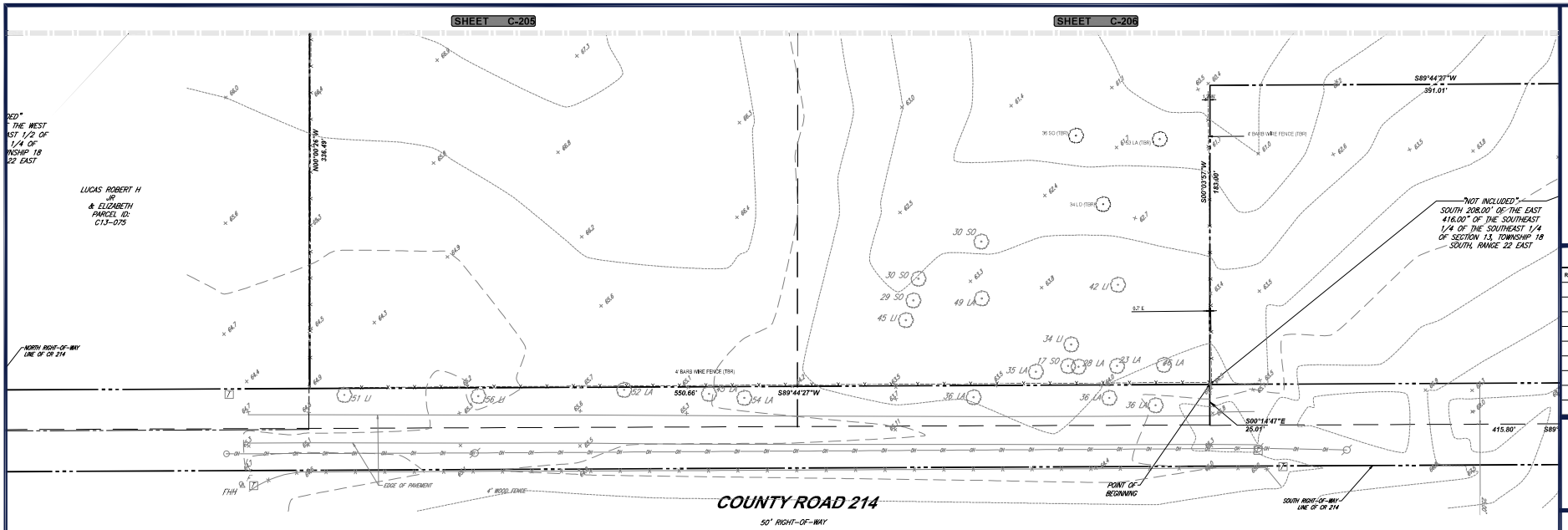

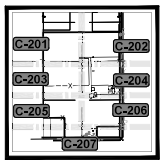

KEY MAP
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SCALE: 1" = ##'

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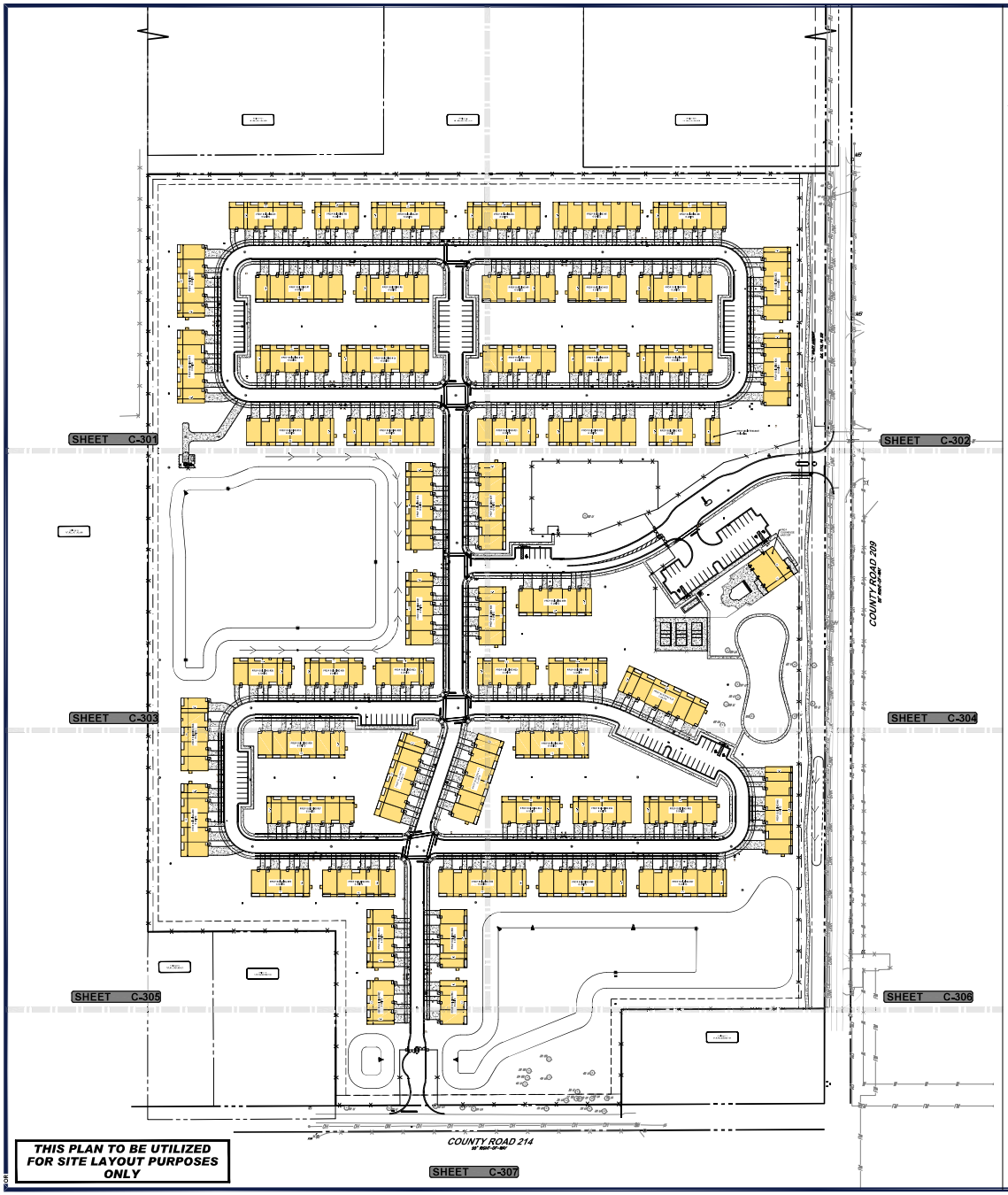



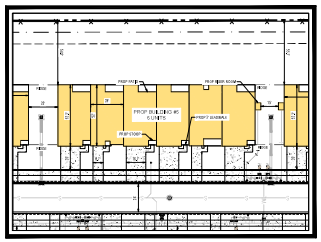

TYPICAL BUILDING DETAIL

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
- 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 5:00 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-3 (MEDIUM DENSITY RESIDENTIAL)
USE: SINGLE FAMILY ATTACHED

SITE DATA

FLOOD ZONE	X
SITE AREA	±46.27 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	±56 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 = ±46.27 AC X 6 UNITS = 286 UNITS	279 UNITS
MIN OPEN SPACE	20%	±63%
MIN LIVING AREA	750 SF	±1,023 SF (MIN)
FAR	0.30	0.77
MIN BUILDING SEPARATION	15 FT	±25 FT (MIN)

PARKING REQUIREMENTS

ITEM	REQUIRED	PROPOSED	
STANDARD SPACES	2 SPACES PER UNIT = 279 UNITS X 2 SPACES = 558	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	-	6	

BOHLER
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DRAWN BY: CR
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DATE: 06/02/2025
CAD I.D.: P-C1-SITE

PROJECT:

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FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTHORIZATION

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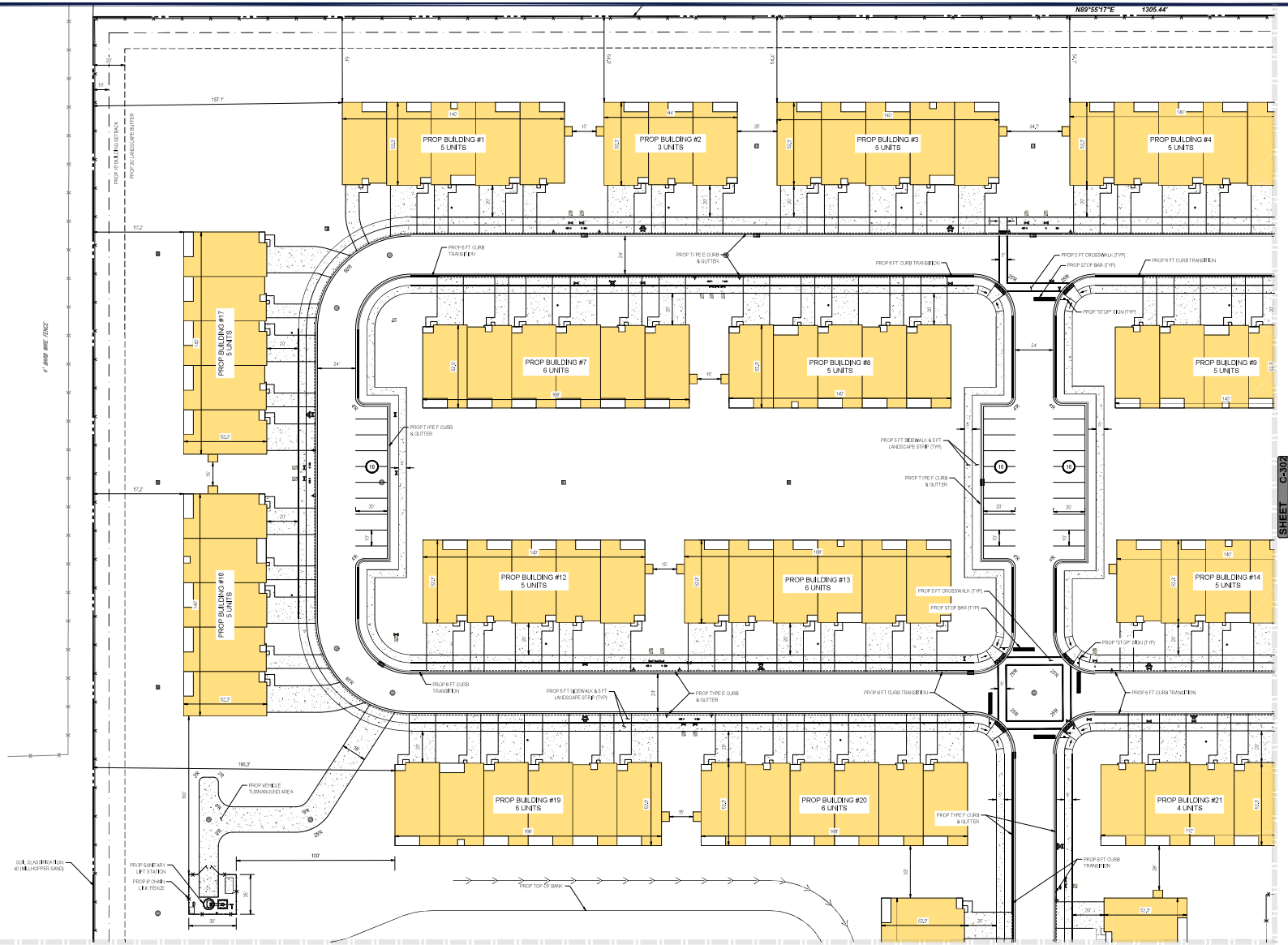
SHEET TITLE:

OVERALL SITE PLAN

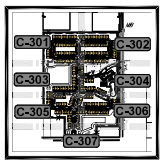
SHEET NUMBER:

C-300

ORG. DATE - 06/02/2025



SHEET C-303



KEY MAP
SCALE: 1" = 1,000'

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P:\C\M\-SITE

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 CERTIFICATE NO. 30760

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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 06/02/2025



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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CHECKED BY:	RM
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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
FLORIDA BUSINESS CERT. OF AUTH. No. 26760

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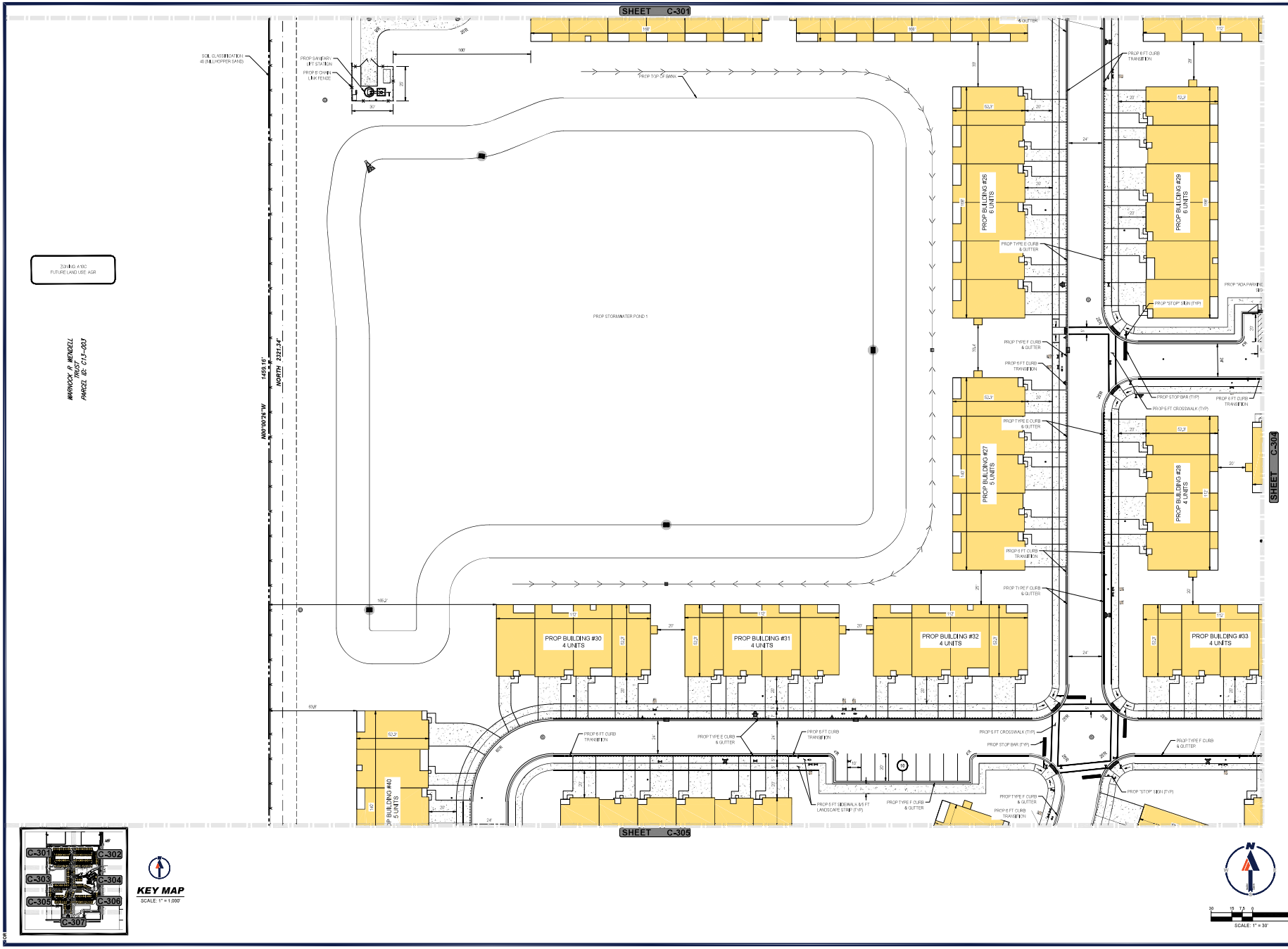
SITE PLAN

SHEET NUMBER:

C-302

ORG. DATE - 06/02/2025



KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER
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DATE:	06/02/2025
CAD I.D.:	P:\C\M\-SITE

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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FLORIDA BUSINESS LICENSE: CA 7116, AA 26700

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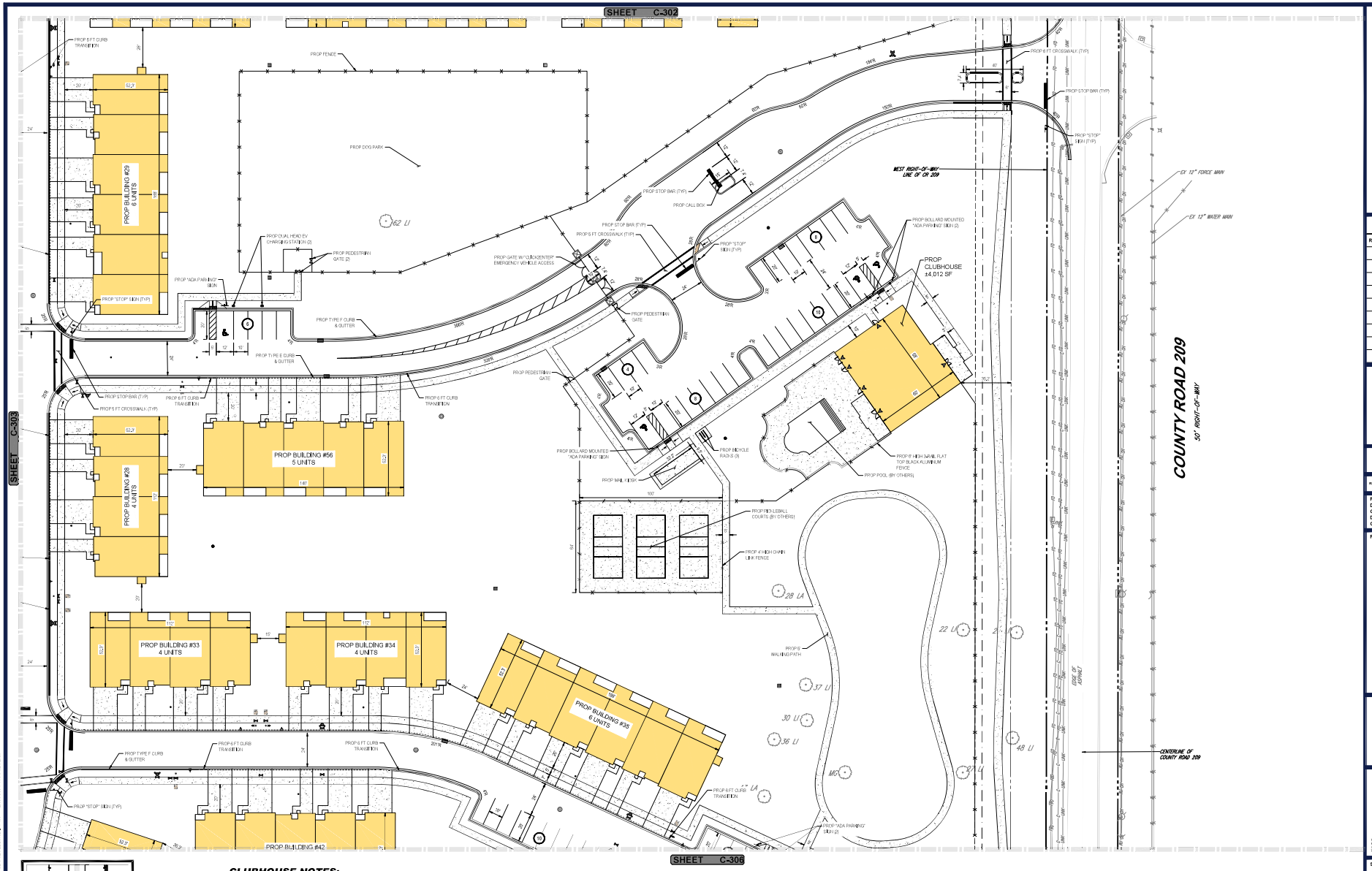
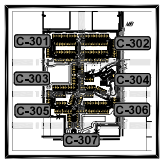
SITE PLAN

SHEET NUMBER:

C-303

ORG. DATE - 06/02/2025





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.

N

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

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DATE:	06/02/2025
CAD I.D.:	P-C1M1-SITE

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
FLORIDA BUSINESS CERTIFICATE NO. 30760

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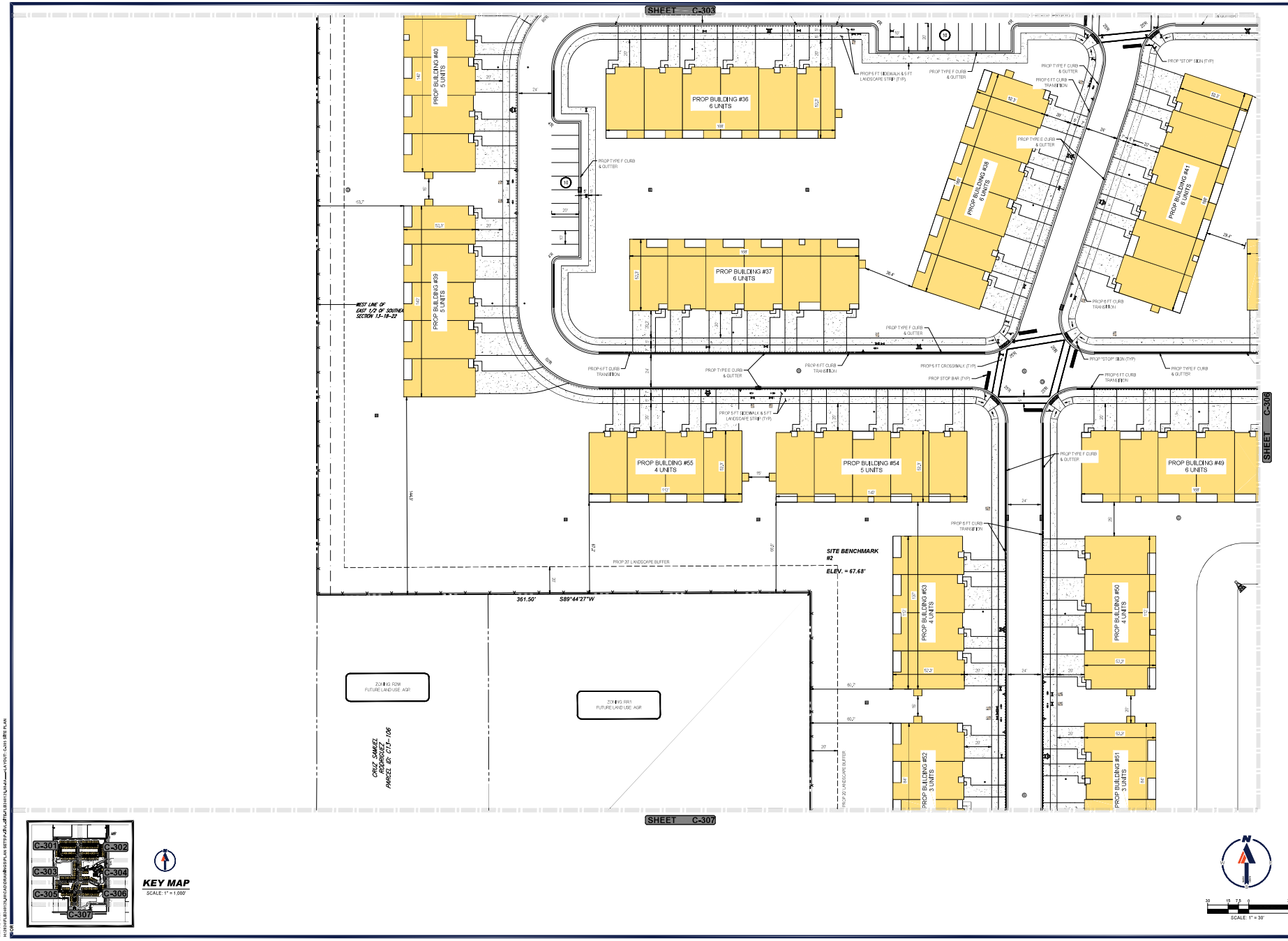
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-304

ORG. DATE - 06/02/2025



KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P-C1-SITE

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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BOCA RATON, FLORIDA 33431
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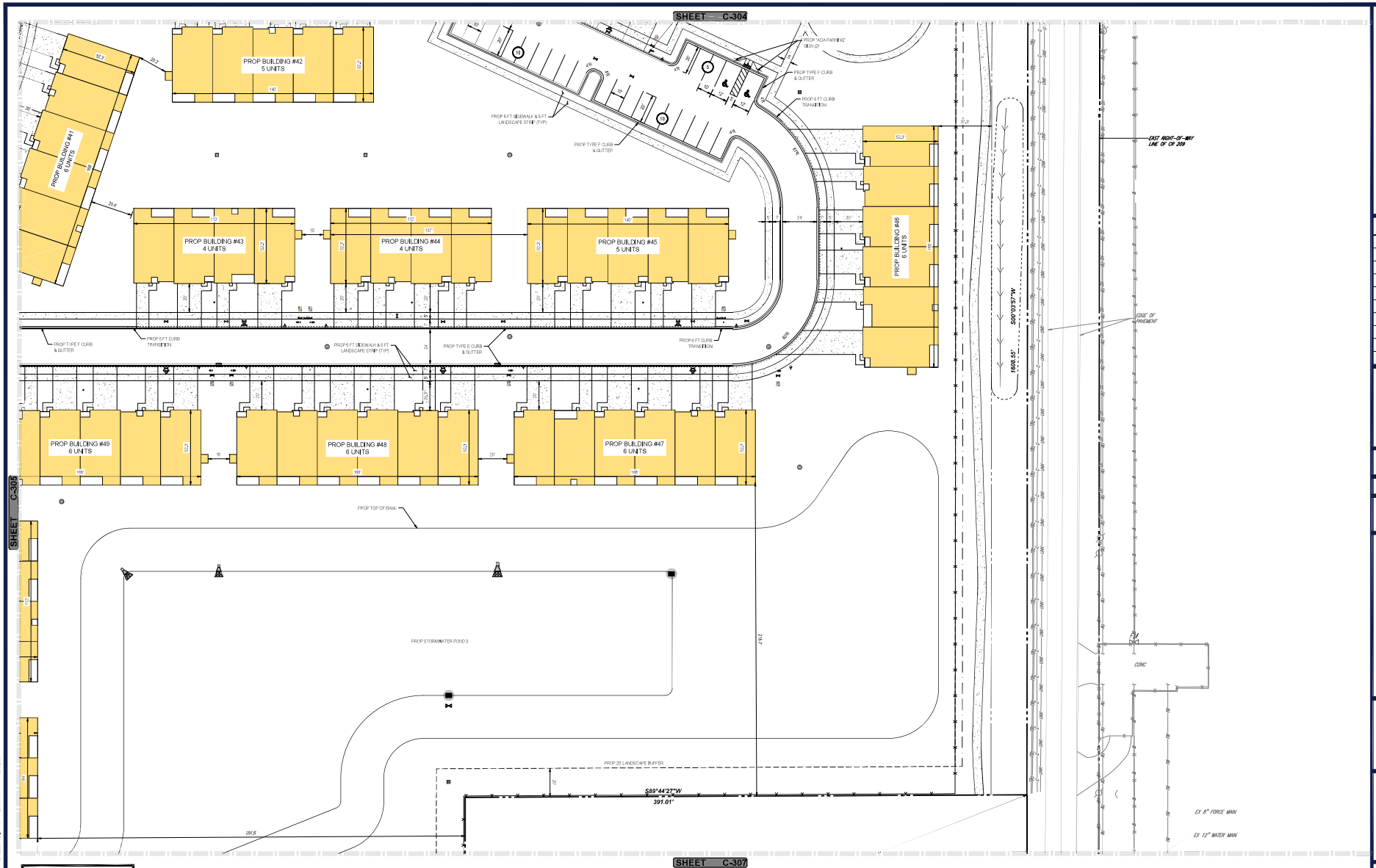
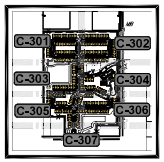
SITE PLAN

SHEET NUMBER:

C-305

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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CAD I.D.:	P-C1-SITE

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

11156 CR 209, OXFORD, FL 34484

BOHLER
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SUITE 101E
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Fax: (561) 571-0281

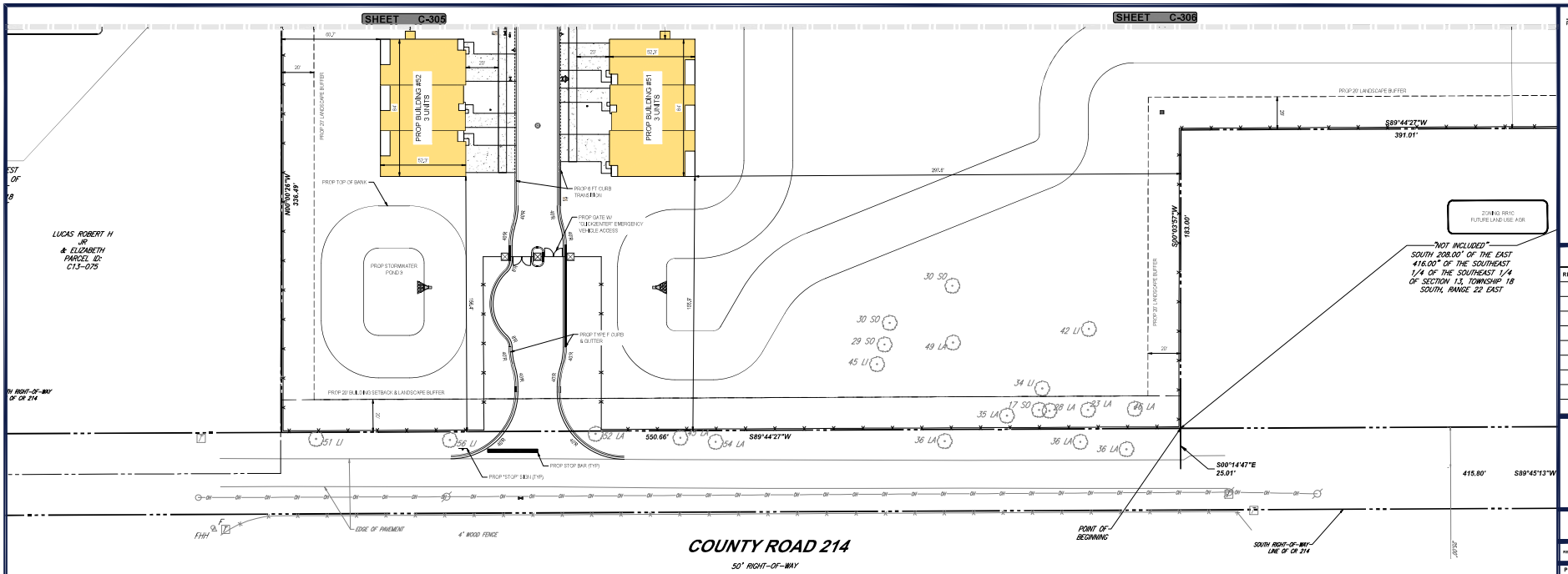
SHEET TITLE:

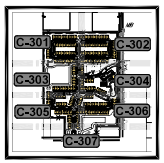
SITE PLAN

SHEET NUMBER:

C-306

ORG. DATE - 06/02/2025





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

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

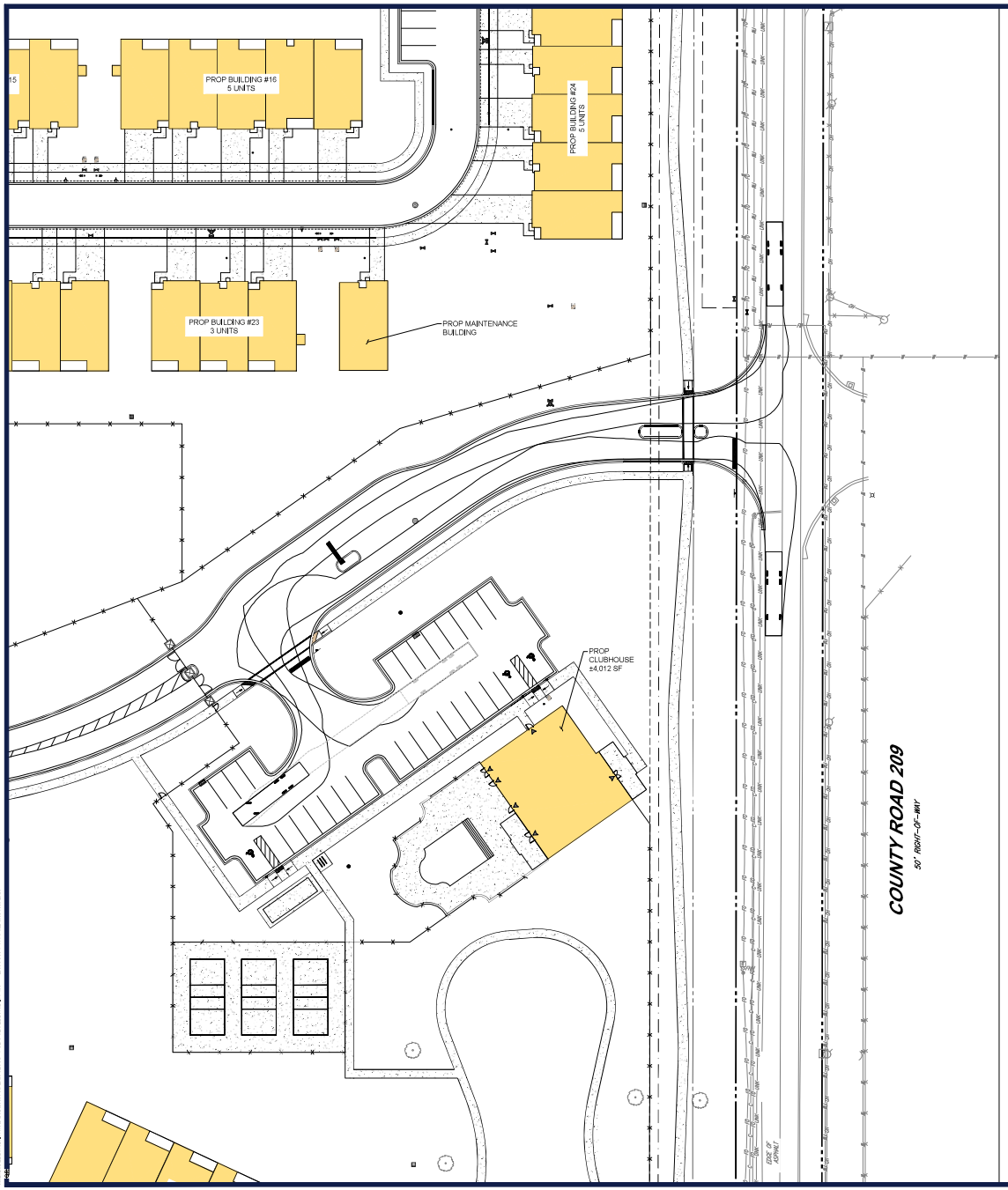
SHEET TITLE:

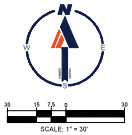
SITE PLAN

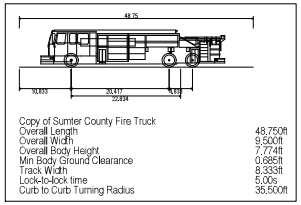
SHEET NUMBER:

C-307

ORG. DATE - 06/02/2025







Copy of Sumter County Fire Truck	
Overall Length	48.750ft
Overall Width	9.500ft
Overall Body Height	7.774ft
Min Body Ground Clearance	0.895ft
Track Width	8.333ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	35.500ft

BOHLER

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P-C1\1-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

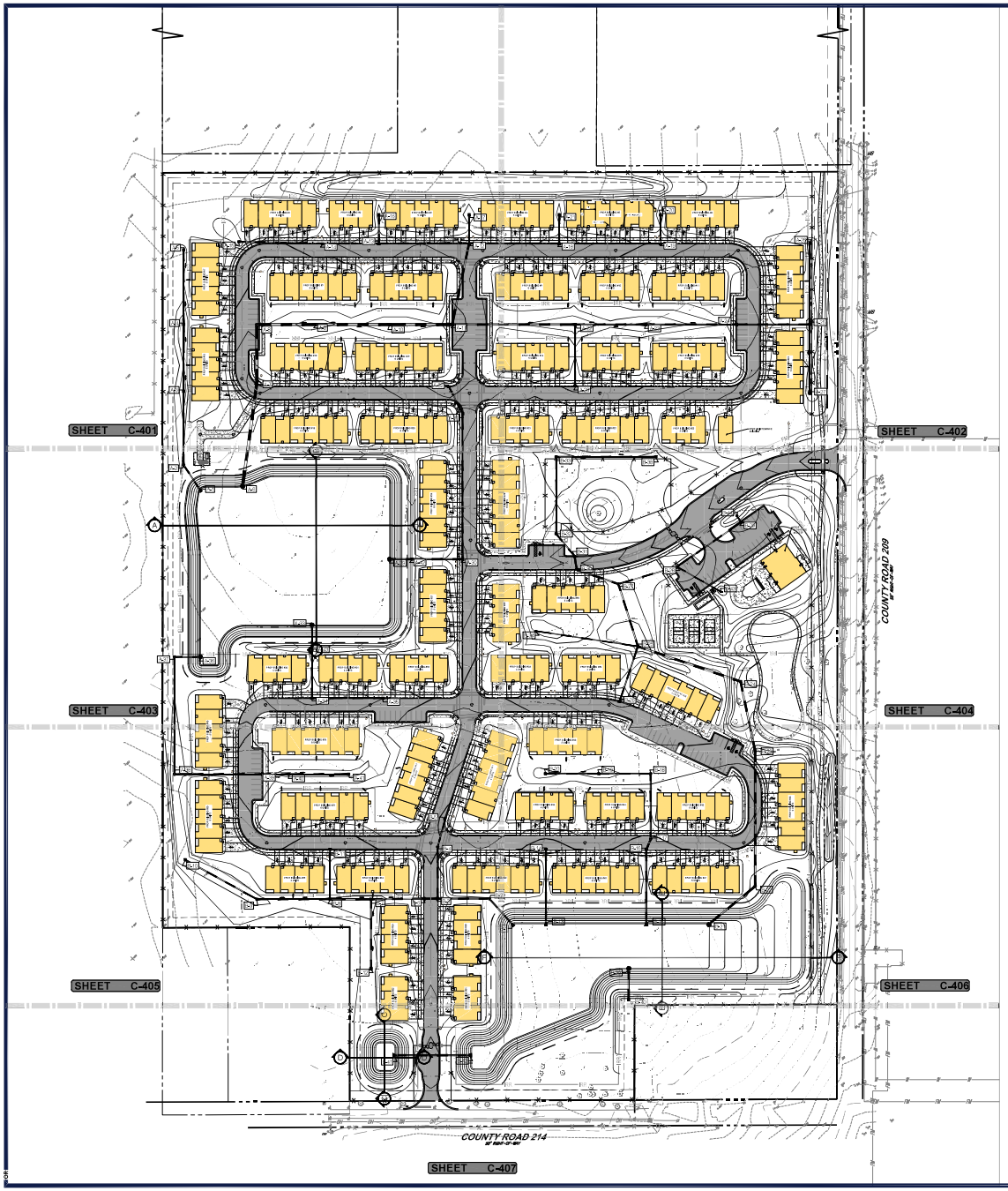
SHEET TITLE:

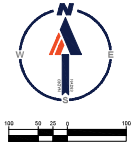
FIRE TRUCK PLAN

SHEET NUMBER:

C-308

ORG. DATE - 06/02/2025





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 SURVEYOR'S 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; TW = TOP OF RETAINING WALL ELEVATION; BW = 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 6" 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 08/13/22

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, 12119C0060D 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 QC 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	
PROP STORM MANHOLE	
RIDGE LINE	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
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DATE:	06/02/2025
CAD I.D.:	P-GVI-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 CERTIFICATE OF AUTHORIZATION #30760

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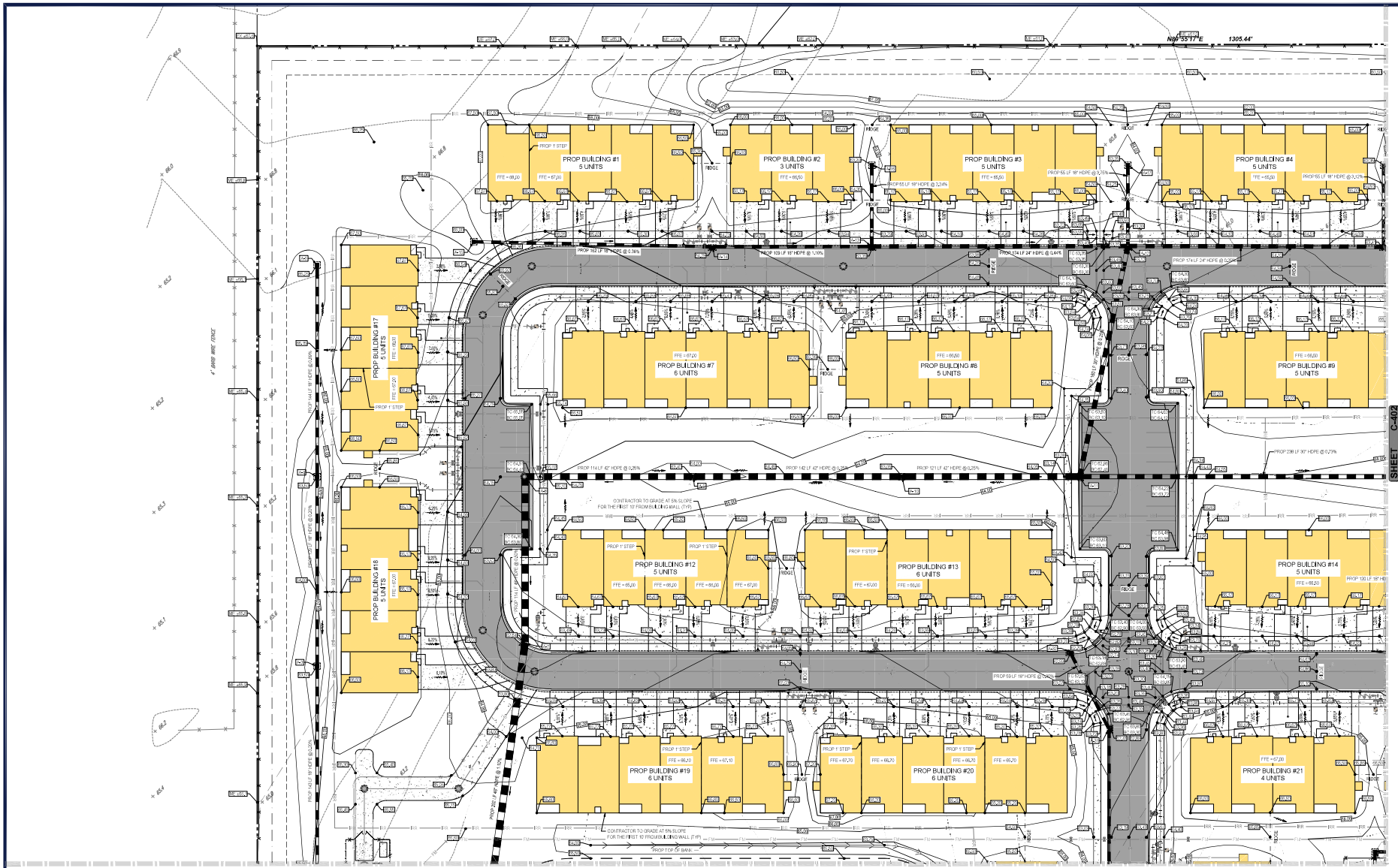
SHEET TITLE:

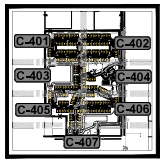
OVERALL PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-400

ORG. DATE - 06/02/2025





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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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
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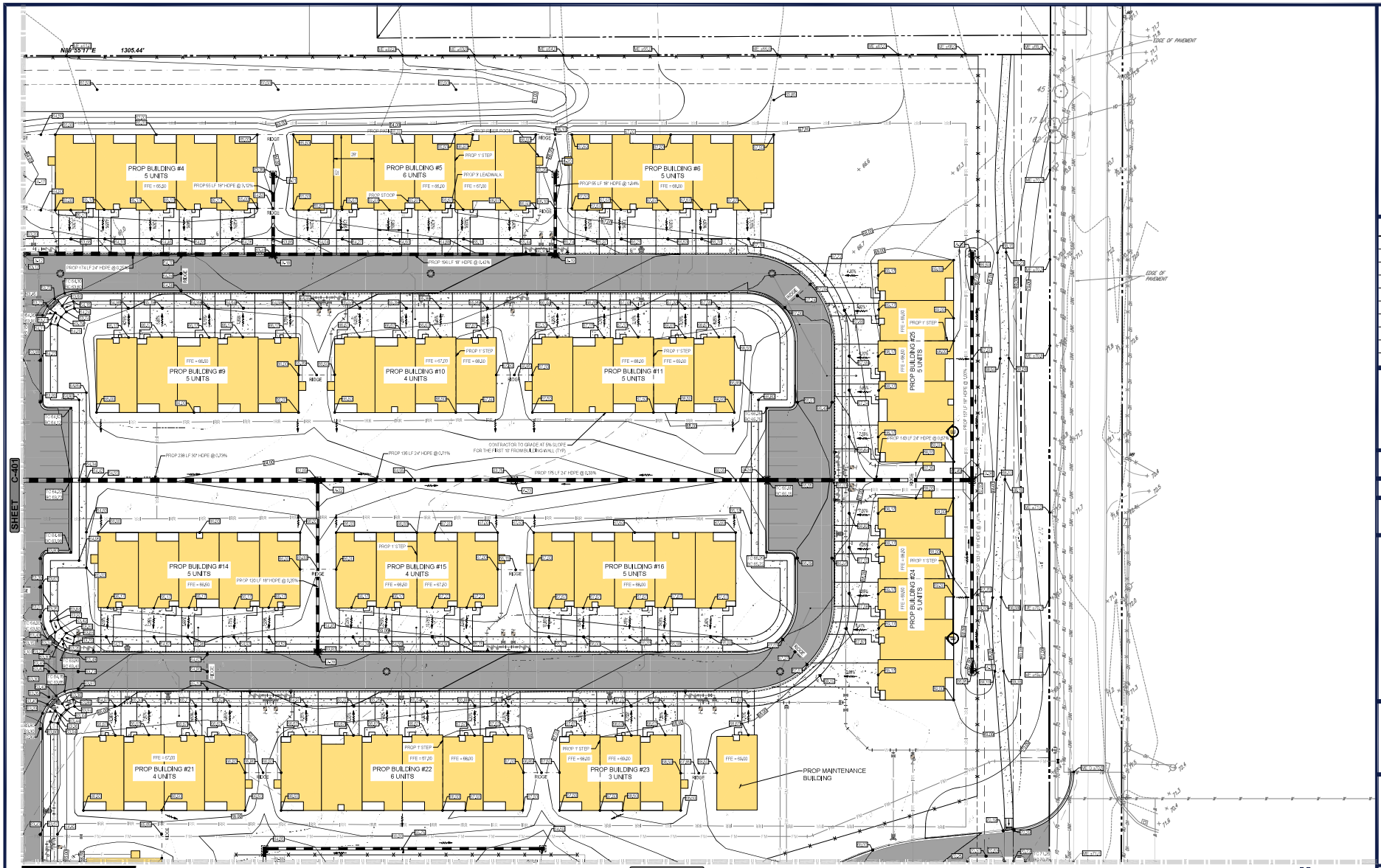
SHEET TITLE:

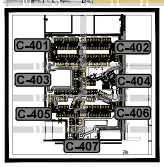
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

1" = 30'

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LAND SURVEYING
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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
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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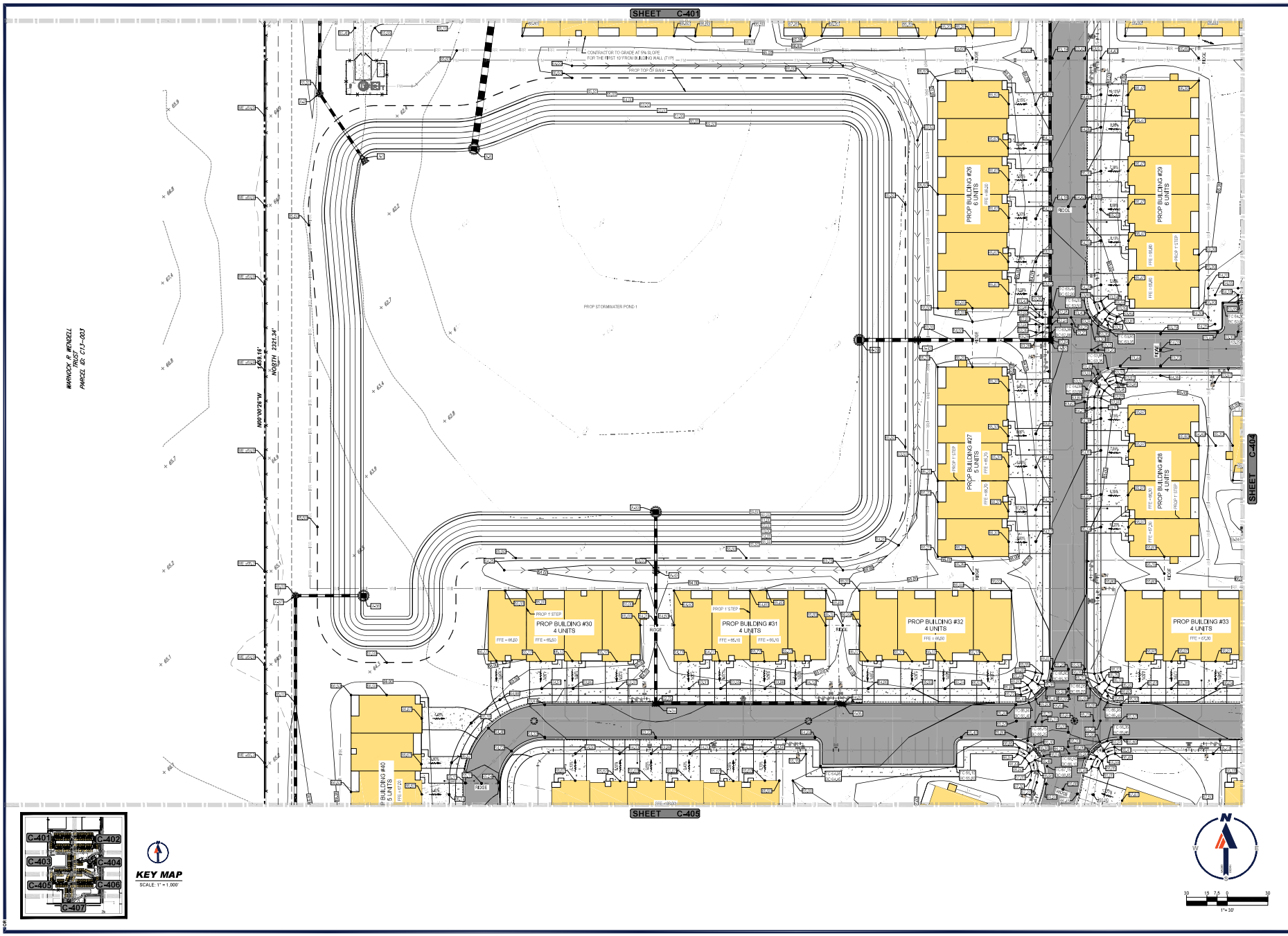
SHEET NUMBER:

C-402

ORG. DATE - 06/02/2025



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION 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
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PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-403

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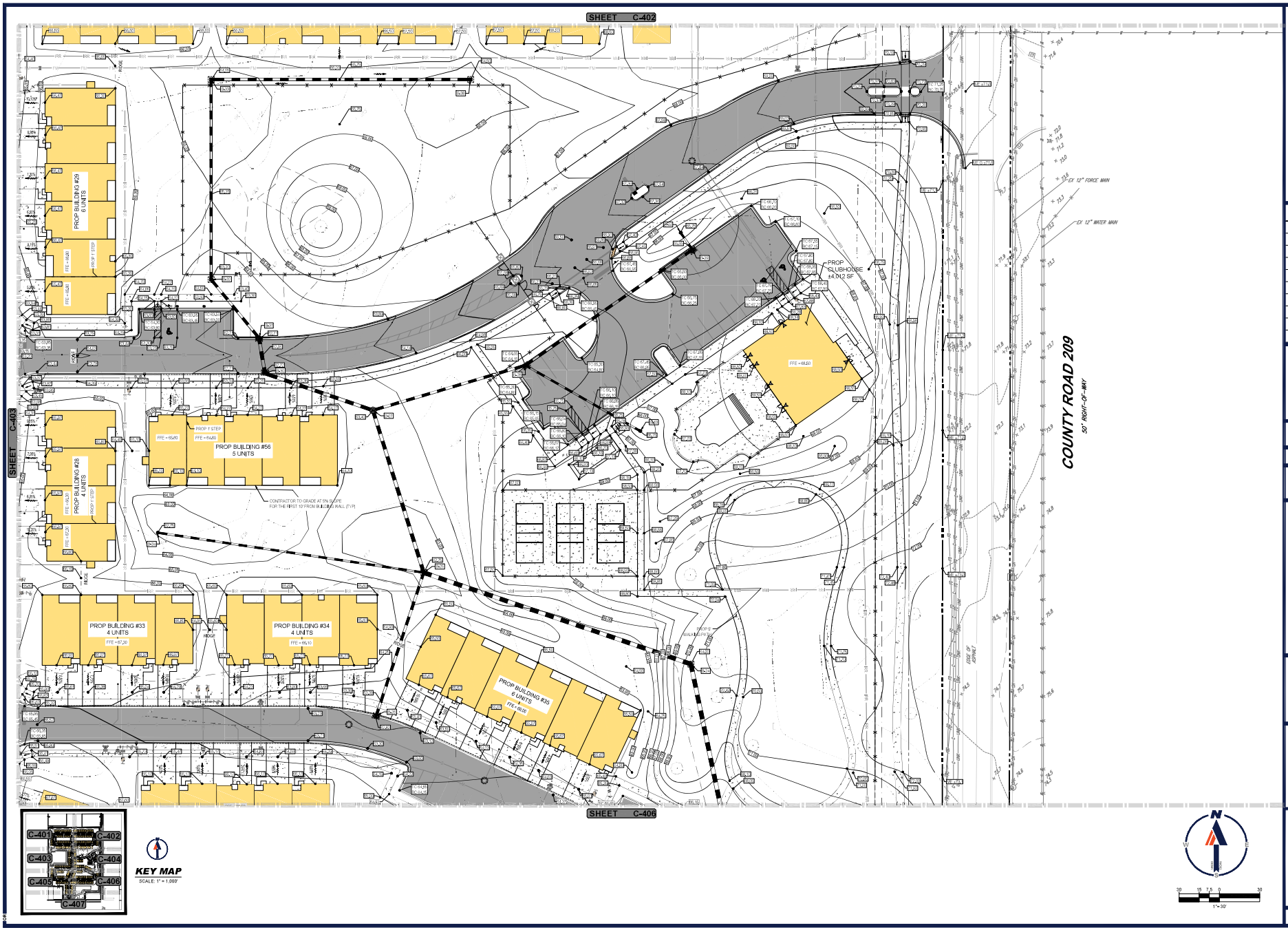

KEY MAP
SCALE: 1" = 1,000'

1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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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
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C-404

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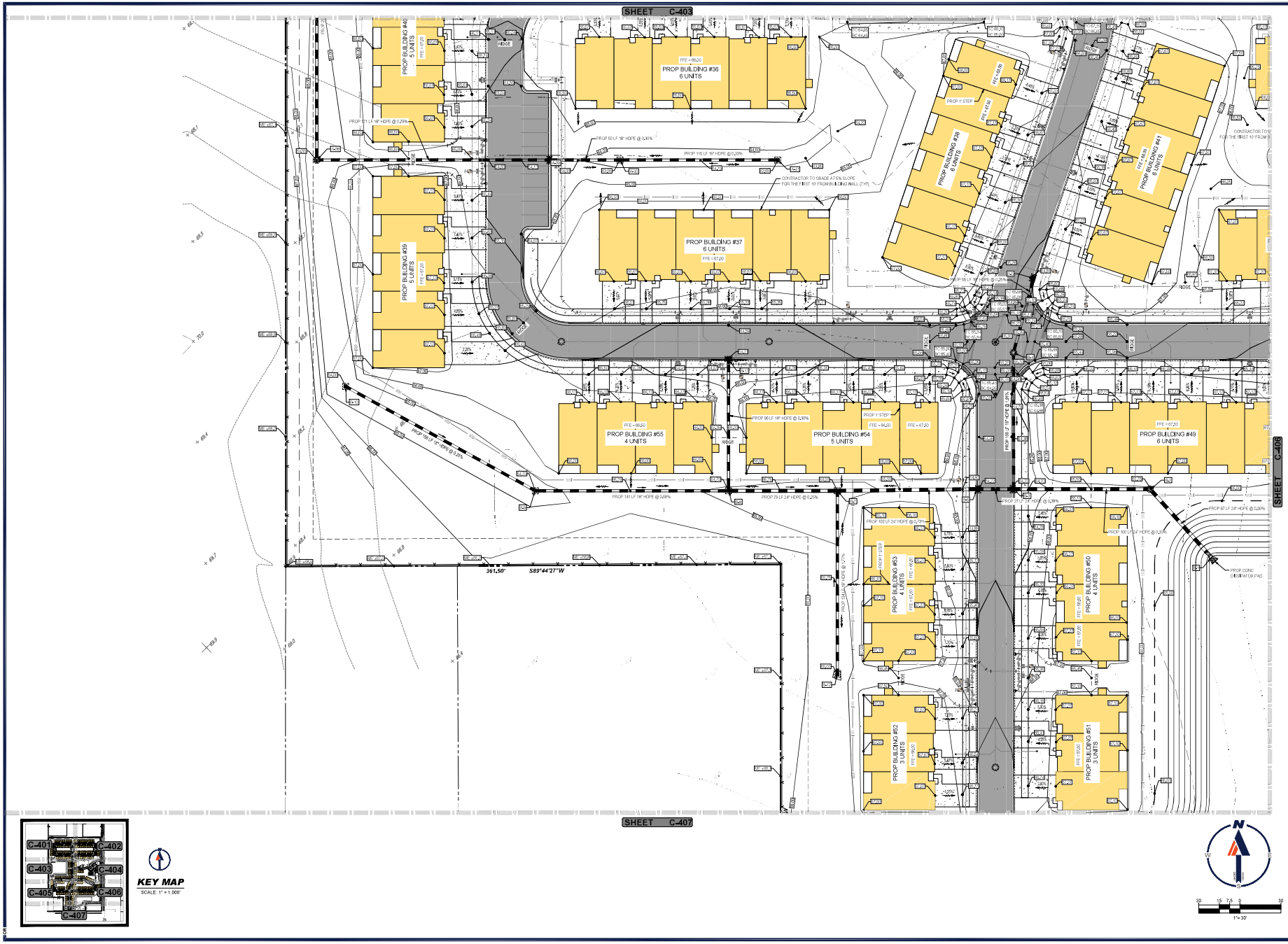

KEY MAP
SCALE: 1" = 1,000'

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LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A SITE 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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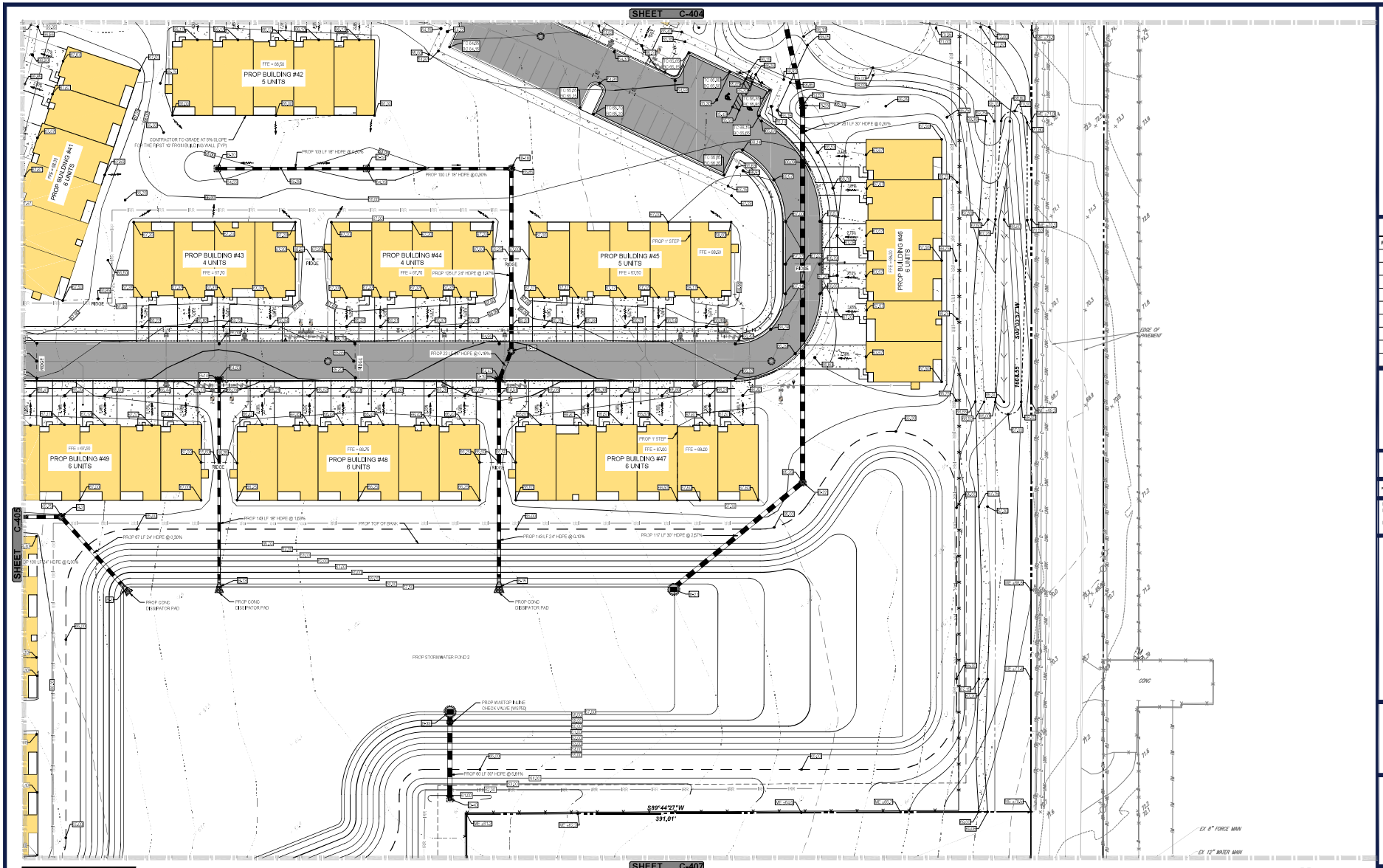

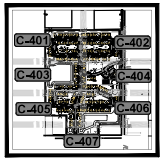

KEY MAP
SCALE: 1" = 1,000'

1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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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
BOCA RATON, FLORIDA 33431
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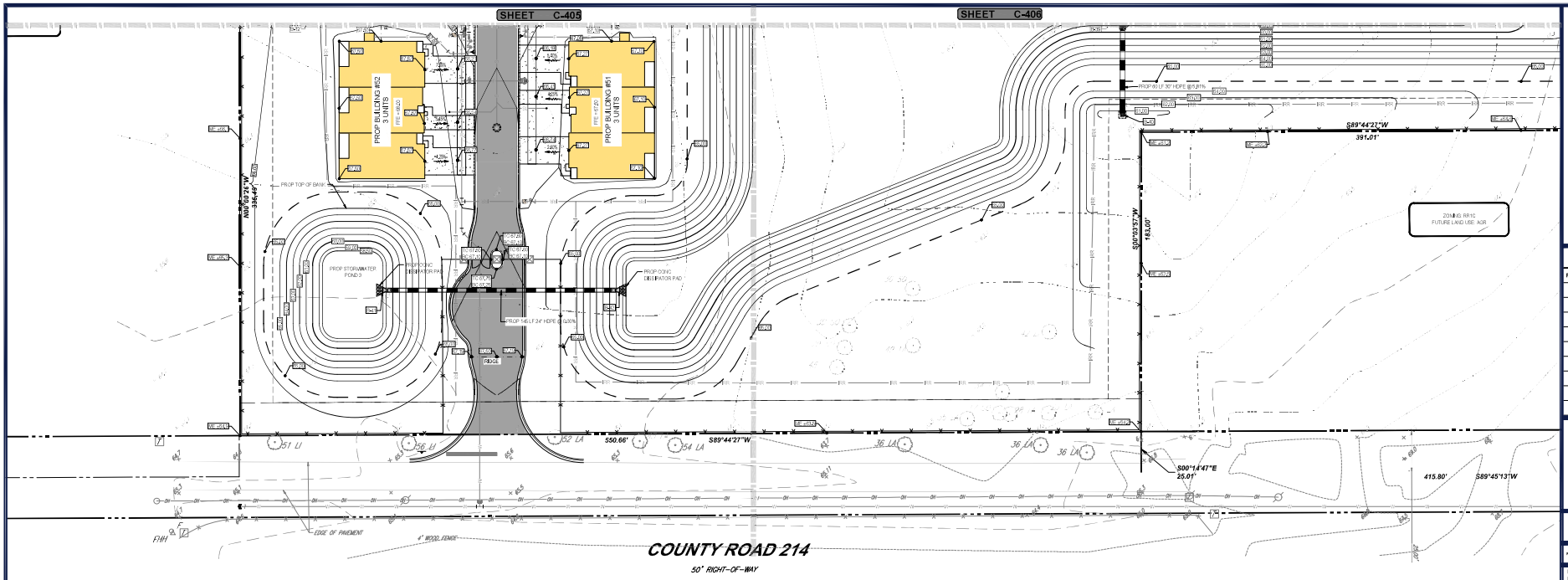
SHEET TITLE:

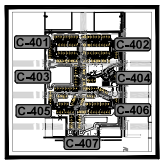
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-406

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

N

30 15 0 30
1" = 30'

BOHLER

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

SHEET TITLE:

PAVING AND GRADING PLAN

SHEET NUMBER:

C-407

ORG. DATE - 06/02/2025

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 = 59.85' (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 = 58.43 (18")
A-17	GRATE INLETS	63.25		INV OUT = 59.48 (18")
A-18	CURB INLETS	63.44	INV IN = 57.85' (18") INV IN = 57.85' (18")	INV OUT = 57.85 (24")
A-19	CURB INLETS	65.30	INV IN = 59.67' (18")	INV OUT = 59.47 (18")
A-20	GRATE INLETS	63.20		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	63.00	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	66.80		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 = 57.64' (18")	INV OUT = 57.64 (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	58.88	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	63.85		INV OUT = 59.68 (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 = 59.85' (18") INV IN = 59.85' (24")	INV OUT = 59.85 (24")
B-8	GRATE INLETS	64.70	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	64.56		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 = 58.60' (24") INV IN = 58.60' (18") INV IN = 58.60' (12")	INV OUT = 58.60 (30")
B-26	CURB INLETS	62.82		INV OUT = 59.05 (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 IN = 59.38' (12")	INV OUT = 59.38 (18")
B-29	CURB INLETS	65.55	INV IN = 60.78' (12")	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")
B-43	ADS NYLOPLAST SQUARE GRATE	65.75		INV OUT = 61.64 (12")
B-44	ADS NYLOPLAST SQUARE GRATE	65.75		INV OUT = 61.64 (12")

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

REVISIONS

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PROJECT No.: FL8240129.00-0A
DRAWN BY: CR
CHECKED BY: KM
DATE: 06/02/2025
CAD I.D.: F-CIVIL-GRAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STE 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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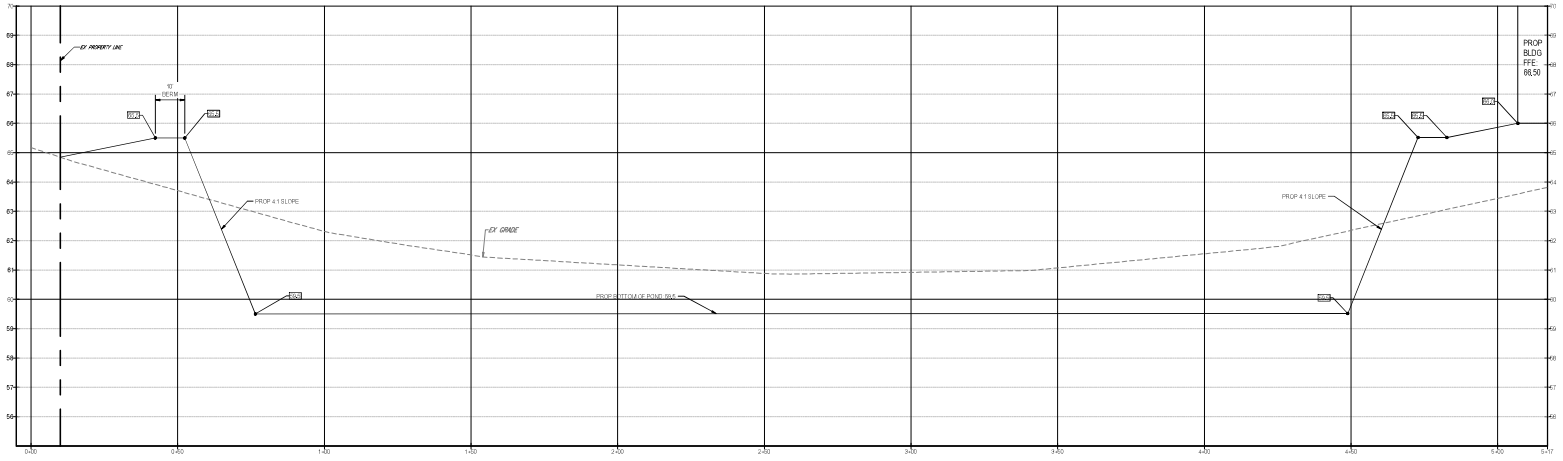
SHEET TITLE:

STORM SCHEDULE

SHEET NUMBER:

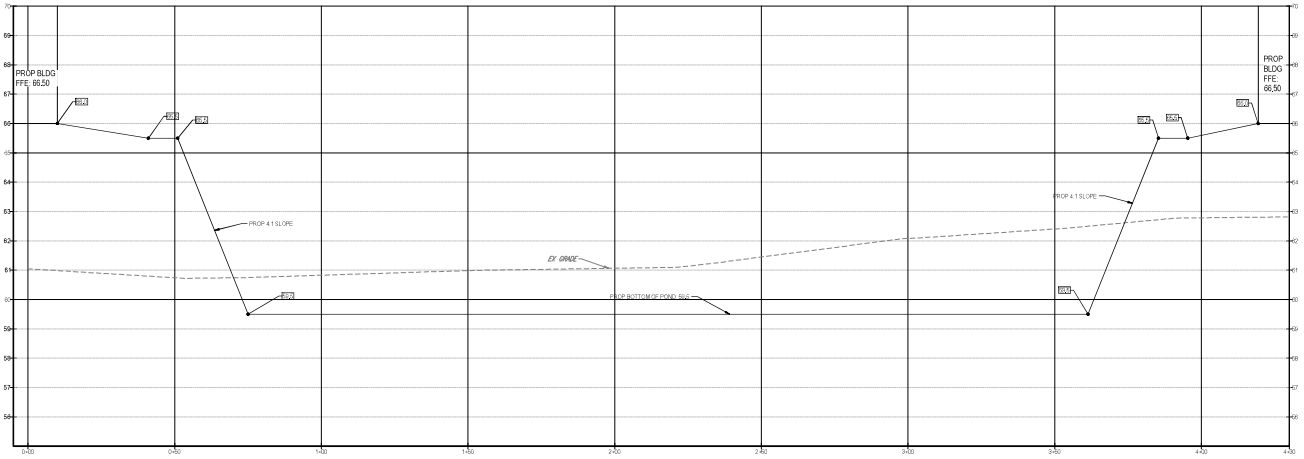
C-408

ORG. DATE - 06/02/2025



CROSS SECTION A-A

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



CROSS SECTION B-B

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

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LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER, THEIR OFFICERS, AGENTS OR EMPLOYEES. THE CONTRACTOR'S DUTY TO INDEMNIFY THE OWNER AND THE ENGINEER SHALL NOT BE LIMITED TO THE AMOUNT OF INSURANCE OR BONDS AVAILABLE OR PROVIDED BY OR FOR THE CONTRACTOR.

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	OB
CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	F-CIVI-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
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CROSS-SECTIONS

SHEET NUMBER:

C-409

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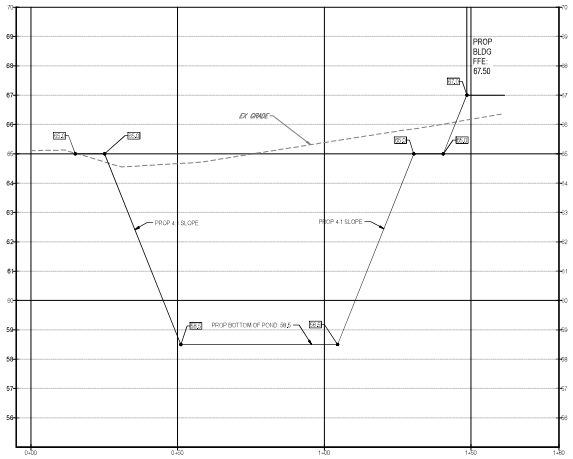
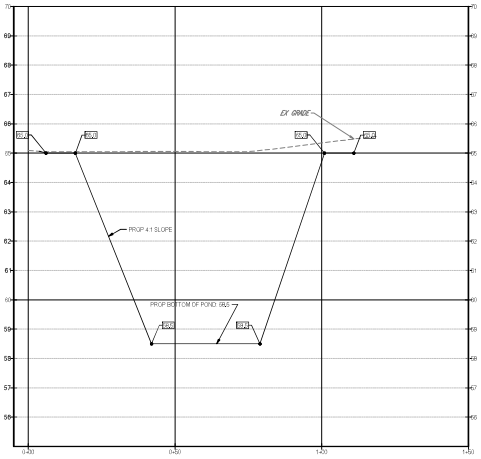
June 04, 2025
H:\2024\FL8240129.00\CAD\DRAWINGS\PLAN SETS\F-CIVI-GRAD\FL8240129_GRAD.DWG, LAYOUT: C-409 CROSS-SECTIONS



CROSS SECTION C-C

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



CROSS SECTION D-D

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

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	OR
CHECKED BY:	RM
DATE:	06/02/2025
CAD I.D.:	R-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
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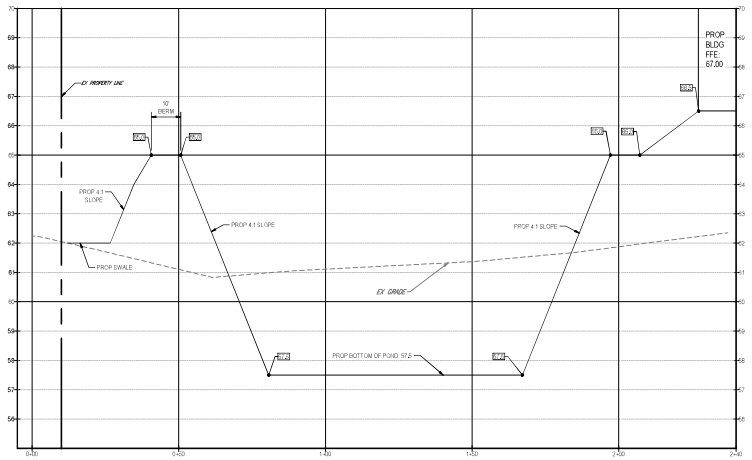
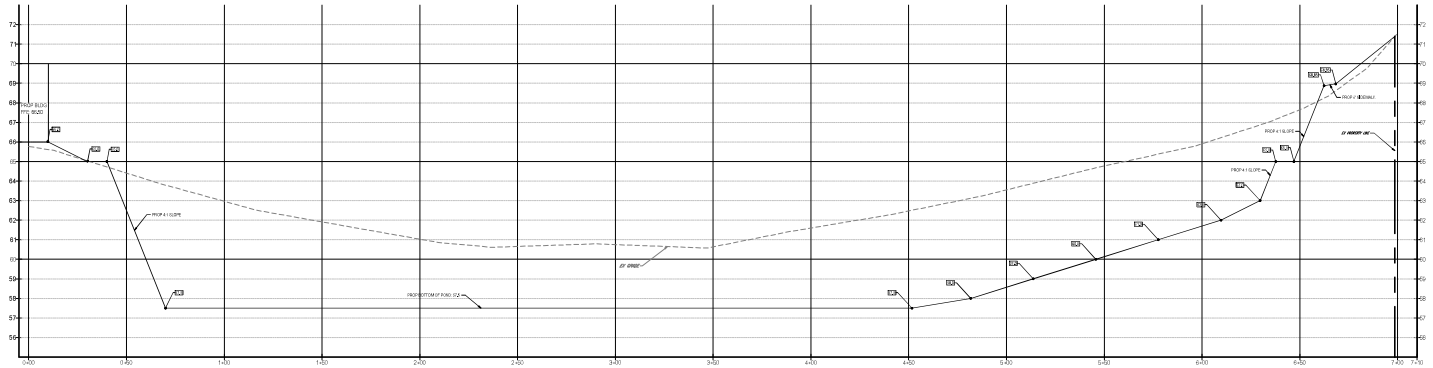


CROSS SECTION E-E

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



CROSS SECTION F-F

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

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DRAWN BY:	OR
CHECKED BY:	RM
DATE:	06/02/2025
CAD I.D.:	R-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
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SHEET TITLE:

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SHEET NUMBER:

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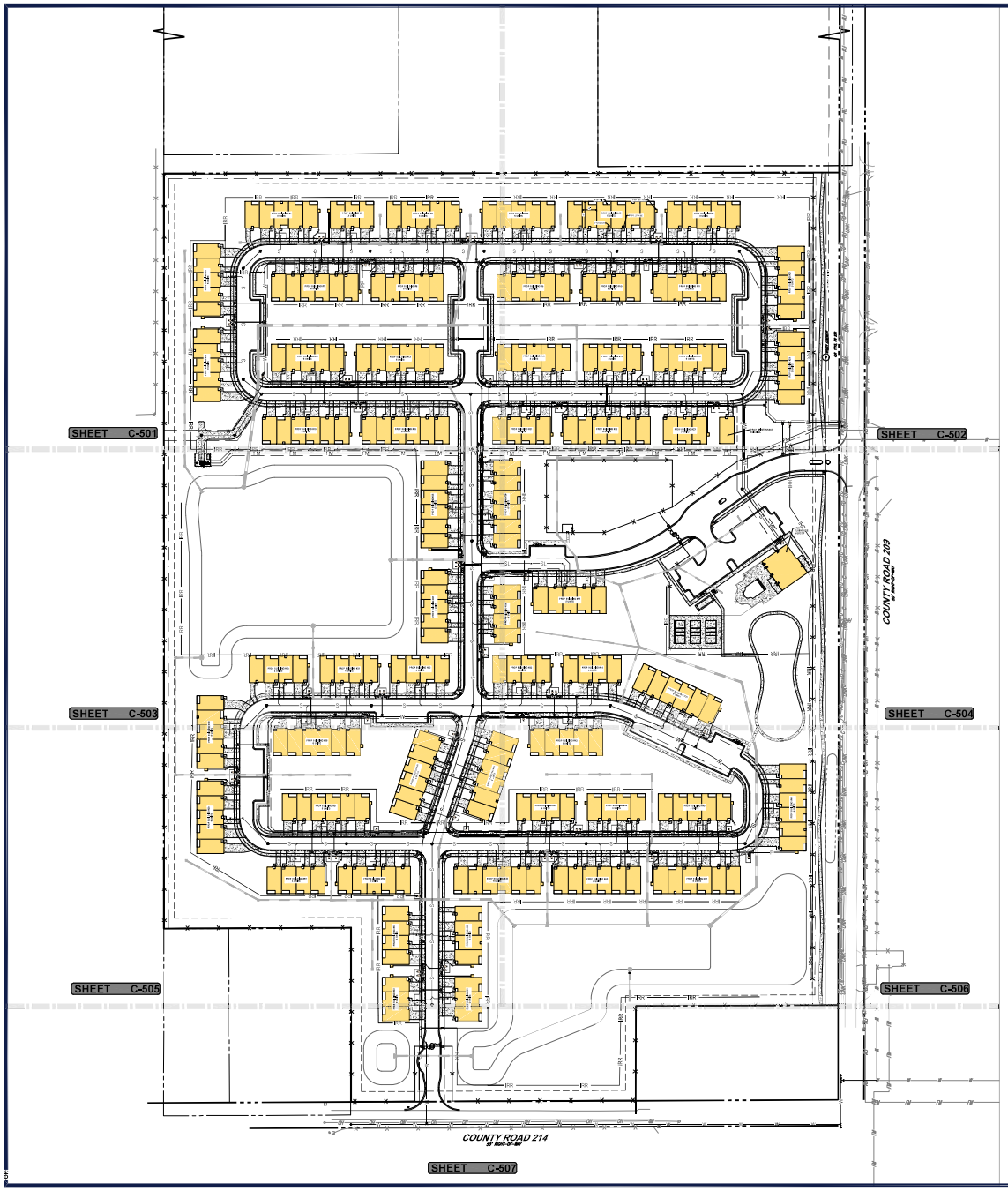
ORG. DATE - 06/02/2025



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: 254 ERU X 300 GPD = 77,700 GPD
   - 4.2. SEWER: 254 ERU X 250 GPD = 64,750 GPD

GENERAL NOTE:

1. THE CITY OF WILDWOOD WILL OWN AND MAINTAIN THE LIFT STATION, FORCE MAIN, AND WATER METERS. ALL OTHER ONSITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS WILL BE PRIVATELY OWNED AND 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 BUILDINGS 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 200 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 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.

