



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

**Agenda**  
**Regular Meeting**  
**August 13, 2025 10:30 AM**  
Commission Conference Room 124  
100 N Main Street

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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.

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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.

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**I. Call to Order**

**II. Roll Call**

**III. APPROVAL OF SUMMARY MINUTES**

- 1. Project Review Committee Regular Meeting July 08, 2025, at 10:00 AM.**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- 1. A25-0055 - SP - Tri-County Heart  
G16M004**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a five-thousand and ninety-eight (5,098) square foot medical building providing for thirty (30) parking spaces including two (2) Florida ADA accessible parking spaces and a dumpster enclosure,

together with associated infrastructure such as landscaping buffers and site lighting improvements, on 0.7 acres MOL, as per the attached plans. **Staff recommends approval.**

2. **A25-0835 - SPM - Encounter Church Mod**

**D32-158, D32-057, D32A003, D32A004**

The applicant is seeking a favorable recommendation from the Project Review Committee for a modification to the previously approved plans (SP 2309-008) for the construction of a 15,304 square-foot worship building. This modification proposed an increase to the square footage of the building from 15,304 to 21,684 square feet, an increase to the size of the retention pond, additional parcels included in the project boundary, and grading changes to the driveway entrance on a total of 8.13 acres MOL, as per the attached plans. **Staff recommends approval.**

3. **A25-2019 - PLAT - Hoopfer Lot Split**

**Parcel D07-036**

The applicant is seeking approval from the Project Review Committee for the split of parcel D07-036, leaving parcel 1 with 1.69 acres and parcel 2 with 12.16 acres MOL. **Staff recommends approval.**

4. **A25-1564 Plant Expansion, Charlotte Pipe and Foundry**

**Parcel D29-052**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 54,675 sq. ft. expansion to Charlotte Pipe and Foundry with an additional 80,080 sq. ft. outdoor pipe storage area, and 28,125 sq. ft. truck staging expansion, and associated infrastructure, as per the attached plans. **Staff recommends approval contingent upon clearing of comments and approval of the technical waiver.**

5. **A25-0900 - SP - Twistee Treat**

**Parcel G04-055C**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one-story 583 square foot Twistee Treat featuring three outdoor patio tables, one bench, one drive thru lane, providing 17 parking spaces including 1 Florida ADA accessible parking spaces, a single dumpster enclosure, together with associated infrastructure such as landscaping buffers, connecting sidewalks, and site lighting improvements on 0.52 acres MOL, as per the attached plans. **Staff recommends approval.**

6. **A25-2103 - SPM - Summerfield Cottages Utilities Extension**

The applicant is seeking a recommendation of approval 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 Developer will also be entering into a Developer's Agreement for this project for some required off-site improvements.

The multifamily residential development has been required to implement water line extensions in accordance with the 2024 Master Utility Plan. The developer shall design, permit, and construct, to City standards, as part of the project, a 20-inch-diameter PVC waterline along CR 209 to CR 214 approximately a distance of 140 lineal feet. Additionally, the developer shall design, permit, and construct, to City standards, as part of the project, a 12-inch diameter PVC water line along CR 214 from CR 209 approximately a distance of 980 lineal feet. The developer is entitled to receive a credit to be applied against the Transmission Fee component of the water SDC fees for the water improvements equals to the cost associated with construction of the improvements. **Staff recommends approval**

## **VI. ADJOURNMENT**

**August 13, 2025 10:30 AM**

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** Project Review Committee Regular Meeting July 08, 2025, at 10:00 AM.

**REQUESTED ACTION:**

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

PROJECT REVIEW COMMITTEE  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 July 8, 2025 10:00 AM  
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

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

**II. Roll Call**

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

**III. APPROVAL OF SUMMARY MINUTES**

1. Project Review Committee Regular meeting June 10th, 2025 at 10:00 AM.

The summary minutes from the June 10, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by Assistant Utilities Director Martin. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Police Chief Parmer
<b>SECONDER:</b>	Assistant Utilities Director Martin
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer, Assistant Utilities Director Martin

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

1. A25-1833 - PLAT - Preston Place Business Park Final Plat

Development Services Director Strickland read aloud case number A25-1833 Preston Place Business Park Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for a 4-parcel subdivision which included an access, utility, and drainage easement providing each parcel with access to US 301 as well as the storm water retention easement on the east side of the property. Kaye Jameson with Clymer Farner Barley was present on behalf of the applicant. Planner Page advised there were outstanding comments from the city engineer, city attorney, and Development Services department. The comments were regarding letters of service, bonds, and easements. The resubmittal was under review to determine if the comments had been addressed. Assistant Utilities Director Martin confirmed that the private lift station had an agreement for someone to maintain it. Keith Riddle with Riddle Newman Engineering confirmed there was one in place. A discussion was held regarding the remaining comments. Motion by City Manager McHugh, seconded by Assistant Utilities Director Martin, to approve the case subject to the resolution of outstanding comments. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh
<b>SECONDER:</b>	Assistant Utilities Director Martin
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer, Assistant Utilities Director Martin

2. A25-0583 UF Health Oxford Freestanding Emergency Department

Development Services Director Strickland read aloud case number A25-0583 UF Health Oxford Freestanding Emergency Department. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a one-story 14,211-square-foot medical building providing for 51 parking spaces including five (5) Florida ADA accessible parking spaces and two (2) EV charging stations, a generator enclosure, and dumpster enclosure, together with associated infrastructure such as landscaping buffers and site lighting improvements, on 1.40 acres MOL. Keith Riddle with Riddle Newman Engineering was present on behalf of the applicant. There was one outstanding city attorney comment regarding easements which was expected to be resolved upon the Preston Place Business Park Final Plat approval. The applicant also requested a technical waiver to reduce the required parking from 55 parking spaces to 51 spaces as they were able to model parking needs based on other similar establishments operating in surrounding cities. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the case subject to the final approval of Preston Place Business Park Final Plat, resolution of outstanding comments, and the requested technical waiver. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh
<b>SECONDER:</b>	Police Chief Parmer
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Police

Chief Parmer, Assistant Utilities Director Martin

3. SP 2404-004 Saucy by KFC

Development Services Director Strickland read aloud case number SP 2404-004 Saucy by KFC. Strickland advised that the application for the project was withdrawn by the applicant just before the meeting, so the case was no longer being considered.

**RESULT: NO VOTE TAKEN - APPLICATION WITHDRAWN**

4. A25-0068 St. Vincent de Paul Outreach Ministries

Development Services Director Strickland read aloud case number A25-0068 St. Vincent de Paul Outreach Ministries. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a multi-phased project consisting of a one-story 10,108-square-foot retail building providing 66 parking spaces including three (3) Florida ADA accessible parking spaces with one being a van-accessible ADA parking space, a dumpster enclosure, together with associated infrastructure such as retention area, landscaping buffers, connecting sidewalks, site lighting improvements, and connecting commercial driveways along E. Kentucky Avenue and US Hwy 301 for Phase 1, on 3.77 acres MOL, as per the attached plans. A proposed 10,089-square-foot Food Pantry Building planned to be developed in Phase 2. The project had outstanding comments from the city attorney, Utilities department, Fire, and city engineer. The applicant also submitted a technical waiver request in relation to a 5-foot impervious surface encroachment within the required 25-foot wetland buffer. Assistant Development Services Director Then advised that the reviewing engineer, Halff, found it to be reasonable. Tommy Newton with Clymer Farner Barley was present on behalf of the project. Newton provided comments regarding the wetland buffer. Then stated she wanted to bring the application forward for consideration due to the technical waiver, even though a project with so many outstanding comments would not normally be ready for Planning & Zoning. A discussion was held regarding the remaining comments. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve subject to the resolution of outstanding comments. Motion carried unanimously.

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

**VI. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 10:22 a.m.

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

SEAL

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** A25-0055 - SP - Tri-County Heart

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case No	A25-0055 (SP) Tri-County Heart
Parcel Number	G16M004
Acreage	0.7 Acres, MOL
Property Location	The property is generally located on Spencer Court, approximately 0.35 Miles southeast of the intersection of E SR 44 and S Buena Vista Blvd.
Owner	GRATUS RE HOLDINGS, LLC
Applicant	Jose Rivera Gonzalez, Manager Gratus RE Holdings, LLC

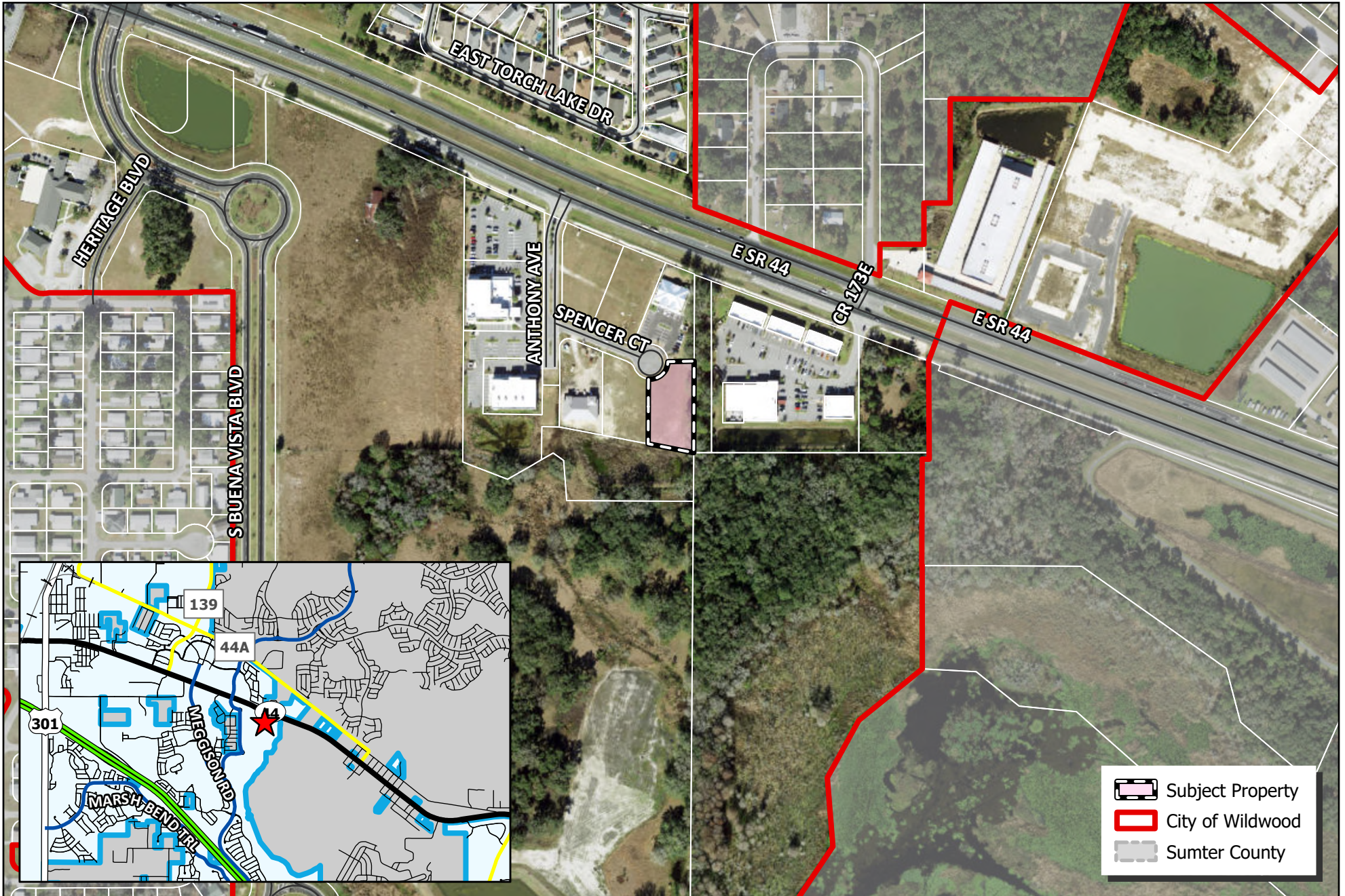
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a five-thousand and ninety-eight (5,098) square foot medical building providing for thirty (30) parking spaces including two (2) Florida ADA accessible parking spaces and a dumpster enclosure, together with associated infrastructure such as landscaping buffers and site lighting improvements, on 0.7 acres MOL, as per the attached plans.

A25-0055 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: 7/21/2025



McKenna Page  
Planner I, Development Services



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



PJ #A25-0055  
**TRI-COUNTY HEART**  
 PARCEL G16M004

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2025**

# TRI COUNTY HEART WILDWOOD, FLORIDA

### UTILITY OWNERSHIP

WATER SERVICE – CITY OF WILDWOOD (UP TO METER ONLY)  
SEWER – PRIVATE SEPTIC TANK  
STORM – PRIVATE (POA MASTER STORMWATER SYSTEM)  
ROADS – NOT APPLICABLE  
STREET LIGHTS – NOT APPLICABLE  
ELECTRIC – SUMTER ELECTRIC COOP (SECO)  
GAS – NOT APPLICABLE  
CABLE – SPECTRUM  
PHONE – CENTURYLINK  
SOLID WASTE – WASTE MANAGEMENT

### LEGAL DESCRIPTION

LOT 4, WILDWOOD COMMONS PROFESSIONAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 10 AND 10-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY WADE SURVEYING, INC., DATED 2/16/2021.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD, SUMTER COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND ALL OTHER APPLICABLE CODES.
- ALL DISTURBED OPEN AREAS SHALL BE SODED OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS. TEMPORARY SEEDING AND MULCHING SHALL FOLLOW IMMEDIATELY FOR AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF SEVEN (7) CALENDAR DAYS OR LONGER.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF WILDWOOD WATER MAIN (IF APPLICABLE).
- ALL WATER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE WILDWOOD UTILITY DEPARTMENT AND THE CITY ENGINEER TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE. CONTRACTOR SHALL BRING UP-TO-DATE PLANS TO THE MEETING.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.

### Required Permitting

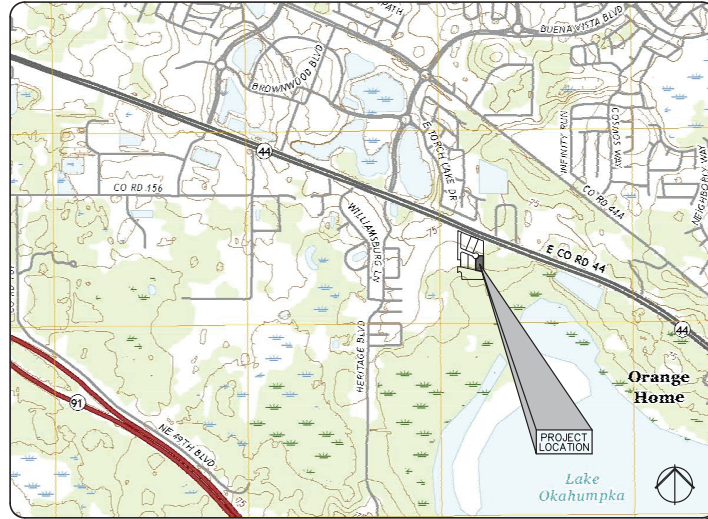
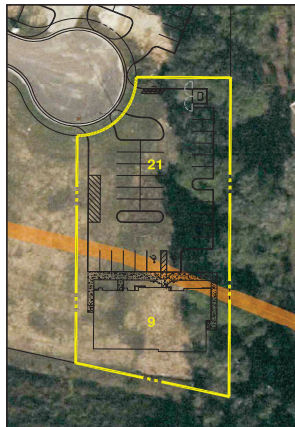
Agency	Status
CITY OF WILDWOOD	PENDING
SWFWMD	ISSUED 1/21/2022
FDOT	N/A
DEP WATER	N/A
DEP NPDES	N/A

### SHEET INDEX

C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
C5.4	DETAILS
C5.5	DETAILS

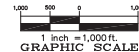
### Soils Map Legend

Map Unit Symbol	Map Unit Name
9	PAISLEY FINE SAND, BOULDERY SUBSURFACE
21	EAUGALLIE FINE SAND, BOULDERY SUBSURFACE



SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST

**LOCATION PLAN**  
SCALE: 1"=1,000'



### SITE DATA

TOTAL PROJECT AREA = 31,697 sq.ft. (0.73 ac.)  
20% MINIMUM OPEN SPACE  
75% MAXIMUM ISR  
0.5 MAXIMUM FAR

PROPOSED IMPERVIOUS AREA = 20,055 sq.ft. (0.46 ac.)  
PERCENT IMPERVIOUS AREA = 63.3% > 75%  
OPEN SPACE = 36.7% > 20%

ZONING = "C-3"  
FUTURE LAND USE = COMMERCIAL  
FLOOD ZONE = "X"

EXISTING USE OF SITE = VACANT  
PROPOSED USE OF SITE = MEDICAL OFFICE

PROPOSED BUILDING SQUARE FOOTAGE = 5,098 sq.ft.  
FLOOR AREA RATIO (FAR) = 0.15 < 0.5

BUILDING HEIGHT = 25' (SINGLE STORY)  
PROJECTED NUMBER OF EMPLOYEES = 10

BUILDING CONSTRUCTION TYPE = V-B  
MINIMUM REQUIRED FIRE FLOW = 2000 GPM FOR 2 HOURS

BUILDING SHALL BE EQUIPPED WITH A QUICK RESPONSE FIRE SPRINKLER SYSTEM AND THUS THE REQUIRED FIRE FLOW IS REDUCED TO 600 GPM

PARKING REQUIRED = 1 per 175 sq.ft. = 30 spaces  
PARKING PROVIDED = 30 spaces

SETBACKS: FRONT = 25'  
SIDE = 15'  
REAR = 15'

WATER – CITY OF WILDWOOD  
SEWER – SEPTIC TANK

SOILS PER SCS: EAUGALLIE FINE SAND  
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

### OWNER / APPLICANT

*Jose Rivera Gonzalez, Manager*  
**Gratus Re Holdings, LLC**  
20460 Sugarloaf Mountain Road  
Clermont, Florida 34715  
Phone (305) 968-3706  
Email: jose@tc-heart.com

### ENGINEER

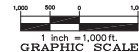
*Keith E. Riddle, P.E.*  
**Riddle - Newman Engineering, Inc.**  
115 North Canal Street  
Leesburg, Florida 34748  
Phone (352) 787-7482  
Fax (352) 787-7412

### SURVEYOR

*Doug Wade*  
**Wade Surveying, Inc.**  
1608 Tracy Avenue  
Lady Lake, Florida 32159  
Phone (352) 753-6511  
Fax (352) 753-0374

**SOILS MAP**  
SCALE: N.T.S.

**LOCATION PLAN**  
SCALE: 1"=1,000'



RIDDLE - NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34748  
PHONE (352) 787-7482  
FAX (352) 787-7412  
keith@riddle-n.com  
Doug Wade  
11/1/22

**RIDDLE - NEWMAN ENGINEERING INC.**

REV #  
REV #  
REV #  
REV #  
REV #  
REV #

Digitally signed by  
Keith E Riddle  
Date:  
2025.06.23  
10:19:47  
-04'00'

KEITH E. RIDDLE, P.E.  
STATE OF FLORIDA,  
PROFESSIONAL ENGINEER  
LICENSE NO. 38800

THIS SEAL AND SIGN AUTHORITY ARE VALID FOR THE STATE OF FLORIDA ONLY. ANY REPRODUCTION OF THIS SEAL OR SIGN FOR ANY OTHER STATE OR PURPOSE IS UNLAWFUL AND VOID.

DATE: 11/16/2021  
PROJECT NO: 2111

OWNER / APPLICANT  
GRATUS RE HOLDINGS, LLC

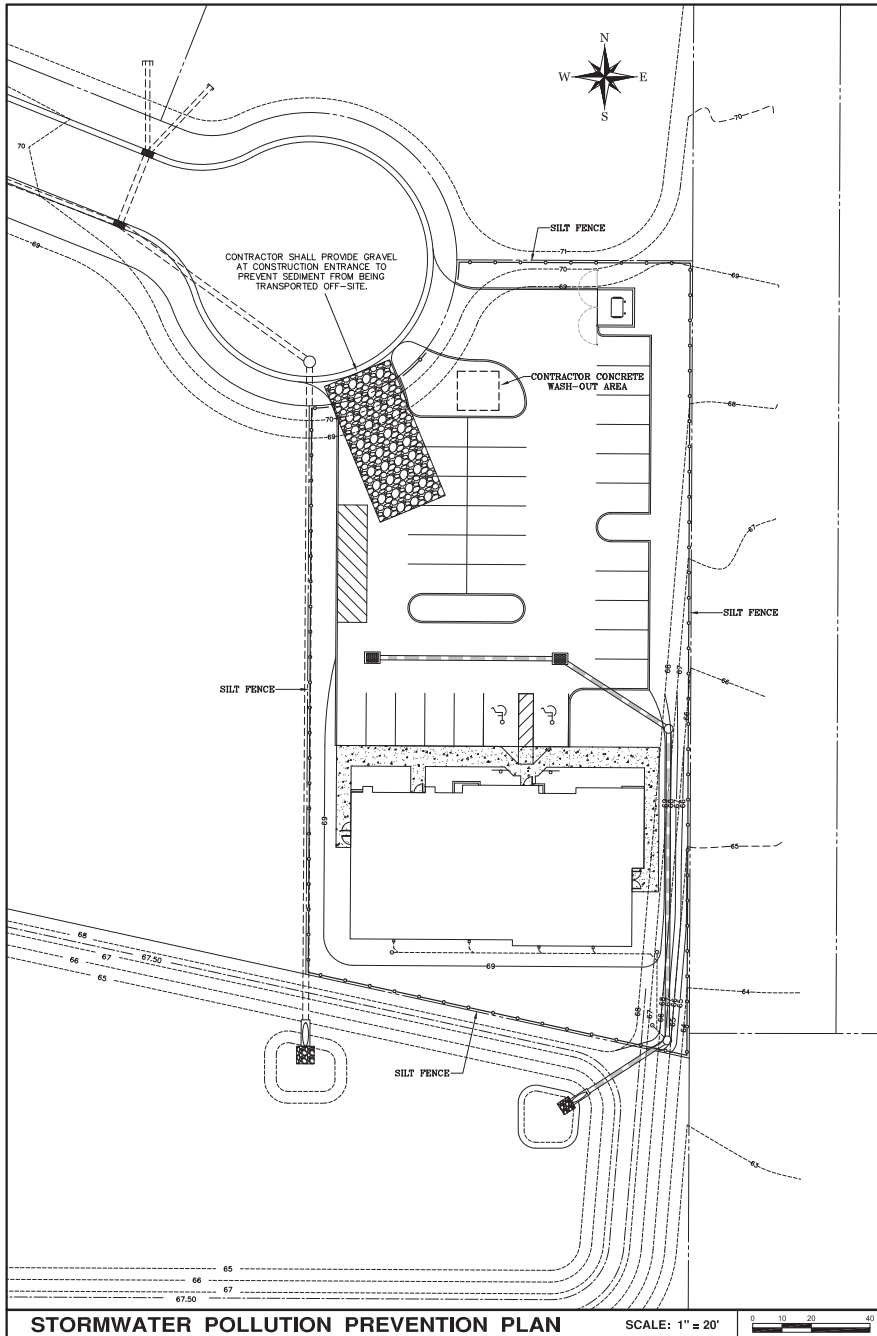
ENGINEER  
KEITH E. RIDDLE, P.E.