UTILITY CROSSING NOTE:

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

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

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
- PROP UNDERGROUND WATER LINE
- PROP UNDERGROUND ELECTRIC LINE
- PROP STORM SEWER
- PROP SANITARY SEWER MAIN
- PROP SANITARY FORCE MAIN
- PROP GAS LINE
- PROP OVERHEAD LINE
- PROP SANITARY MANHOLE
- PROP SANITARY CLEANOUT
- PROP BACKFLOW PREVENTER
- PROP WATER METER
- PROP WATER VALVE
- PROP GREASE TRAP

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PROJECT No.: FL8240129.00-0A
DRAWN BY: CR
CHECKED BY: KM
DATE: 06/02/2025
CAD I.D.: P:\PVL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A SITE 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 CERTIFICATE OF AUTHORIZATION

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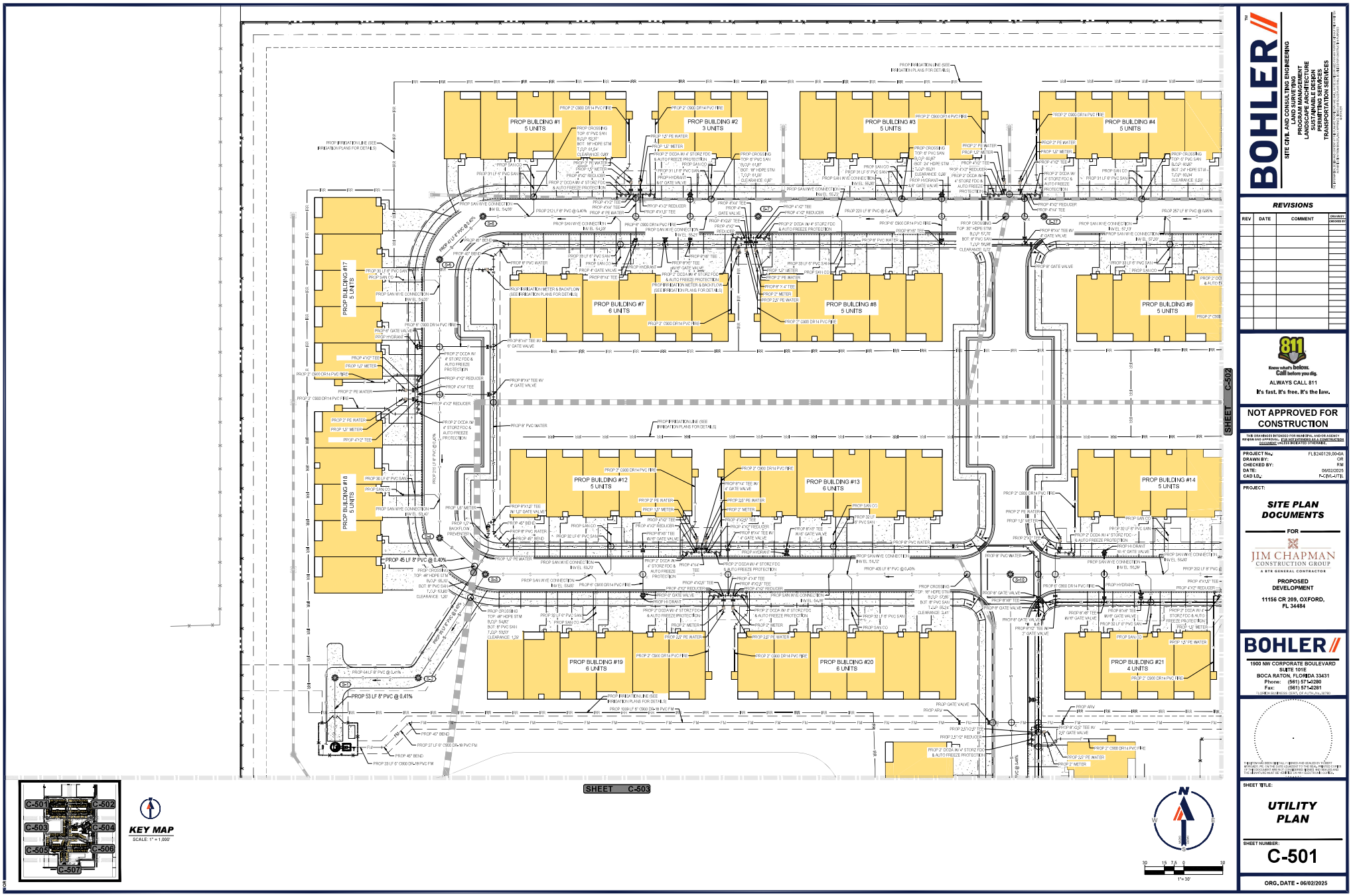
SHEET TITLE:

OVERALL UTILITY PLAN

SHEET NUMBER:

C-500

ORG. DATE - 06/02/2025



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PROJECT No.: FLB240129.00-0A
DRAWN BY: OR
CHECKED BY: RM
DATE: 06/02/2025
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
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Phone: (561) 571-0280
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FLORIDA BUSINESS CERTIFICATION NO. 26780

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SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

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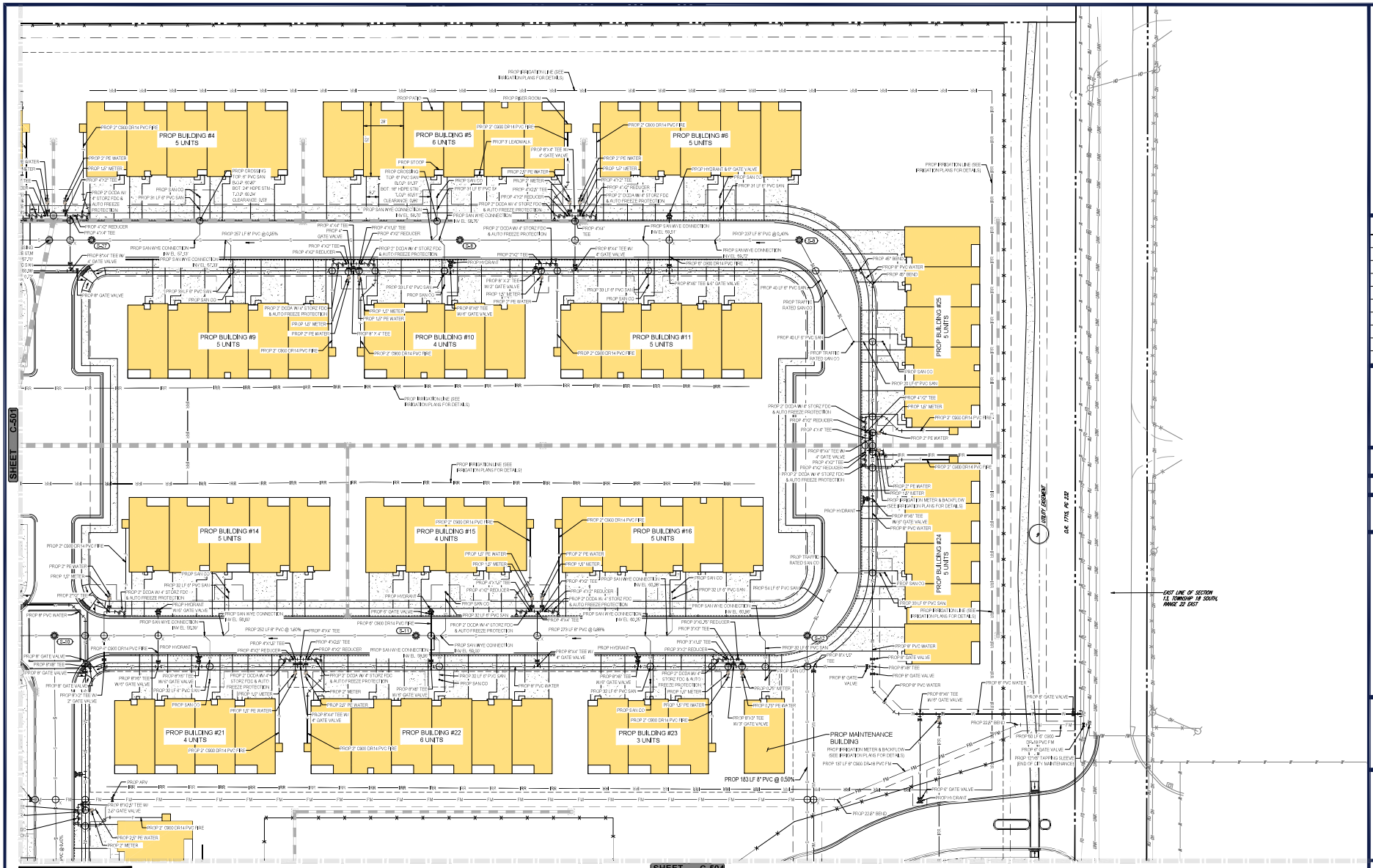

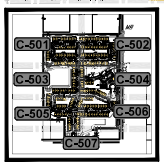

KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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PROJECT No.: FL8240129.00-0A
DRAWN BY: CR
CHECKED BY: FM
DATE: 06/02/2025
CAD I.D.: P:\DWL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A SITE 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

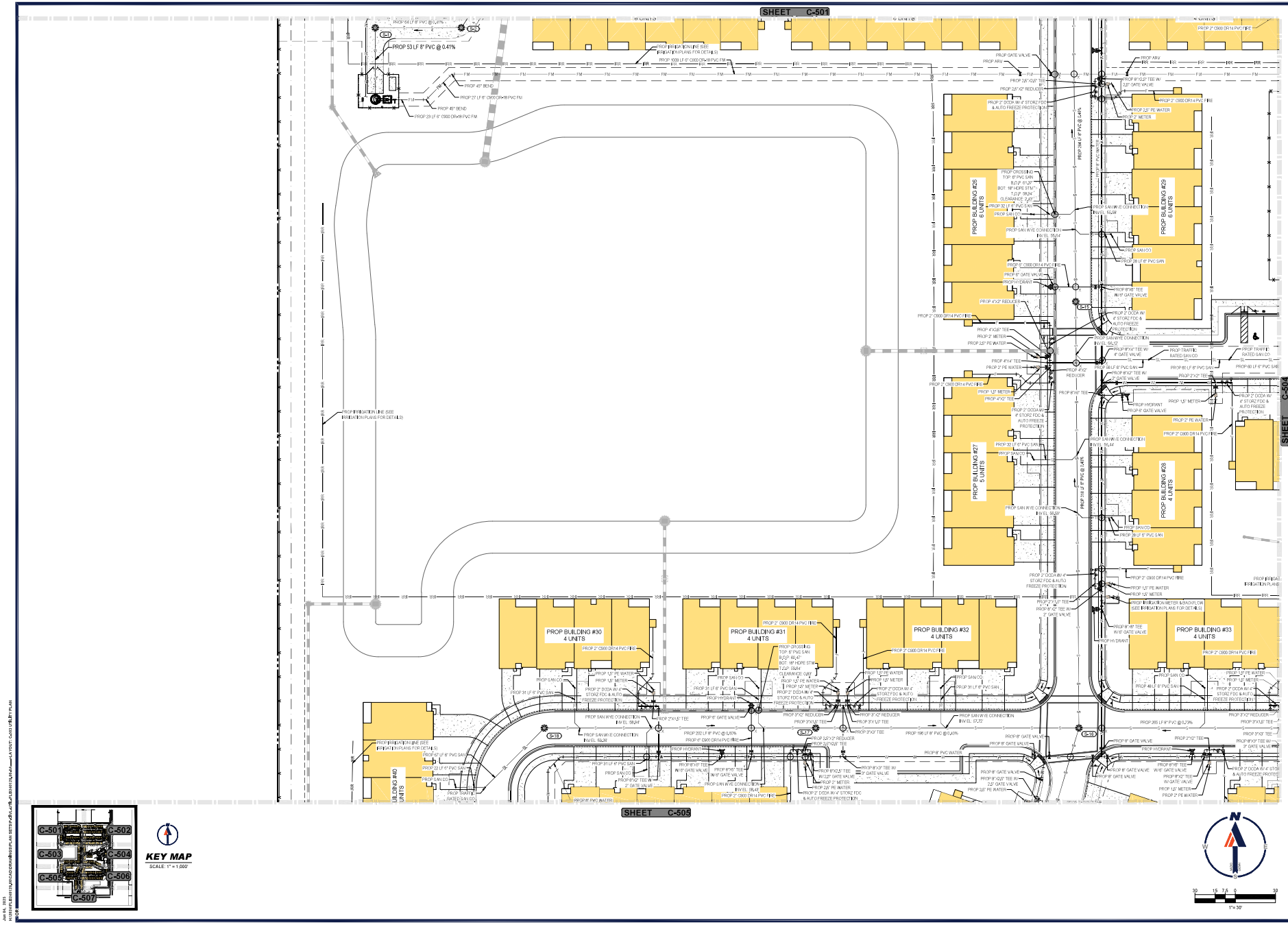
SHEET TITLE:

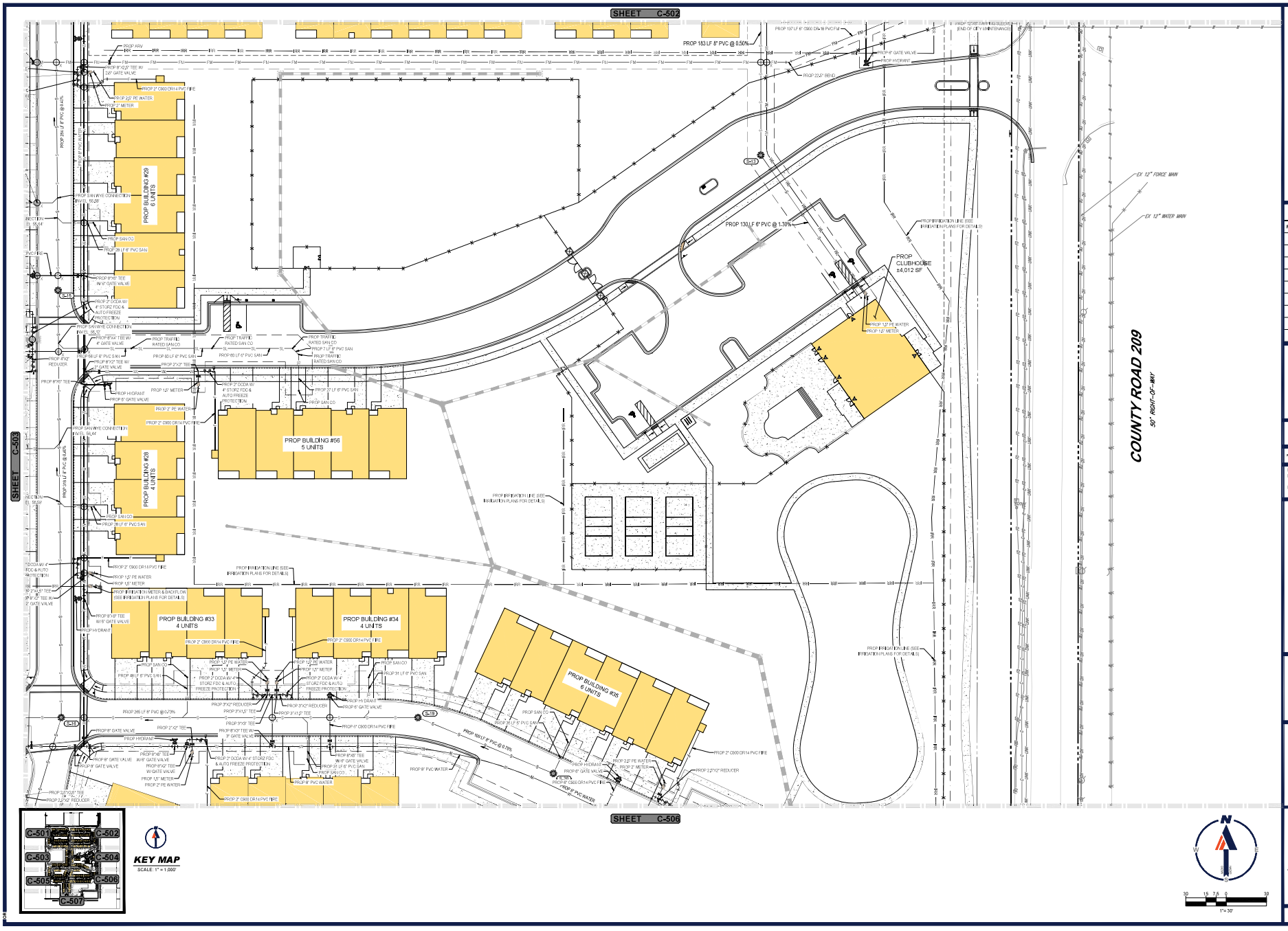
UTILITY PLAN

SHEET NUMBER:

C-502

ORG. DATE - 06/02/2025


SHEET C-501
SHEET C-504
SHEET C-505
PROP BUILDING #25
6 UNITS
PROP BUILDING #26
6 UNITS
PROP BUILDING #27
5 UNITS
PROP BUILDING #28
4 UNITS
PROP BUILDING #29
6 UNITS
PROP BUILDING #30
4 UNITS
PROP BUILDING #31
4 UNITS
PROP BUILDING #32
4 UNITS
PROP BUILDING #33
4 UNITS
BUILDING #40
4 UNITS
PROP 53 LF 8" PVC @ 0.41%
PROP IRRIGATION LINE (SEE IRRIGATION PLANS FOR DETAILS)
PROP 45° BEND
PROP 23 LF 6" C900 DR=18 PVC FM
PROP 27 LF 6" C900 DR=18 PVC FM
PROP 1009 LF 6" C900 DR=18 PVC FM
PROP 64 LF 8" PVC @ 0.41%
PROP 294.1 LF PVC @ 0.40%
PROP 2" C900 DR14 PVC FIRE
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP 2" METER
PROP 2" PE WATER
PROP GATE VALVE
PROP ARV
PROP HYDRANT
PROP 6" GATE VALVE
PROP 8" PVC WATER
PROP SAN MH
PROP SAN CO
PROP 8" PVC SAN
PROP SAN WYE CONNECTION
PROP CROSSING TOP: 8" PVC SAN BOT: 18" HDPE STM
PROP TRAFFIC RATED SAN CO
PROP IRRIGATION METER & BACKFLOW (SEE IRRIGATION PLANS FOR DETAILS)
PROP 195 LF 8" PVC @ 0.40%
PROP 285 LF 8" PVC @ 0.29%
PROP 31 LF 8" PVC SAN
PROP 32 LF 8" PVC SAN
PROP 60 LF 8" PVC SAN
PROP 98 LF 8" PVC SAN
PROP 48 LF 8" PVC SAN
PROP 28 LF 8" PVC SAN
PROP 202 LF 8" PVC @ 0.50%
PROP 318 LF 8" PVC @ 0.40%
PROP 22 LF 8" PVC SAN
PROP 6" C900 DR14 PVC FIRE
PROP 4"X2" REDUCER
PROP 4"X2" TEE
PROP 4"X4" TEE
PROP 6"X2" TEE W/ 2" GATE VALVE
PROP 6"X6" TEE W/ 6" GATE VALVE
PROP 8"X2" TEE W/ 2" GATE VALVE
PROP 8"X6" TEE W/ 6" GATE VALVE
PROP 8"X8" TEE W/ 8" GATE VALVE
PROP 8"X2" TEE W/ 2" GATE VALVE
PROP 8"X6" TEE W/ 6" GATE VALVE
PROP 8"X8" TEE W/ 8" GATE VALVE
PROP 2"X2" TEE
PROP 3"X3" TEE
PROP 3"X2" REDUCER
PROP 3"X1/2" TEE
PROP 3"X3" TEE W/ 3" GATE VALVE
PROP 2"X2" REDUCER
PROP 2"X1/2" TEE
PROP 1/2" METER
PROP 1/2" PE WATER
PROP 1" METER
PROP 1" PE WATER
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP 2" PE WATER
PROP 2" METER
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP 2" C900 DR14 PVC FIRE



BOHLER

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

REVISIONS

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PROJECT No.: FLB240129.00-0A
DRAWN BY: OR
CHECKED BY: RM
DATE: 06/02/2025
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. 28780

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SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-504

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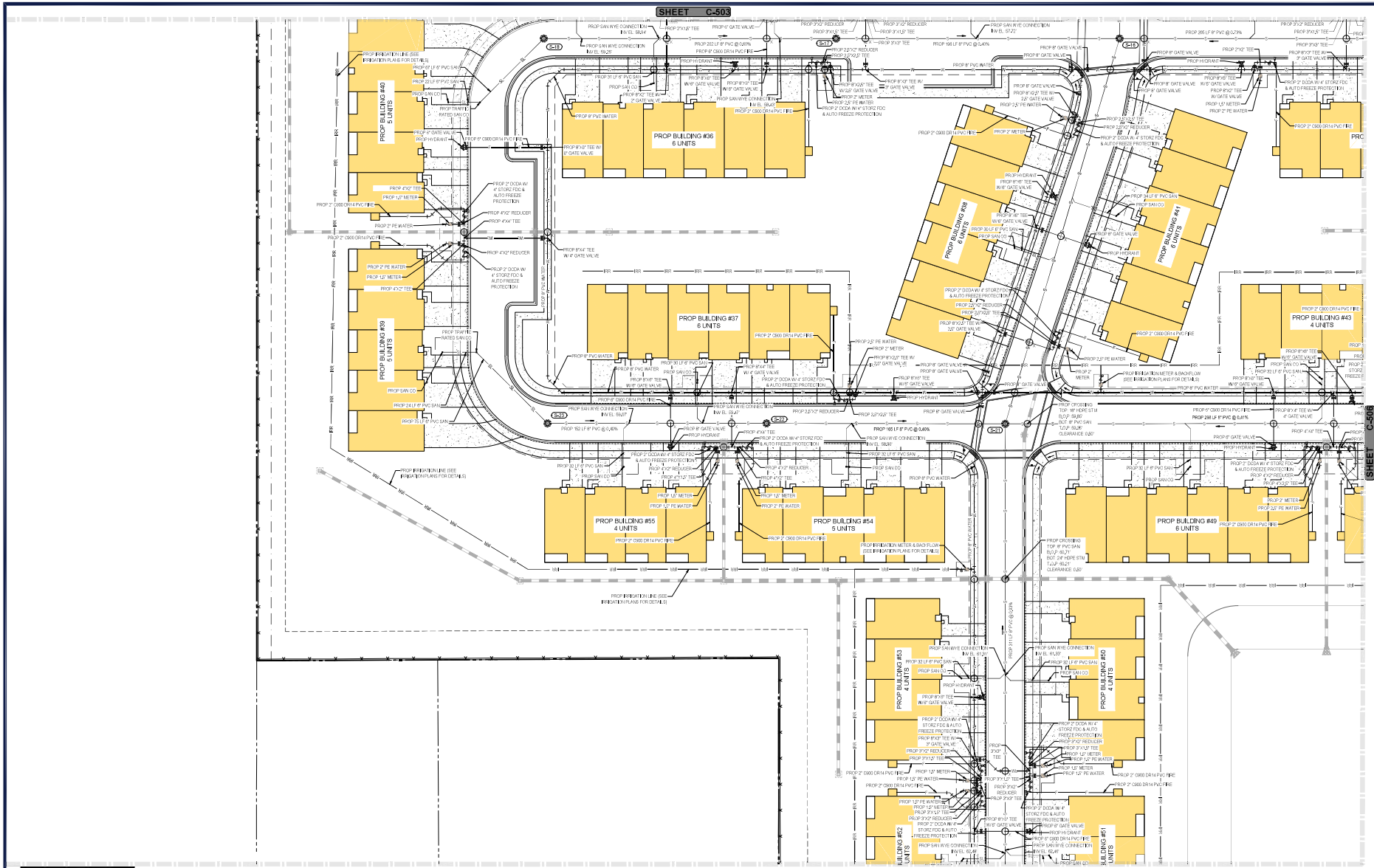
SHEET C-503
SHEET C-506
SHEET C-507
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PROP BUILDING #36
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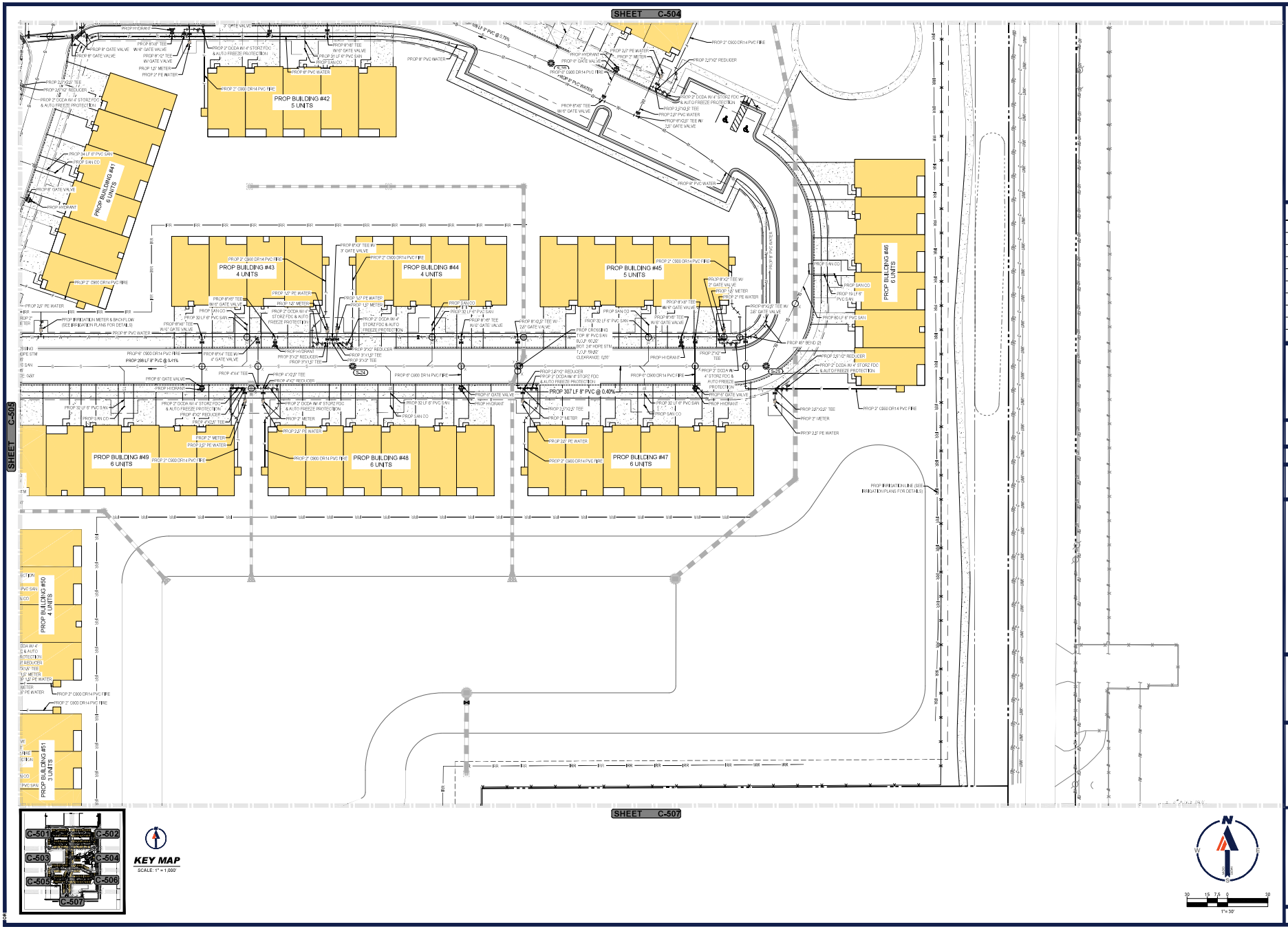
6 UNITS
PROP BUILDING #38
6 UNITS
PROP BUILDING #41
6 UNITS
PROP BUILDING #43
4 UNITS
PROP BUILDING #55
4 UNITS
PROP BUILDING #54
5 UNITS
PROP BUILDING #49
6 UNITS
PROP BUILDING #53
4 UNITS
PROP BUILDING #50
4 UNITS
BUILDING #52
4 UNITS
BUILDING #51
4 UNITS
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP 2" PE WATER
PROP 2" METER
PROP 2" C900 DR14 PVC FIRE
PROP 8" GATE VALVE
PROP HYDRANT
PROP 8" PVC WATER
PROP SAN WYE CONNECTION
PROP 8" C900 DR14 PVC FIRE
PROP IRRIGATION LINE (SEE IRRIGATION PLANS FOR DETAILS)
PROP IRRIGATION METER & BACK FLOW (SEE IRRIGATION PLANS FOR DETAILS)
PROP CROSSING
PROP 8" SAN CO
PROP 8" PVC SAN
PROP TRAFFIC RATED SAN CO
PROP 8" C900 DR14 PVC FIRE
PROP 8" PVC WATER
PROP 8" GATE VALVE
PROP HYDRANT
PROP 2" PE WATER
PROP 2" METER
PROP 1/2" METER
PROP 1/2" PE WATER
PROP 2" C900 DR14 PVC FIRE
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP 2" PE WATER
PROP 2" METER
PROP 2" C900 DR14 PVC FIRE
PROP 8" PVC WATER
PROP 8" GATE VALVE
PROP HYDRANT
PROP 2" DCDA W/ 4" STORZ FDC & AUTO FREEZE PROTECTION
PROP 2" PE WATER
PROP 2" METER
PROP 1/2" METER
PROP 1/2" PE WAT



BOHLER

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT No.: FLB240129.00-0A
DRAWN BY: OR
CHECKED BY: RM
DATE: 06/02/2025
CAD I.D.: P-C(VL-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. 28780

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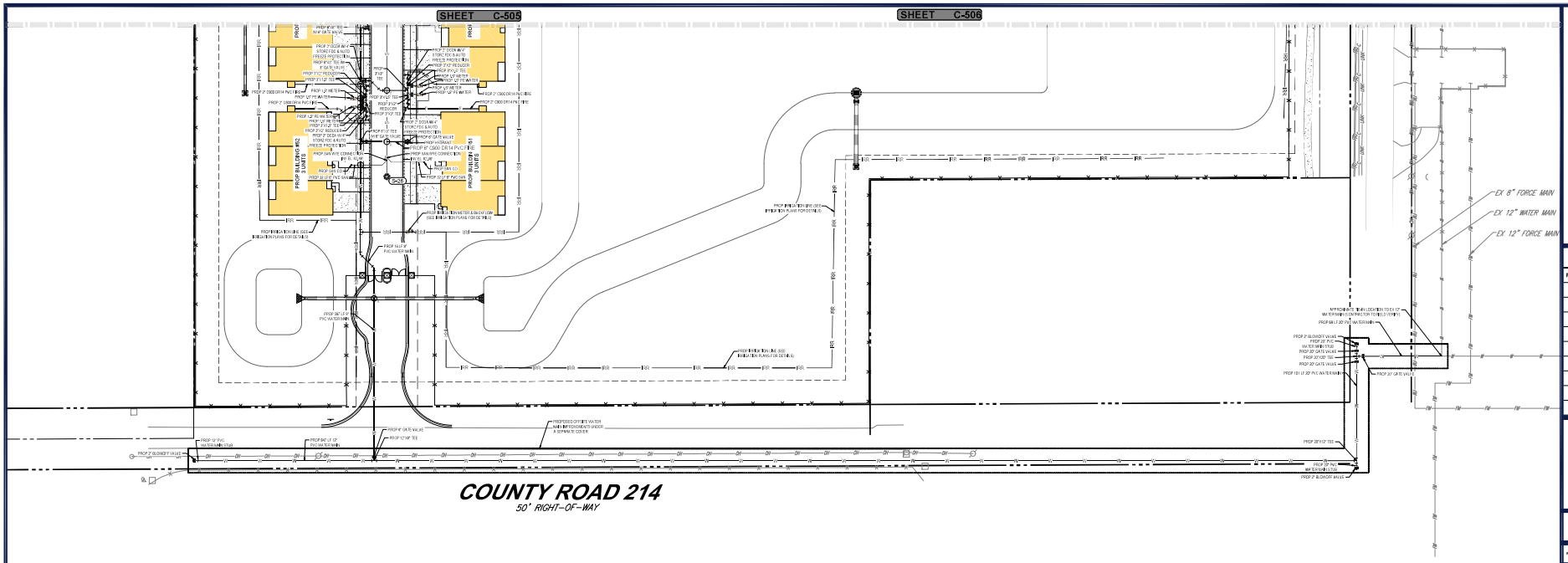
SHEET TITLE:

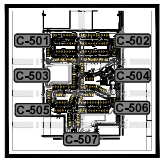
UTILITY PLAN

SHEET NUMBER:

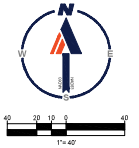
C-506

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'



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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CHR
CHECKED BY:	RW
DATE:	06/02/2025
CAD I.D.:	P:\DWL-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

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-507

ORG. DATE - 06/02/2025

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	RIM	INV IN	INV OUT
S-1	MANHOLES	65.42	INV IN = 52.16' (8")	INV OUT = 52.06' (8")
S-2	MANHOLES	65.11	INV IN = 52.52' (8")	INV OUT = 52.42' (8")
S-3	MANHOLES	63.00	INV IN = 53.00' (8") INV IN = 53.00' (8")	INV OUT = 52.90' (8")
S-4	MANHOLES	63.23	INV IN = 53.28' (8")	INV OUT = 53.18' (8")
S-5	MANHOLES	65.73	INV IN = 54.23' (8")	INV OUT = 54.13' (8")
S-6	MANHOLES	65.72	INV IN = 54.52' (8")	INV OUT = 54.42' (8")
S-7	MANHOLES	63.85	INV IN = 55.47' (8")	INV OUT = 55.37' (8")
S-8	MANHOLES	64.88	INV IN = 59.00' (8")	INV OUT = 58.90' (8")
S-9	MANHOLES	65.87		INV OUT = 59.95' (8")
S-10	MANHOLES	62.26	INV IN = 54.72' (8") INV IN = 54.72' (8")	INV OUT = 54.62' (8")
S-11	MANHOLES	64.26	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' (6")
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 = 61.38' (8")
S-26	MANHOLES	66.37		INV OUT = 62.60' (8")
S-27	MANHOLES	63.83	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	53.28'	215'	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	55.86'	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-18	57.32'	265'	0.73%	8"	PVC Pipe
S-20	60.22'	S-19	59.26'	109'	0.79%	8"	PVC Pipe
S-21	58.44'	S-18	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
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REVISIONS

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DRAWN BY: CR
CHECKED BY: KW
DATE: 06/02/2025
CAD I.D.: P:\PVL-UTIL

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STE 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

SHEET TITLE:

SANITARY SCHEDULE

SHEET NUMBER:

C-508

ORG. DATE - 06/02/2025

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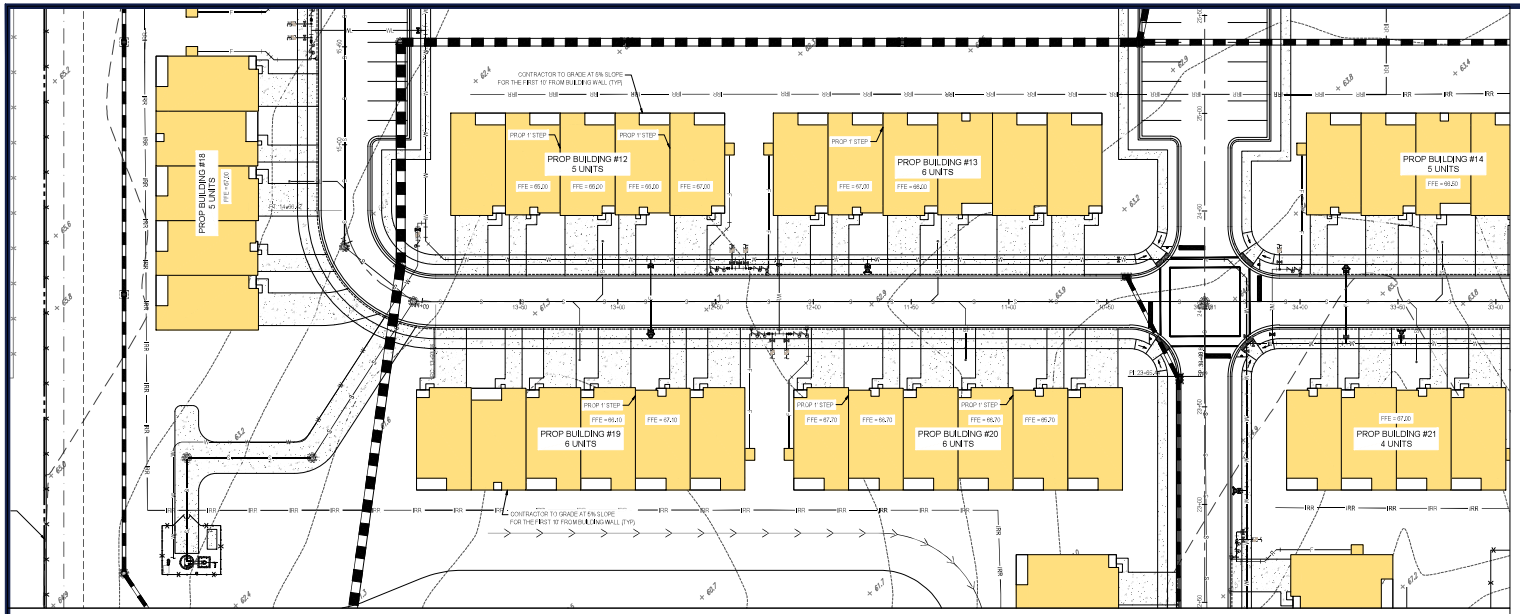

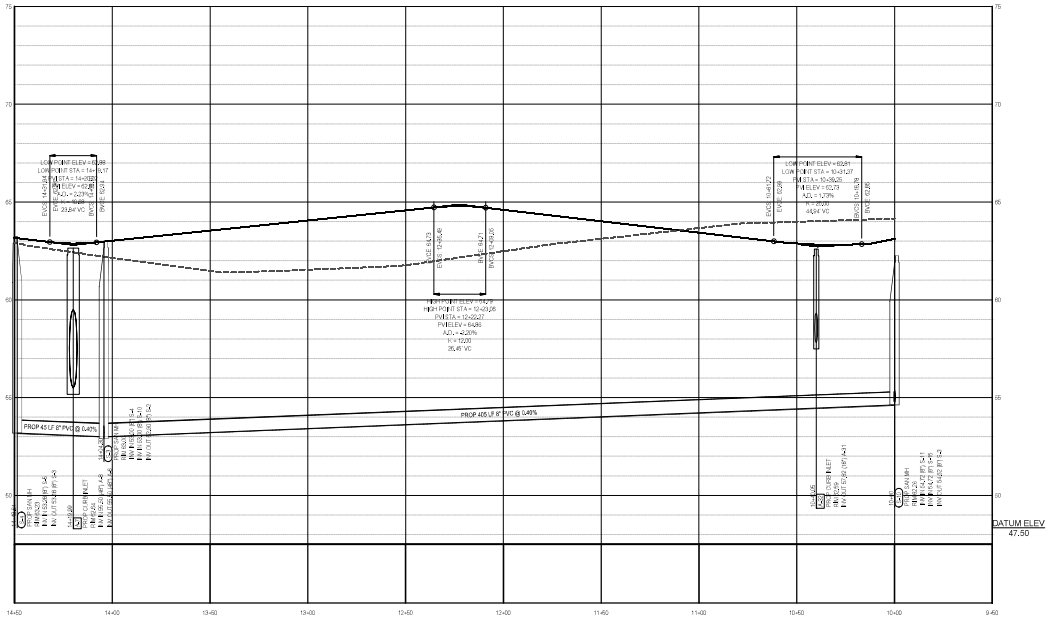

PROPOSED ROAD 1 PROFILE 1

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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REVISIONS

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P-CIVIL-ROAD

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

SHEET TITLE:

ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-601

ORG. DATE - 06/02/2025

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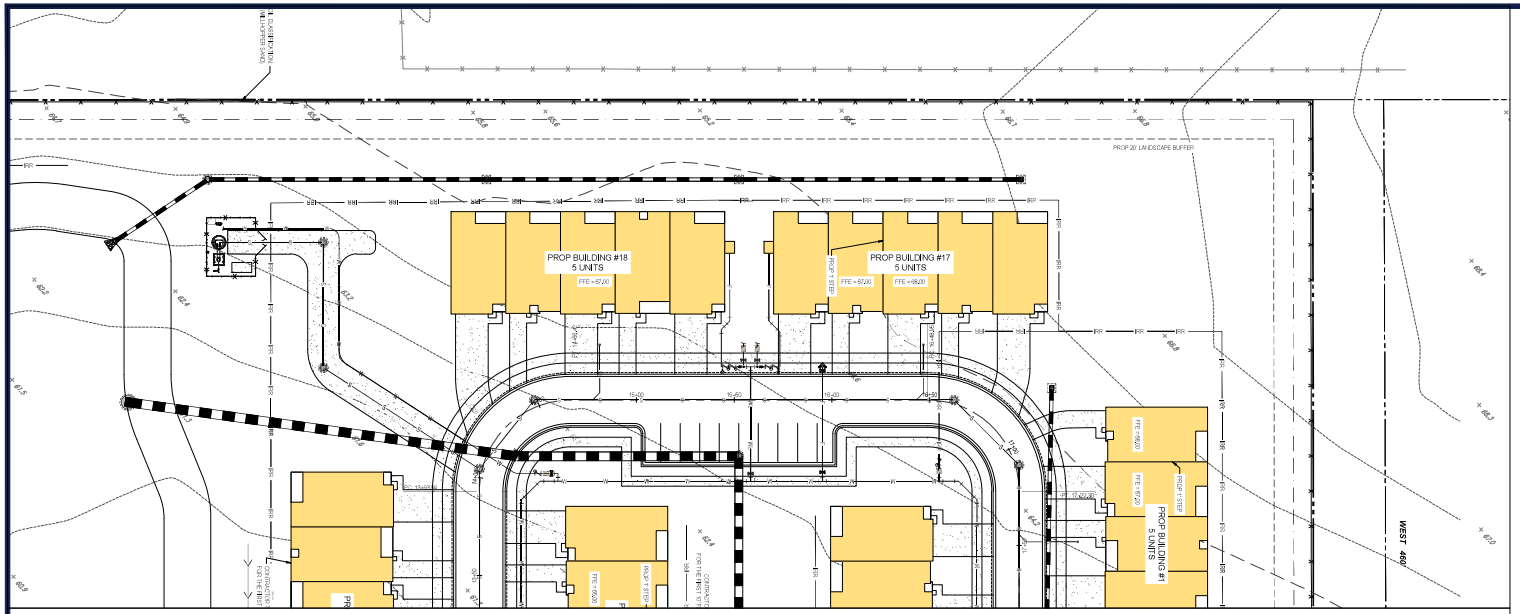
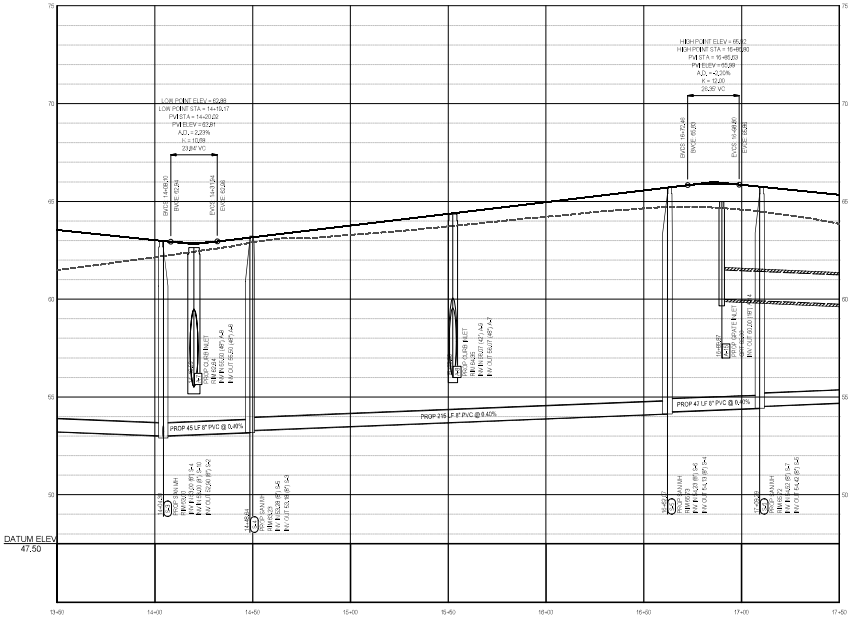
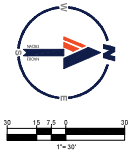




PROPOSED ROAD 1 PROFILE 2

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



BOHLER

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

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	OR
CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P-[M]-ROAD

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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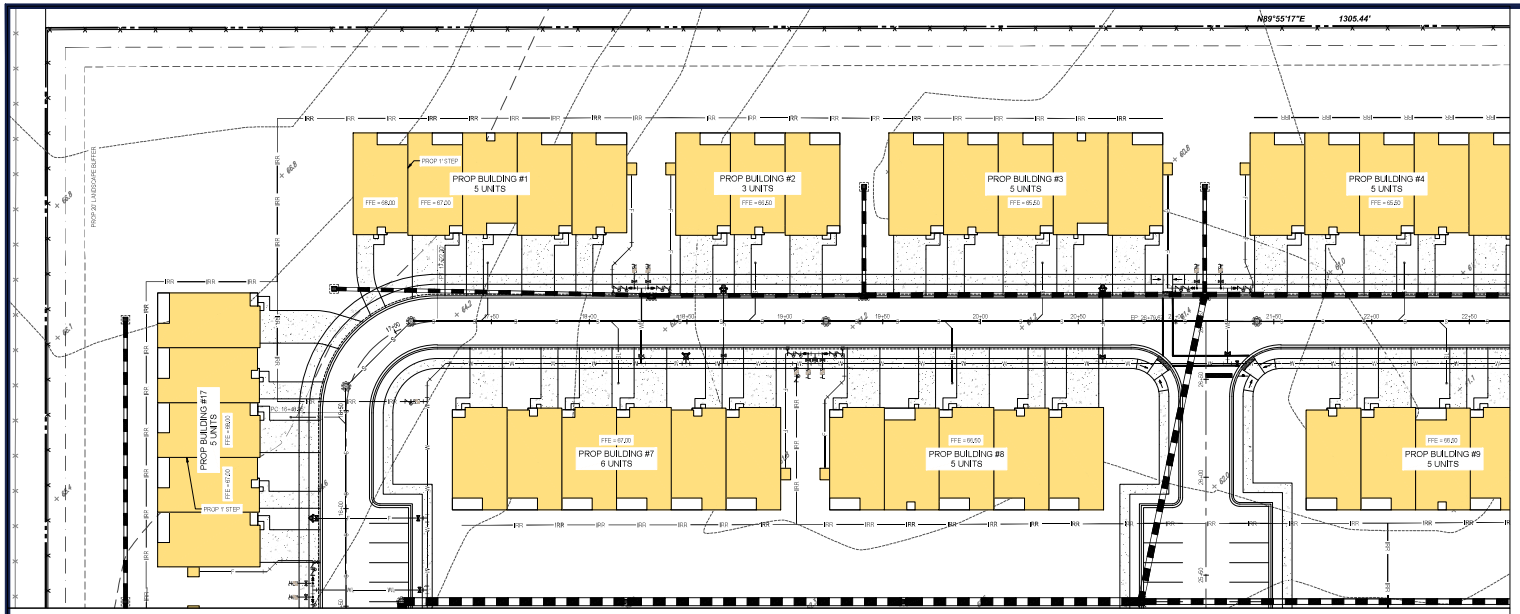
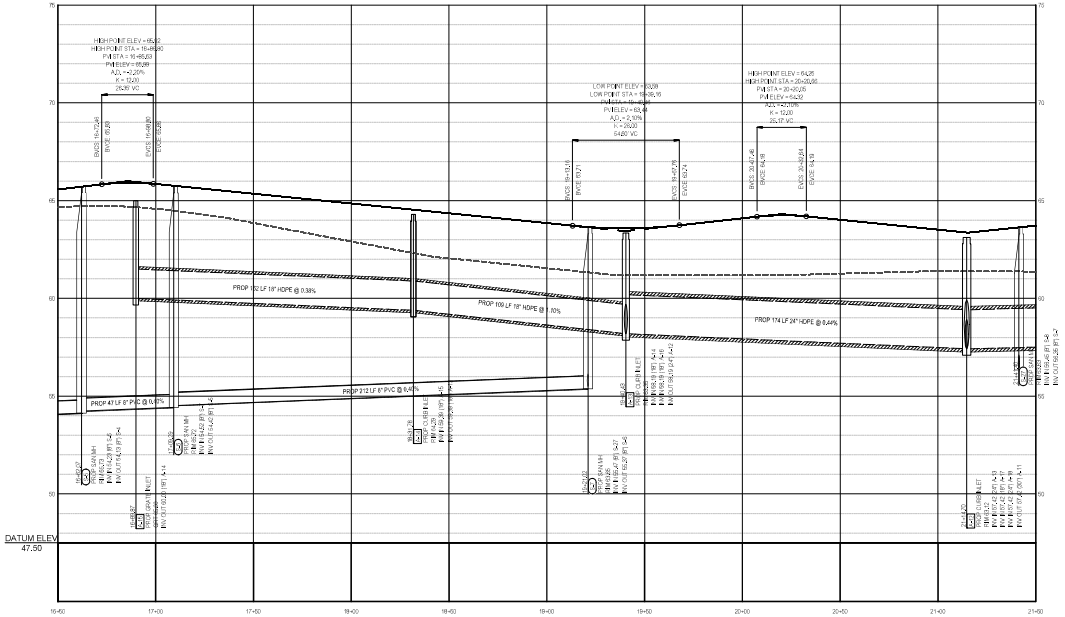
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-602

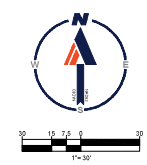
ORG. DATE - 06/02/2025





PROPOSED ROAD 1 PROFILE 3

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



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DRAWN BY:	OR
CHECKED BY:	RM
DATE:	06/02/2025
CAD I.D.:	R-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. 28760

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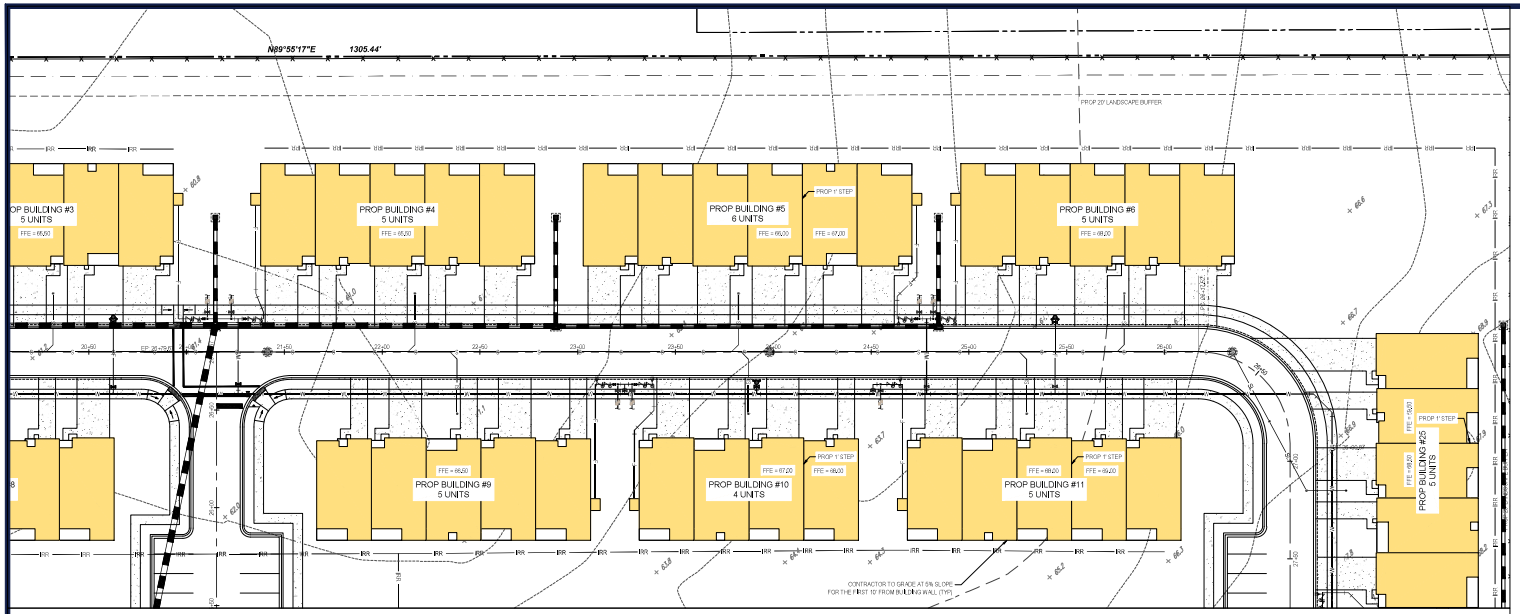
SHEET TITLE:

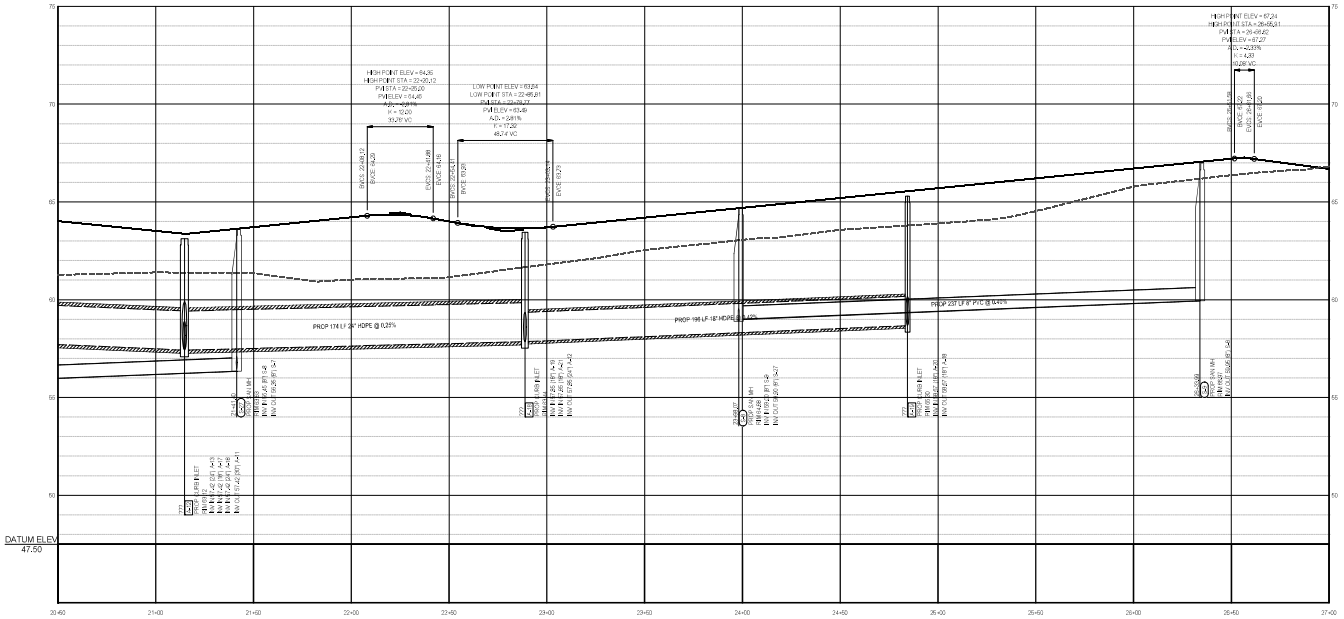
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-603

ORG. DATE - 06/02/2025





PROPOSED ROAD 1 PROFILE 4

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



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CHECKED BY:	KM
DATE:	06/02/2025
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
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Phone: (561) 571-0280
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SHEET TITLE:

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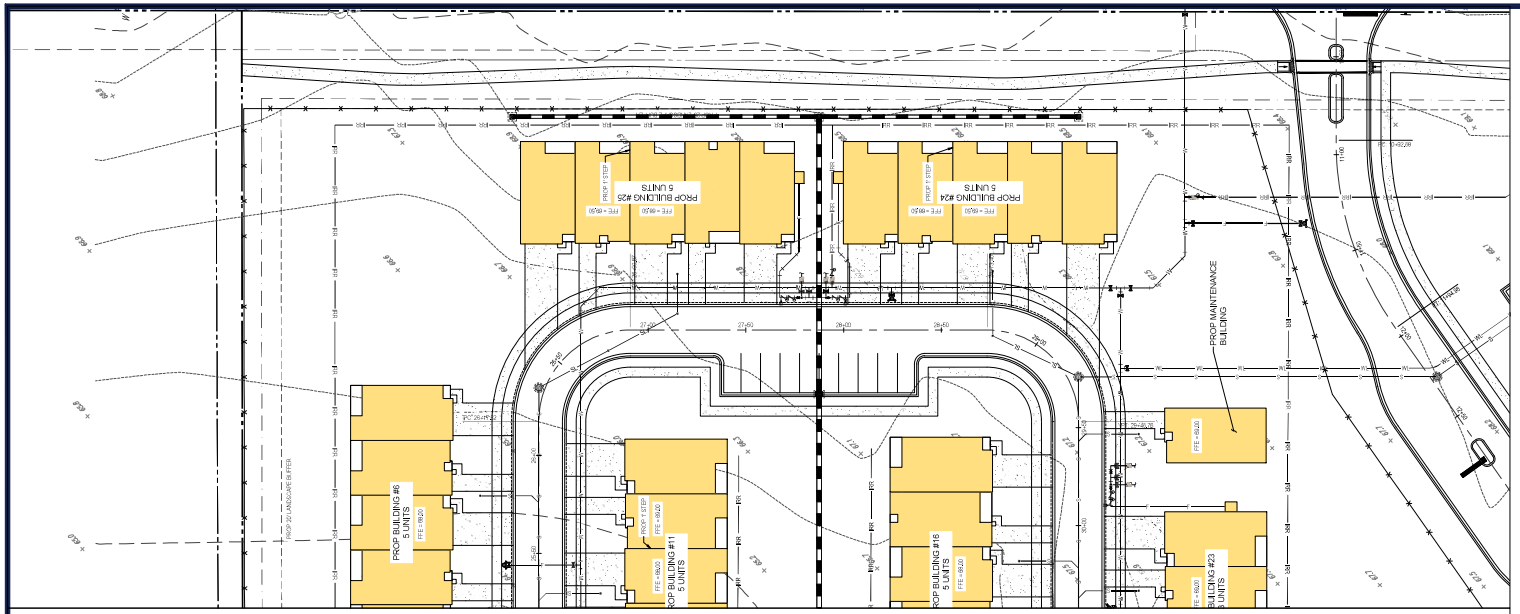
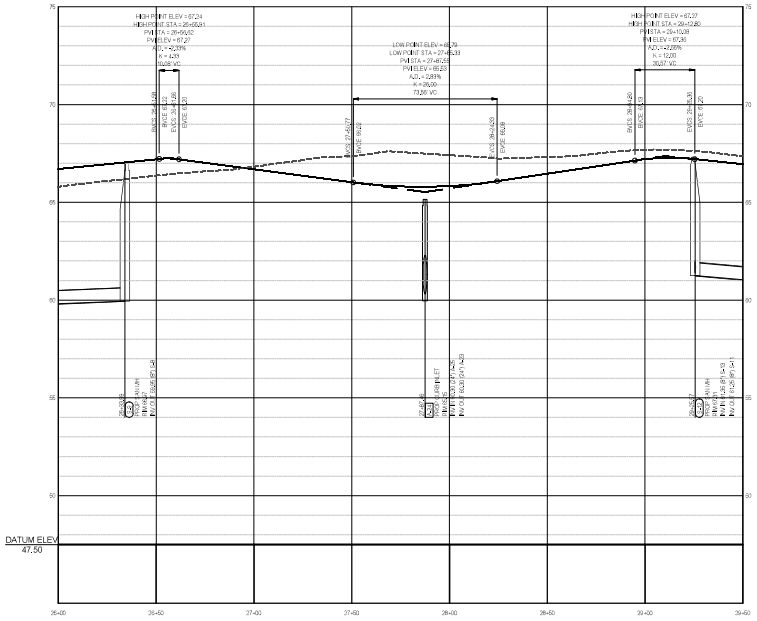
SHEET NUMBER:

C-604

ORG. DATE - 06/02/2025





PROPOSED ROAD 1 PROFILE 5

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

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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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
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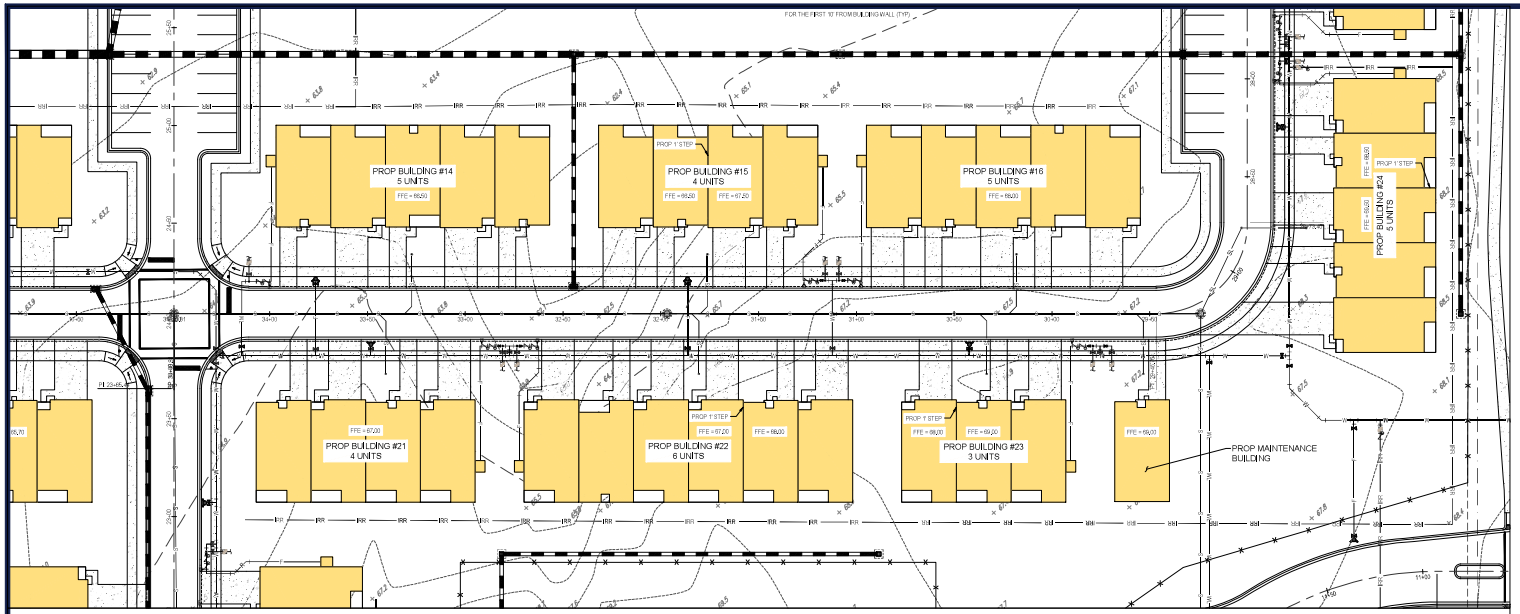
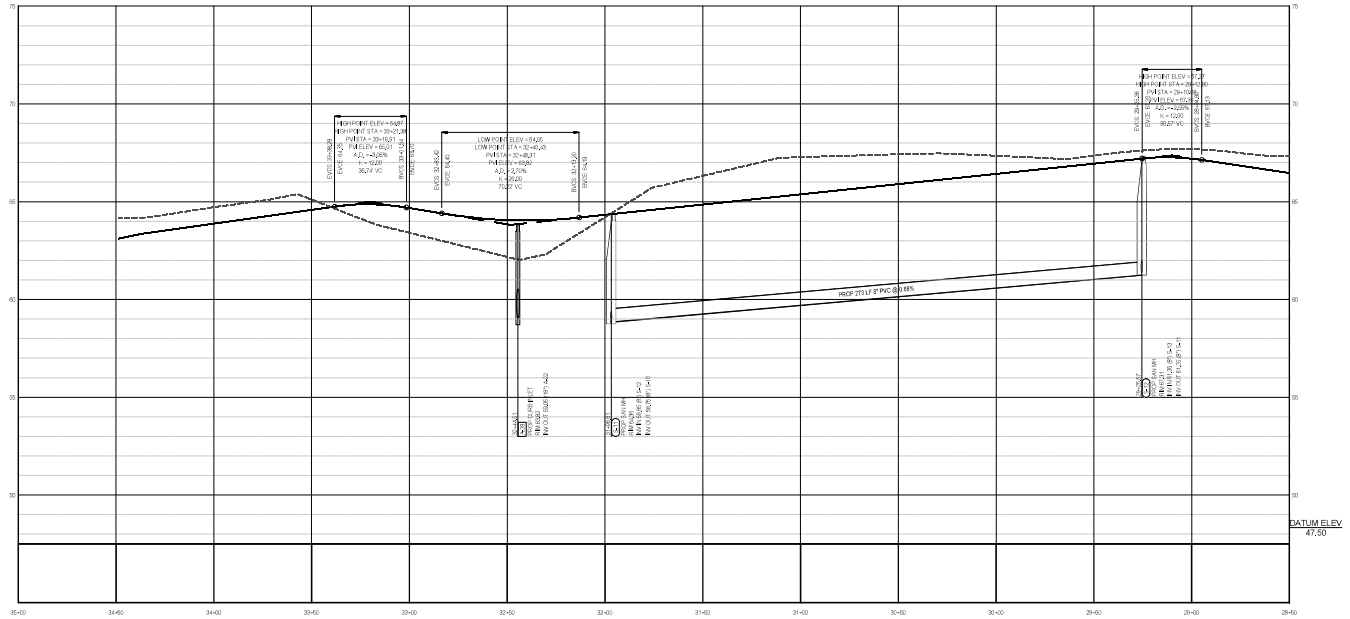
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-605

ORG. DATE - 06/02/2025





PROPOSED ROAD 1 PROFILE 6

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 BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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SHEET TITLE:

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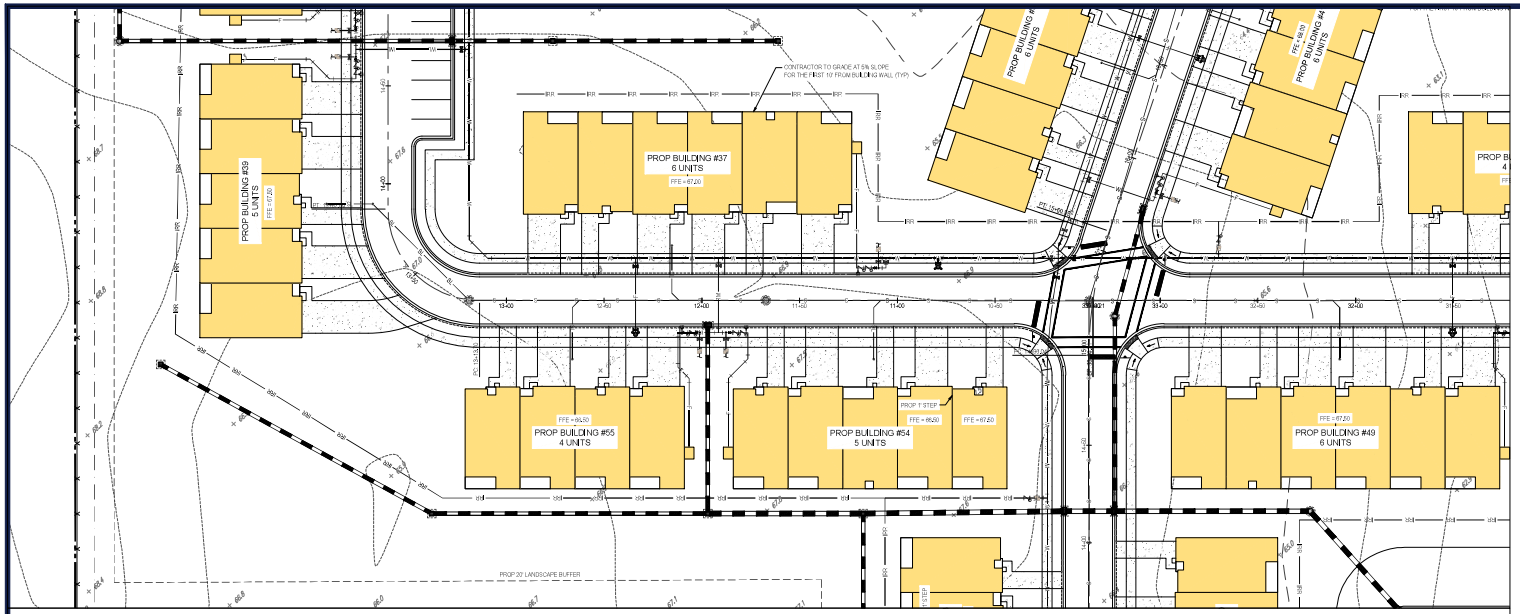
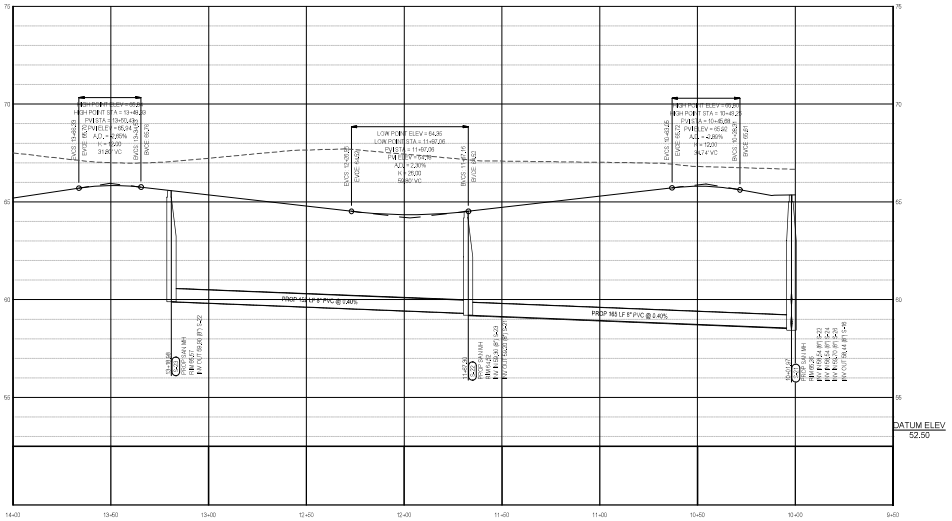
SHEET NUMBER:

C-606

ORG. DATE - 06/02/2025





PROPOSED ROAD 2 PROFILE 1

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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ENTITLEMENT SERVICES
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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
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Fax: (561) 571-0281

SHEET TITLE:

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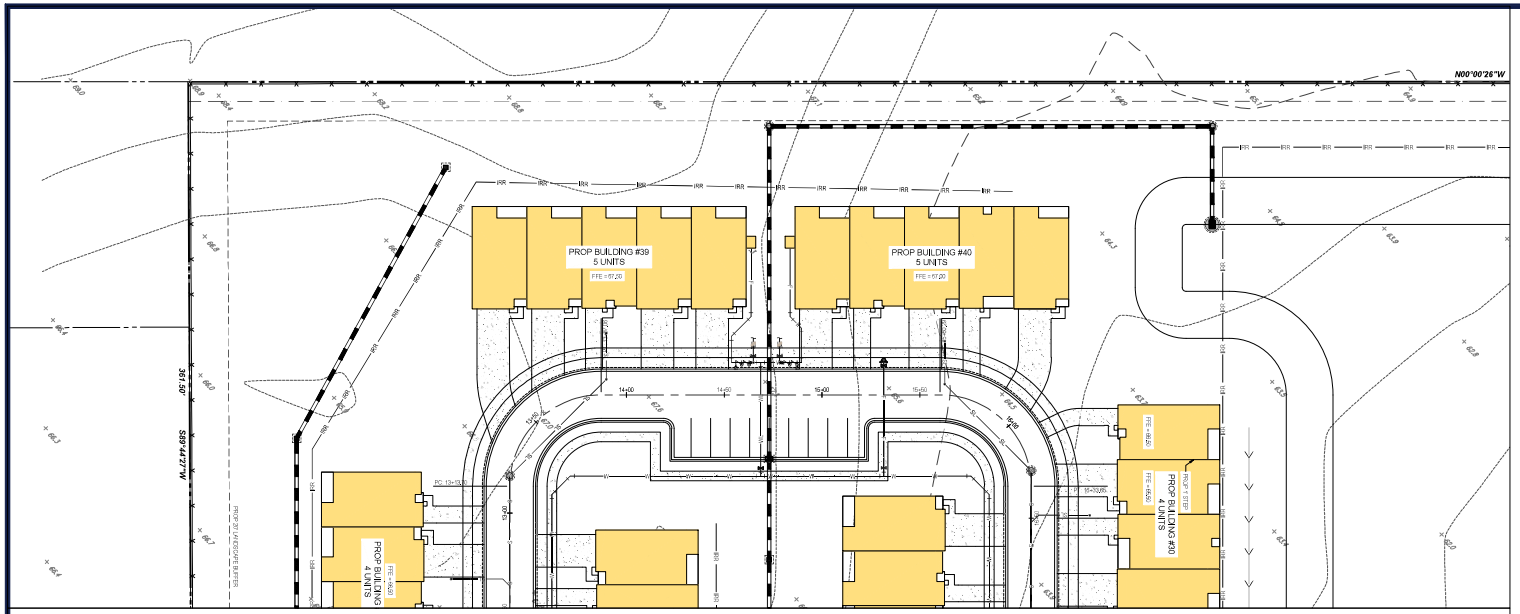

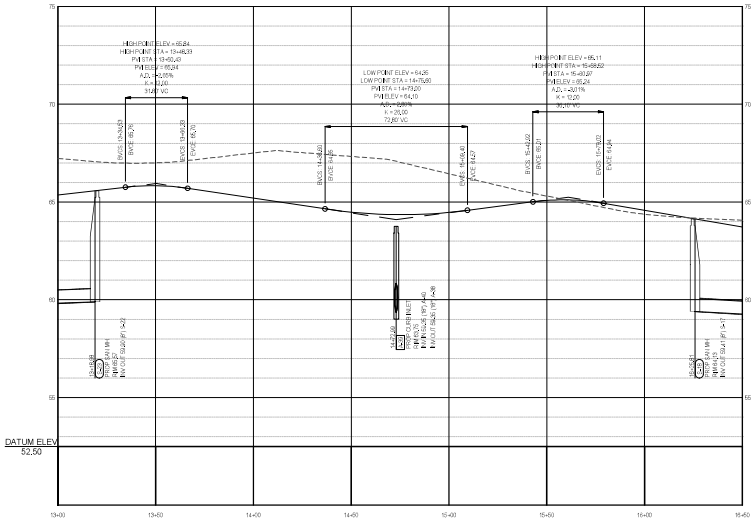

PROPOSED ROAD 2 PROFILE 2

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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DATE:	06/02/2025
CAD I.D.:	P-CIVIL-ROAD

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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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SUITE 101E
BOCA RATON, FLORIDA 33431
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SHEET TITLE:

ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-608

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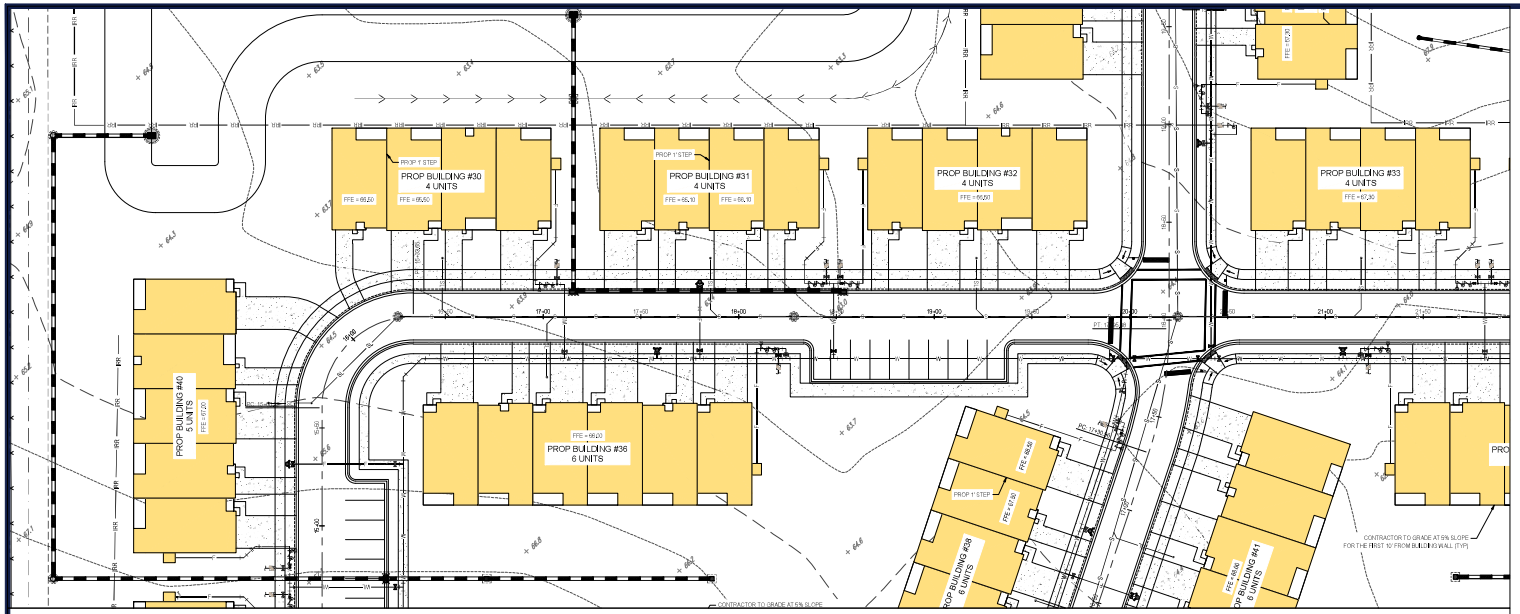

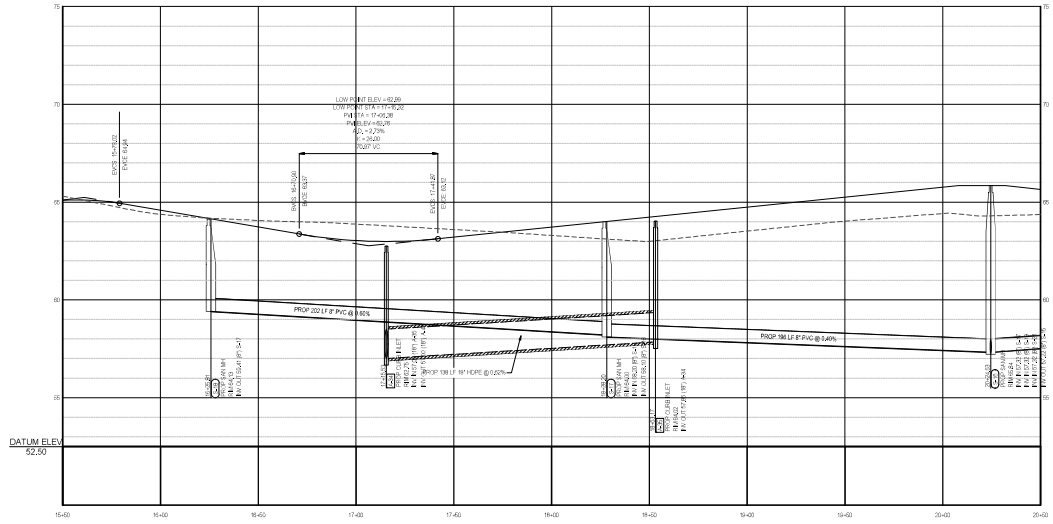

PROPOSED ROAD 2 PROFILE 3

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
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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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SUITE 101E
BOCA RATON, FLORIDA 33431
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SHEET TITLE:

ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-609

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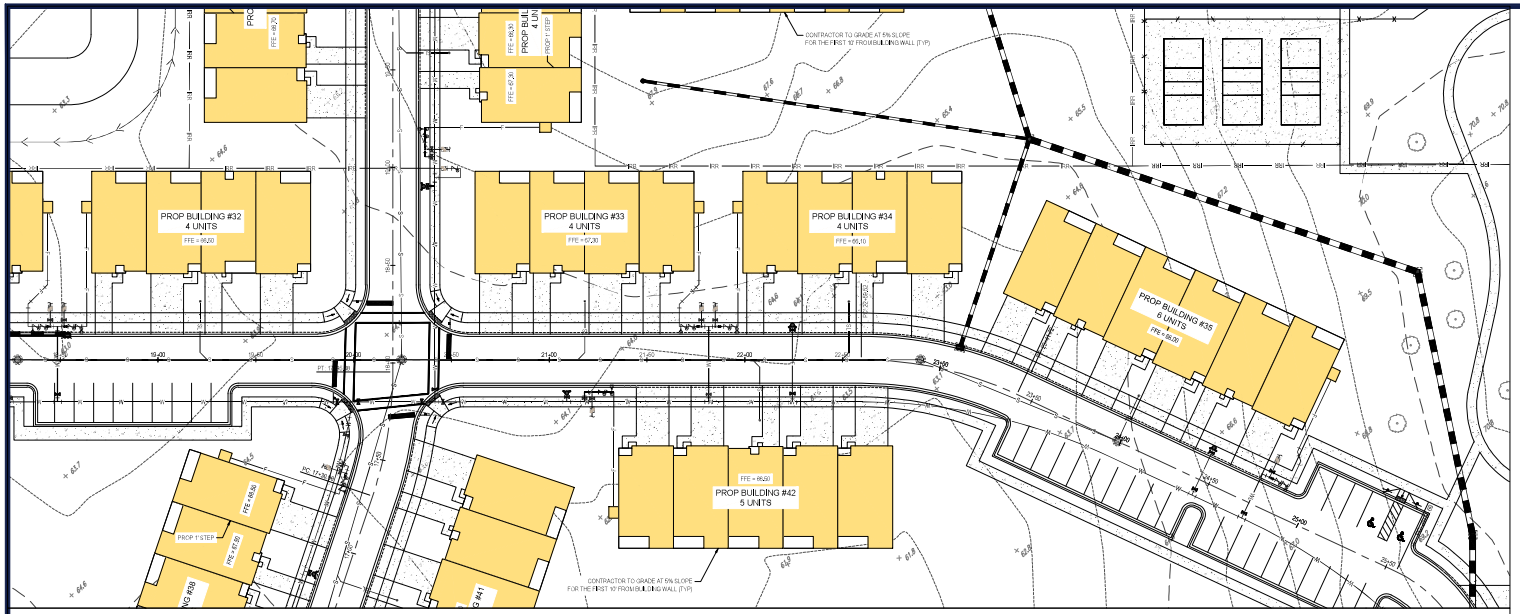

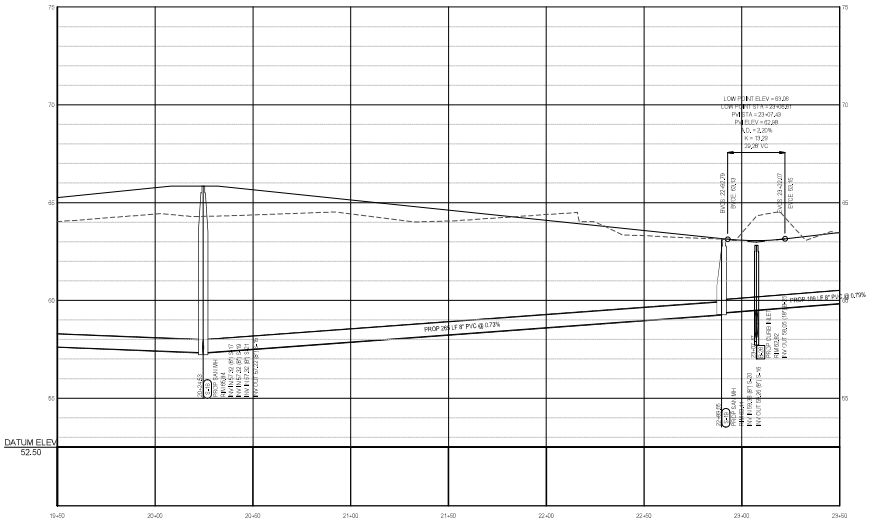

PROPOSED ROAD 2 PROFILE 4

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



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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CHECKED BY:	KM
DATE:	06/02/2025
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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SHEET TITLE:

ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-610

ORG. DATE - 06/02/2025

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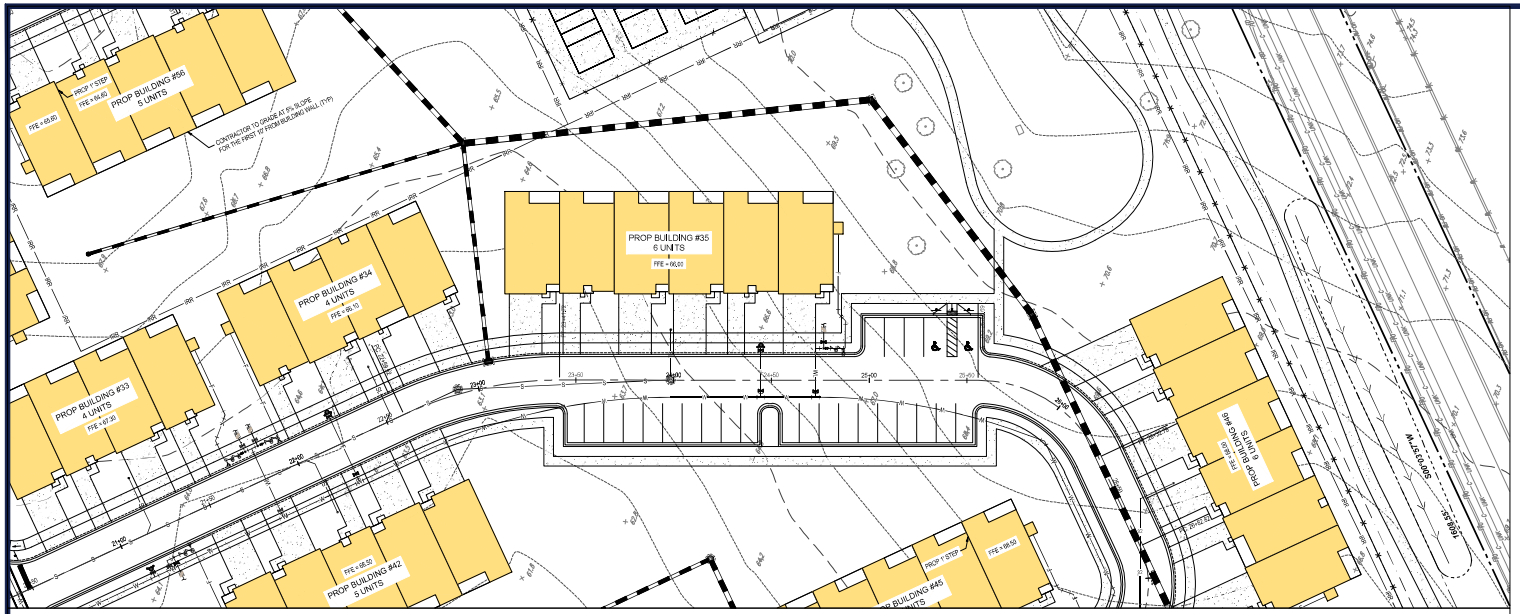
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

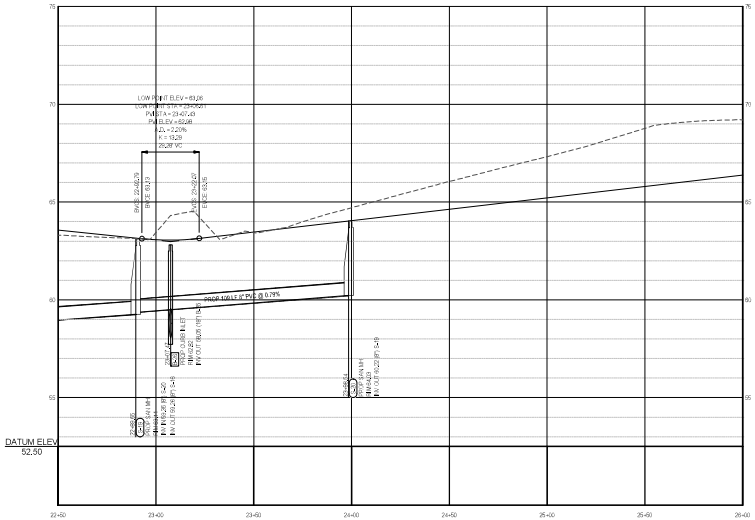
THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND REGULATIONS APPLICABLE TO THE WORK BEING PERFORMED ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS.

THE CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL OF FLORIDA, INC. AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS BUT NOT MORE THAN 5 DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION OR DEMOLITION WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK AFFECTED BY SUCH DISCREPANCIES UNTIL THEY HAVE BEEN RESOLVED BY THE ENGINEER.