SURVEYOR  
DOUG WADE

COVER SHEET  
TRI COUNTY HEART  
WILDWOOD  
FLORIDA

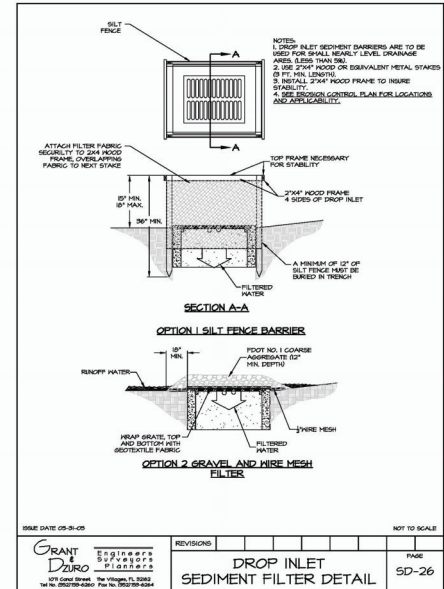
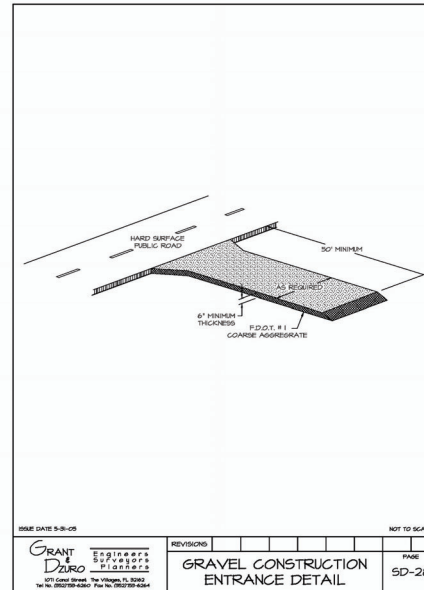
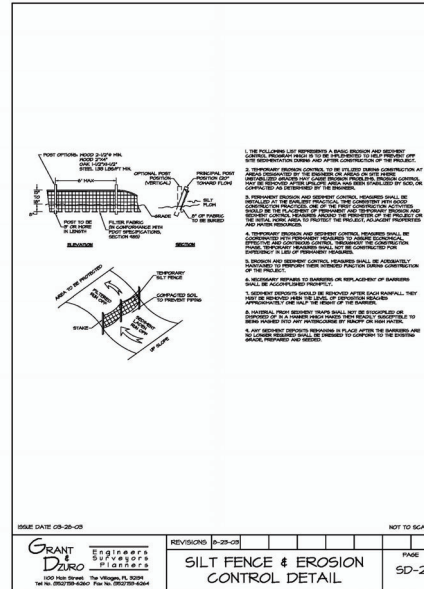
SHEET NO.  
C1.1

FILE: I:\11701 County Sheet Lot 4 - BC © 2025 - RIDDLE - NEWMAN ENGINEERING, INC. - ALL RIGHTS RESERVED.



**STORMWATER POLLUTION PREVENTION PLAN**

SCALE: 1" = 20'



THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDEP NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "F" INLETS.

FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL LIMESTONE BASE IS FINISHED AND PRIMED.

ALL SWFMD METHODS / DETAILS SHALL MEET FDEP BEST MANAGEMENT PRACTICES.

FILE: 1211101 County Invert Lot 4 8C © 2025 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

**RIDDLE - NEWMAN ENGINEERING, INC.**  
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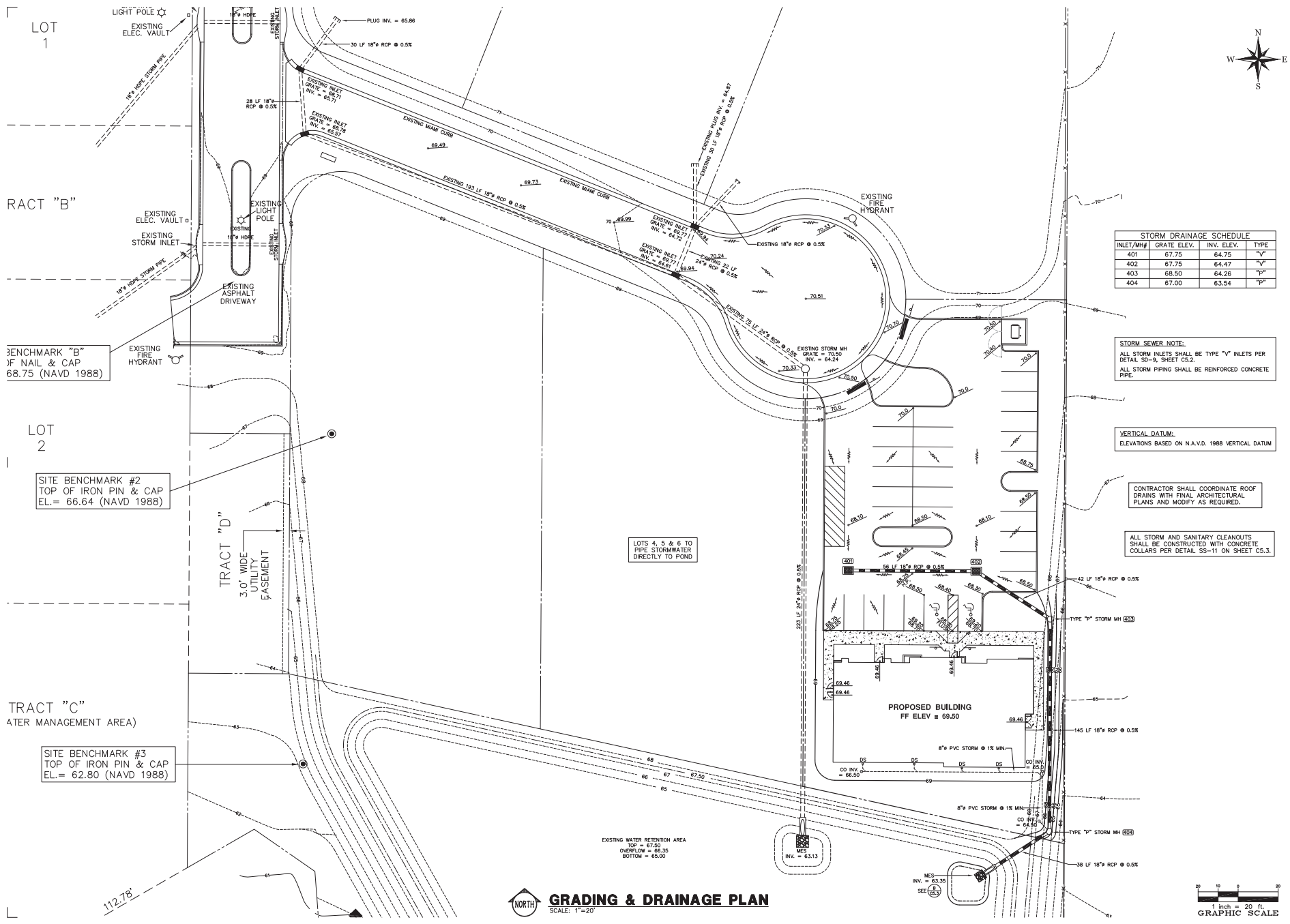
DRAWN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1"=20'  
 DATE: 11/06/2021  
 PROJECT: STORMWATER POLLUTION PREVENTION PLAN  
 SHEET NO. 21111

KEITH E. RIDDLE, P.E.  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 38800

STORMWATER POLLUTION PREVENTION PLAN  
 TRI COUNTY HEART  
 FLORIDA  
 WILDWOOD

SHEET NO. C1.2





**STORM DRAINAGE SCHEDULE**

INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
401	67.75	64.75	"Y"
402	67.75	64.47	"Y"
403	68.50	64.26	"P"
404	67.00	63.54	"P"

**STORM SEWER NOTE:**  
 ALL STORM INLETS SHALL BE TYPE "Y" INLETS PER DETAIL SD-9, SHEET C5.2.  
 ALL STORM PIPING SHALL BE REINFORCED CONCRETE PIPE.

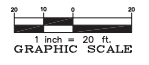
**VERTICAL DATUM:**  
 ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

CONTRACTOR SHALL COORDINATE ROOF DRAINS WITH FINAL ARCHITECTURAL PLANS AND MODIFY AS REQUIRED.

ALL STORM AND SANITARY CLEANOUTS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS PER DETAIL C5.3.

LOTS 4, 5 & 6 TO PIPE STORMWATER DIRECTLY TO POND

EXISTING WATER RETENTION AREA  
 TOP = 67.30  
 OVERFLOW = 66.33  
 BOTTOM = 65.00



**GRADING & DRAINAGE PLAN**  
 SCALE: 1"=20'

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 TAMPA, FLORIDA 33604  
 PHONE: (813) 767-7412  
 FAX: (813) 767-7412  
 keith@riddle-n.com  
 jay@riddle-n.com

**RIDDLE NEWMAN ENGINEERING INC.**  
 REGISTERED PROFESSIONAL ENGINEERS

REV # REVISED PER RECORD 6/19/25  
 REV # UPDATE PLAN FOR RE-SUBMITTING 1/23/25

KEITH E. RIDDLE, P.E.  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 38800

DRAWN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1"=20'  
 DATE: 11/16/2021  
 PROJECT NO: 21111

**GRADING & DRAINAGE PLAN**  
**TRI COUNTY HEART**  
 WILDWOOD FLORIDA

SHEET NO.  
**C3.1**





**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** A25-0835 - SPM - Encounter Church Mod

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case No	A25-0835 (SPM) Encounter Church Mod
Parcel Numbers	D32-158, D32-057, D32-A003, D32-A004
Acreage	8.13 Acres, MOL
Property Location	The property is generally located on the north side of E C 462, approximately 0.20 miles west of the intersection of E C 462 and CR 128.
Owner	ENCOUNTER CHURCH FL INC
Applicant	Bradley Werlin, Title Treasurer, Encounter Church FL Inc.

The applicant is seeking a favorable recommendation from the Project Review Committee for a modification to the previously approved plans (SP 2309-008) for the construction of a 15,304 square-foot worship building. This modification proposed an increase to the square footage of the building from 15,304 to 21,684 square feet, an increase to the size of the retention pond, additional parcels included in the project boundary, and grading changes to the driveway entrance on a total of 8.13 acres MOL, as per the attached plans.

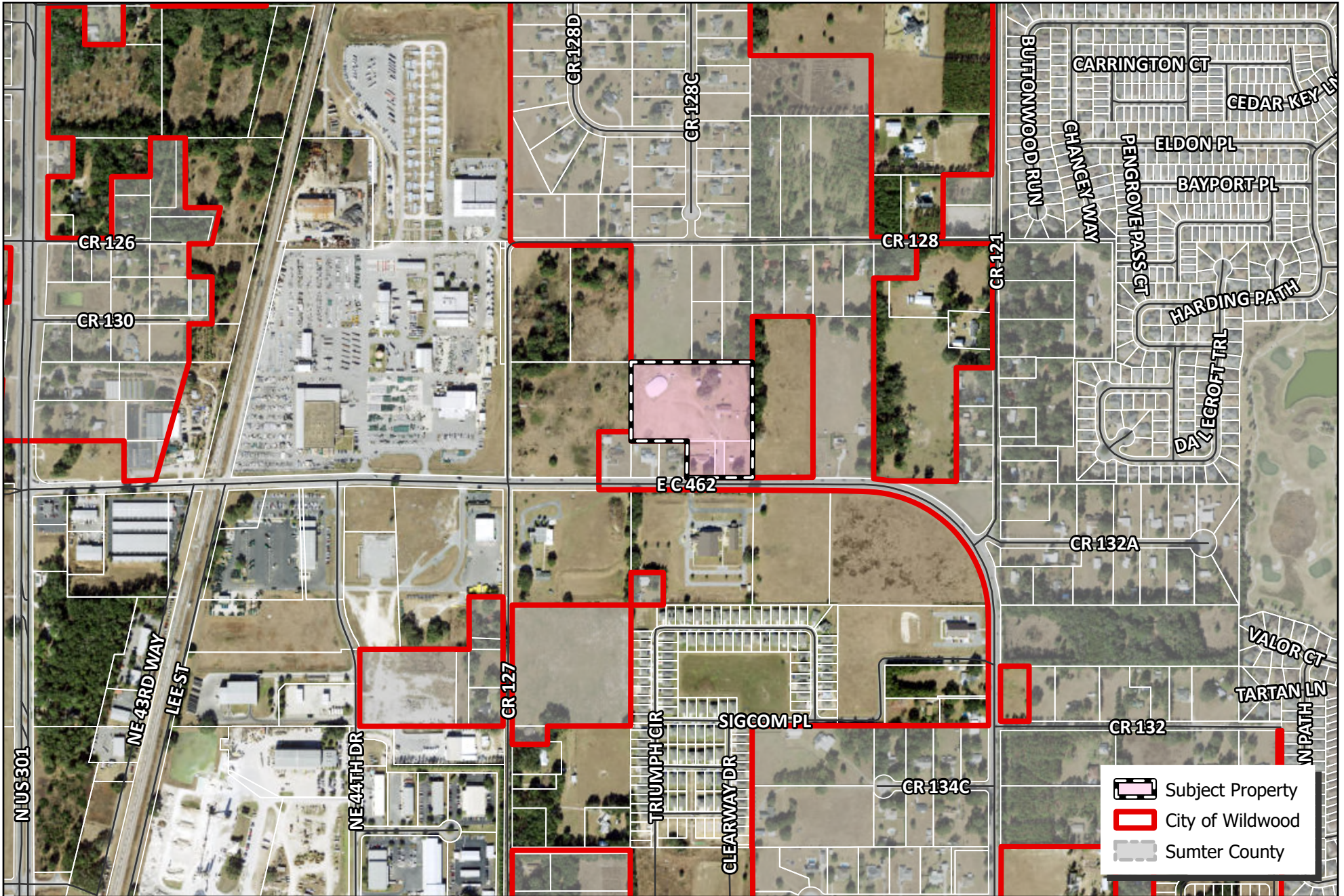
The applicant has submitted a technical waiver from Section G(1) of the Design District Standards to allow for the existing trees and vegetation in the north landscape buffer to remain, rather than remove and install new landscaping in this area. The applicant has stated that the existing material provides more enhanced screening through the biodiversity and natural character of the native species than what is required by code.

Upon the Project Review Committee's approval of the technical waiver, A25-0835 will meet the criteria set forth within the Land Development Regulations, the Design District Standards, and will be in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 7/21/2025



McKenna Page  
Planner I, Development Services



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



PJ #A25-0835  
**ENCOUNTER CHURCH MODIFICATION**  
 PARCELS D32-057, D32-158, D32A003 & D32A004

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2025**

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD		07/18/2024	UNDER REVIEW
SWFWMD			
FDEP WATER			
FDEP SEWER			

DATE	REVISIONS	BY
4-29-25	CITY OF WILDWOOD RAI #1	MJF
5-28-25	CITY OF WILDWOOD MOD RAI #2	KAM

# MAJOR SITE PLAN FOR ENCOUNTER CHURCH

**PROJECT TEAM**

**OWNER**  
ENCOUNTER CHURCH, FL., INC.  
4698 E CR462  
WILDWOOD, FL 34785  
BRADLEY WERLIN  
(852) 399-2132

**ENGINEER**  
CLYMER FARNER BARLEY, Inc.  
4492 NE 83RD ROAD  
WILDWOOD, FL 34785  
TYLER D. COONTS, PE  
FL LIC. NO. 99025  
(852) 748-3128

**SURVEYOR**  
WADE SURVEYING, INC.  
1608 TRACY AVENUE  
LADY LAKE, FL 32156  
RONALD W. HERR, PSM  
FL REG. NO. 4907  
(352) 753-0374

**APPLICANT / CONTRACTOR**  
DINKINS CONSTRUCTION  
2831 SE 17TH STREET  
OCALA, FL 34471  
CHAP@DINKINSCONSTRUCTION.COM  
(852) 368-2299

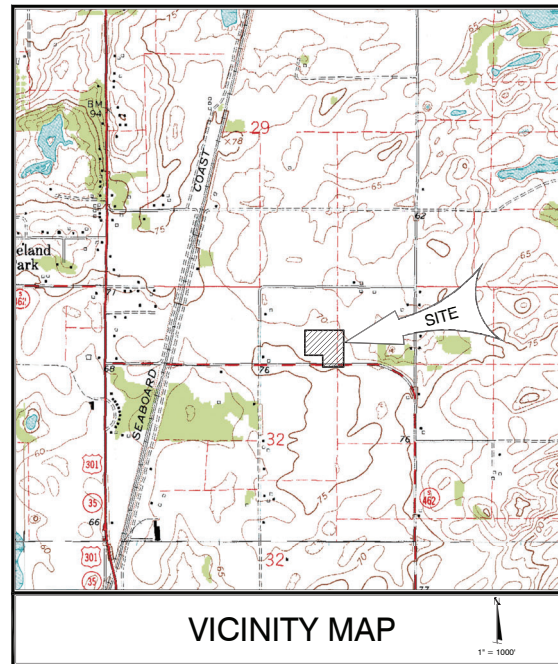
**UTILITY CONTACTS**

**WATER AND WASTE WATER UTILITIES**  
CITY OF WILDWOOD UTILITY DEPT.  
100 N MAIN ST  
WILDWOOD, FL 34785  
(352) 330-1348

**ELECTRICAL POWER UTILITIES**  
SUMTER ELECTRIC  
COOPERATIVE, INC. (SECO)  
P.O. BOX 301  
SUMTERVILLE, FL 33586  
(852) 793-3801; EXT. 1330

**SOLID WASTE COLLECTION**  
WASTE MANAGEMENT  
8556 NE 44th DR  
WILDWOOD, FL 34785  
(352) 748-0236

**CABLE / INTERNET**  
CENTURYLINK - OCALA  
3626 SE BROADWAY ST  
OCALA, FL 34471  
(852) 268-2295



SECTION 32; TOWNSHIP 18 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA  
VERTICAL DATUM - NAVD 1988

SHEET NUMBER	SHEET TITLE
01	COVER
02	GENERAL NOTES
03	AERIAL PHOTOGRAPH
04	DEMO & TREE REMOVAL PLAN
05	SITE PLAN
06	SITE PLAN
07	GRADING & DRAINAGE PLAN
08	GRADING & DRAINAGE PLAN
09	UTILITY PLAN
10	DIRECTIONAL BORE DETAIL
11	CITY OF WILDWOOD UTILITY DETAILS
12	CITY OF WILDWOOD UTILITY DETAILS
13	CITY OF WILDWOOD UTILITY DETAILS
14	GENERAL DETAILS
15	EROSION CONTROL PLAN
16	LIFT STATION DETAILS



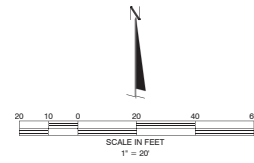
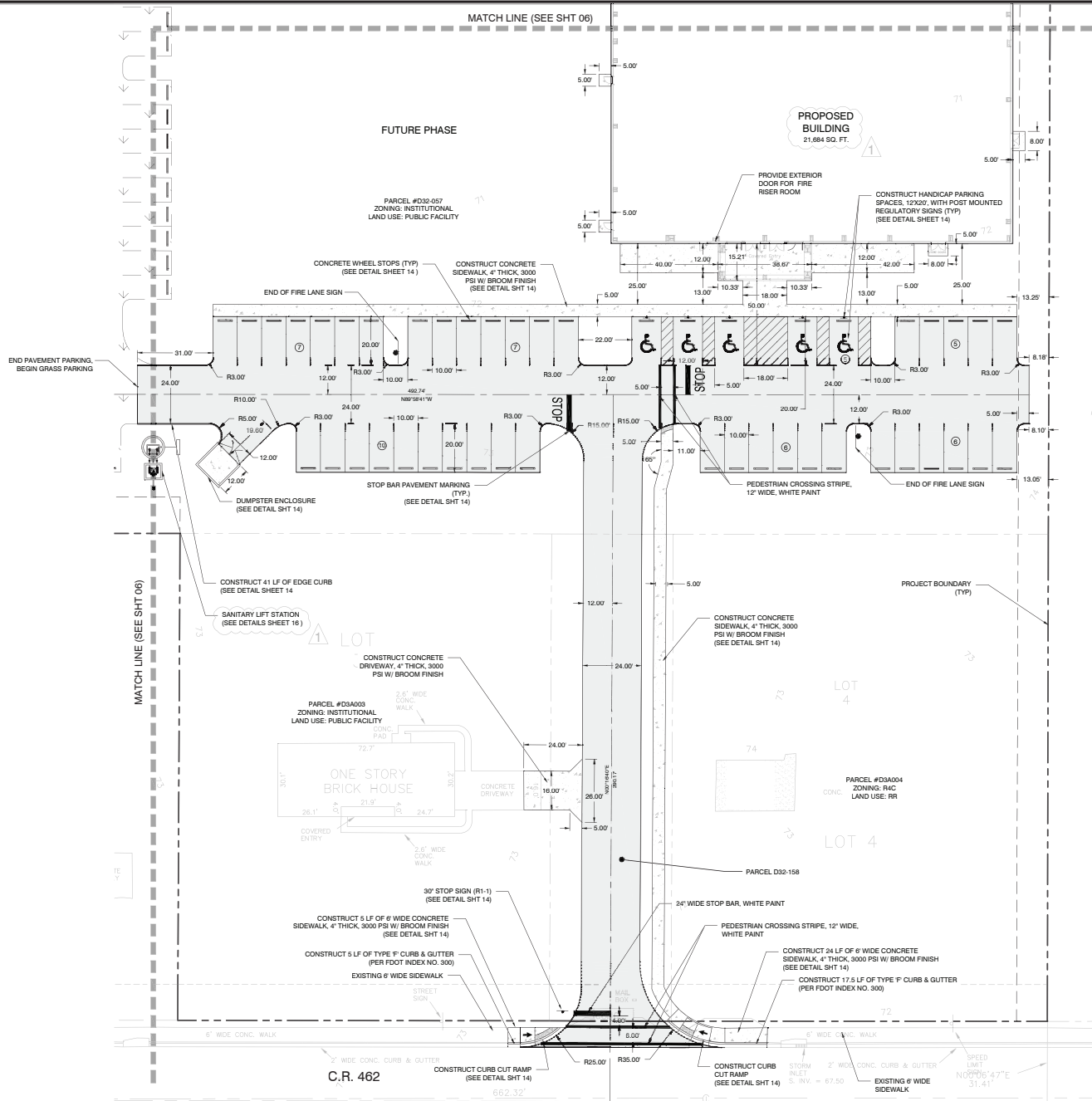
This item has been digitally signed and sealed by Tyler Coonts on the date adjacent to the seal. Signatures must be verified on any electronic copies.

Tyler D Coonts  
2025.06.10 09:08:26-04:00



**CLYMER FARNER BARLEY**  
 CLYMER FARNER BARLEY, Inc.  
 7413 ALFORD AVENUE, MIDDLETON, FL 34762  
 (852) 748-3128

ENCOUNTER CHURCH



**SITE DATA**

- PROJECT AREA = 8.13 AC. (353,590 SQ. FT.)
- ZONING: INSTITUTIONAL
- LANDUSE: IND
- INTENDED USE: CHURCH
- NUMBER OF EMPLOYEES: 5
- PROJECT ADDRESS: WILDE COUNTY RD 462, WILLOWOOD, FL 34785
- ON-SITE SOLS TYPES INCLUDE SOLS TYPE 11 100% OF SITE, MILLHOPPER FINE SANDS, 3 TO 5 PERCENT SLOPE, HYDROLOGIC GROUP-A
- BUILDING TYPE: SINGLE STORY (21,884 SQ. FT.)  
BUILDING HEIGHT = 24'-0"
- PARKING DATA:  
REQUIRED PARKING (PROPOSED BLDG): 1 SPACE PER 4 SEATS  
PHASE 1 (R) = 100 SPACES  
STANDARD PAVED PARKING SPACES PROVIDED:  
15' x 20' SPACES = 41  
HANDICAP PARKING SPACES PROVIDED:  
12' x 20' = 5  
GRASS PARKING SPACES PROVIDED:  
10' x 20' = 86  
TOTAL PARKING PROVIDED: 134 SPACES  
HANDICAP PARKING SPACES (REQUIRED): 6 SPACES
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE):  
PROPOSED BUILDING = 21,884 SQ. FT. (0.50 AC) 8.13%  
EXISTING BUILDING = 2,188 SQ. FT. (0.05 AC) 0.80%  
PROPOSED CONCRETE = 5,788 SQ. FT. (0.13 AC) 1.84%  
EXISTING CONCRETE = 1,091 SQ. FT. (0.03 AC) 0.30%  
PROPOSED ASPHALT = 25,291 SQ. FT. (0.58 AC) 17.35%  
TOTAL IMPERVIOUS AREA = 34,454 SQ. FT. (0.78 AC) 13.58%  
POND AREA = 63,819 SQ. FT. (1.46 AC) 17.59%  
DEVELOPER = 228,900 SQ. FT. (5.21 AC) 66.64%  
PROJECT AREA = 353,590 SQ. FT. (8.12 AC) 100%
- FIRE FLOW CALCULATIONS (REF: NFPA 1, CHAPTER 18 2024 ED.)  
BUILDING TYPE = TYPE III-B (R-00)  
BUILDING AREA = 21,884 SF  
TABLE 18.4.2.1 (F) = 300 GPM @ 1 HOUR  
75% REDUCTION FOR AUTOMATIC SPRINKLERS = 750 GPM (MIN 1,000 GPM)  
NUMBER OF FIRE HYDRANTS PER TABLE 18.4.1.3 = 1

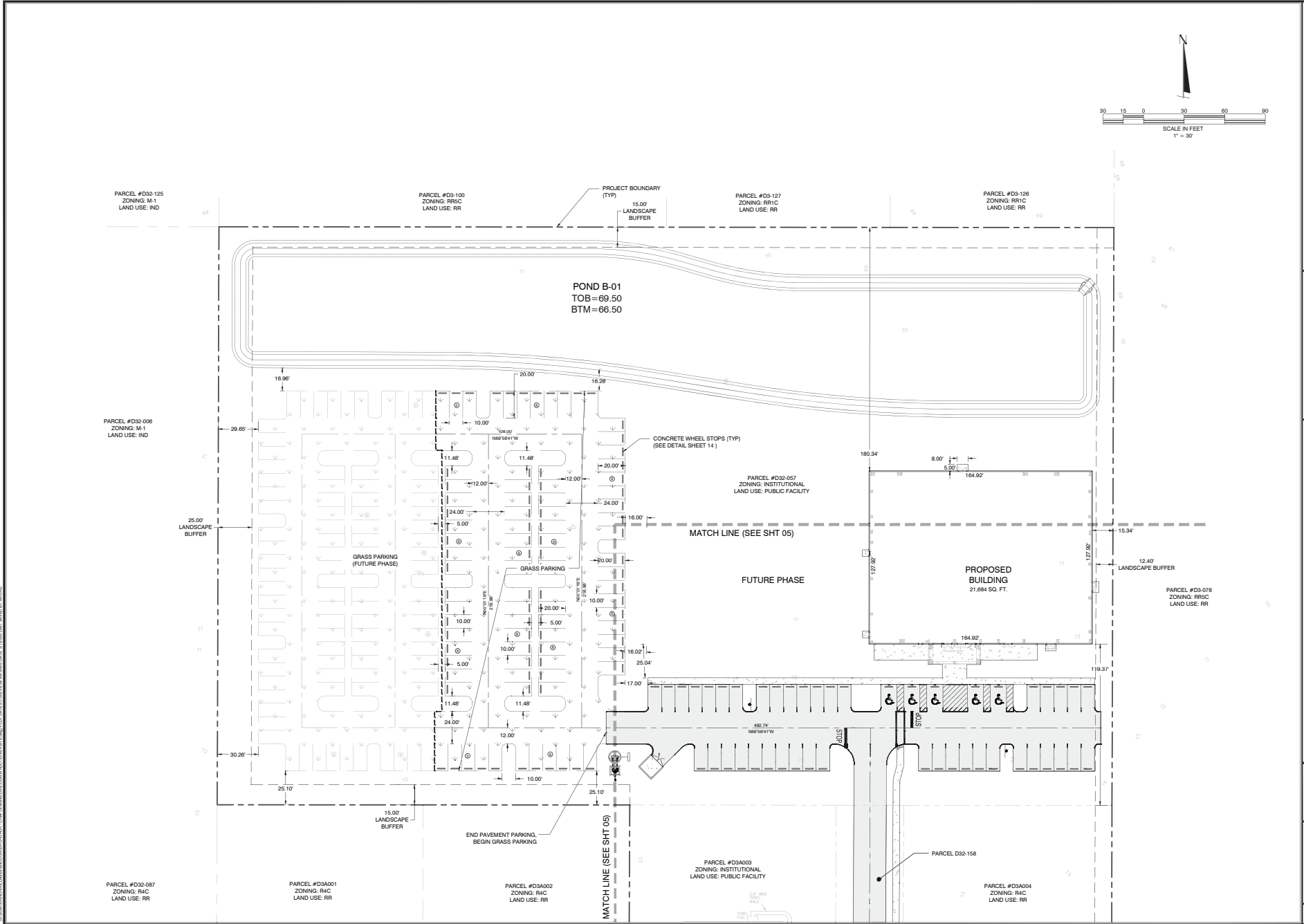
BY	NAME
DATE	REVISIONS
4-29-25	1
5-28-25	2
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ENCOUNTER CHURCH  
MAJOR SITE PLAN  
WILLOWOOD, FL

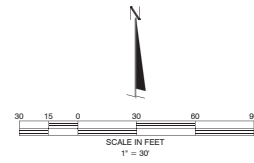
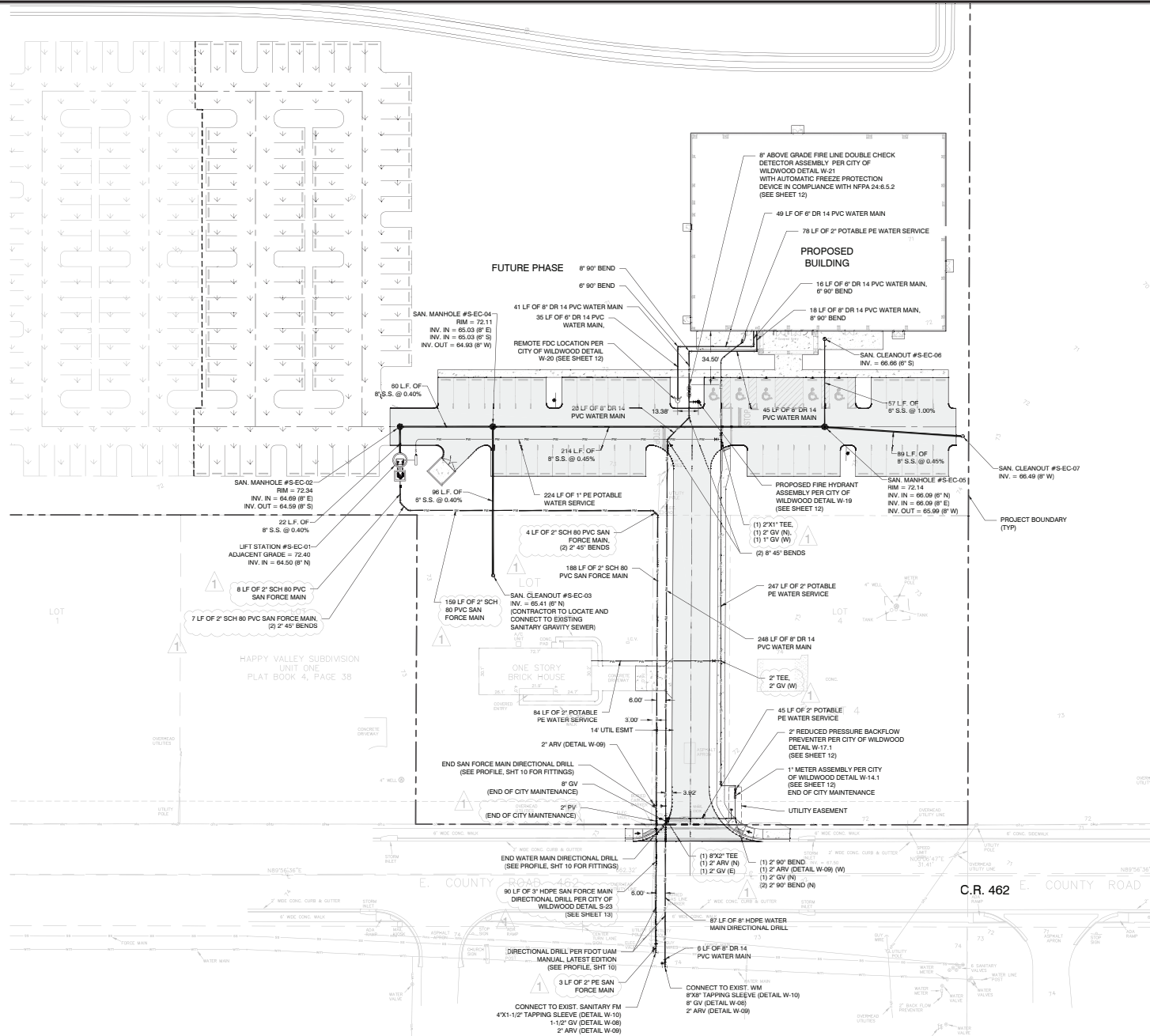
CFB  
OLYMER FARMER BARILEY, INC.  
4500 W. UNIVERSITY BLVD.  
SUITE 200  
TALLAHASSEE, FL 32310  
781.292.1111

SAVE DATE: 5/28/2025  
DRAWN BY: MAF  
CHECKED BY: TDC  
PROJECT #: EP2024-02725  
FILE NAME: 15-515

SHEET NUMBER 05



REVISIONS  DATE	BY
<b>CFB</b> CLYMER FARMER BARKLEY, INC. 7413 ALFORD PARKWAY, WILMINGTON, FL 34182 (904) 761-0100	
<b>SITE PLAN</b> ENCOUNTER CHURCH MAJOR SITE PLAN WILDWOOD, FL	
SAVE DATE: 5/1/2025 DRAWN BY: MAF CHECKED BY: TDC PROJECT #: EP2024-02725 FILE NAME: 24-515	
SHEET NUMBER <b>06</b>	

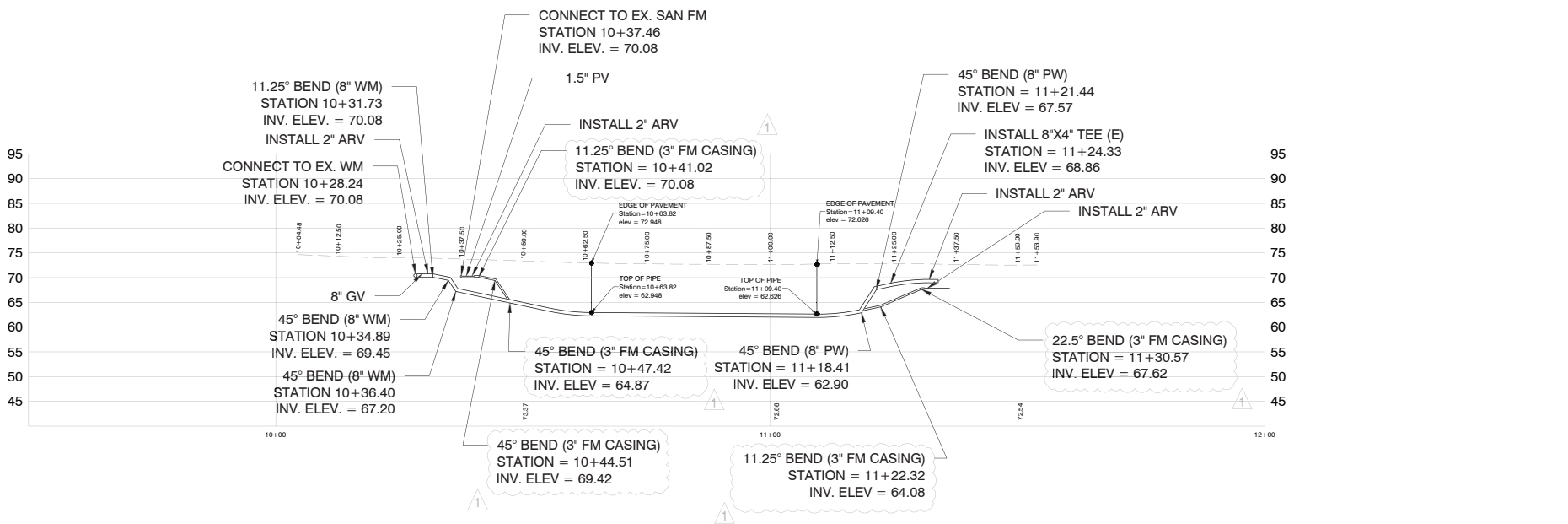
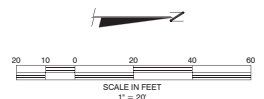
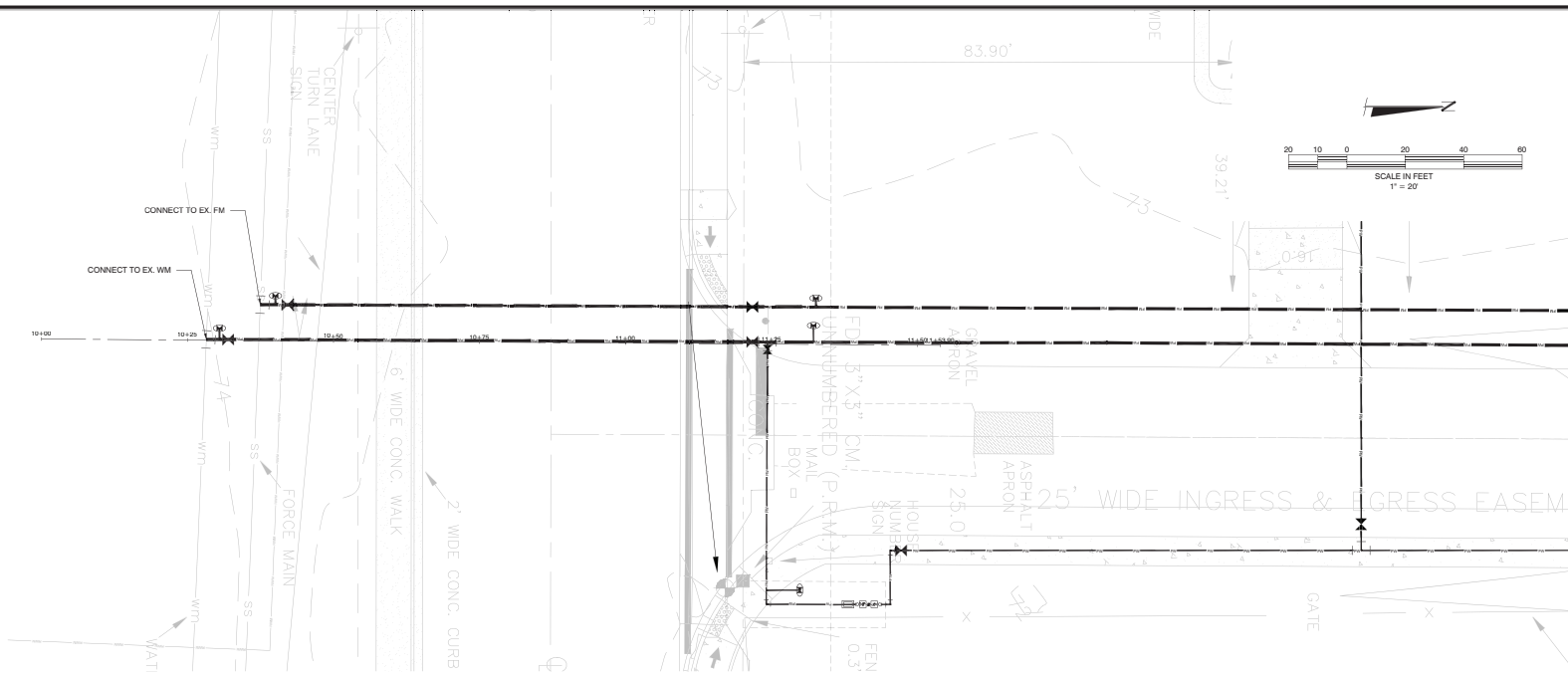


**LEGEND**

	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

- NOTES:**
- 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.
  - ALL WATER AND / OR SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE VOLUME III, CITY OF WILLOWOOD STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE CITY OF WILLOWOOD UTILITIES DEPARTMENT.
  - CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.
  - ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, INCLUDING THE LIFT STATION.
  - THE CITY OF WILLOWOOD WILL NOT OWN ANY UTILITY LINES PAST THE RIGHT-OF-WAY.
  - ANY NEWLY INSTALLED FIRE HYDRANT IS TO BE FACTORY PAINTED YELLOW. APPROPRIATELY COLORED CAPS AND BONNET WILL BE REQUIRED PRIOR TO C.O.
  - ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APURTANCES, AFFECTED BY DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.
  - ANNUAL MEETING THE CITY OF WILLOWOOD WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF C.O.
  - BACKFLOW PREVENTER TO BE INSTALLED ON DOWNSTREAM THE METER BOX (BETWEEN BUILDING AND METER BOX) AT A MINIMUM OF 18" FROM FINAL GRADE TO BOTTOM OF BACKFLOW IS TO BE PROVIDED.
  - ANY 2 INCH OR LARGER VALVE IS REQUIRED TO HAVE A VALVE TIE SHEET SUPPLIED WITH THE ASBUILT.

BY	
DATE	4-29-25
REVISIONS	
<b>UTILITY PLAN</b>	
<b>ENCOUNTER CHURCH MAJOR SITE PLAN WILLOWOOD, FL</b>	
SAVE DATE	5/28/2025
DRAWN BY	JAF
CHECKED BY	TDC
PROJECT #	EP2024-02725
FILE NAME	35.rvt
SHEET NUMBER	09



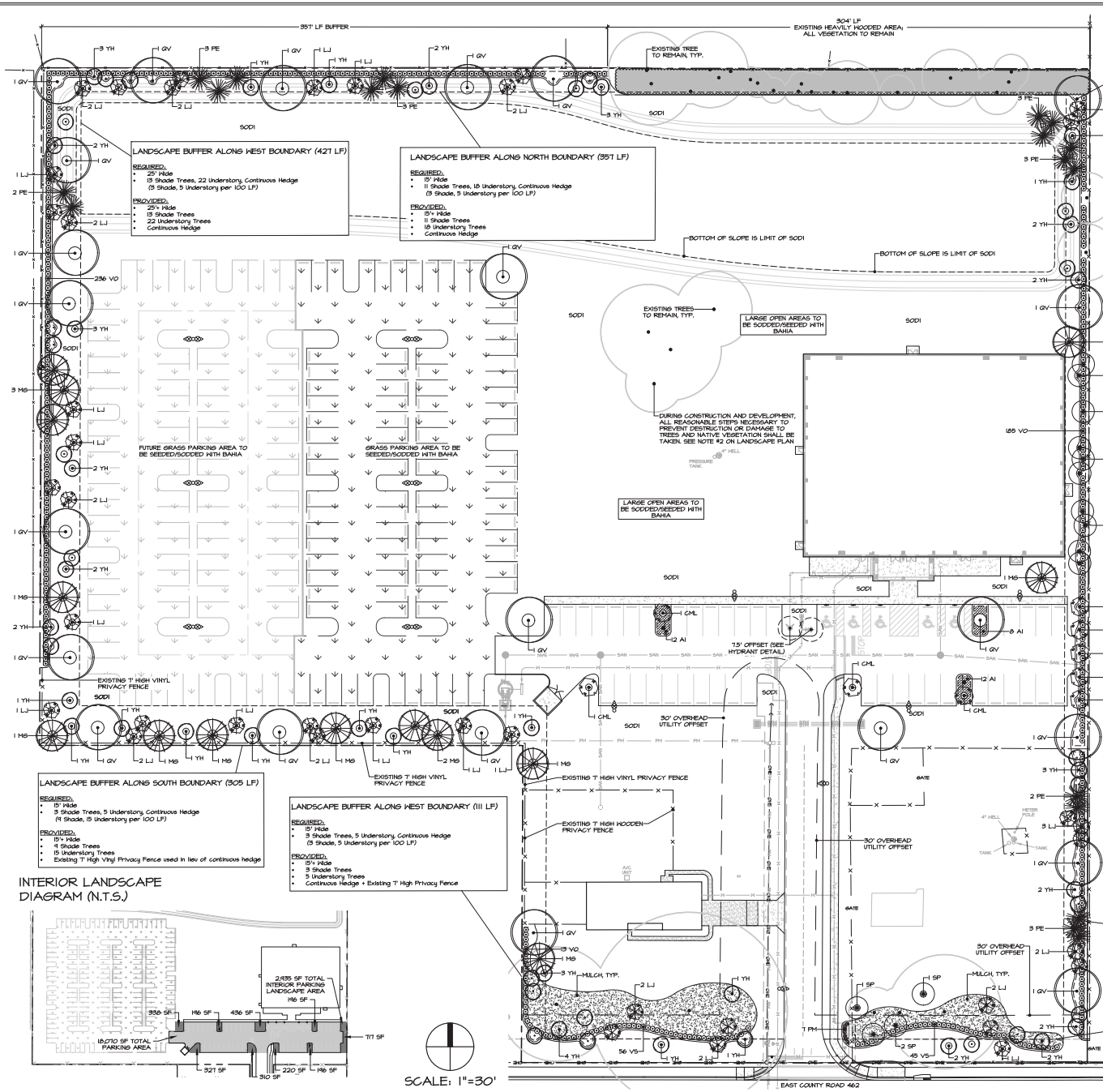
DATE	BY	REVISIONS
4-29-25	JF	CITY OF WILDWOOD INV #1

**ENOUNTER CHURCH**  
MAJOR SITE PLAN  
WILDWOOD, FL

**DIRECTIONAL BORE DETAIL**

SAVE DATE: 5/28/2025  
 DRAWN BY: JF  
 CHECKED BY: TDC  
 PROJECT #: EP2024-02735  
 FILE NAME: BBOG04N010.D

SHEET NUMBER 10



**LANDSCAPE CALCULATIONS:**  
 Site Data  
 Site Area: 0.13 Ac. (353,450 sf)  
 Design District: Neighborhood  
 Tree Removal and Mitigation  
 (Tree survey by Wade Surveying Inc. / Clymer Farmer Barley)  
 Refer to sheet TR-1 for list of viable trees to remain.  
 37 Trees Required for Mitigation - See Tree Removal Plan for detailed calculations  
 23 Live Oaks + 151 Other Trees Provided  
**Landscape Buffers**  
 NORTH BOUNDARY - See Plan  
 EAST BOUNDARY - See Plan  
 SOUTH BOUNDARY - See Plan  
 WEST BOUNDARY - See Plan  
**Parking Lot Requirements**  
 48 Paved Parking Spaces, 18,070 s.f. paved area  
 Required: 1 canopy tree and 3 shrubs per 25 spaces  
 2 Canopy Trees, 6 Shrubs total required for 48 spaces  
 Provided: 2 canopy trees and 32 shrubs  
 Required: Landscape area equal to 10% of paved area (1,807 sf for 18,070 sf paved area)  
 Provided 2,495 s.f. (16%) SEE DIAGRAM THIS SHEET

**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 minimum unless otherwise noted. Every component of spec shall be met.