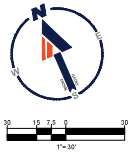
THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES





PROPOSED ROAD 2 PROFILE 5

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



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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
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DATE:	06/02/2025
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 CERTIFICATE NO. 30760

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SHEET TITLE:

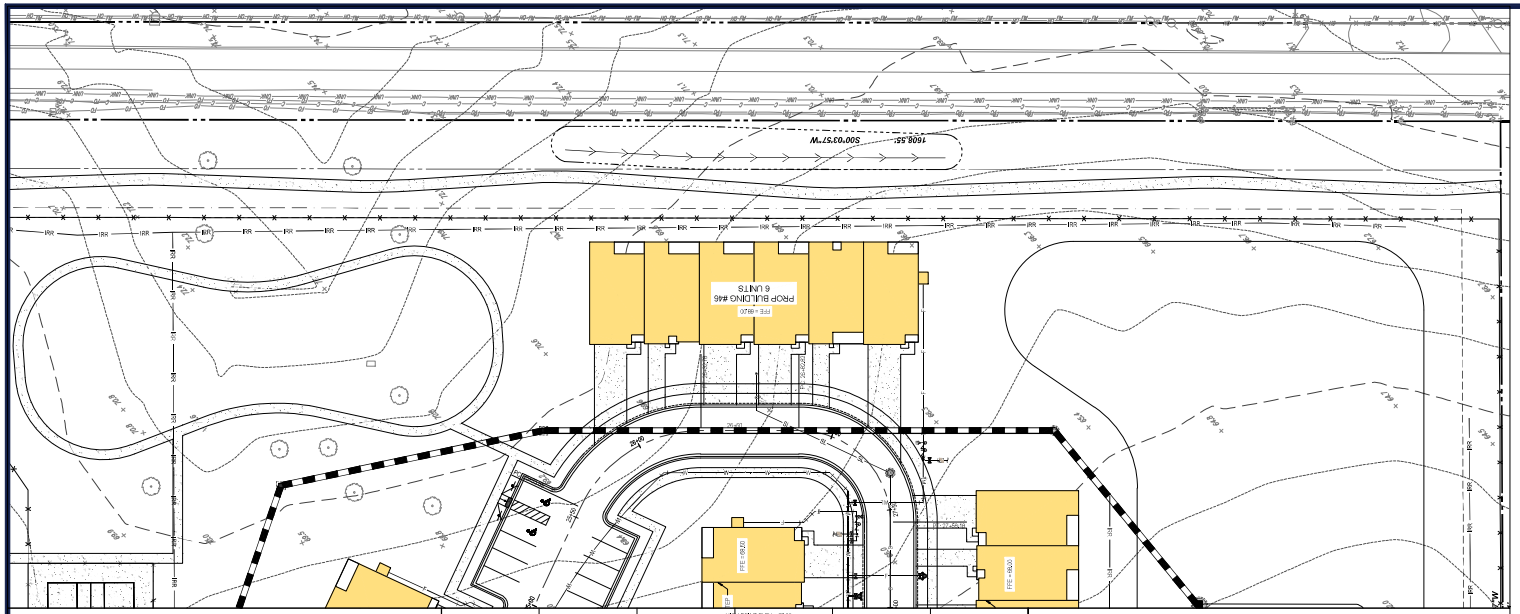
ROADWAY PROFILES AND SECTIONS

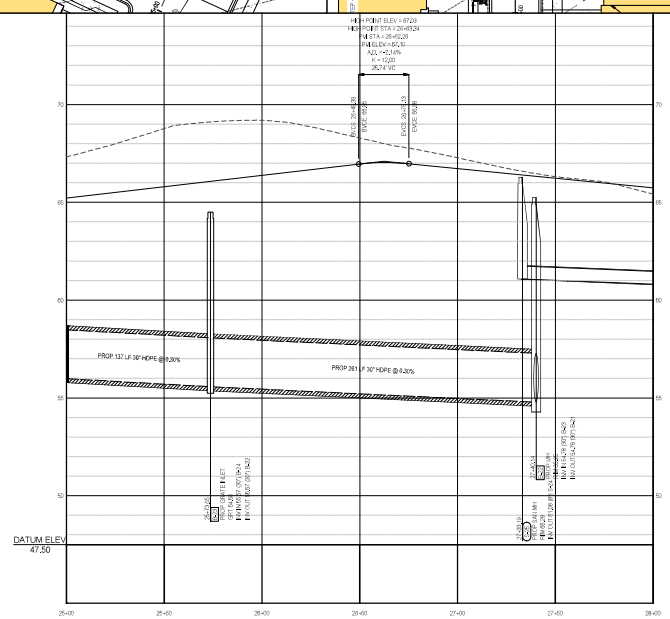
SHEET NUMBER:

C-611

ORG. DATE - 06/02/2025

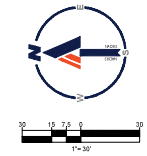
Jun 06, 2025
H:\2024\FL8240129.00\CAD\DRAWINGS\PLAN SETS\P-CIVIL-ROAD\FL8240129.00-0A-LAYOUT Cx611 ROADWAY PROFILES AND SECTIONS.dwg





PROPOSED ROAD 2 PROFILE 6

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



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SITE CIVIL AND CONSULTING ENGINEERING
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LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
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CAD I.D.:	R-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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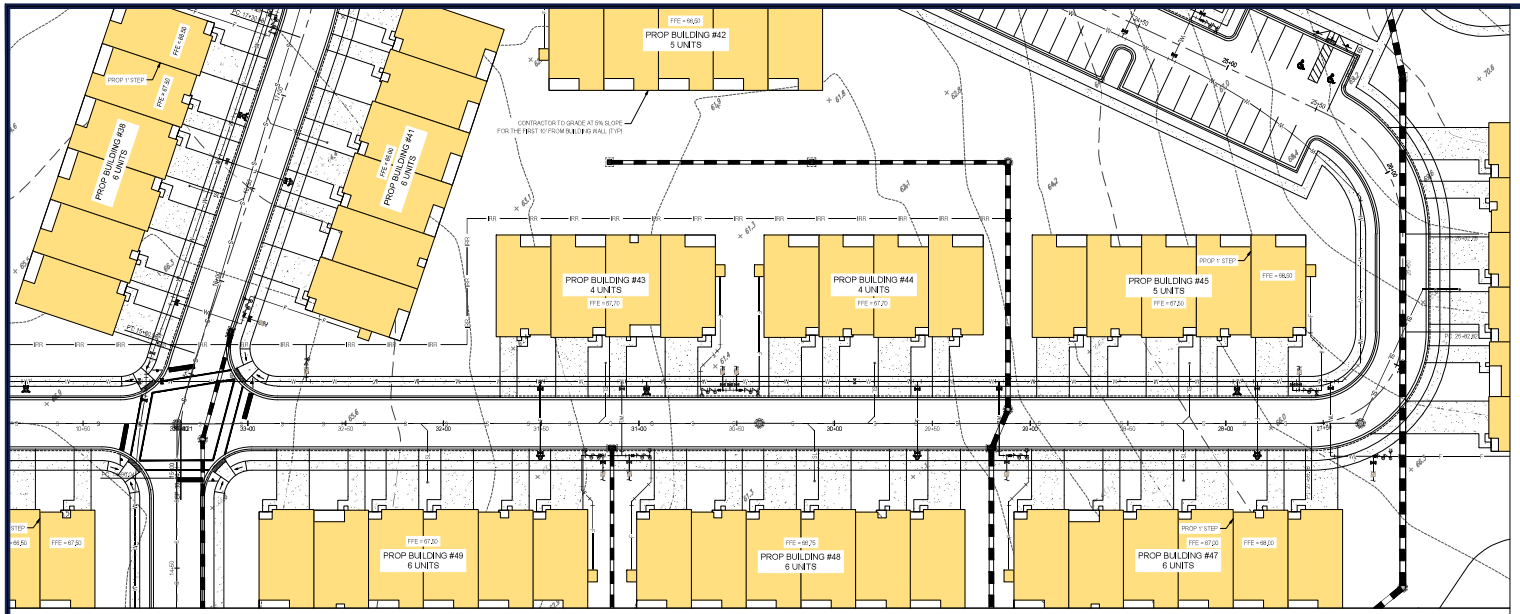
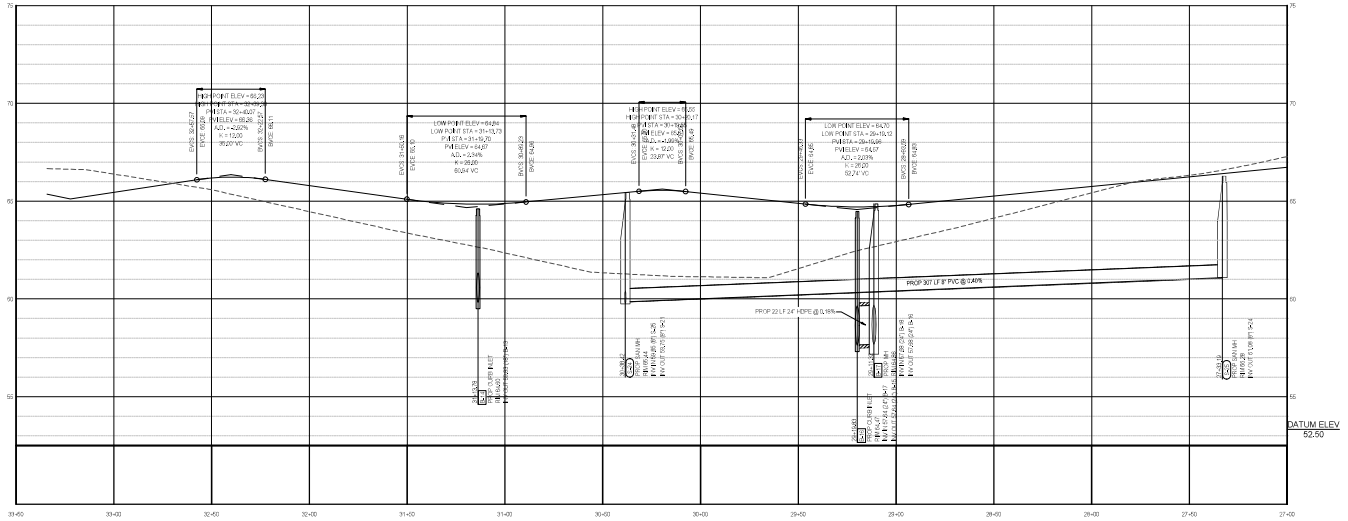
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-612

ORG. DATE - 06/02/2025





PROPOSED ROAD 2 PROFILE 7

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



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SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P-CIVIL-ROAD

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
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ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:
C-613

ORG. DATE - 06/02/2025

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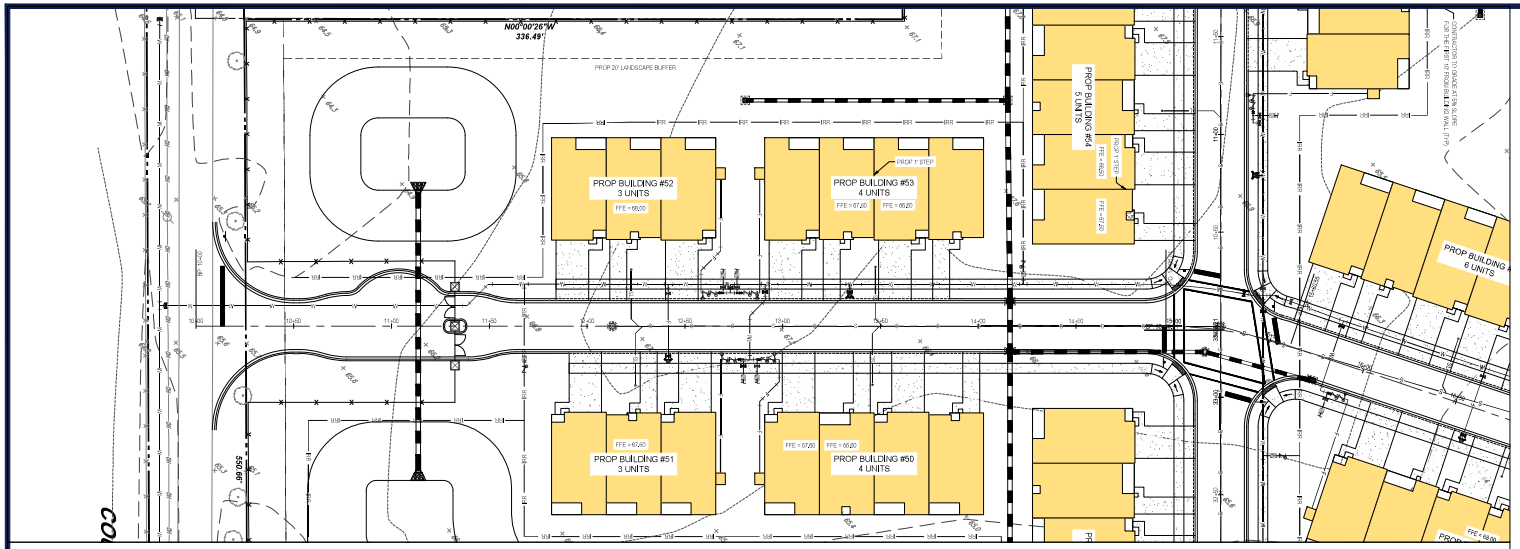
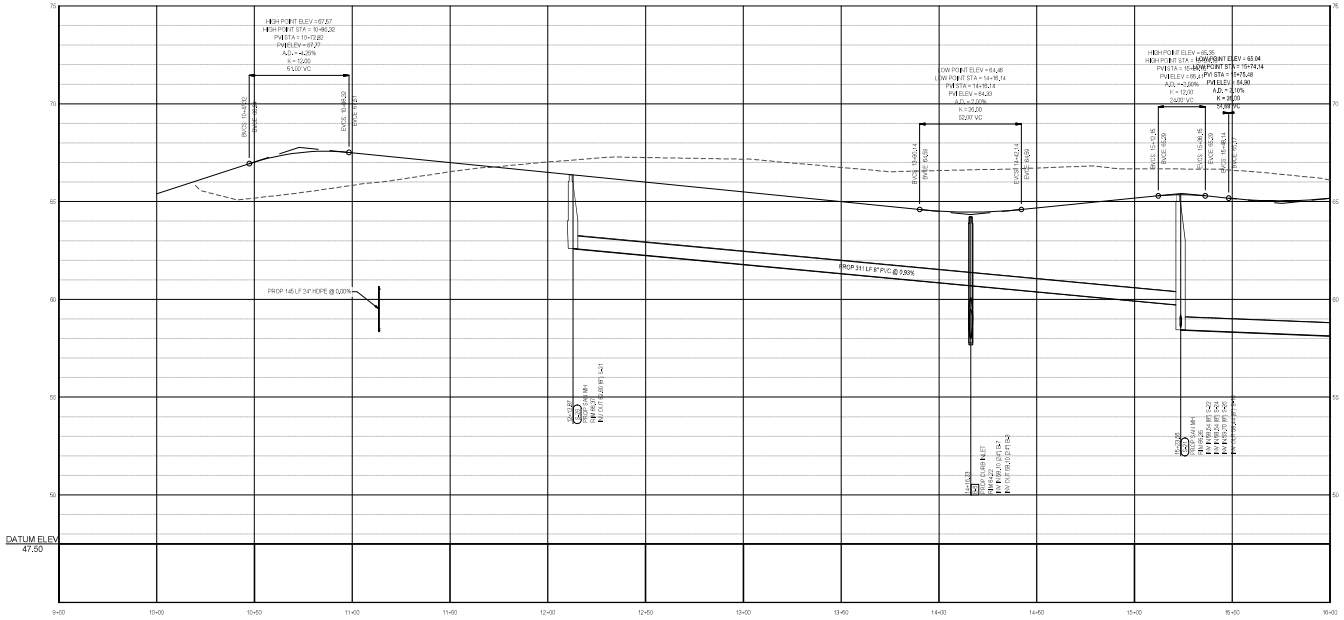
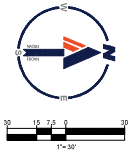




PROPOSED ROAD 3 PROFILE 1

SCALE: 1"= 50' HORIZONTAL
1"= 5' 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

SHEET NUMBER:

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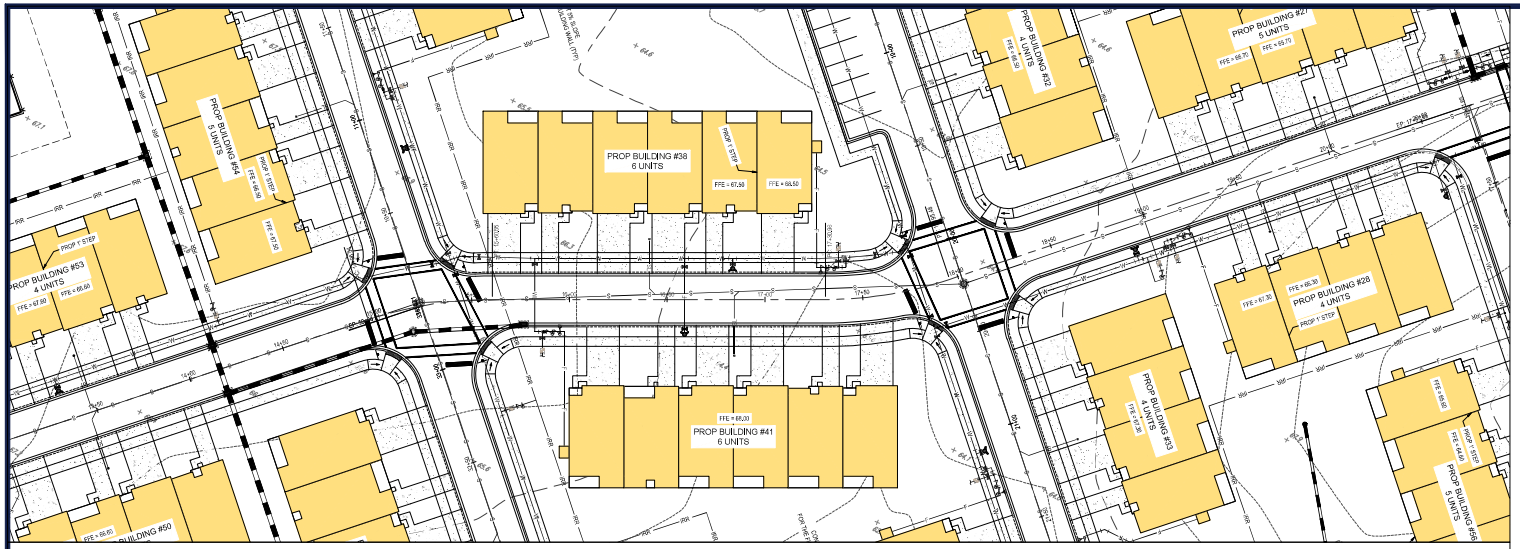
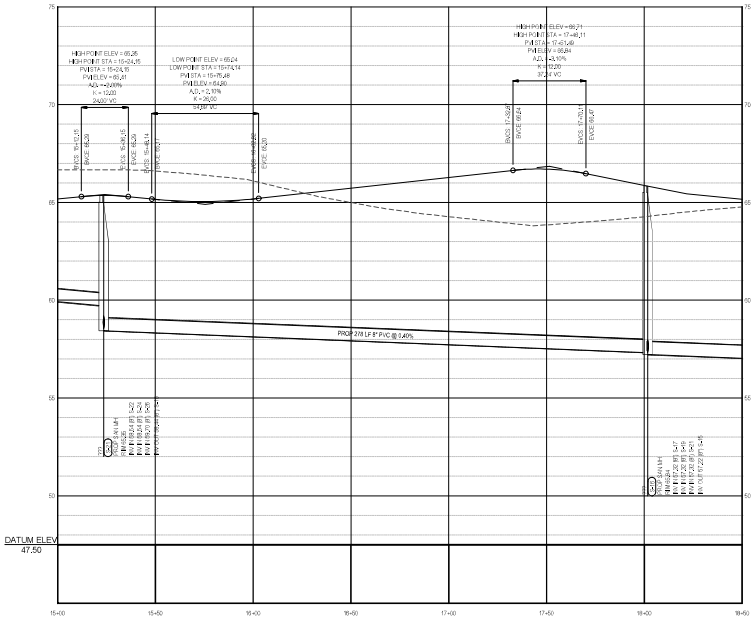
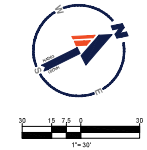




PROPOSED ROAD 3 PROFILE 2

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



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SITE PLAN DOCUMENTS

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A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SHEET NUMBER:

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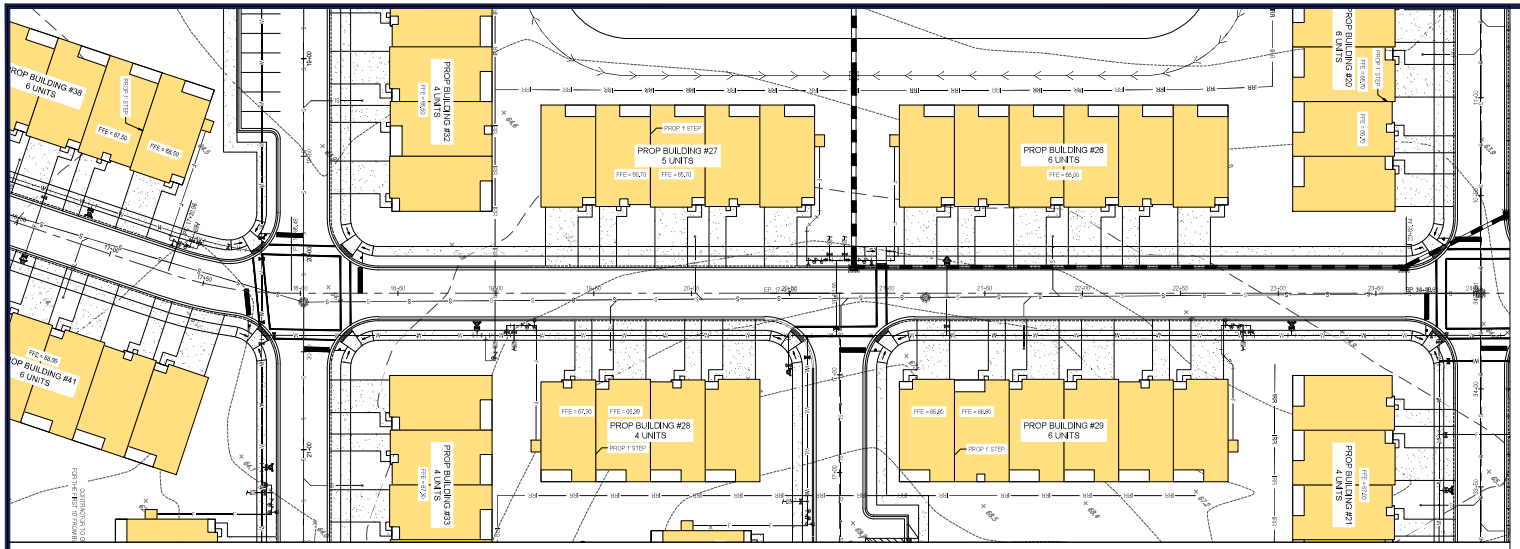

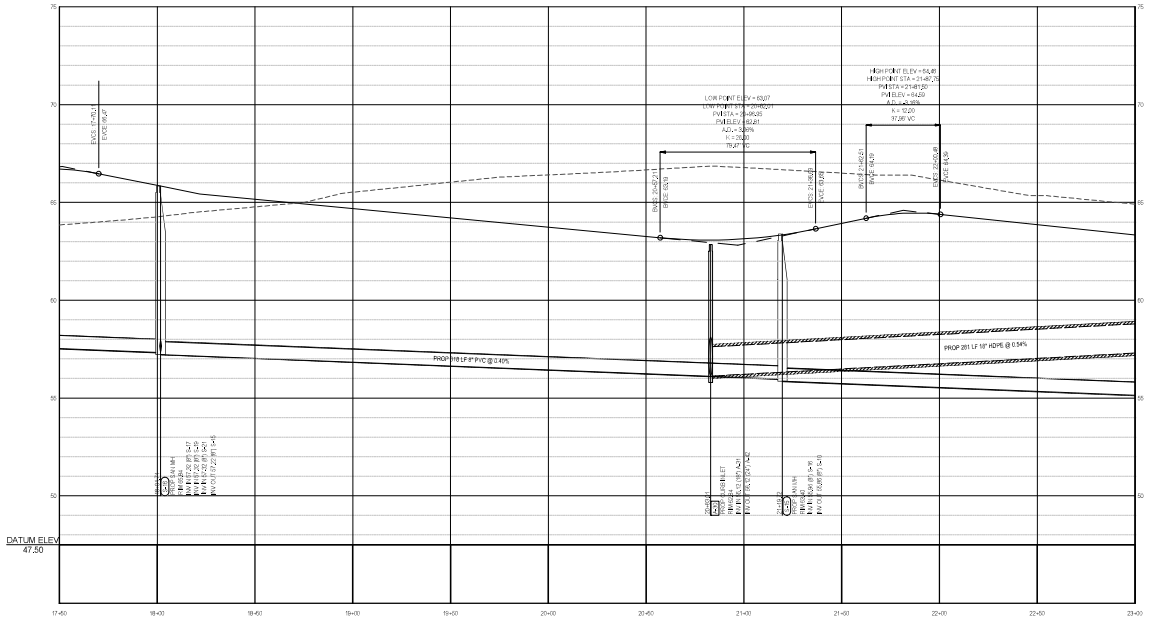

PROPOSED ROAD 3 PROFILE 3

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

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FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SUITE 101E
BOCA RATON, FLORIDA 33431
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ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-616

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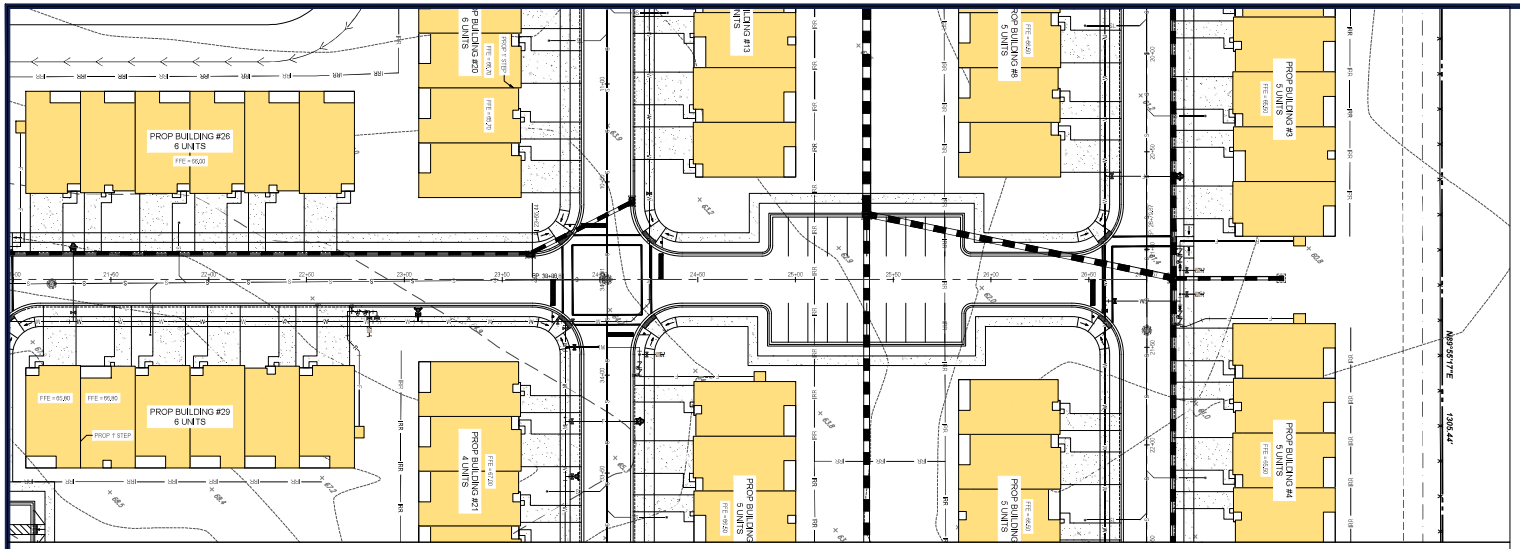

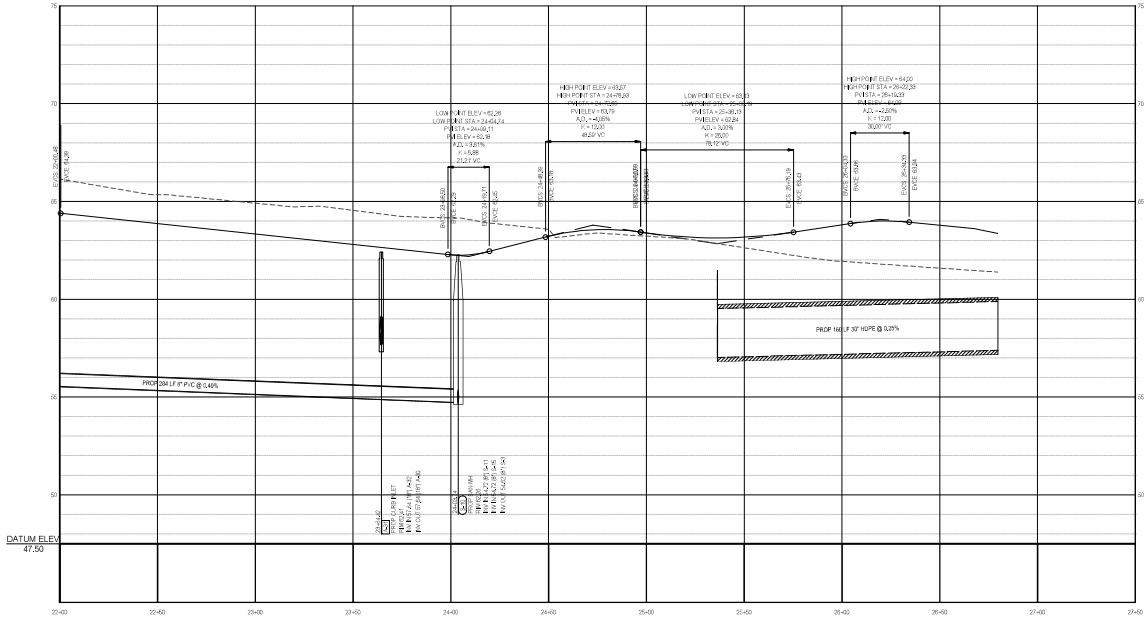

PROPOSED ROAD 3 PROFILE 4

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

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CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P-CIVIL-ROAD

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
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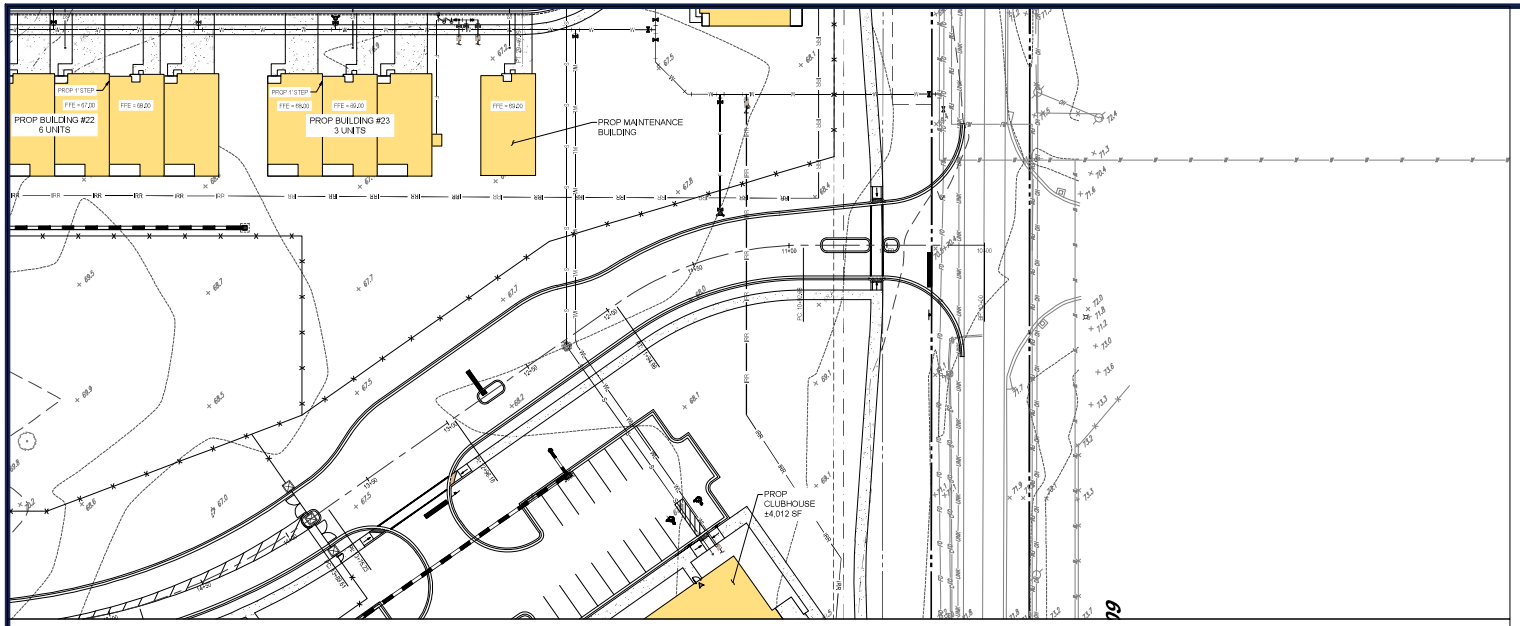
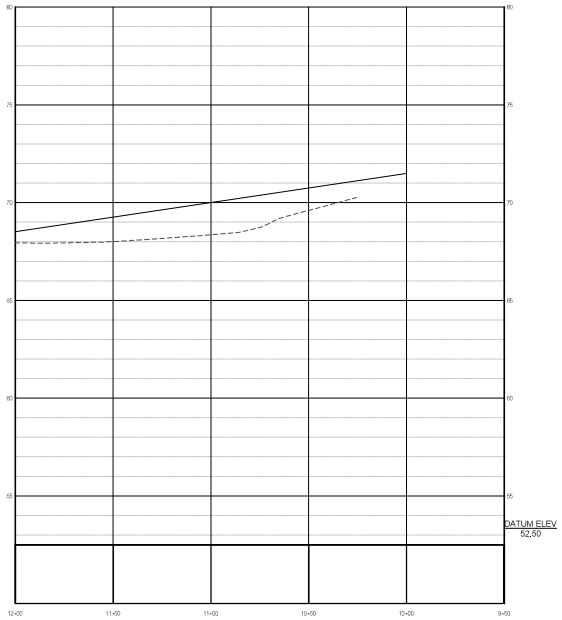
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-617

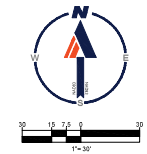
ORG. DATE - 06/02/2025





PROPOSED ROAD 4 PROFILE (1)

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



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DATE:	06/02/2025
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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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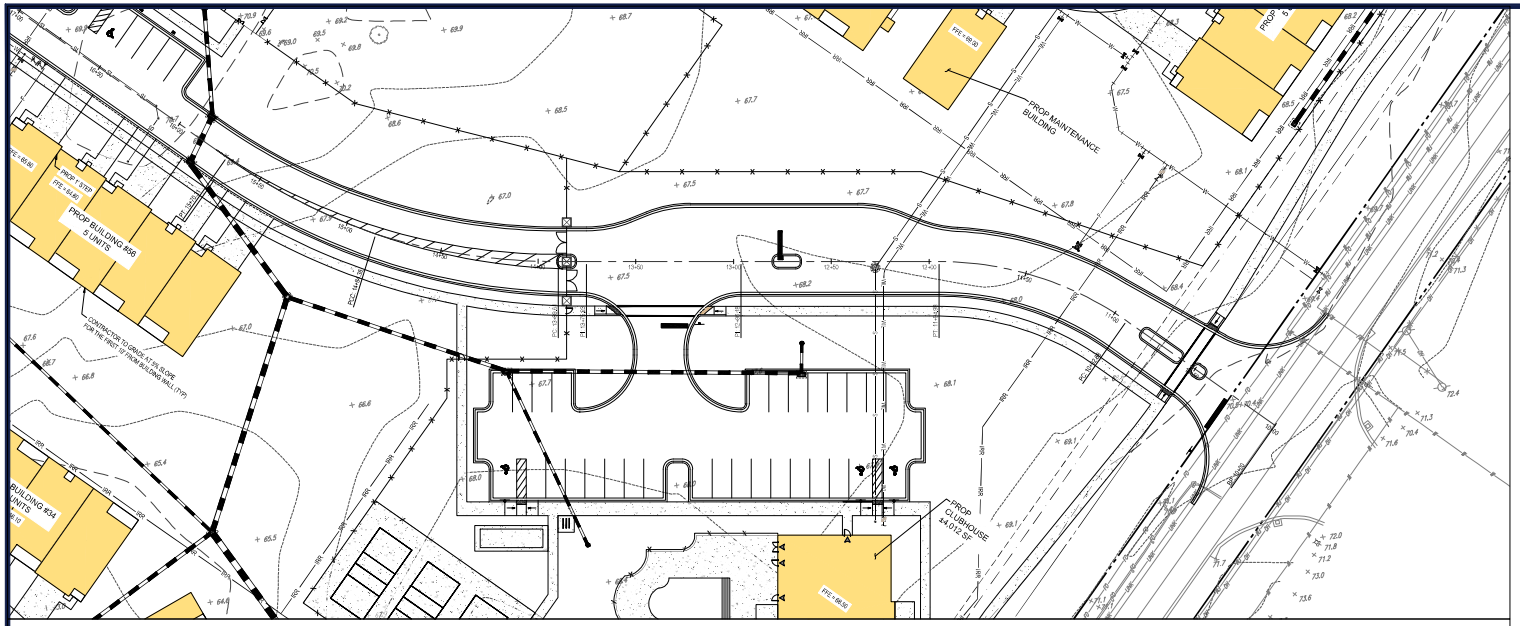
SHEET TITLE:

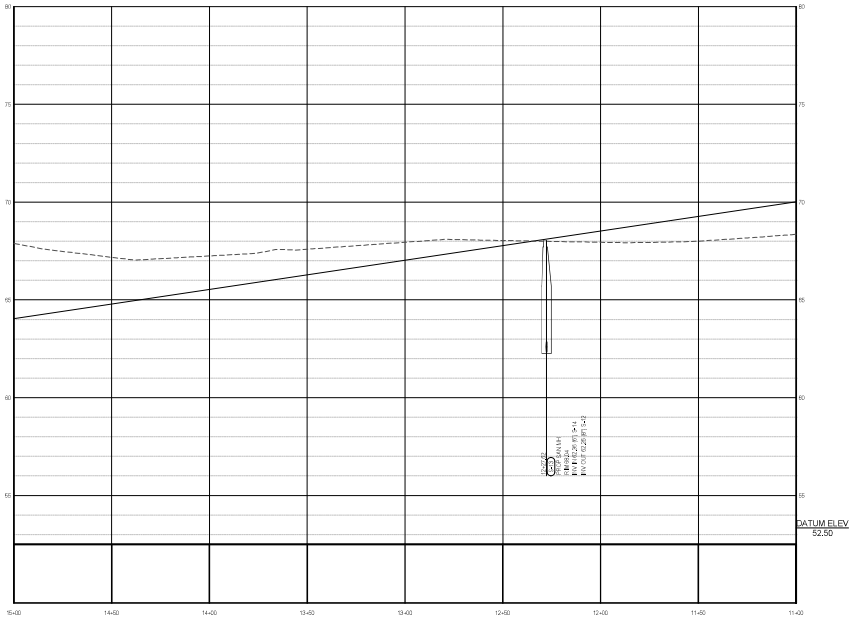
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-618

ORG. DATE - 06/02/2025





PROPOSED ROAD 4 PROFILE (2)

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

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DRAWN BY:	CR
CHECKED BY:	KM
DATE:	06/02/2025
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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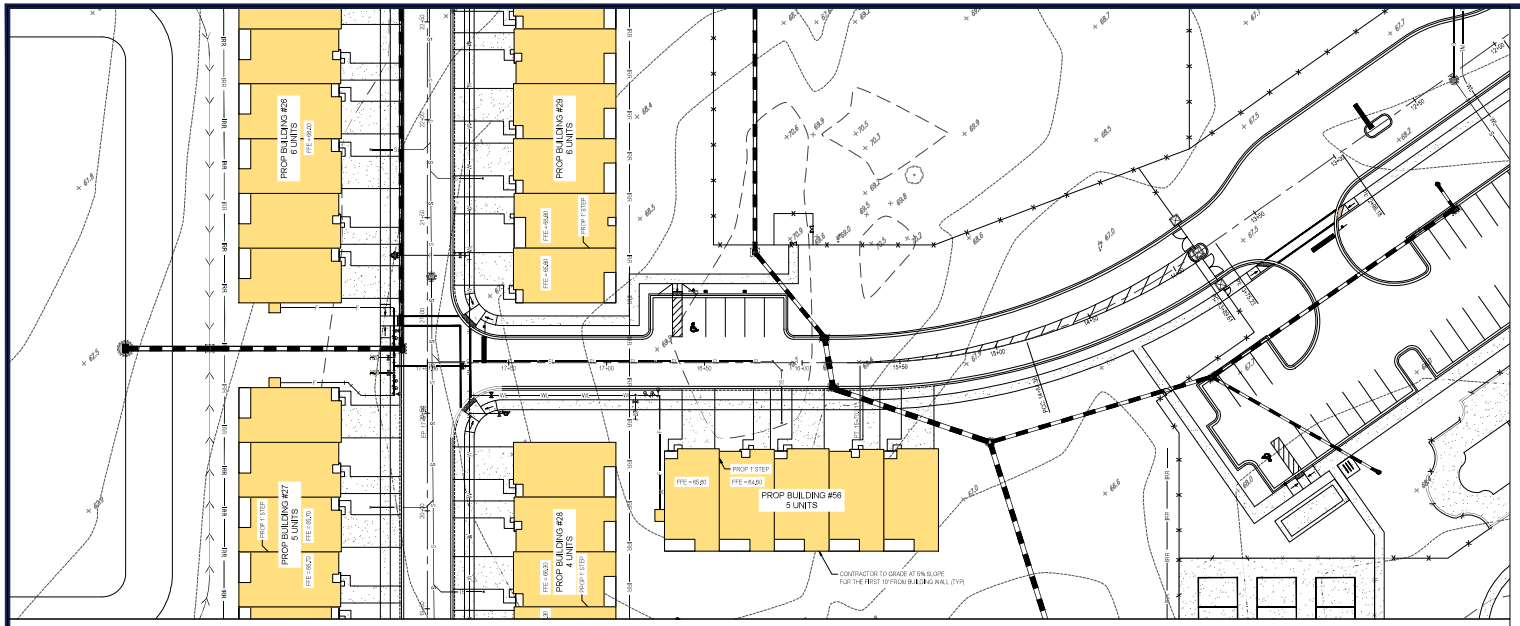
SHEET TITLE:

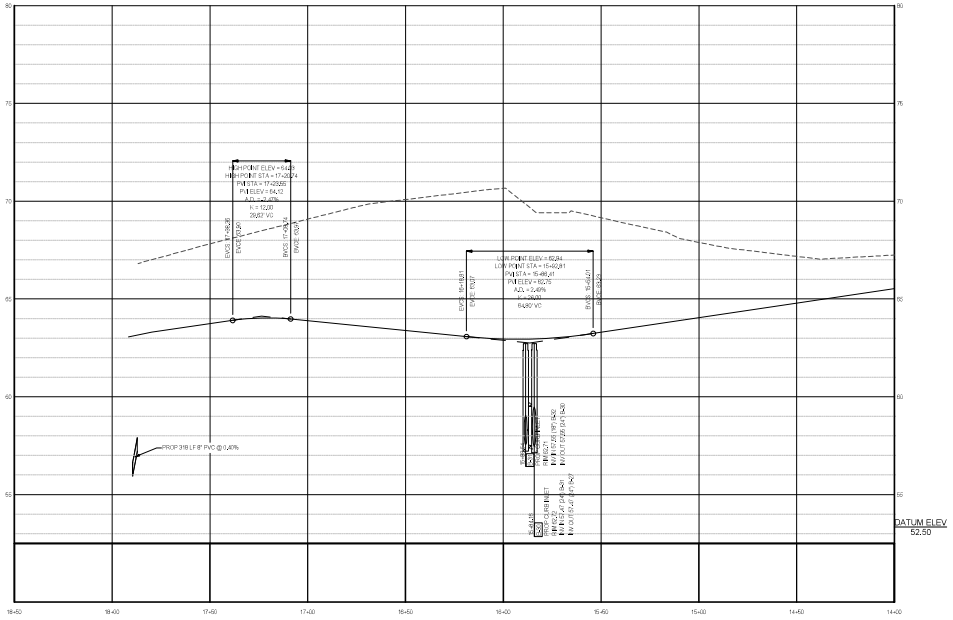
ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-619

ORG. DATE - 06/02/2025





PROPOSED ROAD 4 PROFILE (3)

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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CHECKED BY:	KM
DATE:	06/02/2025
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

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1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
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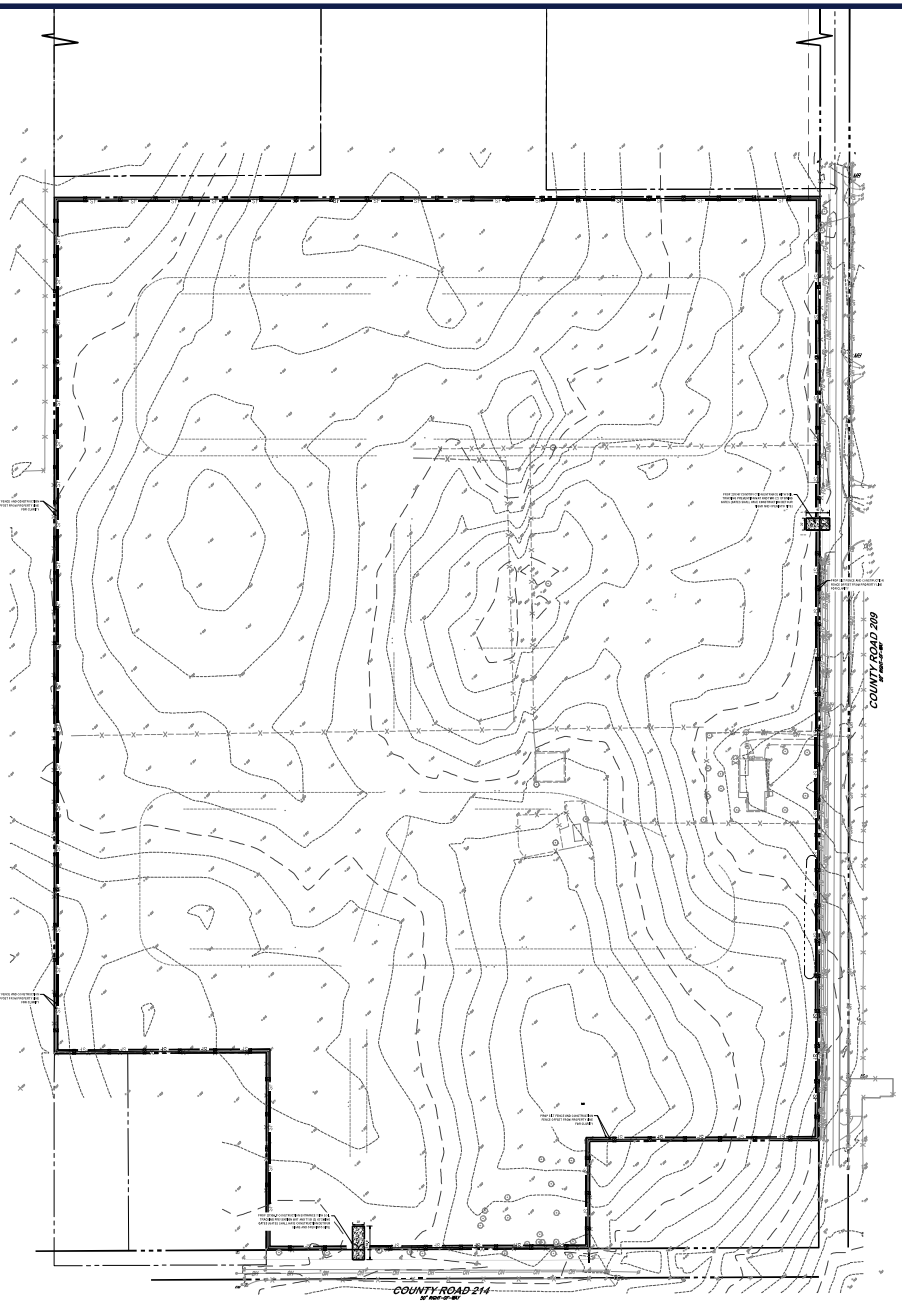
SHEET TITLE:

ROADWAY PROFILES AND SECTIONS

SHEET NUMBER:

C-620

ORG. DATE - 06/02/2025



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, 12119C0066D 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
- SOIL TRACKING PREVENTION MAT
- PROP. SILT FENCE
- PROP. INLET PROTECTION
- CONC. TO BE REMOVED
- ASPHALT TO BE REMOVED
- EX. TREE TO BE REMOVED

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY

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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	FM
DATE:	06/02/2025
CAD I.D.:	P:\CIVIL-EROS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A SITE 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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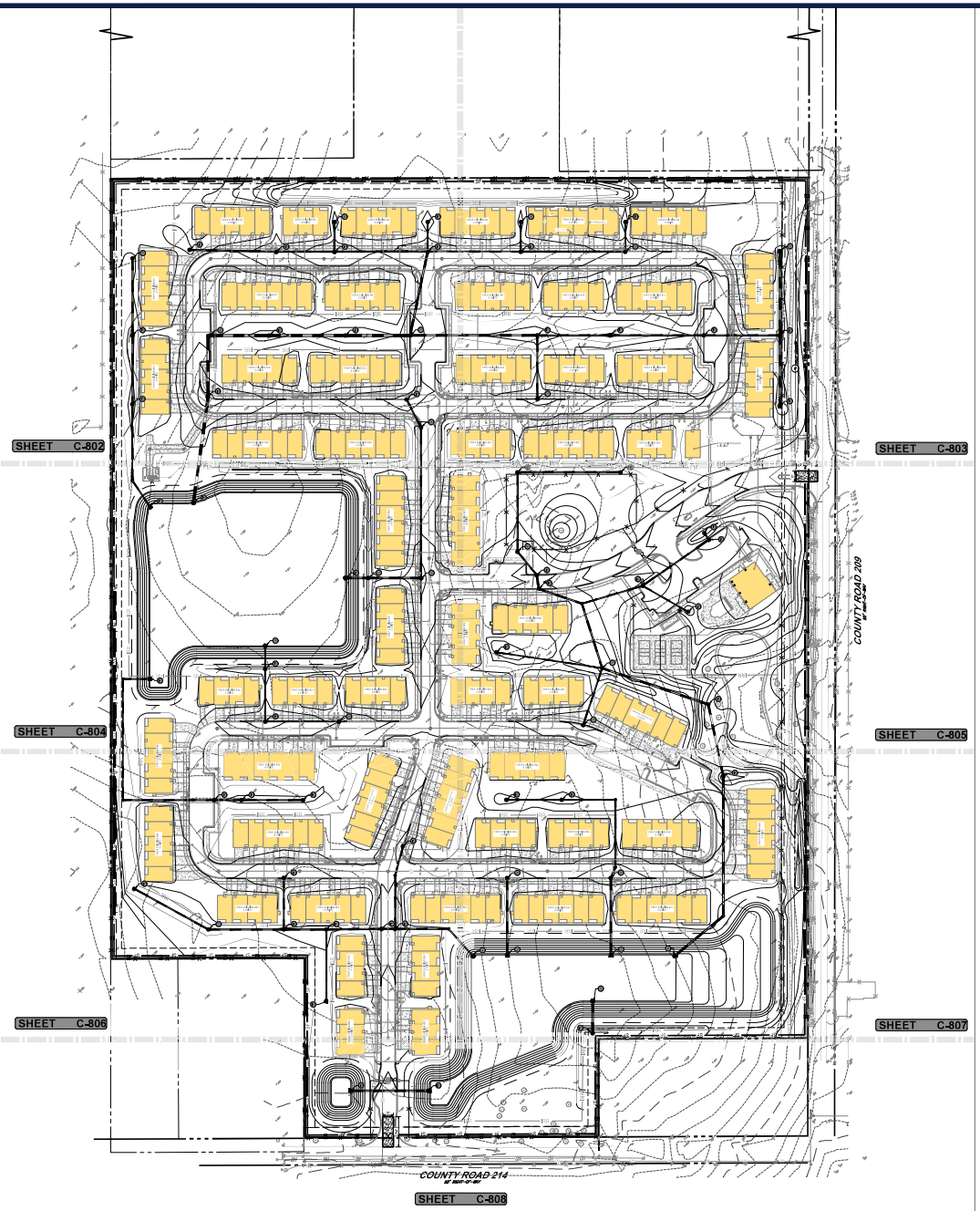
SHEET TITLE:

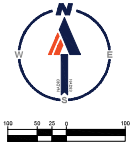
OVERALL EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:

C-800

ORG. DATE - 06/02/2025





POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMPS 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. BMPS 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.D.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	OH OH OH
EX. SPOT ELEVATION	SF 998.4 GR 994.4
PROP STORM SEWER	
RIDGE LINE	
PROP. SILT FENCE	SF SF
PROP. INLET PROTECTION	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND SURVEY SERVICES
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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	KW
DATE:	06/02/2025
CAD I.D.:	P:\CIVIL\EROS

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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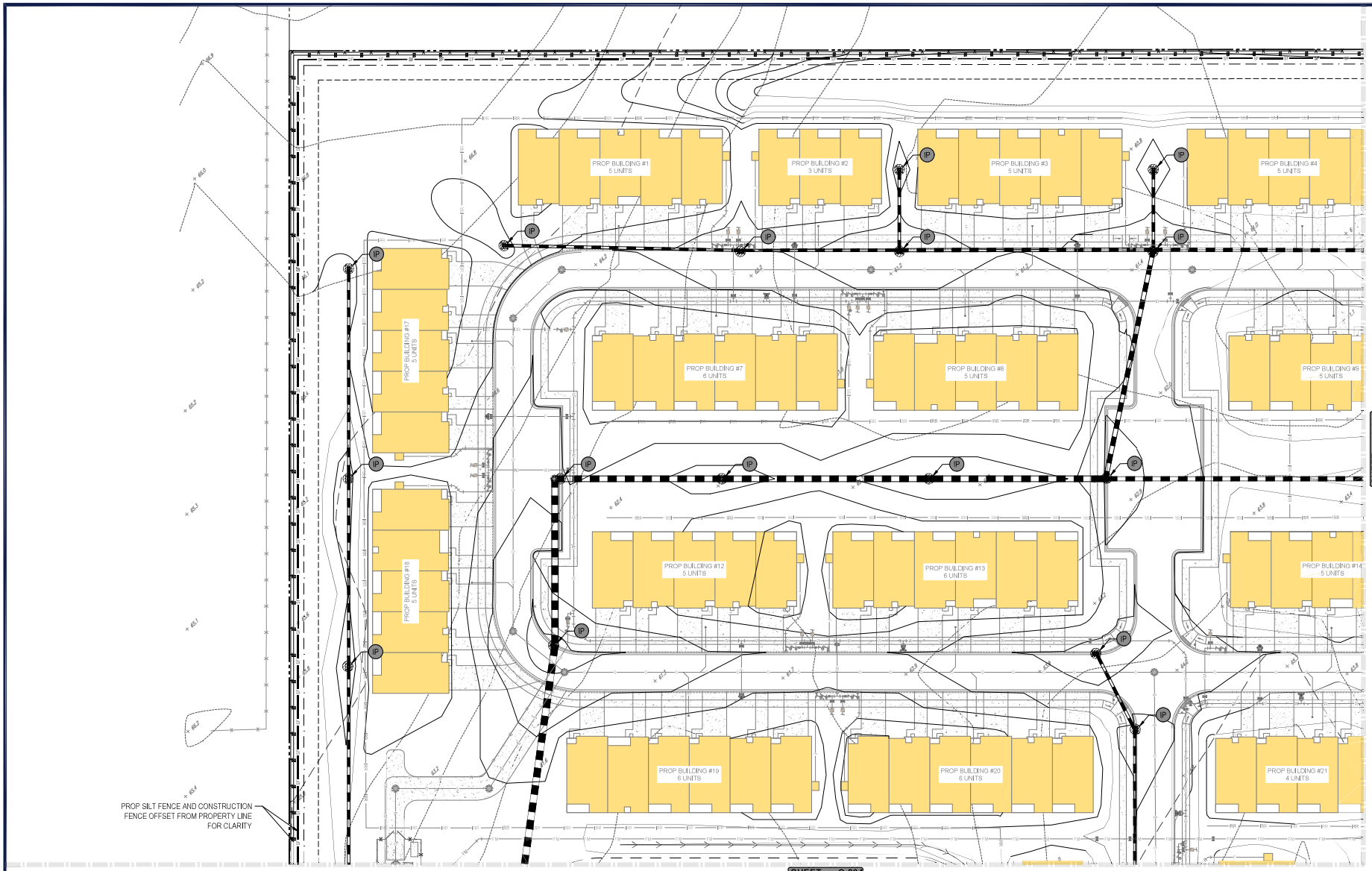
SHEET TITLE:

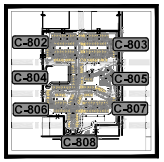
OVERALL EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-801

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

N

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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A STR GENERAL CONTRACTOR

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Fax: (561) 571-0281
FLORIDA BUSINESS CERTIFICATE #8760

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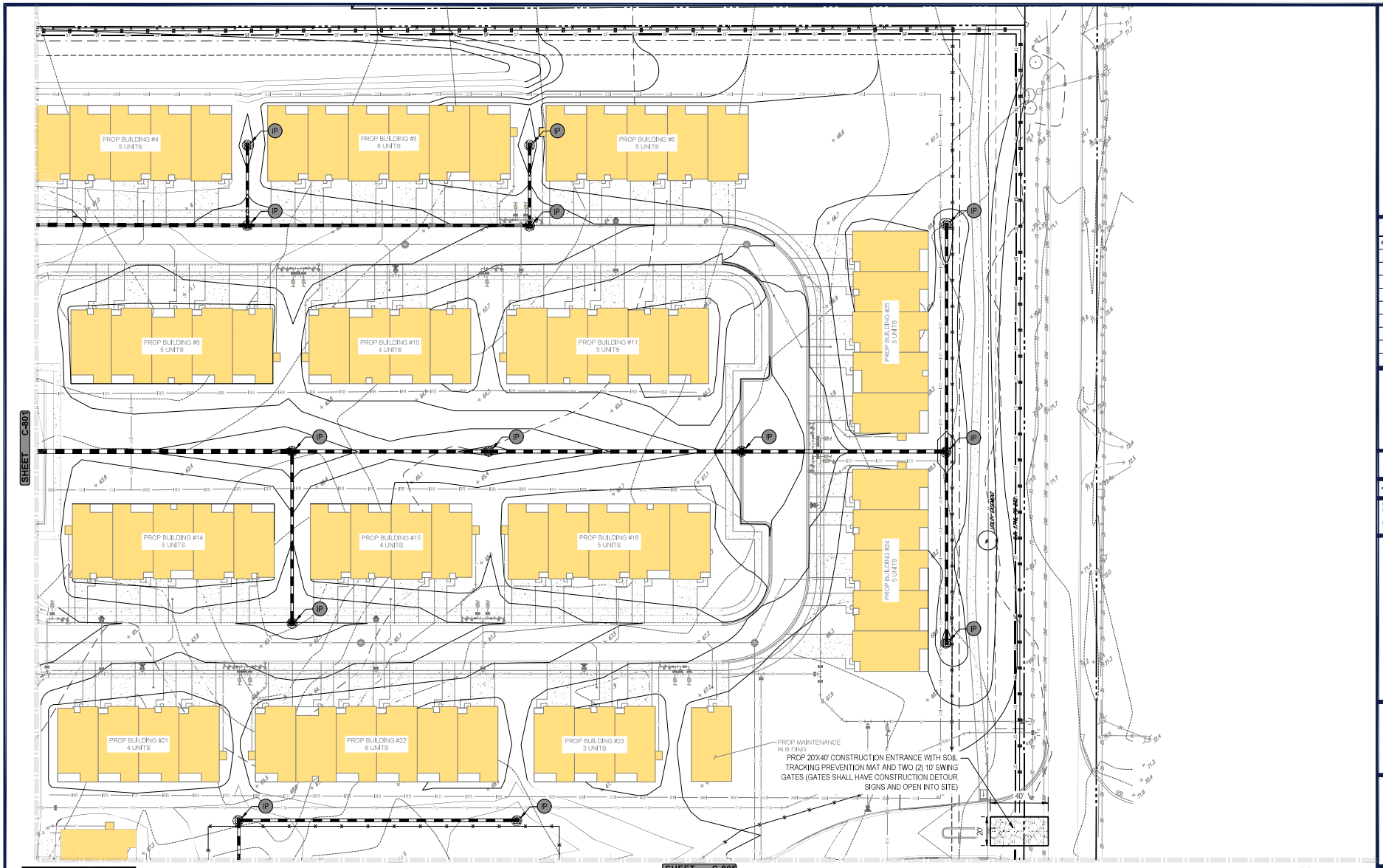
SHEET TITLE:

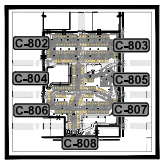
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-802

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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

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SHEET TITLE:

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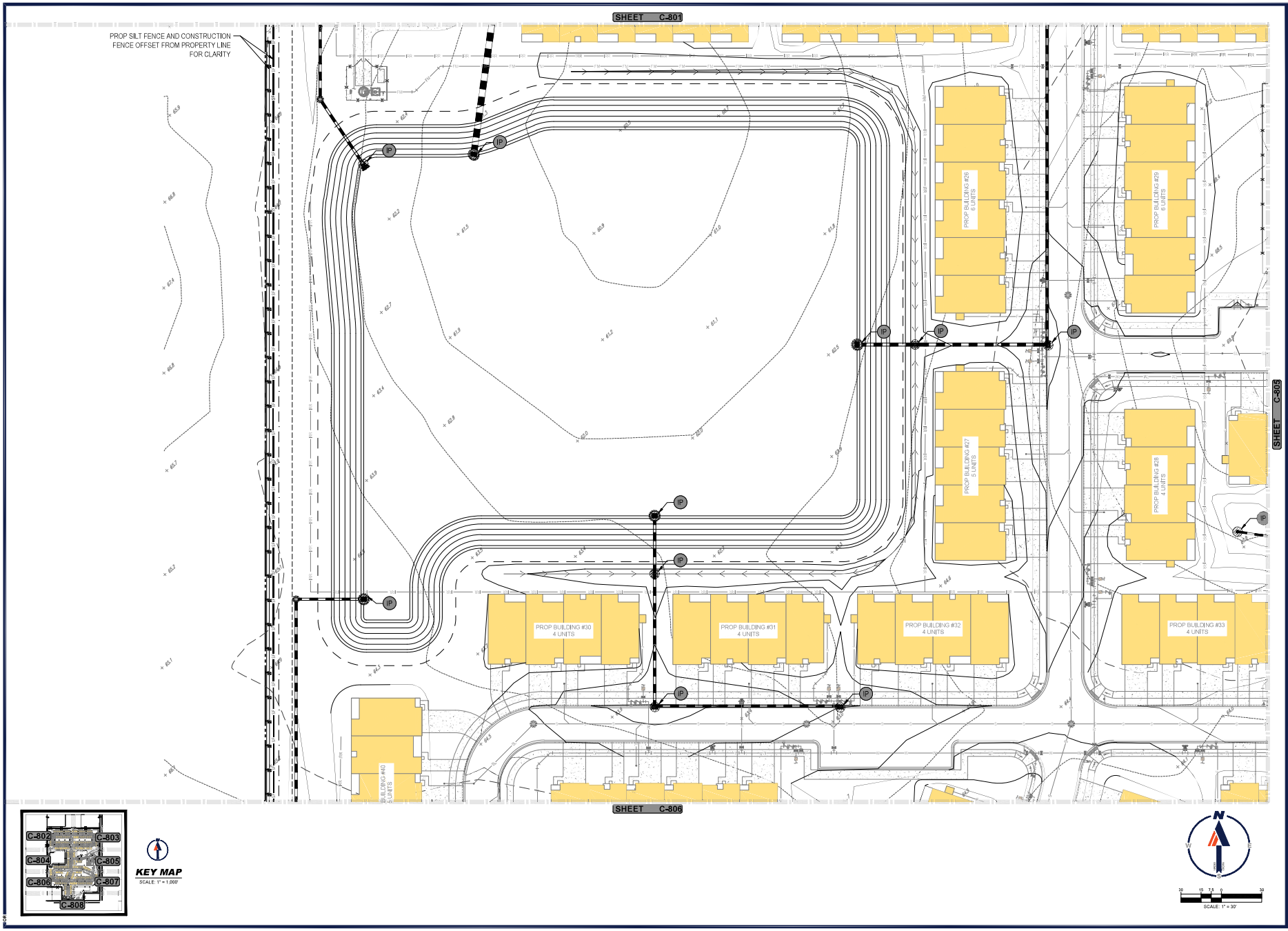
SHEET NUMBER:

C-803

ORG. DATE - 06/02/2025



KEY MAP
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CHECKED BY:	FM
DATE:	06/02/2025
CAD I.D.:	P-CIVIL-EROS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STE 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

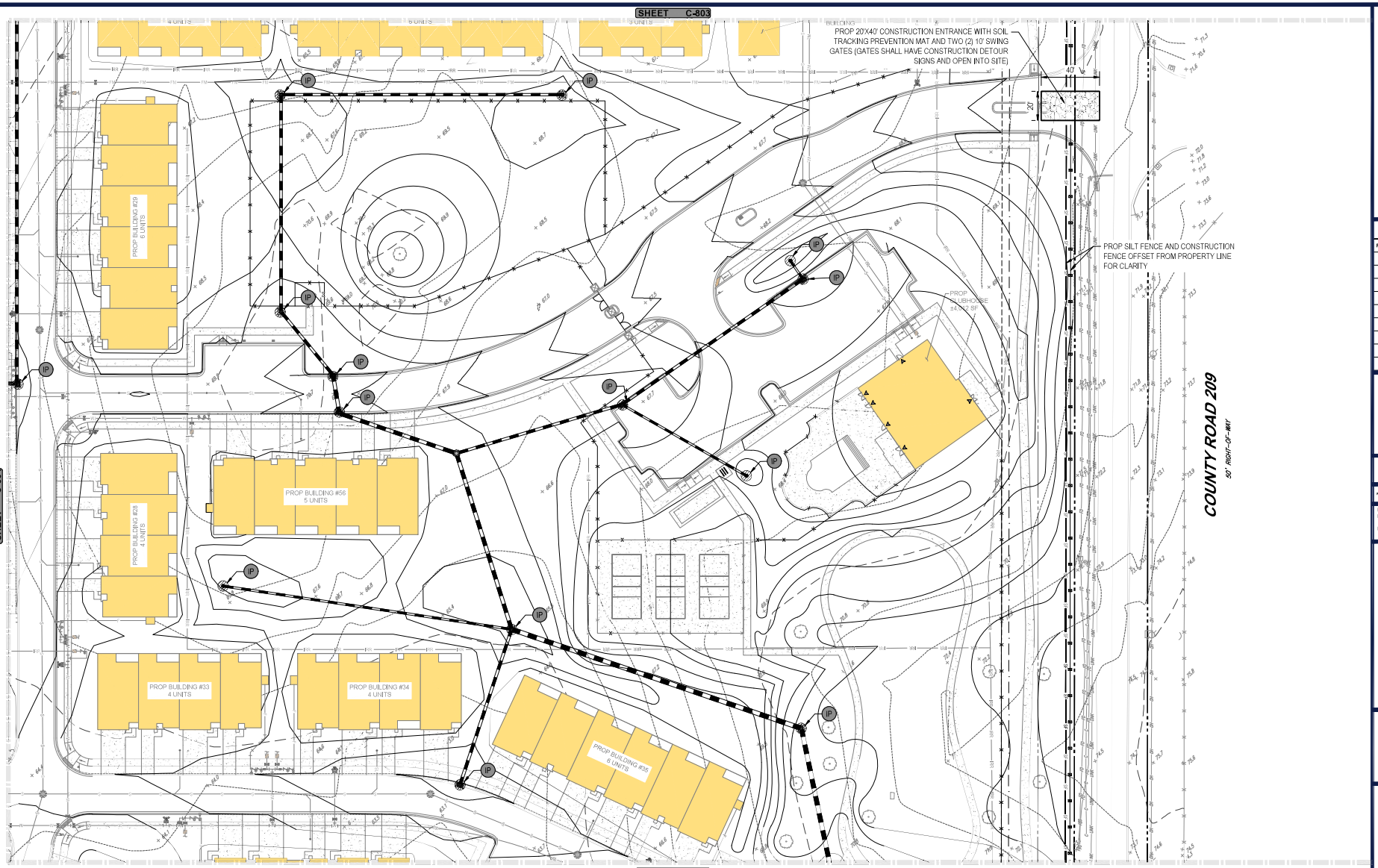
SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-804

ORG. DATE - 06/02/2025



BOHLER

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

REVISIONS

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	OR
CHECKED BY:	RM
DATE:	06/02/2025
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. 26780

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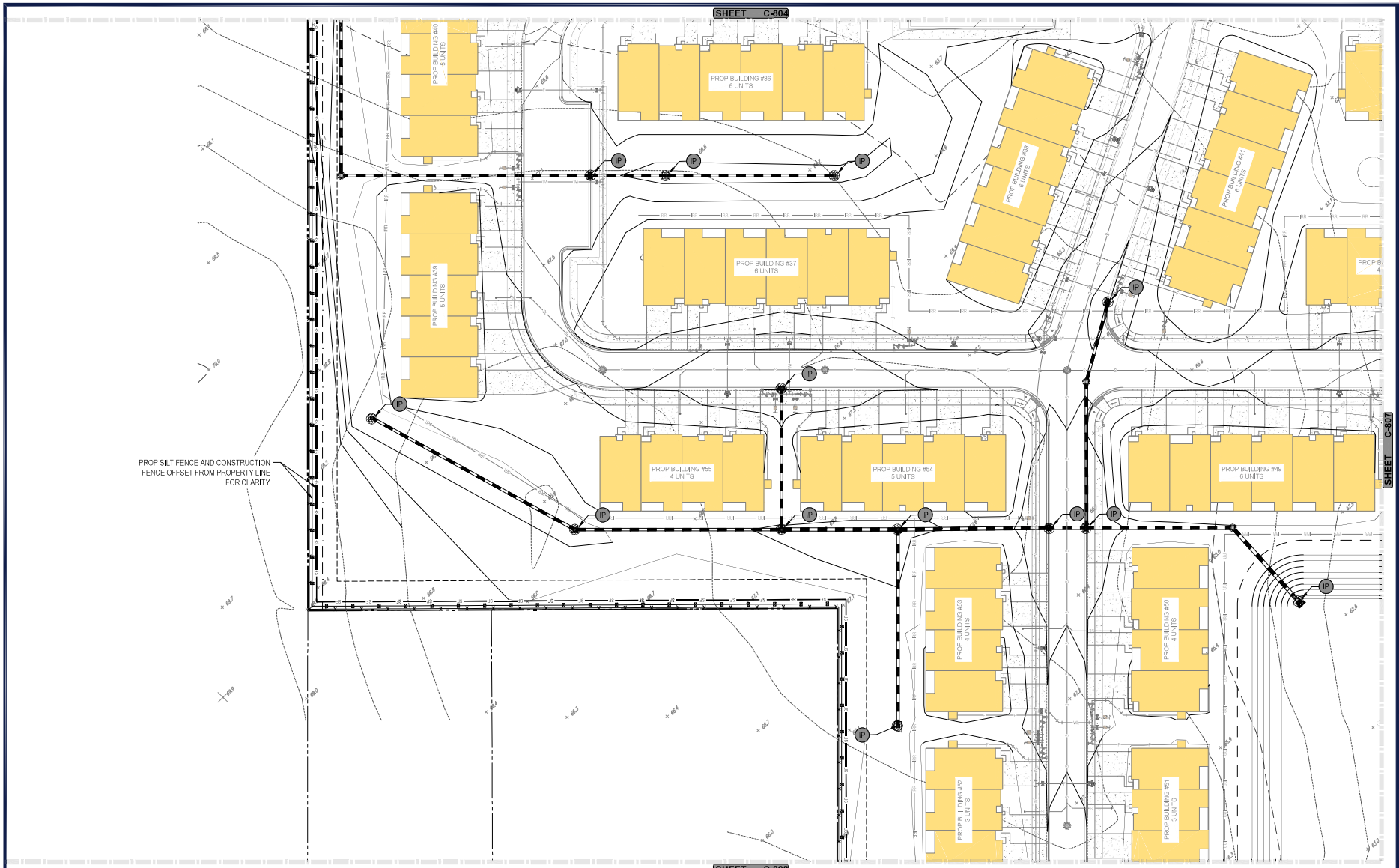
SHEET TITLE:

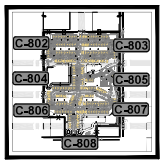
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-805

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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ASSET MANAGEMENT SERVICES
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PROJECT No.:	FL8240129.00-0A
DRAWN BY:	CR
CHECKED BY:	KW
DATE:	06/02/2025
CAD I.D.:	P-CIVIL-EROS

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

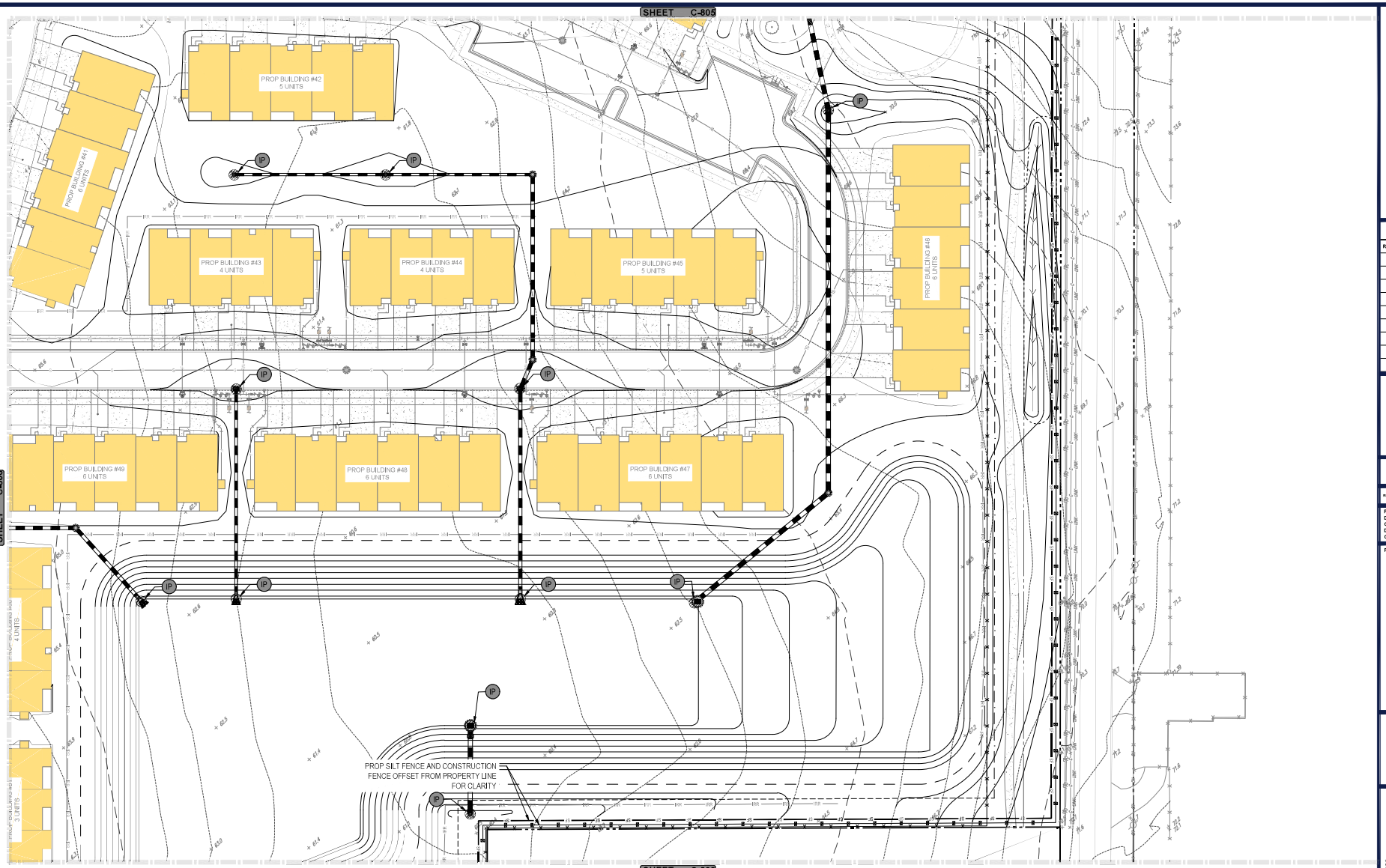
SHEET TITLE:

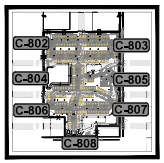
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-806

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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CHECKED BY:	KM
DATE:	06/02/2025
CAD I.D.:	P-CIVIL-EROS

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

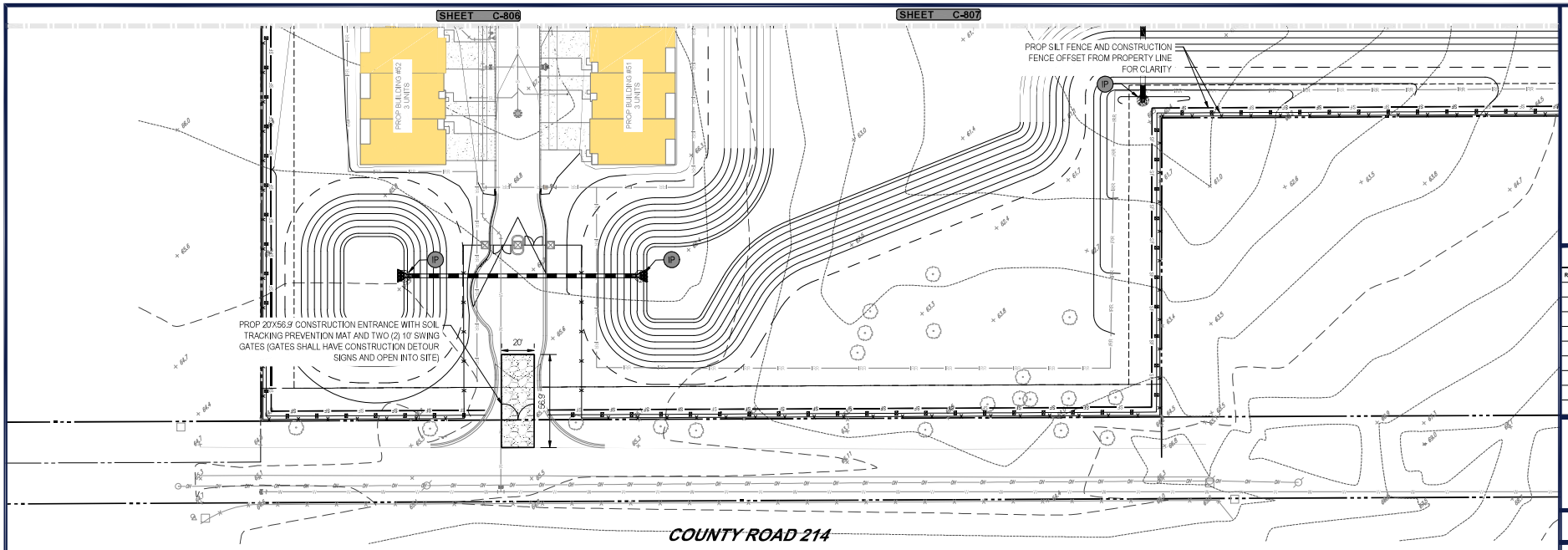
SHEET TITLE:

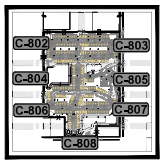
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-807

ORG. DATE - 06/02/2025





KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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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
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BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-808

ORG. DATE - 06/02/2025

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; • 3-5 days; install perimeter sediment and erosion controls; • 1-40 days, install stormwater retention basin • 1-10 days, clearing/ grubbing over all areas • 11-90 days, site grading; • 90-150 days, install storm sewer and utilities • 155-180 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 (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing 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 cleaning, 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 60 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 inlets/ 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 WASTE.	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)

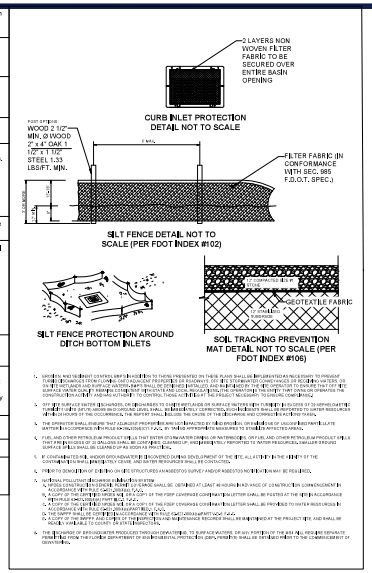
Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMP's at least once every 7 calendar days or within 24hours of the end of a rainfall event that 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 BMPS SHOWN ON THIS PLAN ARE TO BE IMPLEMENTED AS NECESSARY TO PREVENT TURBIDITY DISCHARGES FROM FLOWING OFF-SITE OR INTO DOWNSTREAM STORMWATER CONVEYANCES OR RECEIVING WATERS. BMPS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. ADDITIONAL BMPS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER, LOCAL REVIEWING AUTHORITY, OR DISTRICT STAFF. BMPS SHALL BE INSPECTED AND MAINTAINED DAILY DURING CONSTRUCTION AND AT ANY ADDITIONAL INTERVALS AS DIRECTED BY THE ENGINEER, LOCAL REVIEWING AUTHORITY, OR DISTRICT STAFF TO CONTROL TURBIDITY THAT CANNOT BE CONTAINED TO THE CONSTRUCTION ACTIVITY AREAS WITHIN THE PROJECT BOUNDARY. ADDITIONAL BMPS SHALL BE INSTALLED AT THE PROJECT'S EXPENSE AS NECESSARY TO ELIMINATE OFF-SITE TURBIDITY DISCHARGES.
2. ANY OFF-SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO SURFACE WATERS OR SURFACE WATERS WITHIN OR TRIBUTARY TO OUTSTANDING FLORIDA WATERS (OFWS), MUST BE FREE FROM VISIBLE TURBIDITY AND SHALL NOT EXCEED 29 NTU ABOVE BACKGROUND LEVELS. SHALL NOT EXCEED 29 NTU ABOVE BACKGROUND LEVELS. ANY DISCHARGE THAT CAUSES OR CONTRIBUTES TO AN EXCEEDANCE OF THESE LIMITS SHALL BE IMMEDIATELY CORRECTED. ANY DISCHARGES THAT EXCEED THESE LIMITS SHALL BE REPORTED TO THE DISTRICT WITHIN 24 HOURS OF THE OCCURRENCE, THE REPORT SHALL INCLUDE THE CAUSE OF THE EXCEEDANCE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES AND LAND ADJACENT TO AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL NOT BE NEGATIVELY IMPACTED BY SEDIMENT LEAVING THE SITE. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY UNAUTHORIZED DISCHARGES OF POLLUTANTS, INCLUDING TURBID OR SEDIMENT LADEN WATERS. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY EROSION AND DEPOSITION, INCLUDING THAT CAUSED BY WIND. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY CHANGES IN HYDROLOGY CAUSED BY THE CONSTRUCTION ACTIVITY, SUCH AS CHANGES IN THE RATE, VOLUME, OR FREQUENCY OF SURFACE WATER FLOWS.
4. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES AND LAND ADJACENT TO AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL NOT BE NEGATIVELY IMPACTED BY SEDIMENT LEAVING THE SITE. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY UNAUTHORIZED DISCHARGES OF POLLUTANTS, INCLUDING TURBID OR SEDIMENT LADEN WATERS. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY EROSION AND DEPOSITION, INCLUDING THAT CAUSED BY WIND. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY CHANGES IN HYDROLOGY CAUSED BY THE CONSTRUCTION ACTIVITY, SUCH AS CHANGES IN THE RATE, VOLUME, OR FREQUENCY OF SURFACE WATER FLOWS.
5. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OIL SPILLS AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND REPORTED WITHIN 24 HOURS PRIOR TO WATER RESOURCES, SMALLER DRAINS, SURFACES, OR LESS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
6. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS ENCOUNTERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL STOP IMMEDIATELY CEASE, AND FURTHER RESOURCES SHALL BE CONTACTED.
7. PERMITS SHOWN ON THIS PLAN OR LISTED ON SPECIFICATIONS ARE BASED ON SURVEY AND/OR INSPECTION NOT NECESSARILY BE REQUIRED.
8. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
   a. WHEN CONSTRUCTION EXCEEDS 1 UNIT OR 1 ACRE, SHALL BE OBTAINED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE FLORIDA GENERAL PERMIT NO. FLR10E037 OF THE FDEP COVERAGE UNDER THIS PERMIT SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a)1, F.A.C.
   b. A COPY OF THE NOTICE OF INTENT TO USE A GENERIC PERMIT FOR THE DISCHARGE OF STORMWATER RUNOFF ONLY UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(b), F.A.C.
   c. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)1, F.A.C.
   d. A COPY OF THE SWPPP AND EVIDENCE OF THE PERMIT COVERAGE AND NOTICE OF TERMINATION SHALL BE MAINTAINED AT THE PROJECT SITE DURING CONSTRUCTION AND SHALL BE MADE AVAILABLE TO COUNTY OR STATE INSPECTORS.
9. THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES AND LAND ADJACENT TO AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL NOT BE NEGATIVELY IMPACTED BY SEDIMENT LEAVING THE SITE. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY UNAUTHORIZED DISCHARGES OF POLLUTANTS, INCLUDING TURBID OR SEDIMENT LADEN WATERS. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY EROSION AND DEPOSITION, INCLUDING THAT CAUSED BY WIND. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY CHANGES IN HYDROLOGY CAUSED BY THE CONSTRUCTION ACTIVITY, SUCH AS CHANGES IN THE RATE, VOLUME, OR FREQUENCY OF SURFACE WATER FLOWS.
10. THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES AND LAND ADJACENT TO AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL NOT BE NEGATIVELY IMPACTED BY SEDIMENT LEAVING THE SITE. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY UNAUTHORIZED DISCHARGES OF POLLUTANTS, INCLUDING TURBID OR SEDIMENT LADEN WATERS. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY EROSION AND DEPOSITION, INCLUDING THAT CAUSED BY WIND. ADJACENT PROPERTIES SHALL NOT BE NEGATIVELY IMPACTED BY CHANGES IN HYDROLOGY CAUSED BY THE CONSTRUCTION ACTIVITY, SUCH AS CHANGES IN THE RATE, VOLUME, OR FREQUENCY OF SURFACE WATER FLOWS.

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THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.

REVISIONS

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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
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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

SHEET TITLE:

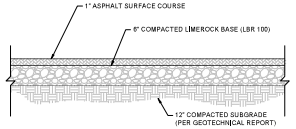
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:

C-809

ORG. DATE - 06/02/2025

Jun 06, 2025
H:\2024\FLB240129.00-0A\CAD\Civil\Plan Sets\P-Civil_EROS\FLB240129.00-0A_EROS.dwg, ---, JAMES TOUT: Civil\ EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

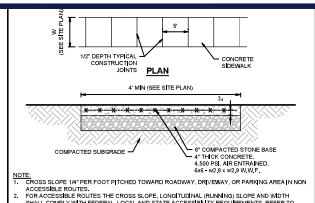


NOTE:

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-5016101 - 06/2023)

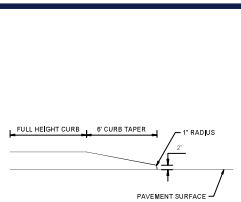


NOTE:

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 25-0" 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.

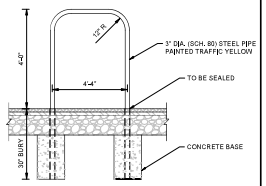
CONCRETE SIDEWALK

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



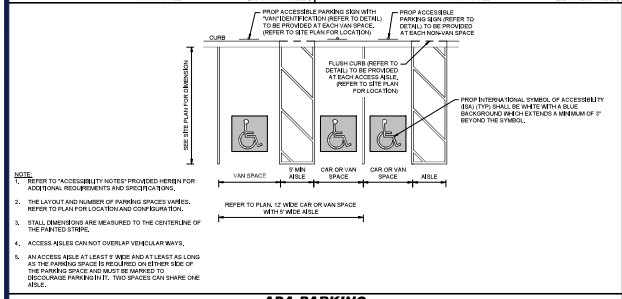
CURB TAPER

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



'U' SHAPED BOLLARD

NOT TO SCALE (MS-5076102 - 06/2023)

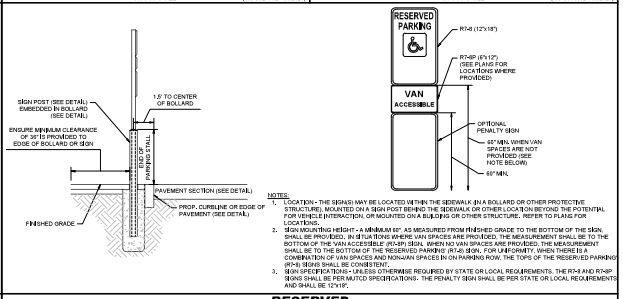


NOTE:

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-5059104 - 05/2024)

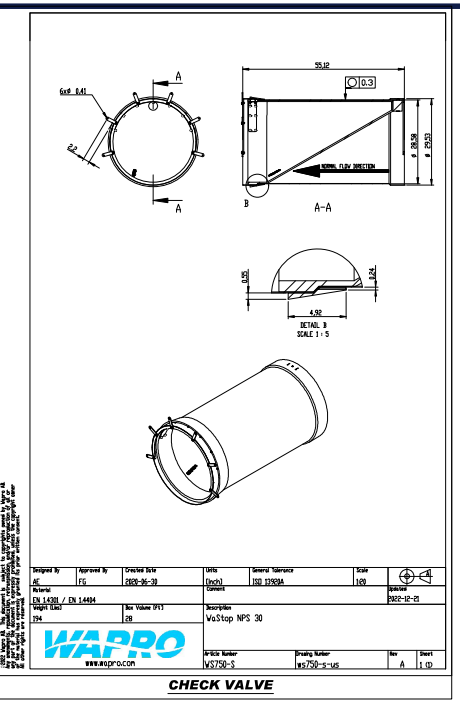


NOTES:

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 VAN ACCESSIBLE 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-5059101 - 05/2024)



Designed By	Approved By	Created Date	Units	General Tolerance	Scale
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Material			Comment		Updated
EN 1.4301 / EN 1.4404					2022-12-23
Weight (Lbs)	Box Volume (FT3)		Description		
194	28		WaStop NPS 30		
Article Number		Drawing Number		Rev	Sheet
WS750-S		WS750-S-US		A	1 (1)

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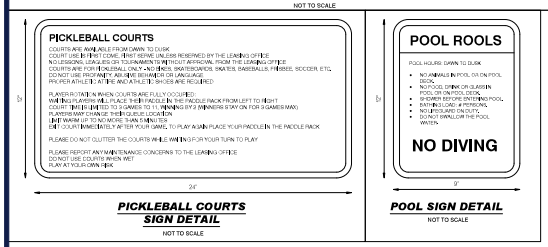
CHECK VALVE



PICKLEBALL COURTS SIGN DETAIL

NOT TO SCALE

POOL SIGN DETAIL

NOT TO SCALE

THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL REPAIR ANY DAMAGE DURING CONSTRUCTION AT NO EXPENSE TO THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL ROADWAY AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL WATER AND SEWER IMPROVEMENTS IN ACCORDANCE WITH THE LATEST EDITION OF THE FDEP STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER CONSTRUCTION.

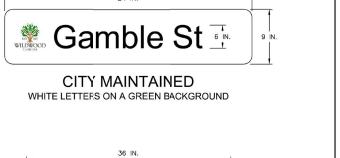
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS IN ACCORDANCE WITH THE LATEST EDITION OF THE SJRWMD STANDARD SPECIFICATIONS FOR STORMWATER MANAGEMENT SYSTEMS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL SIGNAGE AND PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

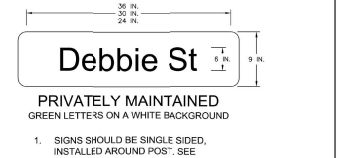
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL LIGHTING IMPROVEMENTS IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

STREET SIGNS



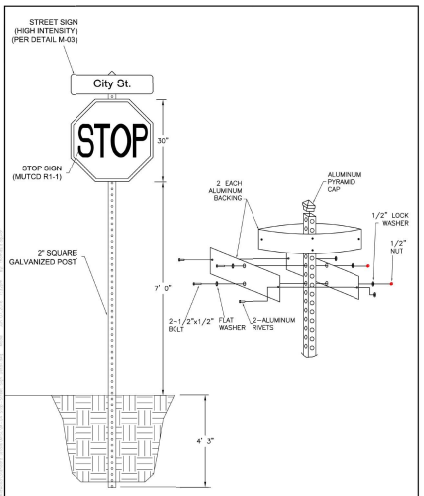
CITY MAINTAINED
WHITE LETTERS ON A GREEN BACKGROUND



PRIVATELY MAINTAINED
GREEN LETTERS ON A WHITE BACKGROUND

1. SIGNS SHOULD BE SINGLE SIDED, INSTALLED AROUND POST; SEE DETAIL N-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 MANTAINED STREETS SHALL INCLUDE THE OFFICIAL LOGO AS SHOWN.

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



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD MISC. DETAIL	M-04
	06-01-16	STOP/STREET SIGN	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 MULT 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 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 H520–44 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 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD SEWER DETAIL	S-01
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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 BARRICADING – 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 200 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 THA 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 AN ENGINEER. EACH SERVICE CONNECTION 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 ON UPHOLE WIRE 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 LONGITUDINAL 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 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 MAKE TESTS OF 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 / 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 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD SEWER DETAIL	S-01
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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 ARE PROVIDED FOR HANDLING AND THE ANNULAR SPACE BETWEEN THE WALLS OF THE MANHOLES 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 MANHOLES, 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 COVER 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 IMMEDIATE 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. 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 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD SEWER DETAIL	S-01
	06-20-24	WASTEWATER COLLECTION SPECIFICATIONS	4 OF 5

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DETAILS BY OTHERS DISCLAIMER

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

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS.

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DRAWN BY: OR
CHECKED BY: KM
DATE: 06/02/2025
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 LICENSE CERTIFICATE NO. 28760

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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-902

ORG. DATE - 06/02/2025

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 SOLE 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 "CONCEAL-AWAY 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 LUCIUS 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.

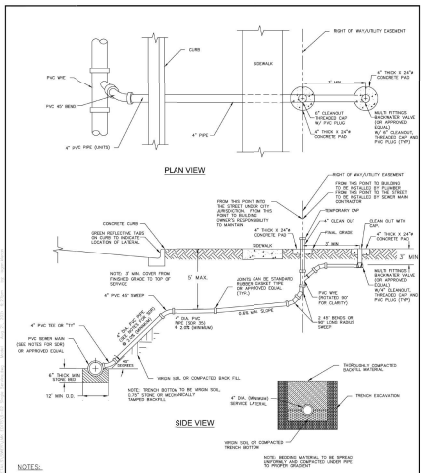
CLEARANCE REQUIREMENTS

MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

GENERAL DESIGN

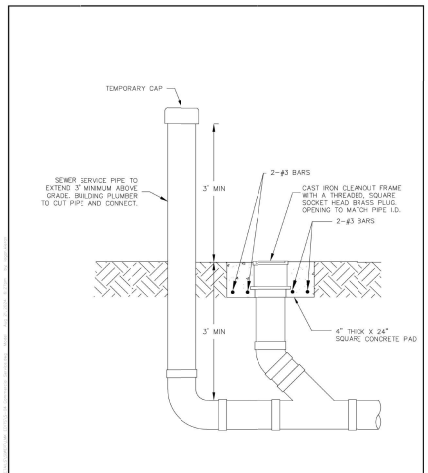
1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE PIPING SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLES SHALL REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT-OF-WAY 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 DATE: 08-20-24	CITY OF WILDWOOD SEWER DETAIL WASTEWATER COLLECTION SPECIFICATIONS	DETAIL NUMBER: S-01 5 OF 5



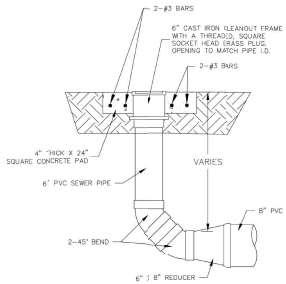
NOTES:
1. ALL LATERAL CONNECTIONS SHALL BE TO MAINS. NO LATERAL CONNECTIONS CAN BE TIED TO MANHOLES, UNLESS OTHERWISE APPROVED.
2. LATERAL DEPTH 4' TO 10' = SDR 35
   LATERAL DEPTH GREATER THAN 10' = SDR 26
3. ALL CLEAN OUTS IN PAVED AREAS SHALL BE PROSELECT PSVBM10075WR OR APPROVED EQUAL.

	CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE DATE: 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 PSVBM10075WR) 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 DATE: 08-20-24	CITY OF WILDWOOD SEWER DETAIL COMMERCIAL SANITARY SERVICE (6" AND SMALLER MAINS)	DETAIL NUMBER: S-04 1 OF 1



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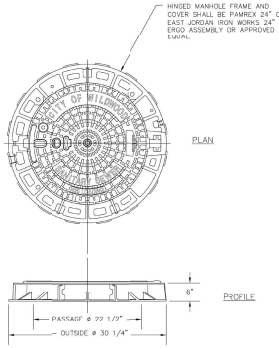
IN PAVED AREAS, INSTALL SQUARE 4" THICK CONCRETE PAD. PAVED AND CONCRETE AREAS SHALL HAVE CAST IRON MONUMENT CLEAN OUT BODY AND COVER FROM PROSELECT (MODEL PSVBM10075WR) OR APPROVED EQUAL. PAD TO BE APPROVED BY CITY INSPECTOR

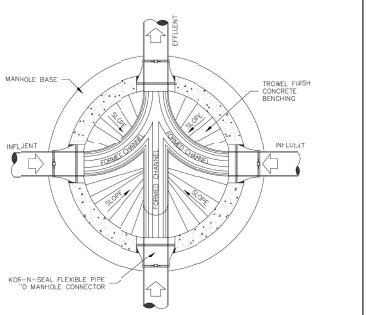
	CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE DATE: 08-20-24	CITY OF WILDWOOD SEWER DETAIL COMMERCIAL SANITARY CLEAN-OUT (8" MAIN)	DETAIL NUMBER: S-05 1 OF 1



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 DATE: 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 DATE: 08-20-24	CITY OF WILDWOOD SEWER DETAIL TYPICAL MANHOLE PLAN	DETAIL NUMBER: S-07 1 OF 1

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CHECKED BY:	KW
DATE:	06/02/2025
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

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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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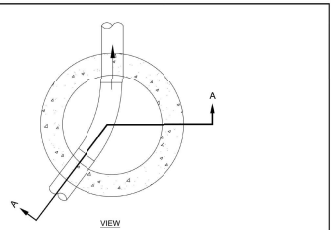
SHEET TITLE:

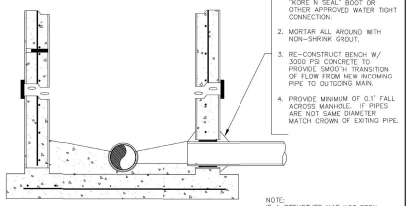
CONSTRUCTION DETAILS

SHEET NUMBER:

C-903

ORG. DATE - 06/02/2025

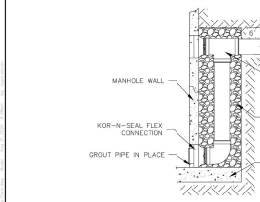




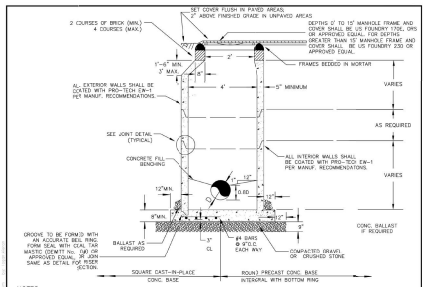
TYPICAL SECTION A-A

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	NONE 08-20-24	CITY OF WILDWOOD SEWER DETAIL GRAVITY SEWER CONNECTION	S-08 1 OF 1



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



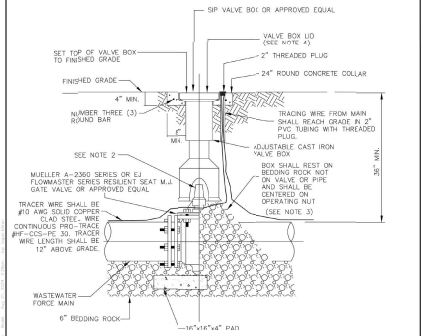
NOTES

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 233 RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND 'LUSH' 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 EQUA, 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 MATER AL.
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	
	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

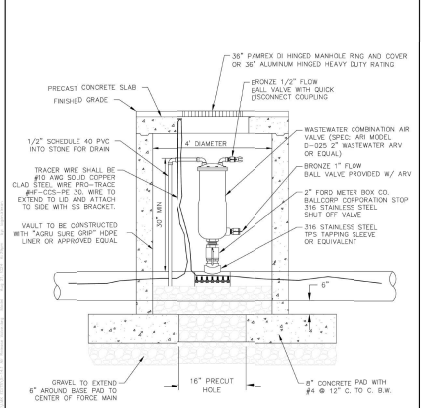
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE 08-20-24	CITY OF WILDWOOD SEWER DETAIL PRECAST CONCRETE MANHOLE	S-10 1 OF 1



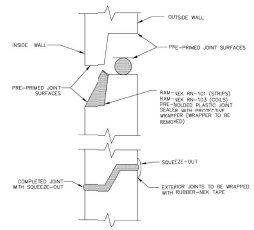
NOTES

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	NONE 08-20-24	CITY OF WILDWOOD SEWER DETAIL GATE VALVE AND BOX DETAIL	S-13 1 OF 1



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



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

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DETAILS BY OTHERS DISCLAIMER

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

REVISIONS

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DRAWN BY: OR
CHECKED BY: RW
DATE: 06/02/2025
CAD I.D.: P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STE 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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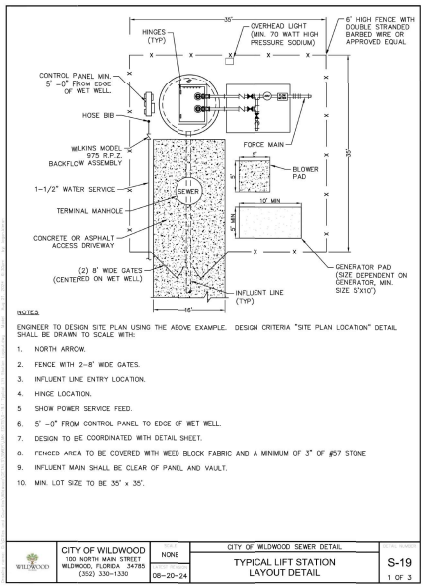
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-904

ORG. DATE - 06/02/2025

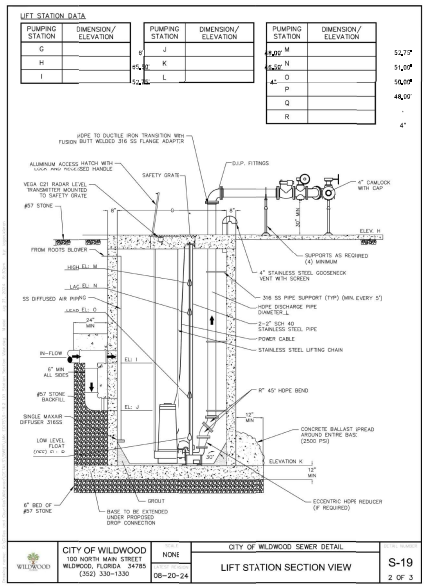


NOTES:

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		NONE	CITY OF WILDWOOD SEWER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330		08-20-24	TYPICAL LIFT STATION LAYOUT DETAIL	S-19 1 OF 3



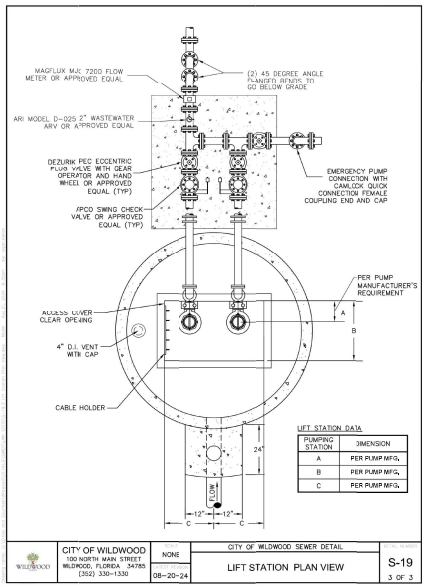
LIFT STATION DATA

PUMPING STATION	DIMENSION/ ELEVATION
G	
H	
I	

PUMPING STATION	DIMENSION/ ELEVATION
J	
K	
L	

PUMPING STATION	DIMENSION/ ELEVATION
M	
N	
O	
P	
Q	
R	

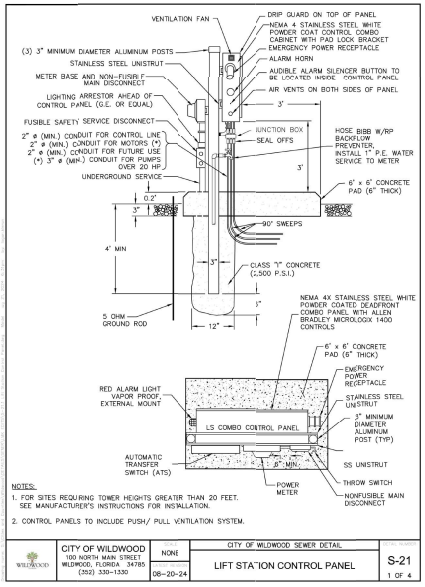
CITY OF WILDWOOD		NONE	CITY OF WILDWOOD SEWER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330		08-20-24	LIFT STATION SECTION VIEW	S-19 2 OF 3



LIFT STATION DATA

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

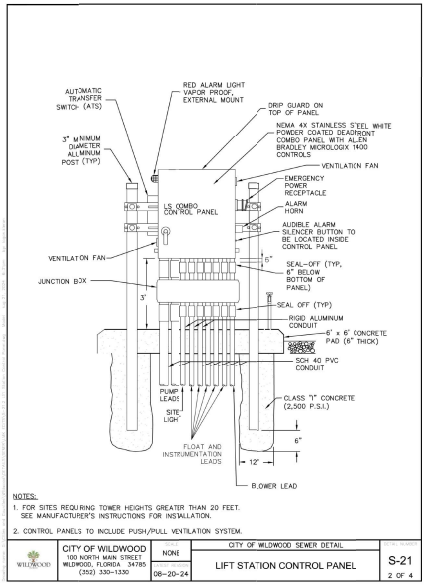
CITY OF WILDWOOD		NONE	CITY OF WILDWOOD SEWER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330		08-20-24	LIFT STATION PLAN VIEW	S-19 3 OF 3



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



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2. CONTROL PANELS TO INCLUDE PUSH/PULL VENTILATION SYSTEM.

CITY OF WILDWOOD		NONE	CITY OF WILDWOOD SEWER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330		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 REQUMP FLOWS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, CUMMINS, 3R APPROVED EQUAL.
    A. AN ASCO OR APPROVED EQUAL AUTOMATIC TRANSFER SWITCH SHALL BE INSTALLED BETWEEN THE GENERATOR AND SITE 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 FOSEMOUNT PRESSURE TRANSMITTER, MODEL 2088 WITH LOCAL DISPLAY (0-150 PSI) FOR ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
19. MAGFLUX M.M. 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 3R 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 CTS 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		NONE	CITY OF WILDWOOD SEWER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330		08-20-24	LIFT STATION GENERAL NOTES	S-21 3 OF 4

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DETAILS BY OTHERS DISCLAIMER

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

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DATE: 06/02/2025
CAD I.D.: P-C/M\-C-NDS

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
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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-905

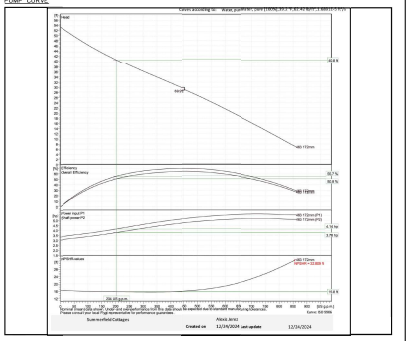
ORG. DATE - 06/02/2025

LIFT STATION PUMP SPECIFICATIONS

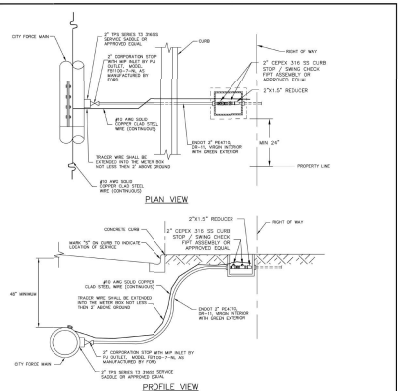
PUMP MANUFACTURER	FLYGT			
PUMP MODEL	NP 3102.MT-1 - ADAPTIVE 493			
IMPELLER SIZE	172 MM			
DESIGN POINT	204	GPM	40.4	HEAD
PUMP POWER AND SPEED	5.2	HP	1,800	RPM
ELECTRICAL DATA	2	PHASE	460	VOLTS
INTAKE PIPE DIAMETER	4"			
DISCHARGE PIPING DIAMETER	4"			

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



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



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 36") 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.

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

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 02241, 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 1" 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 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.

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

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 SHAL. 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 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 TOTAL DIAMETER 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" 3F 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 MATERIA. 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.

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MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE BENDS GREATER THAN 10° AND AT ALL WYE, 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 EASE 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 II 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 II 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 S BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS EING 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) OI CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE WATER MAIN; AND

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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 II 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 II 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 SYSTEMS, AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6002, F.A.C.

(5) WHERE AN UNDERGROUND WATER MAIN S 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 INTI 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 LEFT OPEN 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

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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
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. ALL TECHNICAL INFORMATION CONTAINED IN THESE PLANS IS PROPRIETARY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER. ANYONE USING THIS INFORMATION WITHOUT WRITTEN AUTHORIZATION FROM BOHLER SHALL HOLD HARMLESS BOHLER FOR ANY DAMAGES RESULTING THEREFROM. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY BOHLER.

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT
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BOHLER
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THESE PLANS HAVE BEEN DIGITALLY SIGNED AND SEALED BY ROBERT MICHAEL KOLAKOWSKI, PE 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:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-906

ORG. DATE - 06/02/2025

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.

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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 AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM 12241, 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 73.40 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 (DK-9) ASTM D2737. PE PIPE SHALL BE ENDOT IND./STRIES, 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 BUNAN 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 DATE: 04-03-24	CITY OF WILDWOOD WATER DETAIL		DETAIL NUMBER: W-02 1 OF 4
		NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS		

VALVES

GATE VALVES SMALLER THAN 3" 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 "RELISE" 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 CONSIS' 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 #36F 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.

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		NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS		

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 IN THE 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. LUMPS 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.

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 LEF' 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 WEARING 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 PRACTICEL MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

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		NON-POTAB.E WATER DISTRIBUTION SPECIFICATIONS		

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 FILL THE LINE WITH WATER AND INSTALL THE NECESSARY FIXTURES, PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 50 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 WIL 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 DISINFILLED.

ALL NON-POTABLE WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE SUBSTANTIAL COMPLETON 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

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 FIL 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 PROPEF COMPACTION.

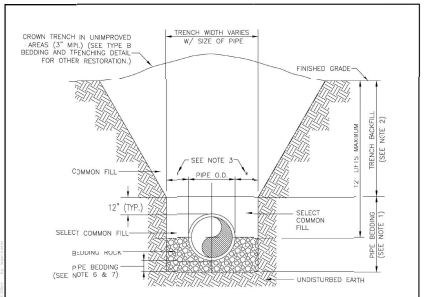
BACKFILL SHAL. NOT BE PLACED OVER ANY PLASTIC PIPE WHILE I' IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE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

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR F SETTLEMENT OCCURS, THE' 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.

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 DATE: 04-03-24	CITY OF WILDWOOD WATER DETAIL		DETAIL NUMBER: W-02 4 OF 4
		NON-POTAB.E WATER DISTRIBUTION SPECIFICATIONS		



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% 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.

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		TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL		

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
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: FL8240129.00-0A
DRAWN BY: CR
CHECKED BY: RM
DATE: 06/02/2025
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
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FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION

THE SEAL APPEARING ON THIS DETAIL IS ASSIGNED AND DESIGNED BY ROBERT MICHAEL MCCRAY, P.E. LICENSE NUMBER 0078787 IN THE STATE OF FLORIDA. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT MICHAEL MCCRAY, 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:

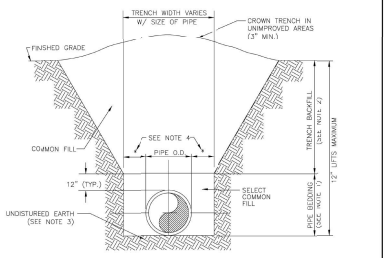
CONSTRUCTION DETAILS

SHEET NUMBER:

C-907

ORG. DATE - 06/02/2025

JUN 03, 2025
H:\2024\FL8240129.00-0A\CAD\DWG\DESIGN PLANS SETS\P-CIVIL-CONSTRUCTION DETAILS.DWG, LAYOUT: CIVIL CONSTRUCTION DETAILS



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. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES

CITY OF WILDWOOD		CITY OF WILDWOOD WATER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE / 04-03-24	TYPE B - DRY CONDITION BEDDING AND TRENCHING DETAL	W-04 1 OF 1

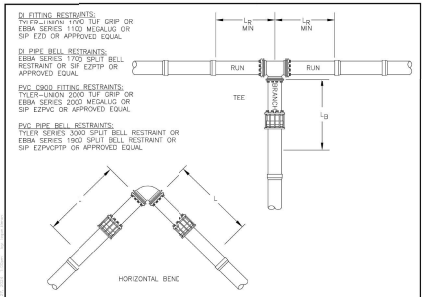
LOCATON OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

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	WATIR 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, EXCEPT 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		CITY OF WILDWOOD WATER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE / 04-03-24	SEPARATION OF WATER MAINS	W-05 1 OF 1



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

MINIMUM LENGTH OF PIPE "L" (FEET) TO BE RESTRAINED

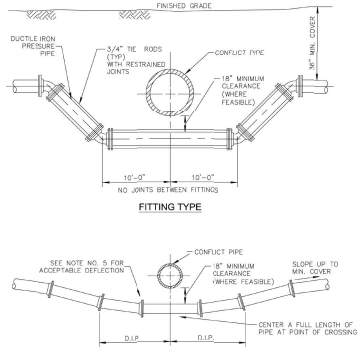
(SOURCES: EBBA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

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° HORZ. 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 *	1	19	–	–	–	–	–	–	–	–
	6"x *	1	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	131	–	–
	24"x *	1	1	5	32	55	77	95	128	158	–
	30"x *	1	1	1	15	42	65	84	128	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	96	77	54	–	–	–
	24"x *	173	166	157	145	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.

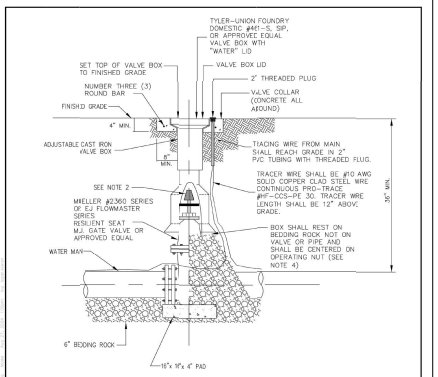
CITY OF WILDWOOD		CITY OF WILDWOOD WATER DETAIL	
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE / 04-03-24	MECHANICAL JOINT RESTRAINTS	W-06 2 OF 2



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

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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CHECKED BY: RW
DATE: 06/02/2025
CAD I.D.: P-CIVIL-CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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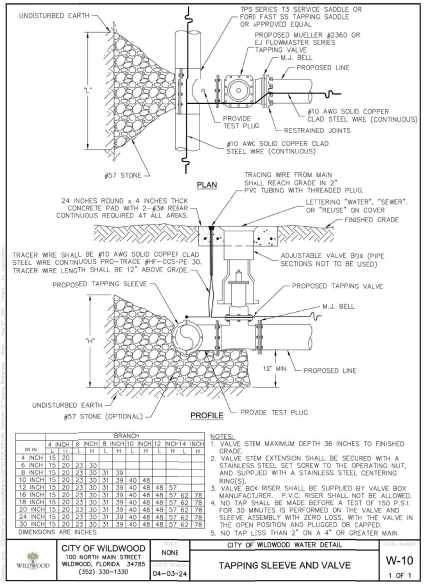
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-908

ORG. DATE - 06/02/2025

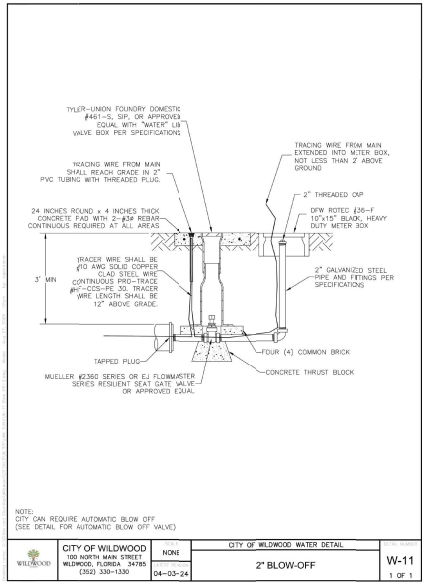


DN IN	BRANCH 4 INCH L	4 INCH H	6 INCH L	6 INCH H	8 INCH L	8 INCH H	10 INCH L	10 INCH H	12 INCH L	12 INCH H	14 INCH L	14 INCH H
4 INCH	15	20										
6 INCH	15	20	23	30								
8 INCH	15	20	23	30	31	39						
10 INCH	15	20	23	30	31	39	40	48				
12 INCH	15	20	23	30	31	39	40	48	48	57		
16 INCH	15	20	23	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

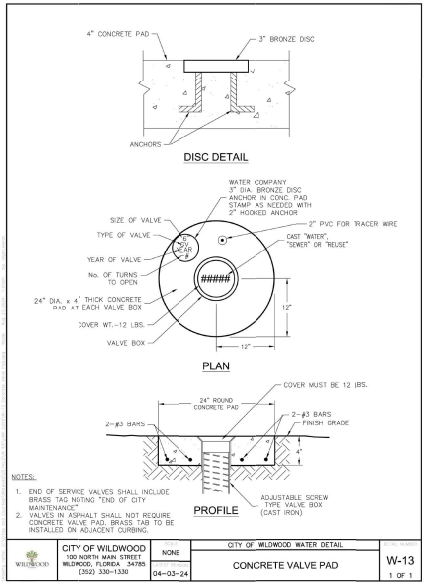
NOTES:
1. VALVE STEM MAXIMUM DEPTH 36 INCHES TO FINISHED GRADE.
2. VALVE STEM EXTENSION SHALL BE SECURED WITH A STAINLESS STEEL SET SCREW TO THE OPERATING NUT, AND SUPPLIED WITH A STAINLESS STEEL CENTERING RING(S).
3. VALVE BOX RISER SHALL BE SUPPLIED BY VALVE BOX MANUFACTURER. P.V.C. RISER SHALL NOT 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	NONE	CITY OF WILDWOOD WATER DETAIL	W-10
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	04-03-24	TAPPING SLEEVE AND VALVE	1 OF 1



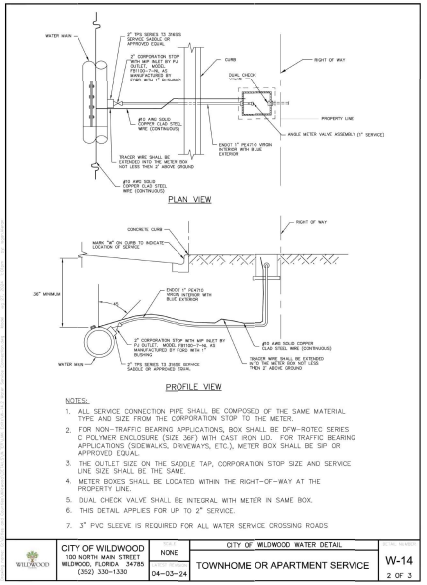
NOTE:
CITY CAN REQUIRE AUTOMATIC BLOW OFF (SEE DETAIL FOR AUTOMATIC BLOW OFF VALVE)

CITY OF WILDWOOD	NONE	CITY OF WILDWOOD WATER DETAIL	W-11
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	04-03-24	2" BLOW-OFF	1 OF 1



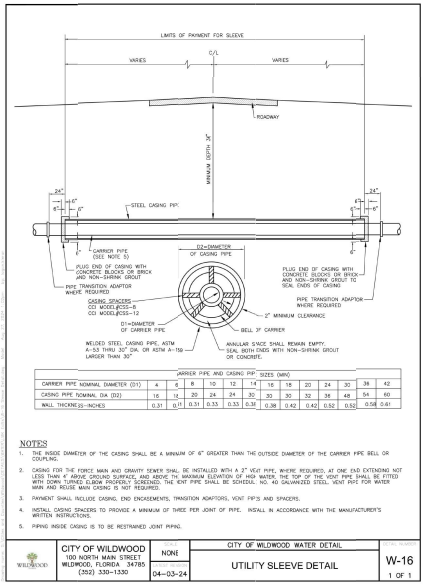
NOTES:
1. END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING "END OF CITY MAINTENANCE".
2. VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

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

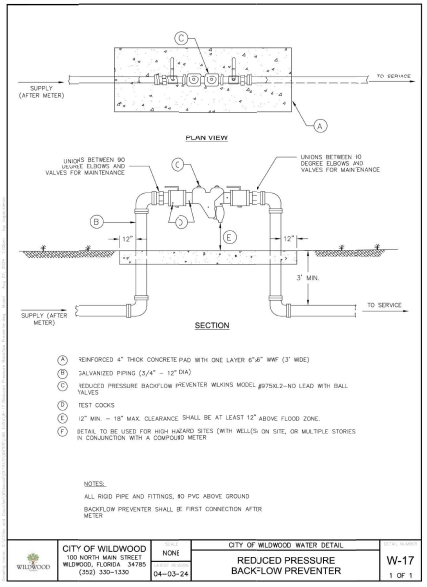
CITY OF WILDWOOD	NONE	CITY OF WILDWOOD WATER DETAIL	W-14
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	04-03-24	TOWNHOME OR APARTMENT SERVICE	2 OF 3



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	30	32	36	48	54	60
WALL THICKNESS-INCHES	0.31	0.31	0.31	0.33	0.33	0.34	0.36	0.42	0.42	0.52	0.52	0.56	0.61

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 SCHEDUL. 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.

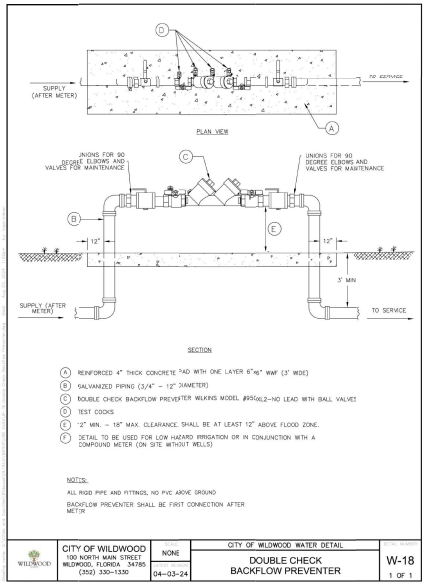
CITY OF WILDWOOD	NONE	CITY OF WILDWOOD WATER DETAIL	W-16
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	04-03-24	UTILITY SLEEVE DETAIL	1 OF 1



(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 WELLS) 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	NONE	CITY OF WILDWOOD WATER DETAIL	W-17
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	04-03-24	REDUCED PRESSURE BACKFLOW PREVENTER	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	NONE	CITY OF WILDWOOD WATER DETAIL	W-18
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	04-03-24	DOUBLE CHECK BACKFLOW PREVENTER	1 OF 1

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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SHEET NUMBER:

C-909

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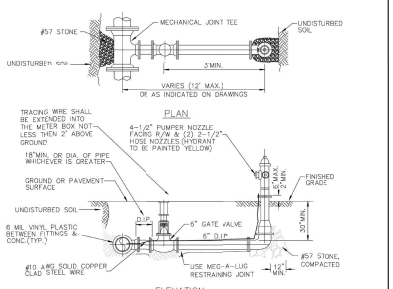
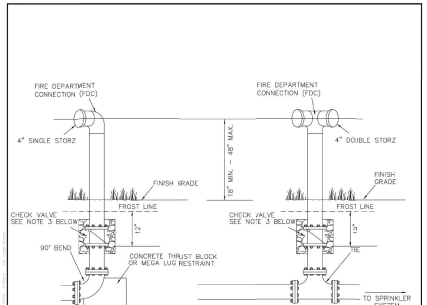


NOTES

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 TC 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.

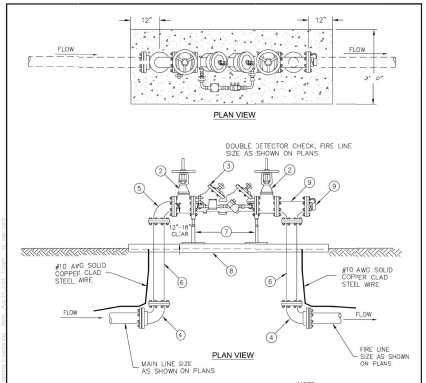
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE HYDRANT ASSEMBLY	W-19 1 OF 1



NOTES

1. ALL ABOVE-GROUND PARTS OF THE FJC 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	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE DEPARTMENT CONNECTION (4" OR GREATER) WITH CHECK VALVE	W-20 1 OF 1

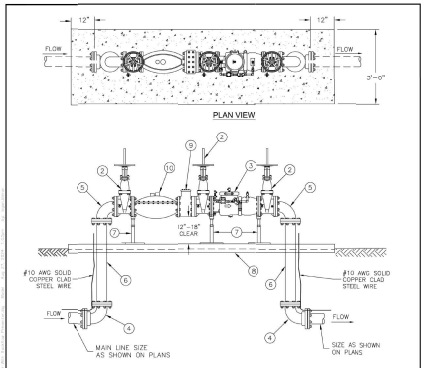


NOTE: FREEZE PROTECTION TO BE PROVIDED IN ACCORDANCE WITH FIRE DEPARTMENT

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	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE LINE BACKFLOW PREVENTER DEVICE	W-21 1 OF 1

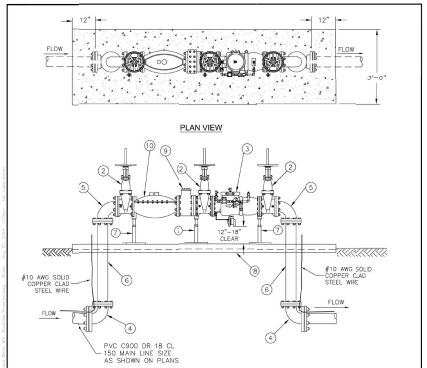


NOTE: ALL BACKFLOW PREVENTION TO INCLUDE FREEZE PROTECTION IN ACCORDANCE WITH FIRE DEPARTMENT

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	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL	METER WITH BACKFLOW PREVENTER 3"-12"	W-22 1 OF 1

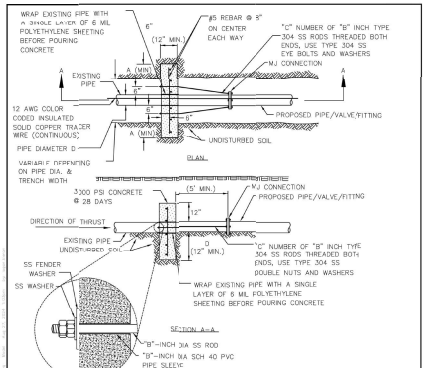


NOTE: ALL BACKFLOW PREVENTION TO INCLUDE FREEZE PROTECTION

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 0
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	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL	FIRE LINE COMPOUND METER WITH BACKFLOW PREVENTER 6"-12"	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 WITH 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	NONE 04-03-24	CITY OF WILDWOOD SEWER DETAIL	THRUST COLLAR	W-24 1 OF 1

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DETAILS BY OTHERS DISCLAIMER

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DRAWN BY:	CR
CHECKED BY:	KW
DATE:	06/02/2025
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 LICENSE: EB 26770 LA 6670

THESE PLANS HAVE BEEN DIGITALLY SIGNED AND SEALED BY ROBERT J. WOLFE, 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:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-910

ORG. DATE - 06/02/2025

JUN 03, 2025
H:\2021\FLB240129.00-0A\CAD\CIVIL\PLAN SETS\P-CIVIL-CNDS\FLB240129.00-0A_CONSTRUCTION DETAILS FOR

GENERAL NOTES:

1. For curb, gutter and curb & gutter provide ½" - ¾" contraction joints @ 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints with intermediate joints not to exceed 30' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Concrete Curb and Gutter
3	Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb

TYPE A

TYPE E

TYPE F

SHOULDER GUTTER

TYPE A, TYPE E, TYPE F, AND SHOULDER GUTTER (Other Types Similar)

CONCRETE BUMPER GUARD

LAST REVISION 11/01/21 | DESCRIPTION: | FY 2023-24 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 1 of 3

TYPE A

TYPE B

TYPE D

TYPE E

TYPE F

TYPE RA

DROP CURB

TYPE D

TOLL READER CURB

PLAN VIEW

SECTION A-A

SECTION B-B

SECTION C-C

VALLEY GUTTER

SHOULDER GUTTER

CONCRETE CURB AND GUTTER

NOTES:

1. For Type A, Type E, and Type D Curb: When used on flat slope of roadway, curb filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on flat slope of roadway, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, retain entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details showing usage of Type A Curb adjacent to flexible pavement see Sheet 3.

LAST REVISION 11/01/21 | DESCRIPTION: | FY 2023-24 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 2 of 3

CONTRACTION JOINTS IN CURB

CONTRACTION JOINTS IN CURB & GUTTER

NOTE: Sawcuts should be avoided within valley gutter on within curb and gutter endings.

PLAN

ELEVATION

FLARED END

STRAIGHT END

CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

CURB AND GUTTER ENDINGS

NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

CONCRETE BUMPER GUARD

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

NOTES:

1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

LAST REVISION 11/01/21 | DESCRIPTION: | FY 2023-24 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 3 of 3

GENERAL NOTES:

1. Work thickness with Index 425-001 and Index 425-010.
2. Orient grate with vanes directed toward predominant flow.
3. Provide ½" minimum cover for steel in slab tops unless otherwise shown. Tops may be poured cast-in-place or precast concrete.
4. Place top slab openings such that 2 edges of inlet frame will be located directly above bottom wall or riser wall for Alternate B applications.
5. When used on a structure with dimensions larger than those detailed on Sheet 3 and inserts are not applied, construct the top slab using Index 425-010 with the slab opening adjusted to 24"x36". The "Special Top Slab" on Index 425-010 is not permitted.
6. Frame may be adjusted with one to six courses of brick.
7. Vaned grates with approximately equal openings that satisfy AASHTO M-306 loading are permitted. Provide reversible bright or MFG grates.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Frame and Grate Details
3	Top Slab Details

CURB INLET TOP TYPE 9

LAST REVISION 10/01/20 | DESCRIPTION: | FY 2023-24 STANDARD PLANS | CURB INLET TYPE 9 | INDEX 425-024 | SHEET 1 of 3

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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

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SUITE 101E
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SHEET TITLE:

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ORG. DATE - 06/02/2025

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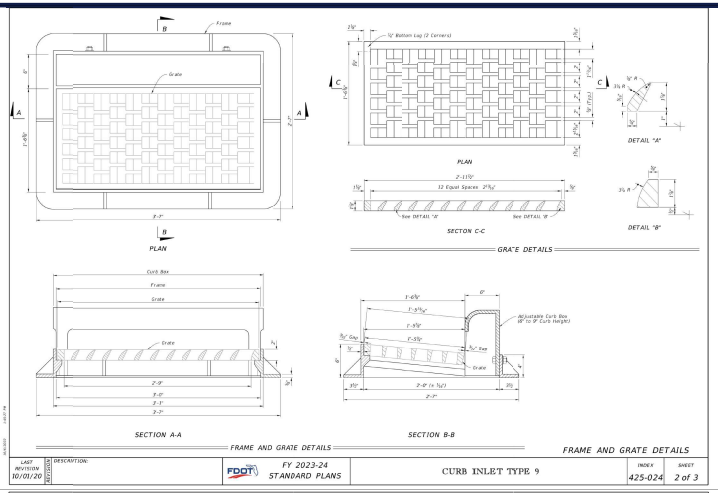
DETAILS BY OTHERS DISCLAIMER

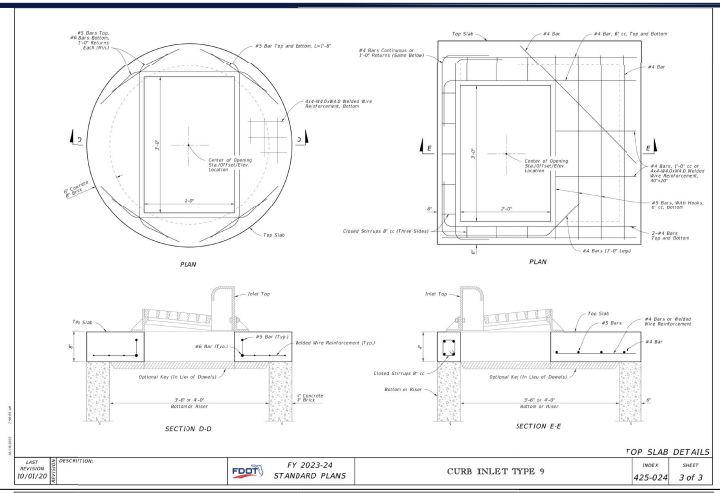
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PROPERTY AND INJURY TO PERSONS CAUSED BY THE CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL NOTIFY OWNERS OF ADJACENT PROPERTY AND UTILITY COMPANIES WHEN PROSECUTION OF THE WORK MAY AFFECT THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS ARISING FROM THE NATURE OF THE WORK AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK. THE CONTRACTOR SHALL PAY ALL CHARGES AND FEES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF PERMITS AND APPROVALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL CONTACT SUNSHINE ONE CALL OF FLORIDA, INC. AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.



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



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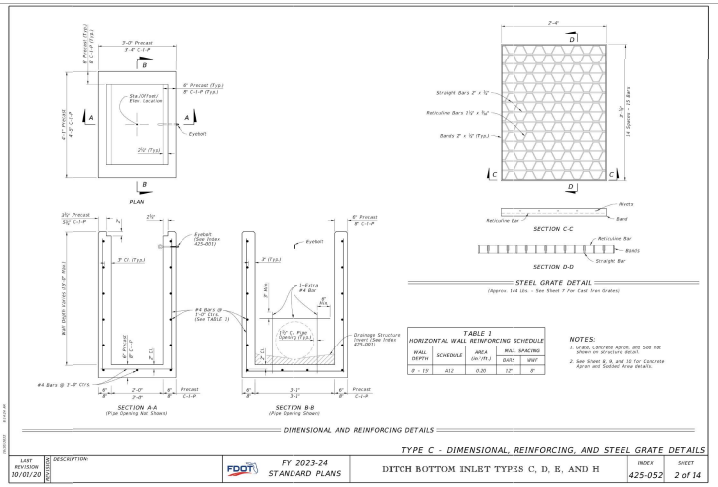

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
9' - 13'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 5, 9, and 10 for Concrete Apron and Slotted Area details.

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

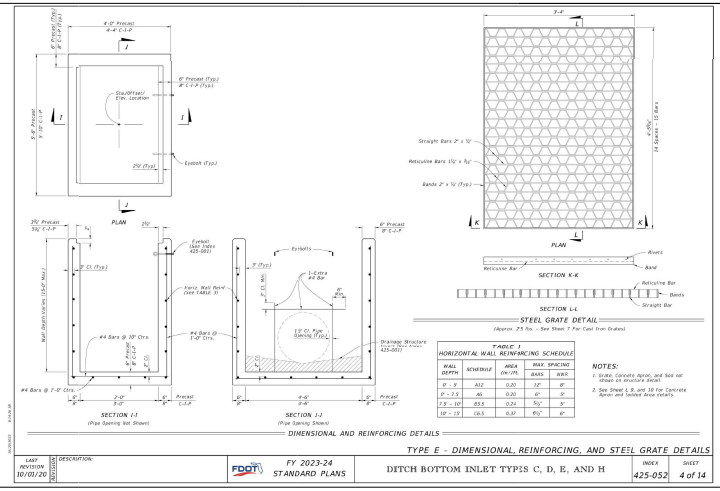

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
9' - 9'	A12	0.20	12"	8"
9' - 13'	66	0.20	6"	5"
13' - 19'	65.5	0.34	5½"	5"
19' - 25'	06.5	0.31	6½"	6"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 5, 9, and 10 for Concrete Apron and Slotted Area details.

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

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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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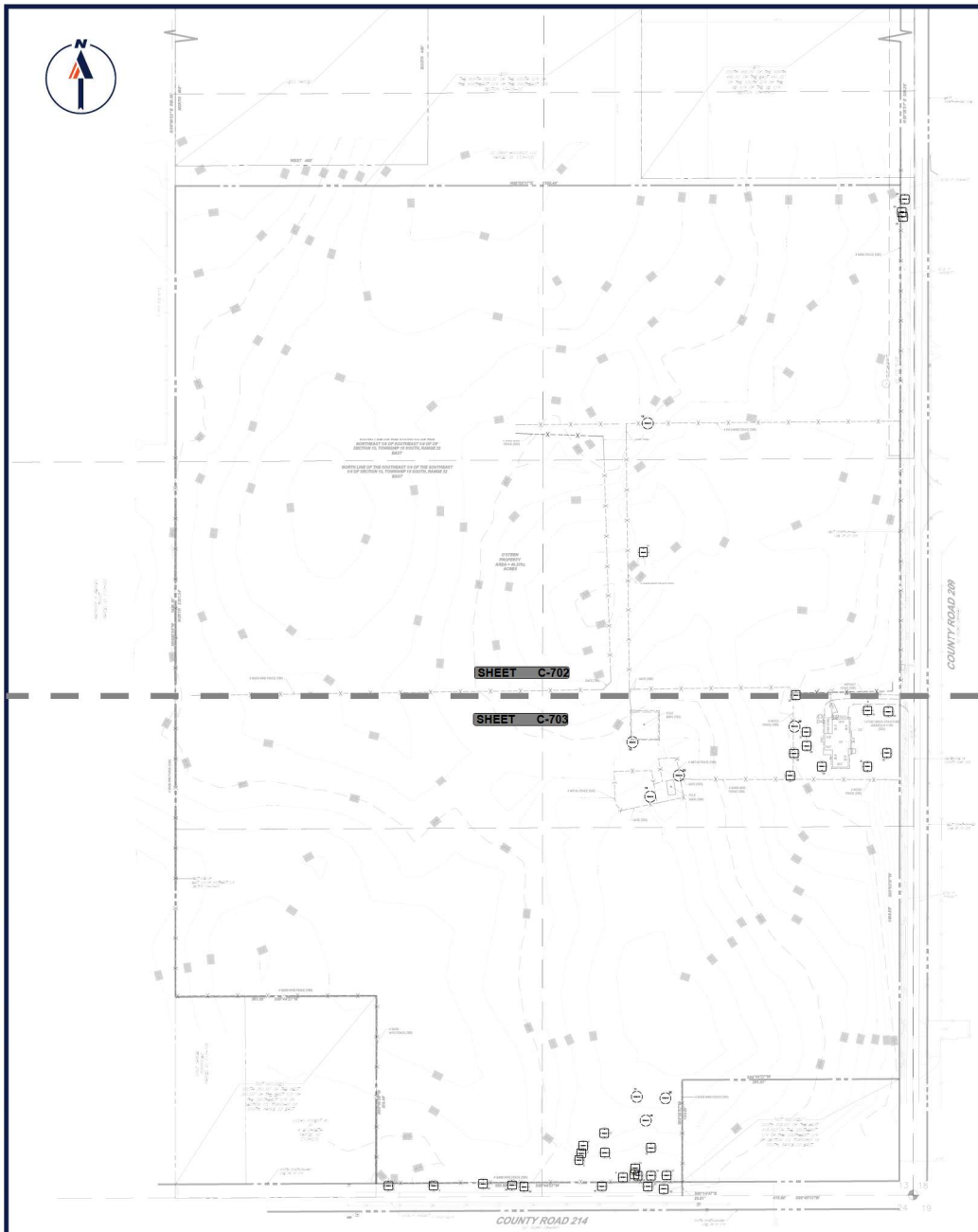
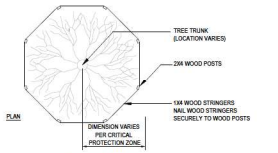


TREE DISPOSITION LIST

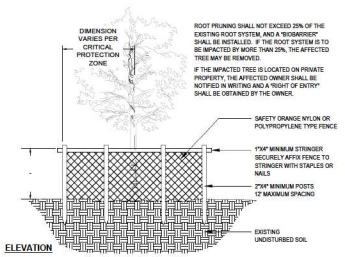
No.	Botanical Name	Common Name	DBH (in.)	Condition	Disposition	Status	Required Replacement	Provided Replacement
1	Quercus virginiana	Live Oak	51	Good	Remain	Offsite	------	------
2	Quercus virginiana	Live Oak	56	Good	Remain	Offsite	------	------
3	Quercus laurifolia	Laurel Oak	45	Good	Remain		------	------
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

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-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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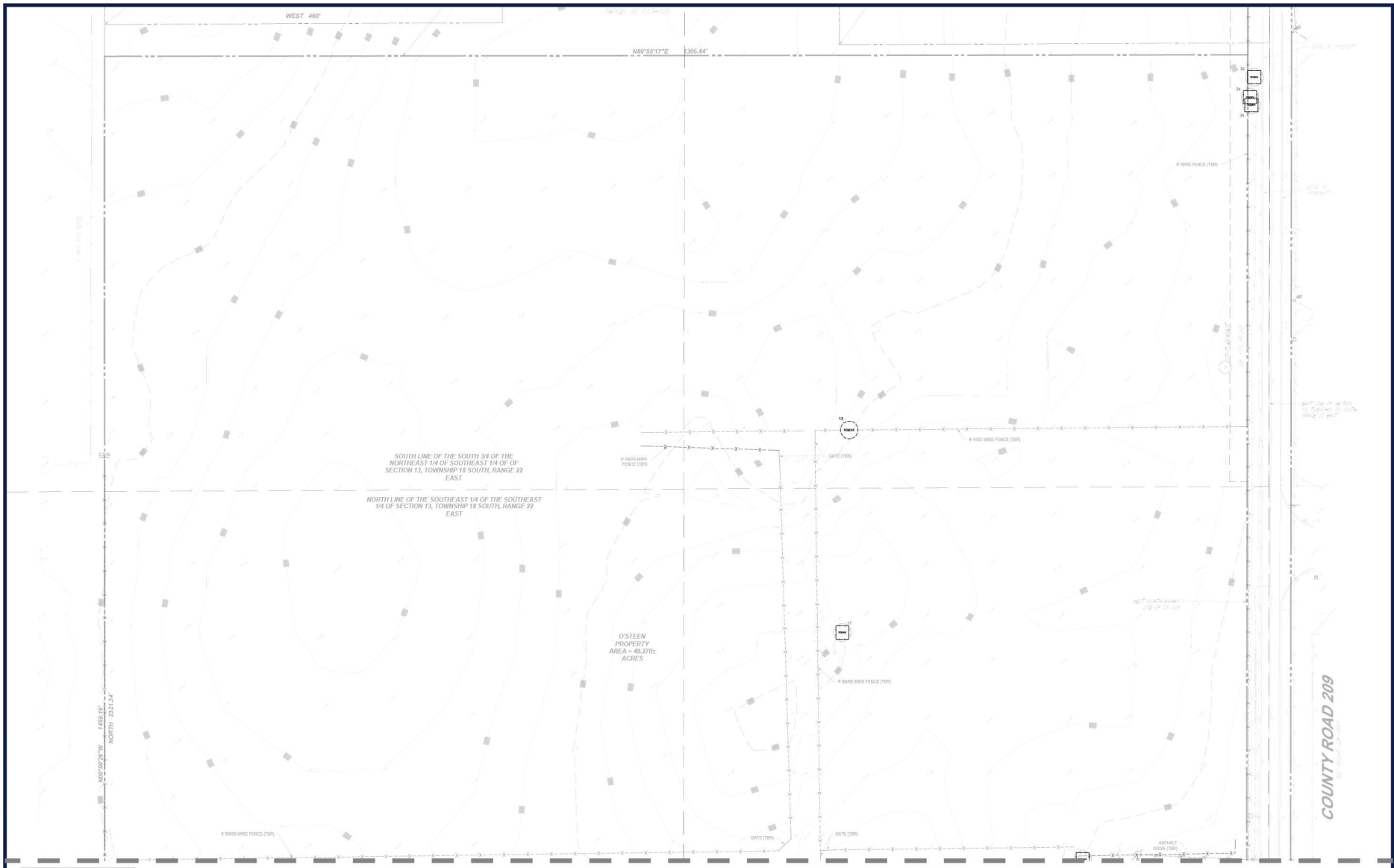
SHEET TITLE:

OVERALL TREE DISPOSITION PLAN

SHEET NUMBER:

C-701

ORG. DATE - 01/17/2025



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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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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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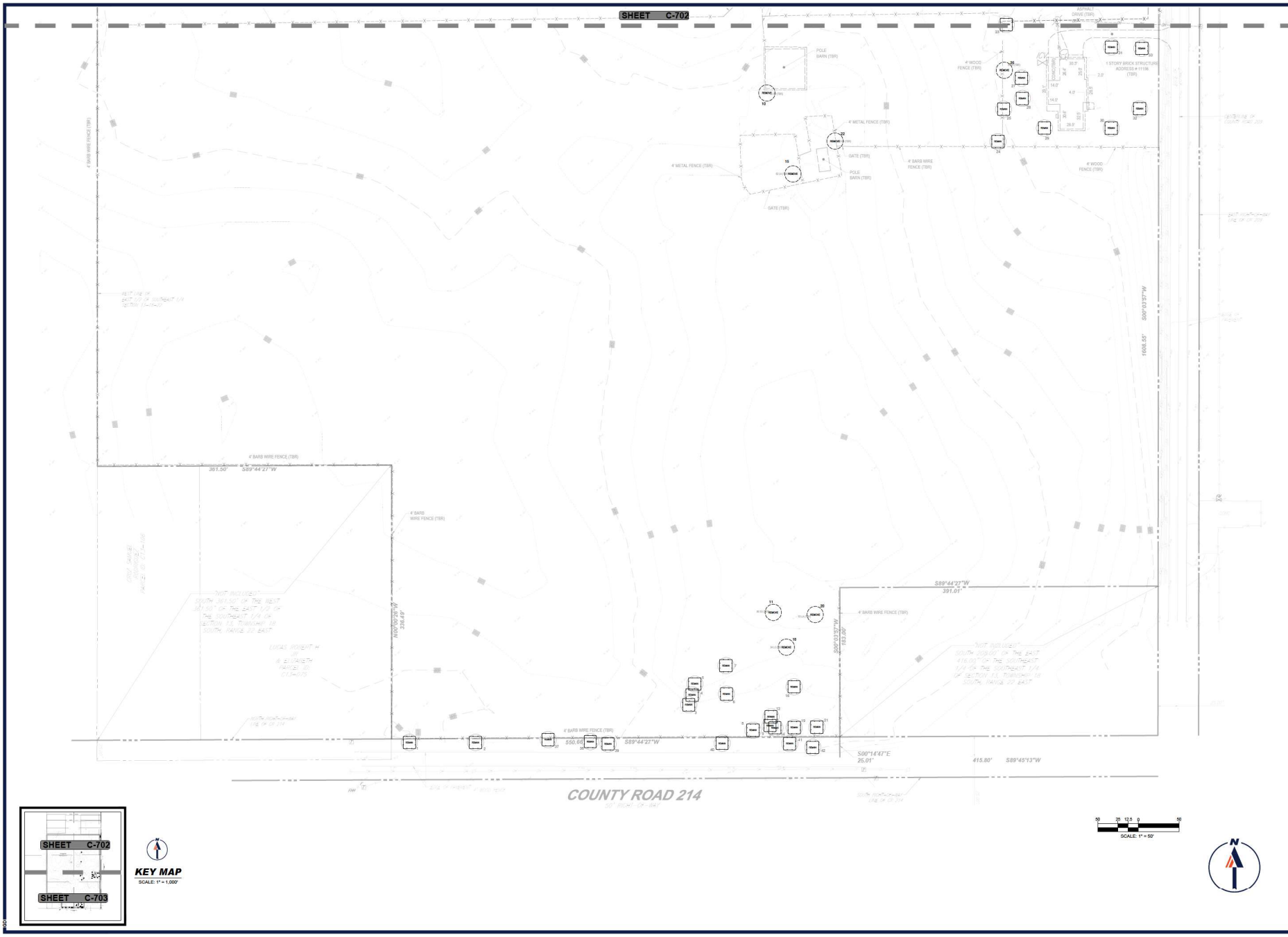
SHEET TITLE:

TREE DISPOSITION PLAN

SHEET NUMBER:

C-702

ORG. DATE - 01/17/2025



BOHLER

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

REVISIONS

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DRAWN BY:	GD
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVL-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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SHEET TITLE:

TREE DISPOSITION PLAN

SHEET NUMBER:

C-703

ORG. DATE - 01/17/2025

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 once 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 then 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
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
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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SHEET TITLE:

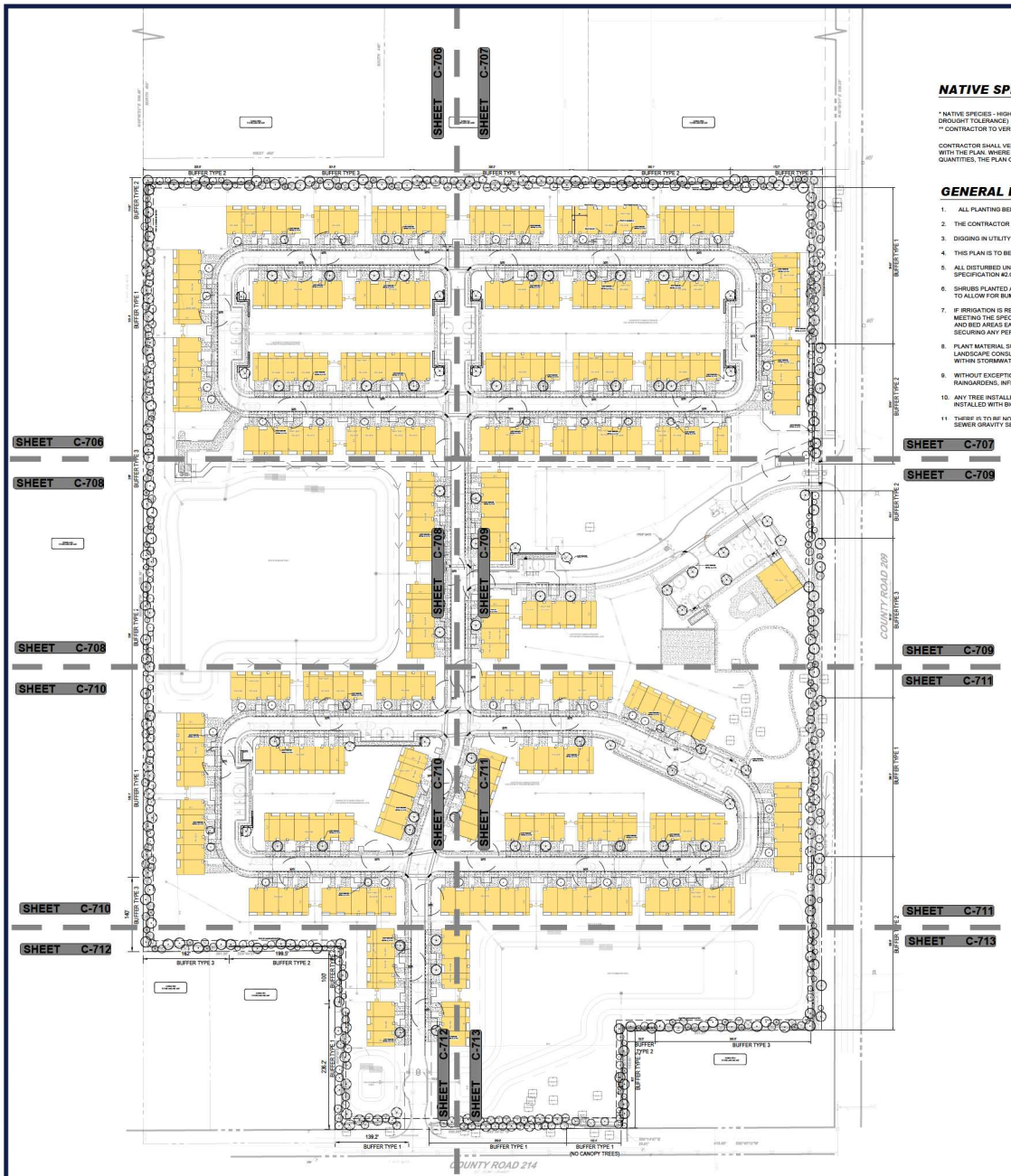
TREE DISPOSITION NOTES

SHEET NUMBER:

C-704

ORG. DATE - 01/17/2025

Jan 16, 2025
H:\2025\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-TREDP-FLB240129.00A.dwg —— LAYOUT: C-704 TREE DISPOSITION NOTES
BOHLER



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.

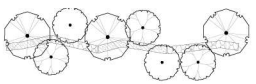
ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION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

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

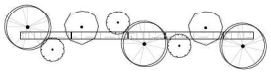
NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OF DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

LANDSCAPE DATA TABLE

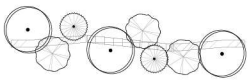
JURISDICTION	CITY OF WILDWOOD	
CURRENT ZONING /PROPOSED ZONING	R2 RESIDENTIAL	
TOTAL SITE AREA	±49.27 AC	
PERIMETER BUFFER REQUIREMENTS DDS CH 2(H)(4-6)		
(3). Buffers shall be provided on the outer perimeter of lots or parcels where a change of use occurs. (6). The min. landscape buffer shall contain 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	5		5	3	3	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
MG	11	5		5	3	3	MAGNOLIA GRANDIFLORA 'SOUTHERN MAGNOLIA'	SOUTHERN MAGNOLIA	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
MV	11	5		5	3	3	MORUS RUBRA	SOUTHERN MORUS	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
MS	11	5		5	3	3	MAGNOLIA GRANDIFLORA 'ST. MARY'	ST. MARY MAGNOLIA	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
BT	11	5		5	3	3	BURSERA SIMARUBA	TORCHWOOD	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
PE	11	5		5	3	3	PERSEA BORBONIA	RED BAY	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
QV	11	5		5	3	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	22'-24'HT, 12" CAL/FIELD (MULTI-TRUNK)	CONTAINER	NATIVE	TOLERANT
CF	11	5		5	3	3	CONOCARPUS ERECTUS	FLORIDIA LV	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
INTERNAL TREES												
LI	11		11				LAGERSTROEMIA INDICA 'NATCHEZ'	LAGERSTROEMIA INDICA 'NATCHEZ'	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
MG	11		11				MAGNOLIA GRANDIFLORA 'SOUTHERN MAGNOLIA'	SOUTHERN MAGNOLIA	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
PARKING LOT TREES												
SOP	11		11				QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	7'-8'HT/3"-3.5" CAL/FIELD	CONTAINER	NATIVE	TOLERANT
CODE	QTY	EAST BUFFER	INTERIOR	NORTH BUFFER	SOUTH BUFFER	WEST BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT
SHRUB AREAS												
ITG	135	75		15	15	30	ITEA VIRGINICA 'SARGENTII'	SARGENTII SWEETSPIRE	3'-4' C.T./3' SPRD.	CONTAINER	NATIVE	TOLERANT
MP	42		42				MYRICA CERIFERA 'EMERALD'	EMERALD WAX MYRTLE	3'-4' C.T./3' SPRD.	CONTAINER	NATIVE	TOLERANT
MPC	28	28					MYRICA CERIFERA 'COMPACTA'	DWARF WAX MYRTLE	3'-4' C.T./3' SPRD.	CONTAINER	NATIVE	TOLERANT
PCK	14		14				PHOTINIA X FRASERI 'RED ROBIN'	RED ROBIN	3'-4' C.T./3' SPRD.	CONTAINER	NON-NATIVE	TOLERANT
SSP	135			15	15	30	SERENOA REPENS	SAW PALMETTO	3'-4' C.T./3' SPRD.	CONTAINER	NATIVE	TOLERANT
VOT	135			15	15	30	VIBURNUM OBOVATUM 'MINUS'	WALTER'S VIBURNUM	3'-4' C.T./3' SPRD.	CONTAINER	NATIVE	TOLERANT
WE	24			12	12		WAXLEAF PRIVET	WAXLEAF PRIVET	3'-4' C.T./3' SPRD.	CONTAINER	NON-NATIVE	TOLERANT

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

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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
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SHEET TITLE:

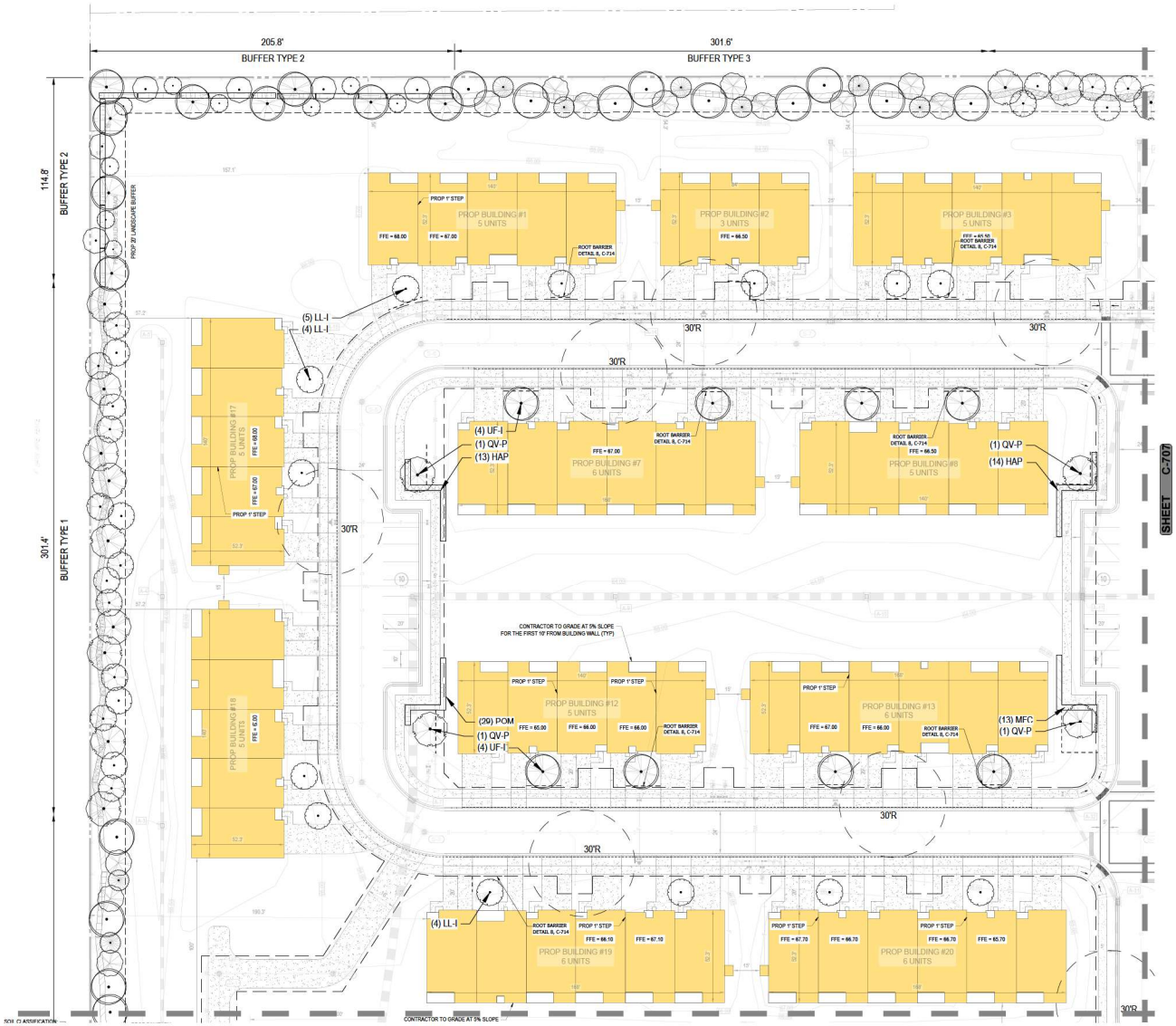
OVERALL LANDSCAPE PLAN

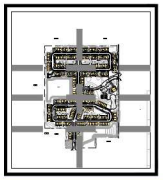
SHEET NUMBER:

C-705

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2025\FLB240129.00-0A\DGN\WKNG\SPN_PLAN SETS\P-CIVIL-LAND-FLB240129.00-0A.....LAYOUT: C-705 OVERALL LANDSCPE PLAN
BOHLER





KEY MAP
SCALE: 1" = 1,000'

N
W
E
S

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

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JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-706

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Apr 15, 2025
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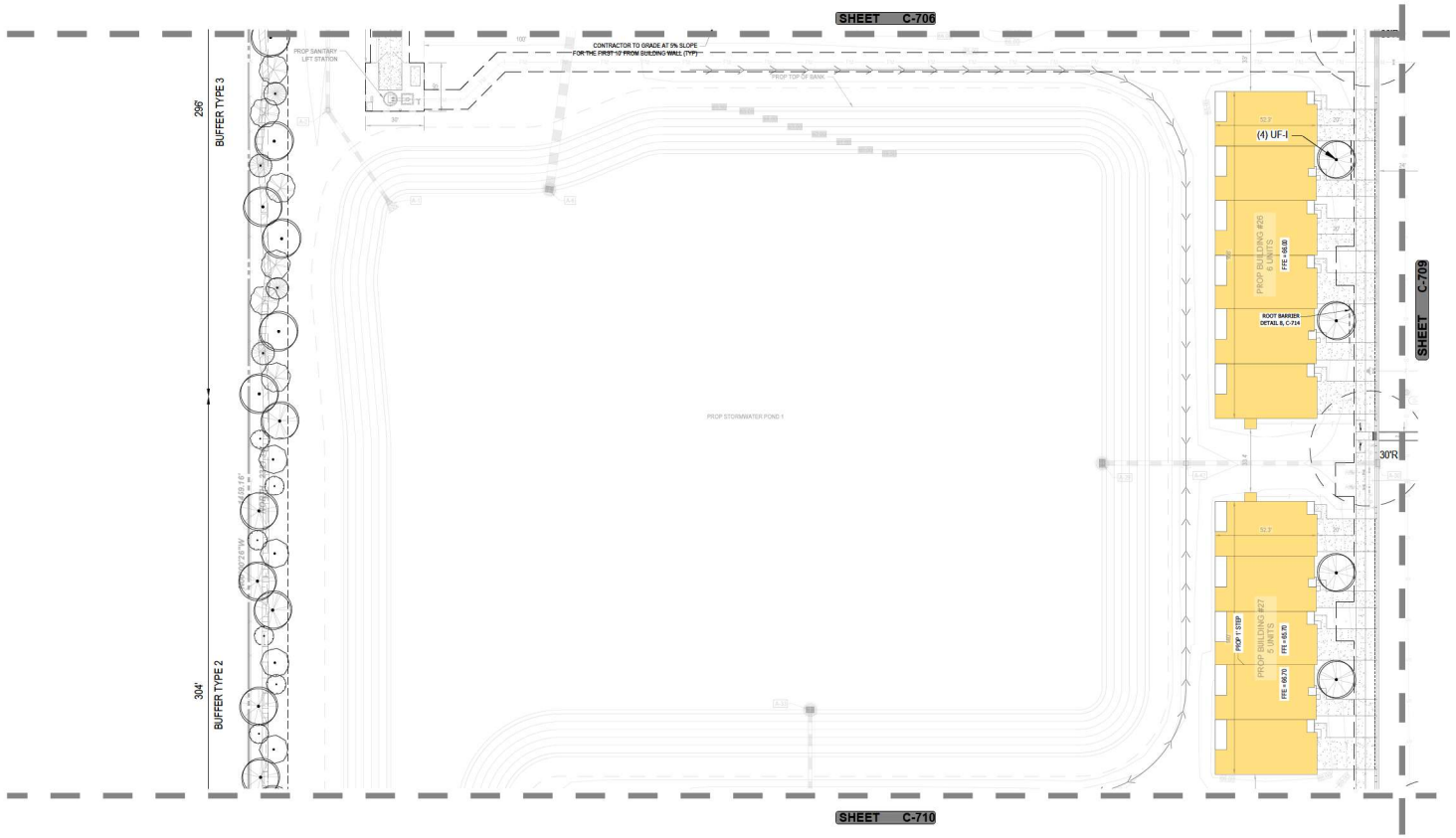

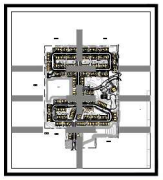

KEY MAP
SCALE: 1" = 1,000'

N
W E
S

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

BOHLER

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JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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LANDSCAPE PLAN

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C-708

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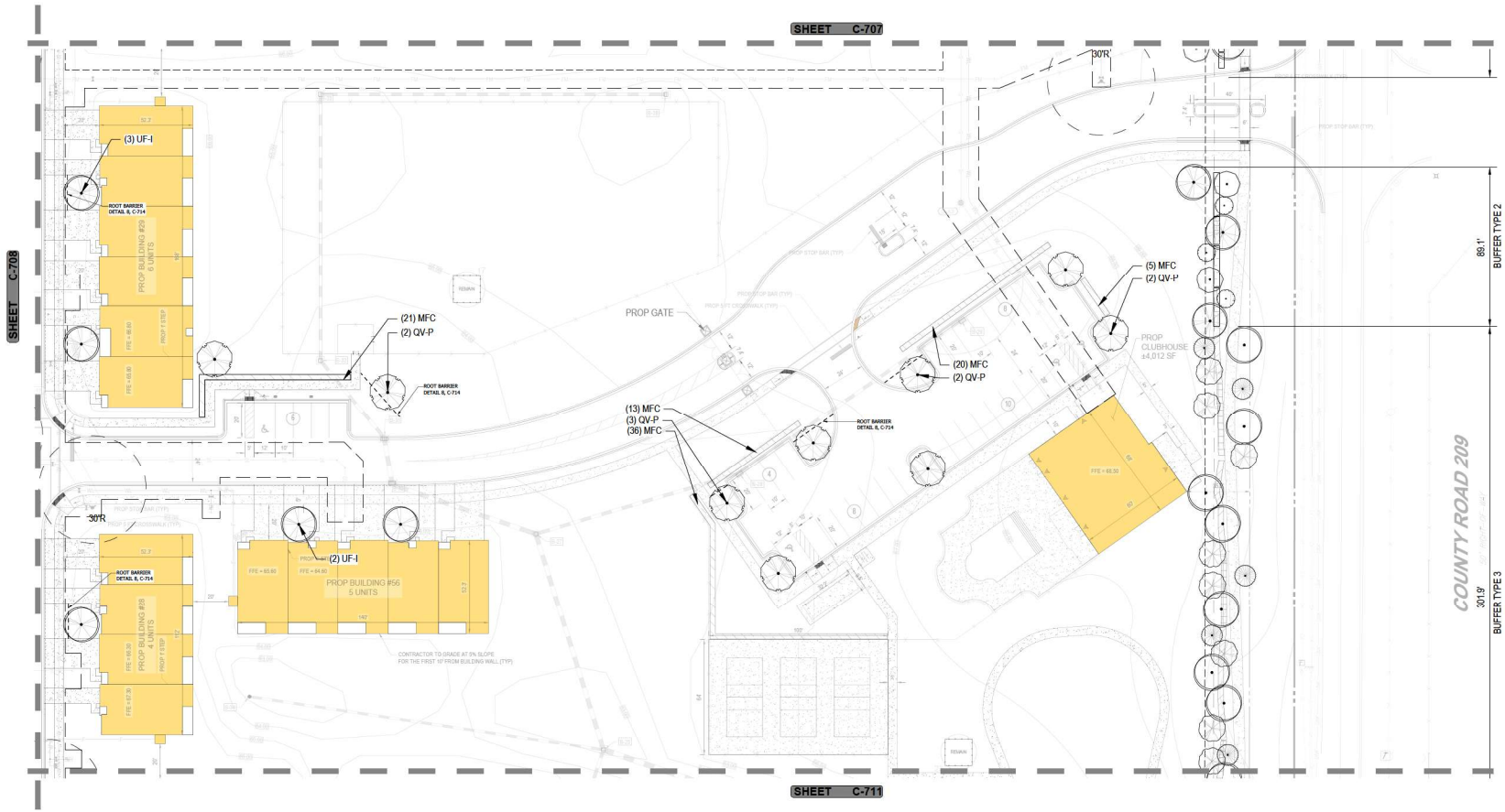

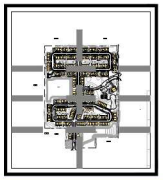

KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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A BTR GENERAL CONTRACTOR

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C-709

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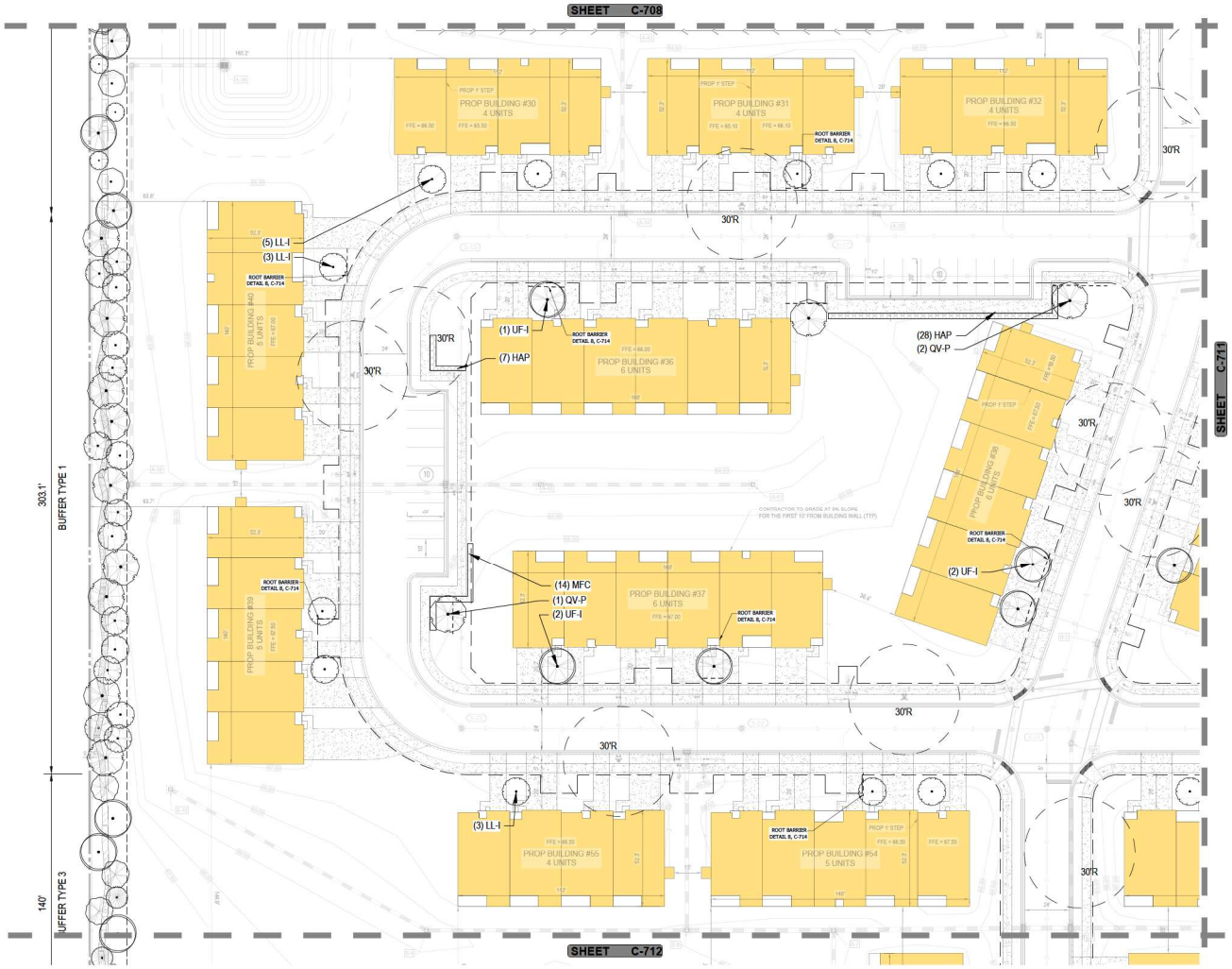
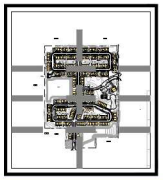
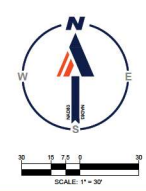




KEY MAP

SCALE: 1" = 1,000'



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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-710

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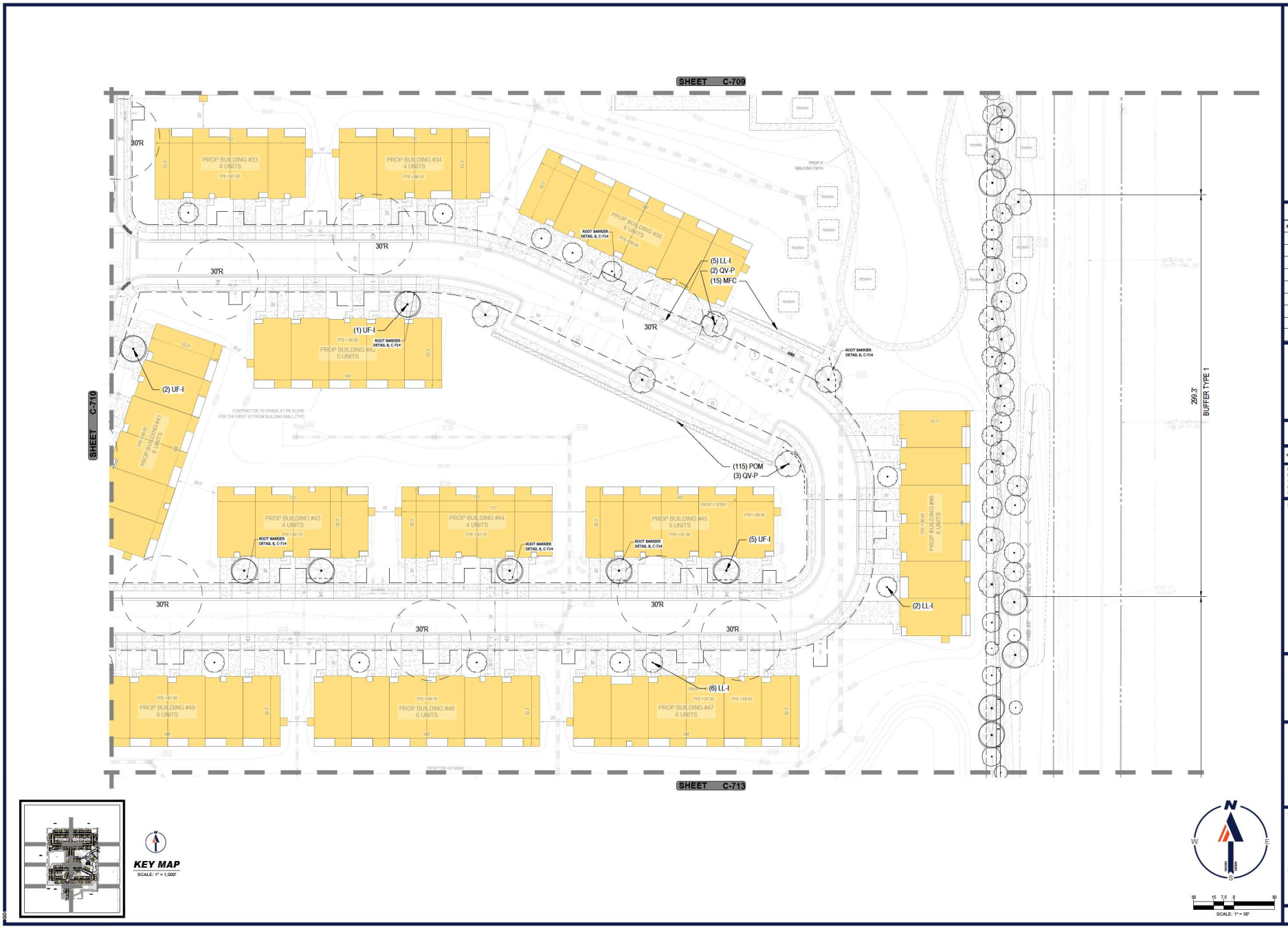

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A BTR GENERAL CONTRACTOR

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LANDSCAPE PLAN

SHEET NUMBER:

C-711

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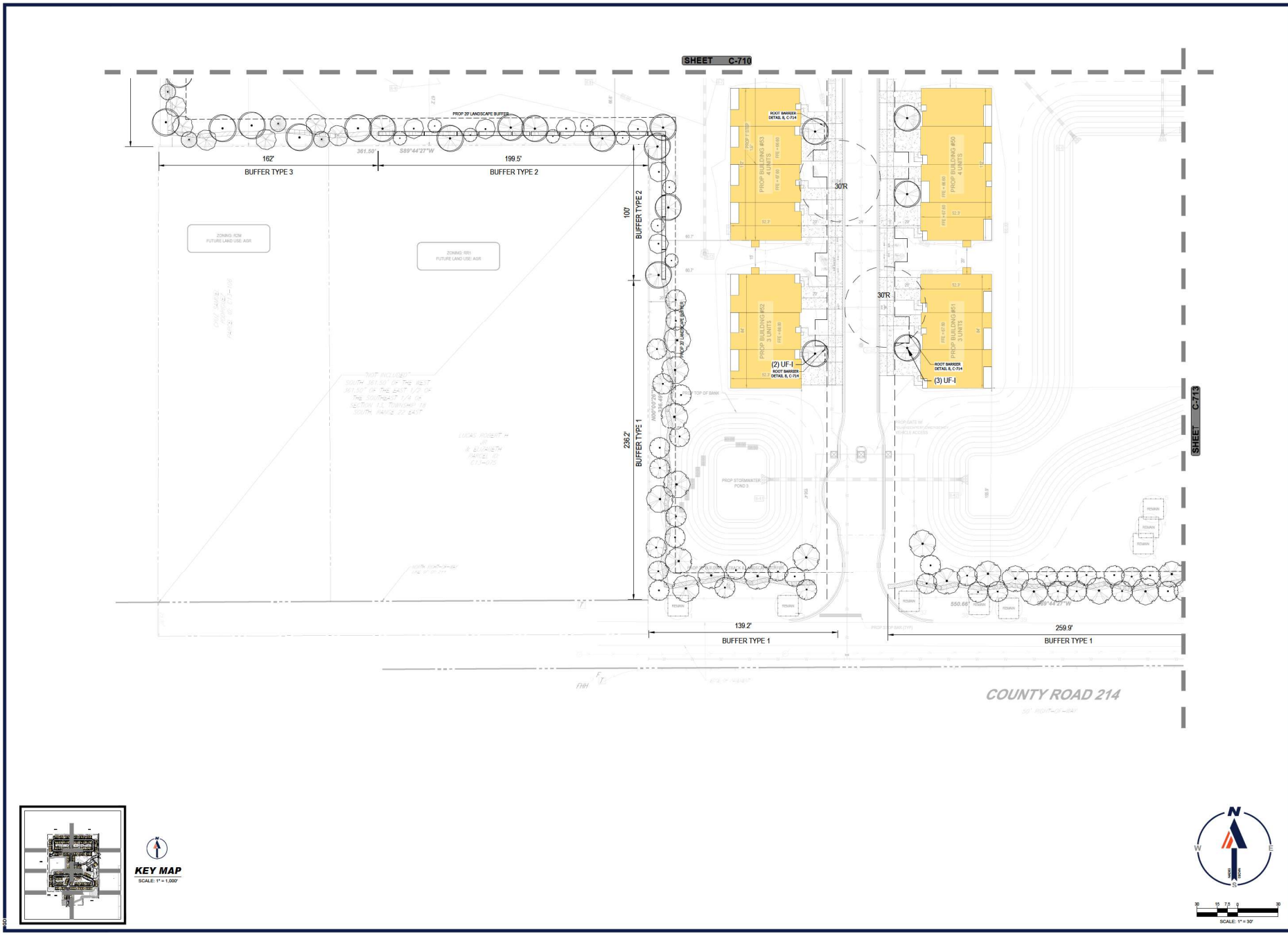
GD



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SITE PLAN DOCUMENTS

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JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

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SHEET TITLE:

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SHEET NUMBER:

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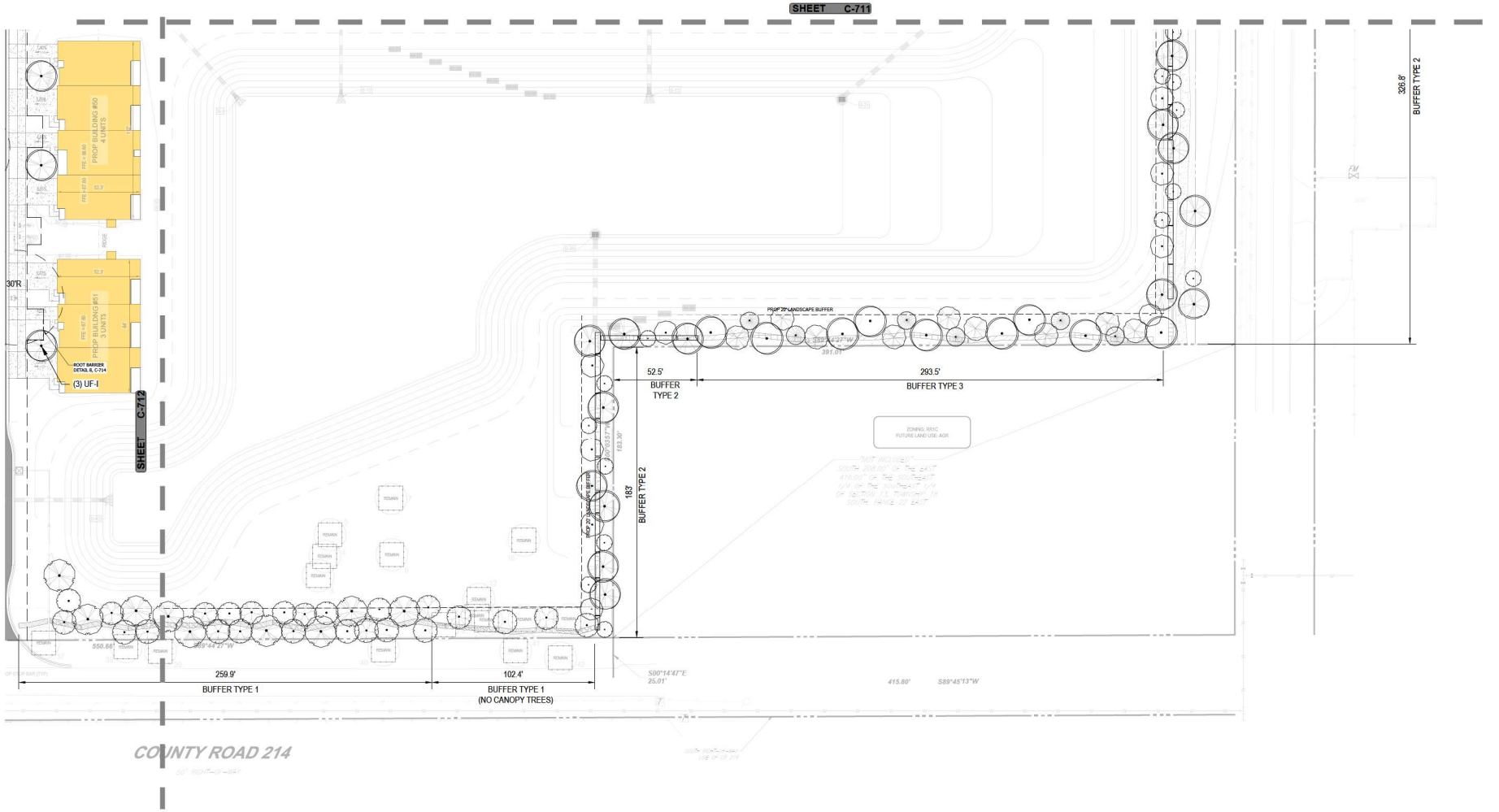

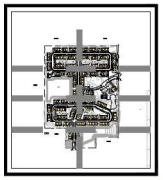

KEY MAP
SCALE: 1" = 1,000'

SCALE: 1" = 30'

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PROJECT No.:	FLB240129.00-0A
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	01/17/2025
CAD I.D.:	P-CIVL-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. 30780

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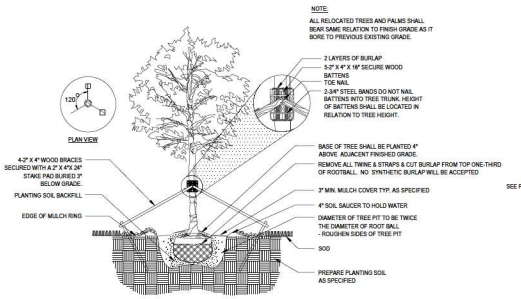
SHEET TITLE:

LANDSCAPE PLAN

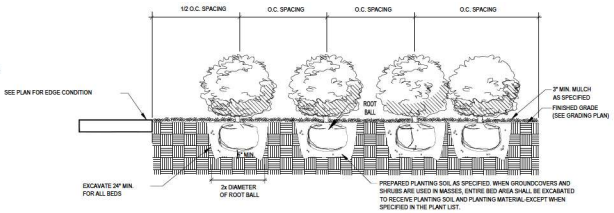
SHEET NUMBER:

C-713

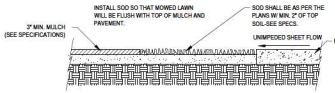
ORG. DATE - 01/17/2025



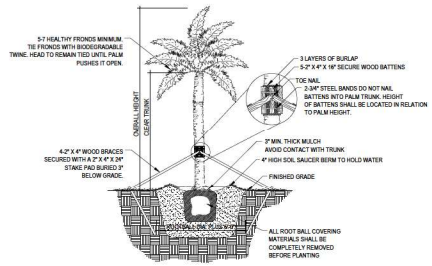
1 TREE INSTALLATION
SECTION NTS



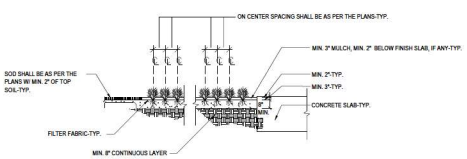
4 SHRUB PLANTING
SECTION NTS



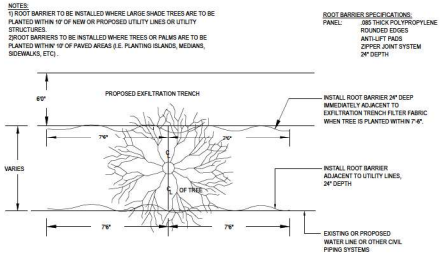
7 SOD INSTALLATION
SECTION NTS



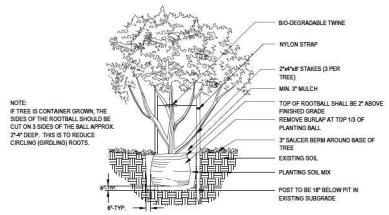
2 PALM INSTALLATION
SECTION NTS



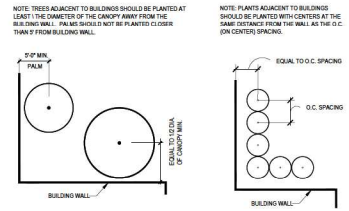
5 GROUNDCOVER PLANTING
SECTION NTS



8 ROOT BARRIER
SECTION NTS



3 SMALL TREE
SECTION NTS



6 PLANTING ADJACENT TO BUILDING
SECTION NTS

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LANDSCAPE ARCHITECTURE
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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A BTR GENERAL CONTRACTOR

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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\SPLAN SET\SP-CIVIL-LAND-FLB240129.00-0A-----LAYOUT- C-714 LANDSCAPE DETAILS
BY:GO

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.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND PLANNING
PROGRAM MANAGEMENT
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SHEET TITLE:

LANDSCAPE SCHEDULE

SHEET NUMBER:

C-715

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00\A\DGN\WKNG\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 DRY 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."
27. 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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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
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SHEET TITLE:

LANDSCAPE NOTES

SHEET NUMBER:

C-716

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00\A\D\CAD\DWG\SP\PLAN SET\SP-CIVIL-LAND-FLB240129.00-0A-----LAYOUT- C716 LANDSCAPE NOTES
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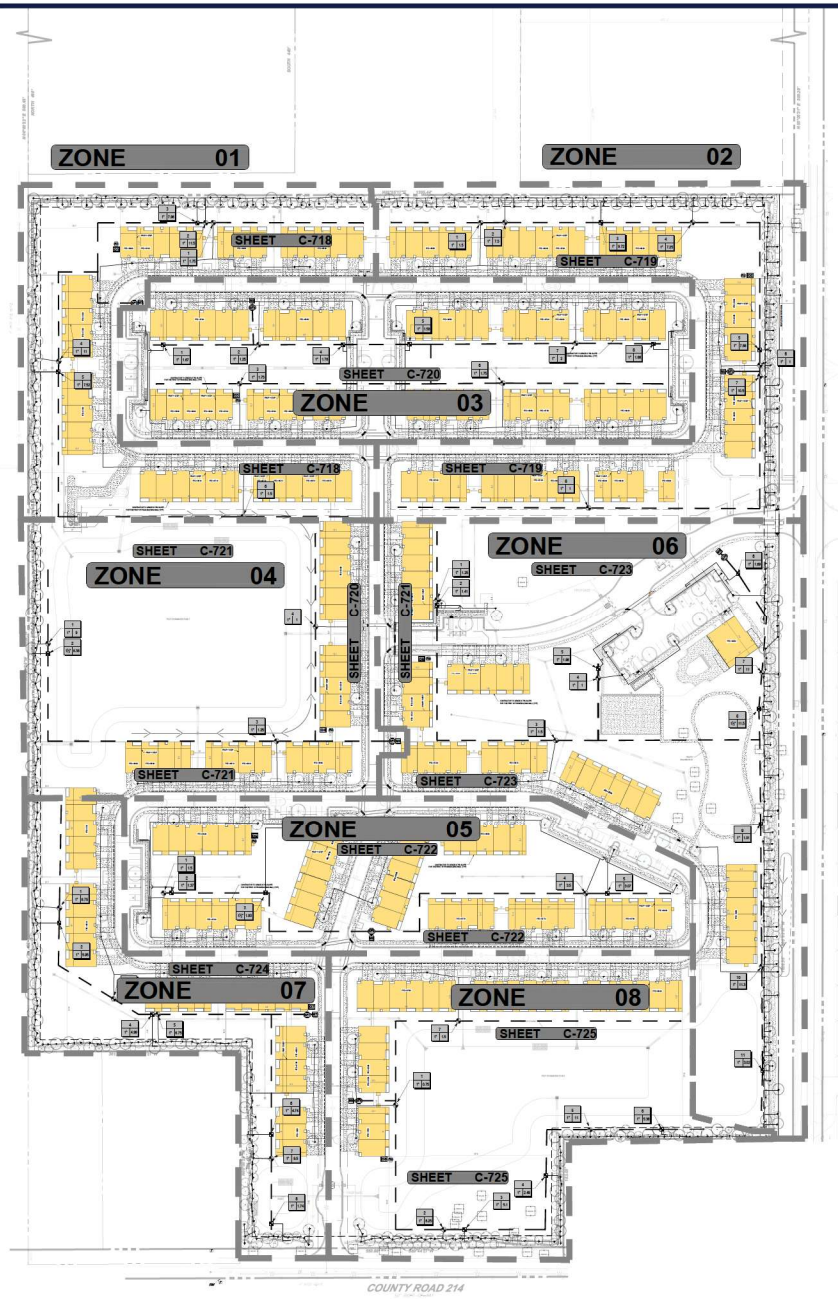

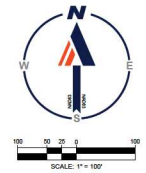

REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES

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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DATE:	01/17/2025
CAD I.D.:	P-CIVL-IRRG

PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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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\CAD\DRAWINGS\PLAN SETS\P-CIVL-IRRG-FLB240129.00-0A----LAYOUT: C-717 OVERALL IRRIGATION PLAN
GD

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 RR APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE 'A' 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 ESPME5 WITH (3) ESP-SM3 15 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: 26 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'





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PROJECT No.: FLB240129.00-0A
DRAWN BY: GO
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PROJECT:

SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

C-718

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-718 IRRIGATION PLAN





KEY MAP
SCALE: 1" = 1,000'