Qty	Alt	Plant Name	Size and Spacing	Maintenance
32	AI	African Iris, white Dietsa vegeta - (AI)	18" full, 5'-6" spp min, 42" oc	Allow natural growth, deadhead regularly
4	CHL	Croca Myrtle, lavender Lagerströmia indica "Natchez" - (CHL)	180(B&B), 8" x 8" x 5" sp multi-trunk, 2" DBH (Aggregate)	25' ht x 20' spn; prune no more than 1/2" wood
5	CHN	Croca Myrtle, white Lagerströmia indica "Natchez" - (CHN)	180(B&B), 8" x 8" x 5" sp multi-trunk, 2" DBH (Aggregate)	25' ht x 20' spn; prune no more than 1/2" wood
91	LJ	Ligustrum Ligustrum japonicum - (LJ)	165, 8" ht x 8" sp; full to ground, 2" DBH (Aggregate)	Allow natural growth; prune formally; do not shear
14	MS	Southern Magnolia Magnolia grandiflora - (MS)	165, 8" ht min x 6" sp; 3" cal min (2" DBH)	Allow natural growth; prune only for form or dead wood
1	PE	Shah Pine Pinus shawii - (PE)	165, 10'-12" ht x 8" sp; 3" cal min (2" DBH)	Allow natural growth; prune dead wood
7	PH	Japanese Yew, Columnar Podocarpus macrophylla - (PH)	11, 3'-4" ht x 2.25"-2.4" sp; turgid, full and vigorous, 2" oc	6' ht x 2'; full hedge, may be sheared
23	GV	Live Oak Quercus virginiana - (GV)	165, 8" ht min x 6" sp; 3" cal min (2" DBH)	Allow natural growth; prune only for form or dead wood
14	SP	Sabal Palm Sabal palmetto - (SP)	180 (irregular cut, 18"-24" CT ht hedge)	Allow natural growth; prune only; dead fronds 1/2 keep; full round head
454	VO	Sweet Viburnum Viburnum odoratissimum - (VO)	Container size to be determined; 36" ht min x 2" sp; 3" cal	6' ht x 5'; full hedge
101	V5	Sarcocaulis Viburnum Viburnum suspensum - (V5)	Container size to be determined; 36" ht min x 2" sp; 3" cal	3' ht x 5'; full hedge
26	YH	Yapou Holly, tree type Ilex verticillata - (YH)	165, 8" ht x 3'-4" sp; multi-trunk, 2" DBH (Aggregate)	Allow natural growth; do not shear; prune only for form or dead wood
	MLCH	Pine Straw - (MLCH)	3" depth	Refresh annually or as needed
	SODI	Argentine Babo Paspalum notatum "Argentine" - (SODI)	Parcel	

**UNIRRIGATED BAHIA:**  
 IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY UNIRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.

- NOTES:**
- THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDCOURT. THE OWNER RESERVES THE RIGHT TO ADD UNIRRIGATED LANDSCAPE, PROVIDE NURSERIES AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPE THAT IS CONSISTENT WITH OR THAT EXCEEDS CODES.
  - DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DISTRIBUTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN THIS ASH. PART 3, PART 6, AND PART 7. A LICENSED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION EXISTING OR RECEIVING DAMAGE PRIOR TO OCCUPANCY OR USE AS REPRESENTED IN THE WILDCOURT TREE MARKET STUDY OF JANUARY 2021.
  - ALL TREE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SOCCDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL UNDISTURBED STATE.
  - ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER VARIANCES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, LATEST EDITION.
  - ALL LANDSCAPES SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNAIA.
  - THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE ON-SITE AND THE GRASSES GROWN-UP.
  - ALL TREES AND SHRUBS SHALL BE WATERED BY A LOCK AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A LEAK SENSOR DEVICE INSTALLED TO ITS SHADERS. THE WATER SOURCE SHALL BE THE EXISTING 4" IRIGATION WELL. THE IRRIGATION PLAN FOR LOCATION, BIDDING AND HOW TO BE UNIRRIGATED.
  - ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

**LANDSCAPE BUFFER ALONG EAST BOUNDARY (672 LF)**

**REQUIRED:**

- 1' Hedge
- 20 Shade Trees, 34 Understory Continuous Hedge (5 Shade, 5 Understory per 100 LF)

**PROVIDED:**

- 20' Hedge
- 20 Shade Trees (2 Existing + 18 Proposed)
- 34 Understory Trees
- Continuous Hedge

**LANDSCAPE BUFFER ALONG SOUTH BOUNDARY (304 LF)**

**REQUIRED:**

- 1' Hedge
- 14 Shade Trees, 15 Understory Continuous Hedge (5 Shade, 5 Understory per 100 LF)

**PROVIDED:**

- 20' Hedge
- 3 Existing Shade Trees
- 24 Understory Trees (22 Proposed + 2 Existing) Understory Trees used in lieu of shade trees due to existing overhead utilities.
- Continuous Hedge

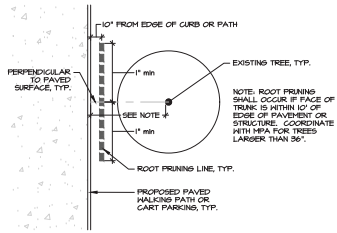
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ENCOUNTER CHURCH WILDCOURT, FLORIDA  
 LANDSCAPE PLAN

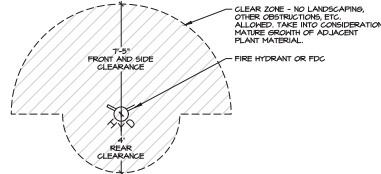
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SHEET 1 OF 2

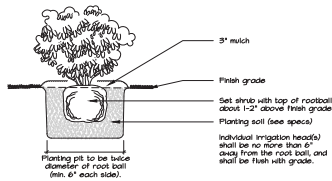
Michael Pape & Associates, PA  
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
 2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-PA.com



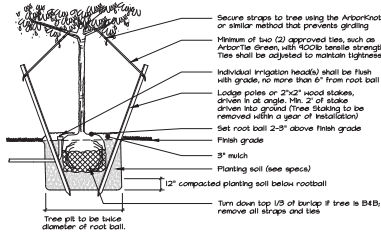
**TYPICAL ROOT PRUNING PLAN**  
SCALE: 1" = 10'



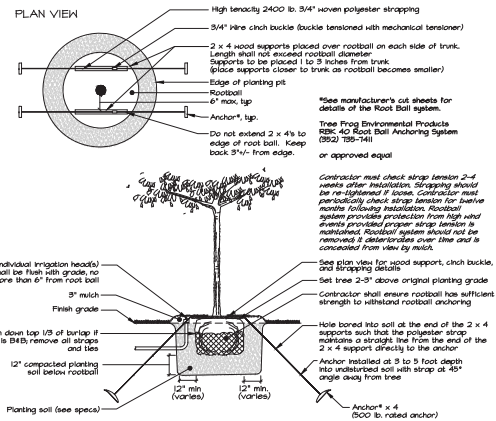
**HYDRANT CLEARANCE DETAIL**  
N.T.S.



**SHRUB INSTALLATION DETAIL**



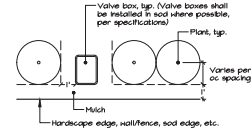
**TREE INSTALLATION DETAIL**  
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 50 GAL.



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

**LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)**

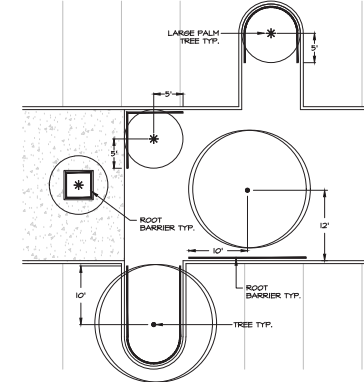
- The Landscape Contract shall generally include the following work:
  - Finish grading 4" in all areas of the work.
  - Root pruning existing trees critical root trees prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
  - Temporary removal of existing vegetation in all areas of the work, including applications of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
  - Application of mulch of the specified type, rate, and quality.
  - Proper location, layout, and orientation of trees and planting beds.
  - Proper structure of the soil used for planting, preparation of bed areas, staking of planting pits, and correct planting procedures.
  - Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
  - Maintaining and monitoring all plantings per the specified requirements until final completion and acceptance.
  - Observing and following any special requirements beyond the specifications as noted on the plan.
  - Removing above ground tree staking within one year of installation. Underground rootball stakes shall remain in place and will deteriorate naturally.
- The Landscape Contractor shall be responsible for:
  - Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
  - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
  - Providing competent supervision of the work at all times.
  - Reporting and repairing any damage caused by his work or actions.
  - Maintaining the jobsite in a clean, professional, and workmanlike manner.
  - Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
  - 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.
  - Proceeding the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
- 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 fit is subject to rejection and replacement by the contractor at his own cost. REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



**OFFSET DETAIL**

N.T.S.

- NOTES:
- TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIERS 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, PINOAK PALM, HAWTHORN 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'

NO.	DATE	BY	REVISIONS

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



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**ENCOUNTER CHURCH WILDWOOD, FLORIDA**  
**LANDSCAPE PLAN DETAILS**

DATE: 05-02-25  
DNL BY: JET  
GND. BY: SWS

SHEET 2 OF 2

L-2





## Project Review Committee Technical Standards Waiver Request

**Project Name** Encounter Church

**Project #** A25-0835

1. Briefly describe your waiver request.

Requesting waiver for the north buffer due to the existing trees & vegetation

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

Design District Standards, (G) Landscaping Standards (1) Buffer Standards

3. Please provide the justification for your waiver request.

Existing heavily wooded buffer includes a variety of trees and shrub vegetation

**Name (Print)** Suzanne Stancil, PLA

**Date** 06/06/25

**Signature** 

**See attached pictures and report.**

June 6, 2025

City of Wildwood  
Project Review Committee

FR: Suzanne Stancil, PLA

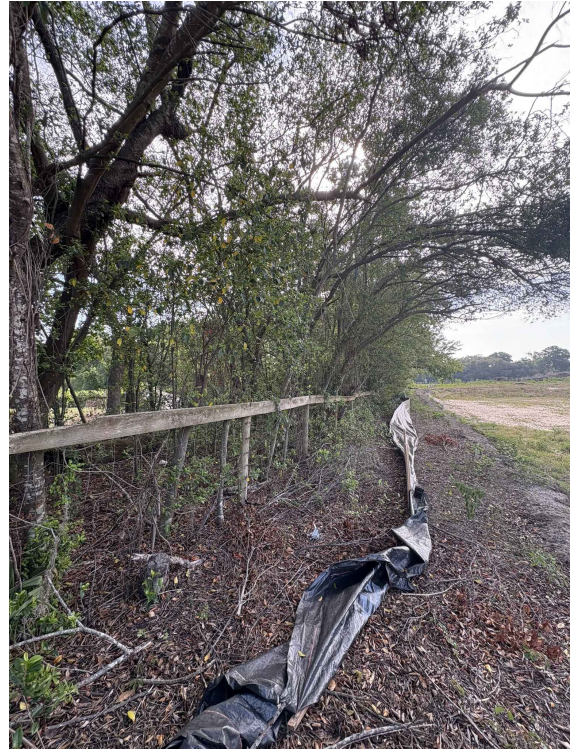
RE: Encounter Church  
Project #A25-0835

A heavily vegetated buffer exists along the entire north boundary of this site as shown in the below photos. A mix of hardwoods between 1-10" DBH, including Live Oaks, Laurel Oaks, Cherry Laurel, and other species combine with scrub vegetation to create a natural buffer between the church and the residential. This established material provides enhanced screening through the biodiversity and natural character of the native species.

The Owner is requesting to leave this natural buffer rather than remove the vegetation and install less mature trees and shrub material. Preserving the buffer prevents disturbance to the resident while offering better landscape screening than the minimum required by code.

A waiver is requested to preserve the natural buffer in lieu of removing and installing less mature trees and vegetation.





**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** A25-2019 - PLAT - Hoopfer Lot Split

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case No	A25-2019 (PLAT) Hoopfer Lot Split
Parcel Number	D07-036
Acreage	13.85 Acres, MOL
Property Location	The property is generally located on CR 204, approximately 0.35 miles west of the intersection of CR 209 and CR 204.
Owner/Applicant	Ruth Rockcastle

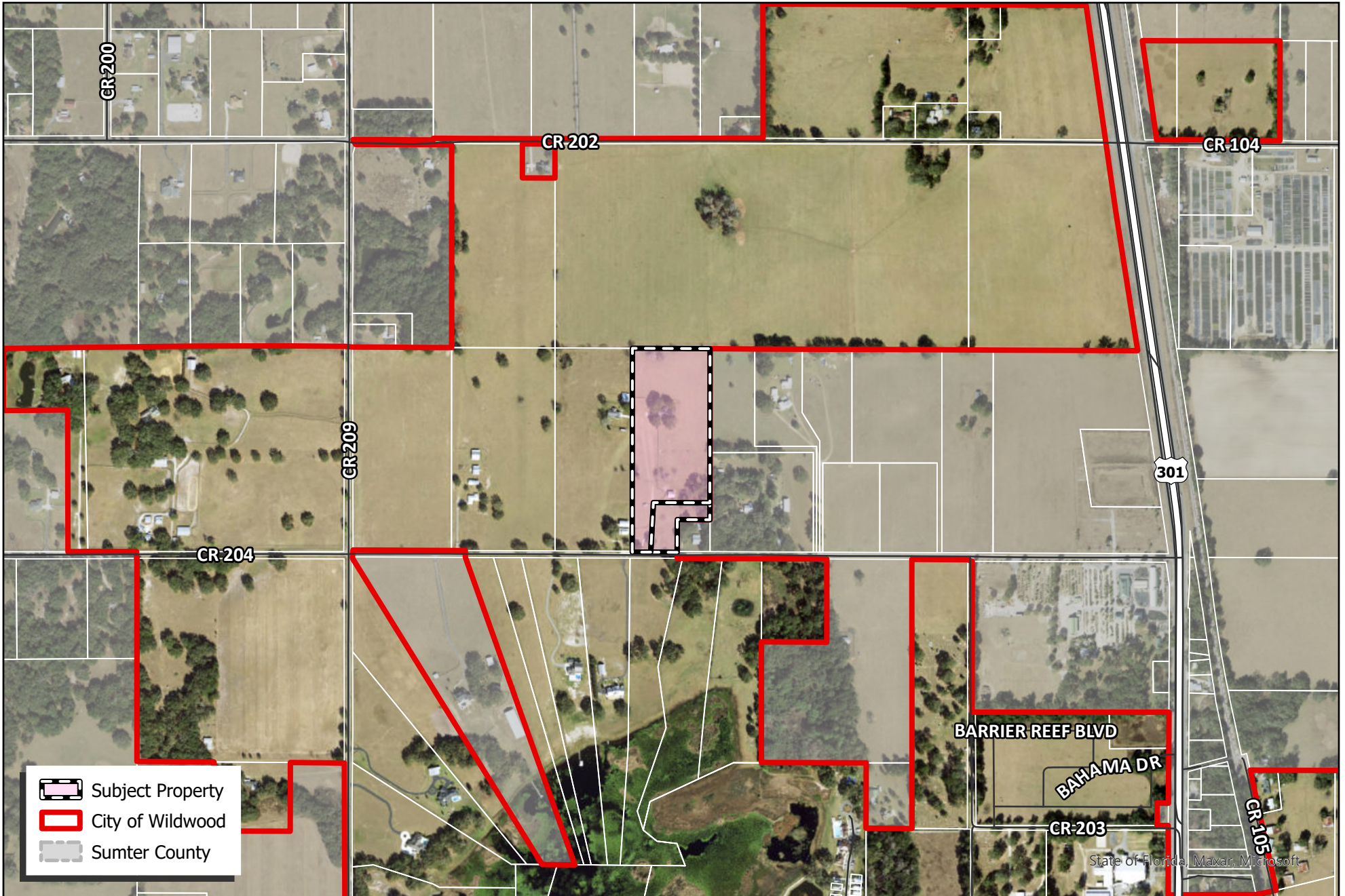
The applicant is seeking approval from the Project Review Committee for the split of parcel D07-036, leaving parcel 1 with 1.69 acres and parcel 2 with 12.16 acres MOL.




A25-2019 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: 7/21/2025



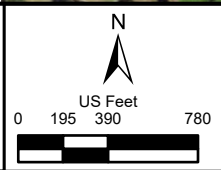
McKenna Page  
Planner I, Development Services



-  Subject Property
-  City of Wildwood
-  Sumter County



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



#A25-2019  
**HOOPFER LOT SPLIT**  
 PARCEL D07-036

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAY 2025**

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUBJECT TO RIGHT OF WAY FOR OR 204 ACROSS THE SOUTH SIDE THEREOF; LESS THE SOUTH 228.71 FEET OF THE EAST 208.71 FEET THEREOF. PARCEL NO. 007006

UTILITY DESCRIPTION

PARCEL 007-036 IS CURRENTLY ZONED RESIDENTIAL (R-1). THE SITE HAS EXISTING POWER AND CABLE AND IS SERVED BY WELL AND SEPTIC FOR WATER AND SEWER. NO CHANGES ARE REQUIRED OR REQUESTED REGARDING ANY OF THE UTILITIES LISTED BELOW:

- ELECTRIC AND ASSOCIATED POLES.
- CABLE/FIBER AND ASSOCIATED POLES OR VAULTS.
- STREETLIGHTS (NONE ADJACENT TO PARCEL).
- FIRE HYDRANTS (NONE ADJACENT TO PARCEL).
- CITY WATER (SEE NOTE BELOW).
- CITY SEWER (SEE NOTE BELOW).

CENTRAL WATER AND SEWER ARE OVER 1,000 LF AWAY, AND THEREFORE NOT REQUIRED TO BE EXTENDED. IT SHOULD BE NOTED THAT BOTH PARCELS FRONT COUNTY ROADS WITH CABLE AND ELECTRIC INFRASTRUCTURE, SO DIRECT ACCESS FOR NEW FUTURE SERVICES ARE AVAILABLE. FURTHERMORE, THE PROPOSED AND EXISTING USES OF THE LOTS CREATED WILL BE RESIDENTIAL, SO NO STORMWATER RETENTION IS REQUIRED UNDER LOCAL OR STATE REGULATIONS.

# BOUNDARY SURVEY

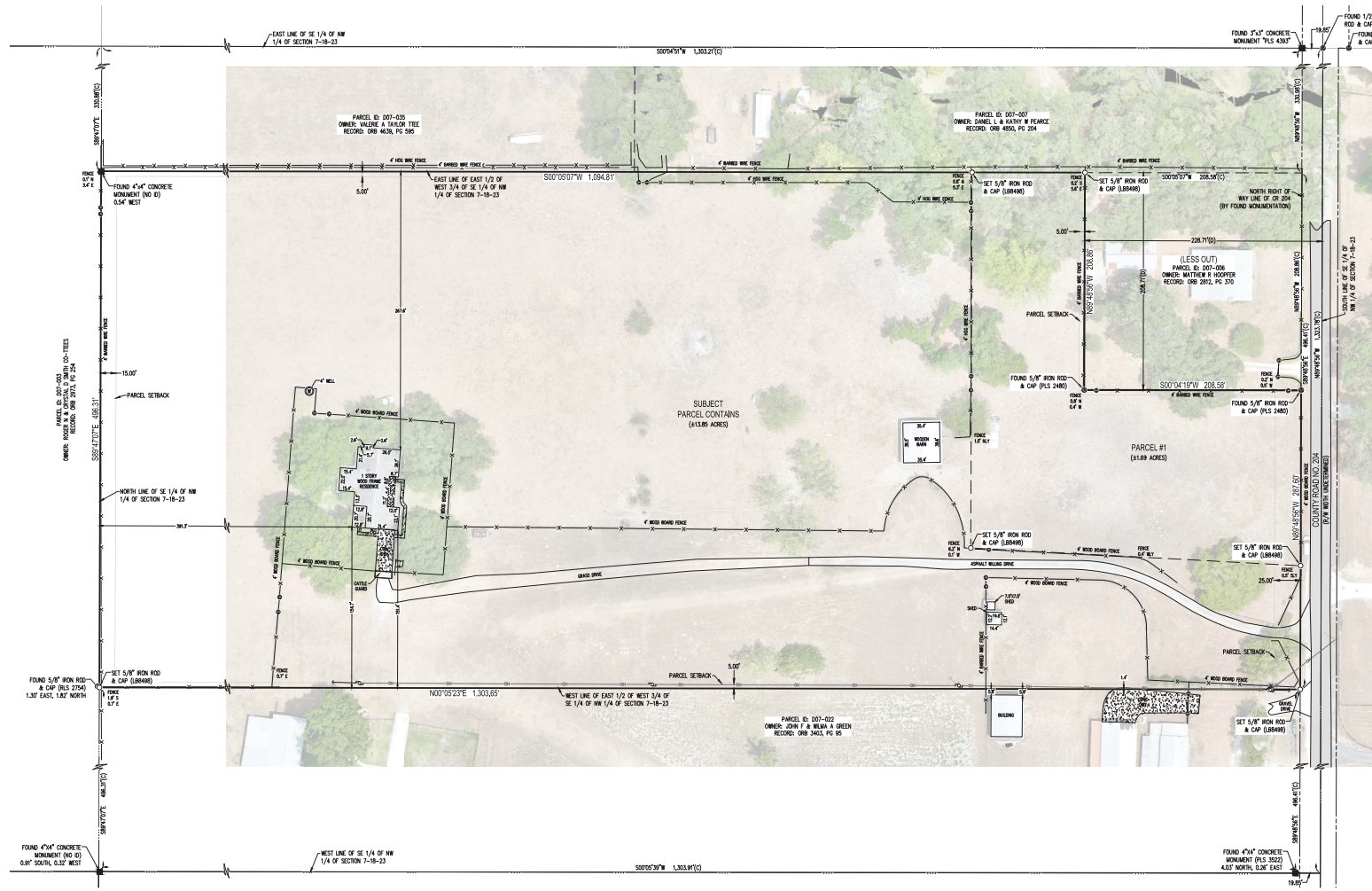
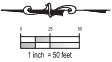
-FOR-

## MATTHEW HOOPFER

HOOPFER - D07-036  
SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST  
SUMTER COUNTY, FLORIDA

SURVEY NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 45-12.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST HAS A BEARING OF NORTH 89°48'56" WEST.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1211900050D, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES ENTIRELY WITHIN ZONE "X".
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 527, PAGE 458 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL. ENCUMBRANCES SUCH AS EASEMENTS MAY EXIST THAT ARE NOT DEPICTED HEREON.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED BY THIS FIRM AS A PART OF THIS SURVEY. NO SOFT DIG EXERCISES WERE PERFORMED TO VERIFY SIZE OR DEPTH OF A UTILITY.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE Adobe PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA.
- THE AERIAL IMAGE DEPICTED HEREON IS DATED APRIL 25, 2025 AND WAS OBTAINED BY THIS FIRM.
- DISTANCES AND ADCREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- SUBJECT PARCEL CONTAINS: 413.85 ACRES
- SITE ADDRESS: 3372 COUNTY ROAD 204, OXFORD, FLORIDA 34464-2817



LEGEND

+	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ALTA	AMERICAN LAND TITLE ASSOCIATION
OCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
DWY	DRIVEWAY
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PI#	TAX PARCEL IDENTIFICATION NUMBER
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
OH	OVERHEAD UTILITIES
C/A	CENTERLINE
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
W/	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
○	FOUND CONCRETE MONUMENT (AS NOTED)
○	FOUND NAIL (AS NOTED)
○	FOUND NAIL & DISK (AS NOTED)
○	FOUND 5/8" IRON ROD & CAP (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
○	FOUND IRON ROD (AS NOTED)
○	SET NAIL & DISK (LB 8498)
○	SET 5/8" IRON ROD AND CAP (LB 8498)
○	FIRE HYDRANT
○	WATER SPROUT
○	CONCRETE UTILITY POLE
○	METAL UTILITY POLE
○	WOOD UTILITY POLE
○	GUY ANCHOR
○	LIGHT POLE
○	SION
○	BOLLARD
○	ELECTRIC RISER
○	ELECTRIC TRANSFORMER
○	ELECTRIC METER
○	CABLE TELEVISION RISER
○	TELEVISION RISER
○	FLAG POLE
○	MALIBOX
○	GATE POST
○	FENCE
○	OVERHEAD UTILITY LINE
○	LINE BREAK

CERTIFIED TO:  
1) MATTHEW HOOPFER



SURVEYOR'S CERTIFICATE:  
I CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5A17.050-055, FLORIDA ADMINISTRATIVE CODE.