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

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. 0.5-20 GPM.	3	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD6-09-18 XFD6 ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT 18IN 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	
RSD	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	197	
		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:	25 PSI
Friction Loss:	3.66 PSI
Fittings Loss:	0.36 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.75 PSI
Pressure Req. at Critical Station:	30.7 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

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

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REVISIONS

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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:

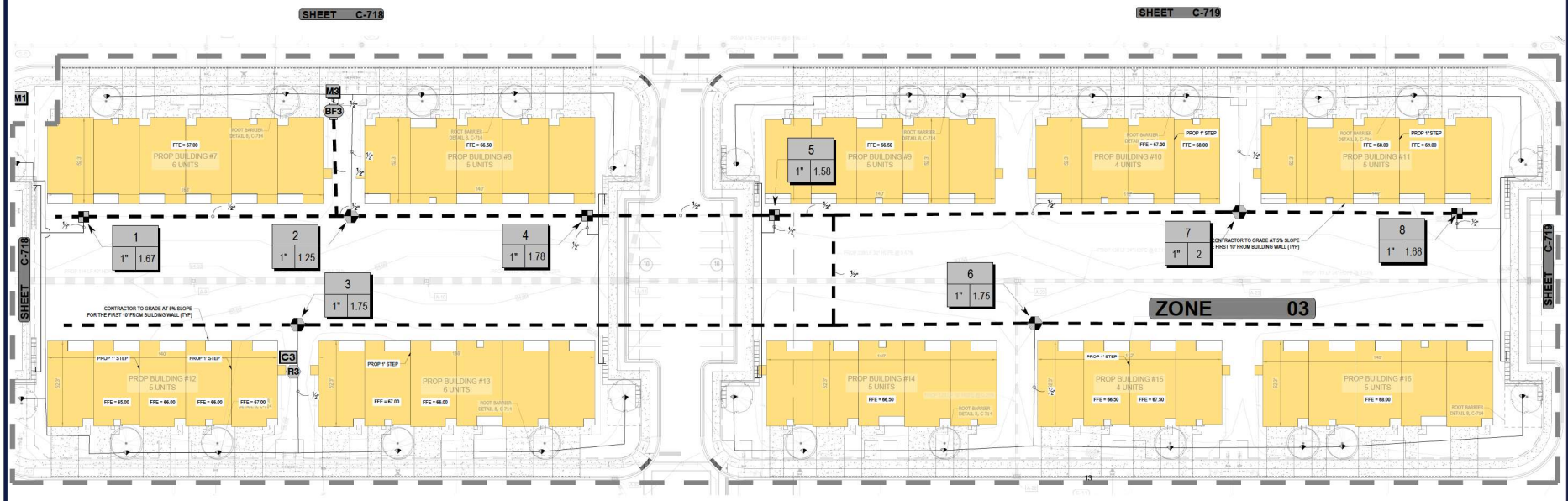
IRRIGATION PLAN

SHEET NUMBER:

C-719

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DGN\WKNG\IRR_PLAN SET\IRP-CIVIL-IRRG-FLB240129.00-0A.dwg —— LAYOUT: C-719 IRRIGATION PLAN



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

Valve Number
Valve Flow
Valve Size

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" = 60'

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

REVISIONS

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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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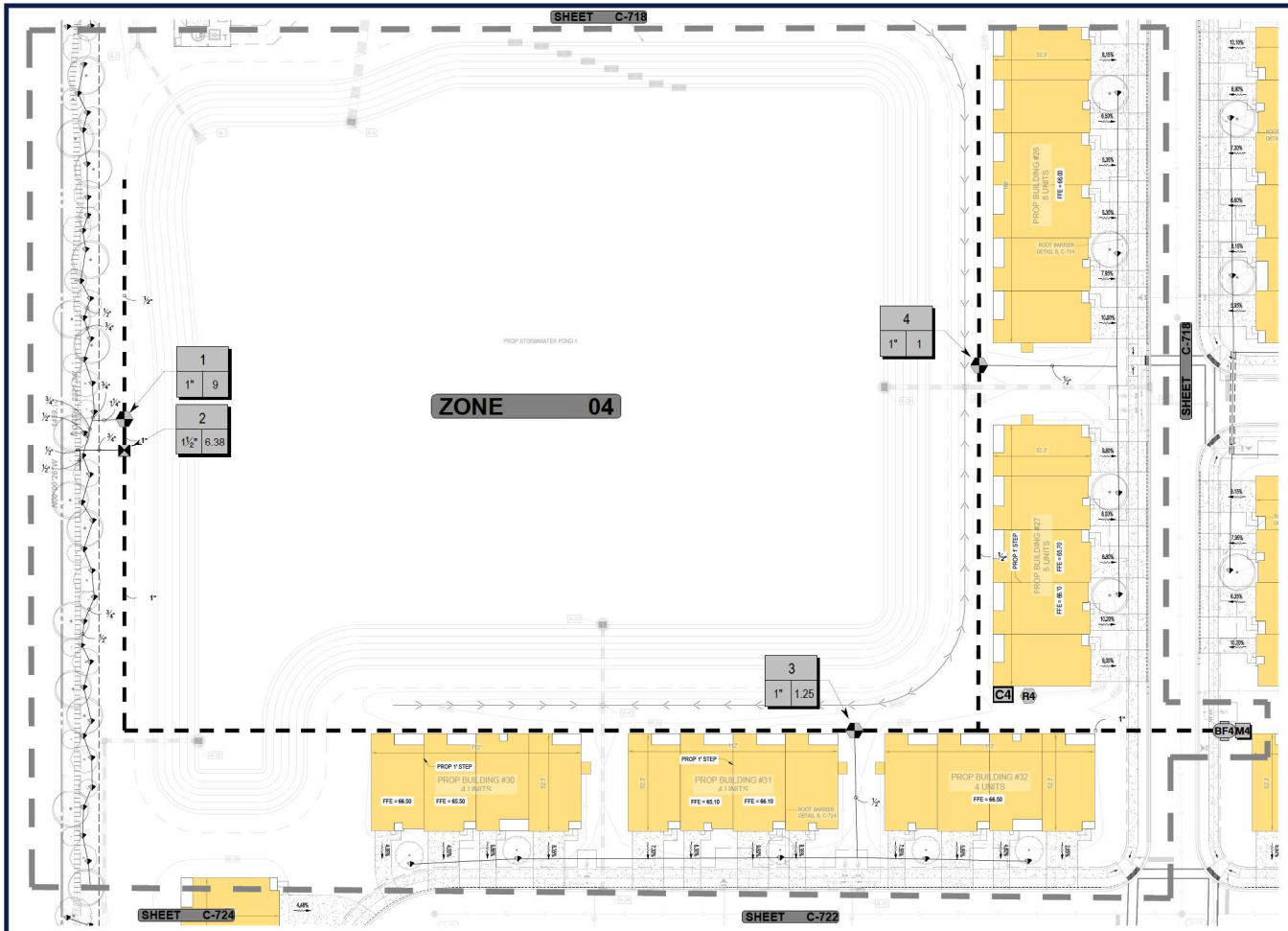
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

C-720

ORG. DATE - 01/17/2025



IRRIGATION SCHEDULE ZONE 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1420 1402 1404 1406	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 45PSI. 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 6IN 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
4	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'

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

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REVISIONS

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PROJECT No.: FLB240129.00-0A
DRAWN BY: GO
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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
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SHEET TITLE:

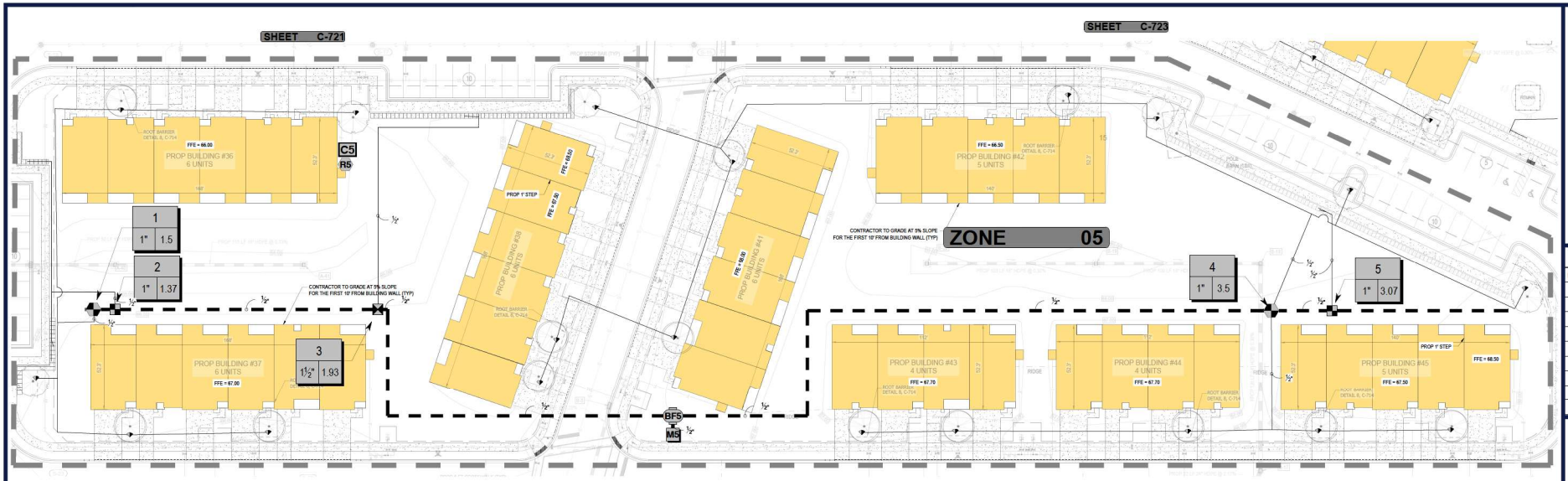
IRRIGATION PLAN

SHEET NUMBER:

C-721

ORG. DATE - 01/17/2025

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



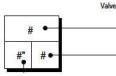
IRRIGATION SCHEDULE ZONE 5

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

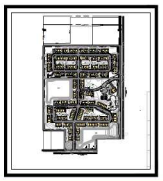
WATERING SCHEDULE ZONE 1

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" = ##'

Apr 16, 2025
H:\2024\FLB240129.00-OA\DGN\WRK\SDP\PLAN SET\SP-CIVIL-IRRG-PLB240129.00-OA-----LAYOUT: C-722 IRRIGATION PLAN
MOD

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.: 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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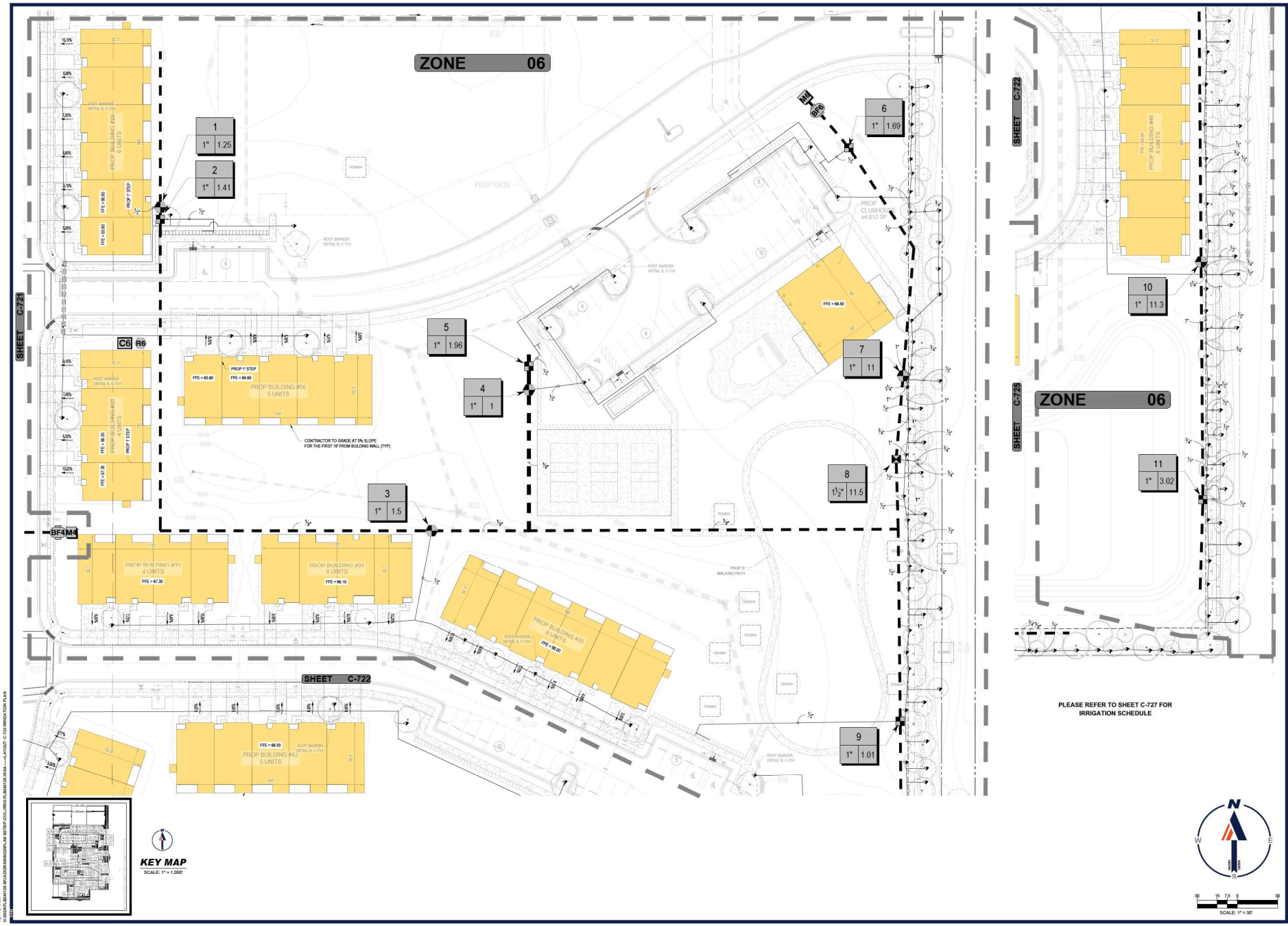
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

C-722

ORG. DATE - 01/17/2025



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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
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SHEET TITLE:

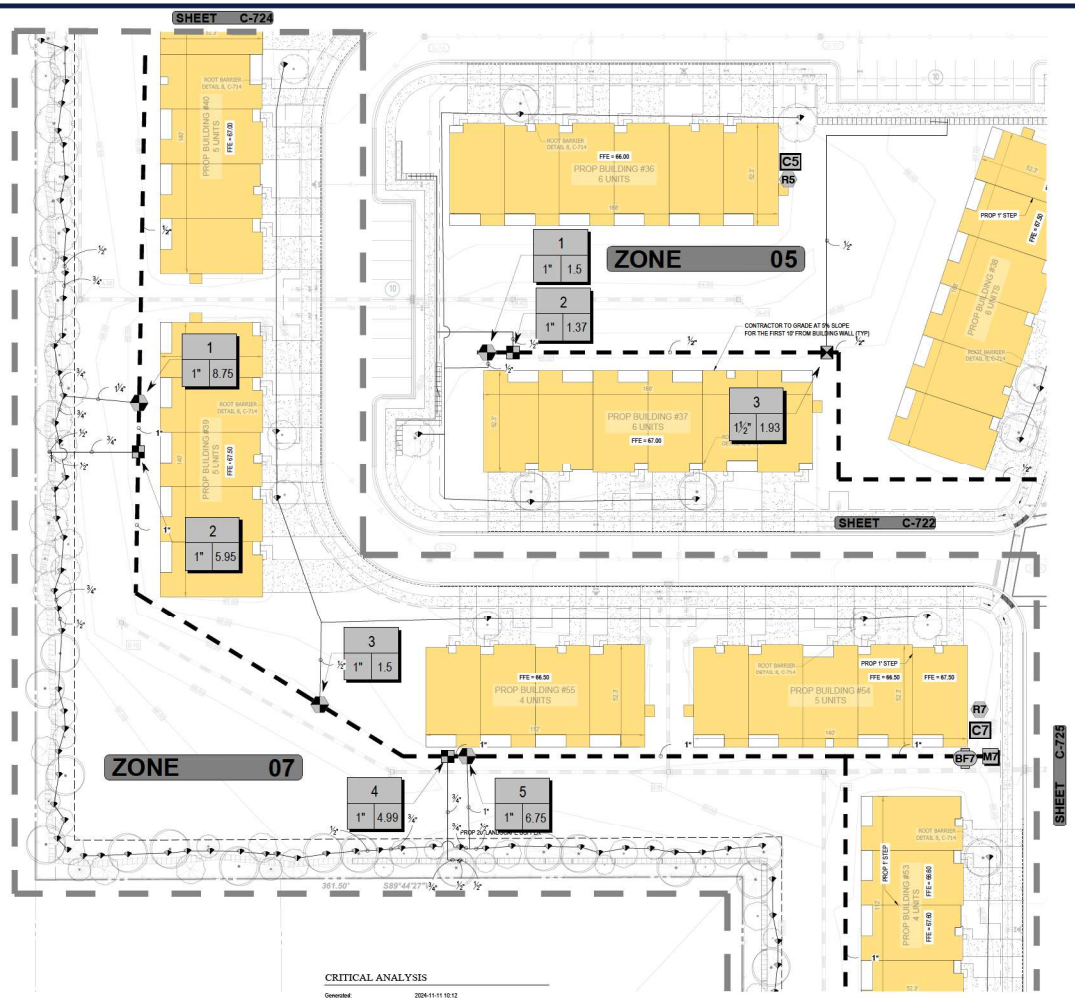
IRRIGATION PLAN

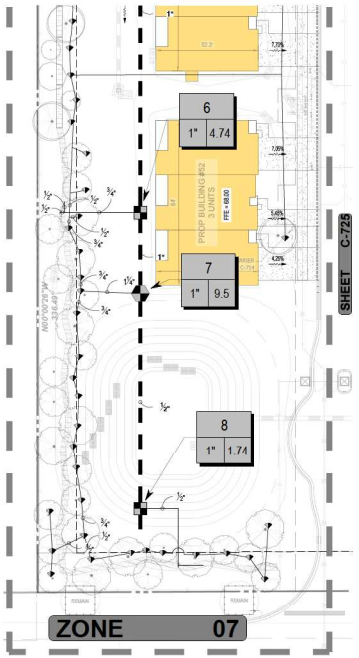
SHEET NUMBER:

C-723

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-723 IRRIGATION PLAN





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	

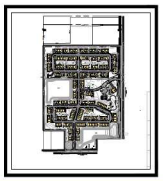
IRRIGATION SCHEDULE ZONE 7

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 ESPIWM3 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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LAND DEVELOPMENT
PROGRAM MANAGEMENT
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SURVEYING SERVICES
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REV	DATE	COMMENT	DRAWN BY CHECKED BY

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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

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
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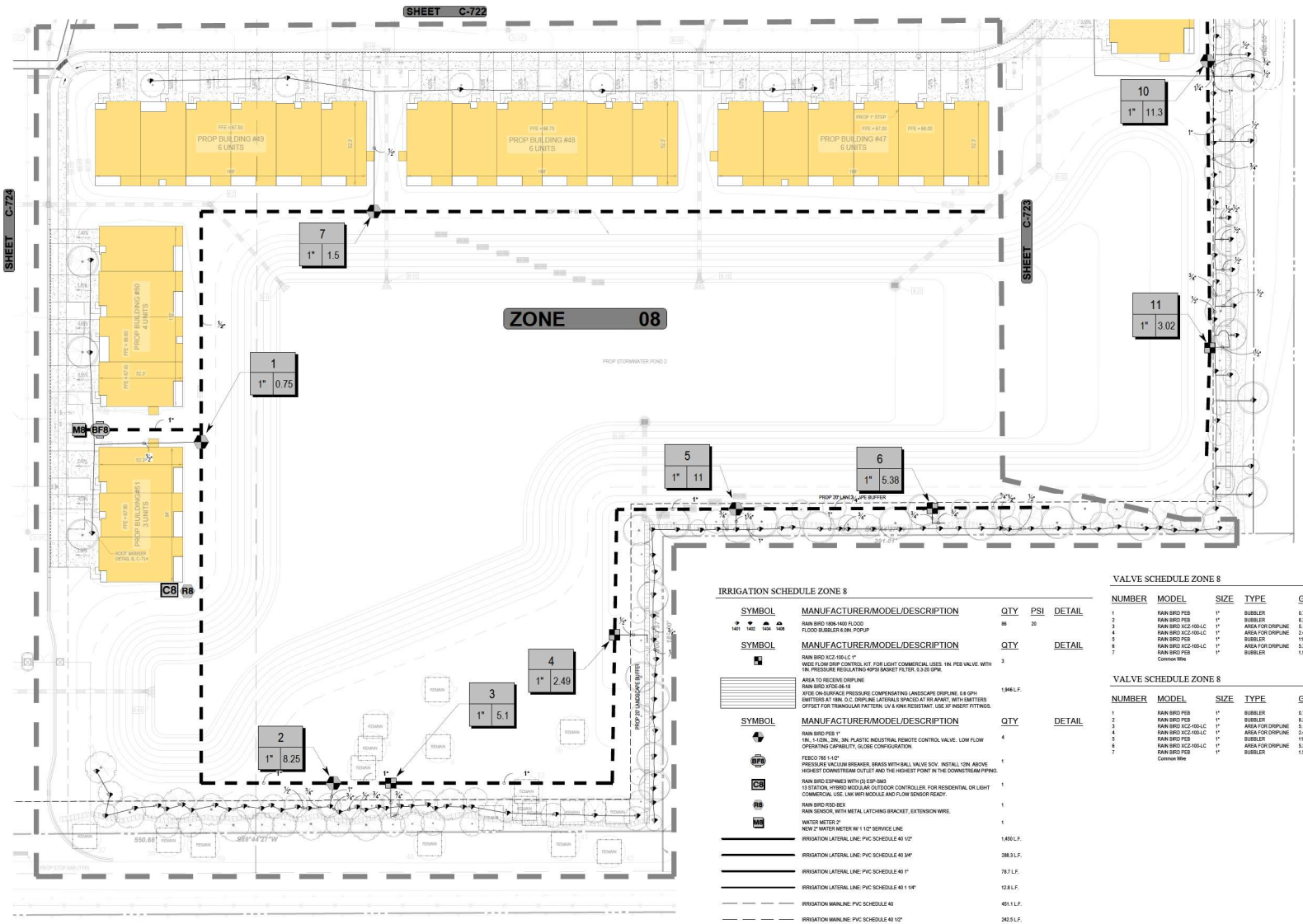
SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
C-724

ORG. DATE - 01/17/2025



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:	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.		

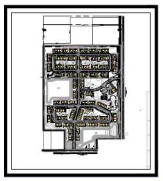
Valve Callout
Valve Number
Valve Flow
Valve Size

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
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			



KEY MAP
SCALE: 1" = 1,000'



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

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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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

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SHEET TITLE:

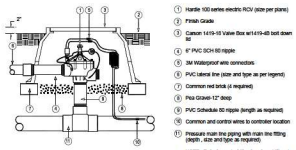
IRRIGATION PLAN

SHEET NUMBER:

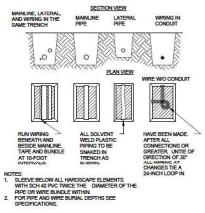
C-725

ORG. DATE - 01/17/2025

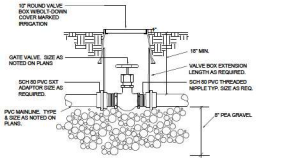
Apr 16, 2025
H:\2024\FLB240129.00\CAD\DRAWINGS\PLAN SET\SP-CIVIL-IRRG-FLB240129.00-0A.dwg — LAYOUT: C-725 IRRIGATION PLAN
MOD: Apr 16, 2025 - 8:46am



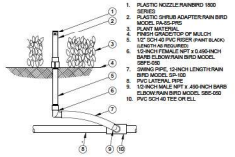
1 REMOTE CONTROL VALVE
SECTION — NTS



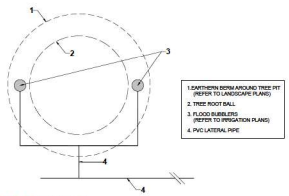
2 PIPE & WIRE TRENCHING
SECTION — NTS



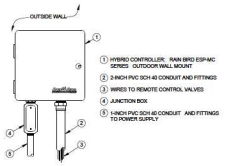
3 GATE VALVE
SECTION — NTS



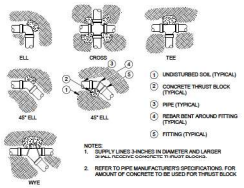
4 NOZZLE ON A RISER
SECTION — NTS



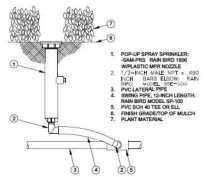
5 BUBBLER HEAD PLACEMENT
SECTION — NTS



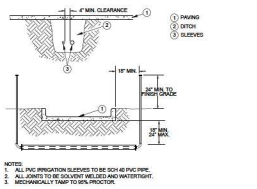
6 HYBRID CONTROLLER
SECTION — NTS



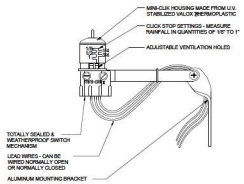
7 THRUST BLOCK
SECTION — NTS



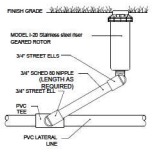
8 POP-UP SPRAY SPRINKLER
SECTION — NTS



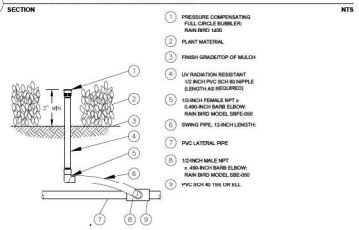
9 SLEEVING
SECTION — NTS



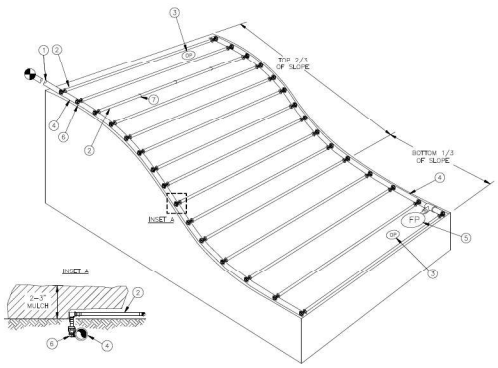
10 RAIN MOSITURE SENSOR
SEE ITEM — NTS



11 POP-UP ROTOR RIGID SWING ARM
SECTION — NTS



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	248	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. QF 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 SPACING.
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

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

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: 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

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 DETAILS

SHEET NUMBER:

C-726

ORG. DATE - 01/17/2025

Apr 16, 2025
H:\2024\FLB240129.00-0A\DGN\WKNG\SPLAN SET\SP-CIVIL-IRRG-PLAB240129.00-0A——LAYOUT: C-726 IRRIGATION DETAILS
BOHLER

IRRIGATION SCHEDULE ZONE 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 0.0IN. POP-UP	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. 0.3-20 GPM.	2	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD0.6-06-19 XFD® ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 19IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BY 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	
ESP-SMS	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	
M1	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"	181.1 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 0.0IN. POP-UP	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. 0.3-20 GPM.	2	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD0.6-06-19 XFD® ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 19IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BY 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	
ESP-SMS	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	482.4 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 0.0IN. POP-UP	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. 0.3-20 GPM.	4	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD0.6-06-19 XFD® ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 19IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BY 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	
ESP-SMS	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 2" NEW 2" 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	7.0	28		25.9	43.0	0.85 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.56	1,890 L.F.		27.9	47.2	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	1.75	7		23.4	26.9	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	7.32	1,126 L.F.		27.2	30.9	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	617	
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	534	
6	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	1,107	
		TOTALS:			426	3,907	

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: 5.00 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: 43.66 GPM
Residual Flow Available: 32.16 GPM

Critical Station: 3
Design Pressure: 20 PSI
Friction Loss: 1.92 PSI
Fittings Loss: 0.38 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: 8.4 PSI
Critical Station Pressure at POC: 42.0 PSI
Pressure Available: 57 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	7.25	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	24.6	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	27.1	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: 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: 10.0 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: 0.71 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.75 PSI
Pressure Req. at Critical Station: 26.7 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: 8.4 PSI
Critical Station Pressure at POC: 47.3 PSI
Pressure Available: 57 PSI
Residual Pressure Available: 9.7 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	649.2	22.3	25.8	0.85 in/h
3	RAIN BIRD PEB	1"	BUBBLER	1.75	7	189.3	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	1.75	7	649.2	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 Common Wire	1"	AREA FOR DRIPLINE	1.68	251.8 L.F.	935.0 1,873	22.6	30.2	0.43 in/h

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	126	
4	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	70	110	
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	139	
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: 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: 2 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: 0.23 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.4 PSI
Pressure Req. at Critical Station: 24.0 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: 8.4 PSI
Critical Station Pressure at POC: 36.7 PSI
Pressure Available: 57 PSI
Residual Pressure Available: 18.3 PSI

IRRIGATION SCHEDULE ZONE 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 0.0IN. POP-UP	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: 20 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD0.6-06-19 XFD® ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 19IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BY 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	
ESP-SMS	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 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 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 0.0IN. POP-UP	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. 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 45PSI. FLOW RANGE: 20 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD0.6-06-19 XFD® ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 19IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BY 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	
ESP-SMS	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 2" NEW 2" 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"	2,326 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 0.0IN. POP-UP	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. 0.3-20 GPM.	5	
	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: 20 - 62 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD0.6-06-19 XFD® ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 19IN. O.C. DRIPLINE LATERALS SPACED AT 6IN APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE BY 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.	5	
ESP-SMS	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 2" NEW 2" WATER METER W/ 1 1/2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	449.8 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.	809.1	21.4	33.6	0.43 in/h
3	RAIN BIRD PEB	1"	BUBBLER	1.25	5	307.3	23.4	35.4	0.85 in/h
4	RAIN BIRD PEB	1"	BUBBLER	1	4	251.2	21.9	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: 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 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: 0.36 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.79 PSI
Pressure Req. at Critical Station: 26.7 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: 8.4 PSI
Critical Station Pressure at POC: 49.3 PSI
Pressure Available: 57 PSI
Residual Pressure Available: 10.3 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	286.3	22.2	29.9	0.85 in/h
2	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	1.37	330.2 L.F.	272.1	22.6	29.4	0.43 in/h
3	RAIN BIRD XCZ-100-LC	1-1/2"	AREA FOR DRIPLINE	1.08	259.8 L.F.	214.1	22.6	29.7	0.43 in/h
4	RAIN BIRD PEB	1"	BUBBLER	2.5	10	346.3	28.0	54.8	0.85 in/h
5	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	0.87	460.8 L.F.	969.4	24.7	47.7	0.43 in/h
	Common Wire					1,910			

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-LC	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: 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: 3.5 GPM
Flow Available at POC:

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 XFCP 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 6F INSERT FITTINGS.	2,613 L.F.		
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**		**DETAIL**
	RAIN BIRD PRS 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	4		
BRF	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	0.66	691.9 L.F.	540.9	24.7	33.4	0.43 in/h
3	RAIN BIRD PRS	1"	BUBBLER	1.5	6	363.4	22.5	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	8.75	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.	261.6	23.0	27.9	0.43 in/h
7	RAIN BIRD PEB	1"	BUBBLER	8.5	35	332.6	25.8	36.6	0.05 in/h
8	RAIN BIRD XCZ-100-LC Common Wire	1"	AREA FOR DRIPLINE	1.74	268.8 L.F.	143.0 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 PRS	BUBBLER	0.05 in/h	1	71	157	
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	621	
6	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	227	
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: 0.35 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.78 PSI
Pressure Req. at Critical Station: 35.6 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: 0.9 PSI
Loss for Water Meter: 6.4 PSI
Critical Station Pressure at POC: 57 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 XFCP 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 6F INSERT FITTINGS.	1,548 L.F.		
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**		**DETAIL**
	RAIN BIRD PRS 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	4		
BRF	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	8.75	3	239.9	21.5	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	1.49	335.4 L.F.	98.8	22.7	27	0.43 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	3.49	599.9 L.F.	182.9	22.9	27	0.43 in/h
5	RAIN BIRD PEB	1"	BUBBLER	11	44	730.4	25.9	50.7	0.05 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.38	807.5 L.F.	657.1	22.9	36.5	0.43 in/h
7	RAIN BIRD PEB	1"	BUBBLER	1.5	6	489.9	23.3	39.8	0.05 in/h
	Common Wire					1,609			

VALVE SCHEDULE ZONE 8

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	BUBBLER	8.75	3	239.9	21.5	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.	264.5	22.8	29.1	0.43 in/h
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	2.49	373.4 L.F.	98.9	22.7	27	0.43 in/h
5	RAIN BIRD PEB	1"	BUBBLER	11	44	730.4	25.9	50.7	0.05 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	5.38	807.5 L.F.	657.1	22.9	36.5	0.43 in/h
7	RAIN BIRD PEB	1"	BUBBLER	1.5	6	489.9	23.3	39.8	0.05 in/h
	Common Wire					1,609			

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: 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: 2.0 PSI
Loss for Water Meter: 6.4 PSI
Critical Station Pressure at POC: 81.7 PSI
Pressure Available: 81.7 PSI
Residual Pressure Available: 1.3 PSI

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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
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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\CAD\DRAWINGS\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

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SITE PLAN DOCUMENTS

FOR

JIM CHAPMAN CONSTRUCTION GROUP
A STR GENERAL CONTRACTOR

PROPOSED DEVELOPMENT

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SHEET TITLE:

IRRIGATION NOTES

SHEET NUMBER:

C-729

ORG. DATE - 01/17/2025

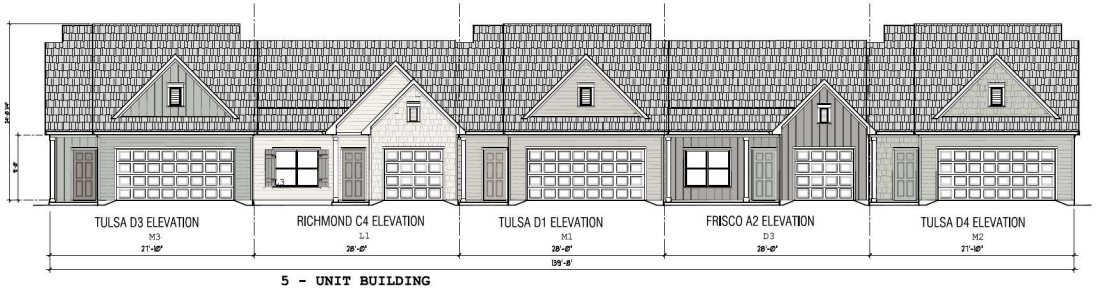
Apr 16, 2025
H:\2024\FLB240129.00-0A\DOR\WRK\SPLAN SET\SP-FCVL-IRRG-FLB240129.0A-A——LAYOUT: C-729 IRRIGATION NOTES
PDO



3 - UNIT BUILDING



4 - UNIT BUILDING



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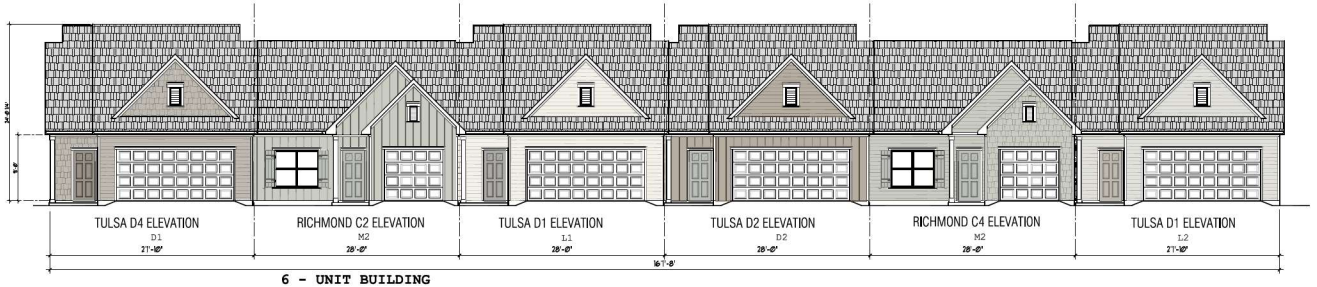

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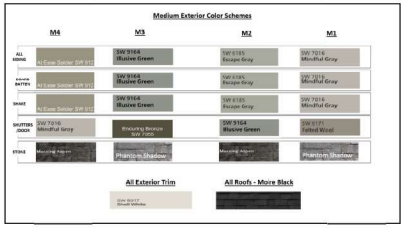
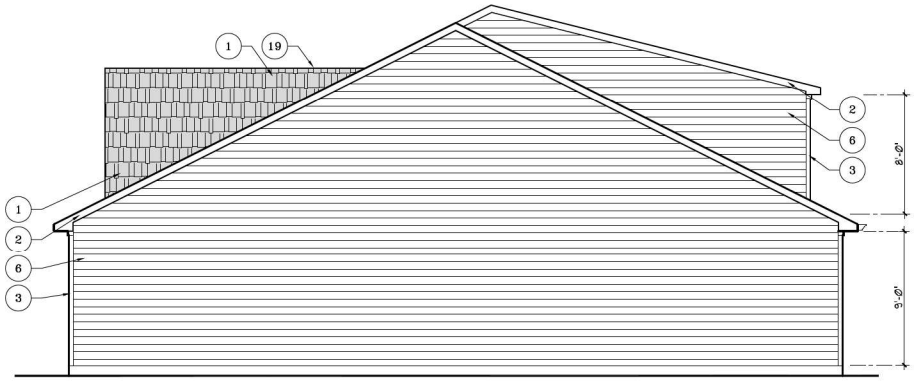




COLOR STUDY - SUMMERFIELD COTTAGES

JIM CHAPMAN
CONSTRUCTION GROUP
A BTR GENERAL CONTRACTOR



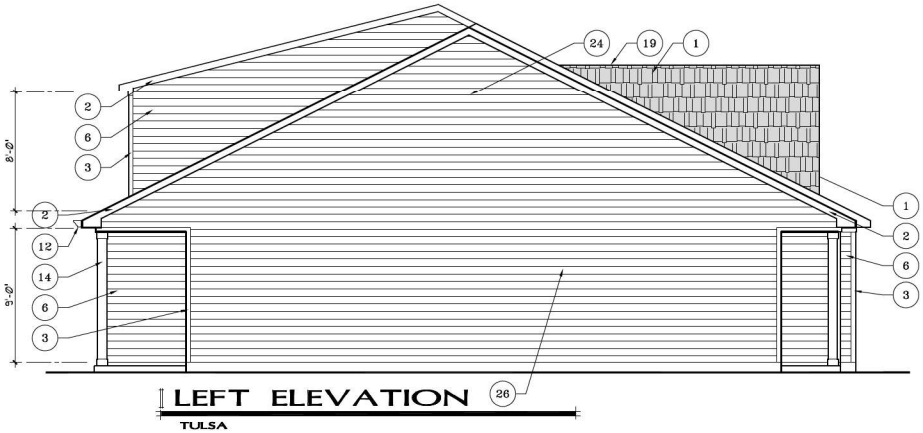
RIGHT ELEVATION
TULSA



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.

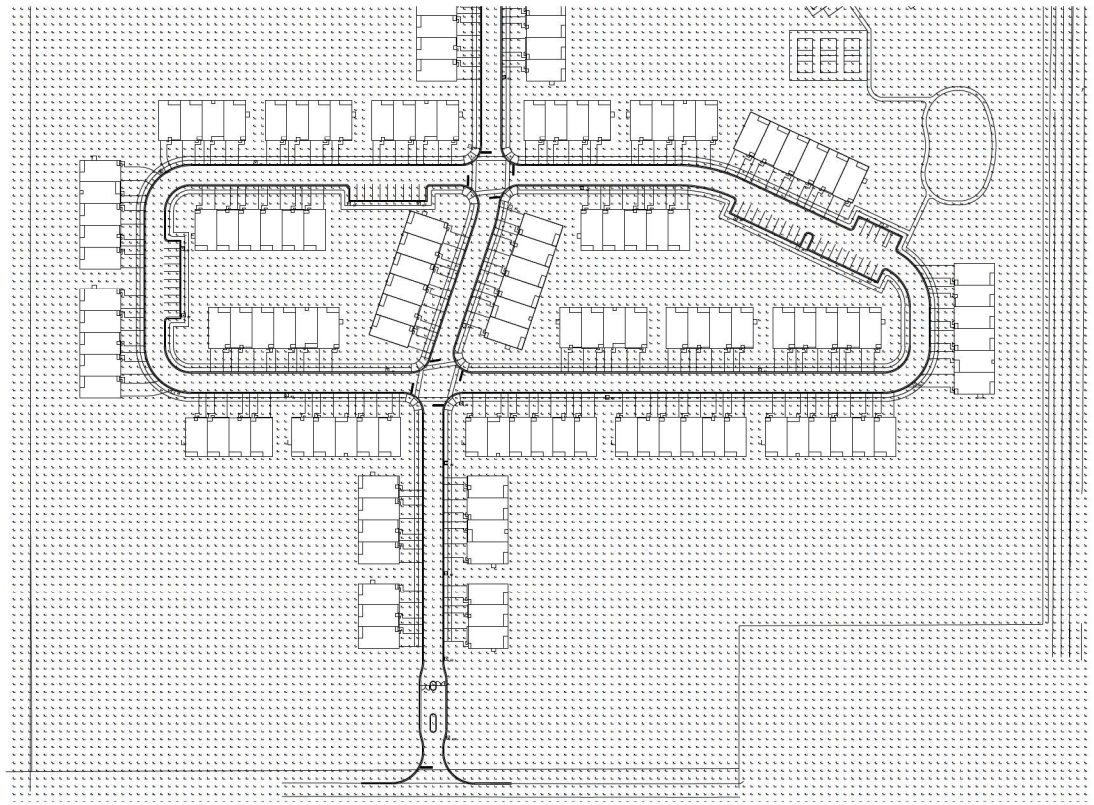
TITLE:

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		



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(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

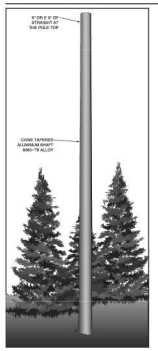
REVISED FROM DRAWING NUMBER(S):	
R1: 10/25/24	
R2: 11/08/24	

Current

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 gammated 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	Pattern Mounting	Finishes	Options
0908	30	40	4	T	E	P2	DBL	HANDHOL

Pole and Shaft Size	Top Diameter*	Wall Thickness*	Shape of Shaft	Base or Mounting	Pattern Mounting	Finishes	Options
Test & Select*	Diameter*	Thickness in inches (Specify in one inch increments)	T – Tapered Round	E – Embedded	01 – 1@90°	Standard Finishes	See Accessory Ordering Info (Finish Specify with Code #)
0708 – 8'	TOP DIAMETER (Specify in inches)				02 – 2@180°	DBL – Black	
0908 – 10'	30 – 3"	4 – 0.125"			03 – 3@90°	DGB – Charcoal Grey	
1008 – 12'	40 – 4"	0.133" Wall			04 – 3@120°	DMB – Med Bronze	
1208 – 14'	45 – 4-1/2"	5 – 0.156"			05 – 4@90°	DNB – Med Brown	
1408 – 16'	BASE DIAMETER* (Specify in inches)	0.156" Wall			06 – 4@90°	DSS – Sandstone	
1708 – 18'	40 – 4"	6 – 0.172"			PT – Post Top	DTG – Dark Green	
1908 – 20'	45 – 4-1/2"	0.188" Wall			PX – 2-3/8"x 4 Tenon	DWH – White	
2408 – 22'	50 – 5"				P0 – Other Tenon (Please Specify)	Standard Finishes	
2608 – 30'	60 – 6"					SVG – Verde Green	
	70 – 7"					SBF – Satin Brushed Finish	
	80 – 8"						

* 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/slip 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 OD 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 (snake 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 sealer, oven dry-off, and top coated with a thermoset super 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
	AW 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	PT	NF	BLT
PEC Photocell, button[1]	GEN4-XX Energent[2]	Mounting Options	Style Option	Color
		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

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/slip 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 OD 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 (snake 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 sealer, oven dry-off, and top coated with a thermoset super 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
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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: A4 PROJECT: WILDWOOD TOWNHOMES
CATALOG #: TRA30-AC-36L-80-3K-UNV-DIR4-NF-BLT

Traditional TRA30

30" TRADITIONAL LUMINAIRE

ORDERING GUIDE

CATALOG # TRA30-AC-36L-80-3K-UNV-DIR4-NF-BLT Example: TRA30-AC-24L-55-3K7-UNV-PEC-PT-NF-BLT

TRA30	AC	36L-80	3K7	UNV	DIR4
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Electrical Options	Control Options	PT	NF	BLT
PEC Photocell, button[1]	GEN4-XX Energent[2]	Mounting Options	Style Option	Color
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			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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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 - FT.

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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

DRN BY:	DATE:	CHK BY:
DHK	10/23/24	N/A
REV. BY:	DATE:	SCALE:
DHK	11/08/24	AS NOTED
QUOTE:	DRAWING / DESIGN NO.:	
N/A	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.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2407-003 SoLiv at Wildwood**

REQUESTED ACTION: The Project Review Committee recommends approval.

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	06/24/2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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 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 entered into a Developer's Agreement for this project, which went before the June 9 City Commission Meeting for final consideration.

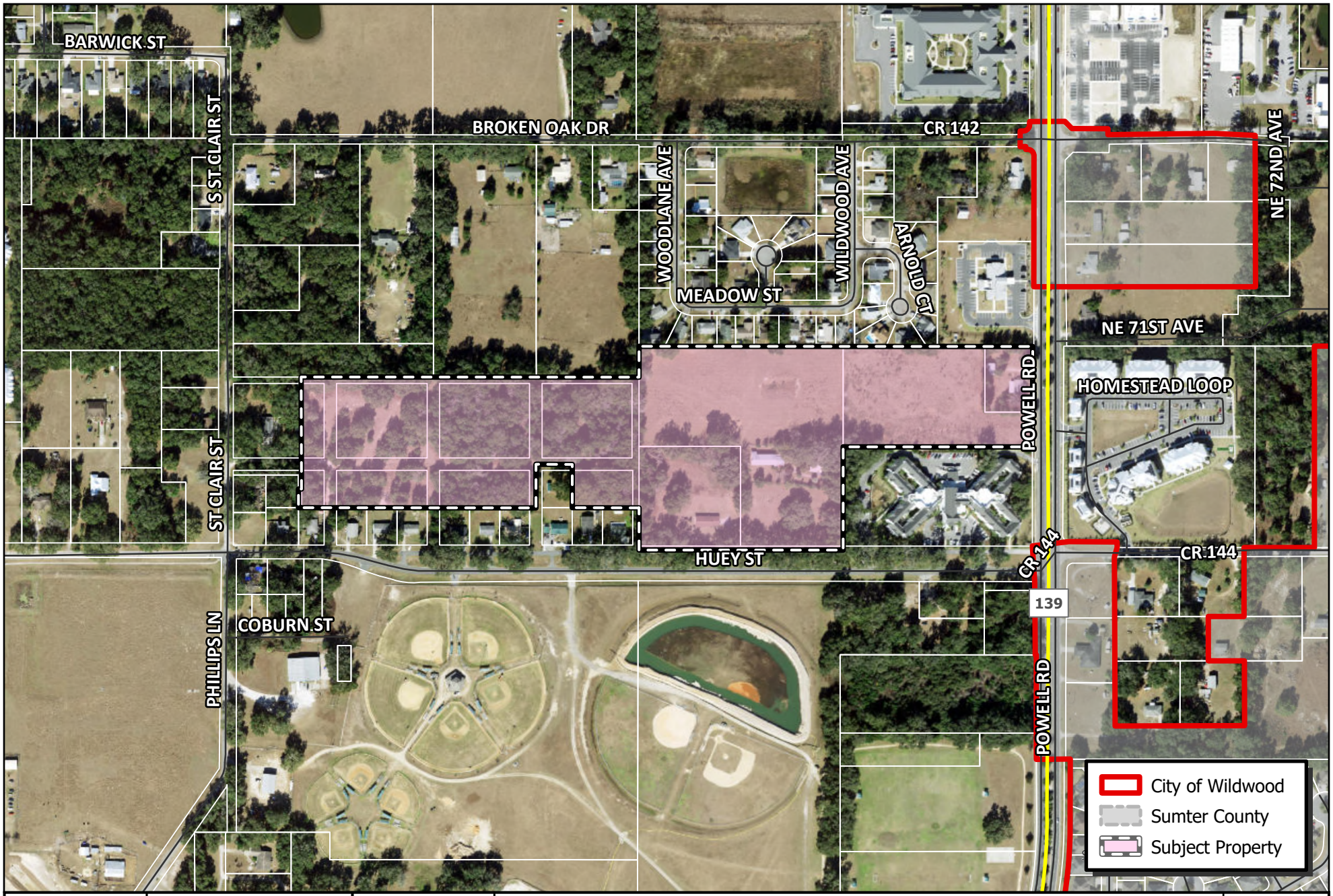
SP 2407-003 meets the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050

Comprehensive Plan.

DATED: 6/25/2025



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

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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



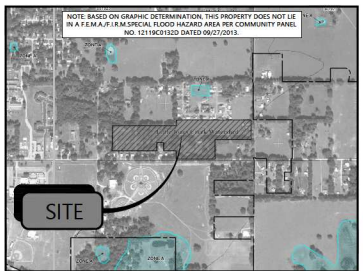
AERIAL MAP
1" = 1000'



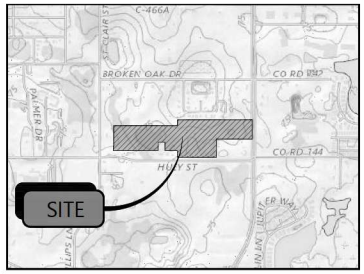
VICINITY MAP
1" = 1000'



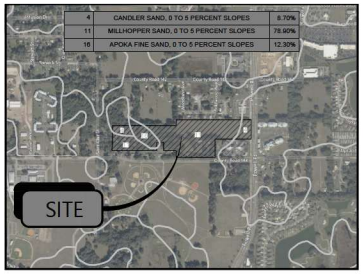
WETLAND MAP
1" = 1000'



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 105A (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

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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 THESE PLANS 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 CONSTRUCTION SITE SAFETY OR THE MEANS, METHODS OF THE WORK OF ANY WORKER'S STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

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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. 01-16-2025 - 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-C000.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.

48 HOURS BEFORE DIGGING
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811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY ONLY HAVE BEEN INCIDENTALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETECTING 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 MEANS, METHODS OF THE WORK, OF ANY PERSONS, OTHER THAN THEIR OWN EMPLOYEES.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GENERAL NOTES

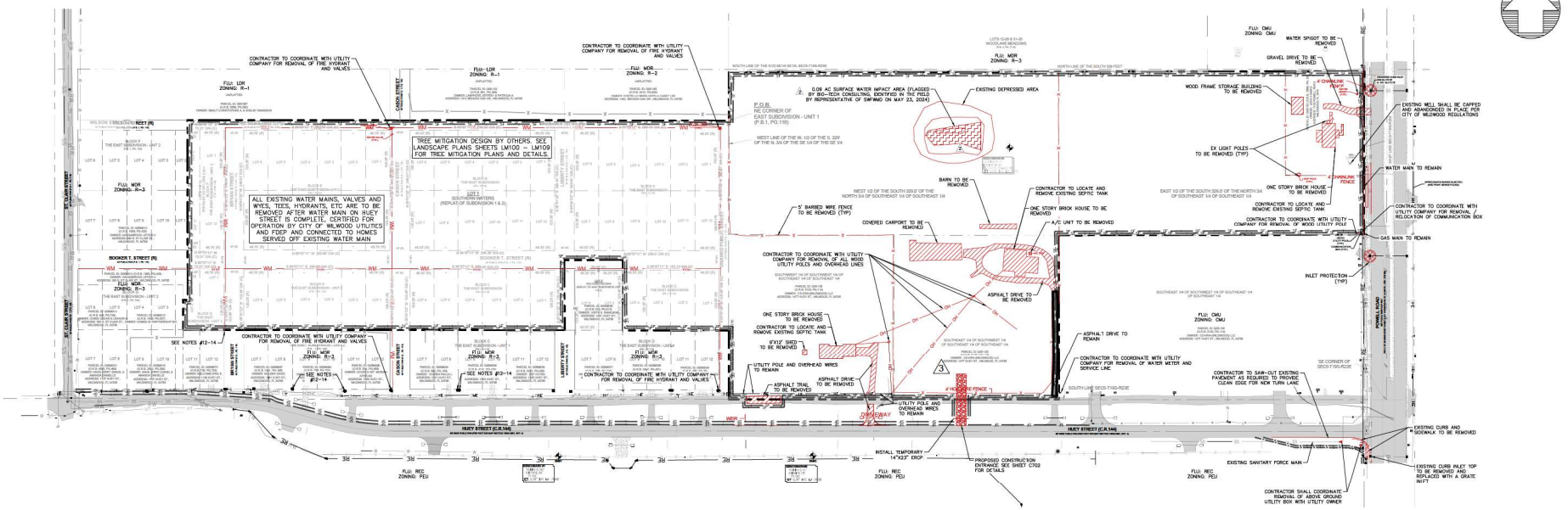
DATE 03/30/2024

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 PER CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 03-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C001

NOT--ISSUED--FOR--CONSTRUCTION CAD FILE 1019-C101 GENERAL NOTES



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

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONTRACT DOCUMENTS HAS BEEN OBTAINED FROM INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE LOCATIONS AND DEPTHS OF 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:

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
EROSION CONTROL AND DEMOLITION PLAN

DATE 03/30/2024

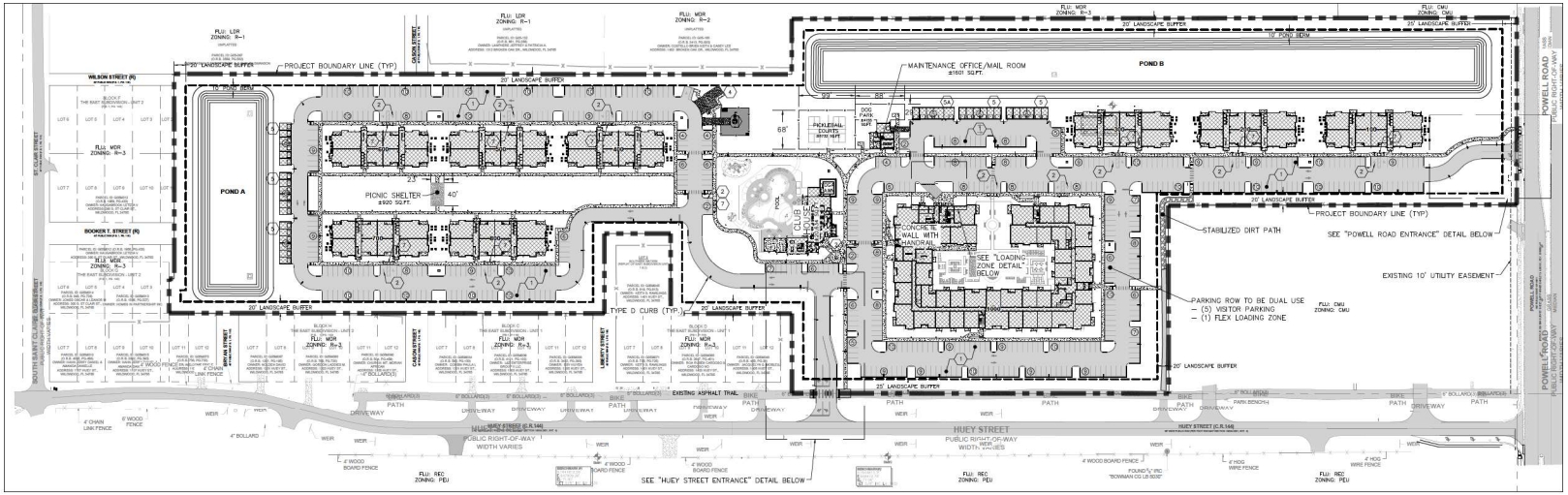
1	05-16-2024 PER CLIENT COMMENTS & SWFWMD
2	07-15-2024 PER SWFWMD COMMENTS
3	09-30-2024 CITY OF WILDWOOD COMMENTS
4	11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6	05-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

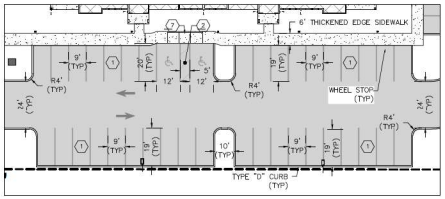
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C100

CAD FILE: C100 EROSION CONTROL & DEMOLITION PLAN



PLAN LEGEND

	PROJECT BOUNDARY LINE
	BUFFER / SETBACK / EASEMENT
(X)	PARKING COUNT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STABILIZED DIRT PATH
	PROPOSED PAVERS
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	CURB RAMP

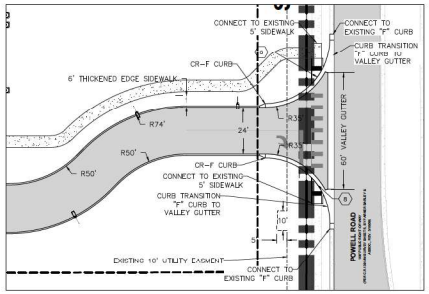


TYPICAL PARKING DETAIL

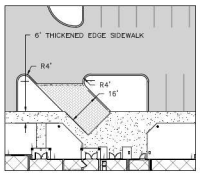
PARKING NOTES:
1. ALL PARKING STALLS ABUTTING SIDEWALK SHALL INCLUDE WHEEL STOPS
2. ALL RADII ALONG PARKING STALLS AND PARKING ISLANDS SHALL MEASURE 4' AT EDGE OF PAVEMENT
3. PARKING ISLANDS SHALL MEASURE 10' FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

SITE PLAN NOTES

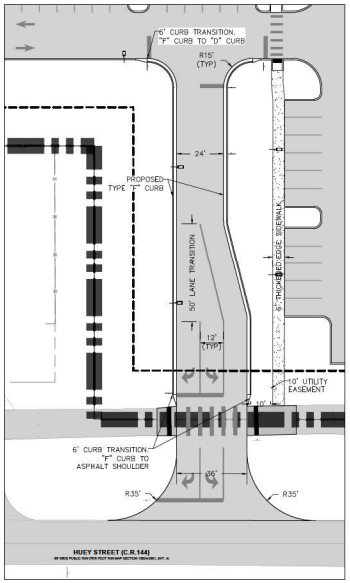
1. ALL RADII AT INTERNAL INTERSECTIONS AND ALONG DRIVELANES SHALL MEASURE 15' INTERNAL RADIUS AT THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED
2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001 AND THE LATEST EDITION OF THE MUTCD
3. ALL CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACCORDING 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 (HI)(4):
   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 (HI)(5):
      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

811 Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY PLANS, DRAWINGS, OR SKETCHES ARE NOT GUARANTEED TO BE ACCURATE OR INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE LOCATIONS AND DEPTHS OF 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 ANY HEALTH STRUCTURES, OR OF ANY OTHER PERSONS.

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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
OVERALL SITE PLAN

DATE: 03/30/2024

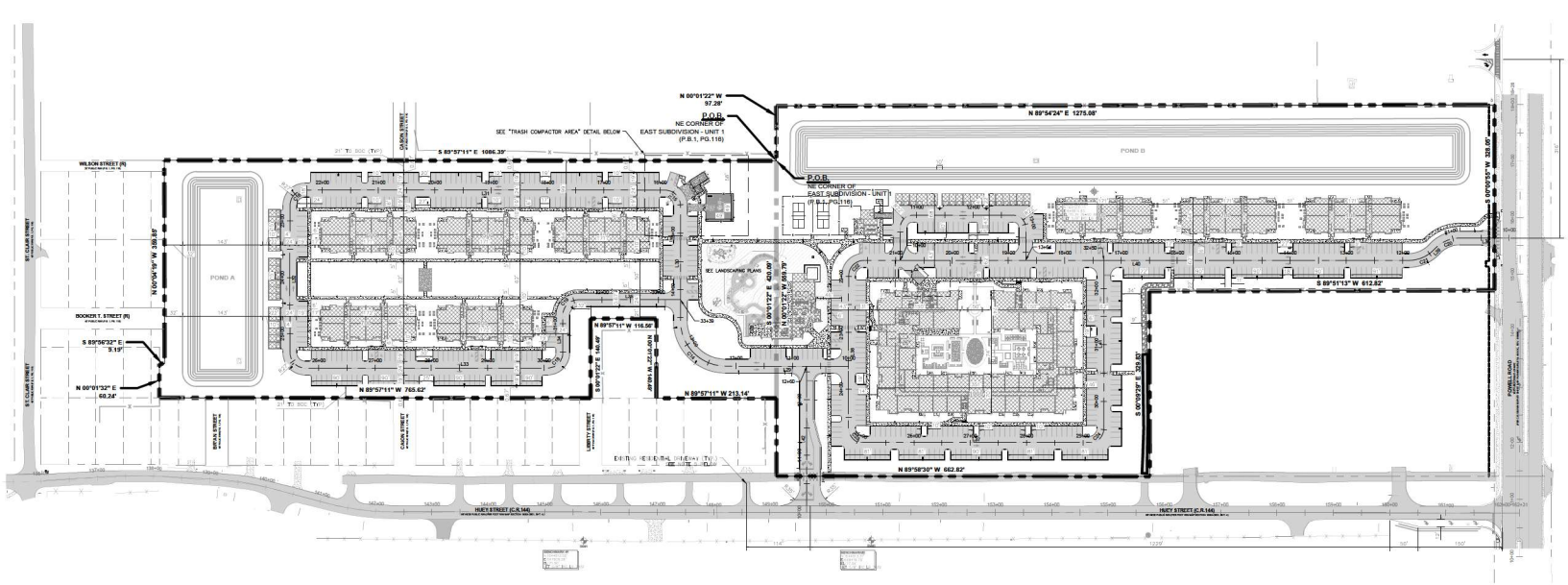
1.	05-16-2024 PER CLIENT COMMENTS & SIRWMD
2.	07-15-2024 PER SIRWMD COMMENTS
3.	09-30-2024 CITY OF WILDWOOD COMMENTS
4.	11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5.	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6.	06-23-2025 4TH CITY OF WILDWOOD COMMENTS

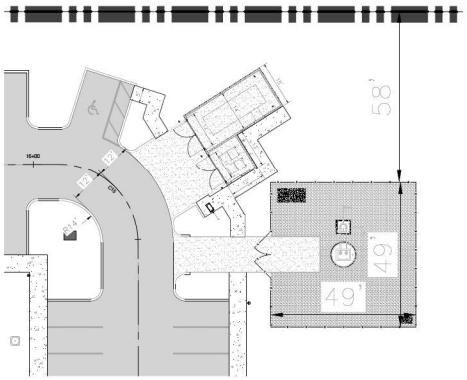
REVISIONS

0 50' 100'

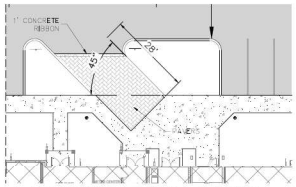
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C200

CAD FILE: 103x42501 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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1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SITE GEOMETRY PLAN

DATE 03/30/2024

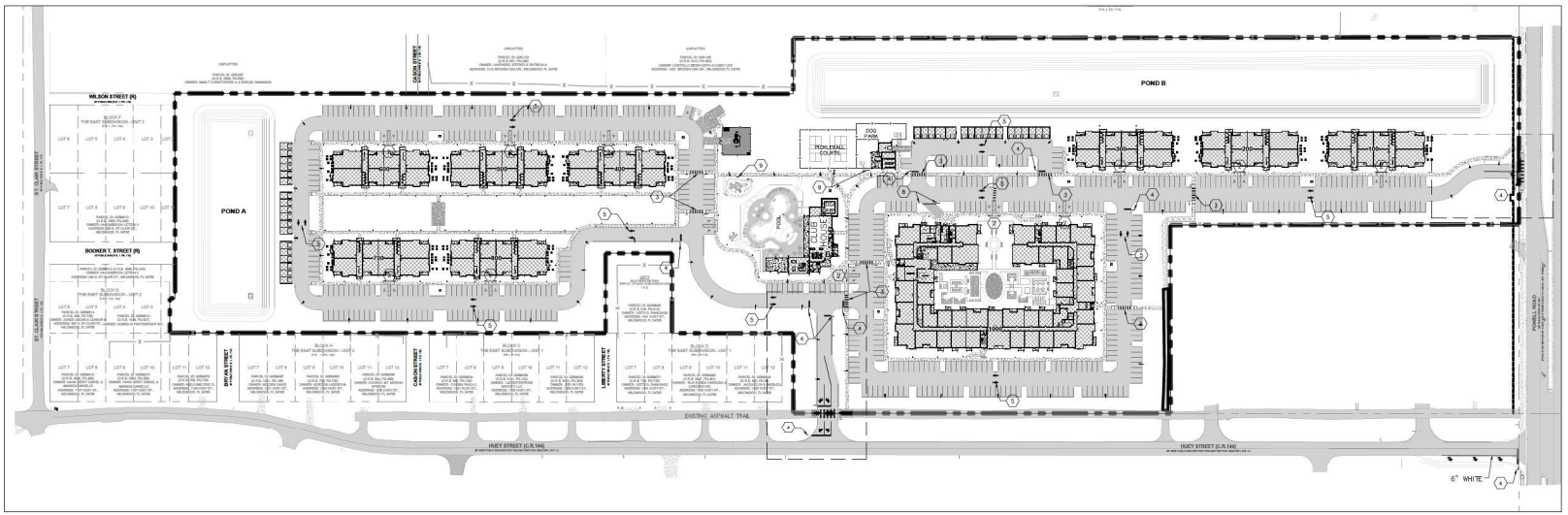
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 PER CITY OF WILDWOOD COMMENTS
5. 01-16-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C201

CAD FILE: 1039-C200 SITE GEOMETRY PLAN

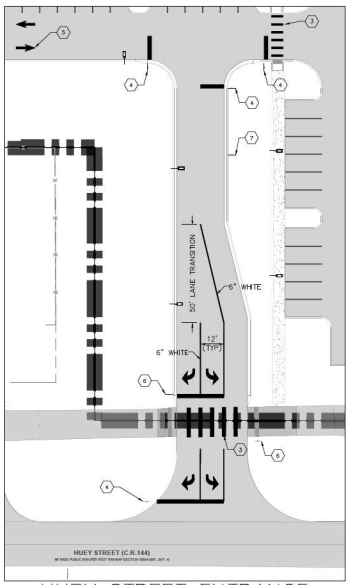


PLAN LEGEND

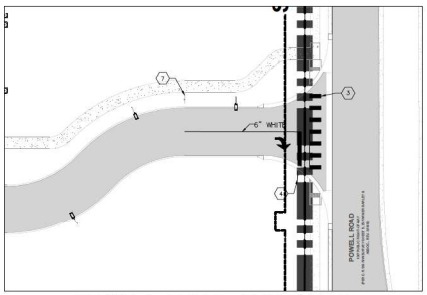
	PROJECT BOUNDARY LINE
	ADA PARKING (SEE DETAILTHIS SHEET)
	LEFT/RIGHT TURN ONLY MARKING (PER FDOT INDEX 711-001)

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



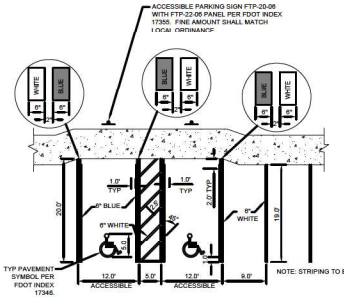
HUEY STREET ENTRANCE
SCALE: 1"=30'



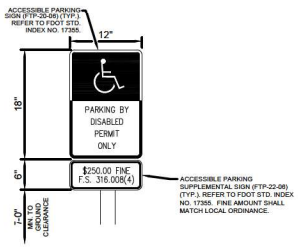
POWELL ROAD ENTRANCE
SCALE: 1"=30'

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



DAWN TO DUSK SIGNAGE DETAIL
NTS

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLANS ARE APPROXIMATE AND NOT BASED ON ACTUAL FIELD VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR ITS REPRESENTATIVE TO CONTACT ALL UTILITIES DIRECTLY AT LEAST 48 HOURS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO BEGINNING WORK AND TO HAVE THEIR FACILITIES LOCATED AND MARKED. THE CONTRACTOR SHALL ALSO CONTACT SUNSHINE ONE CALL OF FLORIDA (1-800-432-4770) AT LEAST 48 HOURS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO BEGINNING WORK. 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:

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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

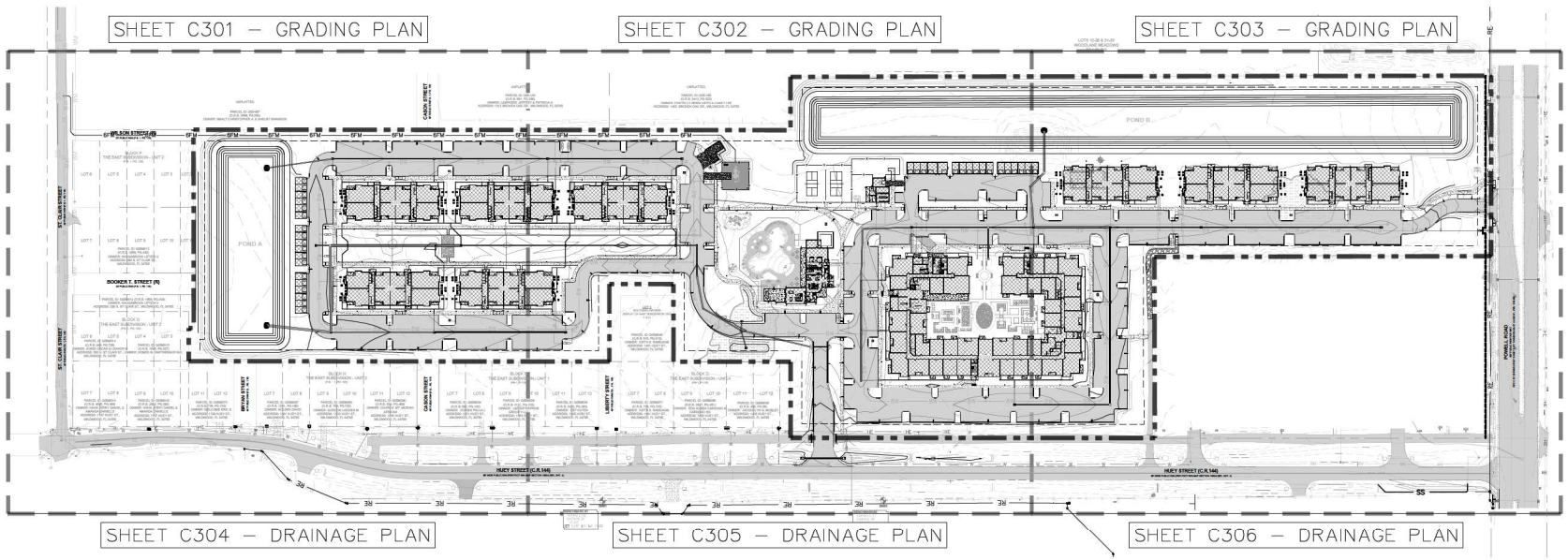
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C202

CAD FILE: 1019-C202 SIGNAGE & STRIPING PLAN



PLAN LEGEND	
	PROJECT BOUNDARY LINE
	BUFFER / SETBACK / EASEMENT
	MATCHLINE

811
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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

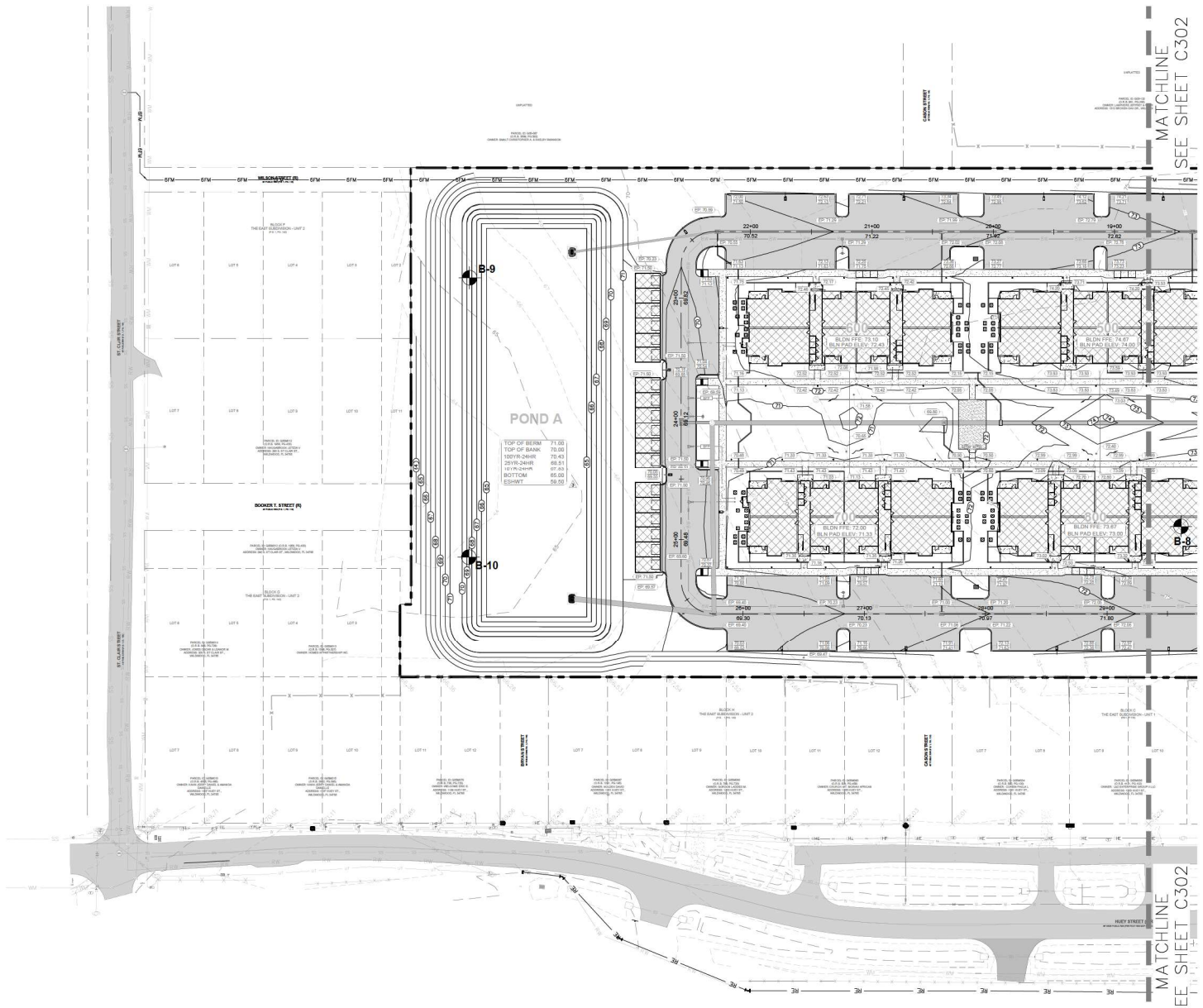
1. 05-16-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C300

CAD FILE: 103\C300 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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ORLANDO, FL 32801
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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
GRADING PLAN

DATE: 03/30/2024

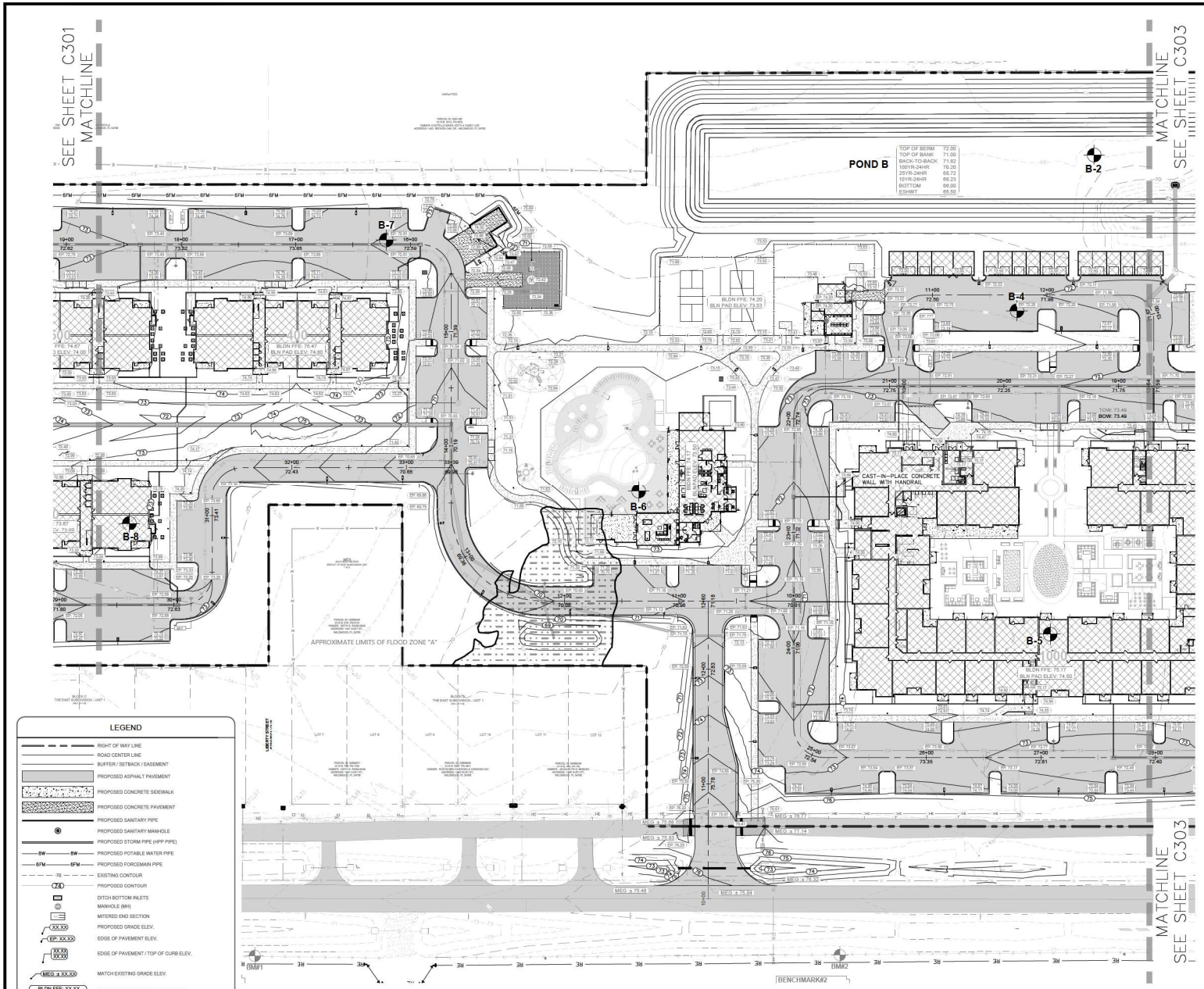
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

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



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
- 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)
   - -GRATED INLET (LINK INLC-13 (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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SOLIV AT WILDWOOD
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MAJOR SITE PLAN
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SEC 5 | TOWNSHIP 19S | RANGE 23E
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DATE: 03/30/2024

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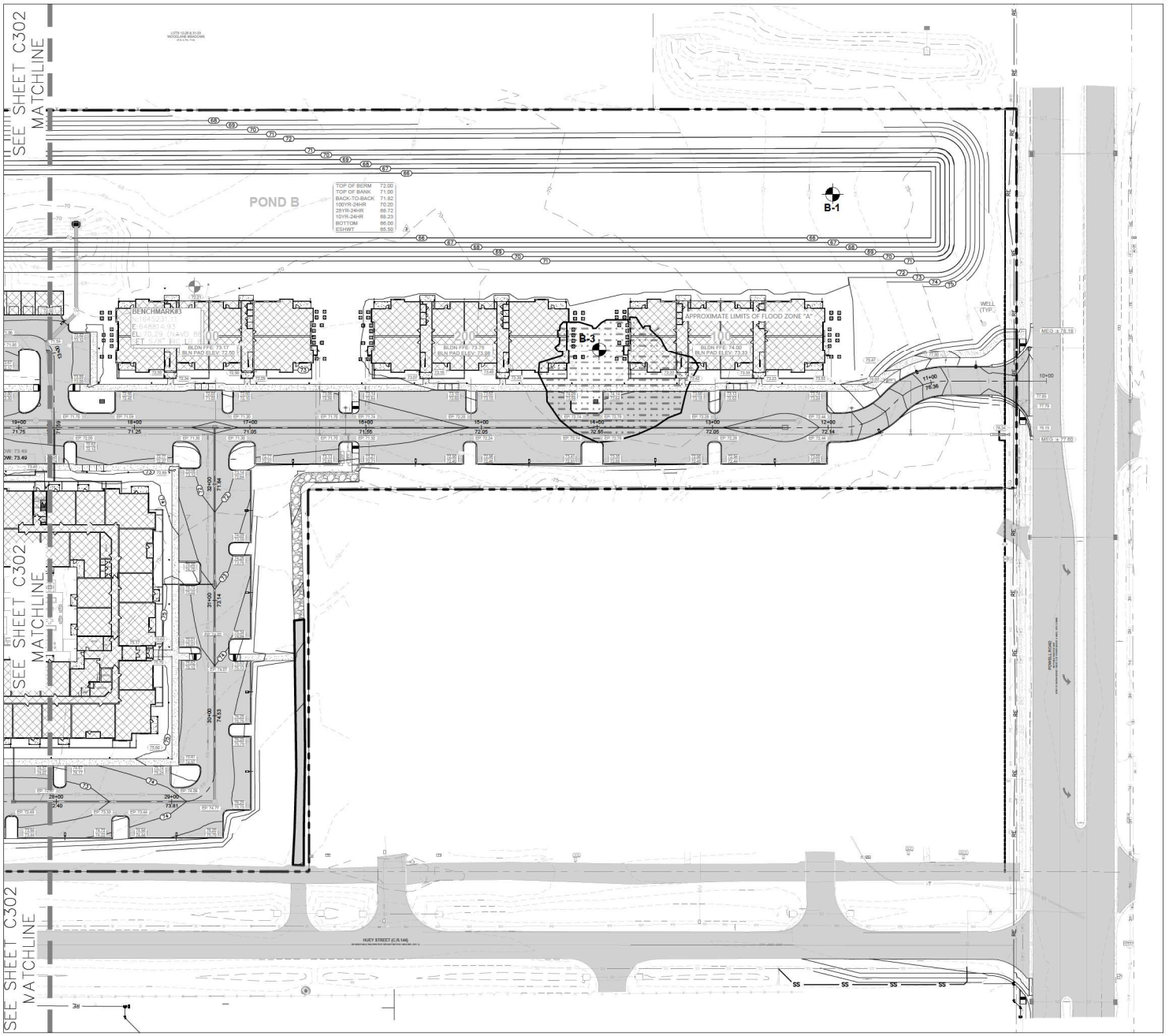
0 20' 40'

DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C302

CAD FILE: 1039x23001x23001 GRADING PLAN



LEGEND

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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GRADING PLAN

DATE 03/30/2024

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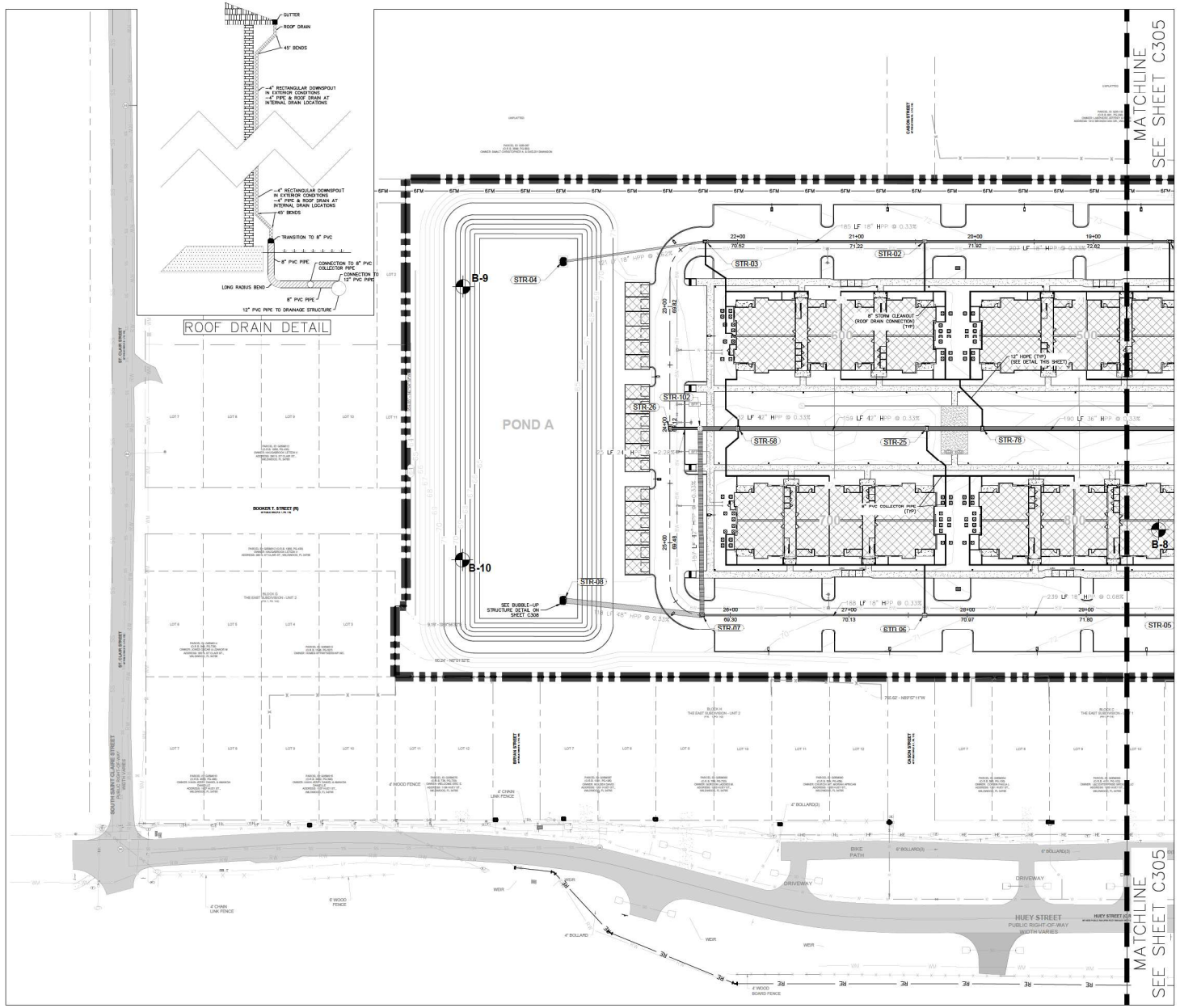
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C303

CAD FILE: 1039x23001x23001 GRADING PLAN



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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

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   - MITERED END SECTIONS (INDEX #430-02)
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SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
DRAINAGE PLAN

DATE: 03/30/2024

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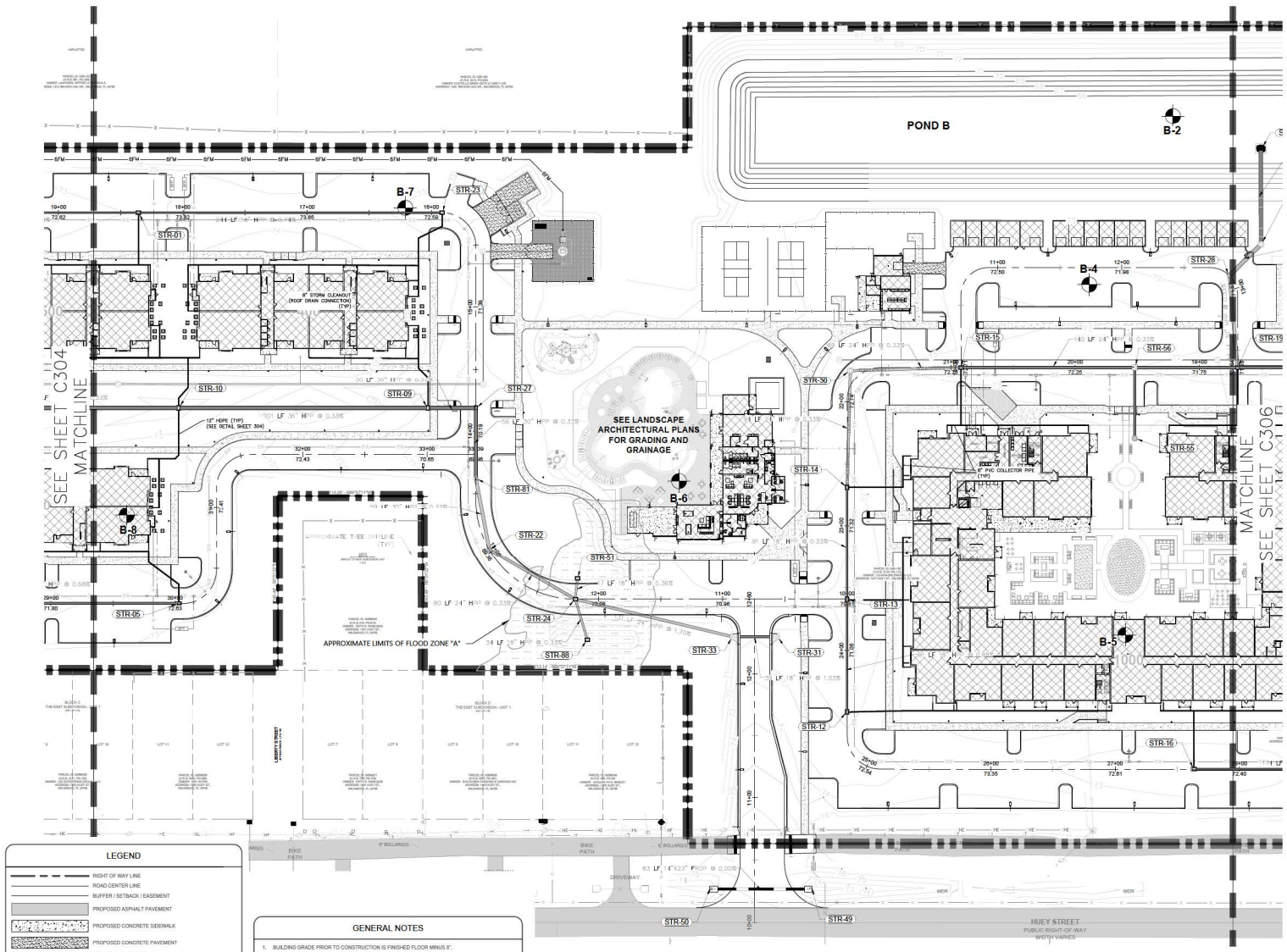
0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C304

CAD FILE: 1039-C304-C308 DRAINAGE PLAN



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

LEGEND

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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 6 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.

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLAN IS APPROXIMATE AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE. IT IS BASED ON INFORMATION SUPPLIED 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 ANY WORK OPERATIONS OR OF ANY OTHER PERSONS.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
DRAINAGE PLAN

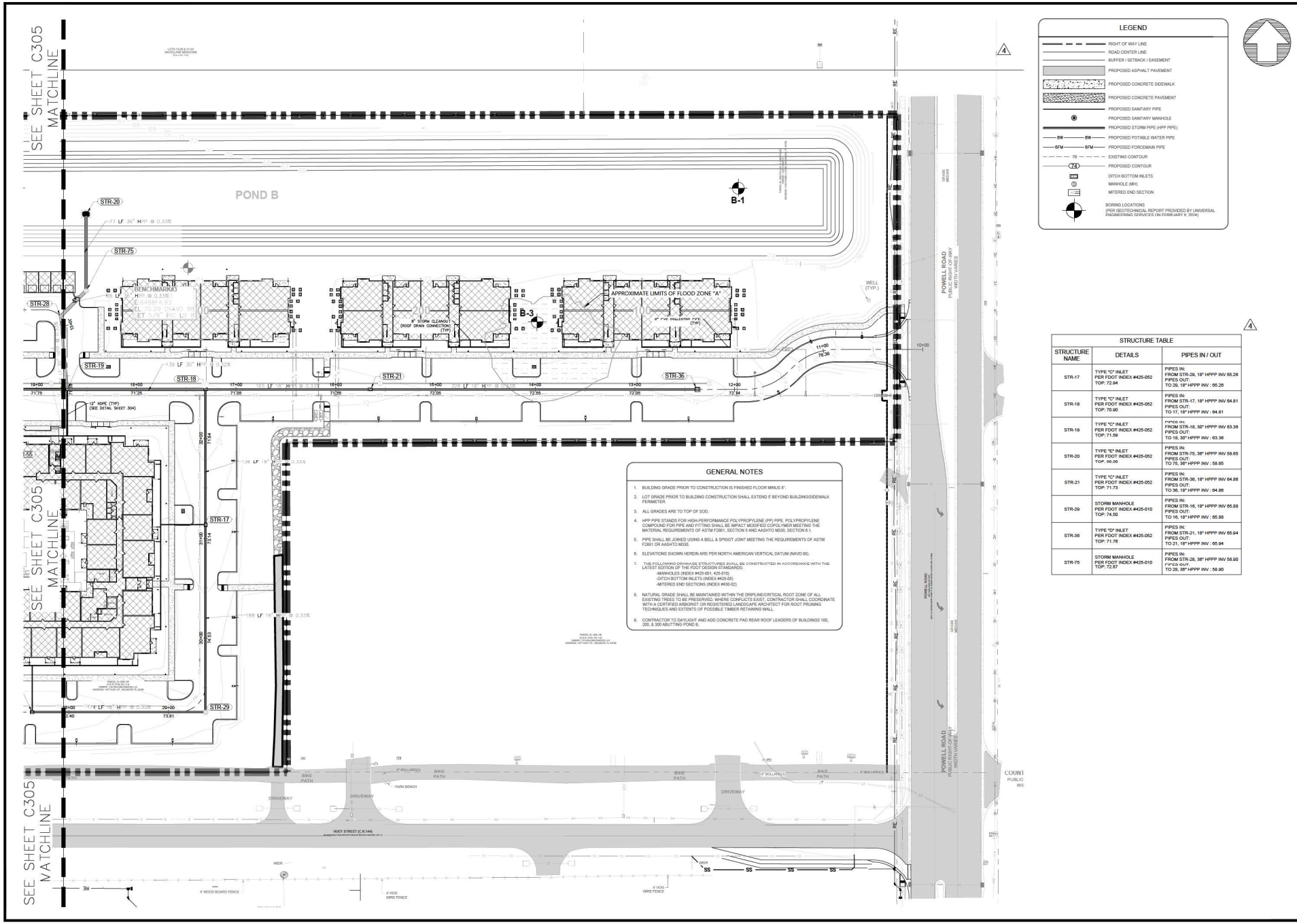
DATE 03/30/2024

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. 11-07-2024 - 2ND CITY OF WILDWOOD COMMENTS
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. 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
- 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 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 #425-05)
   - -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.
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: 00.00	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-18, 18" HPPP INV 65.88 PIPES OUT: TO 18, 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 58.90 PIPES OUT: TO 28, 36" HPPP INV : 58.90

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
DRAINAGE PLAN

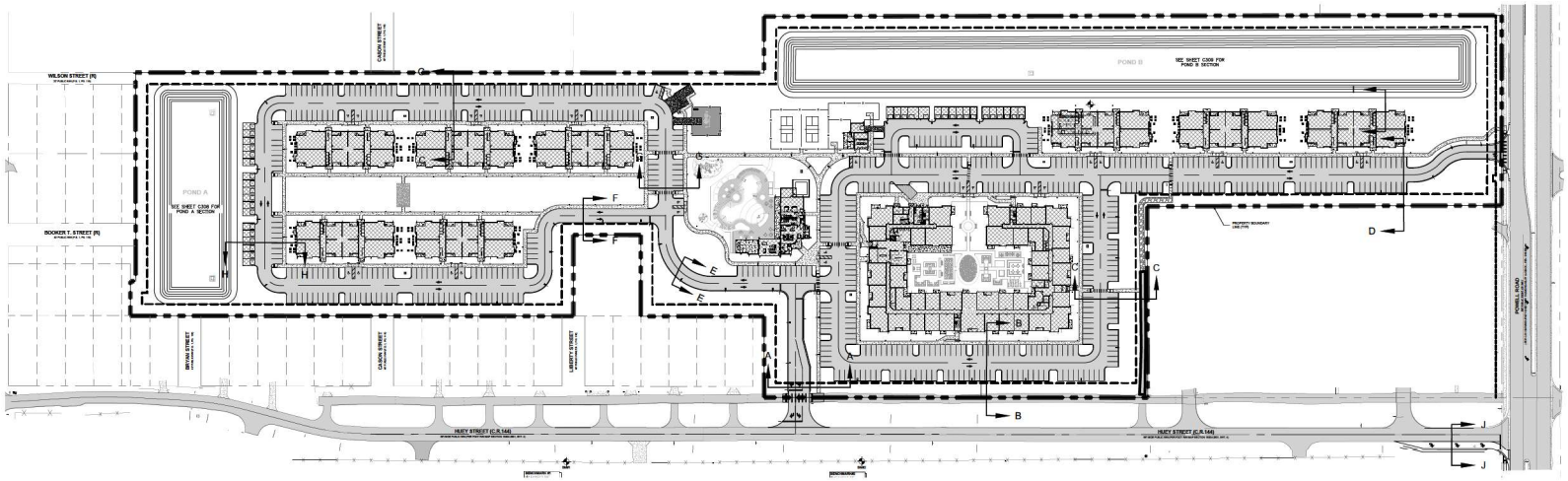
DATE 03/30/2024

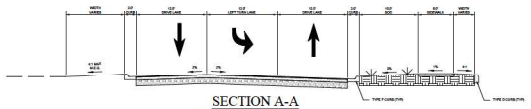
REVISIONS
1. 05-15-2024 PER CLIENT COMMENTS & SIR/MND
2. 07-15-2024 PER SIR/MND COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

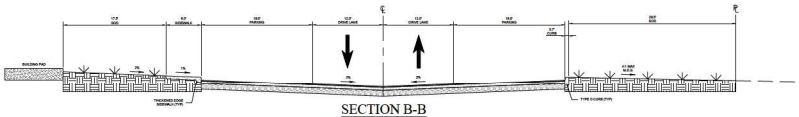
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C306

CAD FILE: 103\CS\C306 DRAINAGE PLAN

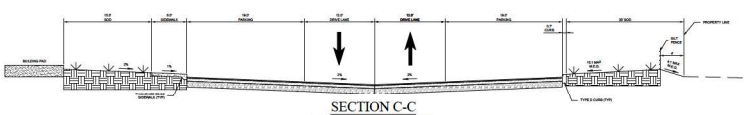




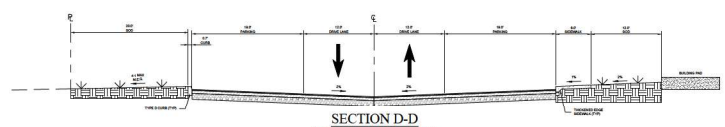
SECTION A-A
MAIN ENTRANCE



SECTION B-B
TYPICAL SECTION



SECTION C-C
TYPICAL SECTION



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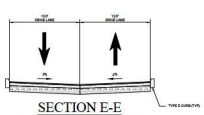
TYPICAL SECTION



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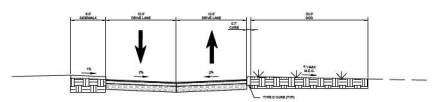
TYPICAL SECTION



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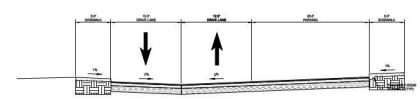
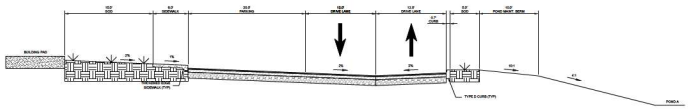
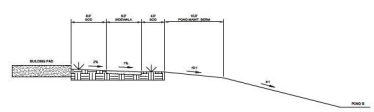


SECTION G-G
TYPICAL SECTION



SECTION H-H
TYPICAL SECTION



SECTION I-I
TYPICAL SECTION



SECTION J-J
TYPICAL SECTION

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

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
TYPICAL SECTIONS

DATE 03/30/2024

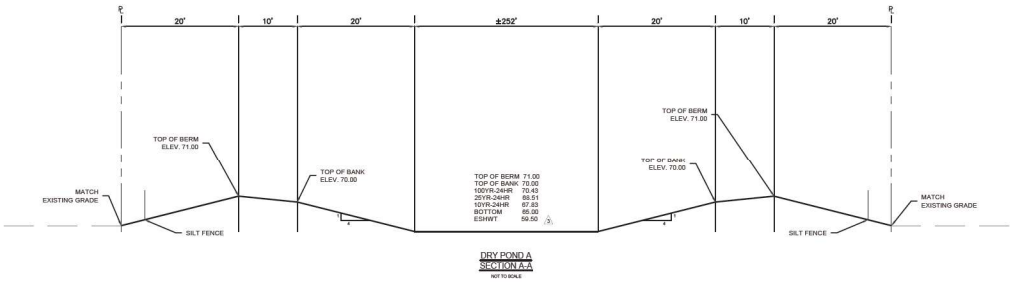
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

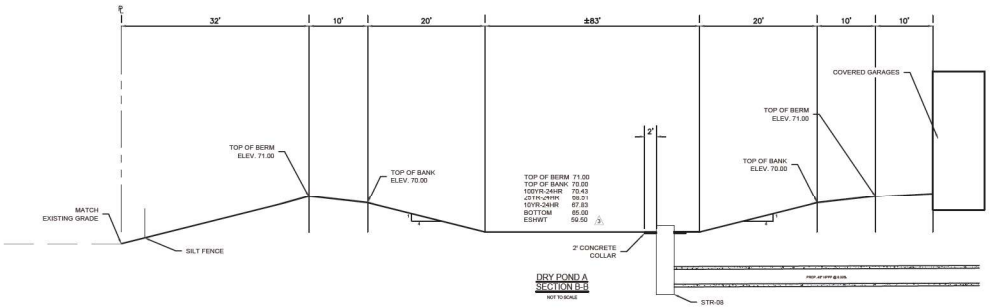
0 50' 100'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C307

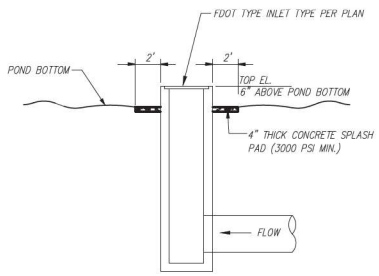
CAD FILE: C304 TYPICAL SECTIONS



DRY POND A
SECTION A-A
NOT TO SCALE

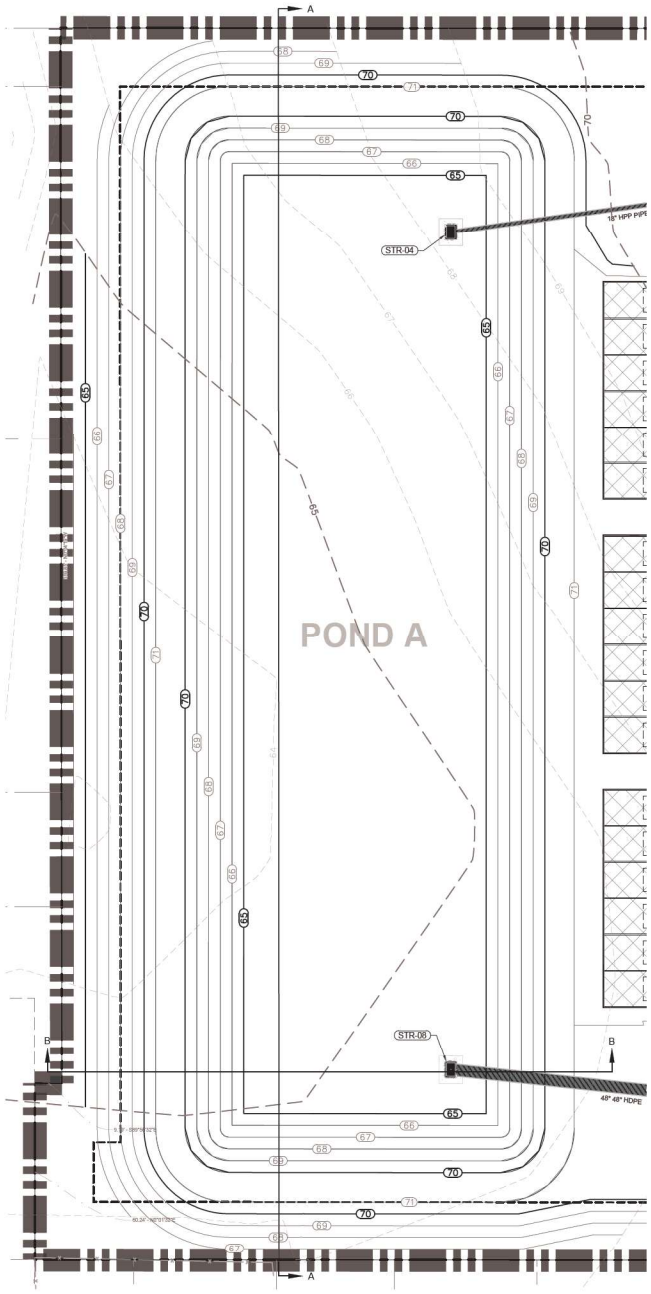


DRY POND A
SECTION B-B
NOT TO SCALE



TYPICAL BUBBLE UP STRUCTURE DETAIL
SCALE: NONE

4



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
POND A SECTIONS

DATE 03/30/2024

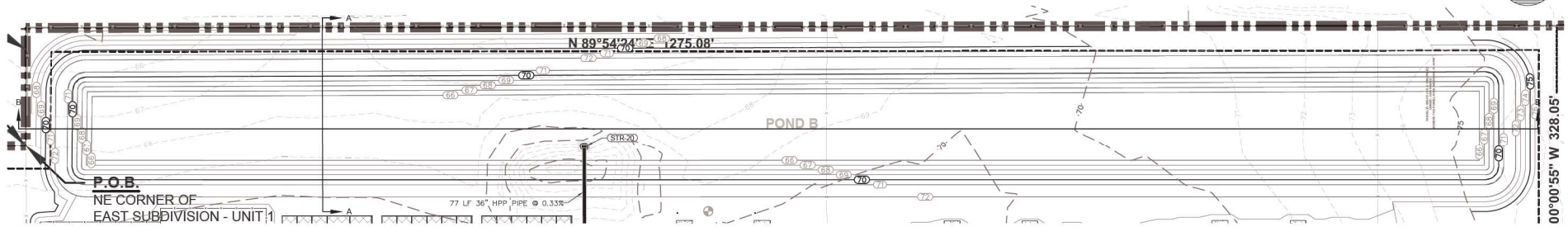
1 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2 07-15-2024 PER SJRWMD COMMENTS
3 09-30-2024 CITY OF WILDWOOD COMMENTS
4 11-27-2024 CITY OF WILDWOOD COMMENTS
5 01-10-2025 SBD CITY OF WILDWOOD COMMENTS
6 04-23-2025 SDR CITY OF WILDWOOD COMMENTS

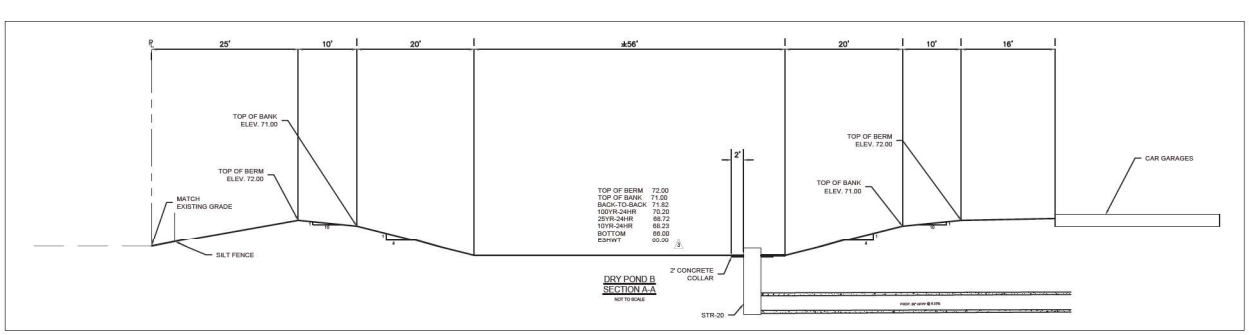
REVISIONS

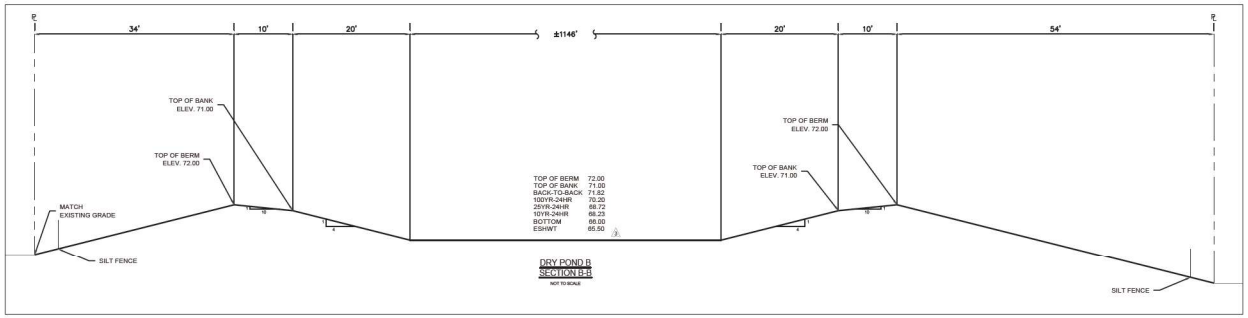
0 10' 20'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C308

CAD FILE: C305 POND SECTIONS







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NOTICE:

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
POND B SECTIONS

DATE 03/30/2024

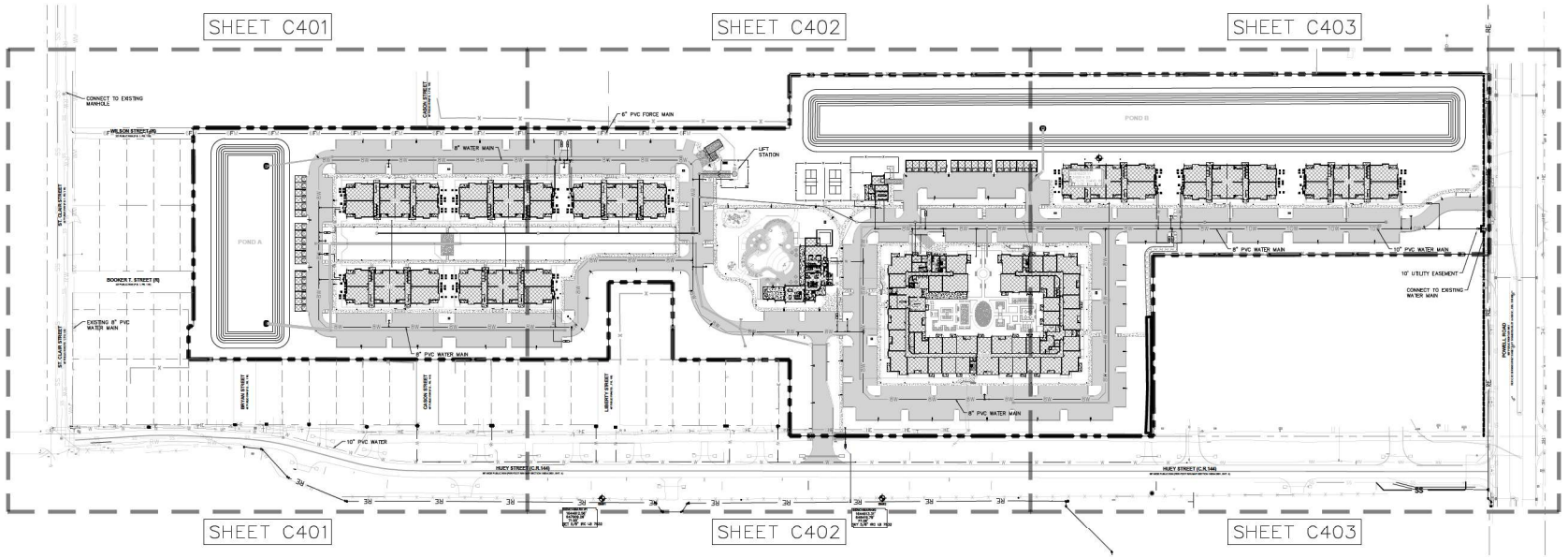
1. 05-10-2024 PER CLIENT COMMENTS & SIRWIMD
2. 07-15-2024 PER SIRWIMD COMMENTS
3. 08-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

CAD FILE: C305 POND SECTIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C309



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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COA # 29091

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1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OVERALL UTILITY PLAN

DATE: 03/30/2024

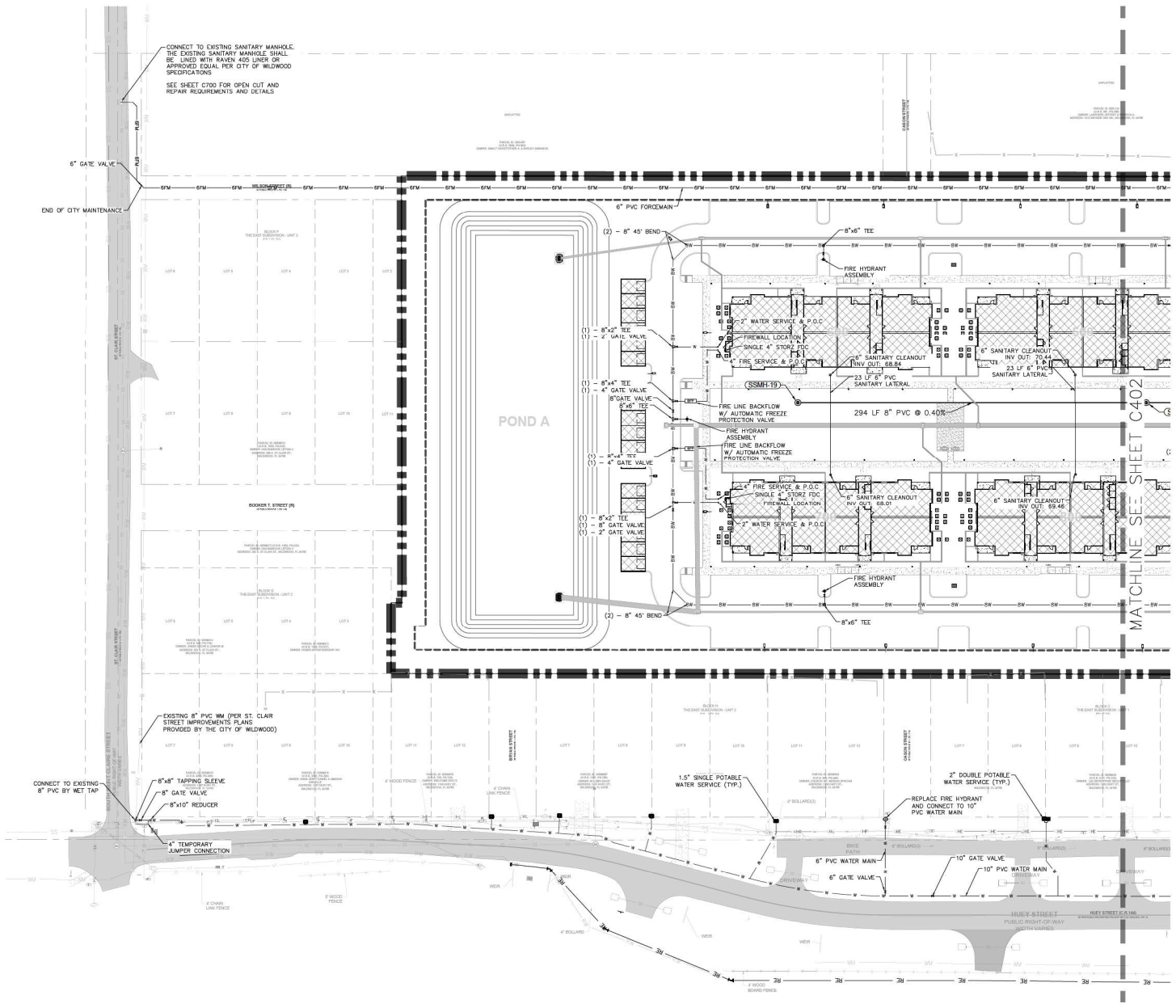
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C400

CAD FILE: 103SHC400 OVERALL 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-19	48" MANHOLE RIM: 71.42 INV OUT: 68.87	N: 1645094.97 E: 647499.0634

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. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS 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 DIRECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR ANY DUTIES OF THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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407.74.3.3224
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
UTILITY PLAN

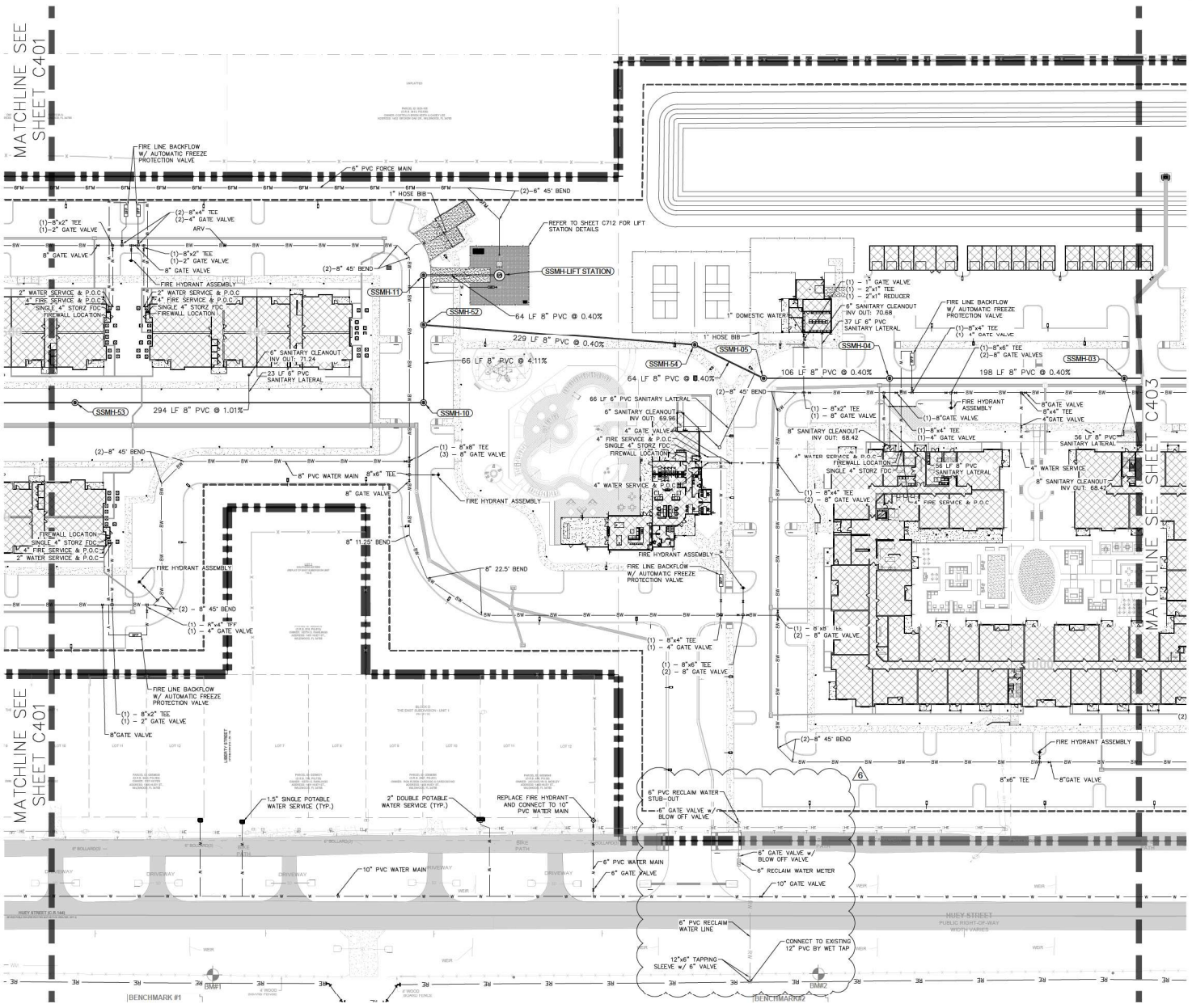
DATE: 03/30/2024

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. 12-02-2024 2ND CITY OF WILDWOOD COMMENTS
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: 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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407.714.3324
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
UTILITY PLAN

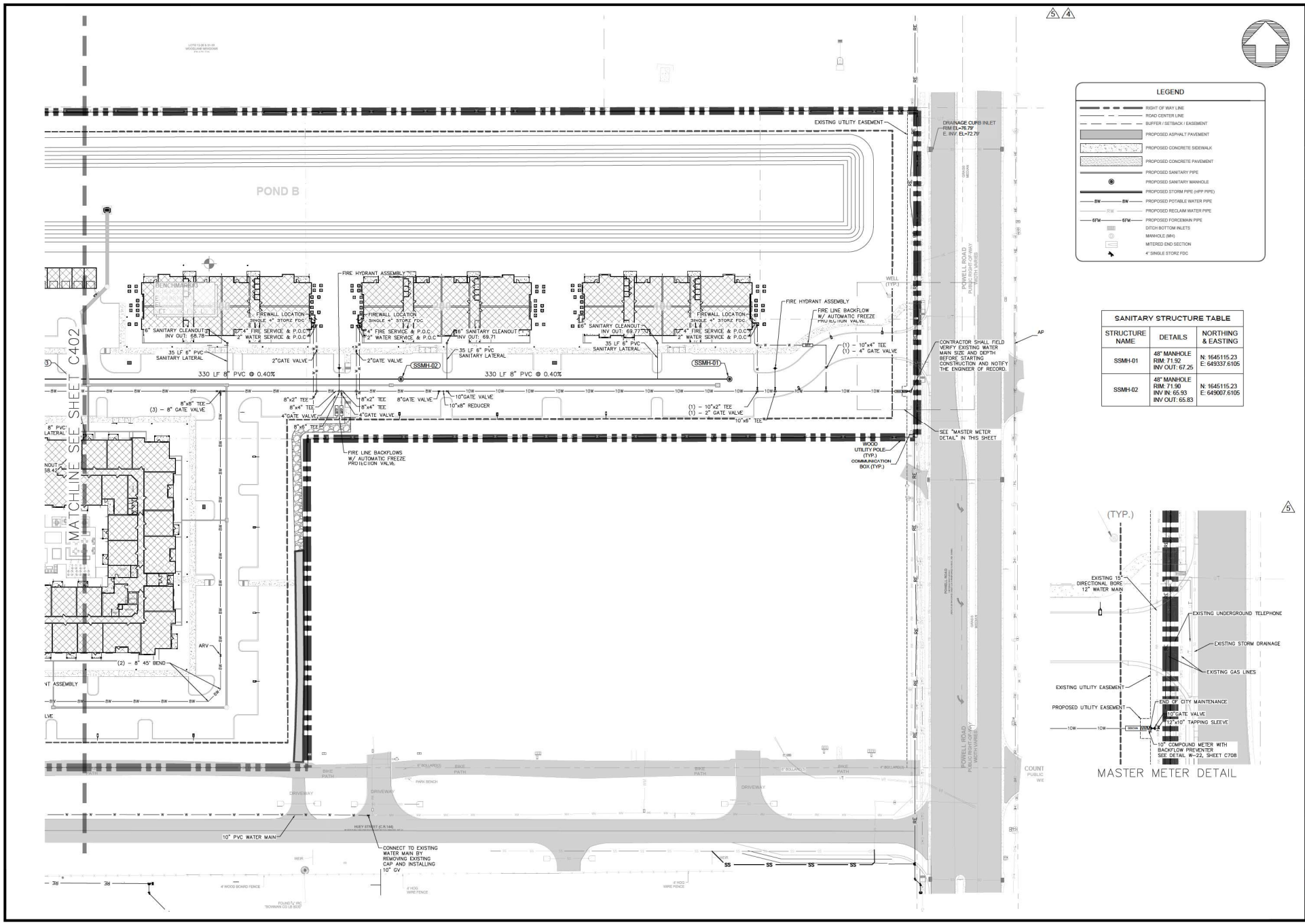
DATE: 03/30/2024

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. C402

CAD FILE: 103\CAD\C402 UTILITY 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
- 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-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

MASTER METER DETAIL

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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
UTILITY PLAN

DATE 03/30/2024

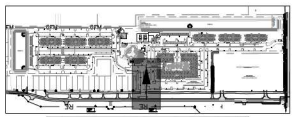
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 03-21-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

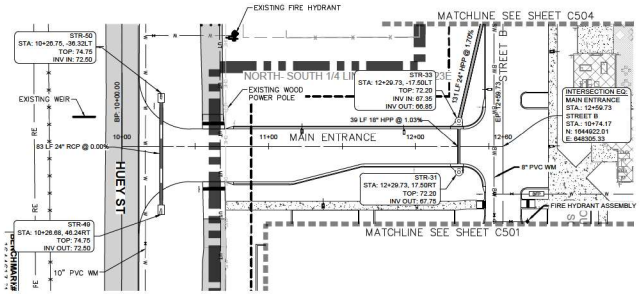
0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C403

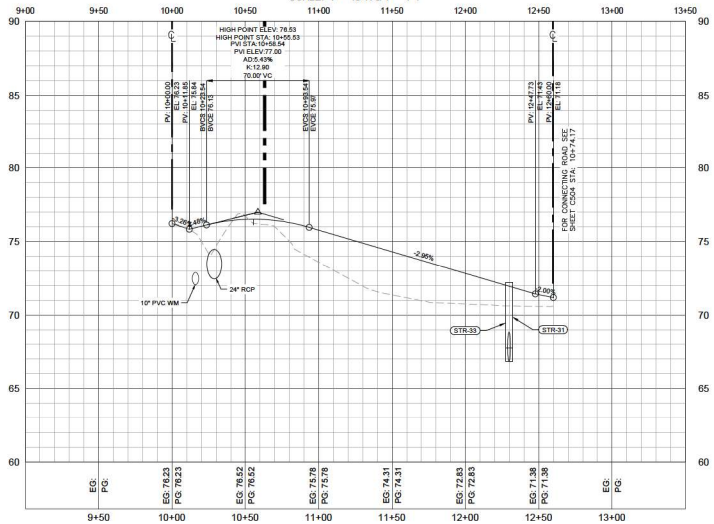
CAD FILE: 103\CAD\C403 UTILITY PLAN



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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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

PRIVATE ROAD-MAIN ENTRANCE-PLAN & PROFILE

DATE 03/30/2024

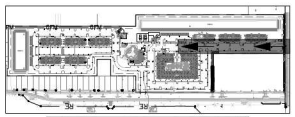
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

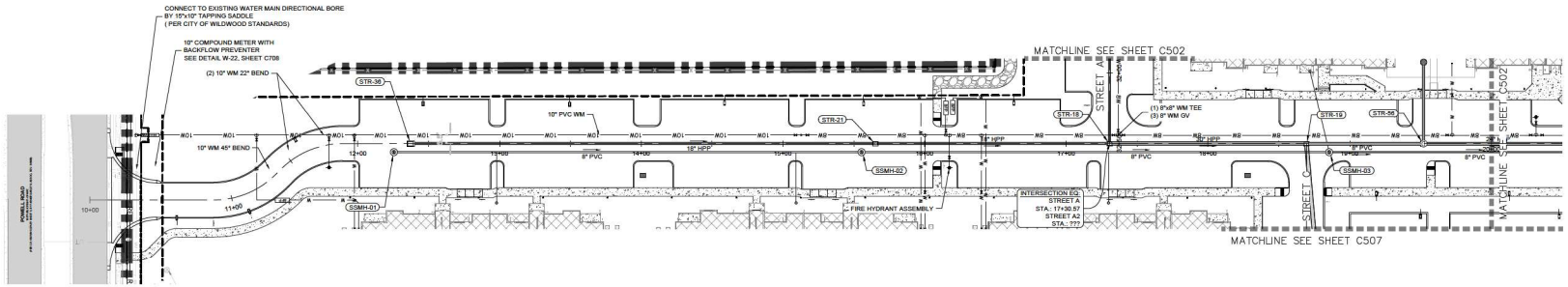
0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C500

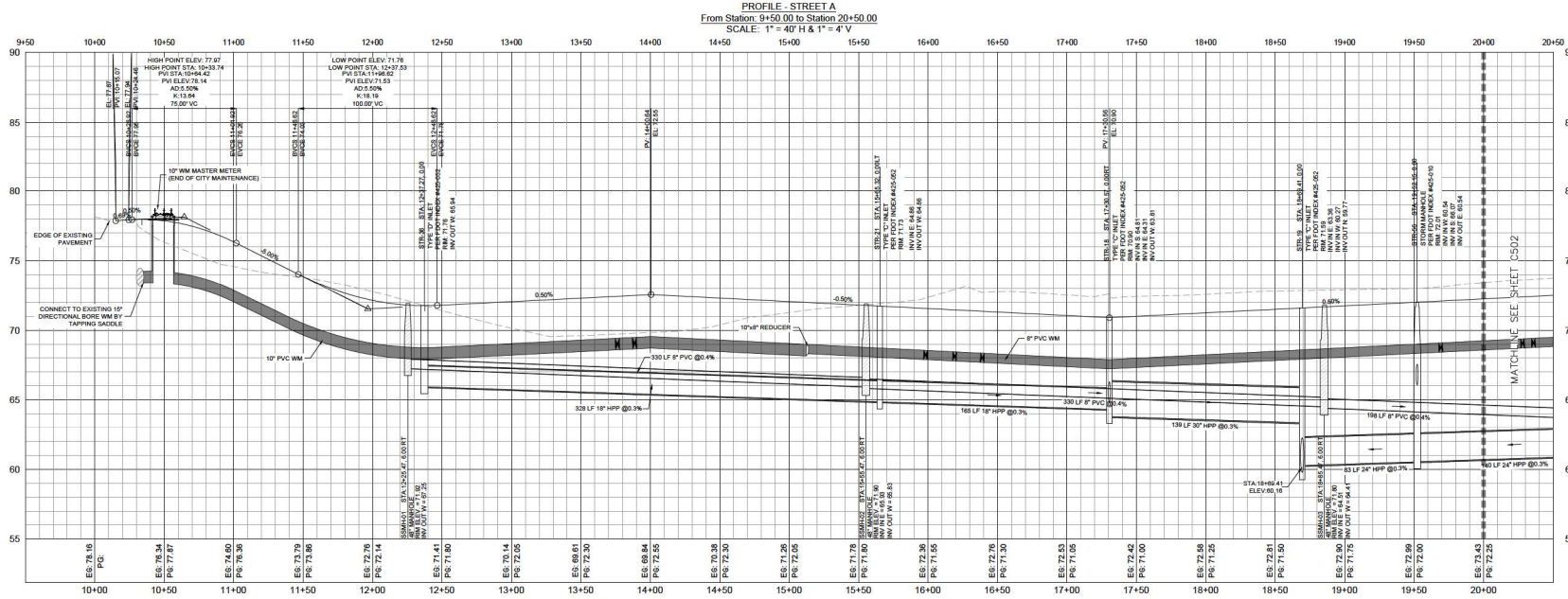
CAD FILE: 1039-C500 P&P MAIN ENTRANCE



LOCATION KEYMAP



PROFILE - STREET A
From Station: 9+50.00 to Station 20+50.00
SCALE: 1" = 40' H & 1" = 4' V



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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
PRIVATE ROAD-STREET A-PLAN & PROFILE

DATE 03/30/2024

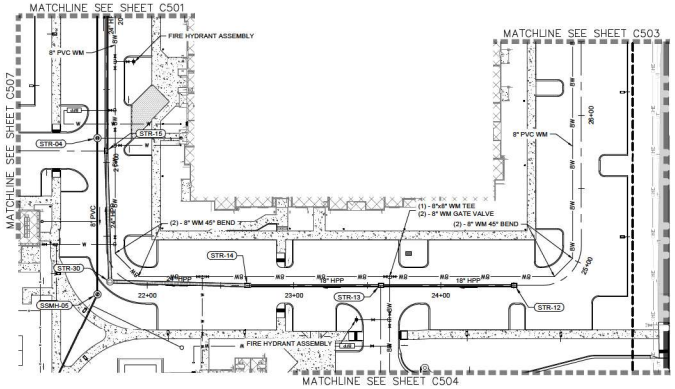
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024 PER SIRWMD COMMENTS
3. 08-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

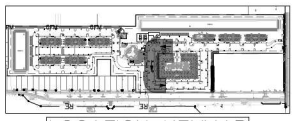
REVISIONS

0 250' 500'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C501

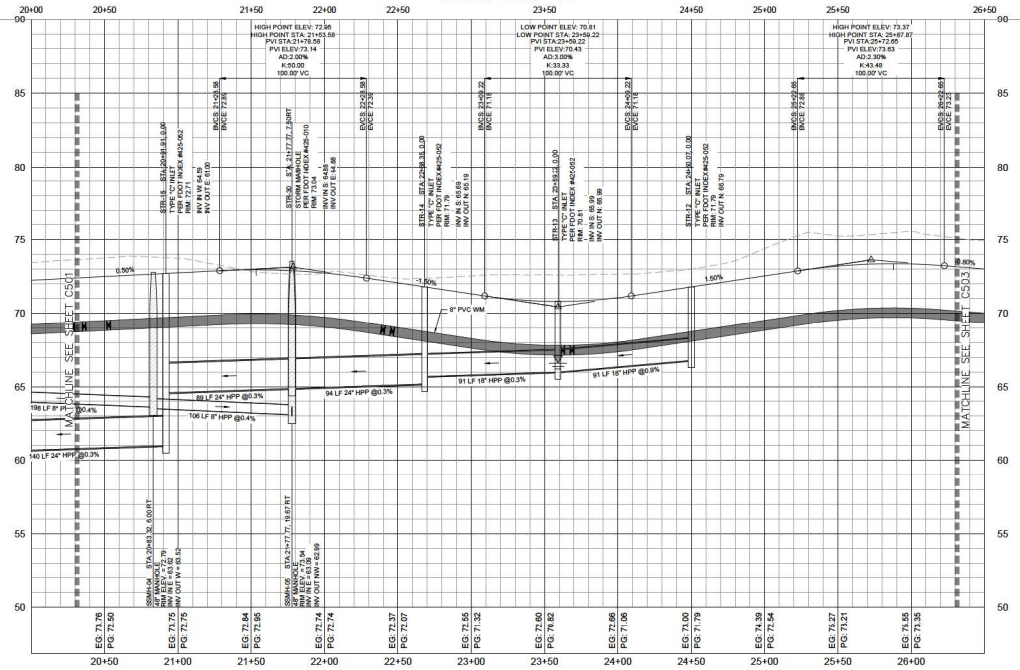
CAD FILE: 1039-C501-C503 PMP STREET A





LOCATION KEYMAP

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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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 A2-PLAN & PROFILE

DATE 03/30/2024

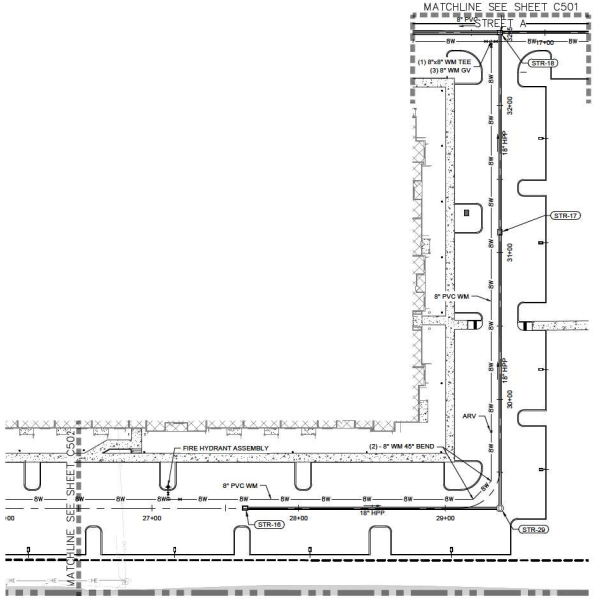
1. 05-10-2024
   PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024
   PER SIRWMD COMMENTS
3. 09-30-2024
   CITY OF WILDWOOD COMMENTS
4. 11-27-2024
   2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025
   3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025
   4TH CITY OF WILDWOOD COMMENTS

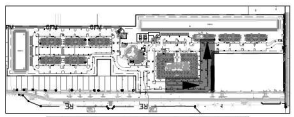
REVISIONS

0 250' 500'

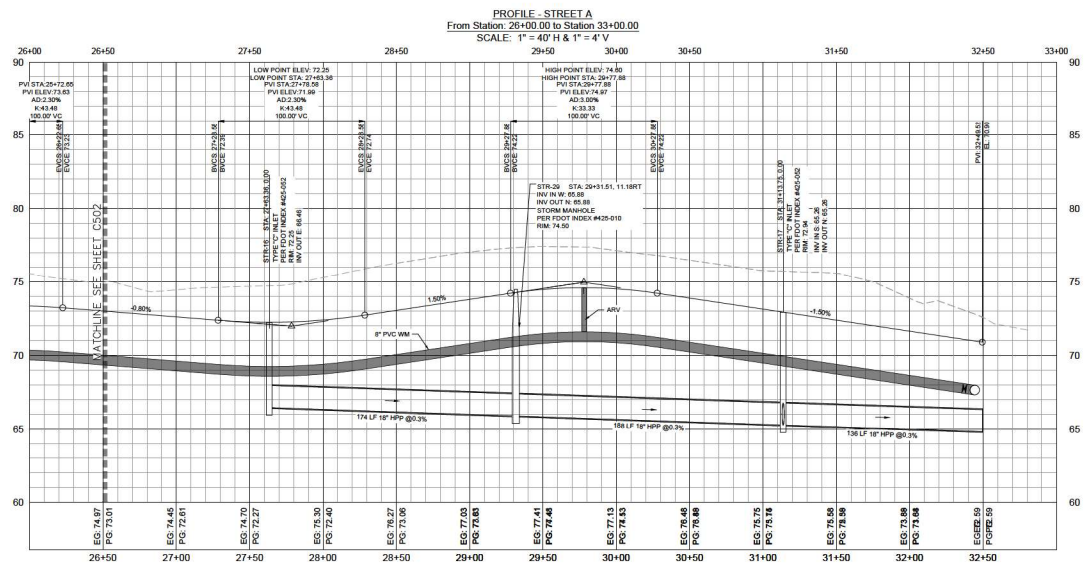
DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C502

CAD FILE: 1039-C501-C503 PMP STREET A





LOCATION KEYMAP



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ORLANDO, FL 32801
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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

PRIVATE ROAD-STREET A3-PLAN & PROFILE

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024 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

REVISIONS

0 20' 40'

DRAWN BY: SAM

CHECKED BY: RB

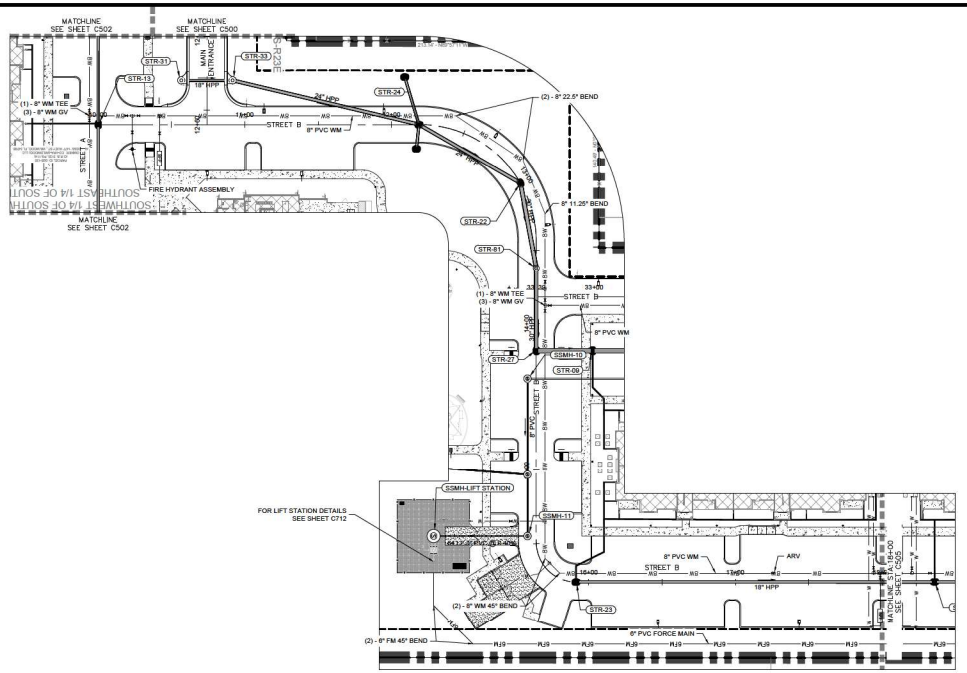
PROJECT MANAGER: LR

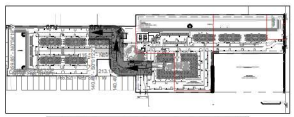
JOB #: 23001039

FILE CODE: ##

SHEET NO. C503

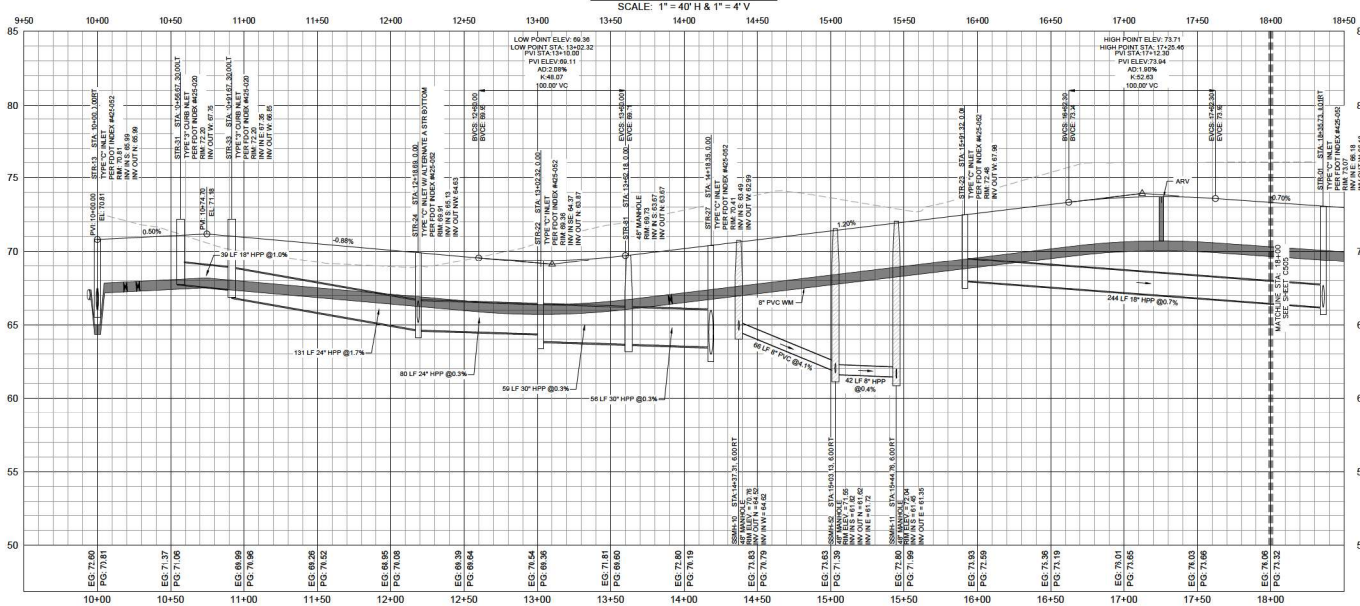
CAD FILE: 1039-C501-C503 PMP STREET A





LOCATION KEYMAP

PROFILE - STREET B
From Station: 9+50.00 to Station 18+50.00
SCALE: 1" = 40' H & 1" = 4' V



811 Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS APPROXIMATE AND NOT GUARANTEED TO BE ENTIRELY INCLUSIVE. IT IS THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE, THE CONTRACTOR SHALL CONTACT ALL UTILITIES FOR FIELD LOCATIONS AND MARKING OF THEIR 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 OR OTHER STRUCTURES OR PROPERTY OF ANY OTHER PERSONS.

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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
PRIVATE ROAD-STREET B PLAN & PROFILE

DATE 03/30/2024

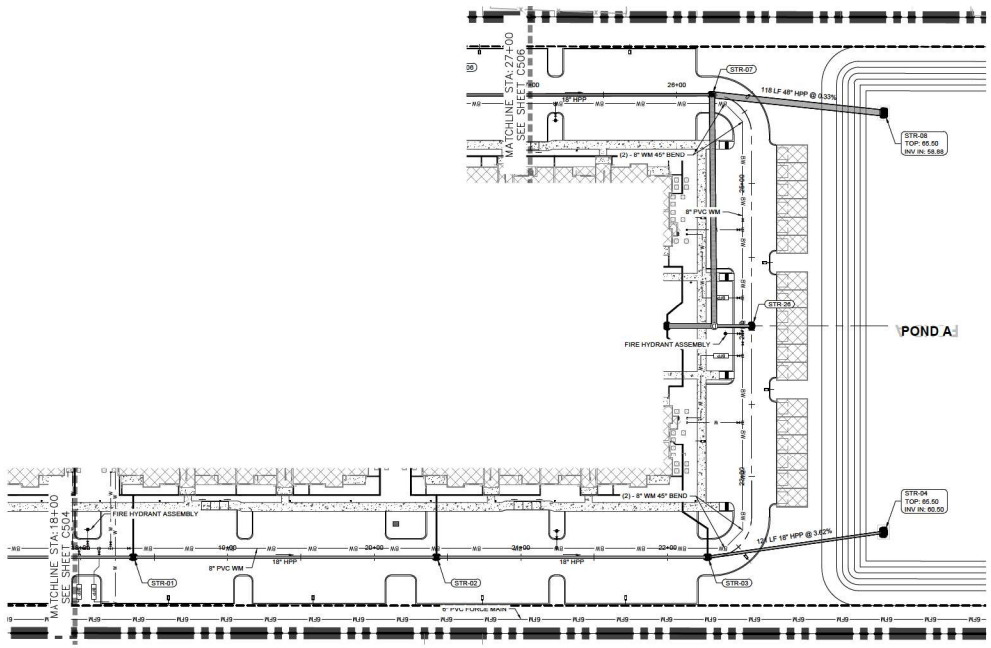
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 SBD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 CITY OF WILDWOOD COMMENTS

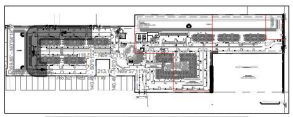
REVISIONS

0 250' 500'

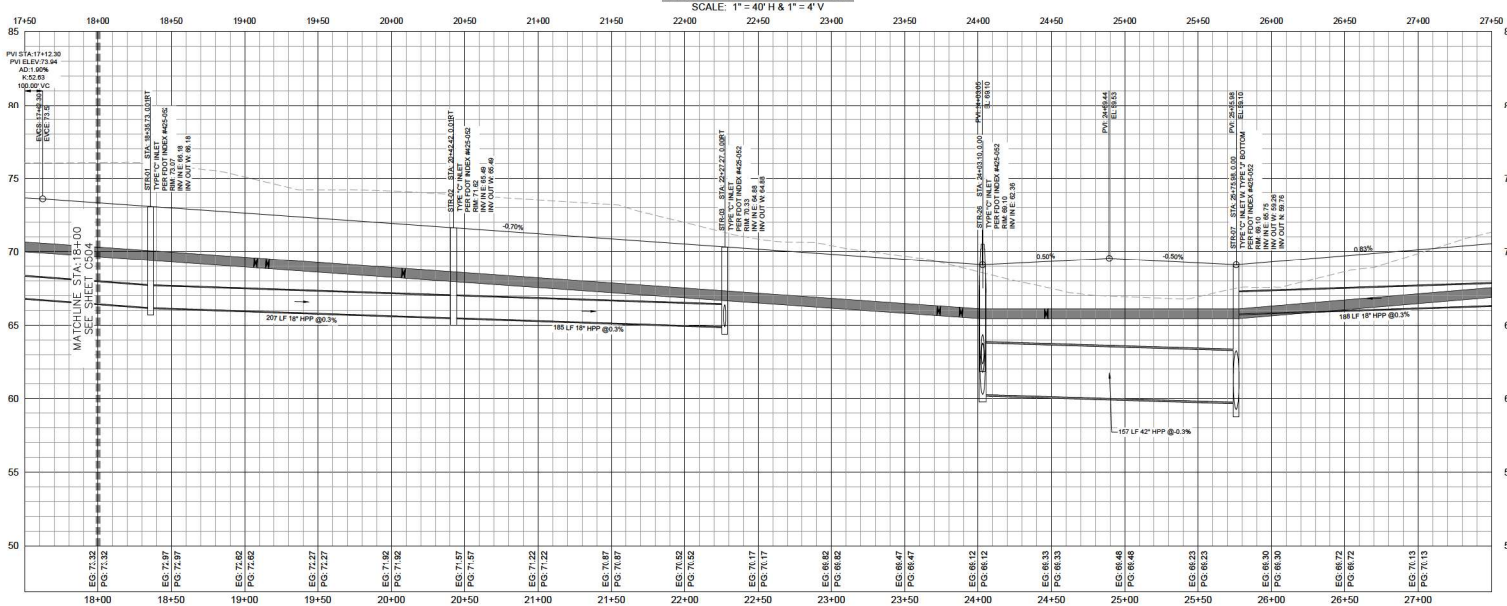
DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C504

CAD FILE: 1039-2500-2500 PAP-STREET B





LOCATION KEYMAP



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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

PRIVATE ROAD-STREET B2-PLAN & PROFILE

DATE 03/30/2024

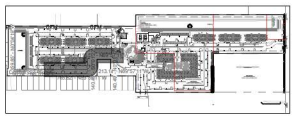
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

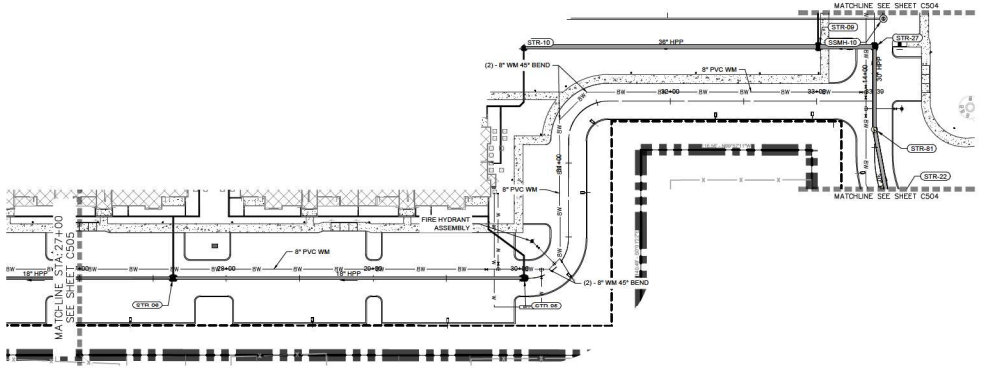
REVISIONS

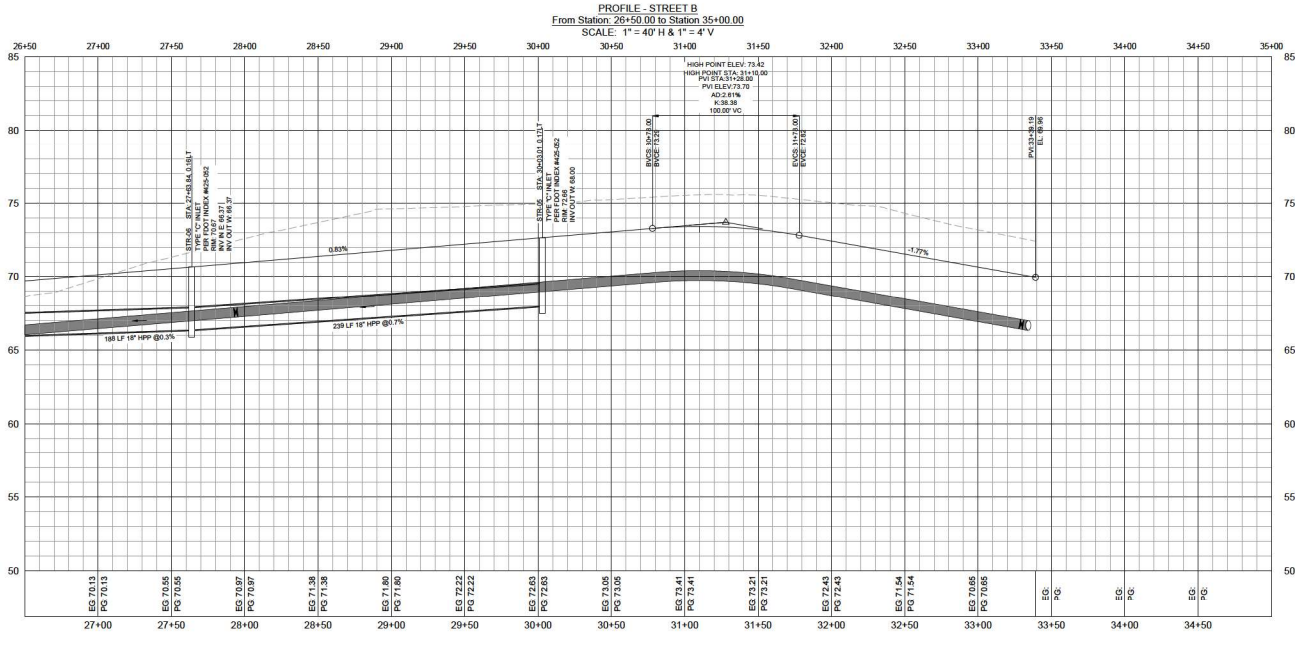
0 250' 500'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C505

CAD FILE: 1039-C504-C506 PMP STREET B







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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

PRIVATE ROAD-STREET B3-PLAN & PROFILE

DATE 03/30/2024

1. 05-10-2024 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

REVISIONS

0 250' 500'

DRAWN BY: SAM

CHECKED BY: RB

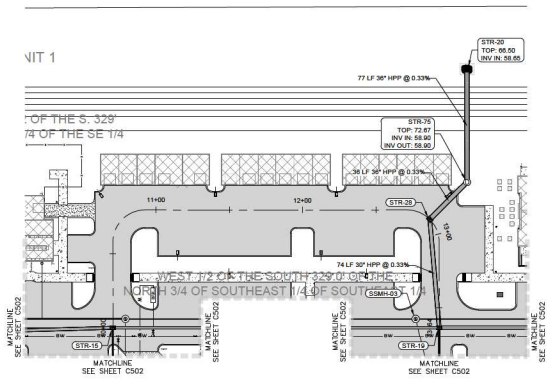
PROJECT MANAGER: LR

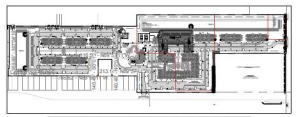
JOB #: 23001039

FILE CODE: ##

SHEET NO. C506

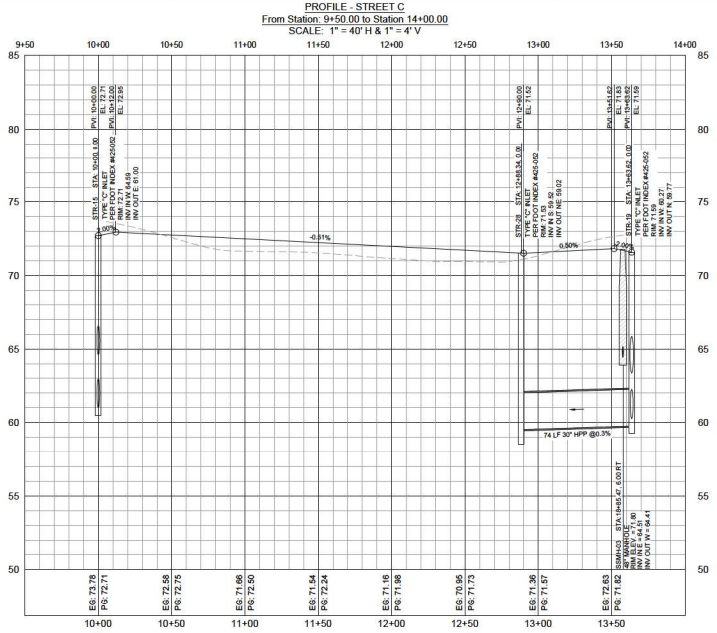
CAD FILE: 1039-C506-C506 PMP STREET B





LOCATION KEYMAP

PROFILE - STREET C
From Station: 9+50.00 to Station 14+00.00
SCALE: 1" = 40' H & 1" = 4' V



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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

PRIVATE ROAD-STREET C-PLAN & PROFILE

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024 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

REVISIONS

0 20' 40'

DRAWN BY: SAM

CHECKED BY: RB

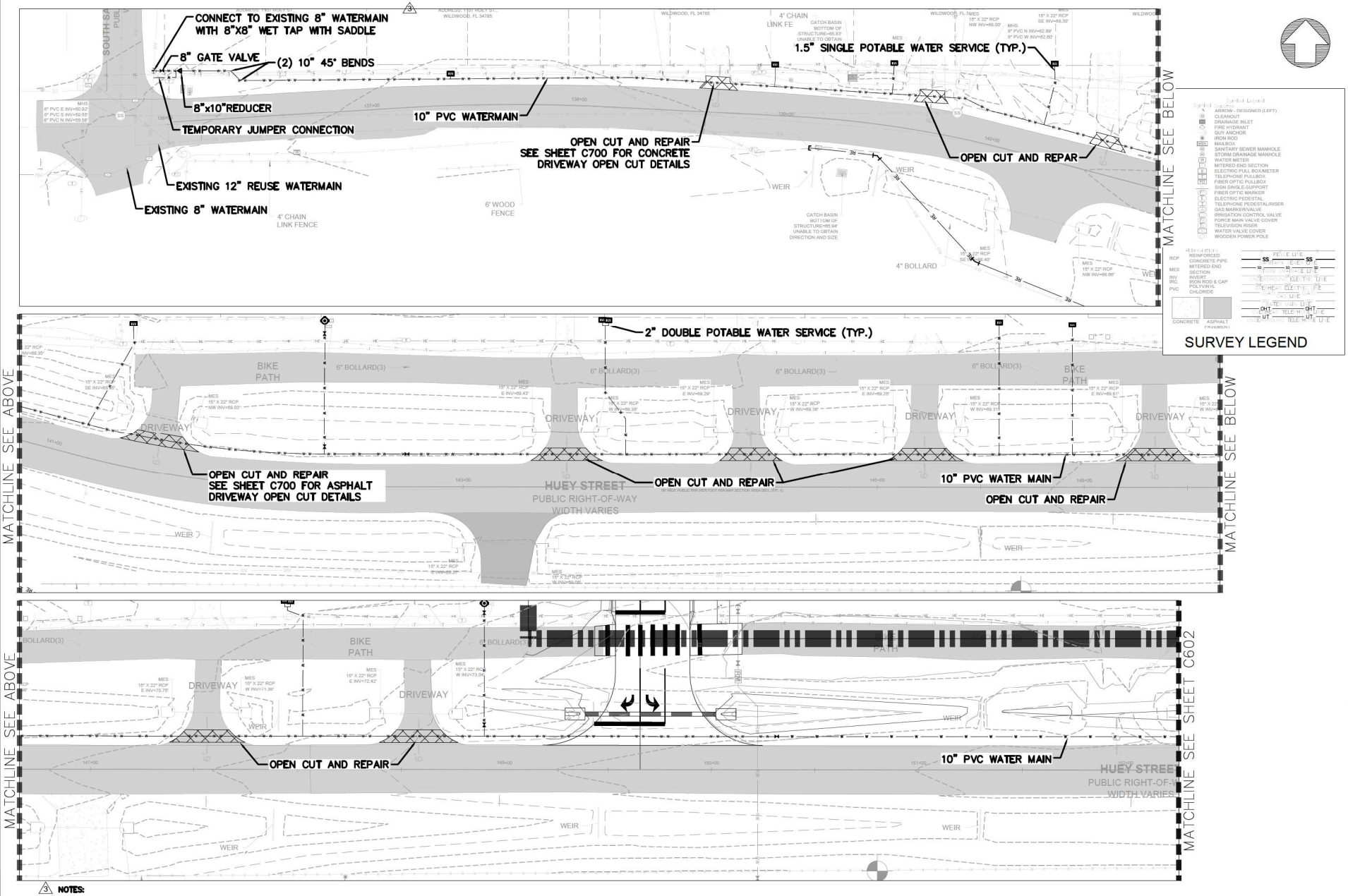
PROJECT MANAGER: LR

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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SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

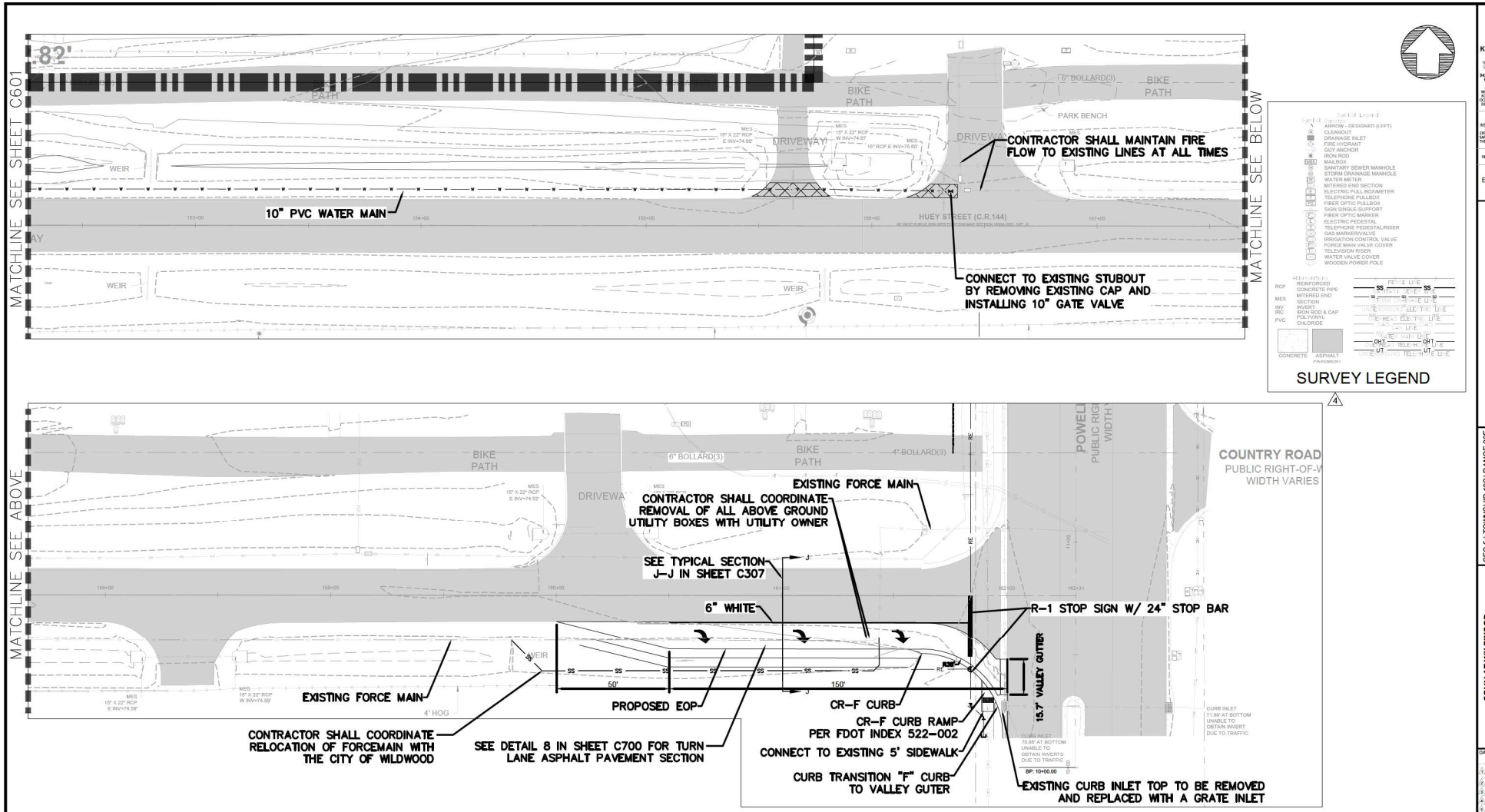
SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - HUEY STREET

DATE 03/30/2024

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C601

CAD FILE: C601-C602 OFFSITE IMPROVEMENTS-HUEY STREET



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NOTICE:

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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
OFFSITE IMPROVEMENTS - HUEY STREET

DATE 03/30/2024

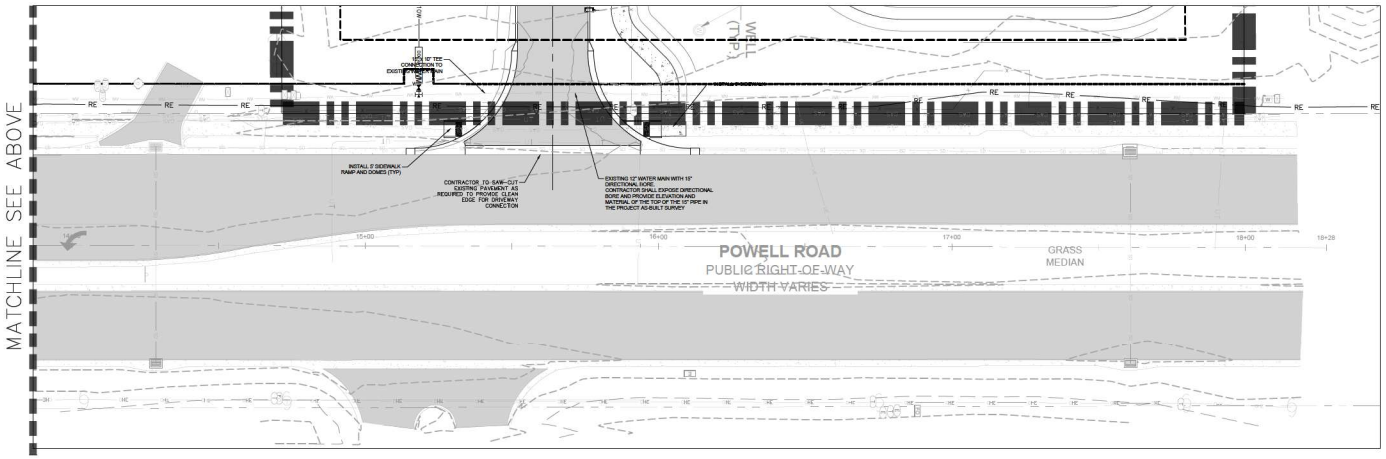
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-16-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

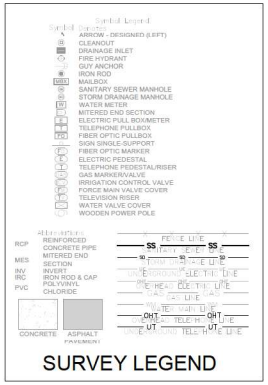
REVISIONS

0 10' 20'

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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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
OFFSITE IMPROVEMENTS - POWELL ROAD

DATE 03/30/2024

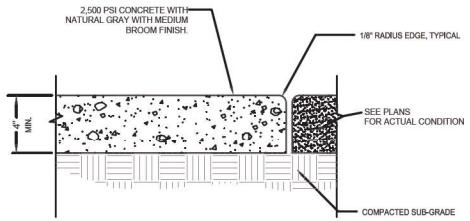
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

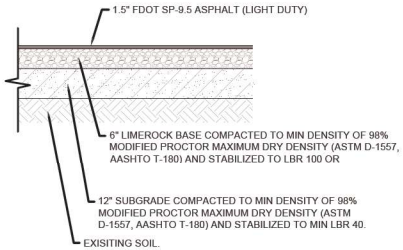
0 10' 20'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C603

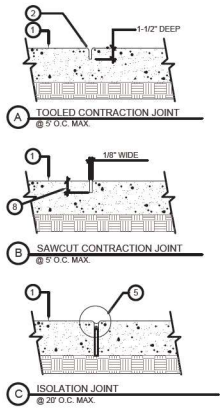
CAD FILE: C603 OFFSITE IMPROVEMENTS - POWELL ROAD



C700 1 NTS SIDEWALK CONCRETE PAVEMENT SECTION

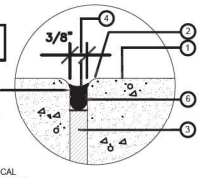


C700 2 NTS ASPHALT PAVEMENT SECTION



ENLARGEMENT OF TYPICAL SEALED JOINT

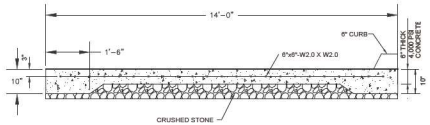
NOTE: WIDTH TO DEPTH RATIO OF MASTIC TO BE PER MFG'S. RECOMMENDATIONS.



LEGEND

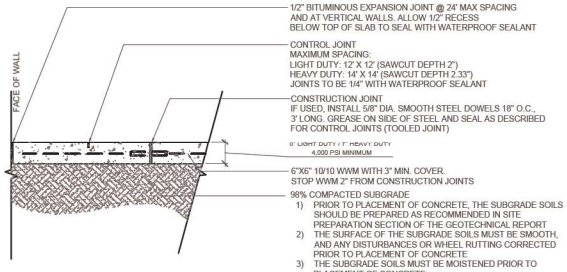
1. FINISH SURFACE.
2. 1/8" TOOLED RADIUS EDGE, TYPICAL.
3. PRE-MOLDED EXPANSION JOINT FILLER.
4. MASTIC SEALANT, COLOR TO SELECTED BY OWNER. FOR PAVEMENT THAT IS THEMED CONCRETE, AS DIRT, CRUSH COLORED CONCRETE INTO GRANULES AND APPLY ON TOP OF WET CAULK.
5. SEALED JOINT, SEE DETAIL ENLARGEMENT ABOVE
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

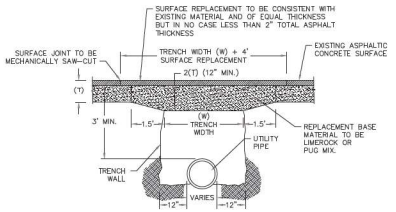


C700 4 TRASH COMPACTOR PAD DETAIL

N.T.S.

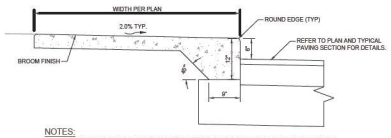


C700 5 NTS CONCRETE PAVEMENT SECTION



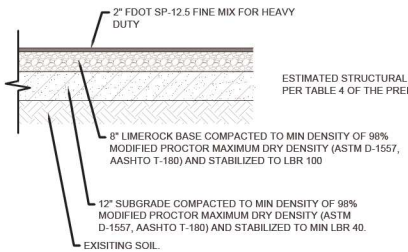
NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTER.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

C700 6A NTS ASPHALT DRIVEWAY OPEN-CUT DETAIL

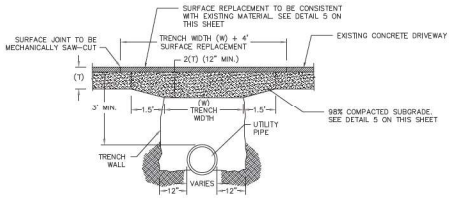


NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95 % OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION 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

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE 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 PROFESSIONAL IS DIRECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF, OR ON BEHALF OF, PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SEC 6 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SITE DETAILS

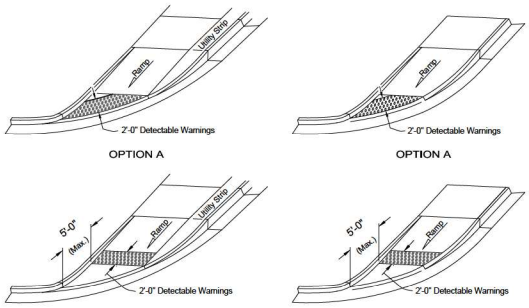
DATE 03/30/2024

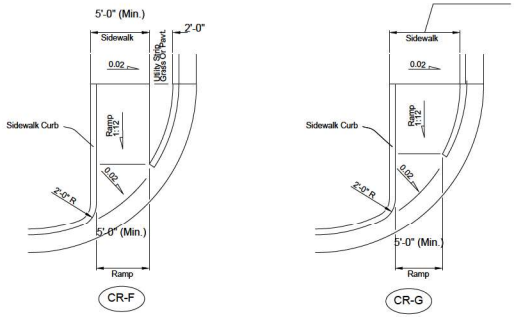
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 SRD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 2ND CITY OF WILDWOOD COMMENTS

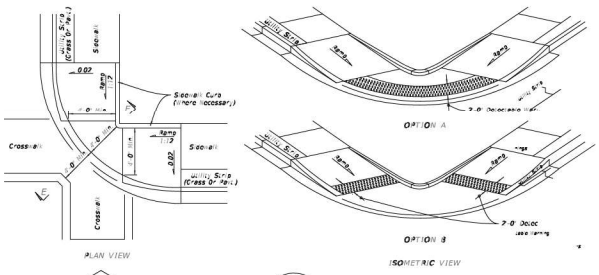
REVISIONS

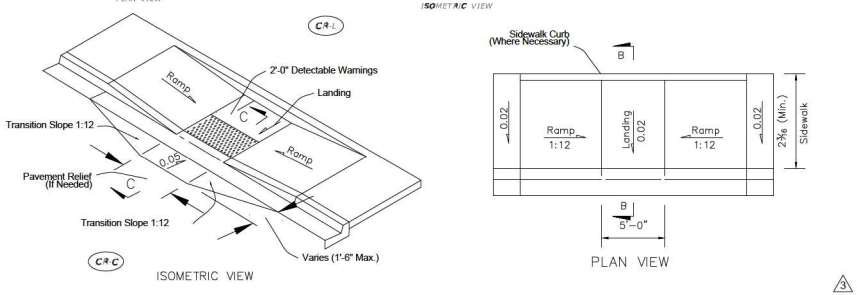
DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C700

CAD FILE: SITE DETAILS





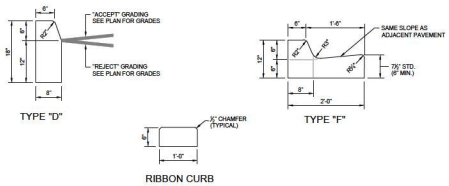




C701 1 CURB RAMP DETAILS
NTS

DETECTABLE WARNINGS NOTES:

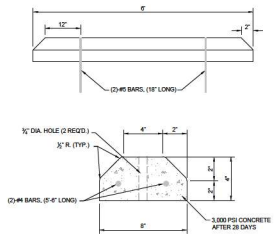
1. INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH FDOT SPECIFICATION 527.
2. PLACE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP OR LANDING, TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF THE CURB OR EDGE OF PAVEMENT.



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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1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SITE DETAILS

DATE: 03/30/2024

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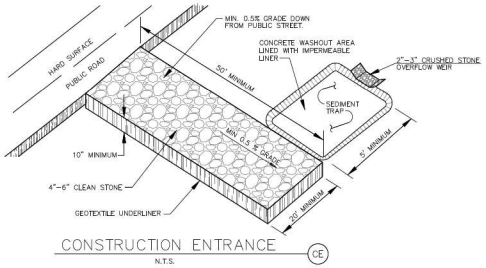
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C701

CAD FILE: SITE DETAILS



CONSTRUCTION ENTRANCE

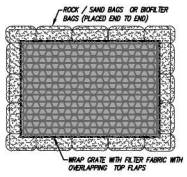
N.T.S.

CONSTRUCTION SPECIFICATIONS

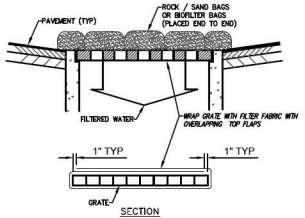
1. STONE - USE COARSE AGGREGATE (2"-3" STONE).
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO 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)



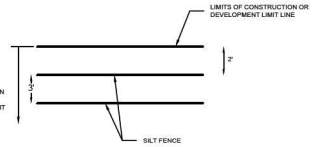
PLAN



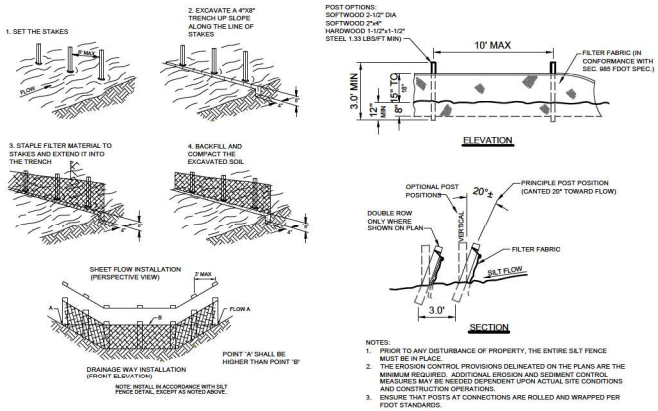
SECTION

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.

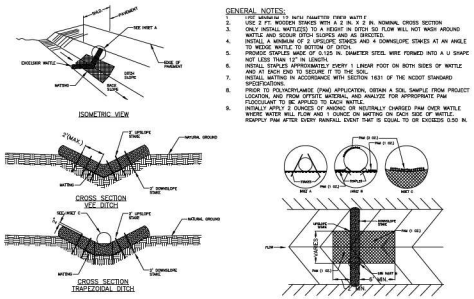


NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

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 12 INCH DIAMETER FIBER WATTLE.
2. USE 2 FT. WOODEN STAKES WITH A 2 IN. X 2 IN. NOMINAL CROSS SECTION.
3. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED.
4. INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
5. WATTLE FASTENERS SHALL BE 0.75 IN. DIAMETER STEEL WIRE FORMED INTO A U SHAPE NOT LESS THAN 12" IN LENGTH.
6. INSTALL STAPLES APPROXIMATELY EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.
7. INSTALL MATTING IN ACCORDANCE WITH SECTION 1631 OF THE NCDOT STANDARD SPECIFICATIONS.
8. PRIOR TO POLYACRYLAMIDE (PAM) APPLICATION, OBTAIN A SOIL SAMPLE FROM PROJECT LIMITS AND HAVE IT TESTED BY A CERTIFIED LABORATORY TO ANALYZE FOR APPROPRIATE PAM FLOCCULATION. (SEE SPECIFICATIONS FOR SOIL TESTING).
9. INITIALLY APPLY 2 OUNCES OF ANIONIC OR NEUTRALLY CHARGED PAM OVER WATTLE WHERE WATER WILL FLOW AND 1 OUNCE ON MATTING ON EACH SIDE OF WATTLE. REAPPLY PAM AFTER EVERY RAINFALL EVENT THAT IS EQUAL TO OR EXCEEDS 0.50 IN.

TEMPORARY WATTLE CHECK DAM WITH MATTING AND OPTIONAL PAM

(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 2021.

(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 OR USE 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)

811 Know what's below. Call before you dig.
THE LOCATION 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 PARTICIPATING IN THE SUNSHINE ONE-CALL SYSTEM (WITHIN LIMITED NOTICE) 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 FOR ANY NEARBY STRUCTURES, OR FOR ANY OTHER PERSONS.