David Shaw  
DATE: 7/02/2025

DAVID R. SHAW, FLORIDA LICENSED SURVEYOR & MAPPER, FLORIDA REGISTRATION NO. 7119

**CFB**  
COUNTY FIELD BOOK

---

DATE: \_\_\_\_\_

---

REVISIONS

---

DATE: 7/02/2025  
DATE OF SURVEY: 7/1/2025  
DRAWN DATE: 7/27/2025  
FIELD BOOK: \_\_\_\_\_  
JOB NO.: 25-036-135

---

DATE: 7/02/2025  
DATE OF SURVEY: 7/1/2025  
DRAWN DATE: 7/27/2025  
FIELD BOOK: \_\_\_\_\_  
JOB NO.: 25-036-135

---

BOUNDARY SURVEY FOR MATTHEW HOOPFER

---

SHEET 01 OF 01

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** A25-1564 Plant Expansion, Charlotte Pipe and Foundry

**REQUESTED ACTION:** Staff recommends approval contingent upon clearing of comments and approval of the technical waiver.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	A25-1564 Plant Expansion, Charlotte Pipe and Foundry
Owner/Applicant	Charlotte Pipe and Foundry Company
Acreage	33.26 +/-
Property Location	The subject property is generally located on the south side of CR 124A, 0.14 miles east of the intersection of N US 301 and CR 124A.
Parcel(s)	D29-052

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 54,675 sq. ft. expansion to Charlotte Pipe and Foundry with an additional 80,080 sq. ft. outdoor pipe storage area, and 28,125 sq. ft. Truck Staging expansion, and associated infrastructure, on 33.26 acres MOL, as per the attached plans.

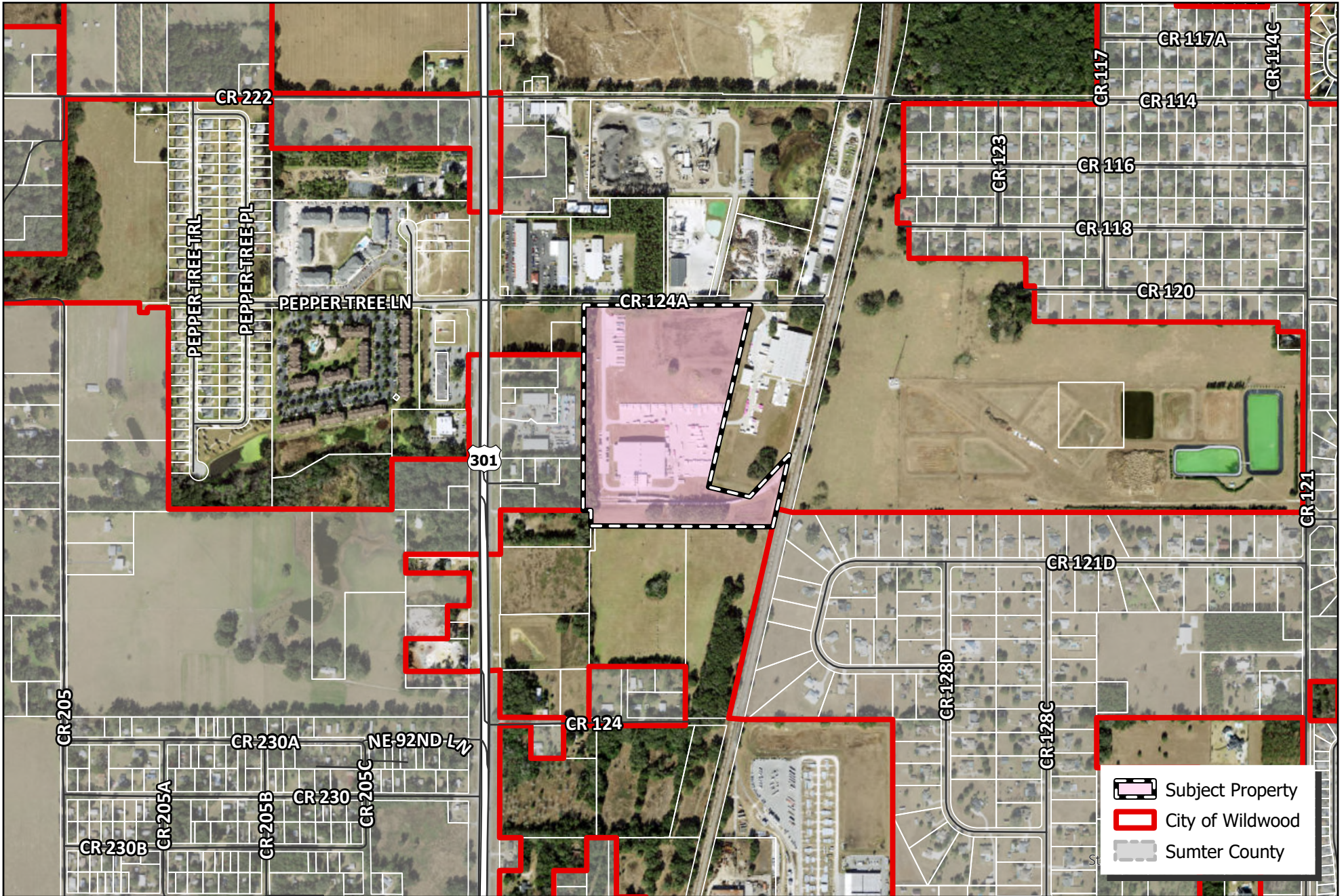
As of the writing of this report, the project has outstanding comments from Development Services, City Attorney, City Engineer, and Fire. Please see the attached comment review sheet. However, the applicant is working with staff to clear the remaining comments. The applicant has submitted a technical waiver to waive the parking requirement, please see attached.

A25-1564 is expected to meet the criteria set fourth within the Land Development Regulations, Design District Standards, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, subject to the approval of the technical waiver and clearing of final comments.

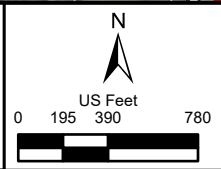


Alex Lammers  
Planner I, Development Services





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



#A25-1564

**PLANT EXPANSION, CHARLOTTE PIPE AND FOUNDRY**

PARCEL D29-052

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAY 2025**

# CHARLOTTE PIPE AND FOUNDRY PROPOSED PLANT EXPANSION WILDWOOD, FLORIDA

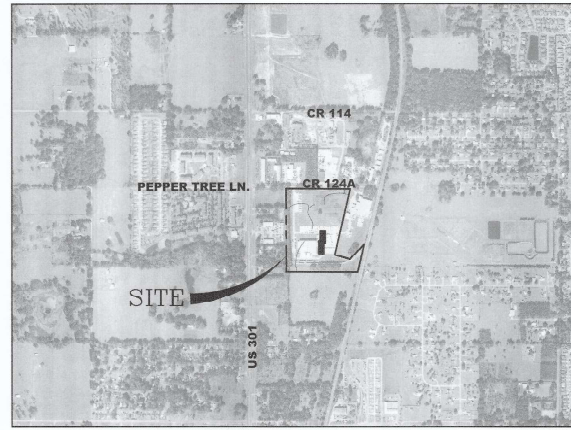
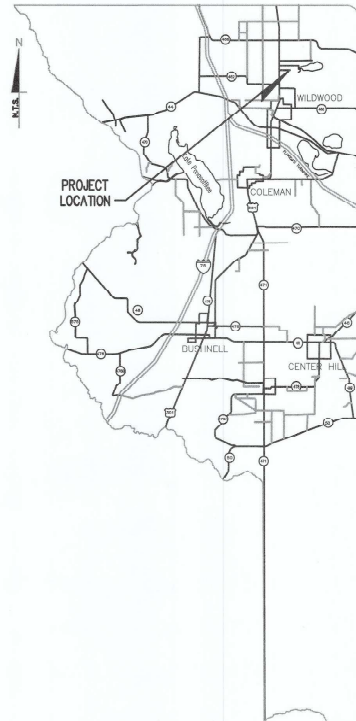
LEGAL DESCRIPTION FROM TITLE SEARCH FILE NO. 098-4393  
GUARDIAN LAND TITLE, INC. (EXHIBIT "A")

THE EAST 1/2 OF THE SW 1/4 OF TOWN 14, AND THE SE 1/4 OF NW 1/4 LYING WEST OF S.C. RAILROAD  
PROPERTY, LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

FROM THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE WESTERLY LINE OF THE RIGHT  
OF WAY OF THE RAILROAD AS SHOWN ON SEPARATE AIR LINE COMPANY RIGHT OF WAY AND TRACK MAP  
V-2-FLA. L11, 27' RUN N 13° 10' 30" E 35.02 FEET TO A POINT 35.00 FEET NORTHERLY OF, BY PERPENDICULAR  
MEASUREMENT, THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 29, SAID  
POINT BEING THE POINT OF BEGINNING, FROM SAID POINT RUN S 89° 48' 32" E 205.25 FEET ALONG A LINE  
THAT IS PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION  
29, TO A POINT THAT IS 60.00 FEET WESTERLY OF, BY PERPENDICULAR MEASUREMENT, THE CENTERLINE  
OF TRACKS LYING WITHIN THE ABOVE DESCRIBED RIGHT OF WAY, THENCE S 13° 10' 30" W 985.52 FEET  
PARALLEL WITH SAID CENTERLINE, THENCE ALONG AN ARC WITH THE RADIUS OF 489.34 FEET, A CHORD  
BEARING OF S 33° 45' 31" W AND A CHORD DISTANCE OF 529.27 FEET, THENCE N 78° 49' 21" W 334.25 FEET  
PERPENDICULAR TO THE ABOVE MENTIONED CENTERLINE, THENCE N 13° 10' 30" E 1200.00 FEET, PARALLEL  
WITH THE ABOVE MENTIONED CENTERLINE, TO A POINT 30.00 FEET NORTHERLY OF, BY PERPENDICULAR  
MEASUREMENT, THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 29,  
THENCE S 89° 48' 32" E 256.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.00 ACRES.



VICINITY MAP  
PARCEL: D29-052

**OWNER**  
CR&F  
4149 CO. ROAD 124A  
WILDWOOD, FL 34785  
PHONE (352) 748-8100

**AUTHORIZED AGENT / APPLICANT**  
ARRON YARDY, PLANT MANAGER  
(352) 748-8100  
4149 CO. ROAD 124A  
WILDWOOD, FL 34785  
PHONE (352) 748-8100

**CIVIL ENGINEER**  
BROOKS ENGINEERING, INC.  
775 WEST MAIN STREET  
TAVARES, FLORIDA 32778  
PHONE: (352) 343-8667  
CONTACT: MICHAEL BROOKS, P.E.

PREPARED FOR:  
BARRINGER CONSTRUCTION  
4020 OLD PINEVILLE ROAD  
CHARLOTTE, N.C. 28217  
TELE: 704-337-2881

## Brooks Engineering, Inc.

225 West Main Street, Tavares, Florida 32778  
P (352) 343-8667 C (352) 418-2308  
michael.hb49@yahoo.com  
Registry No. 34748

### UTILITIES:

**WATER:** CITY OF WILDWOOD  
100 NORTH MAIN STREET  
WILDWOOD, FL 34785  
PHONE 352-330-1390  
PROPOSED BUILDING SERVICE TO TIE INTO  
EXISTING BUILDING, NO NEW UTILITY  
SERVICE TO BE PROVIDED

**SEWER:** CITY OF WILDWOOD  
100 NORTH MAIN STREET  
WILDWOOD, FL 34785  
PHONE 352-330-1390  
PROPOSED BUILDING SERVICE TO TIE INTO  
EXISTING BUILDING, NO NEW UTILITY  
SERVICE TO BE PROVIDED

**ELECTRIC:** DUKE ENERGY  
P.O. BOX 1094  
CHARLOTTE, NC 28201  
PHONE 877-377-8477  
PROPOSED BUILDING SERVICE TO TIE INTO  
EXISTING BUILDING, NO NEW UTILITY  
SERVICE TO BE PROVIDED

**TELEPHONE:** CENTURY LINK  
P.O. BOX 1519  
CHARLOTTE, NC 28201  
PHONE 800-712-1595  
PROPOSED BUILDING SERVICE TO TIE INTO  
EXISTING BUILDING, NO NEW UTILITY  
SERVICE TO BE PROVIDED

**INTERNET:** A.T. & T.  
P.O. BOX 3075  
CAROL STREAM, IL 60197  
PHONE 800-321-2000  
PROPOSED BUILDING SERVICE TO TIE INTO  
EXISTING BUILDING, NO NEW UTILITY  
SERVICE TO BE PROVIDED

**REFUSE PICK UP:** WASTE MANAGEMENT  
3705 NE 44TH DRIVE  
WILDWOOD, FL 34785  
PHONE 352-787-5572

**NATURAL GAS:** NONE

### Site Data

The proposed building shall be one story tall. The height of the proposed building to match the existing building, approx. 36.75 feet in height.

At the present time there are 52 employees employed for 2 shifts. It is estimated that Charlotte Pipe and Foundry will be hiring an additional 10 employees for a total of 62 employees employed for 2 shifts.

The intended use for the existing and proposed site expansion is the manufacture of PVC pipe.

Current Zoning M-1

Future Land Use Industrial

Existing Site - 3018 Acres	1,308,413.60 Sq. Ft.
Existing Building is approx.	79,769 Sq. Ft.
Existing Pipe Storage Area	209,144 Sq. Ft.
Existing Roadway and Parking Area	65,546 Sq. Ft.
EXISTING TRUCK STAGING AREA	40,400 Sq. Ft.
Proposed Building Area	54,675 Sq. Ft.
Proposed Pipe Storage Expansion Area	80,080 Sq. Ft.
Proposed Roadway and Parking Expansion Area	4,545 Sq. Ft.
Proposed Truck Staging Expansion Area	28,125 Sq. Ft.
Total Impervious Area	549,909 Sq. Ft.
Percent Impervious Area (ISR)	41.9 %
FAIR Entire building	10.3 %
Open Space Proposed	58.1%
Setbacks Under M-1 Zoning	Required Provided
Front Setback	25.0 Feet 850 +/- feet
Rear Setback	15.0 Feet 450 +/- feet
Side Setback	15.0 Feet 200 +/- feet
Parking Requirements Industrial	Required - 1 per 675 sf Provided
Existing Building	79,769 Sq Ft 114 spaces 54 spaces
Proposed Building	54,675 Sq Ft 81 spaces 10 spaces
Loading Areas	Required - 1 per 25,000 sf Provided
Existing Building	79,769 Sq Ft 3 spaces 9 spaces
Proposed Building	54,675 Sq Ft 2 spaces 3 spaces

NOT: The Parking provided is based on historical usage for the site and the variance for the amount of parking spaces that was provided when the site was first developed approx. 25 years ago.

NOTE: The Loading Areas noted do not include the truck staging areas as provided and proposed for approx. 82 trucks.

SHEET NUMBER	SHEET TITLE
1	COVER
2	SURVEY
3	NOTES
4	EROSION CONTROL & DEMO PLAN
5	AERIAL OVERALL SITE PLAN
6	SITE PLAN
7	CONCRETE JOINT LAYOUT
8	PAVING GRADING & DRAINAGE PLAN
9	PAVING GRADING & DRAINAGE PLAN
10	UTILITY PLAN
11	FIRE PROTECTION PLAN
12	EROSION CONTROL DETAILS
13	CONSTRUCTION DETAILS
14	WATER DETAILS
15	WATER DETAILS
16	SEWER DETAILS
17	SEWER DETAILS

Always call 811 two full business days before you dig



Required Fire Water Supply Calculations Per NFPA 8th Edition  
This supply requirement is for fire fighting use only.  
Project = Charlotte Pipe Building expansion, 4149 CR 124A Wildwood, FL  
This is to establish the proper water supply is available per NFPA 8th Edition. These calculations determine the required volume of water that is to be available onsite.  
**Building Details**  
Occupancy Hazard Classification - Industrial  
Construction Type - Type II  
Existing Addition will create one building of 124,258 Sq. Ft.  
Fully Fire Sprinklered Building reduction will be used  
Building - Footprint = 124,358  
Per Table 18.4.3.1 requires 4,000 GPM  
NFPA Chapter 10 paragraph 10.4.3.2 allows a reduction of 75% for Fully Fire Sprinklered Buildings  
5000 GPM less 75% = 1,250 GPM Duration = 2 Hours  
(This exceeds the 1,000 GPM minimum HFS Ladder 18 paragraph 18.4.3.2 20 PSI each.  
Existing Flow Test Witnessed by a Non-Significant City of Wildwood and Ryan Workman Barringer LONS  
Static = 40 PSI  
Residual = 38 PSI  
Flowing = 1000 GPM  
Estimated Flow to 20 PSI = 1464 GPM  
There are two fire hydrants on the 20" water main on opposite corners of the building.  
These two hydrants meet the requirements of NFPA Chapter 18

**Brooks Engineering, Inc.**  
225 West Main Street, Tavares, Florida 32778  
P (352) 343-8667 C (352) 418-2308

**BARRINGER CONSTRUCTION**  
4020 OLD PINEVILLE ROAD  
CHARLOTTE, NC 28217  
TEL: 704-337-2881

CHARLOTTE PIPE AND FOUNDRY  
PROPOSED PLANT EXPANSION  
COVER  
WILDWOOD, FLORIDA

APPROVED  
MICHAEL Z. BROOKS, P.E. FL. REG. NO. 32814  
10/25/14  
10/25/14

DATE: 10/25/14  
SHEET NO. # 07/10/25

Drawn: MAB  
Checked: MAB  
Scale: AS SHOWN  
All Notes & Specifications  
File No: 807-24-0

Sheet: 1 of 17

# MAP SHOWING TOPOGRAPHIC SURVEY OF

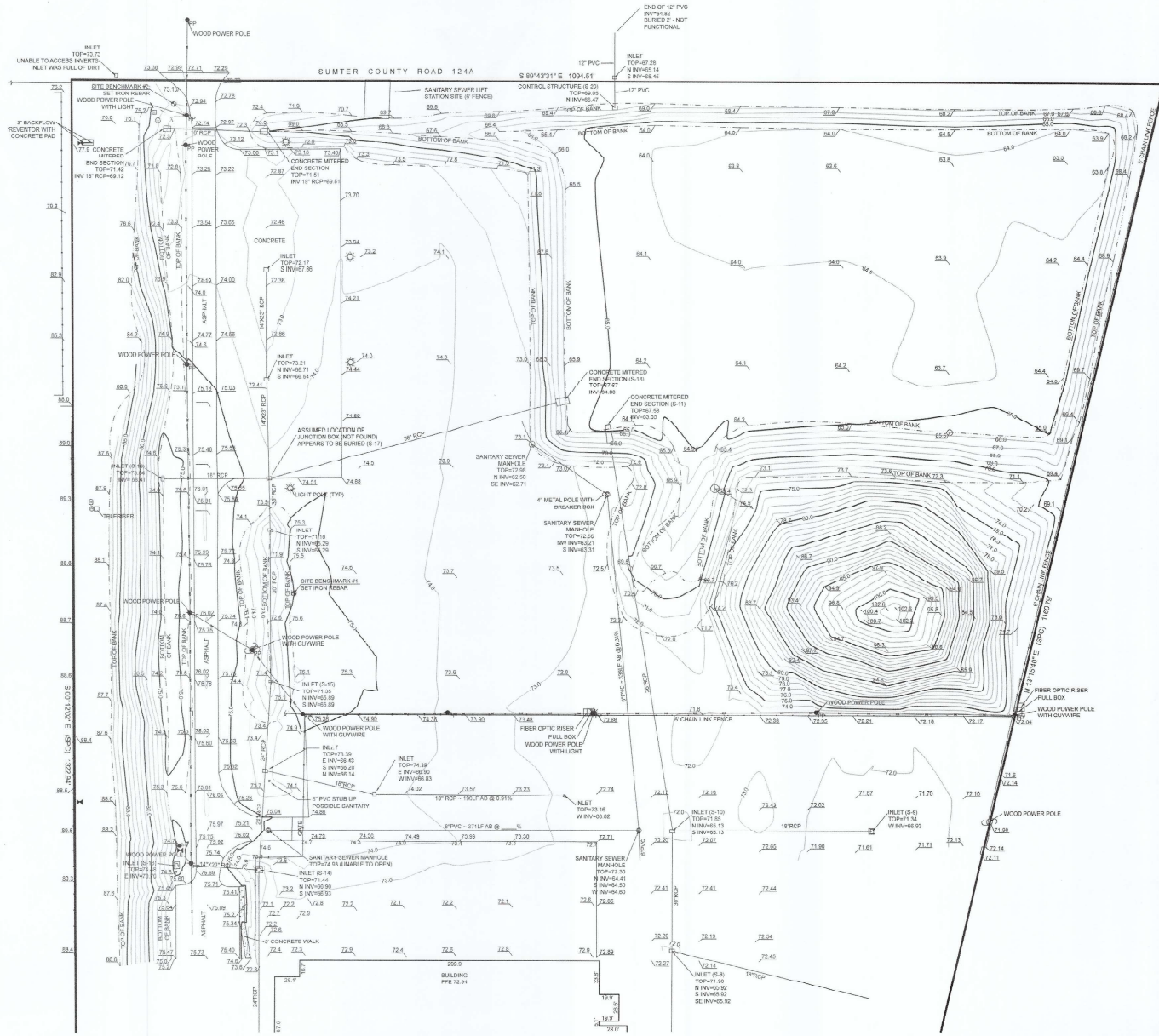
A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 712, PAGE 807  
 A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 28 S, RANGE 23 E, SUMNER COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 712, PAGE 907 OF THE PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA.

REFERENCE BENCHMARK:  
 NATIONAL GEODETIC SURVEY (NGS) PD NO. 0419 (10) PUBL. DESCRIPTION CAN BE FOUND ONLINE AT <https://www.ngs.noaa.gov/benchmarks/>. FOUND ON-SITE IN CONCRETE AS DESCRIBED: STAMPED "7320217" NUMBER (GEOID) HEIGHT ELEVATION = 89.12. HOWEVER, PHOTOKYUM LINE SURFACE PHOTOGRAPH SHOWS MARKING IS IN NGVD 1985 DATUM. ACCORDING TO THE "NGS Coordinate Converter and Transformation Tool (CCAT)", FOUND ONLINE AT <https://www.ngs.noaa.gov/ccat/>, THE CONVERSION AT THIS LOCATION IS +0.84 FEET.  
 ON TYPED (2011) - ELEVATION 95.80 NGVD2011 DATUM USED FOR THIS PROJECT. MEASURED STATE PLANE COORDINATE = N 1580888.03, E 94491.80

SITE BENCHMARK #1:  
 SET IRON REBAR AND CAP STAMPED 18.154, ELEVATION 75.80 NGVD2011 DATUM, N 1658777.14, E 645173.21

SITE BENCHMARK #2:  
 SET IRON REBAR AND CAP STAMPED 18.8154, ELEVATION 75.80 NGVD2011 DATUM, N 1658775.43, E 645053.53

NOTES:  
 1. BOUNDARY LINE INFORMATION SHOWN HEREON WAS TAKEN FROM ENGINEERING CAD FILE AND DRAWINGS FOR CHARLOTTE PIPE, INDUSTRIAL PLANT SITE PLAN, SHEET C2 AND C3 DATED 05/19/04. LAST REVISED 05/20/04 AND IS FOR INFORMATION ONLY. THE BOUNDARY LINES SHOWN HEREON ARE A GRAPHIC DEPICTION ONLY, REPRESENTING AN APPROXIMATION OF THE TRUE BOUNDARY LINES. THIS IS NOT A BOUNDARY SURVEY.  
 2. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED SURFACE INDICATIONS ONLY AND MAY OR MAY NOT BE IN THE POSITION SHOWN. THE UTILITIES SHOWN HEREON MAY NOT EXIST AT ALL. THERE MAY BE ADDITIONAL SUBSURFACE UTILITIES THAT WERE NOT OBSERVED OR BEARING APPARENT AT THE SURFACE OF THE GROUND AND THEREFORE DO NOT APPEAR ON THIS SURVEY DRAWING. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF, OR THE LOCATION OF, THE UTILITIES SHOWN ON THIS SURVEY DRAWING.



LEGEND:

- ⊕ = BENCHMARK
- = OVERHEAD ELECTRIC
- - - = FENCE
- 75.8 = SOFT ELEVATION
- 75.82 = HARD ELEVATION
- FTC = FINISHED FLOOR ELEVATION
- ⊙ = LIGHT POLE
- (T) = WOOD POWER POLE
- ⊕ = WATER METER
- ⊕ = FIBER HYDRANT
- ⊕ = VALVE INLET
- ⊕ = COMMUNICATION BOX
- (FC) = BURIED FIBER OPTIC CABLE

<p>STANDARD NOTES:                  BEARING STRUCTURE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) BEARING OF 89°43'29" E ALONG THE MONUMENTED SOUTHERLY LINE OF THE (049401) SUBSECTION 280202.</p> <p>BY GRAPHIC ROTATIONS ONLY THE CAPTIONED LANDS APPEAR TO LIE WITHIN FLOOD ZONE 71 AS SHOWN ON THE WILSONS FLOOD INSURANCE RATE MAP DATED 9/27/2019 FOR THE CITY OF WILDWOOD, FL COMMUNITY NO. 102299, PANEL NO. 00850.</p>			<p>REGISTERED DIGITAL SIGNATURE</p> <p>Harold W Moore</p>		<p>THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p>CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM PROFESSIONAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 64.17 FS, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p>HAROLD W MOORE, FLORIDA LAND SURVEYOR NO. 4253</p>		<p>PREPARED FOR AND ENGINEERED BY:                  H &amp; B CONSULTING ENGINEERS, INC.</p> <p>P SQUARED SURVEY LLC                  SURVEYING BUSINESS NUMBER 814                  3900 THE STREET ADDRESS, SUITE 10703                  (407) 412-0549</p> <p>CONSTRUCTION LAYOUT * AS BUILT                  SURVEYING AND MAPPING * GPS SERVICES</p>		<p>JOB NO. 211                  2023.05.15, PG 25 OF 26                  DC FILE                  DRAWING CHARLOTTE PIPE                  SURVEY.DWG</p>	
NUMBER	DATE	BY	REVISION DESCRIPTION			DATE OF FIELD SURVEY: 1-3-2023				

M:\Brooks Engineering\Brooks 2024 Projects\BEI - 24 - 10 Charlotte Pipe\Para\BEI24-10 Charlotte Pipe-172AL.dwg, 7/10/2024 5:58:27 PM, DWG to PDF.kc3

**CONSTRUCTION NOTES:**

- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
- THE PROPOSED FDOT TYPE 'C' DRAINAGE STRUCTURES, W/ STEEL GRATES SHALL MEET THE LATEST EDITION OF THE FDOT STANDARDS 2025-26 INDEX 425-052.
- EXISTING AND PROPOSED BUILDING SETBACKS FROM THE BOUNDARY ARE:
  - FROM WEST PROPERTY LINE 200'+/-
  - FROM NORTH PROPERTY LINE 650'+/-
  - FROM SOUTH PROPERTY LINE 400'+/-
  - FROM EAST PROPERTY LINE 200'+/-
  - UNDER M-1 ZONING THE MINIMUM FRONT SETBACK IS 25', REAR SETBACK IS 15', SIDE SETBACK IS 15'
- ALL CONSTRUCTION MATERIALS AND INSTALLATION OF PIPE SHALL FOLLOW THE CITY OF WILDWOOD STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND SEWER.
- THE CONTRACTOR NEEDS TO SCHEDULE A PRE-CONSTRUCTION MEETING 2 WEEKS IN ADVANCE OF THE PROJECT COMMENCING WORK.
- THE INTENDED USE FOR THE PROPOSED SITE WORK/PLANT EXPANSION IS FOR THE MANUFACTURE OF PVC PIPE.
- THE PROPOSED BUILDING SHALL BE ONE STORY TALL, THE HEIGHT OF PROPOSED BUILDING TO MATCH EXISTING BUILDING, APPROX. 36.75 FEET.
- DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZS) OF TREES.
- ALL CRITICAL ROOT ZONES SHALL HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.
- ALL DEVELOPMENT WITHIN FLOOD PRONE AREAS SHALL COMPLY WITH THE REQUIREMENTS OF SWFWMD AND THE CRITERIA IN THE FLOOD HAZARD REGULATIONS SECTION OF CITY OF WILDWOOD CODE.
- TEMPORARY SEEDING AND MULCHING SHALL FOLLOW IMMEDIATELY FOR AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 CALENDAR DAYS OR LONGER.
- ALL EROSION PRACTICES SHALL MEET THE REQUIREMENTS OF THE FDEP GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
- TREE PROTECTION IN CONFORMANCE WITH ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES (BMPs) FOR EACH OF THE 10 STANDARDS.
- AT THE PRESENT TIME THERE ARE 52 EMPLOYEES EMPLOYED FOR 2 SHIFTS. IT IS ESTIMATED THAT CHARLOTTE PIPE WILL BE HIRING AN ADDITIONAL 10 EMPLOYEES FOR A TOTAL OF 62 EMPLOYEES EMPLOYED FOR 2 SHIFTS.

**NOTE: THE FOLLOWING ITEMS FOR THE PROJECT SHALL BE NOTED IN THE ORDER OF CONSTRUCTION.**

- IT SHALL BE NOTED THAT AT NO TIME SHALL THE EXISTING PIPE STORAGE AREA AND THE TRUCK STAGING AREA BE DISTURBED. THESE AREAS SHALL REMAIN OPEN AND OPERATIONAL AT ALL TIMES.
- AS PER REQUIREMENTS FROM CHARLOTTE PIPE ABSOLUTELY NO VEHICLE TRAFFIC SHALL BE ALLOWED ON THE NEW CONCRETE SURFACES FOR A MINIMUM OF 7 DAYS.
- ALL SEWER LINE CONSTRUCTION SHALL BE DONE AND APPROVED FOR USE PRIOR TO THE PLACEMENT OF ANY OF THE NEW CONCRETE SURFACES.
- ALL EARTHWORK INCLUDING THE REMOVAL OF THE EXISTING UNSUITABLE MATERIAL STOCKPILE AND THE CONSTRUCTION OF THE EXPANSION OF THE EXISTING MRA SHALL BE ACCOMPLISHED PRIOR TO THE PLACEMENT OF ANY OF THE PROPOSED CONCRETE SURFACES. WE DO NOT WANT TO HAVE ANY HAUL ROUTES CROSSING OVER THE NEWLY PLACED CONCRETE.
- THE NEW SEWER LINE BETWEEN THE EXISTING MANHOLE AND THE NEW MANHOLE S-4 SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF THE NEW DRIVEWAY.
- DURING THE CONSTRUCTION OF THE NEW SEWER LINE AS NOTED ABOVE THE SOUTH SIDE OF THE EXISTING DRIVEWAY SHALL NOT BE DISTURBED AND SHALL REMAIN OPEN FOR TRAFFIC INTO THE EXISTING PIPE STORAGE AREA.
- ALL SEWER LINE CONSTRUCTION SHALL BE DONE AND APPROVED/CLEARED FOR USE PRIOR TO THE PLACEMENT OF ANY OF THE NEW CONCRETE SURFACES.
- THE NEW DRIVEWAY SHALL BE CONSTRUCTED AND THE REQUIRED WAITING PERIOD OF 7 DAYS MINIMUM SHALL BE EXCEEDED PRIOR TO OPENING THIS DRIVEWAY TO TRAFFIC.
- AFTER THE EARTHWORK HAS BEEN COMPLETED THE WORK ON THE PLACEMENT OF THE PIPE STORAGE AREA CAN BE ACCOMPLISHED. WORK IN THIS AREA SHALL BE DONE GOING FROM EAST TO WEST. THIS WORK SHALL INCLUDE THE RAISING AND PLACEMENT OF ANY INLETS AND DRAINAGE PIPE.
- COORDINATION SHALL BE DONE BETWEEN THE CONTRACTOR, CHARLOTTE PIPE AND DUKE ENERGY FOR THE REMOVAL OF THE EXISTING WOODEN POWER POLES AND THE EXISTING FIBER OPTIC LINE THRU THIS AREA.
- AFTER THE NEW DRIVEWAY HAS BEEN PLACED THE WORK CAN BE DONE ON THE REMOVAL OF THE EXISTING CONCRETE SURFACES FOR THE WATER MAIN RELOCATION AND THE NEW BUILDING CONSTRUCTION.
- AFTER THE WATER MAIN HAS BEEN CLEARED FOR USE BY FDEP THE EXISTING WATER MAIN CAN BE REMOVED.
- NEW MANHOLES S-1 AND S-2 CAN BE INSTALLED AND THE EXISTING SEWER MAIN BETWEEN THEM CAN BE "LIVED" FOR ITS CONDITION. EXISTING MANHOLE "2" CAN BE REMOVED AT THIS TIME.
- AFTER THE NEW SEWER LINE HAS BEEN CLEARED FOR USE WITH FDEP THE EXISTING SEWER LINE CAN BE FILLED UTILIZING "FLOWABLE FILL".
- AFTER THE WORK ON THE PIPE STORAGE AREA HAS BEEN COMPLETED THE WORK ON THE TRUCK STAGING AREA SHALL BE DONE.
- AFTER THE BUILDING CONSTRUCTION HAS BEEN COMPLETED THE CONCRETE OVER THE TOP OF THE WATER MAIN ADJACENT TO THE NEW BUILDING CAN BE REPLACED.
- IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE EXISTING SITE IS TO REMAIN SECURE AT ALL TIMES.
- ANY TEMPORARY FENCING SHALL BE SUPPLIED AS NEEDED TO ENSURE THAT THE SITE REMAINS SECURE.
- ALL NEW FENCING TO BE INSTALLED AFTER THE COMPLETION OF THE CONSTRUCTION SHALL MATCH THE EXISTING FENCING.
- THE NEW GATE FOR THE ENTRANCE DRIVE SHALL BE INSTALLED AND COORDINATED WITH ON-SITE CHARLOTTE PIPE STAFF. THE CONTROLS FOR THE GATE SHALL BE INSTALLED BY THIRD PARTY COORDINATED BY ON-SITE CHARLOTTE PIPE STAFF.
- THERE SHALL BE NO TRAFFIC ALLOWED ON THE NEWLY PLACED CONCRETE SURFACES FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT AS PER REQUIREMENTS FROM "CHARLOTTE PIPE, NORTH CAROLINA CORPORATE MANAGEMENT".
- ALL SITE WORK SHALL NOTE AND FOLLOW RECOMMENDATIONS AS PER THE ON-SITE SOIL REPORT BY CENTRA TESTING LABORATORY PROJECT NUMBER # 2484136.200. DATED 12-17-24.

**Brooks Engineering Inc.**  
 225 West Arch Street, Thomas, Florida 32778  
 P. (352) 343-8867 F. (352) 418-2309

**BARRINGER CONSTRUCTION**  
 4 CHARLOTTE, N.C. 28217  
 TEL: 704-337-2881

**CHARLOTTE PIPE AND FOUNDRY  
 PROPOSED PLANT EXPANSION**

**NOTES**

**WILDWOOD, FLORIDA**

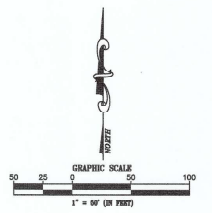
*Michael Z Brooks*  
 10/17/24

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MICHAEL Z BROOKS, PE FL REG. NO. 30845

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Sheet: 3 of 17



**LEGEND**  
 - - - - - PROPERTY LINE  
 □ □ □ □ FDOT TYPE III SILT FENCE

**DEMOLITION NOTES**  
 ALL EXISTING IMPROVEMENTS SHOWN IN DARK ARE TO BE REMOVED.

- KEY NOTES:**
- 1) INSTALL 907 L.F. OF SILT FENCE BARRIER.
  - 2) INSTALL 442 L.F. OF SILT FENCE BARRIER.
  - 3) INSTALL 123 L.F. OF SILT FENCE BARRIER.
  - 4) INSTALL 908 L.F. OF SILT FENCE BARRIER.
  - 5) INSTALL 1422 L.F. OF SILT FENCE BARRIER.
  - 6) PROTECT EXISTING INLET WITH SEDIMENT CONTAINMENT SYSTEM MAT.
  - 7) SAW CUT EXISTING CONCRETE AND REMOVE AS SHOWN.
  - 8) EXISTING 10" WATERLINE TO BE REMOVED.
  - 9) EXISTING SANITARY SEWER MAIN & SERVICE LATERAL TO BE REMOVED. REFER TO SHEET 10 "UTILITY PLAN".
  - 10) EXISTING LIGHT POLE TO BE RELOCATED.
  - 11) COORDINATION SHALL BE DONE BETWEEN THE CONTRACTOR, CHARLOTTE PIPE AND DUKE ENERGY FOR THE REMOVAL AND RELOCATION / REPLACEMENT OF THE EXISTING WOODEN POWER POLES AND THE EXISTING "FIBER OPTIC LINE" THRU THIS AREA.
  - 12) APPROXIMATE LOCATION OF DESIGNATED CONCRETE WASHOUT AREA.

- 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 UP-SLOPE AREA HAS BEEN STABILIZED BY SO2, 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 PREVENT THE PROBLEMS OF EROSION 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 BARRIERS.
  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 WATERWAY OR INTO THE HIGH WATER.
  9. ALL SWPPP METHODS/MATERIALS SHALL MEET THE MOST RECENT DEP BEST MANAGEMENT PRACTICES.

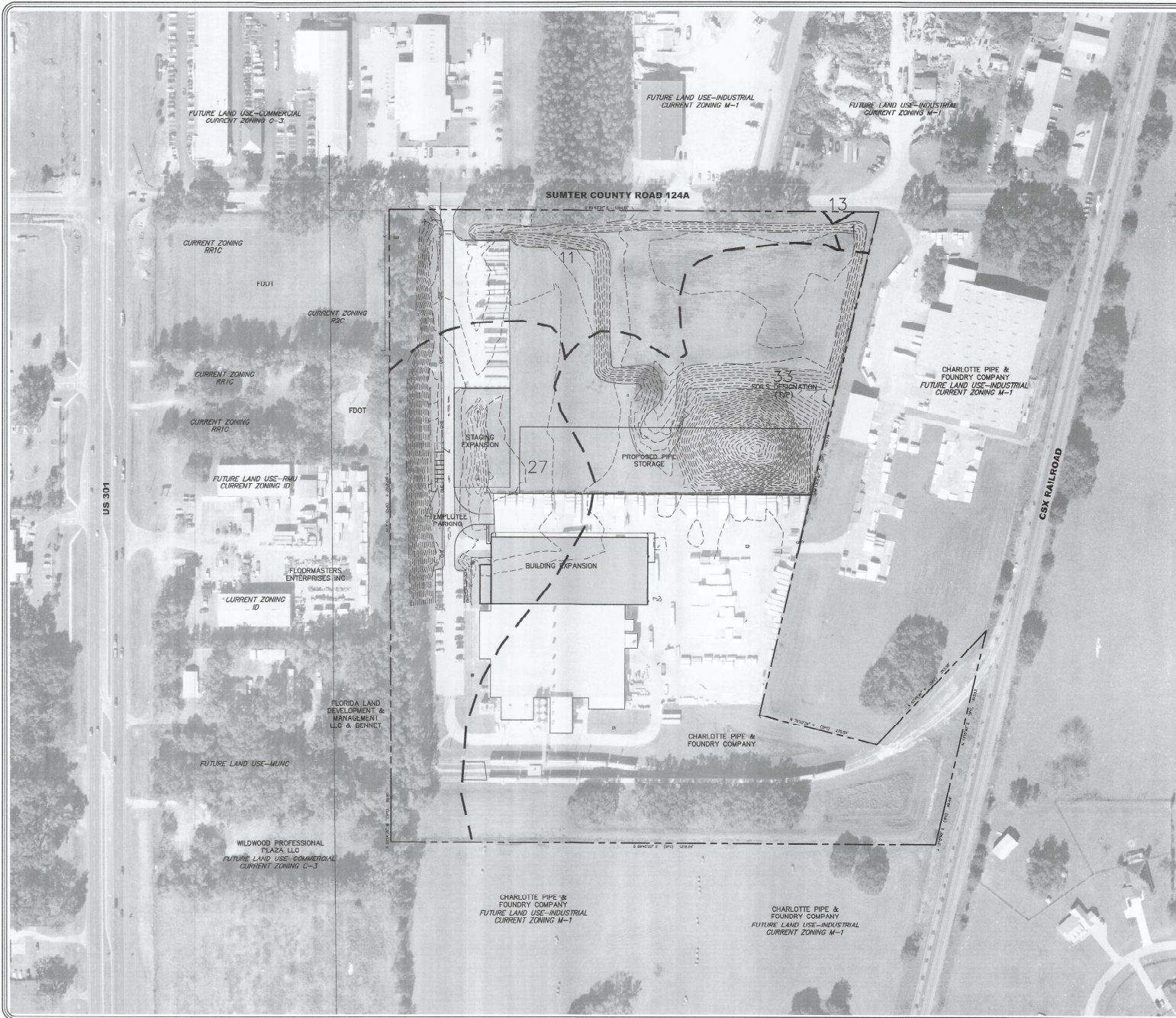
**Brooks Engineering, Inc.**  
 225 West 1st St., Suite 100, Wildwood, FL 32278  
 P. (352) 542-6662, C. (352) 419-2626

**BARRIER CONSTRUCTION**  
 4002 OLD UNIVILLE ROAD  
 WILWOOD, FL 32278  
 TEL: 704-337-2881

**CHARLOTTE PIPE AND FOUNDRY**  
**PROPOSED PLANT EXPANSION**  
**EROSION CONTROL**  
**& DEMO PLAN**  
 WILDWOOD, FLORIDA

*Michael Z Brooks*  
 10/27/25

Project: BAP	Revision: 01	Date: 07/10/25
Checked: NZB	Submitted: #3	Date: 07/10/25
Dated: 06/26/25		
Scale: AS SHOWN		
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Sheet: 4 of 17		



- NOTES:
- BOUNDARY DIMENSIONS AS PER ORIGINAL BOUNDARY SURVEY, SURVEYING AND MAPPING, JANUARY 1996.
  - AERIAL PHOTO FROM SUMTER COUNTY GIS.

SITE DATA:  
 CURRENT ZONING M-1  
 FUTURE LAND USE INDUSTRIAL

**Brooks Engineering Inc.**  
 225 West Main Street, Tallahassee, Florida 32378  
 P (904) 418-2208

**BARRACER CONSTRUCTION**  
 4204 S. DIXIE HWY. #100  
 TALLAHASSEE, FL 32317  
 TELE: 904-437-2881

CHARLOTTE PIPE AND FOUNDRY  
 PROPOSED PLANT EXPANSION  
 AERIAL OVERALL SITE PLAN  
 WILDWOOD, FLORIDA

*Michael Z. Brooks*  
 10/27/25

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MICHAEL Z. BROOKS, PE FL REG. NO. 3084

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**LEGEND**

- PROJECT BOUNDARY
- PROPOSED ROAD
- BUILDING SETBACK/EASEMENT LINE
- WALL
- [Pattern] CONCRETE PAVEMENT
- [Pattern] NEW BUILDING
- [Pattern] NEW PAVEMENT
- [Pattern] TRUCK LOADING ZONE APPROX. 100'x350'

**KEY NOTES:**

1. CONSTRUCT 6" THICK CONCRETE. SEE SHEET 2 "CONCRETE JOINT LAYOUT" FOR DETAIL.
2. CONSTRUCT ASPHALT EMPLOYEE PARKING.
  - 1 1/2" TYPE S-3 ASPHALTIC CONCRETE
  - 8" LIMEROCK BASE, LBR 100 (PRIMED)
  - 1 1/2" TYPE R STABILIZED SUB-BASE, LBR 40
3. REPLACE WITH 6" THICK CONCRETE.
4. 4" WIDE WHITE STRIPE (TYP)

NOTE:  
LOADING ZONE IS PRIVATE WITH NO PUBLIC ACCESS.

**MATCHLINE A**

**Brooks Engineering, Inc.**  
 225 West Main Street, Suite 100  
 P.O. Box 144-8887, C (152) 418-2400  
 Wildwood, Florida 32094

**BARRINGER CONSTRUCTION**  
 4007 OLD PINNACLE ROAD  
 WILWOOD, FLORIDA 32094  
 TELE: 704-337-2361

**CHARLOTTE PIPE AND FOUNDRY  
 PROPOSED PLANT EXPANSION  
 SITE PLAN  
 WILDWOOD, FLORIDA**

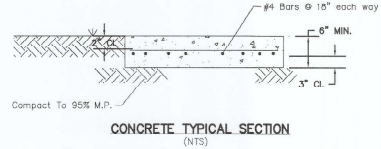
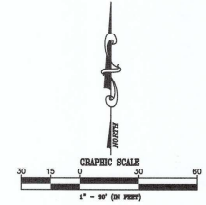
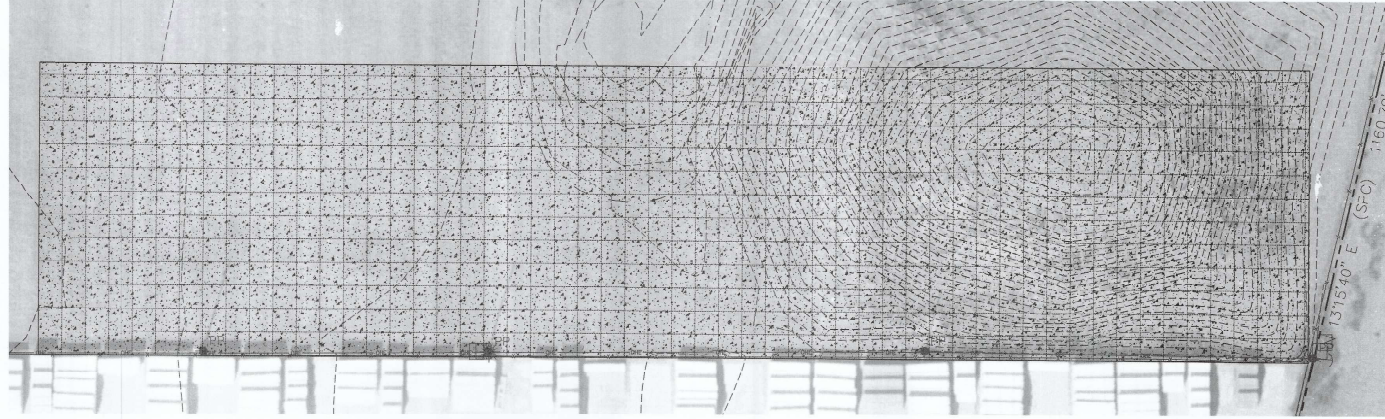
*Michael J. Brooks*  
 10/25/25

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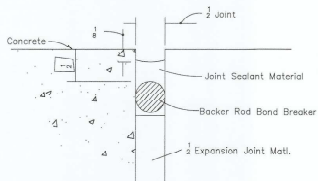
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**CONCRETE TYPICAL SECTION**  
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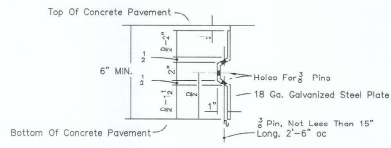
**Steel Foundation Structural Notes**

- 1 The Soil Beneath The Footings Shall Be Compacted To A Minimum Of 95% Of Modified Proctor Such That The Soil Compressive Strength Without Settlement Shall Be 1500 PSF Or Greater.
- 2 Concrete Shall Be FDOT Class II(a) Having Minimum 28-Day Compressive Strength Of 4,000 PSI. Concrete To Be Additionally Reinforced With A Fiber Mesh Additive
- 3 Reinforcing Steel Shall Be ASTM A615 Grade 60.
- 4 Contractor To Provide Compaction Test Results Under Concrete.
- 5 Refer to CIL Soils Report Dated 12/17/2024 for additional information.

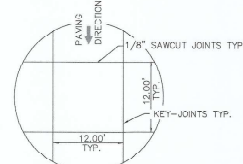


**1/2" EXPANSION JOINT & JOINT FILLER**  
N.T.S.

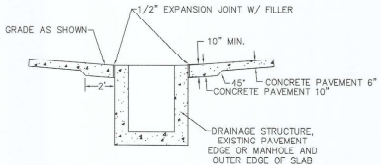
NOTE: USE 1/2" EXPANSION JOINT AROUND BAILEY MANHOLES, EXISTING PAVEMENT, ETC.