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4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-15-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-21-2025 4TH CITY OF WILDWOOD COMMENTS

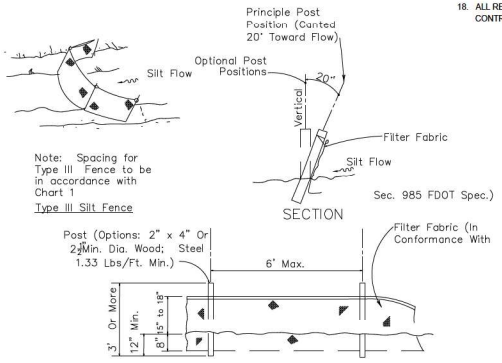
REVISIONS

CAD FILE: EROSION CONTROL DETAILS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C702

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

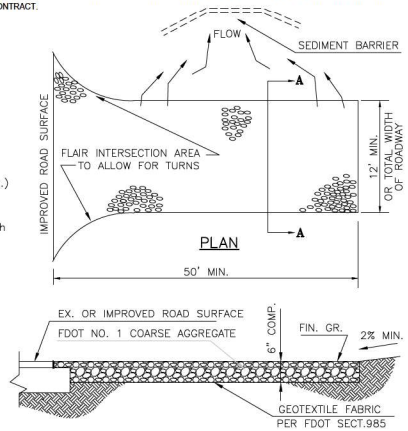
NOT TO SCALE

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

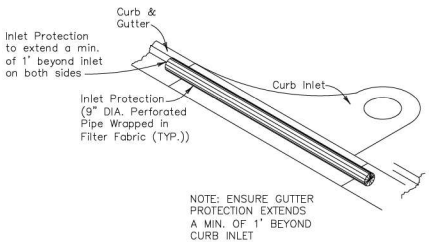
ROCK CONSTRUCTION ENTRANCE

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 BASED ON DATA OBTAINED BY ATWELL AND IS NOT REPRESENTATIVE OF THE ACTUAL LOCATIONS AS VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE-CALL OF FLORIDA (1-800-432-4770) FOR LOCATIONS OF 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 DIRECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR ANY DUTIES OF THE WORK OF ANY HEARIN STRUCTURES OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
—

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

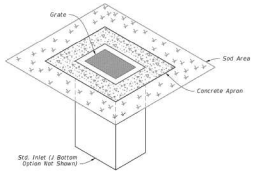
REVISIONS
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C703

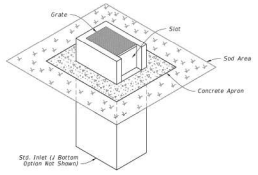
CAD FILE: SWPP NOTES DETAILS

GENERAL NOTES:

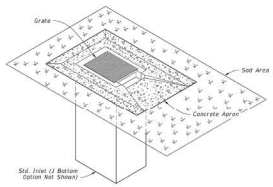
1. Work this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ½" radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar 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
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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
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DITCH BOTTOM INLET TYPES C, D, E, AND H

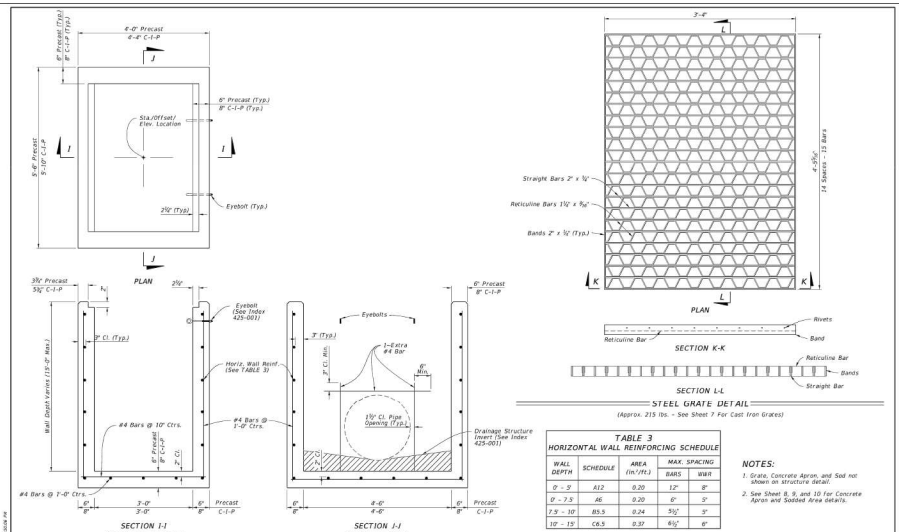

TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

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

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DITCH BOTTOM INLET TYPES C, D, E, AND H

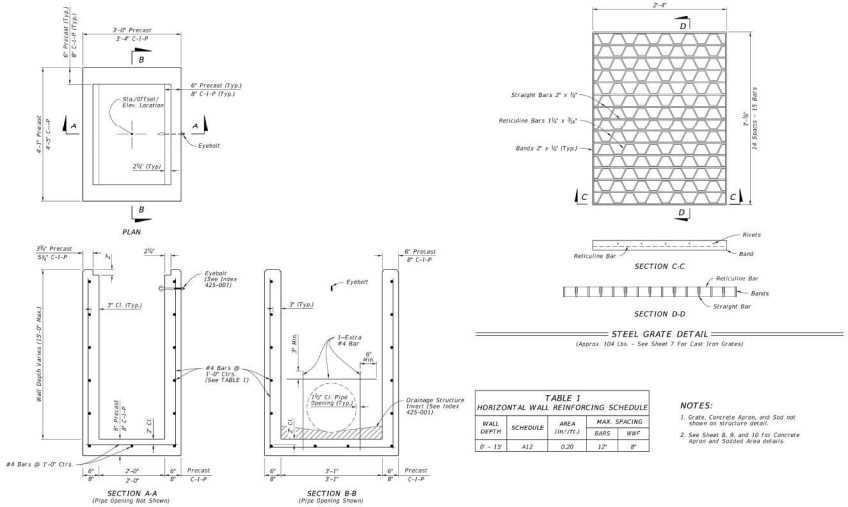


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

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

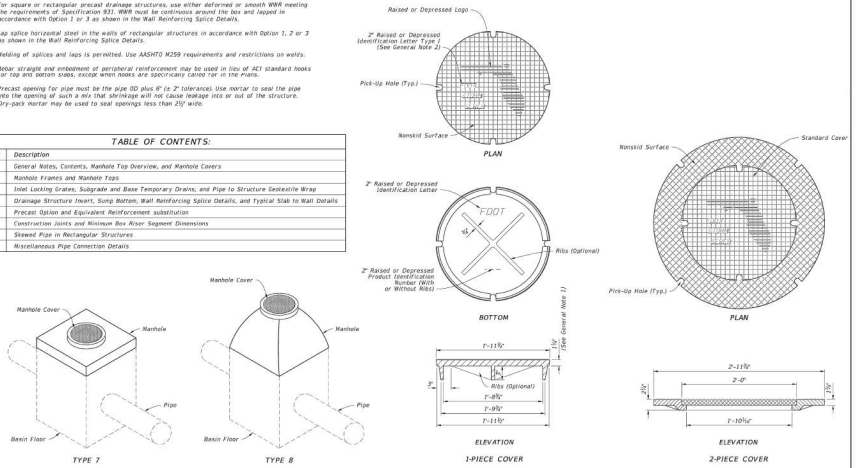
DITCH BOTTOM INLET TYPES C, D, E, AND H

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

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SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL 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.

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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.	11-07-2024 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.

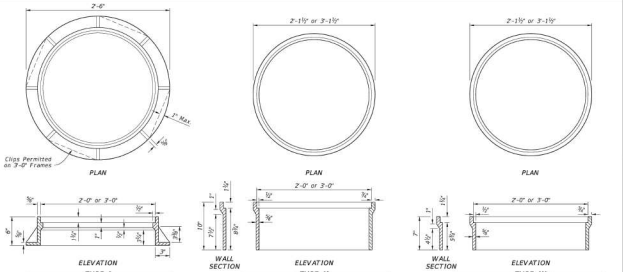
DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C704

CAD FILE: STORMWATER DETAILS

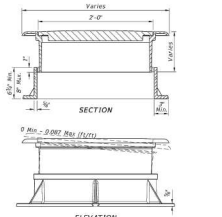
TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING Frame	2'-0" OPENING 2-Piece Cover		3'-0" OPENING Frame	3'-0" OPENING 2-Piece Cover	
		Inside	Outside	Total	Inside	Outside	Total
I	155	190	220	190	220	410
II	145	190	255	190	320	410
III	90	190	180	190	220	410

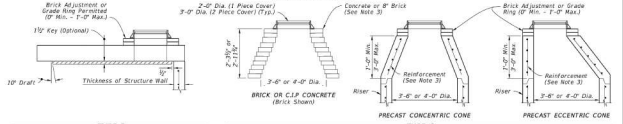
NOTE:
Frame Type I in Table 1, includes Adjustable frames.



MANHOLE FRAMES



TYPE I ADJUSTABLE FRAME



TYPE 7 — TYPE 8

MANHOLE TOPS

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 FRAMES AND MANHOLE TOPS

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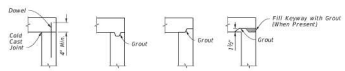
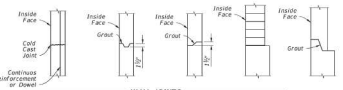
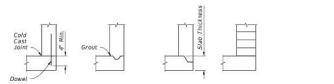


TOP SLABS TO WALL JOINTS



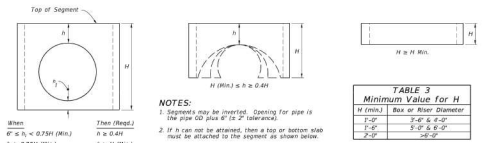
WALL JOINTS



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

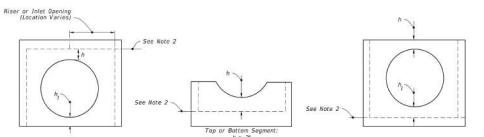


NOTES:
1. Segments may be inverted. Opening for pipe is the pipe OD plus 8" (± 2" tolerance).
2. If h can not be attained, then a top or bottom slab must be attached to the segment as shown below.

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

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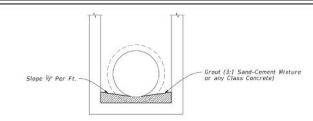
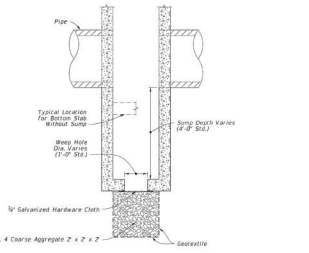


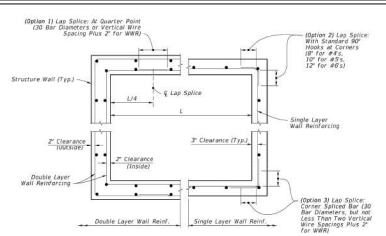
NOTE: For all structures unless excluded by special detail.

DRAINAGE STRUCTURE INVERT

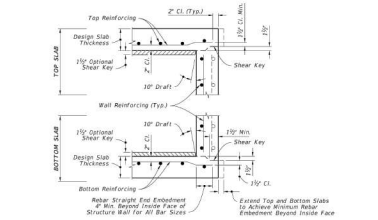


NOTES:
1. Construct sumps in inlets and manholes connecting to French Drains unless excluded in the Plans.
2. Construct sumps only where called for in the Plans at all other locations.
3. Construct weep holes in sump bottom only where called for in the Plans.
4. Install Type D-3 geotextile in accordance with Specification 514.

SUMP BOTTOM



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

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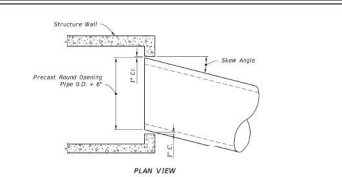
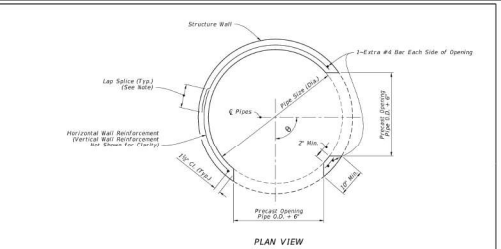


TABLE 4 - MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

	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



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

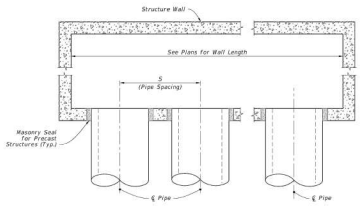


TABLE 5 - MINIMUM SIZES FOR MULTIPLE PARALLEL PIPE CONNECTIONS

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'-0"
72"	10'-0"
78"	10'-9"
84"	11'-8"

MULTIPLE PARALLEL PIPE CONNECTIONS - RECTANGULAR STRUCTURES

MISCELLANEOUS PIPE CONNECTION DETAILS

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
STORMWATER DETAILS

DATE: 03/30/2024

6	05-19-2024 PER CLIENT COMMENTS & SIRWMD
5	07-15-2024 PER SJRWMD COMMENTS
4	09-30-2024 CITY OF WILDWOOD COMMENTS
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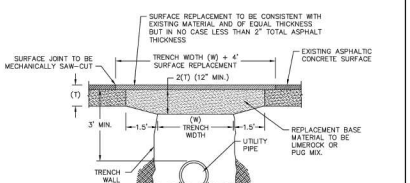
2	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
1	06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

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	ROADWAY OPEN-CUT	M-02
	DATE REVISED 06-05-12		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 56. 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 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	POTABLE WATER DISTRIBUTION SPECIFICATIONS	W-01
	DATE REVISED 04-03-24		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.

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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.

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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.

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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
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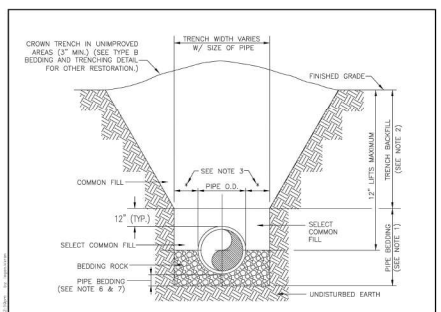

NOTES:

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	TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	W-03
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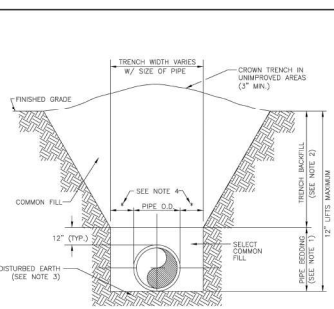
TRENCH WIDTH VARIES W/ SIZE OF PIPE
CROWN TRENCH IN UNIMPROVED AREAS (3" MIN.)
FINISHED GRADE
SEE NOTE 3

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 DISTANCE 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 DISTANCE FOR GRAVITY, 18 INCHES IS THE MINIMUM AND 24 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.

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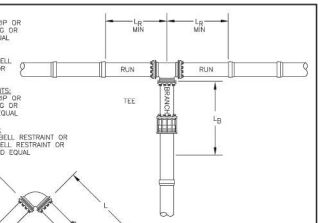
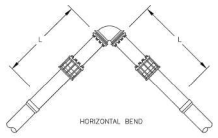
DI FITTING RESTRAINTS:
TYLER-UNION 1000 TUF GRIP OR EBBA SERIES 1100 MEGALUG OR SIP EZD OR APPROVED EQUAL

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

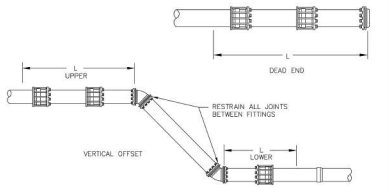
PVC PIPE BELL RESTRAINTS:
TYLER SERIES 3000 SPLIT BELL RESTRAINT OR EBBA SERIES 1900 SPLIT BELL RESTRAINT OR SIP EZPVCPTP OR APPROVED EQUAL





HORIZONTAL BEND

ALL JOINTS WITHIN LENGTH "L" OF FITTING MUST BE RESTRAINED.



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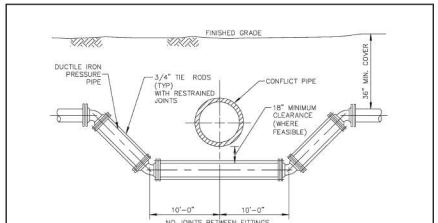
MINIMUM LENGTH OF PIPE "L" (FEET) TO BE RESTRAINED
(SOURCES: EBBA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORIZ. BEND		17	24	41	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	–

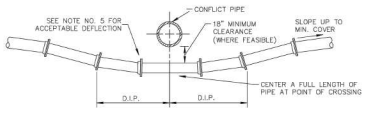
NOTES:

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

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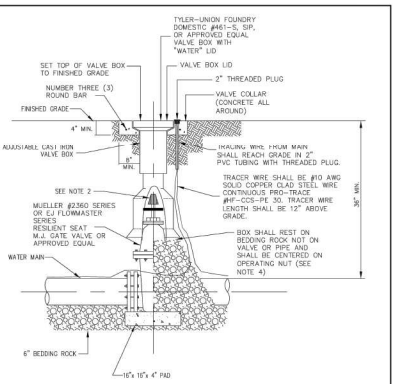
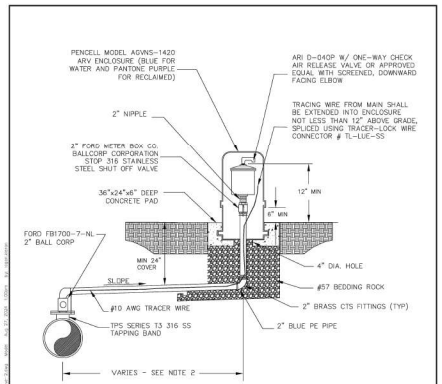


NOTES:

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 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.

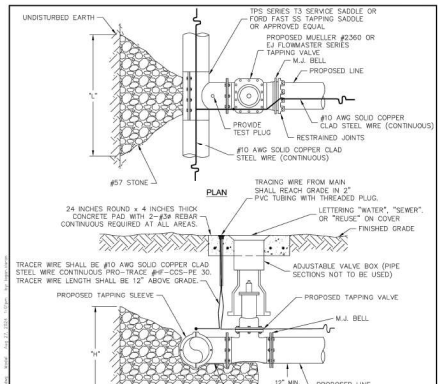
CITY OF WILDWOOD | 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: GATE VALVE AND BOX DETAIL | DETAIL NUMBER: W-08 | 1 OF 1



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



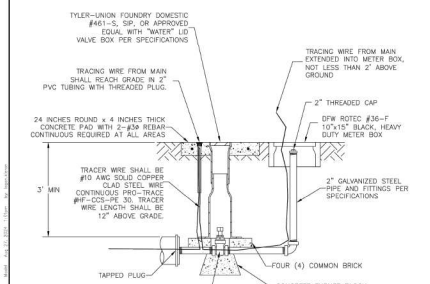
RUN	BRANCH 4 INCH H	L	6 INCH H	L	8 INCH H	L	10 INCH H	L	12 INCH H	L	14 INCH H	L
4 INCH	15	20										
6 INCH	15	20	23	30								
8 INCH	15	20	23	30	31	39						
10 INCH	15	20	23	30	31	39	40	48				
12 INCH	15	20	23	30	31	39	40	48	48	57		
16 INCH	15	20	23	30	31	39	40	48	48	57	62	78
18 INCH	15	20	23	30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

811 Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLAN IS APPROXIMATE AND NOT GUARANTEED OR WARRANTED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES LISTED 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 BE RESPONSIBLE FOR, ANY OF THE WORK, OR ANY HEALTH OR SAFETY PRECAUTIONS 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
WATER DETAILS

DATE: 03/30/2024

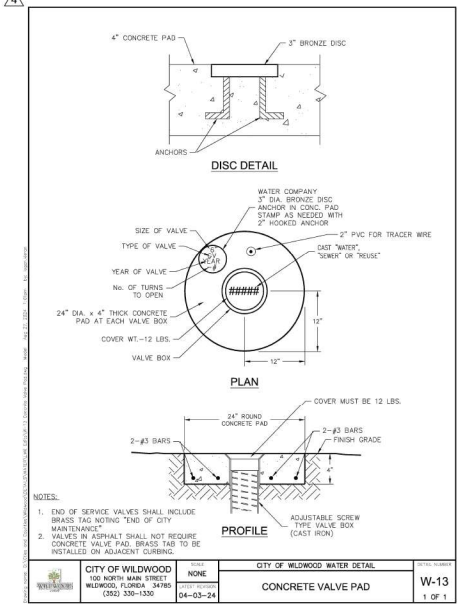
1	05-15-2024 PER CLIENT COMMENTS & SJRWMD
2	07-15-2024 PER SJRWMD COMMENTS
3	09-30-2024 CITY OF WILDWOOD COMMENTS
4	11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5	01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6	06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

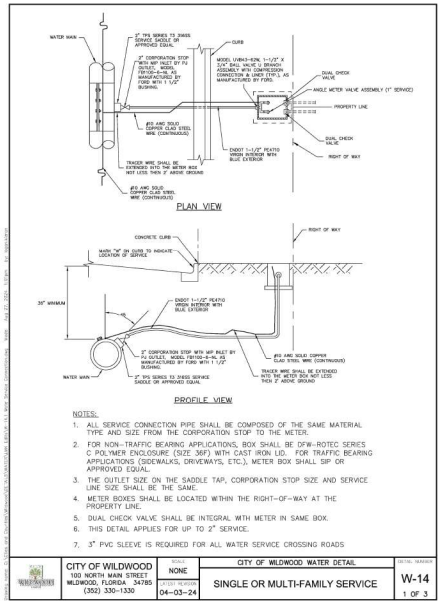
N.T.S.

DRAWN BY: SAM
CHECKED BY: DB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO.: C707

CAD FILE: SEWER DETAILS

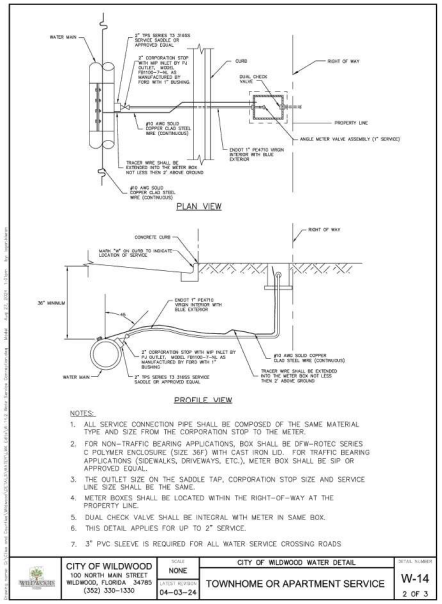


CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 04-03-24	CONCRETE VALVE PAD	W-13 1 OF 1



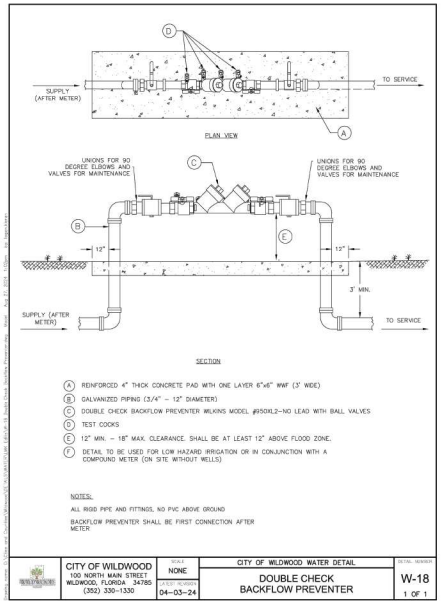
NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, 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



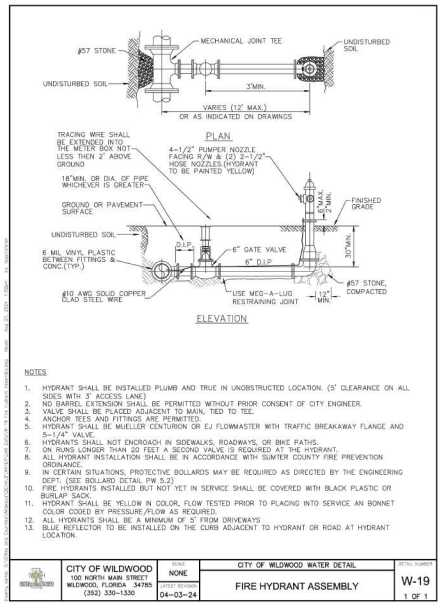
NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE SIP OR APPROVED EQUAL.
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	TOWNHOME OR APARTMENT SERVICE	W-14 2 OF 3



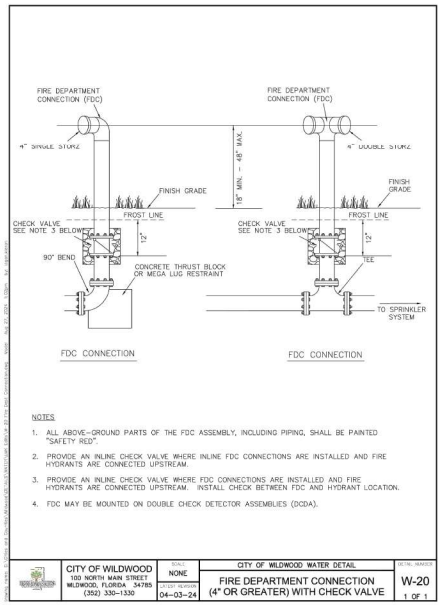
NOTES:
ALL RISER PIPE AND FITTINGS, NO PVC ABOVE GROUND
BACKFLOW PREVENTER SHALL BE FIRST CONNECTION AFTER METER

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



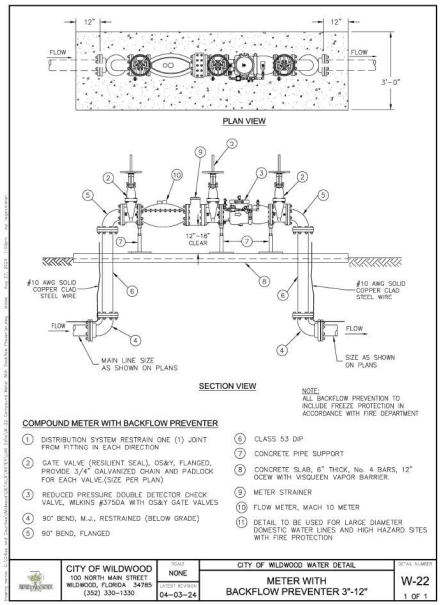
NOTES
1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION. (5' CLEARANCE ON ALL SIDES WITH 3' ACCESS LANE)
2. NO BARREL EXTENSION SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF CITY ENGINEER.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.
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.

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 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

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	METER WITH BACKFLOW PREVENTER 3"-12"	W-22 1 OF 1

811
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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
WATER DETAILS

DATE 03/30/2024

REVISIONS
1. 05-15-2024 PER CLIENT COMMENTS & SIR/MND
2. 07-15-2024 PER SIR/MND 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
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C708

CAD FILE: BENER 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 MANHOLE 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, PERMITTING NO MORE THAN 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 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. 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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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 TO 3.5 PSIG FOR 5 MINUTES WITH ZERO LOSS. ALL TEST SHALL REQUIRE NO WATER. 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.

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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. SUCH CHANNELS SHALL BE INSIDE THE MANHOLE 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 INDEPENDENCED BY STATIONING FROM THE NEAREST 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.

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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.

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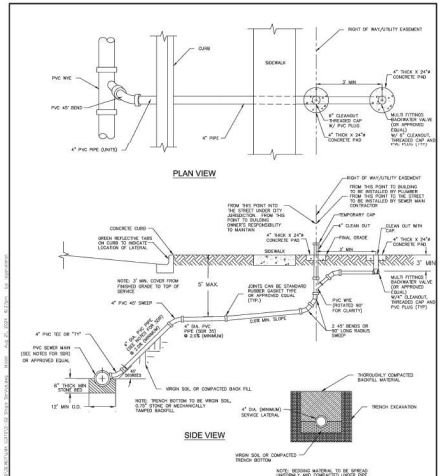
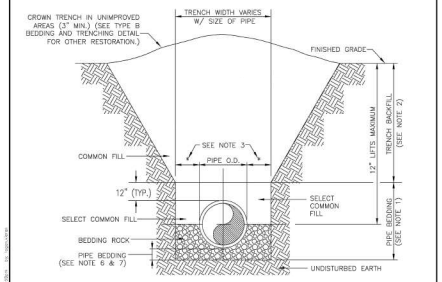


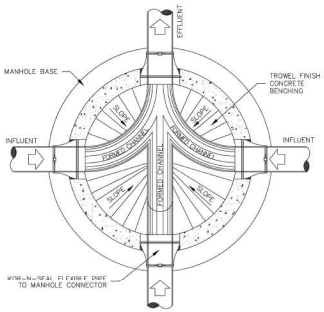
NOTES:
1. ALL LATERAL CONNECTIONS SHALL BE TO



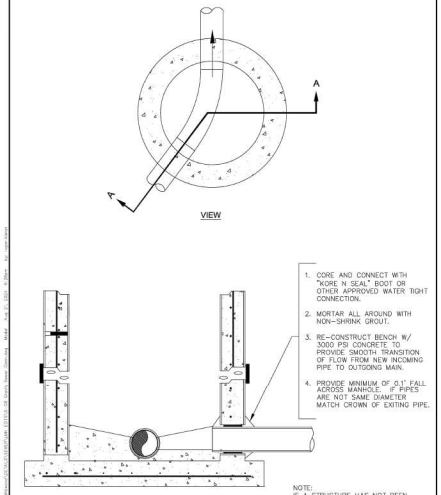
NOTES:

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.

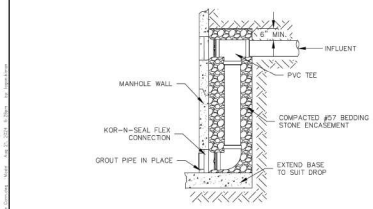
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: W-03
	LATEST REVISION: 04-03-24	TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	1 OF 1



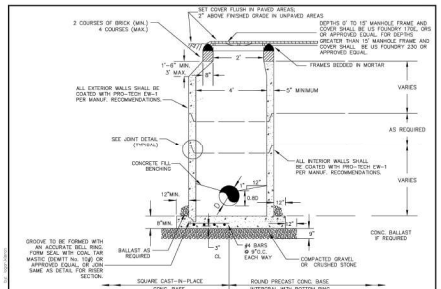
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-07
	LATEST REVISION: 08-20-24	TYPICAL MANHOLE PLAN	1 OF 1



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



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



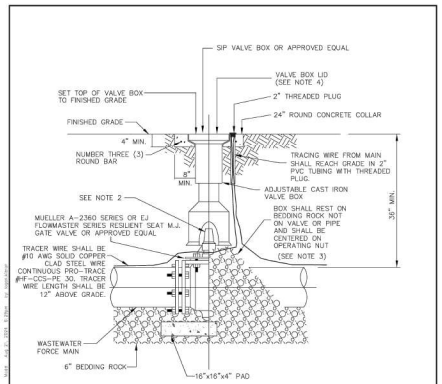
PRECAST CONC. MANHOLE

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

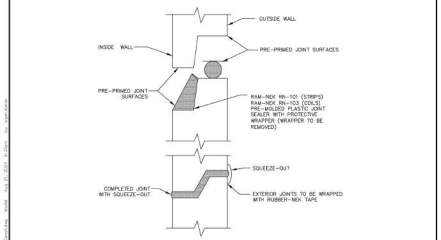
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-10
	LATEST REVISION: 08-20-24	PRECAST CONCRETE MANHOLE	1 OF 1



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	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-13
	LATEST REVISION: 08-20-24	GATE VALVE AND BOX DETAIL	1 OF 1



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

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLAN IS APPROXIMATE AND NOT NECESSARILY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 OF FLORIDA 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:

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 ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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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 & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-19-2024 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

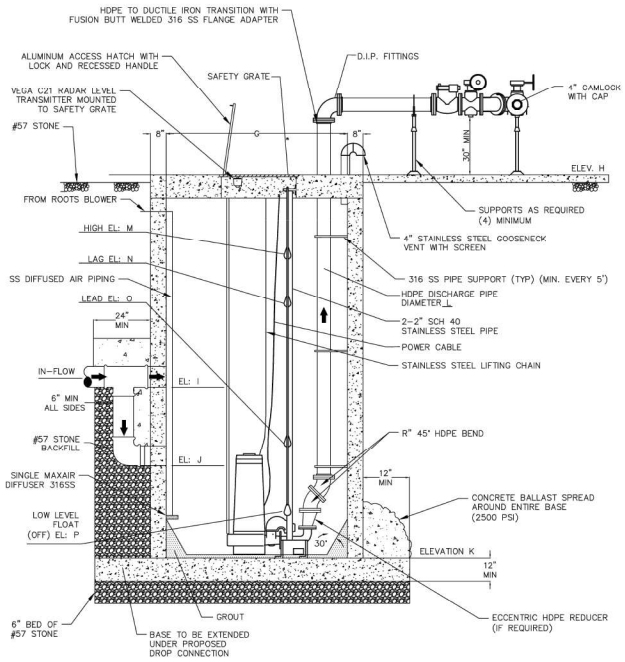
CAD FILE: SEWER DETAILS

LIFT STATION DATA

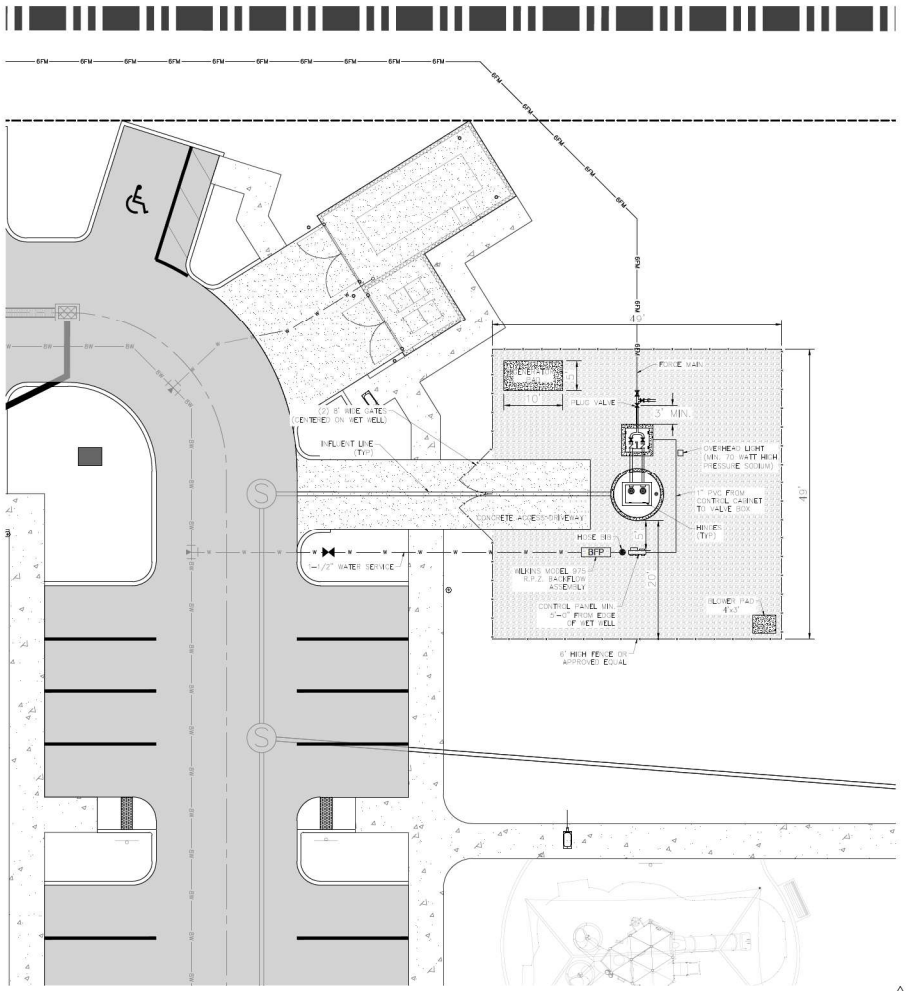
PUMPING STATION	DIMENSION/ ELEVATION
G	8 FT
H	72.42 FT
I	61.10 FT

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.

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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
LIFT STATION PLAN

DATE: 03/30/2024

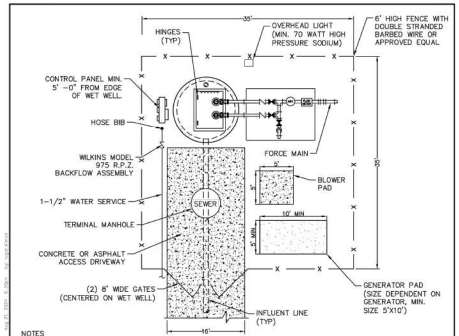
1. 05-16-2024 PER CLIENT COMMENTS & SIR/MWD
2. 07-15-2024 PER SIR/MWD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

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

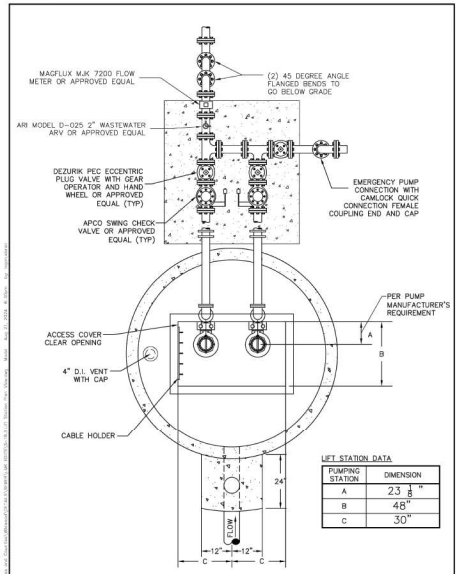


NOTES

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'.

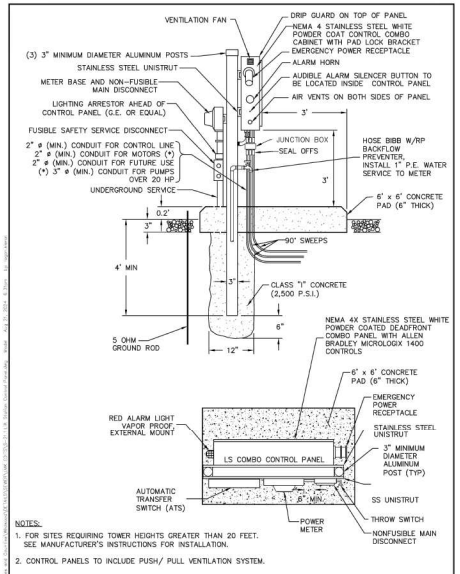
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TYPICAL LIFT STATION LAYOUT DETAIL	S-19
	08-20-24		1 OF 3



LIFT STATION DATA

PUMPING STATION	DIMENSION
A	23 1/8"
B	48"
C	30"

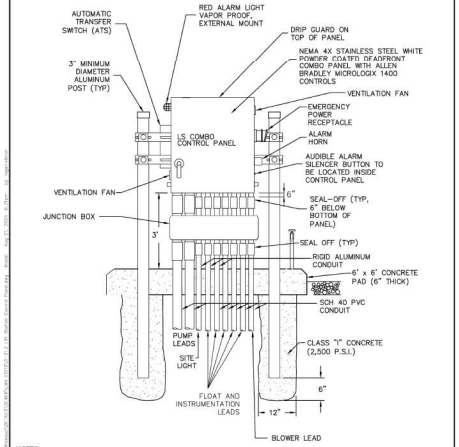
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION PLAN VIEW	S-19
	08-20-24		3 OF 3



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



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2. CONTROL PANELS TO INCLUDE PUSH/PULL VENTILATION SYSTEM.

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

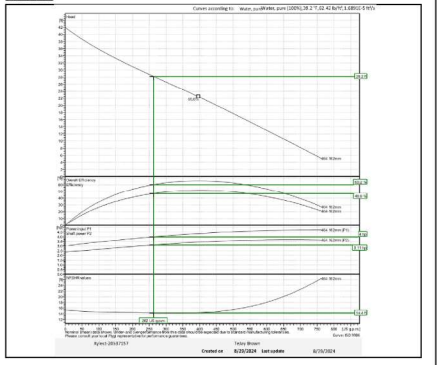
LIFT STATION PUMP SPECIFICATIONS

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

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

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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
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5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

CAD FILE: LIFT STATION DETAILS

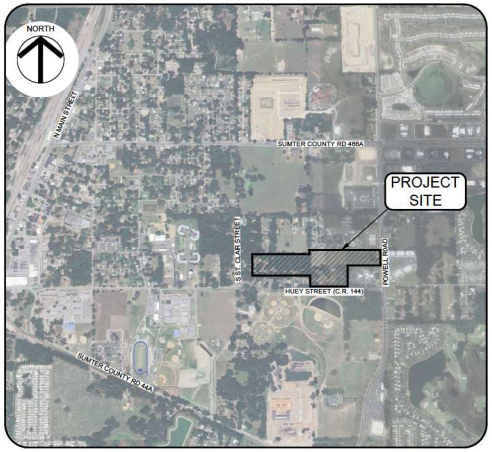
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C712

CODE MINIMUM LANDSCAPE PLANS FOR

SOLIV AT WILDWOOD

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

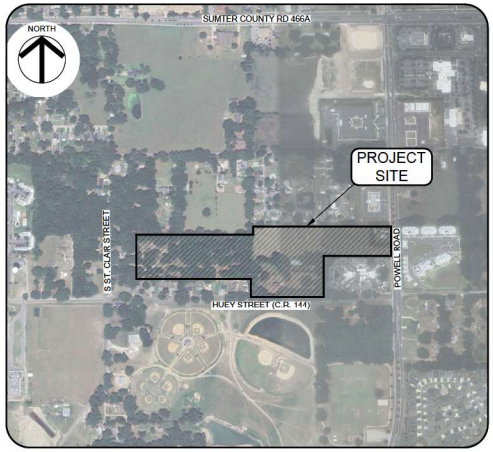
TAX PARCEL: G05-157, G05-148, G05M001, G05-151, & G05-134



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:
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ENGINEER:
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PHONE: (407) 743-3524
EMAIL: LARRY RAY, P.E. LRAY@ATWELL-GROUP.COM

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

SURVEYOR:
ATWELL SURVEYING, INC.
2600 MAITLAND CENTER PARKWAY, SUITE 262, MAITLAND, FL 32751
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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
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DOUGLAS PETER DIERLICH
LANDSCAPE ARCHITECT
LA0001695
STATE OF FLORIDA

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

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

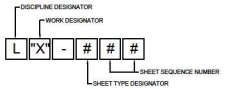
PLAN SET FORMAT DESCRIPTION:

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 - GENERAL/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR WORK.

PLAN SHEETS:

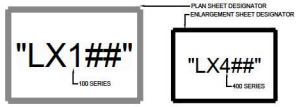


'WORK' DESIGNATOR CODE:	
D	- DEMOLITION
R	- RELOCATION
S	- SITE
G	- GRADING
M	- MITIGATION
P	- PLANTING
I	- IRRIGATION
L	- LIGHTING
F	- FINISHES / FURNISHINGS
'X'	- USER DEFINED

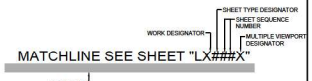
'SHEET TYPE' DESIGNATOR CODE:	
000	- GENERAL
100	- SITE PLANS
200	- ELEVATIONS
300	- SECTIONS
400	- PLAN ENLARGEMENTS
500	- DETAILS
600	- SCHEDULES / MATERIALS
700	- USER DEFINED
800	- USER DEFINED
900	- 3D REPRESENTATIONS

PLAN REFERENCES:

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



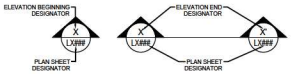
MATCHLINE
A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.



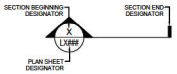
DETAIL ENLARGEMENT
A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.



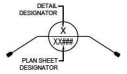
ELEVATION
A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION WITHOUT DIMENSIONAL PERSPECTIVE.



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



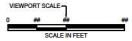
DETAIL CALL-OUTS
A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.



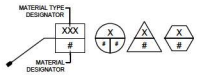
REVISION CLOUD & NUMBER
THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.



GRAPHIC SCALE



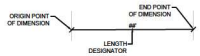
MATERIAL CALL-OUTS
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.



'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.

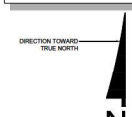
NOTE: / IMPORTANT!!
"NOTE TEXT "

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



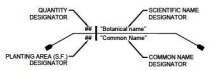
PROJECT PHASE LINE
A LINE REPRESENTING THE START/END OF A PROJECT PHASE.

PHASE LINE

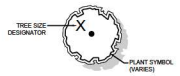
NUMERIC REFERENCE CALL-OUT
A CIRCLE CONTAINING A NUMBER SYSTEM FOR ELEMENTS WITHIN A DRAWING.



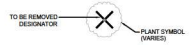
PLANT LABEL
A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.



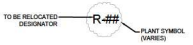
PLANT SYMBOL
A SYMBOL REPRESENTING EACH SPECIFIC PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.



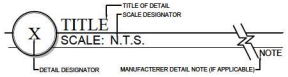
PLANT TO BE REMOVED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.



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 FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
11. CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
12. THE SCOPE OF WORK SHALL GENERALLY CONSIST OR, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD THE DESCRIBED ELEMENTS AS PER, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE A MINIMUM GUARANTEE AS OUTLINED IN THE SPECIFICATIONS AND A FINAL RELEASE OF LIEN FROM THE OWNER AT 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

Sunshine811
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

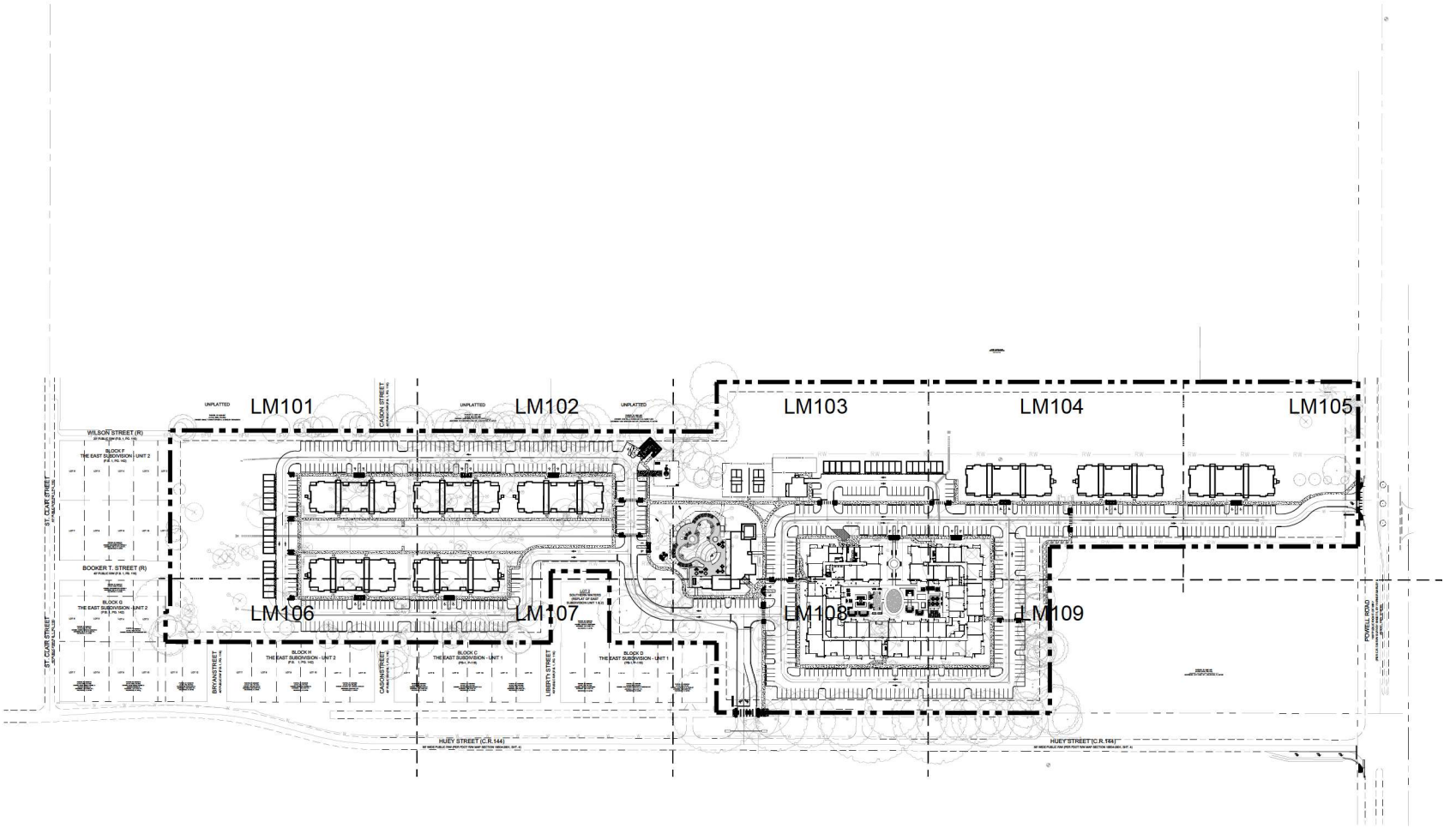
REVISIONS
REVISED PER CITY COMMENTS

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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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

LM100

CMLA SUBMITTAL

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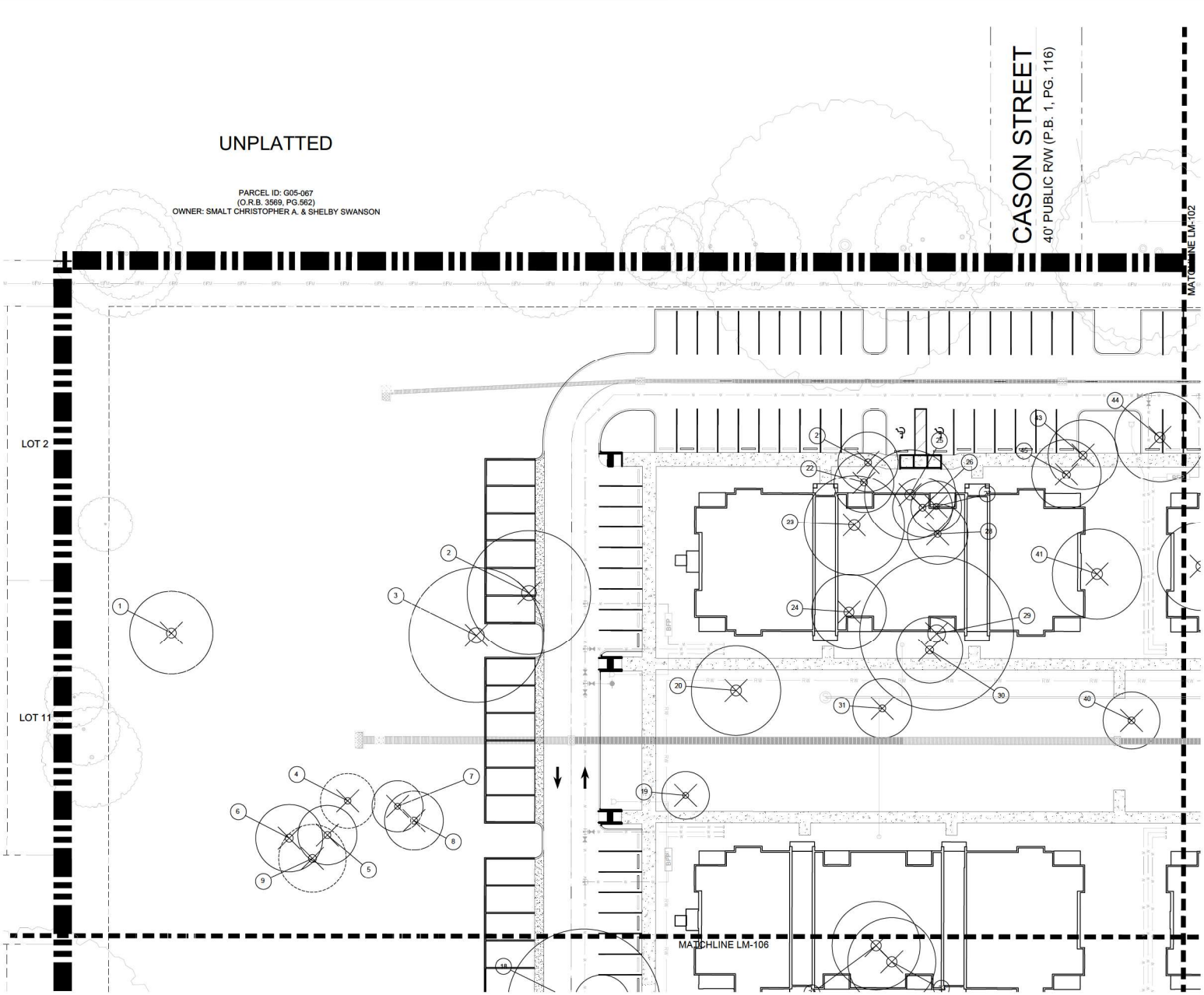
SCALE: 1"=20'-0"



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.
- ALL EXISTING TREES SURVEYED OUTSIDE THE PROPERTY BOUNDARY ASSUMED TO REMAIN AND NOT COUNTED AS TREES PRESERVED IN THE TREE MITIGATION CALCULATIONS.

NOTE:
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LANDSCAPE ARCHITECT

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LA0001656

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

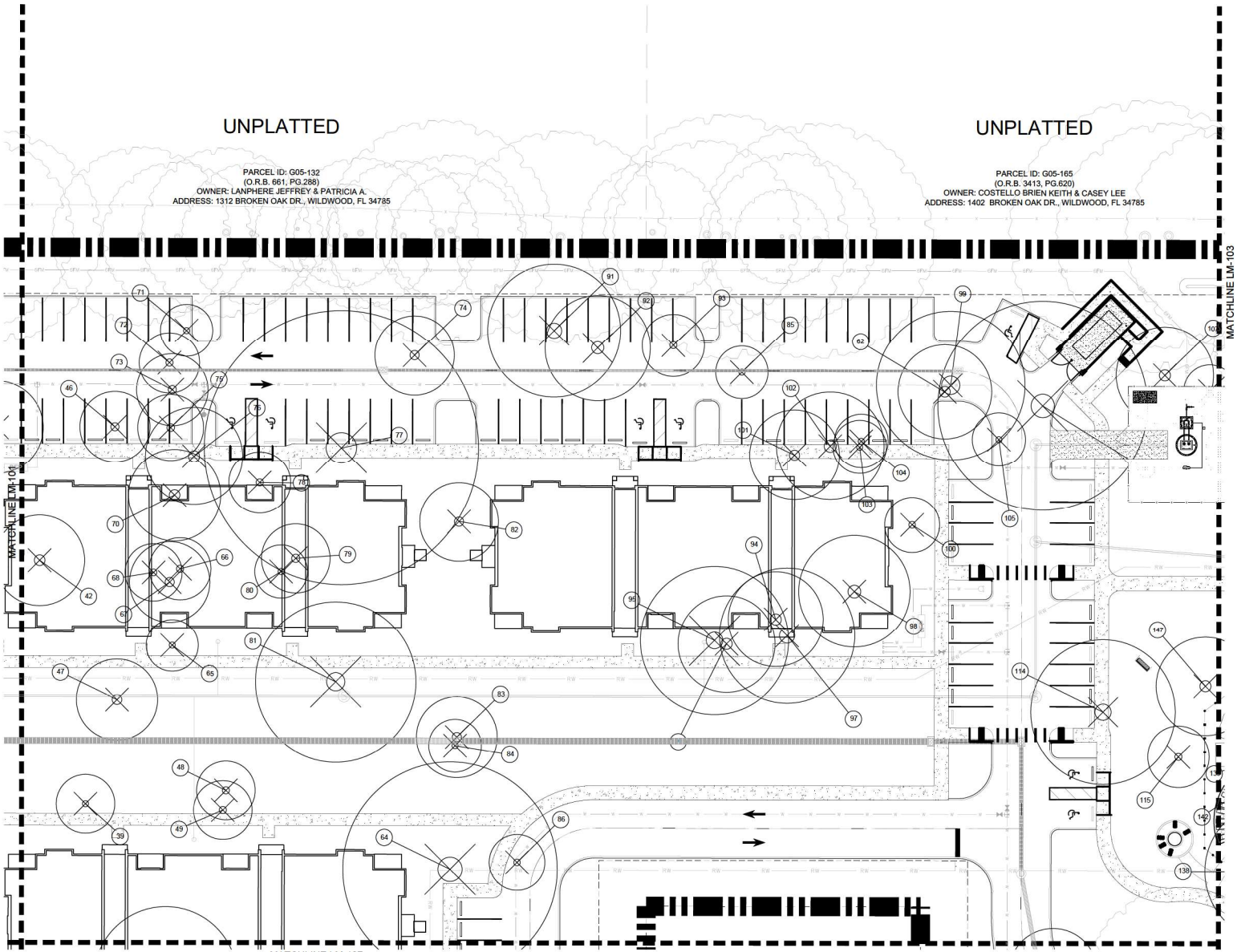
PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM101

CMLA SUBMITTAL



TREE MITIGATION LEGEND

- PROPERTY LINE
- MATCHLINE
- EXISTING TREE TO BE PRESERVED
- TREE NUMBER
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EXISTING TREE NOTES

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LA0001656

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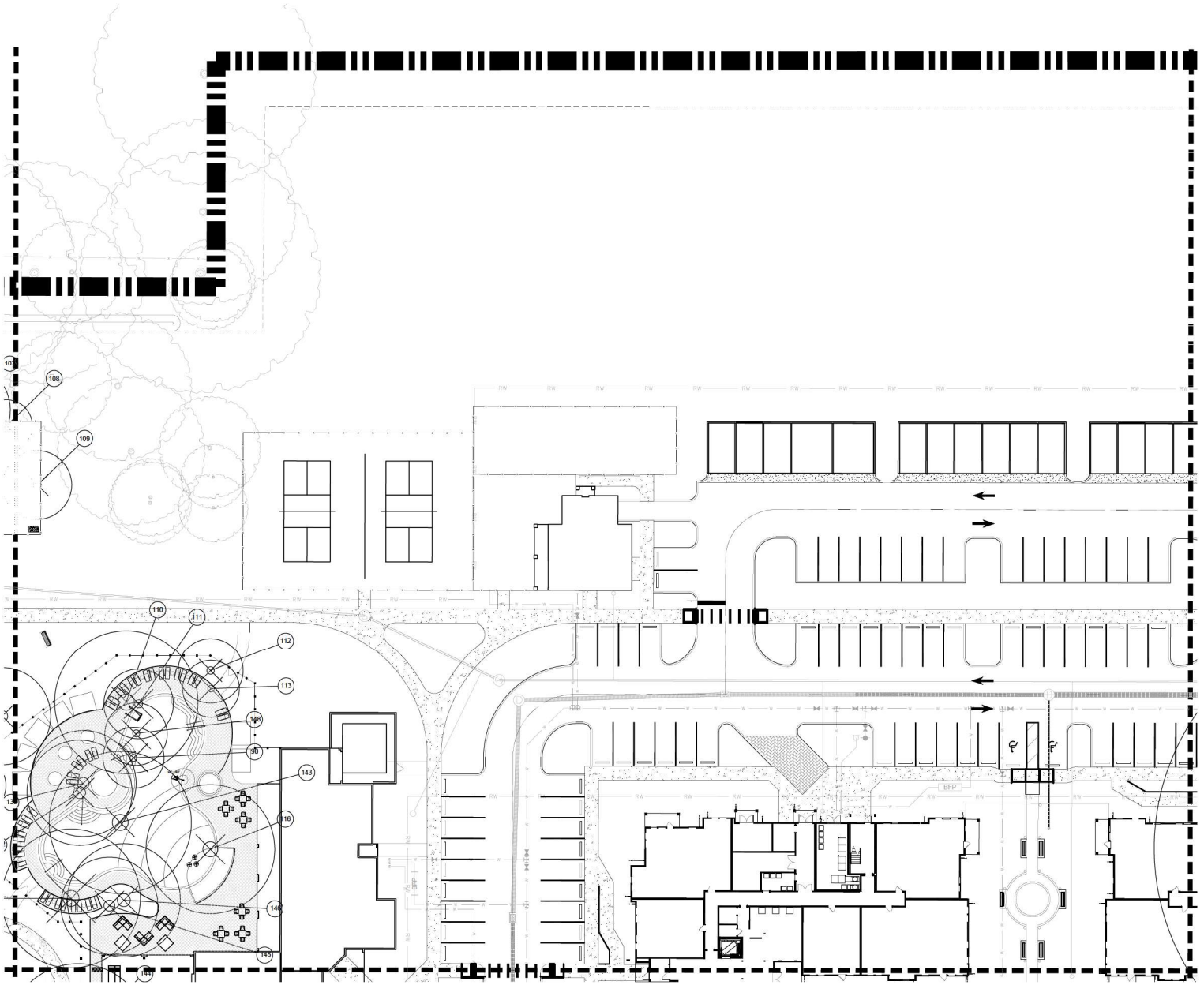
TREE MITIGATION PLAN

LM102

CMLA SUBMITTAL



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PROPERTY LINE

MATCHLINE

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TREE NUMBER

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SOLIV AT WILDWOOD

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WILDWOOD, FLORIDA

PROJECT NO.:	23003867
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DRAWN:	JH
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REVISIONS
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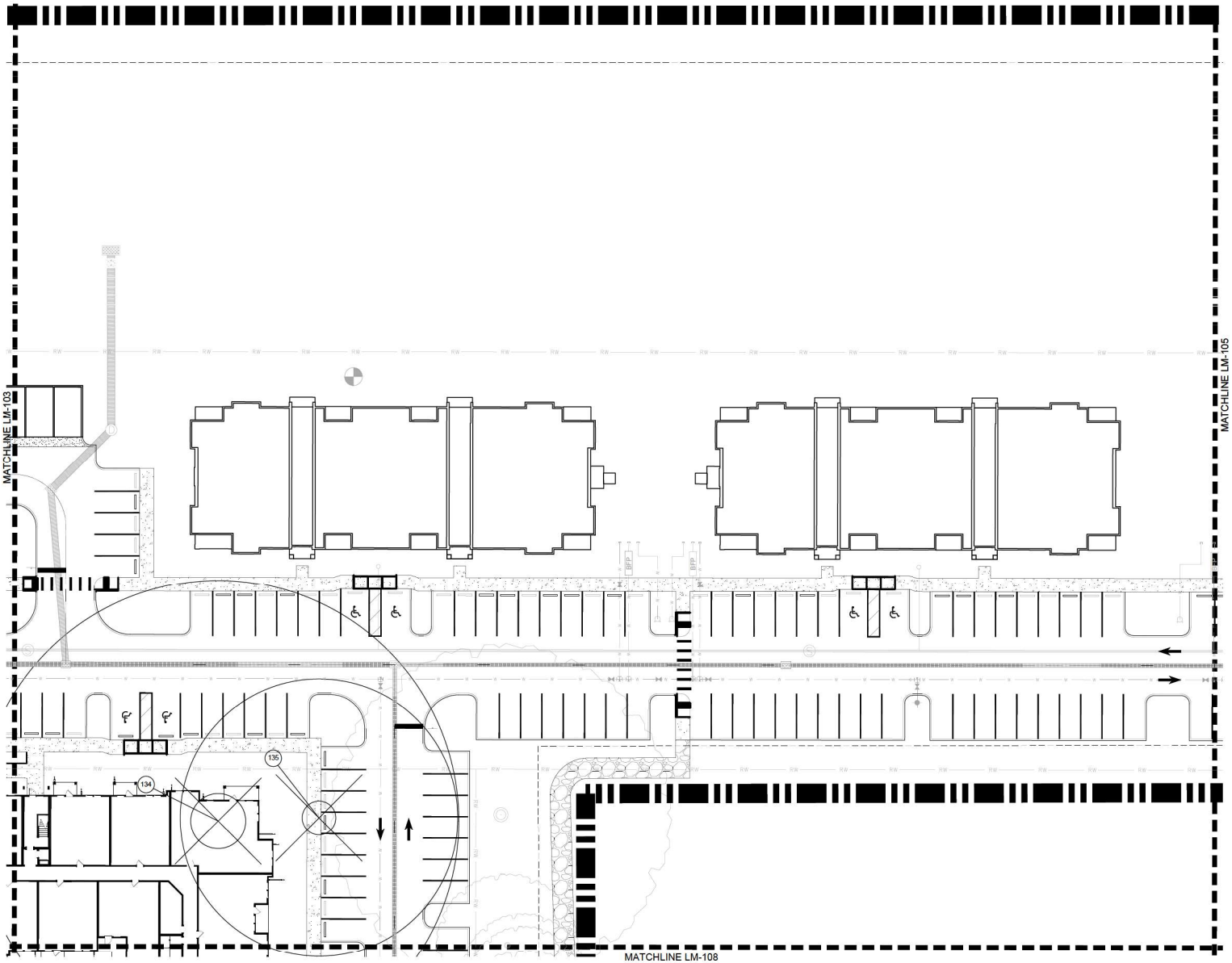
TREE MITIGATION PLAN

LM103

CMLA SUBMITTAL



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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
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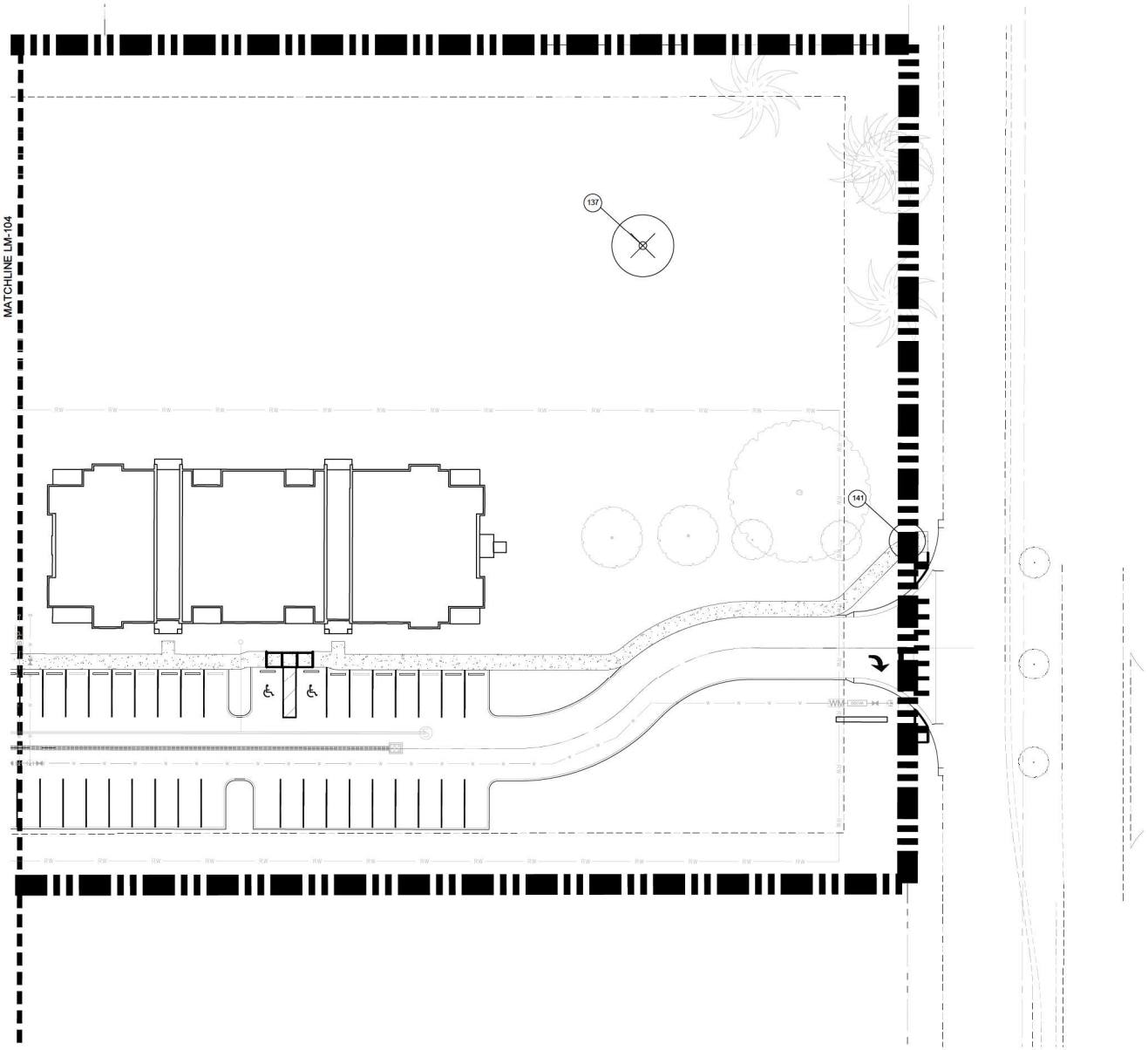
REVISIONS
1 REVISED PER CITY COMMENTS

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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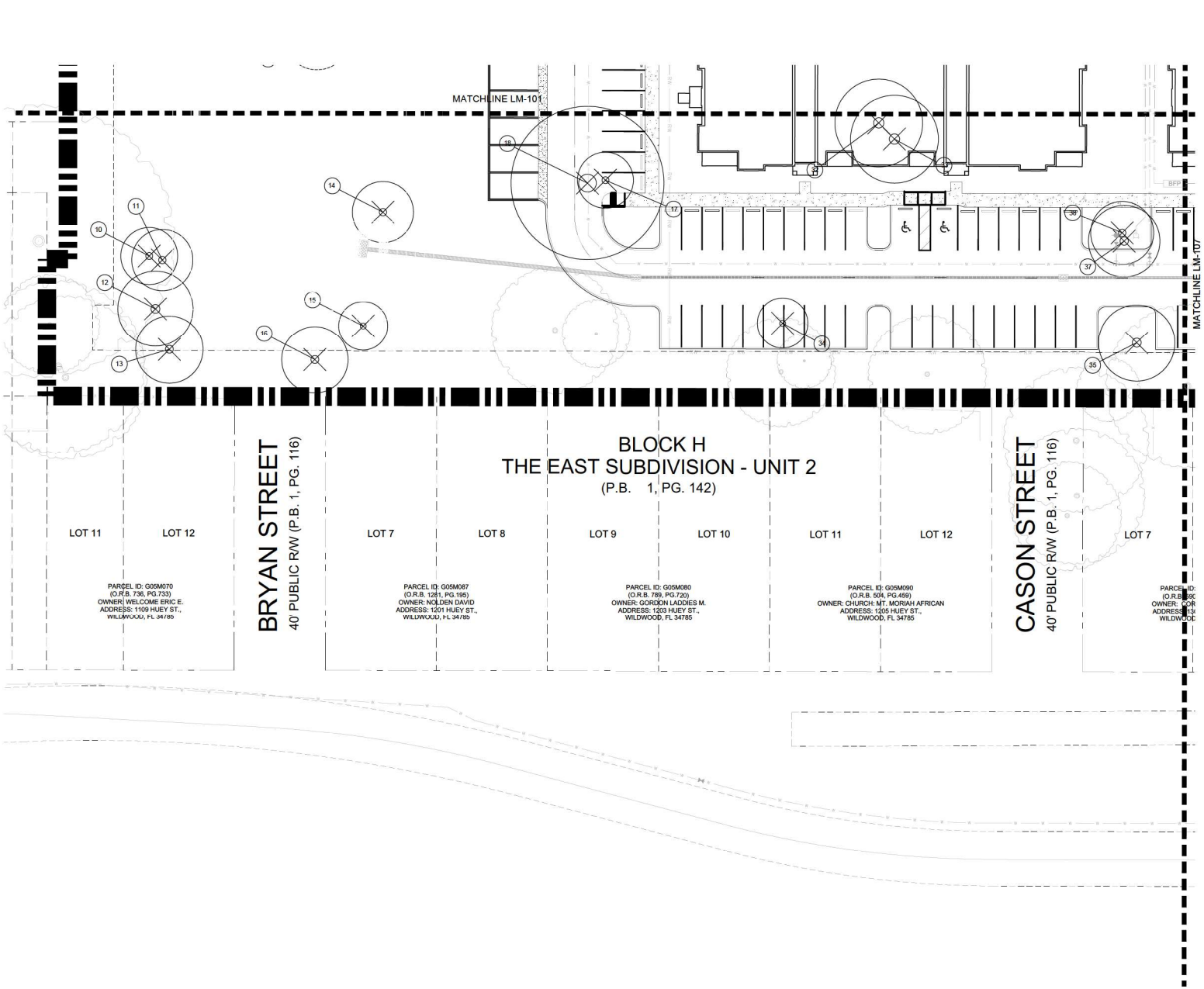
TREE MITIGATION PLAN

LM105

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LM105-MITIGATION PLAN_SHEETS.dwg 10/2/2024 doug.dierlich



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- PROPERTY LINE
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- EXISTING TREE TO BE PRESERVED
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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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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

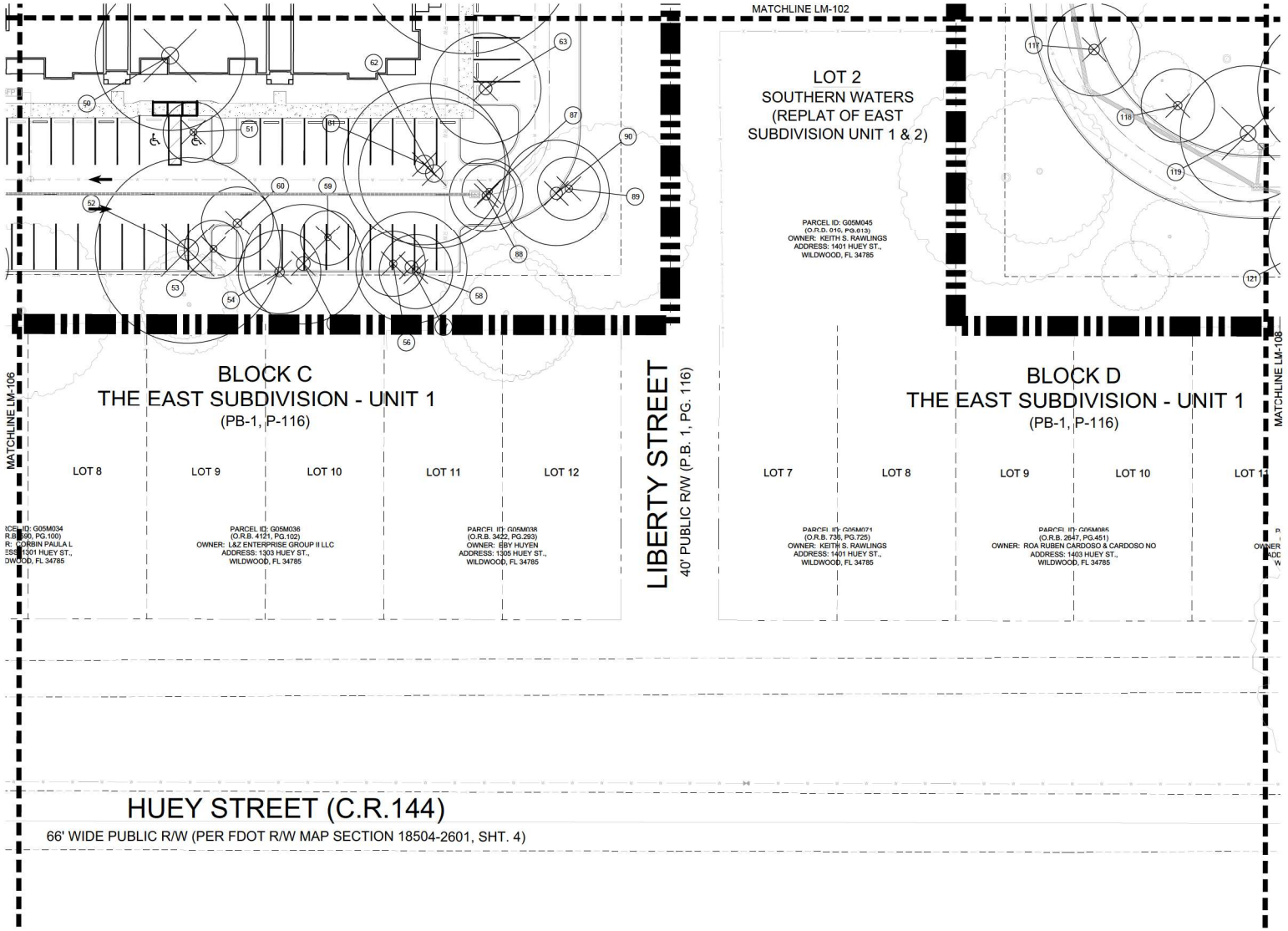
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM106

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.
- 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:

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CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

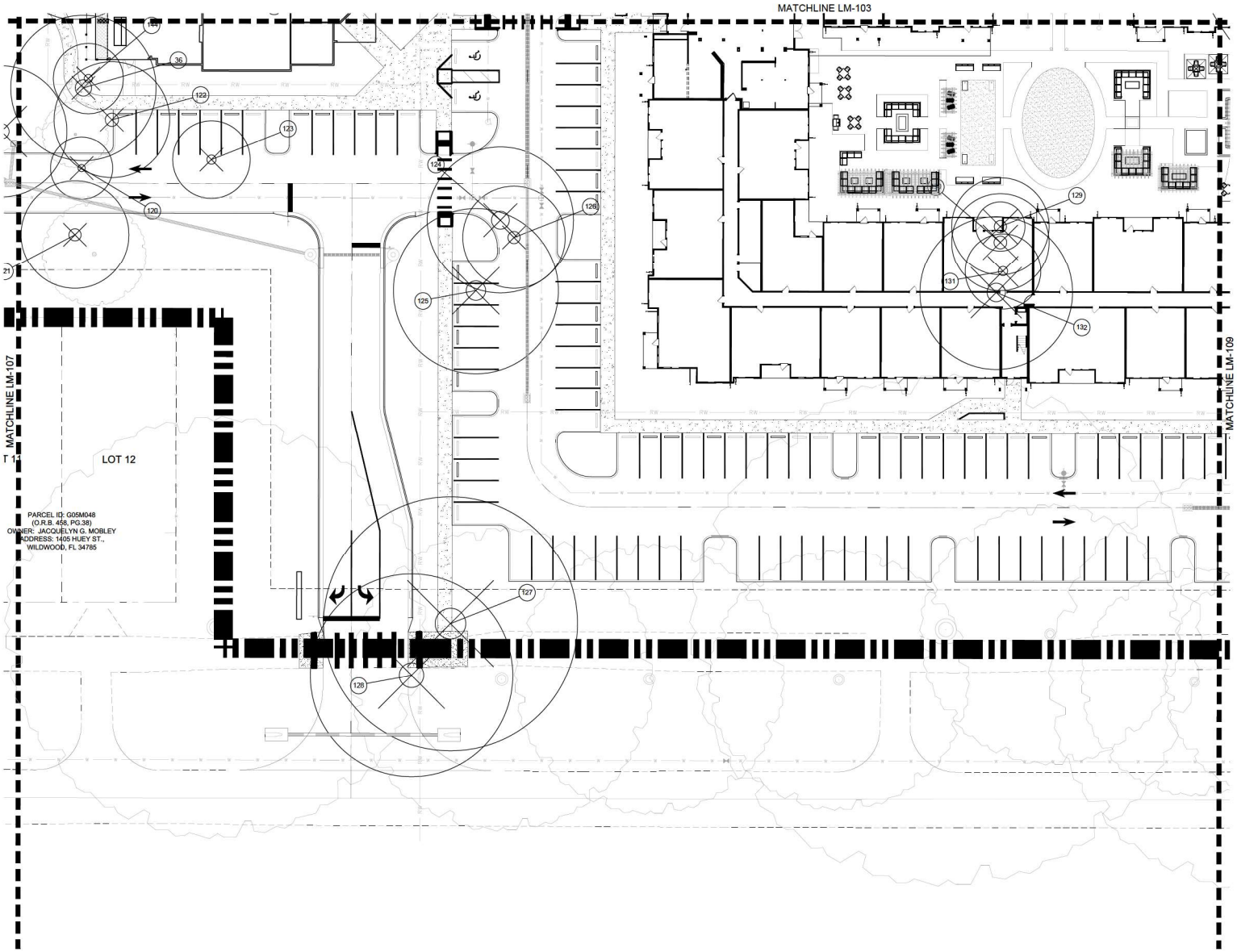
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM107

CMLA SUBMITTAL



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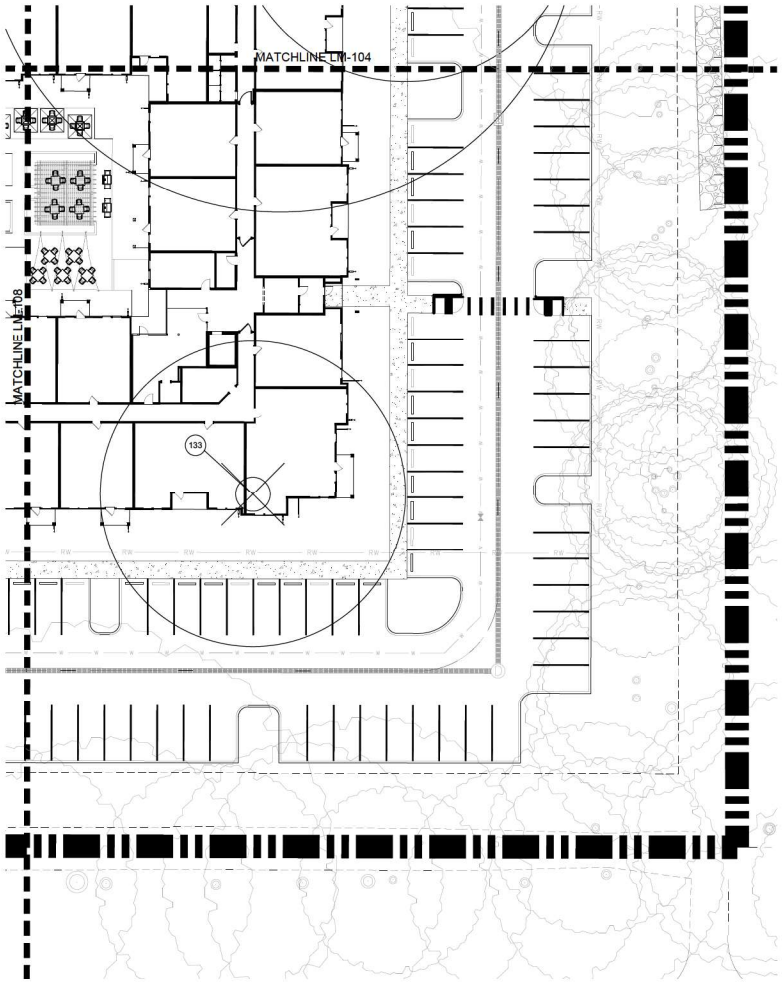
TREE MITIGATION PLAN

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

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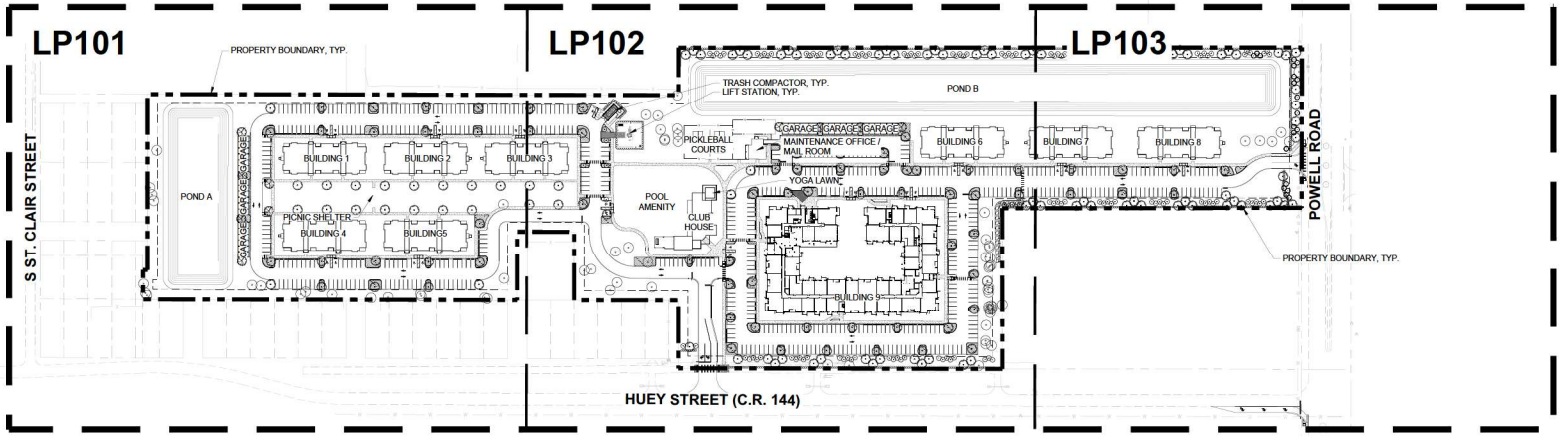
TREE MITIGATION PLAN

LM109

CMLA SUBMITTAL



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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:
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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

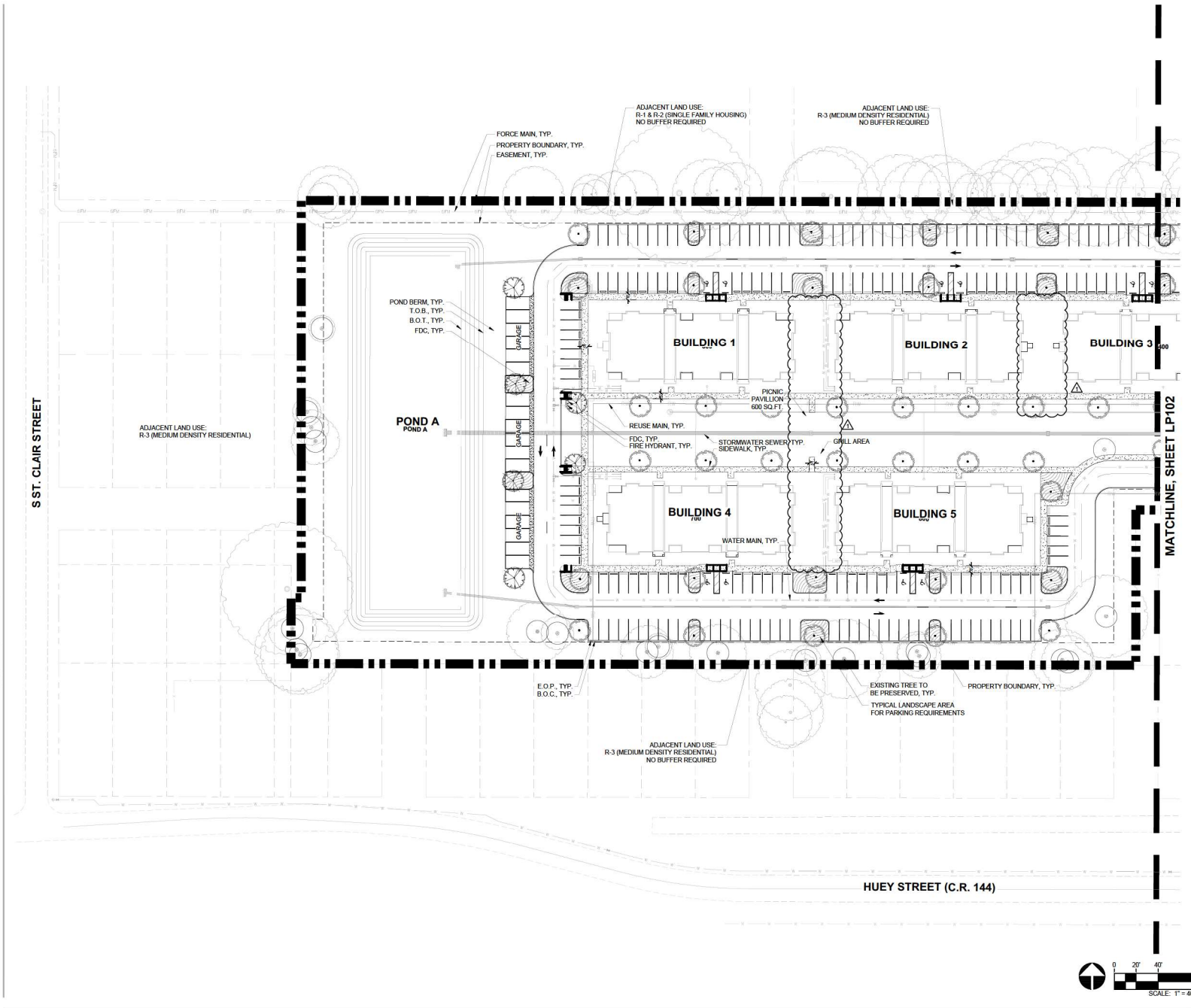
REVISIONS
1 REVISED PER CITY COMMENTS

LANDSCAPE REFERENCE PLAN

LP100

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LMDRCPE_REF_PLN.dwg 10/2/2024 doug dierlich



LANDSCAPE LEGEND & NOTES

PROPERTY LINE
MATCHLINE

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BUFFER REQUIREMENT

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NOTE: SEE FULL LANDSCAPE SCHEDULE ON SHEET, LP601

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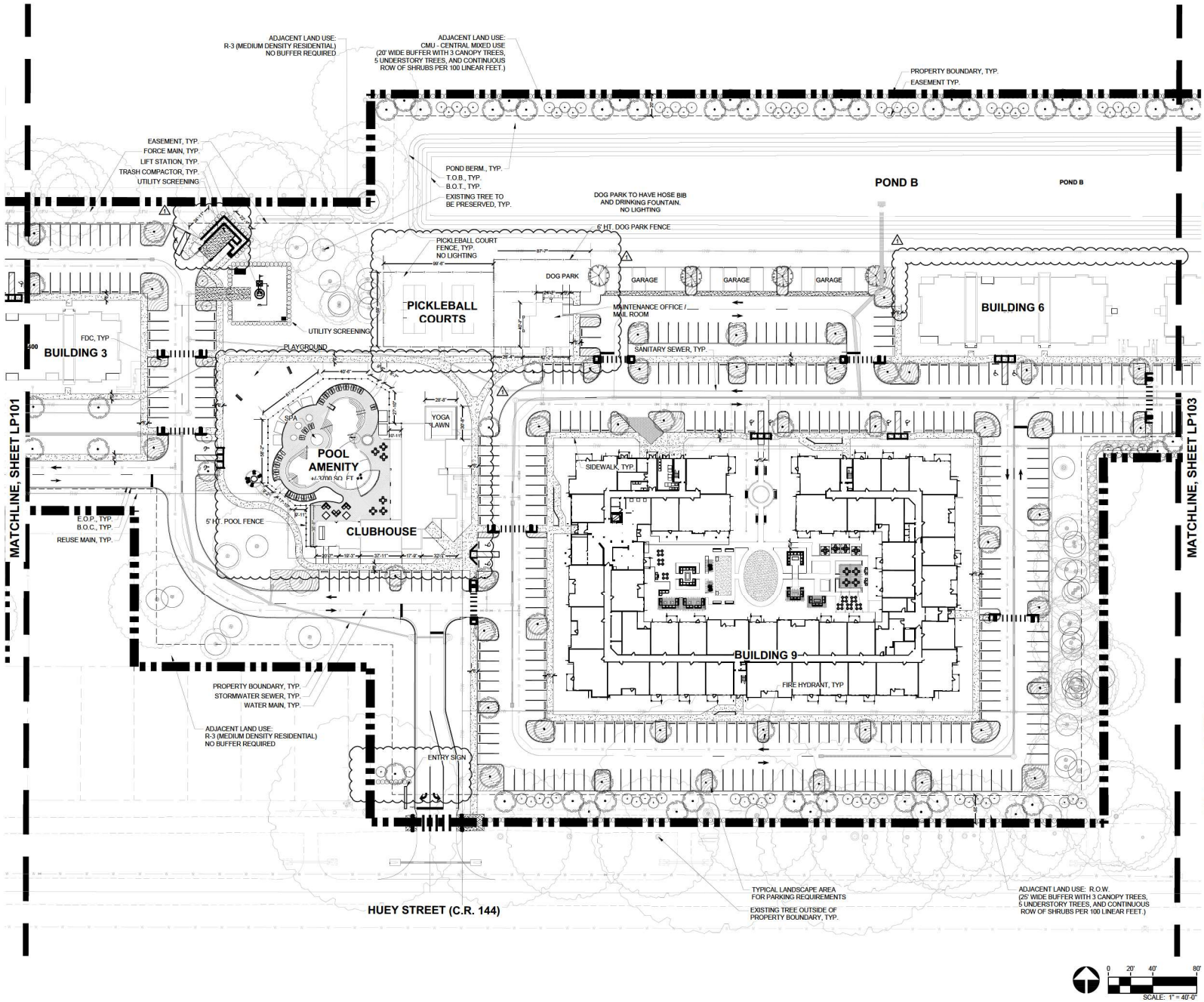
LANDSCAPE PLAN

LP101

CMLA SUBMITTAL



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REVISIONS
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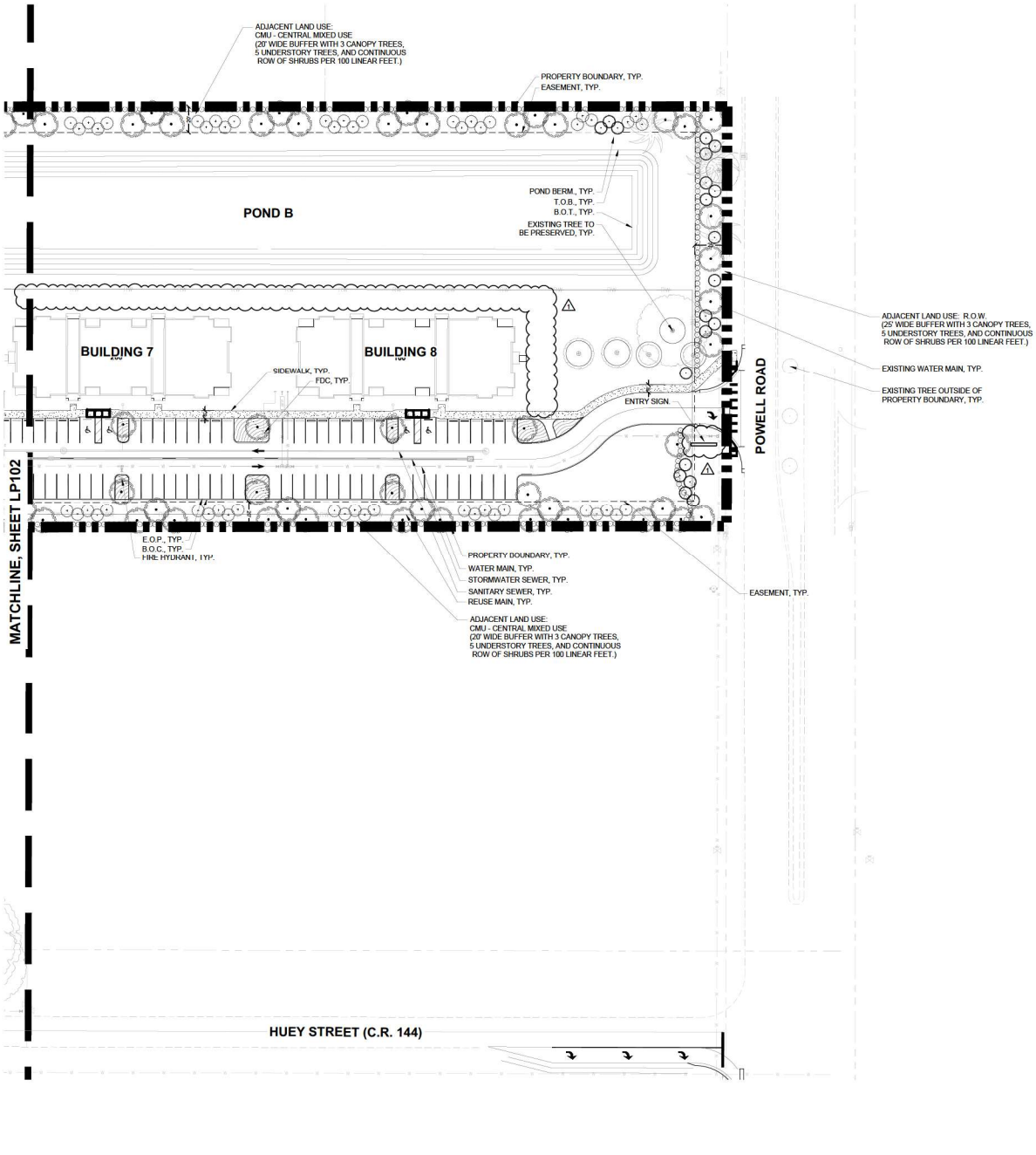
LANDSCAPE PLAN

LP102

CMLA SUBMITTAL



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NOTE: SEE FULL LANDSCAPE SCHEDULE ON SHEET, LP601

0 20' 40' 80'
SCALE: 1" = 40'-0"

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SOLIV AT WILDWOOD

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WILDWOOD, FLORIDA

PROJECT NO :	23003867
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REVISIONS
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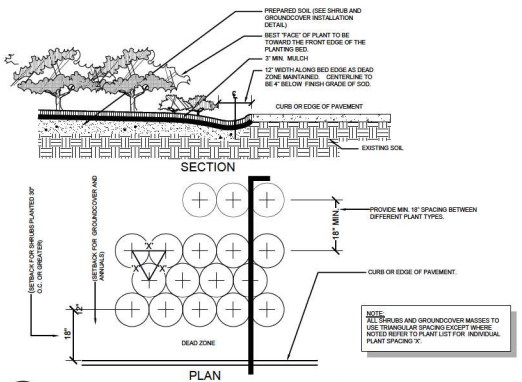
LANDSCAPE PLAN

LP103

CMLA SUBMITTAL



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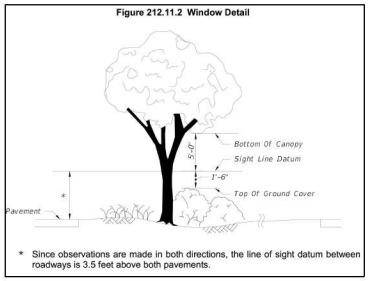

H SIGHT VISIBILITY, FDOT DESIGN MANUAL CH. 212
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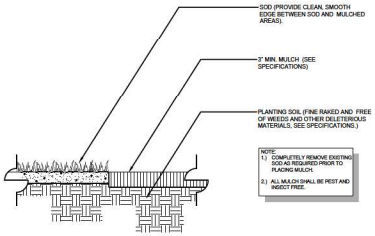

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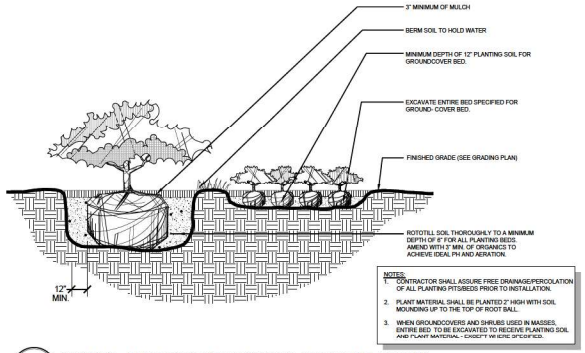
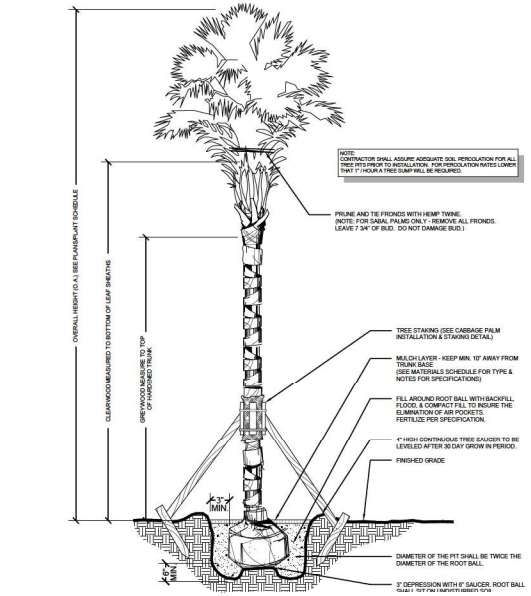


E SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



F PALM INSTALLATION
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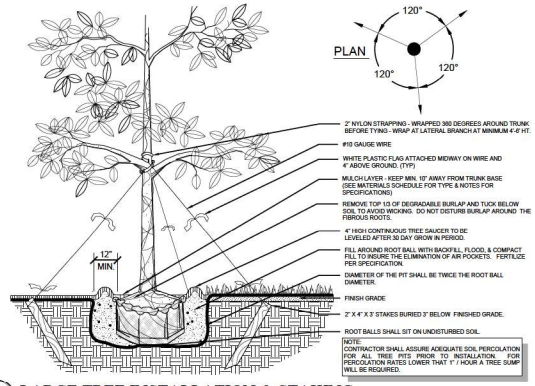

A LARGE TREE INSTALLATION & STAKING
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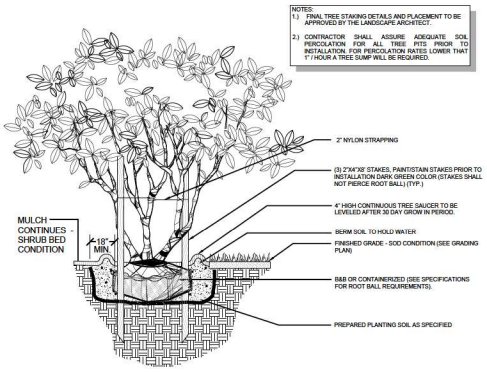

B MULTI-TRUNK TREE INSTALLATION & STAKING
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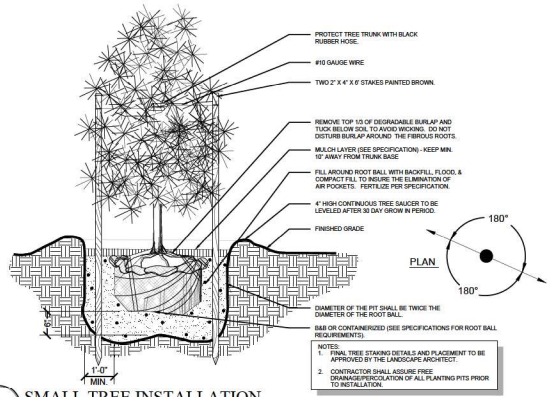

C SMALL TREE INSTALLATION
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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

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

PROJECT SUBMITTALS:

1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT.
2. ALL PROJECT SUBMITTALS MUST BE TYPED AND COMPOSED 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				
Licenses				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection Certificates				
Mulch				
Pesticide Licenses				
Staking Methods				
Soil Fertility Test 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 Tubing & Sensors and Fittings				
Weather Data Filter				
Network CPU Valve				
Network Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connector				
Primer and Glue				

SAMPLE

PROJECT SCHEDULE:

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

LIQUIDATED DAMAGES:

1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER SHALL PAY 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 FORESOING 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 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 BUILT IRRIGATION AS-BUILT DRAWINGS, ALL MAINTENANCE MANUALS, ALL WARRANTIES, ALL GUARANTEES, ALL PLANT NURSERY INSPECTION 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 OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ASSUMING PROPER DRAINAGE AND PERCOLATION IF SOIL CONDITION 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 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 STAKE ALL TREES INSTALLED WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE INSTALLATION. CONTACT LOCAL UTILITY LANDSCAPE ARCHITECT OF ANY 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 RE-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 NAIL HOLES 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, DOUBLE SHREDDED MULCH 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 AS INDICATED ON GRADING PLANS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND ENSURE NO STANDING WATER CONDITIONS. REMOVE ALL DEBRIS GREATER THAN (2) INCHES IN ANY DIMENSION.
   D.) CONTRACTOR TO VERIFY TOPSOIL QUANTITIES AND SUPPLEMENT AS REQUIRED 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 D.O.T. SAND
      50% APPROVED TOPSOIL MIX
   2. PALMS
      50% CLEAN D.O.T. SAND
      50% APPROVED TOPSOIL MIX
   3. SHRUBS, AND GROUND COVERS
      80% CLEAN D.O.T. SAND
      20% APPROVED TOPSOIL MIX
   4. TOPSOIL
      50% APPROVED FLORIDA TOPSOIL
      10% APPROVED PEAT MOSS OR PEAT
      40% APPROVED SAND
      PER FDOT SPECIFICATIONS 0-P-166
      NOTE: 1 TO 2 LBS. N PER 1000 SQ FT SOD
   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 NOTED SHALL BE 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 PLANTED AND SODDED. REMOVE ALL ROOTS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
   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 STANDING WATER WHICH MAY COLLECT WATER.

   TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. SOIL 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 LB PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TREES 1/2 LB PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER
SHRUBS AND GROUND COVERS 1/2 LB PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TURF 1/2 LB 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 SHALL SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT SHALL IF APPLICABLE (SEE SUBMITTAL FORM).
2. ALL SUBSTITUTIONS OF FIELD GROWN TREES FOR TREES THAT ARE UNFIELD AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT * ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AND GRADES AS ESTABLISHED 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.
4. 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.
5. ALL PLANTING BEDS TO HAVE A 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.
6. ALL PLANTING BEDS SHALL HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
7. 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.
8. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
9. 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 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.
10. ALL TREE STAKING IS TO BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE
2. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
3. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC.
4. STREET TREE SHALL HAVE A MINIMUM CL

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 [illegible] VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
7. NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 701.8 OF THE MANATEE COUNTY LDC.

TREE PLANTING NOTES:

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

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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

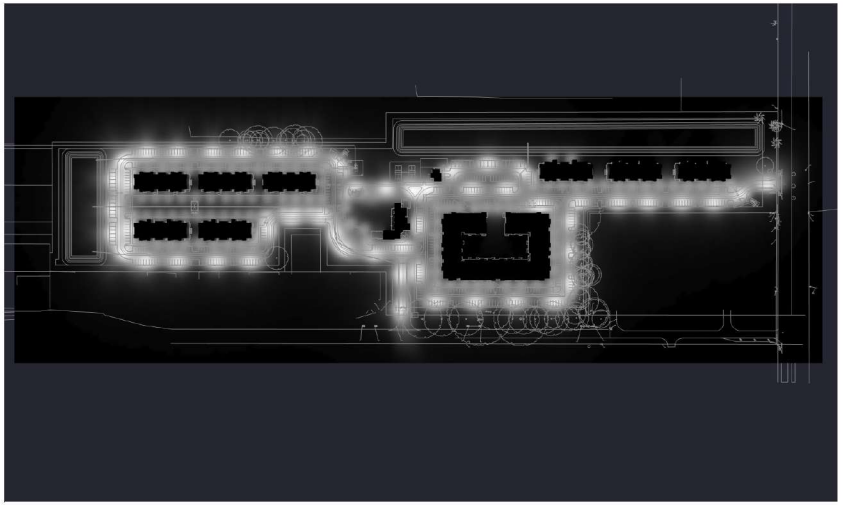
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
	2	A2	Single	9840	1.000	63.59	127.18	OPF-S-A03-840-T2M	SIGNIFY CANADA LTD
	15	A3	Single	9762	1.000	63.59	953.85	OPF-S-A03-840-T3M	SIGNIFY CANADA LTD
	36	A4	Single	9893	1.000	63.59	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

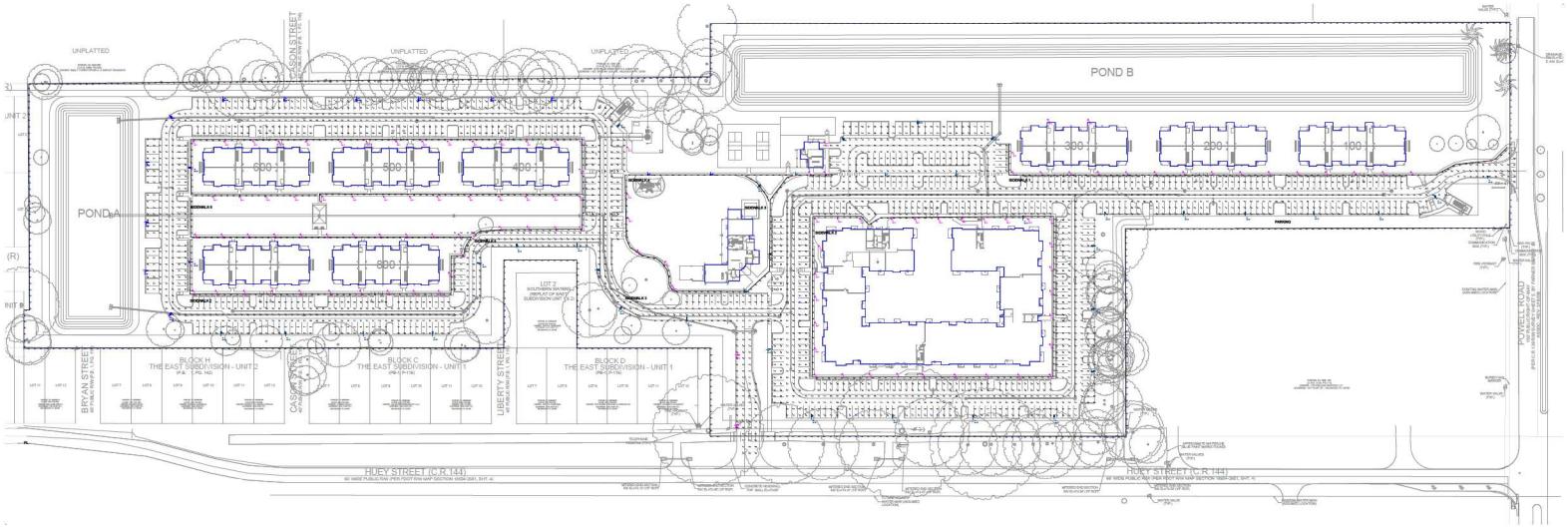
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.30	3.7	0.3	4.33	12.33	0
PL	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	0.98	1.8	0.5	1.96	3.60	N.A.
SIDEWALK 2	Illuminance	Fc	1.05	3.5	0.4	2.63	8.75	N.A.
SIDEWALK 3	Illuminance	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. This information provided is based on standardized industry procedures.

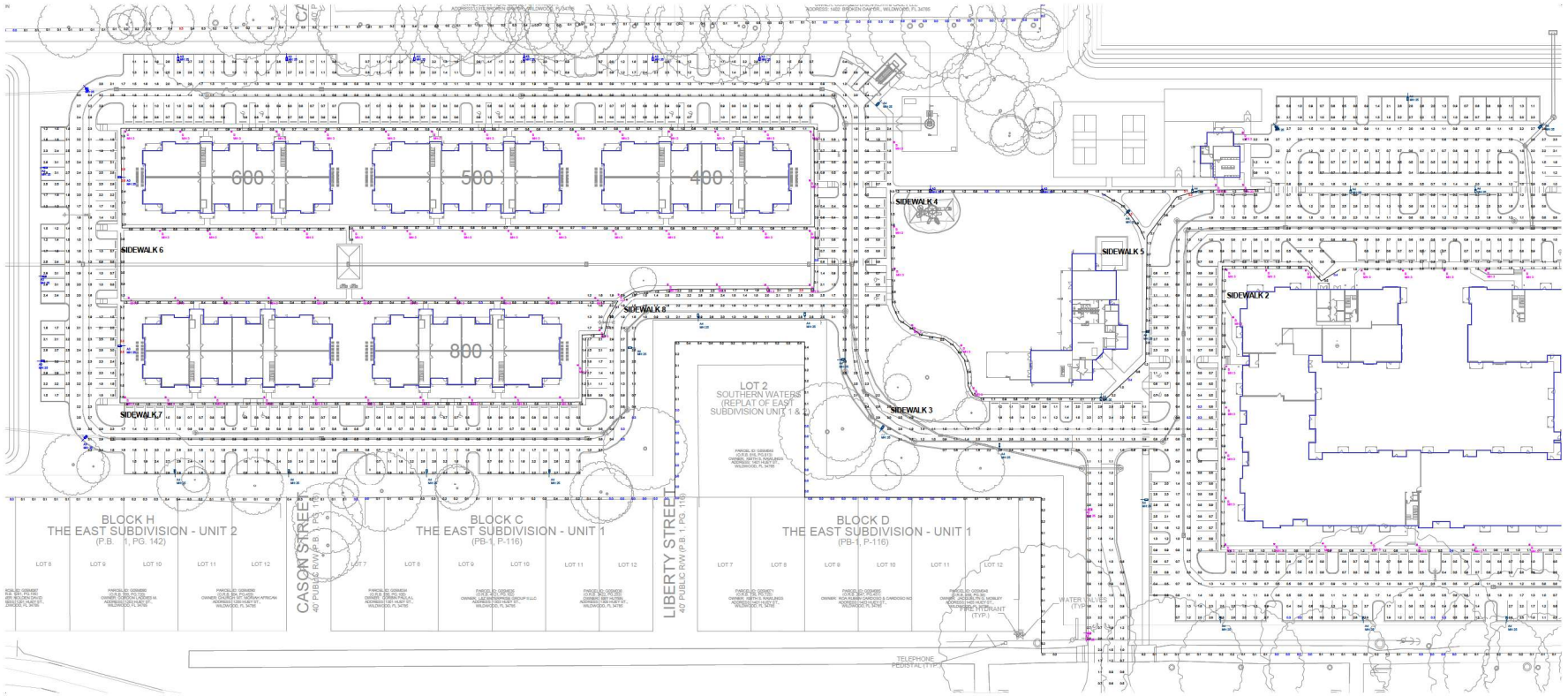
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.).

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 and selection of lighting equipment. The information provided is based on standardized industry procedures.

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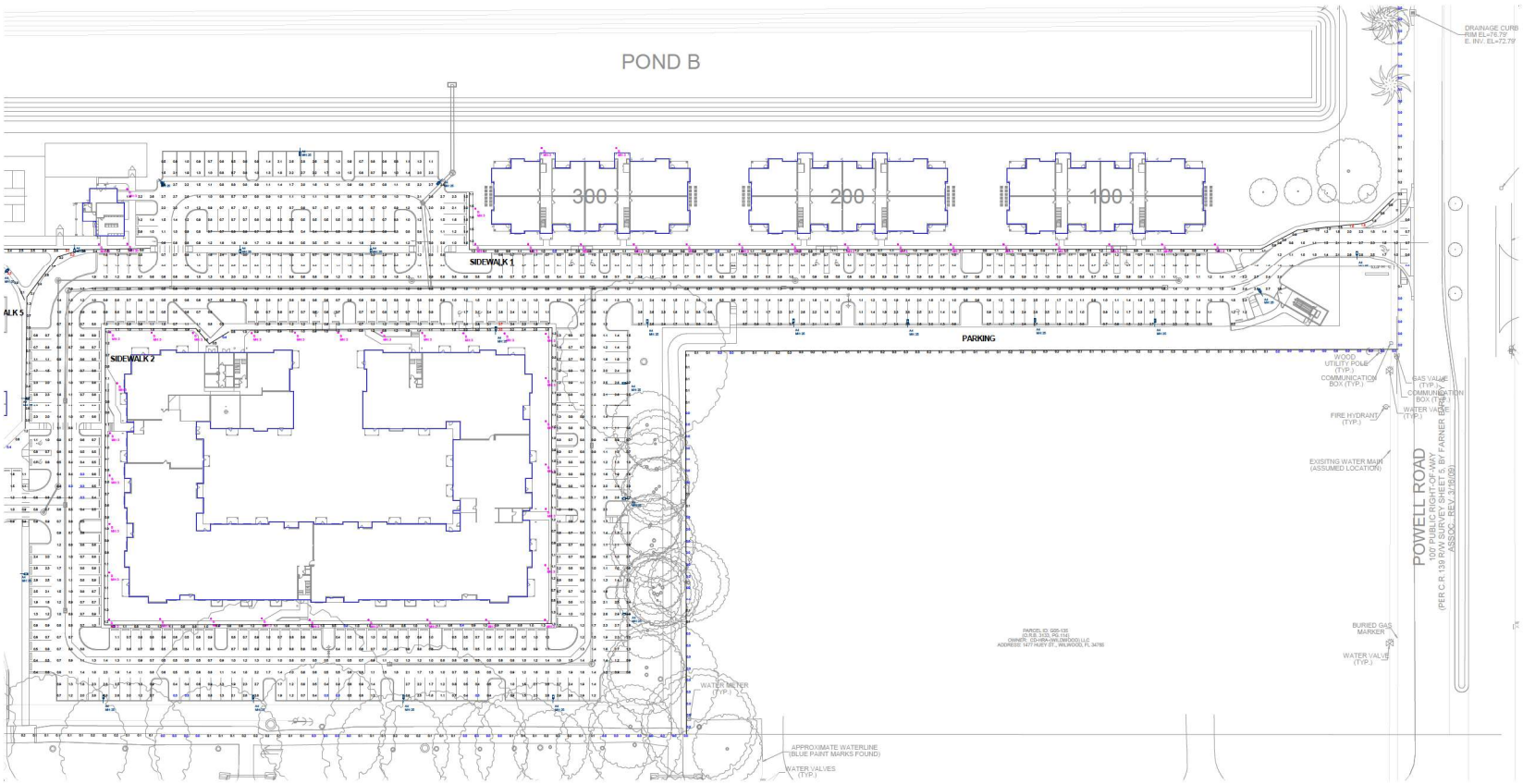

PHOTOMETRY - SITE
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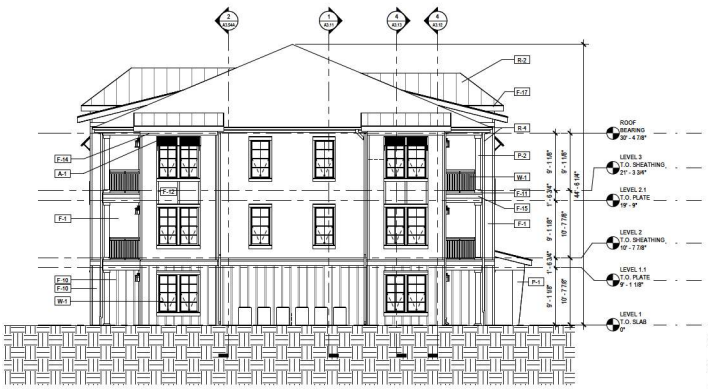
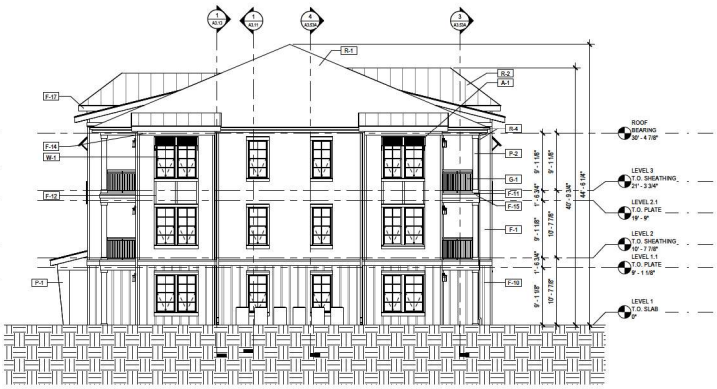
Page 3 of 3



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 CONSOLIDATE 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 SW7648 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 SW7WP U.N.O.
19. ALL WINDOW AND DOOR HEAD TRIM SHALL BE SW7WP 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

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0264
DRAWN: ZS
CHECKED: AS

BUILDING B ELEVATIONS

A2.21

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



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 LIGHTING AND ILLUMINATION 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

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

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P: 813.280.4409

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"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

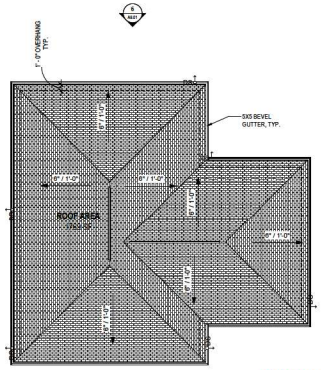
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
2. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING 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.

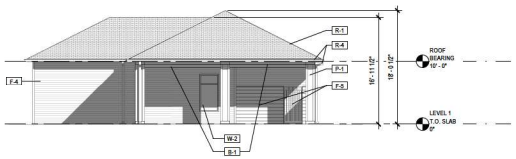
FINISH SCHEDULE

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

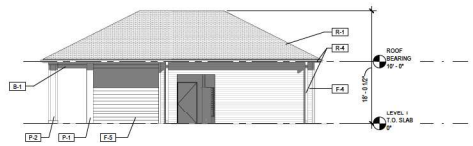
2 ROOF PLAN
1/8" = 1'-0"



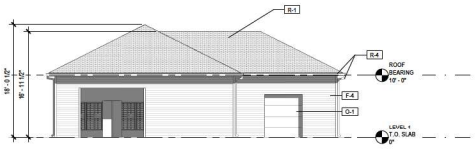
6 PLAN NORTH ELEVATION
1/8" = 1'-0"



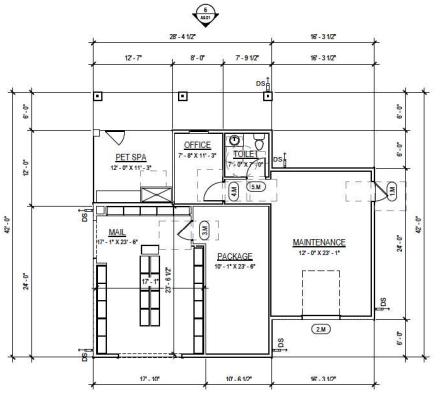
4 PLAN EAST ELEVATION
1/8" = 1'-0"



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

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

BSB DESIGN
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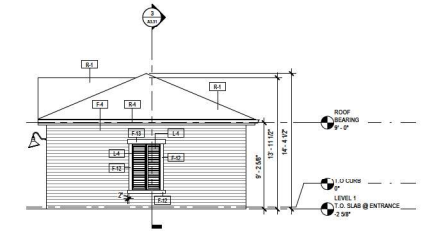
(813) 280-4407

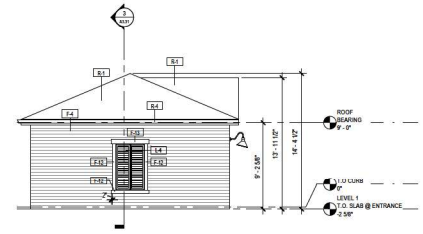
JOB NO: 24-0254 PROJ MGR: [PM]
DRAWN: [MDL] CHECKED: [QC]

MAIL BUILDING PLANS, ELEVATIONS AND DOOR INFORMATION

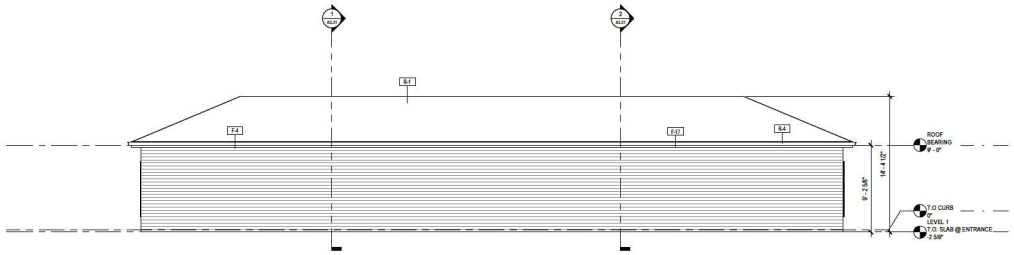
A9.01



4 RIGHT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"

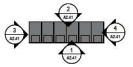


2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

KEY PLAN



ELEVATIONS NOTES

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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

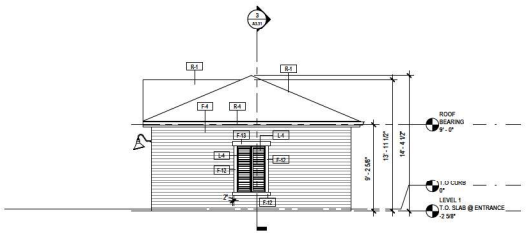
BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0254
DRAWN: AK
CHECKED: ML

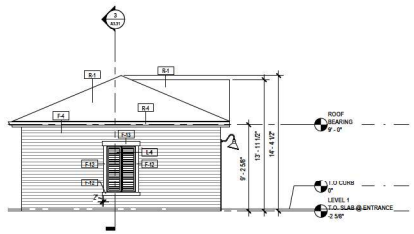
TYPICAL GARAGE ELEVATIONS

A2.41

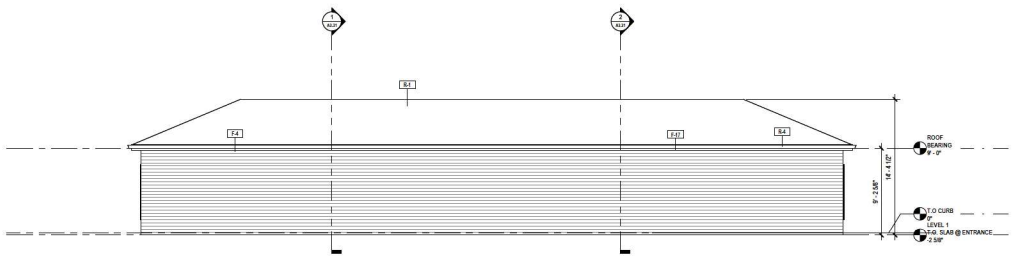
2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



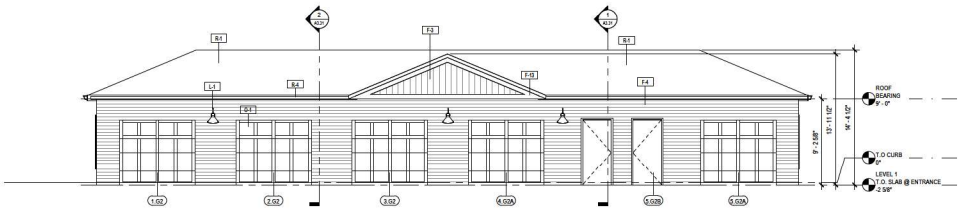
4 RIGHT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"

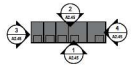


2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

KEY PLAN



ELEVATIONS NOTES

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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
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REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0254
DRAWN: AK
CHECKED: ML

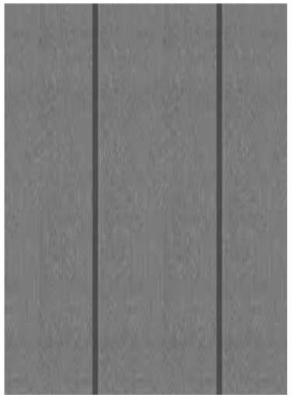
2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

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



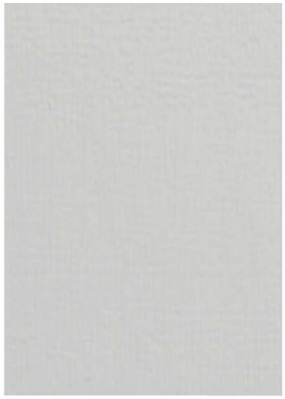
Metal Louver Awning
PAC-CLAD “Charcoal”
or equal

Vinyl Window & Doors “White” or equal

Painted Porch Ceiling
SW6799 “Solar” or equal



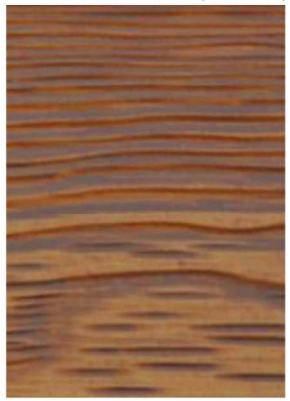
Board and Batten Siding
James Hardie “Arctic White”
or equal



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
BSBDesign.com

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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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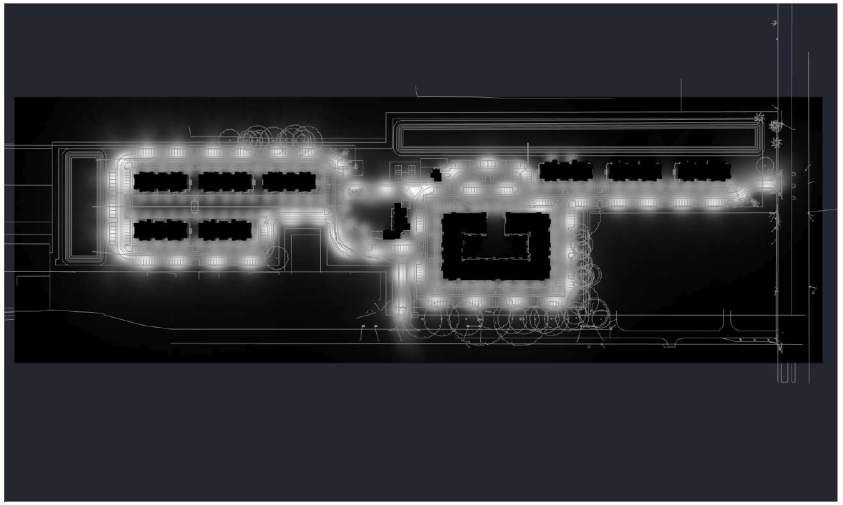
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
	2	A2	Single	9840	1.000	63.59	127.18	OPF-S-A03-840-T2M	SIGNIFY CANADA LTD
	15	A3	Single	9762	1.000	63.59	953.85	OPF-S-A03-840-T3M	SIGNIFY CANADA LTD
	36	A4	Single	9893	1.000	63.59	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

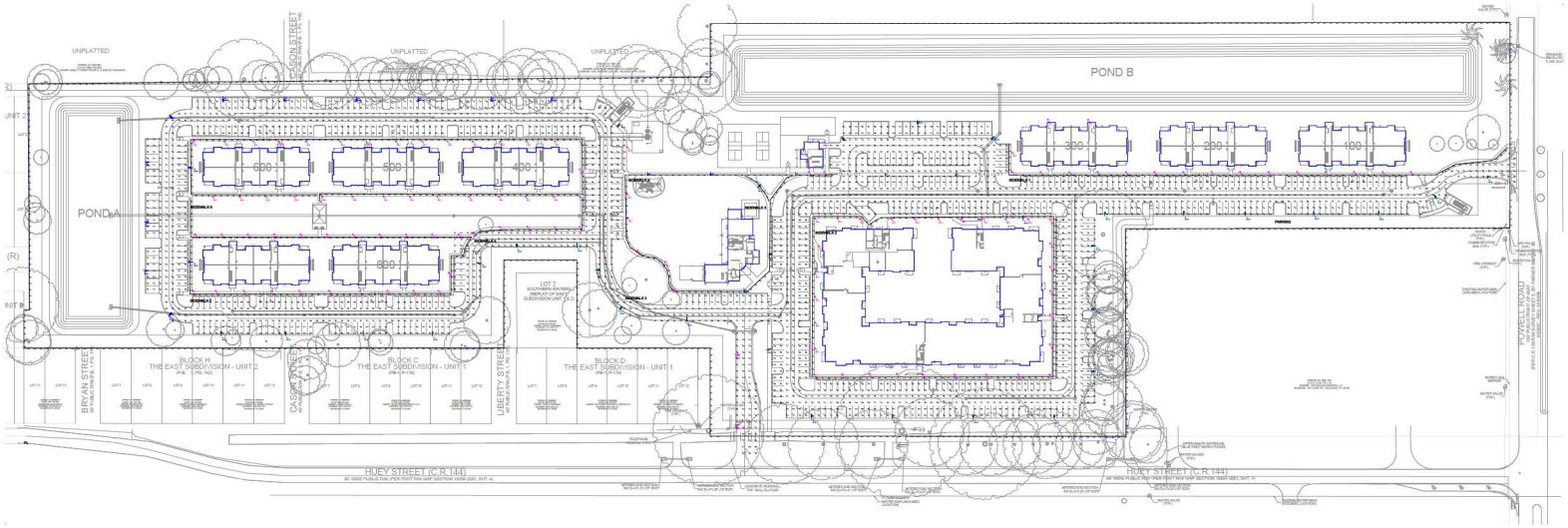
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.30	3.7	0.3	4.33	12.33	0
PL	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	0.98	1.8	0.5	1.96	3.60	N.A.
SIDEWALK 2	Illuminance	Fc	1.05	3.5	0.4	2.63	8.75	N.A.
SIDEWALK 3	Illuminance	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.

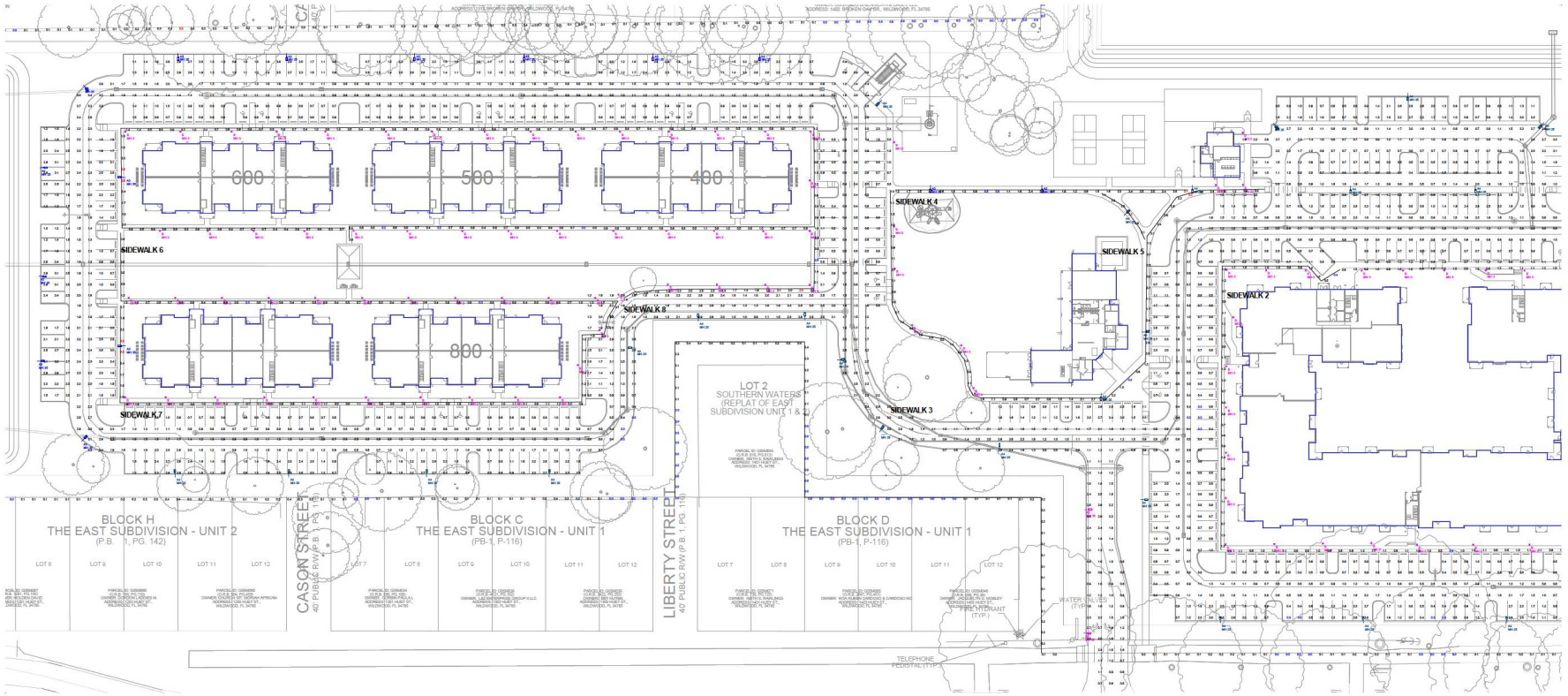
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.).

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:
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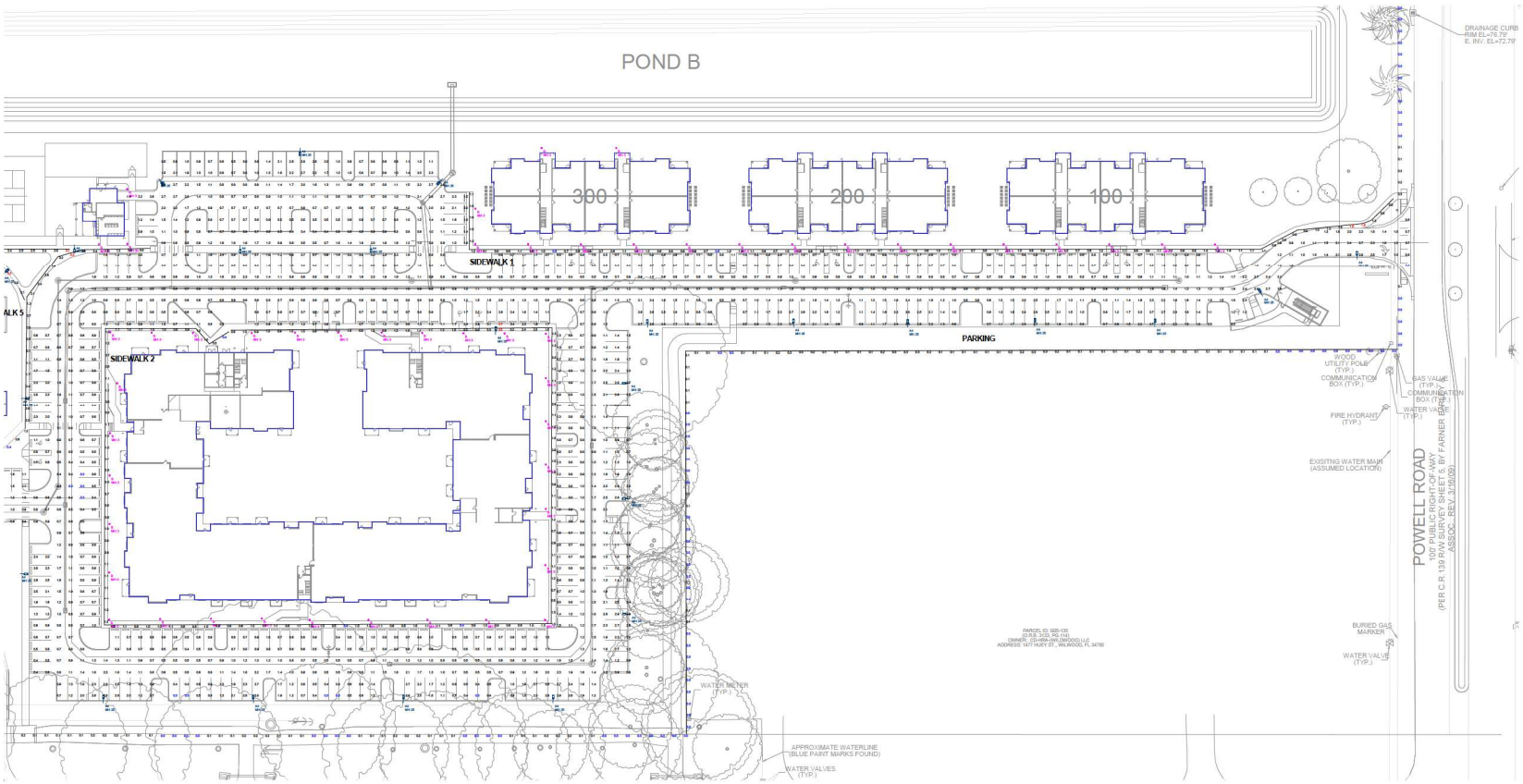

PHOTOMETRY - SITE
Scale: 1 inch= 40 Ft.

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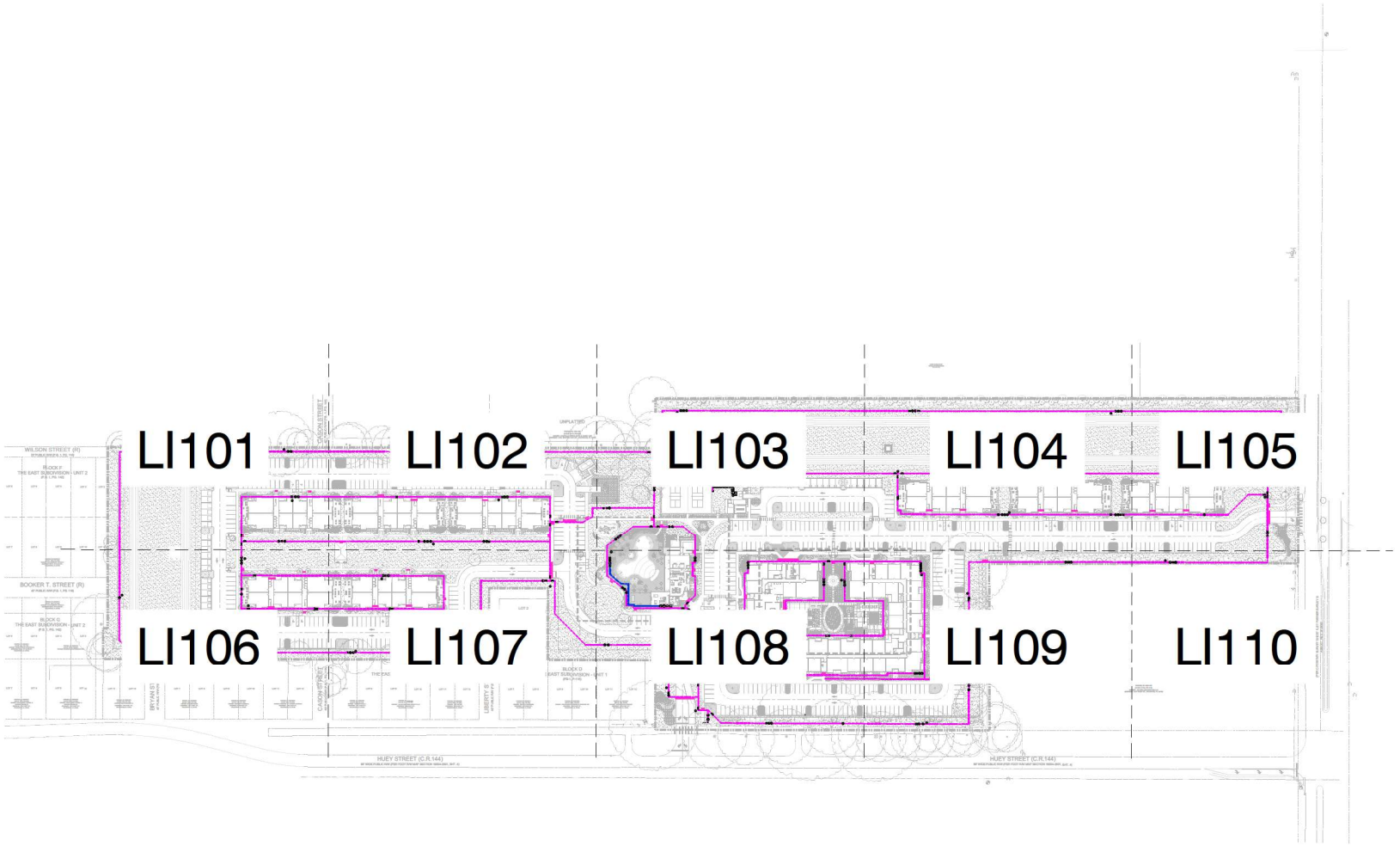

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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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IRRIGATION KEY MAP

LI100

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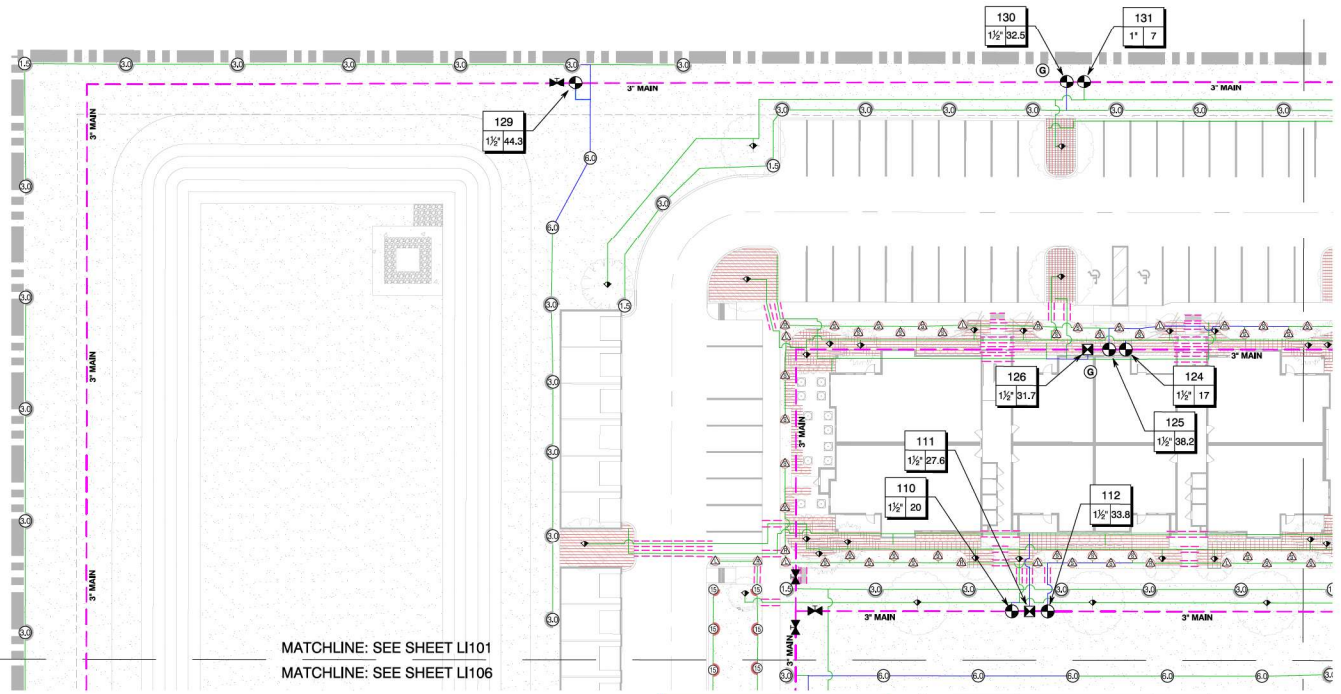

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2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
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	2"
	2.5"

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0 10' 20' 40'
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IRRIGATION PLAN

LI101

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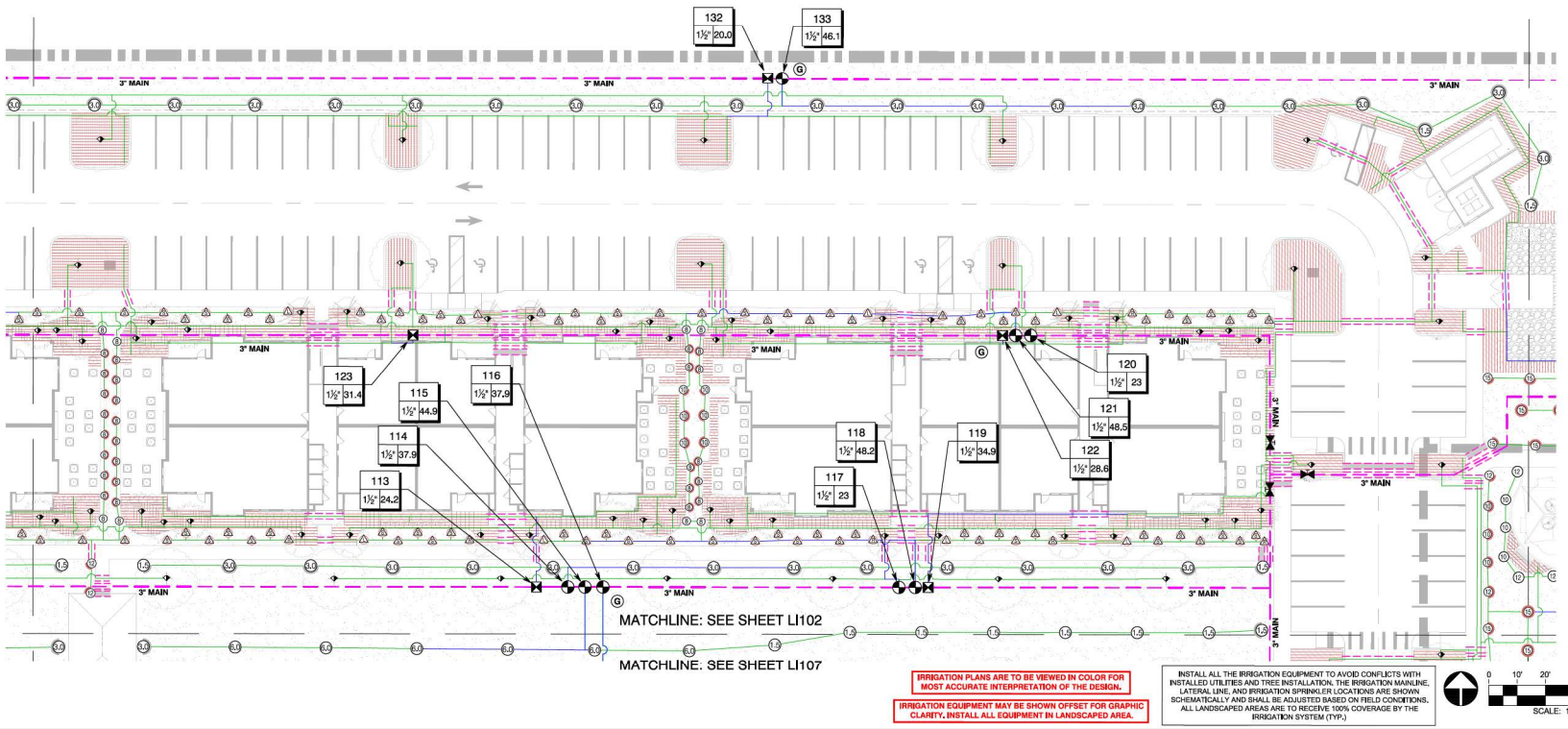

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SCALE: 1" = 20'-0"

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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IRRIGATION PLAN

LI102

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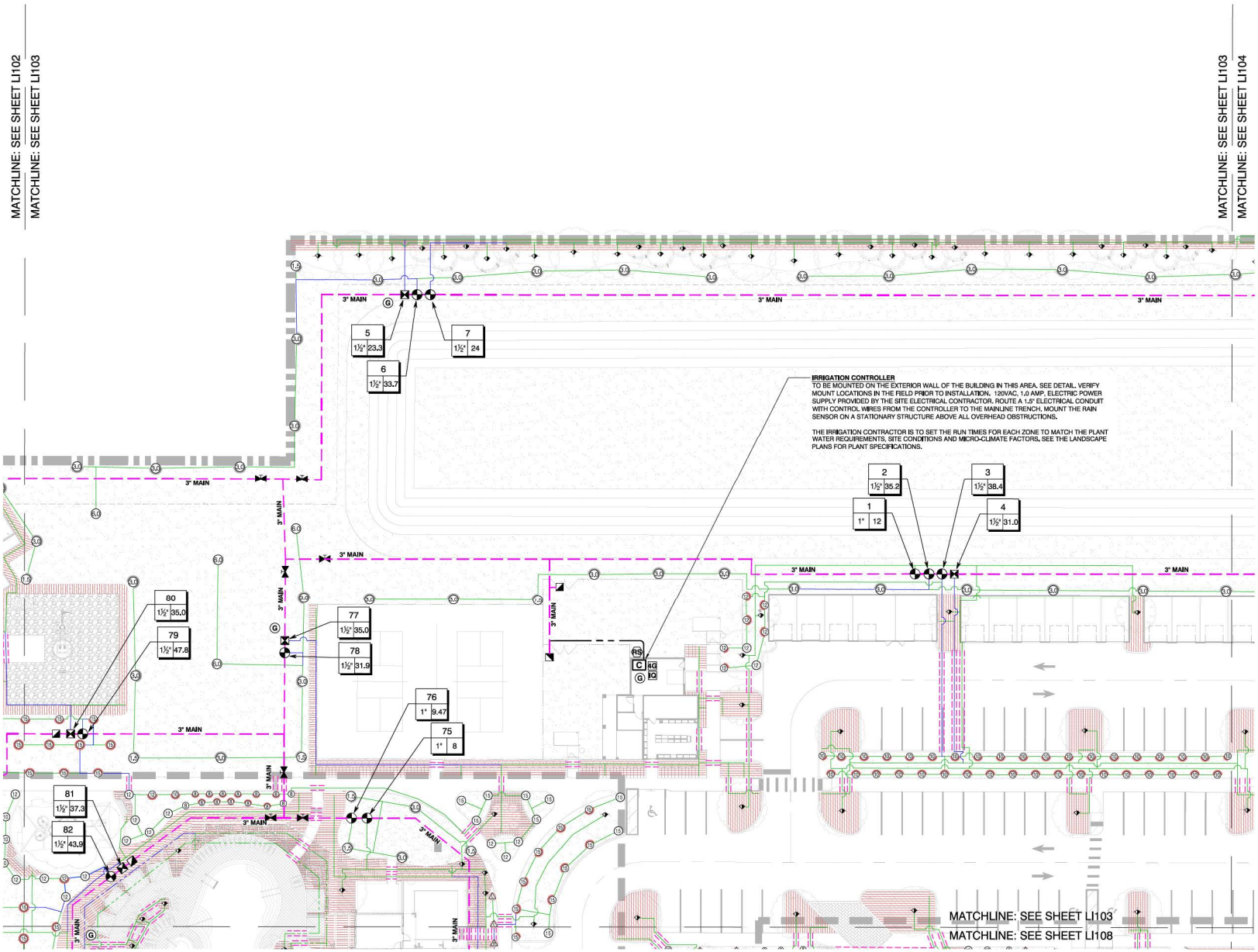

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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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LI103

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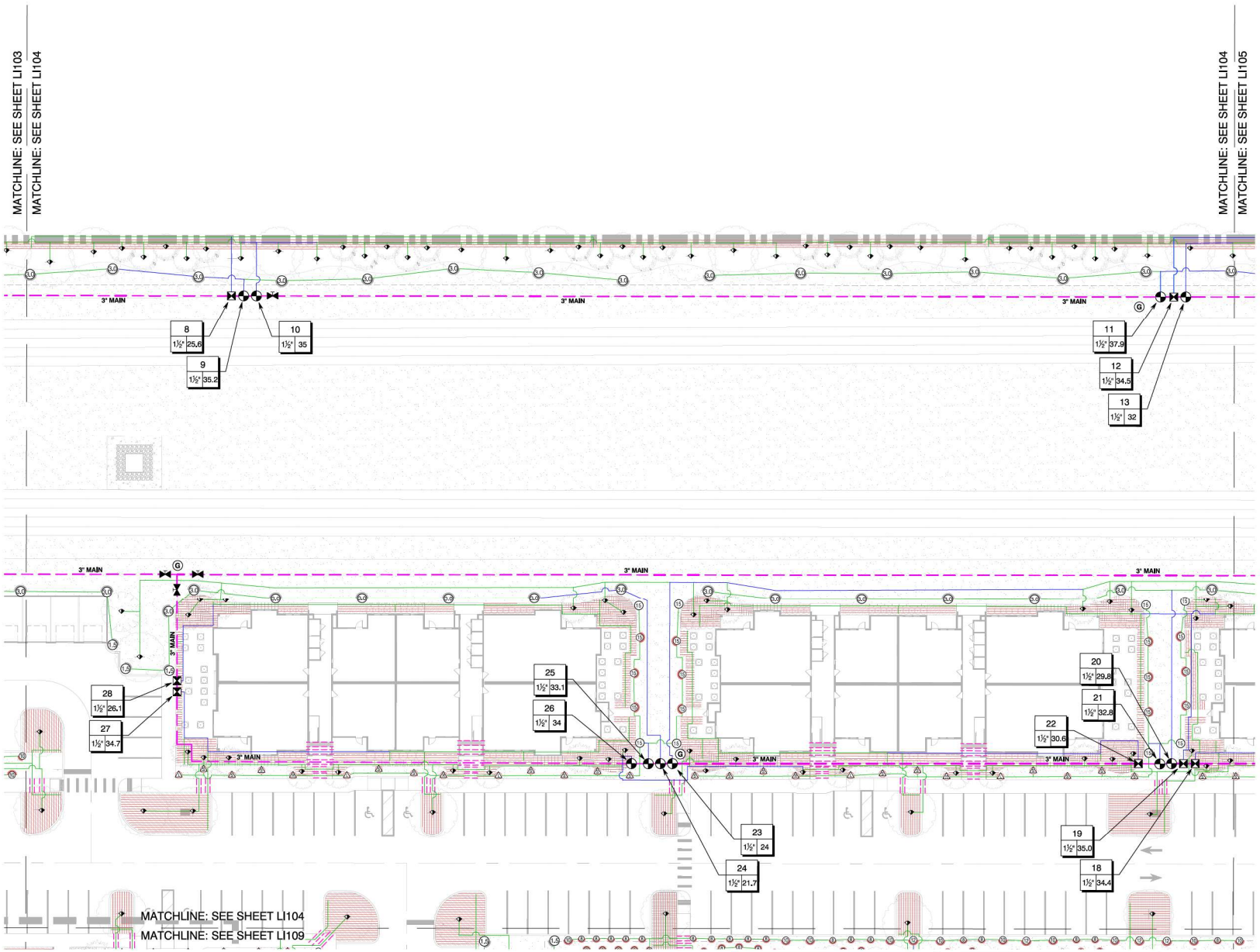

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
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3"	6"
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LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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LI104

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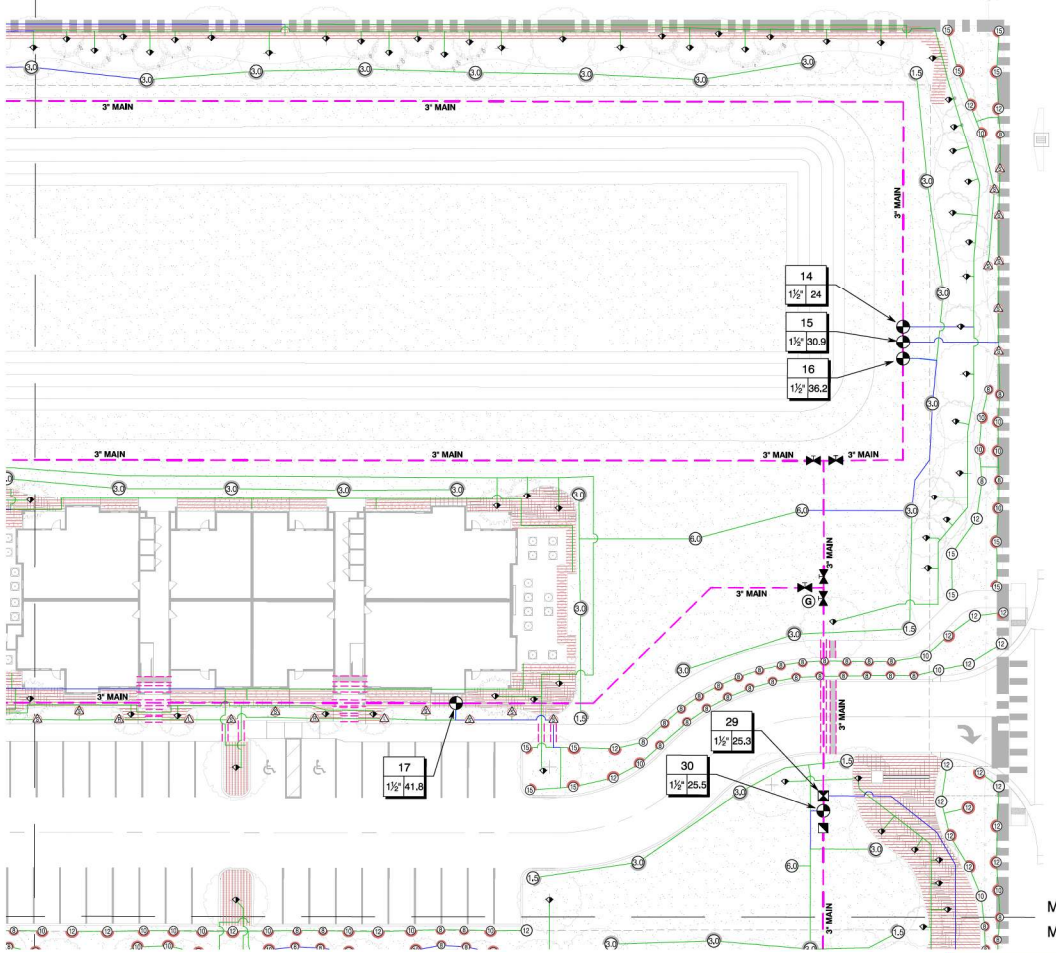
MATCHLINE: SEE SHEET LI104

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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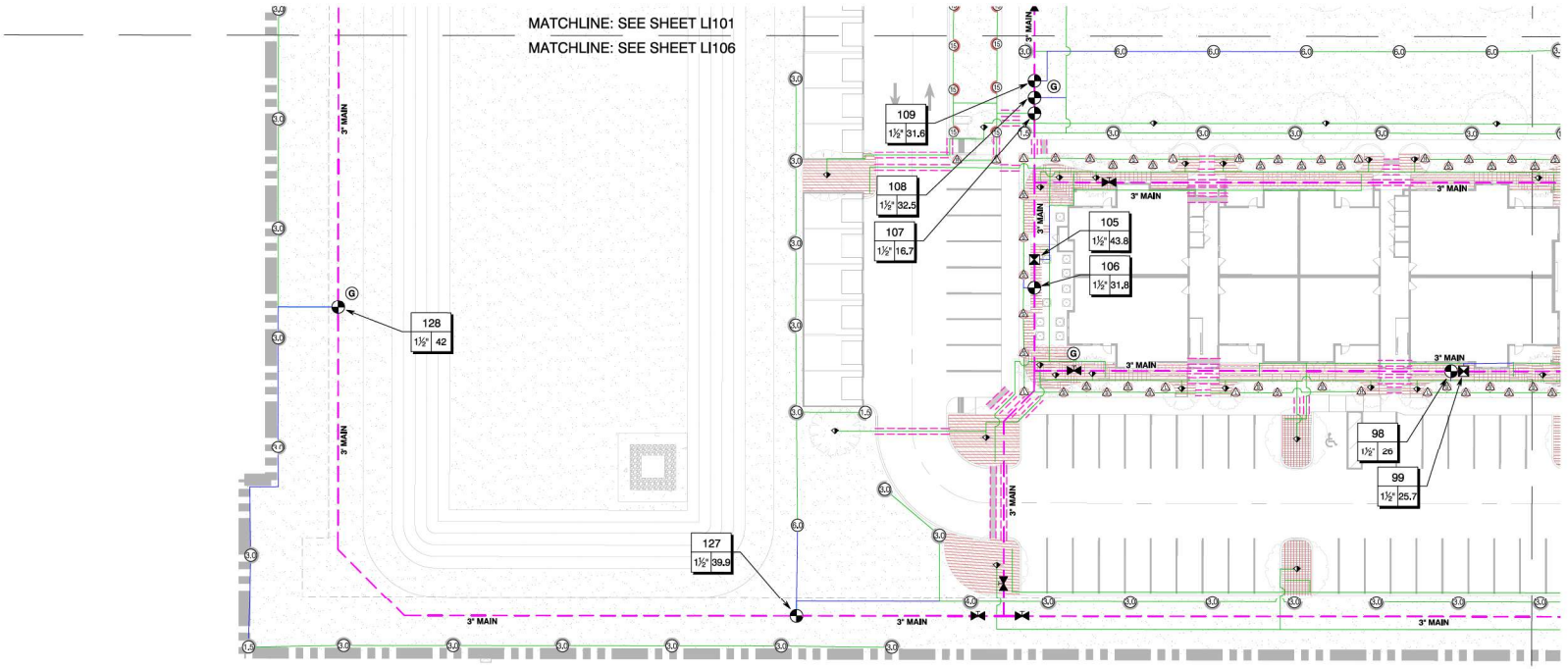

MATCHLINE: SEE SHEET LI106
MATCHLINE: SEE SHEET LI107

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
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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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IRRIGATION PLAN

LI106

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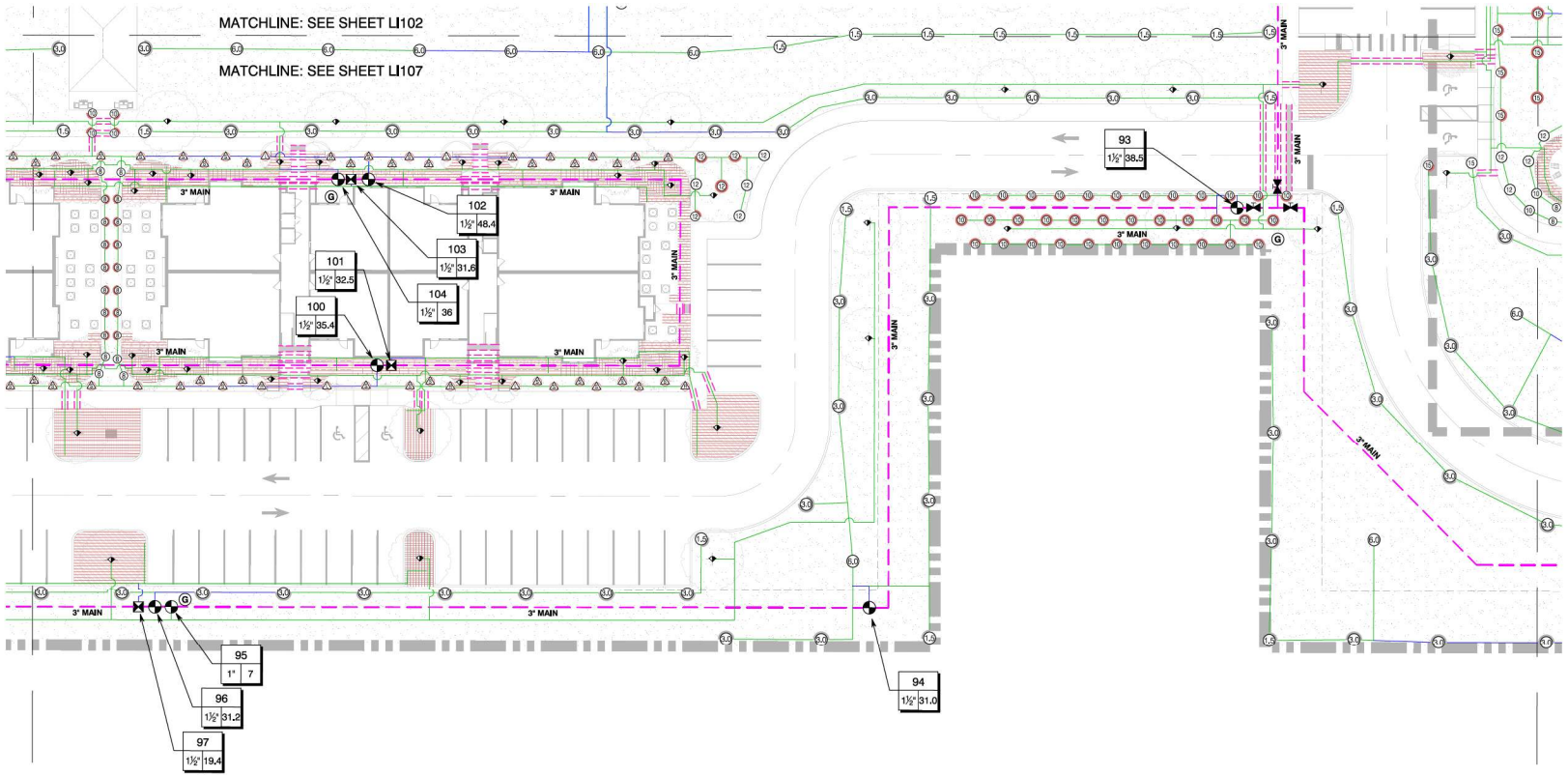

MATCHLINE: SEE SHEET LI106
MATCHLINE: SEE SHEET LI107

MATCHLINE: SEE SHEET LI107
MATCHLINE: SEE SHEET LI108

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
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LATERAL LEGEND	
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	2.5"

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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.rviplanning.com

Douglas P Pierlich
LA0001696

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SOLIV AT WILDWOOD
DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

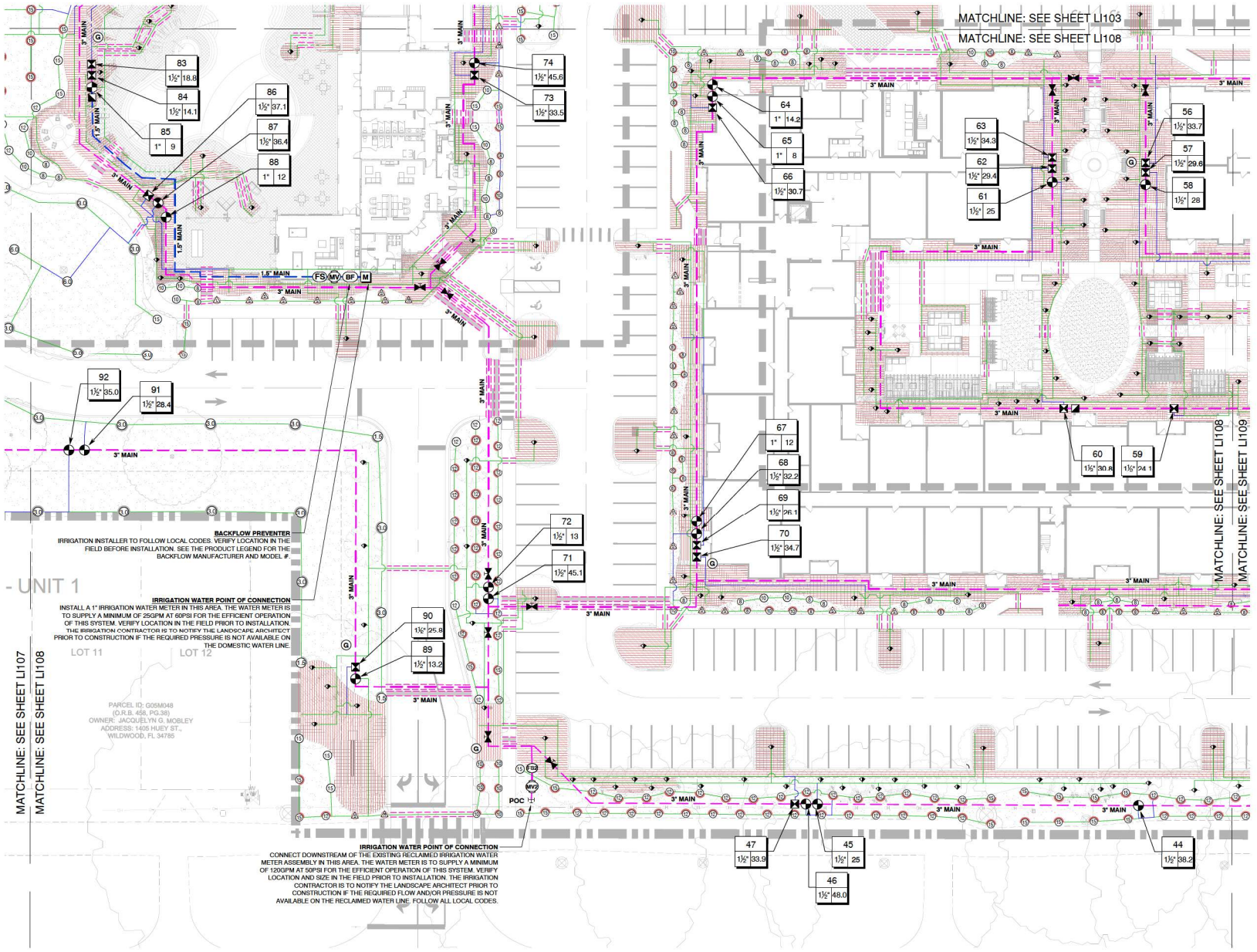
PROJECT NO : 23003867
DATE : 11/27/2024
DRAWN: IDS
REVIEWED: CZ

REVISIONS

IRRIGATION PLAN

LI107

01_ORIGINAL ISSUE



SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
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3"	6"
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CONTROL WIRE CONDUIT	1.5"

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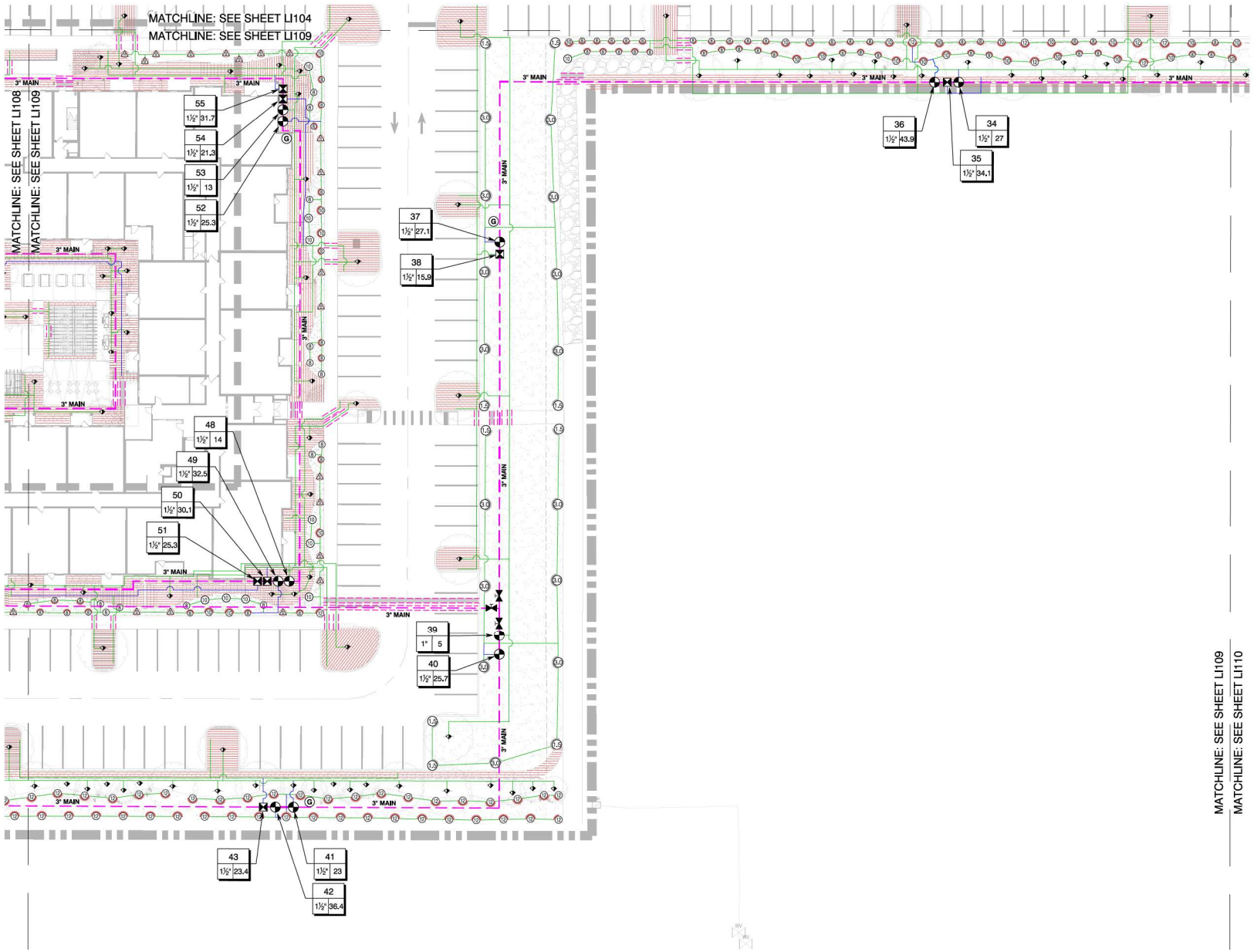

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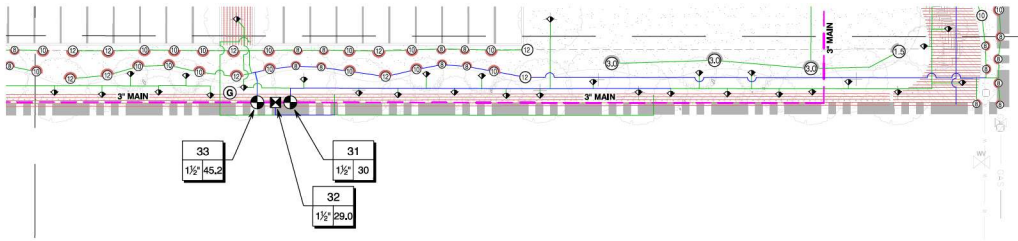

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IRRIGATION NOTES

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"
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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
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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.

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IRRIGATION NOTES

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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 8HEVAN 12 12HEVAN 15 15HEVAN	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	



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
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Sunshine811
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
DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

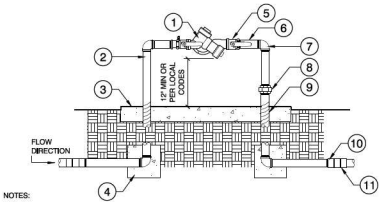
PROJECT NO : 23003867
DATE : 11/27/2024
DRAWN: IDS
REVIEWED: CZ

REVISIONS

IRRIGATION SCHEDULES

LI112

01_ORIGINAL ISSUE



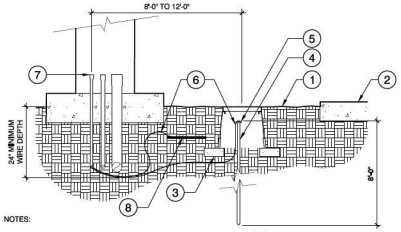
NOTES:

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



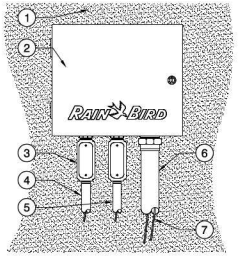
NOTES:

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



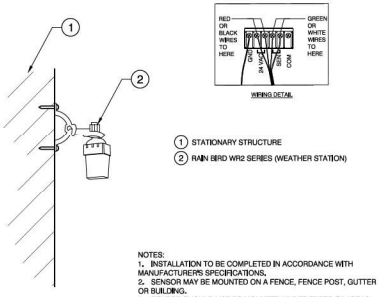
1. WALL, FENCE, OR BUILDING
2. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS
3. JUNCTION BOX
4. CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
5. CONDUIT AND FITTINGS FOR GROUND WIRE, ONLY FOR OUTDOOR INSTALLATIONS
6. CONDUIT AND FITTINGS 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

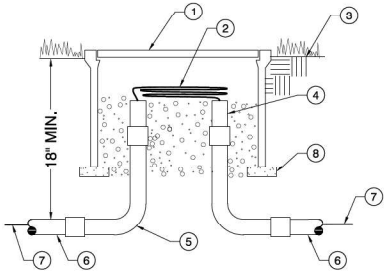


1. STATIONARY STRUCTURE
2. RAIN BIRD WR2 SERIES (WEATHER STATION)

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

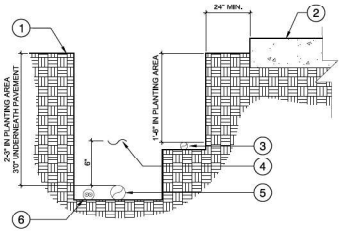


1. STANDARD RECTANGULAR VALVE BOX EVERY 250' MAXIMUM
2. 36" LOOP OF TWO-WIRE CABLE IN PULL BOX
3. FINISHED GRADE
4. ENDS OF CONDUIT SEALED WITH WATERPROOF SILICONE (IF REQUIRED)
5. 90 DEGREE SWEEP ELL (IF REQUIRED)
6. 1-1/2" CONDUIT (MINIMUM)
7. TWO-WIRE CABLE
8. BRICK (1 OF 4)

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



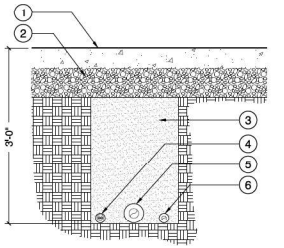
NOTES:

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



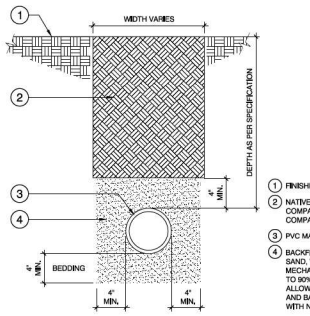
NOTES:

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 ENGINEER'S 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

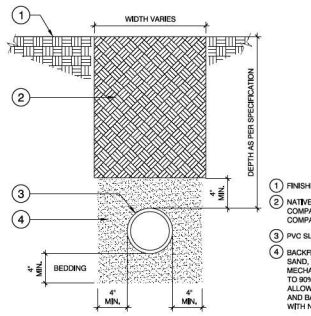
N.T.S. I-RBD-15



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

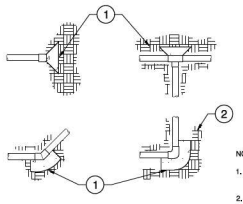
N.T.S. I-RBD-16



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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SOLIV AT WILDWOOD

DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

PROJECT NO :	23003867
DATE :	11/27/2024
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REVIEWED:	CZ

REVISIONS

IRRIGATION DETAILS

LI113

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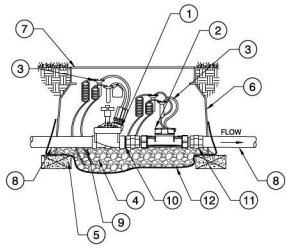


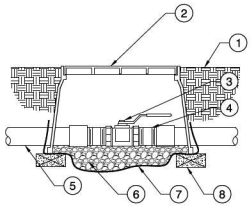
1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD UFS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. 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)

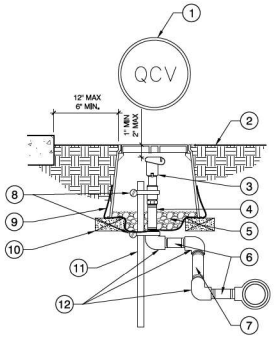
N.T.S. I-RBD-19



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

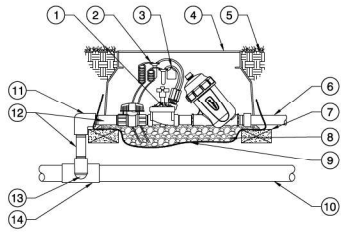
N.T.S. I-RBD-23



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

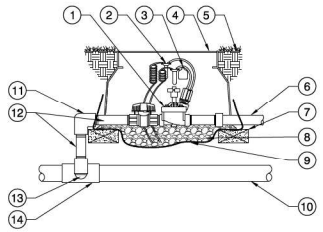


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION AND TWO-WIRE PATH
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 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

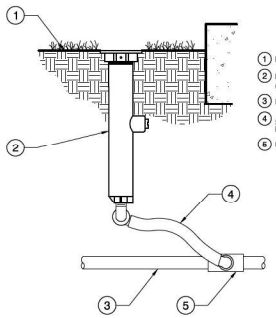


1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION AND TWO-WIRE PATH
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 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

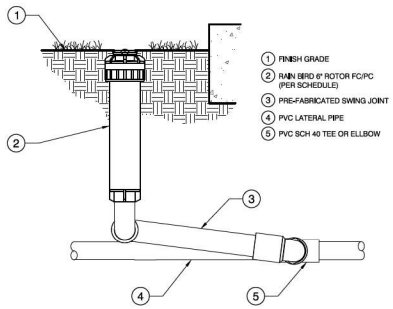
N.T.S. I-RBD-30



1. FINISH GRADE
2. RAIN BIRD 6" POP-SPRAY (PER SCHEDULE)
3. PVC LATERAL PIPE
4. ½" 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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WILDWOOD, FLORIDA

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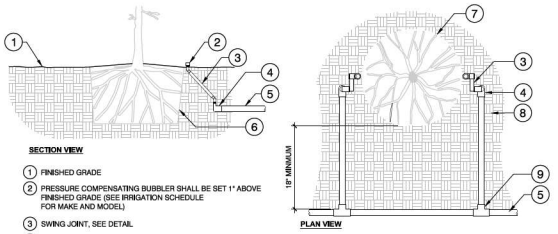


SECTION VIEW **PLAN VIEW**

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

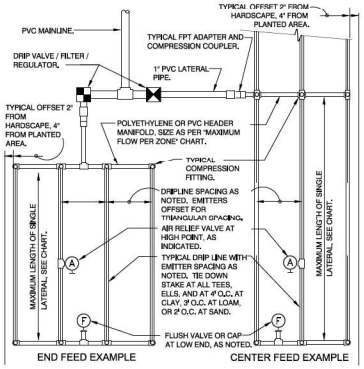
NOTES:

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



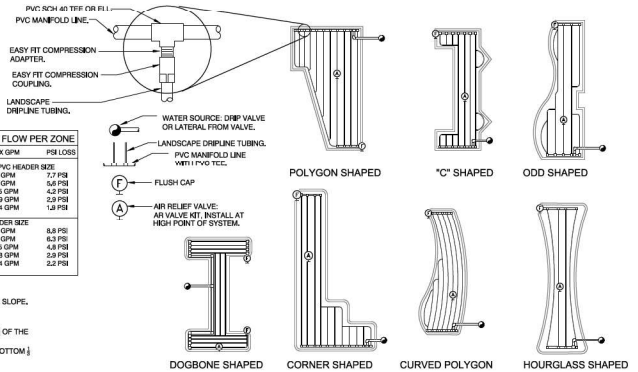
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

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	1.8 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

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