**GALVANIZED STEEL KEYWAY**  
N.T.S.



**CONCRETE PAVEMENT JOINT DETAIL**  
N.T.S.



**CONCRETE PAVEMENT THICKENED EDGE**  
N.T.S.

NOTE: ALL EAST-WEST JOINTS ARE KEED JOINTS. ALL NORTH-SOUTH JOINTS ARE 1/8" SAW-CUT JOINTS. SAW-CUTS SHALL BE MADE 6 HRS. AFTER PAVING. USE CURING COMPOUND AS PER FOOT SPECIFICATIONS. NO TRAFFIC UNTIL ONE WEEK, 7 DAYS AFTER PAVING.

BACKER ROD BOND BREAKER (CONCRETE-CONCRETE JOINTS)				
JOINT DIMENSIONS (INCHES)				
JOINT WIDTH	SEALANT BEAD THICKNESS	BACKER ROD DIAMETER	MINIMUM JOINT DEPTH	BACKER ROD PLACEMENT DEPTH
1-4"	1/4"	3/8"	1"	2"
4-8"	1/4"	1/2"	1 1/2"	2 1/2"
8-12"	1/4"	5/8"	1 3/4"	2 3/4"
12-18"	1/2"	1"	2"	3"
18-24"	1/2"	1 1/8"	2 1/4"	3 1/4"
24-30"	1/2"	1 1/4"	2 1/2"	3 1/2"
30-36"	1/2"	1 1/2"	2 3/4"	3 3/4"
36-42"	1/2"	1 3/4"	3"	4"
42-48"	1/2"	2"	3 1/4"	4 1/4"
48-54"	1/2"	2 1/8"	3 1/2"	4 1/2"
54-60"	1/2"	2 1/4"	3 3/4"	4 3/4"
60-66"	1/2"	2 3/8"	4"	5"
66-72"	1/2"	2 1/2"	4 1/4"	5 1/4"
72-78"	1/2"	2 5/8"	4 1/2"	5 1/2"
78-84"	1/2"	2 3/4"	4 3/4"	5 3/4"
84-90"	1/2"	3"	5"	6"
90-96"	1/2"	3 1/8"	5 1/4"	6 1/4"
96-102"	1/2"	3 1/4"	5 1/2"	6 1/2"
102-108"	1/2"	3 3/8"	5 3/4"	6 3/4"
108-114"	1/2"	3 1/2"	6"	7"
114-120"	1/2"	3 5/8"	6 1/4"	7 1/4"
120-126"	1/2"	3 3/4"	6 1/2"	7 1/2"
126-132"	1/2"	3 7/8"	6 3/4"	7 3/4"
132-138"	1/2"	4"	7"	8"
138-144"	1/2"	4 1/8"	7 1/4"	8 1/4"
144-150"	1/2"	4 1/4"	7 1/2"	8 1/2"
150-156"	1/2"	4 3/8"	7 3/4"	8 3/4"
156-162"	1/2"	4 1/2"	8"	9"
162-168"	1/2"	4 5/8"	8 1/4"	9 1/4"
168-174"	1/2"	4 3/4"	8 1/2"	9 1/2"
174-180"	1/2"	4 7/8"	8 3/4"	9 3/4"
180-186"	1/2"	5"	9"	10"
186-192"	1/2"	5 1/8"	9 1/4"	10 1/4"
192-198"	1/2"	5 1/4"	9 1/2"	10 1/2"
198-204"	1/2"	5 3/8"	9 3/4"	10 3/4"
204-210"	1/2"	5 1/2"	10"	11"
210-216"	1/2"	5 5/8"	10 1/4"	11 1/4"
216-222"	1/2"	5 3/4"	10 1/2"	11 1/2"
222-228"	1/2"	5 7/8"	10 3/4"	11 3/4"
228-234"	1/2"	6"	11"	12"
234-240"	1/2"	6 1/8"	11 1/4"	12 1/4"
240-246"	1/2"	6 1/4"	11 1/2"	12 1/2"
246-252"	1/2"	6 3/8"	11 3/4"	12 3/4"
252-258"	1/2"	6 1/2"	12"	13"
258-264"	1/2"	6 5/8"	12 1/4"	13 1/4"
264-270"	1/2"	6 3/4"	12 1/2"	13 1/2"
270-276"	1/2"	6 7/8"	12 3/4"	13 3/4"
276-282"	1/2"	7"	13"	14"
282-288"	1/2"	7 1/8"	13 1/4"	14 1/4"
288-294"	1/2"	7 1/4"	13 1/2"	14 1/2"
294-300"	1/2"	7 3/8"	13 3/4"	14 3/4"
300-306"	1/2"	7 1/2"	14"	15"
306-312"	1/2"	7 5/8"	14 1/4"	15 1/4"
312-318"	1/2"	7 3/4"	14 1/2"	15 1/2"
318-324"	1/2"	7 7/8"	14 3/4"	15 3/4"
324-330"	1/2"	8"	15"	16"
330-336"	1/2"	8 1/8"	15 1/4"	16 1/4"
336-342"	1/2"	8 1/4"	15 1/2"	16 1/2"
342-348"	1/2"	8 3/8"	15 3/4"	16 3/4"
348-354"	1/2"	8 1/2"	16"	17"
354-360"	1/2"	8 5/8"	16 1/4"	17 1/4"
360-366"	1/2"	8 3/4"	16 1/2"	17 1/2"
366-372"	1/2"	8 7/8"	16 3/4"	17 3/4"
372-378"	1/2"	9"	17"	18"
378-384"	1/2"	9 1/8"	17 1/4"	18 1/4"
384-390"	1/2"	9 1/4"	17 1/2"	18 1/2"
390-396"	1/2"	9 3/8"	17 3/4"	18 3/4"
396-402"	1/2"	9 1/2"	18"	19"
402-408"	1/2"	9 5/8"	18 1/4"	19 1/4"
408-414"	1/2"	9 3/4"	18 1/2"	19 1/2"
414-420"	1/2"	9 7/8"	18 3/4"	19 3/4"
420-426"	1/2"	10"	19"	20"
426-432"	1/2"	10 1/8"	19 1/4"	20 1/4"
432-438"	1/2"	10 1/4"	19 1/2"	20 1/2"
438-444"	1/2"	10 3/8"	19 3/4"	20 3/4"
444-450"	1/2"	10 1/2"	20"	21"
450-456"	1/2"	10 5/8"	20 1/4"	21 1/4"
456-462"	1/2"	10 3/4"	20 1/2"	21 1/2"
462-468"	1/2"	10 7/8"	20 3/4"	21 3/4"
468-474"	1/2"	11"	21"	22"
474-480"	1/2"	11 1/8"	21 1/4"	22 1/4"
480-486"	1/2"	11 1/4"	21 1/2"	22 1/2"
486-492"	1/2"	11 3/8"	21 3/4"	22 3/4"
492-498"	1/2"	11 1/2"	22"	23"
498-504"	1/2"	11 5/8"	22 1/4"	23 1/4"
504-510"	1/2"	11 3/4"	22 1/2"	23 1/2"
510-516"	1/2"	11 7/8"	22 3/4"	23 3/4"
516-522"	1/2"	12"	23"	24"
522-528"	1/2"	12 1/8"	23 1/4"	24 1/4"
528-534"	1/2"	12 1/4"	23 1/2"	24 1/2"
534-540"	1/2"	12 3/8"	23 3/4"	24 3/4"
540-546"	1/2"	12 1/2"	24"	25"
546-552"	1/2"	12 5/8"	24 1/4"	25 1/4"
552-558"	1/2"	12 3/4"	24 1/2"	25 1/2"
558-564"	1/2"	12 7/8"	24 3/4"	25 3/4"
564-570"	1/2"	13"	25"	26"
570-576"	1/2"	13 1/8"	25 1/4"	26 1/4"
576-582"	1/2"	13 1/4"	25 1/2"	26 1/2"
582-588"	1/2"	13 3/8"	25 3/4"	26 3/4"
588-594"	1/2"	13 1/2"	26"	27"
594-600"	1/2"	13 5/8"	26 1/4"	27 1/4"
600-606"	1/2"	13 3/4"	26 1/2"	27 1/2"
606-612"	1/2"	13 7/8"	26 3/4"	27 3/4"
612-618"	1/2"	14"	27"	28"
618-624"	1/2"	14 1/8"	27 1/4"	28 1/4"
624-630"	1/2"	14 1/4"	27 1/2"	28 1/2"
630-636"	1/2"	14 3/8"	27 3/4"	28 3/4"
636-642"	1/2"	14 1/2"	28"	29"
642-648"	1/2"	14 5/8"	28 1/4"	29 1/4"
648-654"	1/2"	14 3/4"	28 1/2"	29 1/2"
654-660"	1/2"	14 7/8"	28 3/4"	29 3/4"
660-666"	1/2"	15"	29"	30"
666-672"	1/2"	15 1/8"	29 1/4"	30 1/4"
672-678"	1/2"	15 1/4"	29 1/2"	30 1/2"
678-684"	1/2"	15 3/8"	29 3/4"	30 3/4"
684-690"	1/2"	15 1/2"	30"	31"
690-696"	1/2"	15 5/8"	30 1/4"	31 1/4"
696-702"	1/2"	15 3/4"	30 1/2"	31 1/2"
702-708"	1/2"	15 7/8"	30 3/4"	31 3/4"
708-714"	1/2"	16"	31"	32"
714-720"	1/2"	16 1/8"	31 1/4"	32 1/4"
720-726"	1/2"	16 1/4"	31 1/2"	32 1/2"
726-732"	1/2"	16 3/8"	31 3/4"	32 3/4"
732-738"	1/2"	16 1/2"	32"	33"
738-744"	1/2"	16 5/8"	32 1/4"	33 1/4"
744-750"	1/2"	16 3/4"	32 1/2"	33 1/2"
750-756"	1/2"	16 7/8"	32 3/4"	33 3/4"
756-762"	1/2"	17"	33"	34"
762-768"	1/2"	17 1/8"	33 1/4"	34 1/4"
768-774"	1/2"	17 1/4"	33 1/2"	34 1/2"
774-780"	1/2"	17 3/8"	33 3/4"	34 3/4"
780-786"	1/2"	17 1/2"	34"	35"
786-792"	1/2"	17 5/8"	34 1/4"	35 1/4"
792-798"	1/2"	17 3/4"	34 1/2"	35 1/2"
798-804"	1/2"	17 7/8"	34 3/4"	35 3/4"
804-810"	1/2"	18"	35"	36"
810-816"	1/2"	18 1/8"	35 1/4"	36 1/4"
816-822"	1/2"	18 1/4"	35 1/2"	36 1/2"
822-828"	1/2"	18 3/8"	35 3/4"	36 3/4"
828-834"	1/2"	18 1/2"	36"	37"
834-840"	1/2"	18 5/8"	36 1/4"	37 1/4"
840-846"	1/2"	18 3/4"	36 1/2"	37 1/2"
846-852"	1/2"	18 7/8"	36 3/4"	37 3/4"
852-858"	1/2"	19"	37"	38"
858-864"	1/2"	19 1/8"	37 1/4"	38 1/4"
864-870"	1/2"	19 1/4"	37 1/2"	38 1/2"
870-876"	1/2"	19 3/8"	37 3/4"	38 3/4"
876-882"	1/2"	19 1/2"	38"	39"
882-888"	1/2"	19 5/8"	38 1/4"	39 1/4"
888-894"	1/2"	19 3/4"	38 1/2"	39 1/2"
894-900"	1/2"	19 7/8"	38 3/4"	39 3/4"
900-906"	1/2"	20"	39"	40"
906-912"	1/2"	20 1/8"	39 1/4"	40 1/4"
912-918"	1/2"	20 1/4"	39 1/2"	40 1/2"
918-924"	1/2"	20 3/8"	39 3/4"	40 3/4"
924-930"	1/2"	20 1/2"	40"	41"
930-936"	1/2"	20 5/8"	40 1/4"	41 1/4"
936-942"	1/2"	20 3/4"	40 1/2"	41 1/2"
942-948"	1/2"	20 7/8"	40 3/4"	41 3/4"
948-954"	1/2"	21"	41"	42"
954-960"	1/2"	21 1/8"	41 1/4"	42 1/4"
960-966"	1/2"	21 1/4"	41 1/2"	42 1/2"
966-972"	1/2"	21 3/8"	41 3/4"	42 3/4"
972-978"	1/2"	21 1/2"	42"	43"
978-984"	1/2"	21 5/8"	42 1/4"	43 1/4"
984-990"	1/2"	21 3/4"	42 1/2"	43 1/2"
990-996"	1/2"	21 7/8"	42 3/4"	43 3/4"
996-1002"	1/2"	22"	43"	44"

Unless otherwise indicated on the plans the joint width for new construction will be 1/2" for construction joints, 3/8" for all other joints.

For rehabilitation projects the joint width will be shown on the plans or established by the Engineer based on field conditions.

MA3 Brooks Engineering/Book 2024 Project: BEI - 24-10 Charlotte Pipe/Plans/BEI2-10 Charlotte Pipe - TOTAL.dwg, 7/10/2025 2:59:15 PM, DWG To PDF.pc3

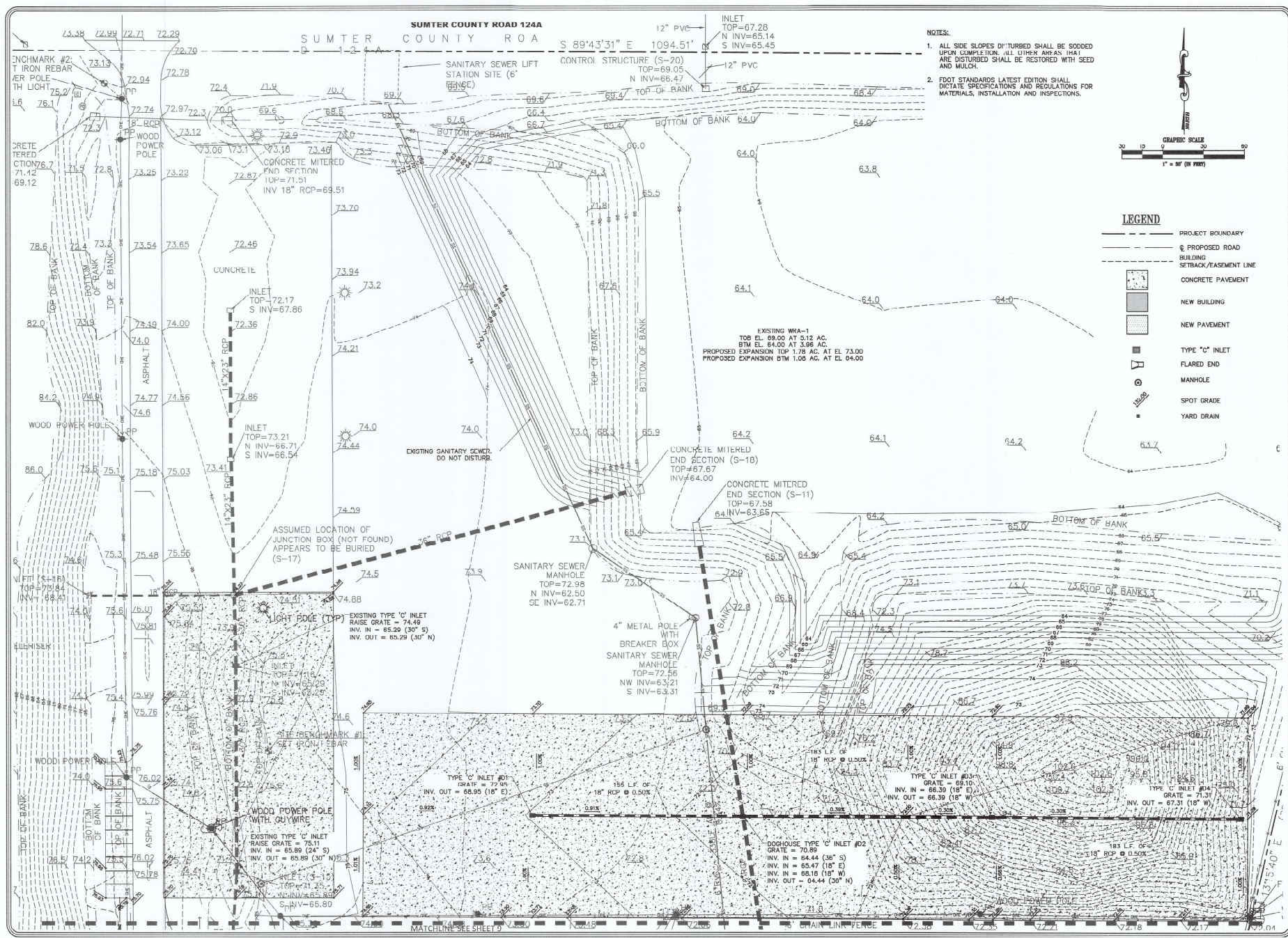
Brooks Engineering, Inc.  
225 West Main Street, Towson, Florida 32718  
P (352) 343-8857 C (352) 418-5378

BARRIER CONSTRUCTION  
CHARLOTTE, N.C. 28217  
TELE: 704-537-2861

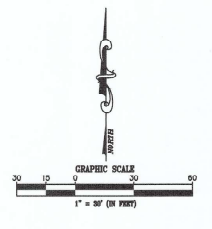
CHARLOTTE PIPE AND FOUNDRY  
PROPOSED PLANT EXPANSION  
CONCRETE JOINT LAYOUT  
WILDWOOD, FLORIDA

REVISION: DATE  
Checked: MJB DATE: 05/15/23  
Drawn: JAP SUBMITTAL #: 07/17/23  
Scale: AS SHOWN  
AT Key #  
PK No.: BEI 24-10

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- NOTES:**
1. ALL SIDE SLOPES DISTURBED SHALL BE SOODED UPON COMPLETION. ALL OTHER AREAS THAT ARE DISTURBED SHALL BE RESTORED WITH SEED AND MULCH.
  2. FDOT STANDARDS LATEST EDITION SHALL DICTATE SPECIFICATIONS AND REGULATIONS FOR MATERIALS, INSTALLATION AND INSPECTIONS.



**LEGEND**

	PROJECT BOUNDARY
	PROPOSED ROAD
	BUILDING SETBACK/EASEMENT LINE
	CONCRETE PAVEMENT
	NEW BUILDING
	NEW PAVEMENT
	TYPE "C" INLET
	FLARED END
	MANHOLE
	SPOT GRADE
	YARD DRAIN

**Brooks Engineering Inc.**  
 225 West Main Street, Tallahassee, Florida 32318  
 P (904) 343-8667 C (904) 416-3336

**BARBERS CONSTRUCTION**  
 4020 OLD PENINSULA ROAD  
 CHARLOTTE, NC 28217  
 TEL: 704-547-2847

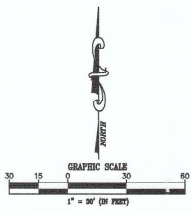
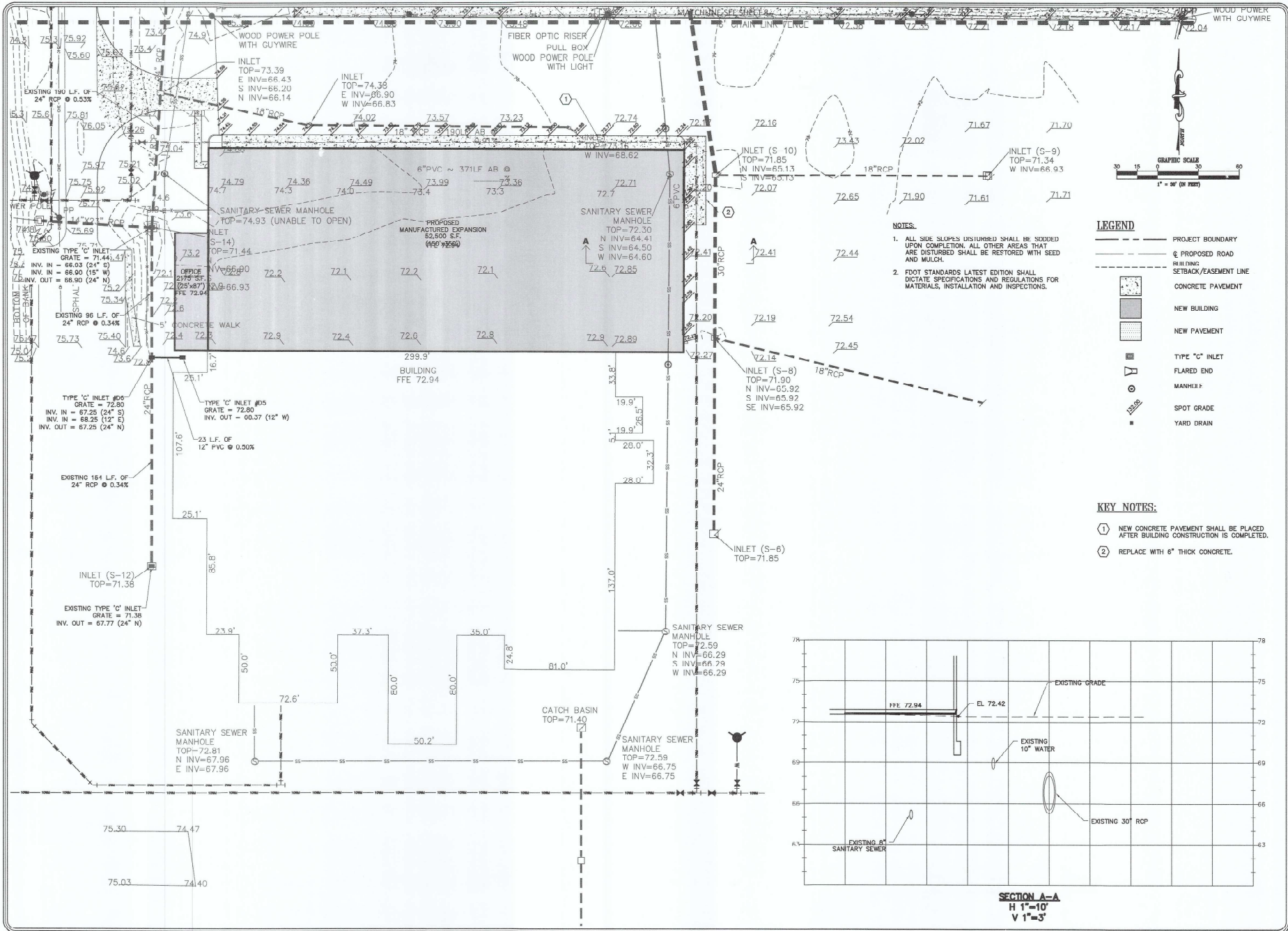
**CHARLOTTE PIPE AND FOUNDRY**  
 PROPOSED PIPE EXPANSION  
 PAVING GRADING &  
 DRAINAGE PLAN  
 WILDWOOD, FLORIDA

*Michael A. Bonds*  
 P.E.  
 7/10/2023

This plan was prepared by Brooks Engineering, Inc. and is subject to the terms and conditions of the contract. It is not to be used for any other project without the written consent of Brooks Engineering, Inc.

Drawn: RFP	REVISION:	DATE:
Checked: RLB	SUBMITTAL #:	07/10/23
Date: 07/10/23		
Scale: AS SHOWN		
File No: BES 24-10		

Sheet 8 of 17



**LEGEND**

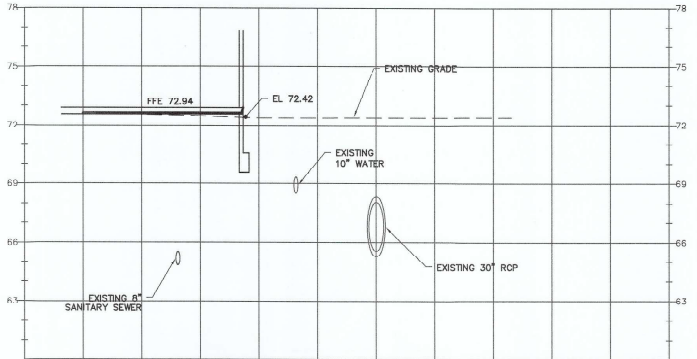
- PROJECT BOUNDARY
- - - PROPOSED ROAD
- - - SETBACK/EASEMENT LINE
- [Pattern] CONCRETE PAVEMENT
- [Pattern] NEW BUILDING
- [Pattern] NEW PAVEMENT
- [Symbol] TYPE "C" INLET
- [Symbol] FLARED END MANHOLE
- [Symbol] SPOT GRADE
- [Symbol] YARD DRAIN

**NOTES:**

1. ALL SIDE SLOPES DISTURBED SHALL BE SOODED UPON COMPLETION. ALL OTHER AREAS THAT ARE DISTURBED SHALL BE RESTORED WITH SEED AND MULCH.
2. FOOT STANDARDS LATEST EDITION SHALL DICTATE SPECIFICATIONS AND REGULATIONS FOR MATERIALS, INSTALLATION AND INSPECTIONS.

**KEY NOTES:**

- ① NEW CONCRETE PAVEMENT SHALL BE PLACED AFTER BUILDING CONSTRUCTION IS COMPLETED.
- ② REPLACE WITH 6" THICK CONCRETE.



**SECTION A-A**  
H 1"=10"  
V 1"=3"

**Brooks Engineering, Inc.**  
205 West Main Street, Tallahassee, Florida 32301  
P. (904) 344-4867, E. (904) 418-2008

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**BARBERS CONSTRUCTION**  
4024 OLD PINNACLE ROAD  
TALLAHASSEE, FLORIDA 32301  
TEL: 904-337-2881

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**CHARLOTTE PIPE AND FOUNDRY**  
PROPOSED PLANT EXPANSION  
PAVING GRADING &  
DRAINAGE PLAN  
WILDWOOD, FLORIDA

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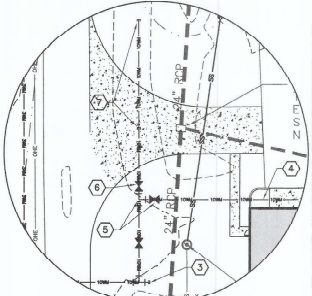
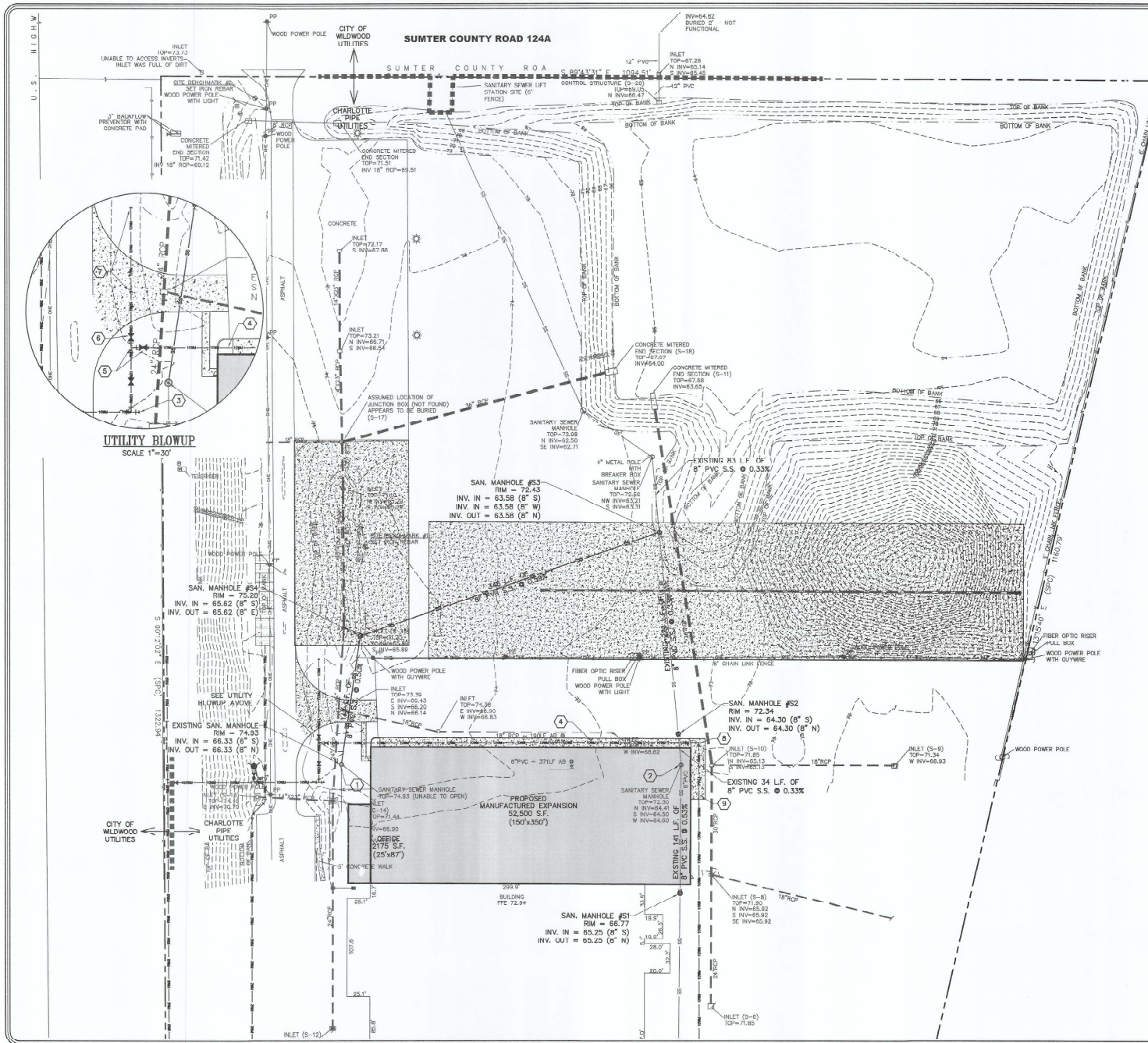
*Michael J. Brooks*  
10-2014-15

This plan has been prepared and sealed by Michael J. Brooks, P.E. and the information on this plan is the confidential property of Brooks Engineering, Inc. and shall not be used on any other project.

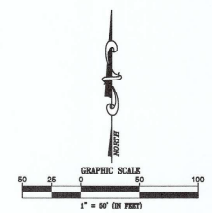
MICHAEL J. BROOKS, P.E. FL REG. NO. 5014

PERSON:	DATE:
DESIGNED BY:	
CHECKED BY:	
DATE:	07/10/25
SCALE:	
APP. NO.:	
FILE NO.:	

Sheet: 9 of 17



UTILITY BLOWUP  
SCALE 1"=30'



LEGEND

- PROJECT BOUNDARY
- - - PROPOSED ROAD
- 6" PVC WATER MAIN (TYP)
- 8" PVC SANITARY
- [Pattern] CONCRETE PAVEMENT
- [Pattern] NEW BUILDING
- [Pattern] NEW PAVEMENT
- SANITARY MANHOLE
- ⊕ BACTERIOLOGICAL SAMPLE POINT COLLECTION

KEY NOTES:

- 1 RECONSTRUCT THROAT OF EXISTING MANHOLE TO FLOW NORTH. REMOVE EXISTING 6" SERVICE TO THE NORTH & CONSTRUCT NEW 8" LINE FLOWING NORTH. CAP SEWER MAIN TO THE EAST.
- 2 REMOVE EXISTING MANHOLE. CAP LINE TO THE WEST. FILL SEWER MAIN TO WEST WITH FLOWABLE CONCRETE. IF SEWER MAIN IS ENCOUNTERED DURING BUILDING SLAB CONSTRUCTION, THEN SEWER MAIN SHALL BE REMOVED, REPAIR & REPLACE 8" SEWER MAIN WHERE MANHOLE IS BEING REFINISHED.
- 3 TERMINATE EXISTING 10" WATERMAIN WITH M.J.D.I. 10" CAP.
- 4 CONSTRUCT 10" PVC C-900 WATER MAIN.
- 5 WET TAP EXISTING 10" PVC WATER MAIN WITH 10"x10" TAPPING TO 10" & 11" V&V.
- 6 INSTALL 10" M.J.D.I. GATE VALVE & BOX.
- 7 REMOVE EXISTING CAP & EXTEND 10" PVC C-900 WATER MAIN 56 L.F. INSTALL M.J.D.I. CAP.
- 8 INSTALL 10" M.J.D.I. 90° BEND.
- 9 TIE INTO EXISTING 10" PVC WATER MAIN.

**Brooks Engineering, Inc.**  
225 West Main Street, Tallahassee, Florida 32379  
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**BARNES CONSTRUCTION**  
4020 OLD FINGLEE ROAD  
CHARLOTTE, N.C. 28277  
TEL: 704-361-2881

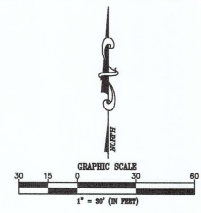
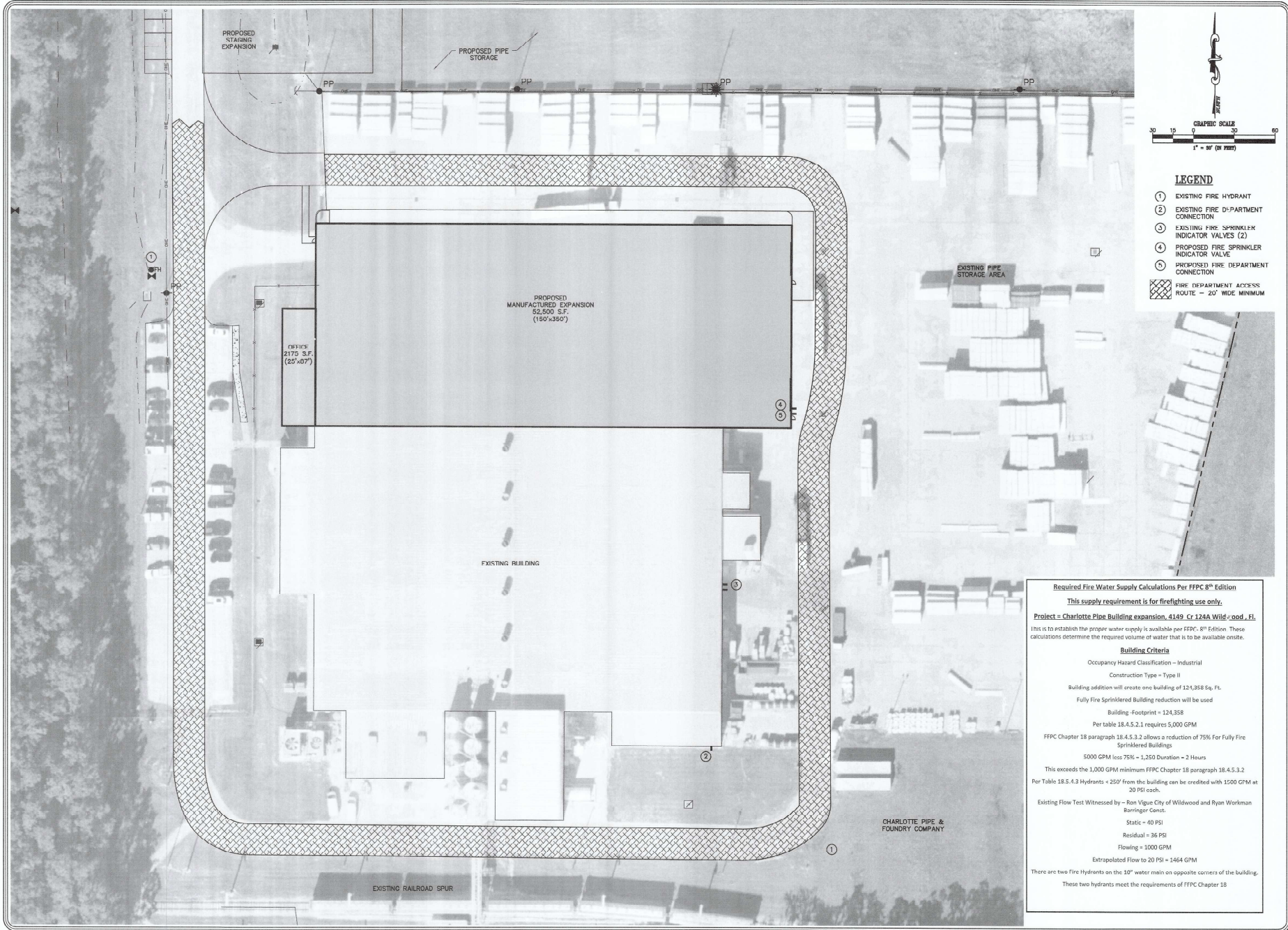
**CHARLOTTE PIPE AND FOUNDRY**  
PROPOSED PLANT EXPANSION  
UTILITY PLAN  
WILDWOOD, FLORIDA

*Michael Z Brooks*  
10/20/25

This Plan is to be used only after a permit has been obtained from the State of Florida. No responsibility is assumed for any errors or omissions. No warranty is made for the accuracy of the information shown on this plan. The user assumes all liability for any errors or omissions.

MICHAEL Z BROOKS, P.E. FL REG. NO. 39814

Drawn: RCP	REVISION:	DATE:
Checked: MZB	SUBMITTAL #3	07/10/25
Date: 06/19/25	Scale: AS SHOWN	
Pl. No: BE-24-10		
File No: BE-24-10		
Sheet: 10 of 17		



- LEGEND**
- ① EXISTING FIRE HYDRANT
  - ② EXISTING FIRE DEPARTMENT CONNECTION
  - ③ EXISTING FIRE SPRINKLER INDICATOR VALVES (2)
  - ④ PROPOSED FIRE SPRINKLER INDICATOR VALVE
  - ⑤ PROPOSED FIRE DEPARTMENT CONNECTION
  - ▨ FIRE DEPARTMENT ACCESS ROUTE - 20' WIDE MINIMUM

**Required Fire Water Supply Calculations Per FFFC 8<sup>th</sup> Edition**  
**This supply requirement is for firefighting use only.**  
**Project = Charlotte Pipe Building expansion, 4149 Cr 124A Wildwood, FL**  
 This is to establish the proper water supply is available per FFFC - 8<sup>th</sup> Edition. These calculations determine the required volume of water that is to be available onsite.

**Building Criteria**  
 Occupancy Hazard Classification - Industrial  
 Construction Type = Type II  
 Building addition will create one building of 124,358 Sq. Ft.  
 Fully Fire Sprinklered Building reduction will be used  
 Building - Footprint = 124,358  
 Per table 18.4.5.2.1 requires 5,000 GPM  
 FFFC Chapter 18 paragraph 18.4.5.3.2 allows a reduction of 75% For Fully Fire Sprinklered Buildings  
 5000 GPM less 75% = 1,250 Duration = 2 Hours  
 This exceeds the 1,000 GPM minimum FFFC Chapter 18 paragraph 18.4.5.3.2  
 Per Table 18.5.4.3 Hydrants < 250' from the building can be credited with 1500 GPM at 20 PSI each.  
 Existing Flow Test Witnessed by - Ron Vigue City of Wildwood and Ryan Workman Barringier Const.  
 Static = 40 PSI  
 Residual = 36 PSI  
 Flowing = 1000 GPM  
 Extrapolated Flow to 20 PSI = 1464 GPM  
 There are two Fire Hydrants on the 30" water main on opposite corners of the building.  
 These two hydrants meet the requirements of FFFC Chapter 18

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 P (904) 343-8667 C (904) 419-2008

**BARNES ENGINEERING**  
 1000 W. WILSON ROAD  
 CHARLOTTE, N.C. 28217  
 TELE: 704-337-2861

**CHARLOTTE PIPE AND FOUNDRY  
 PROPOSED PLANT EXPANSION  
 FIRE PROTECTION PLAN**  
 WILDWOOD, FLORIDA

*Michael Z. Brooks*  
 7/10/2025  
 MICHAEL Z. BROOKS, P.E., F.L. REG. NO. 32814

Drawn/PAP	REVISION	DATE
Checked: MZE	SUBMITTAL #3	07/10/25
Date: 06/19/25		
Scale: AS SHOWN		
Aut. Rev. #		
Proj. No. BEI-24-10		

Sheet: 11 of 17

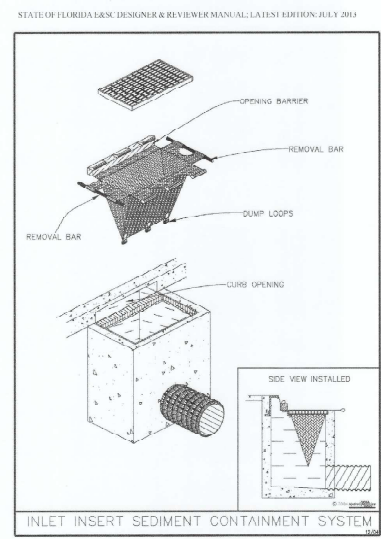
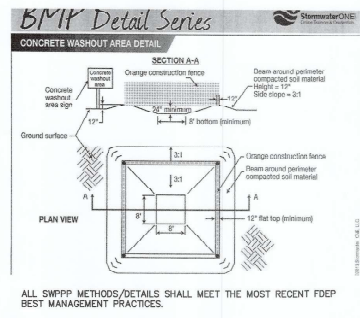
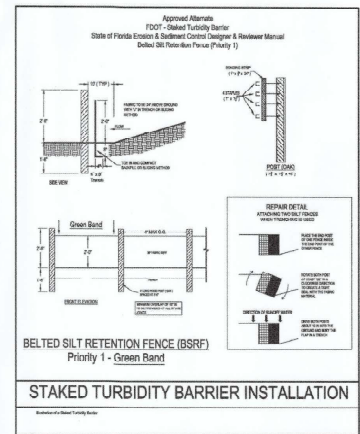
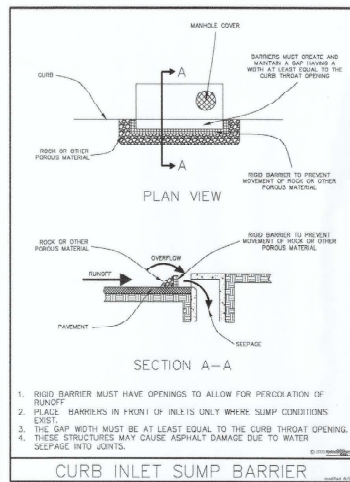
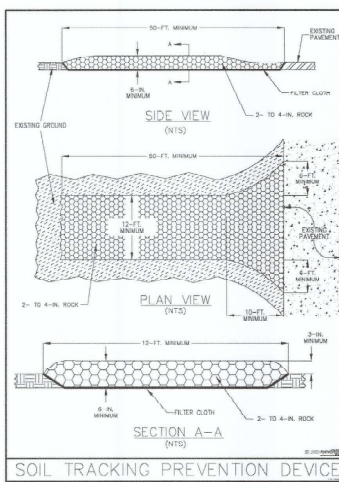
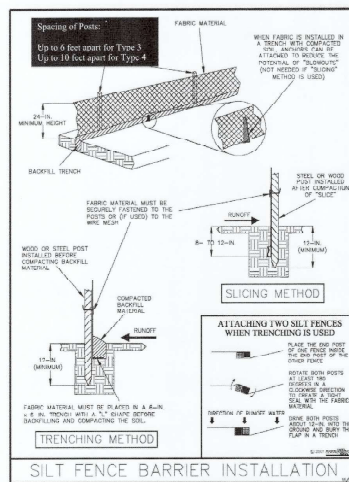
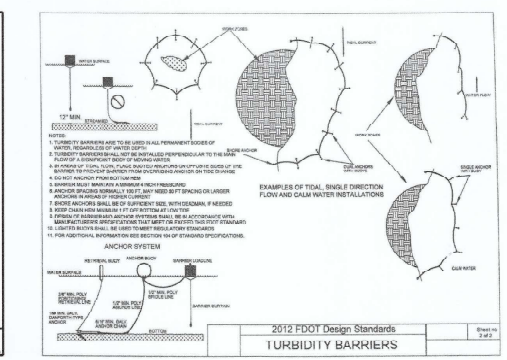
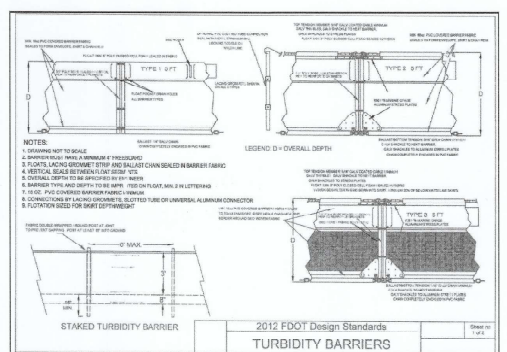
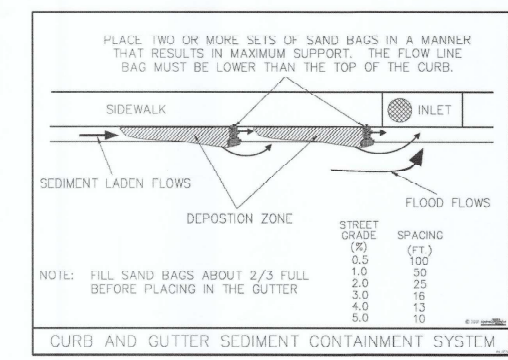
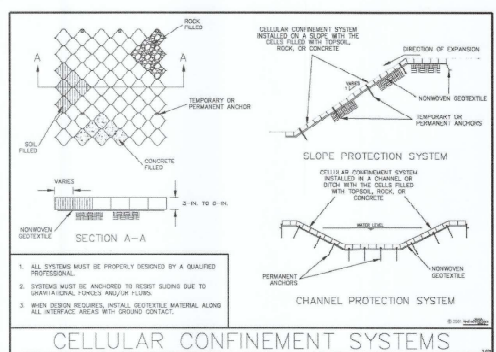


Figure V-18: Illustration of an Inlet Insert Sediment Containment System



**Brooks Engineering, Inc.**  
225 West Main Street, Tallahassee, Florida 32376  
P. (904) 343-6667 C. (904) 413-2008

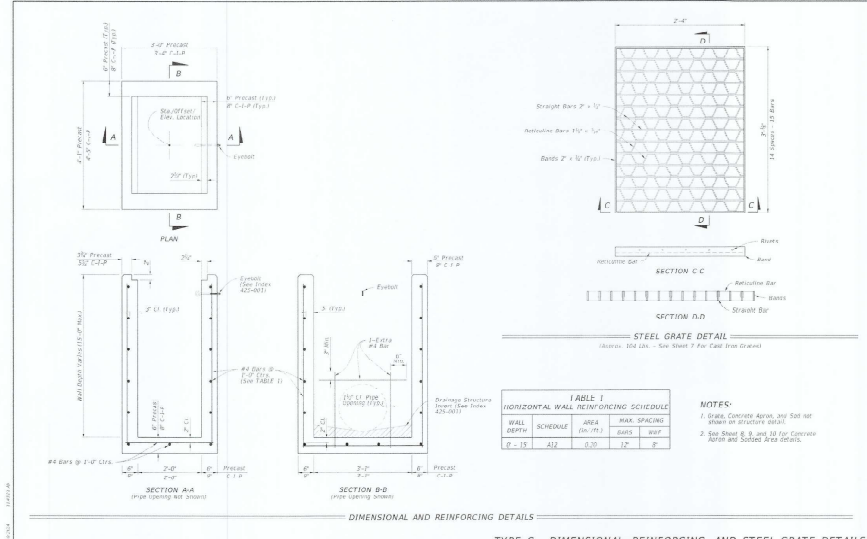
**BARRINGER CONSTRUCTION**  
1000 W. PALM BEACH BLVD., SUITE 200  
PALM BEACH, FL 33480  
TEL: 561-837-8867

CHARLOTTE PIPE AND FOUNDRY  
PROPOSED PLANT EXPANSION  
EROSION CONTROL DETAILS  
WILDWOOD, FLORIDA

*Michael & Bryan*  
10-20-25

Michael E. Brooks, P.E. FL REG. NO. 3841

Drawn: PAP	REVISION:	DATE:
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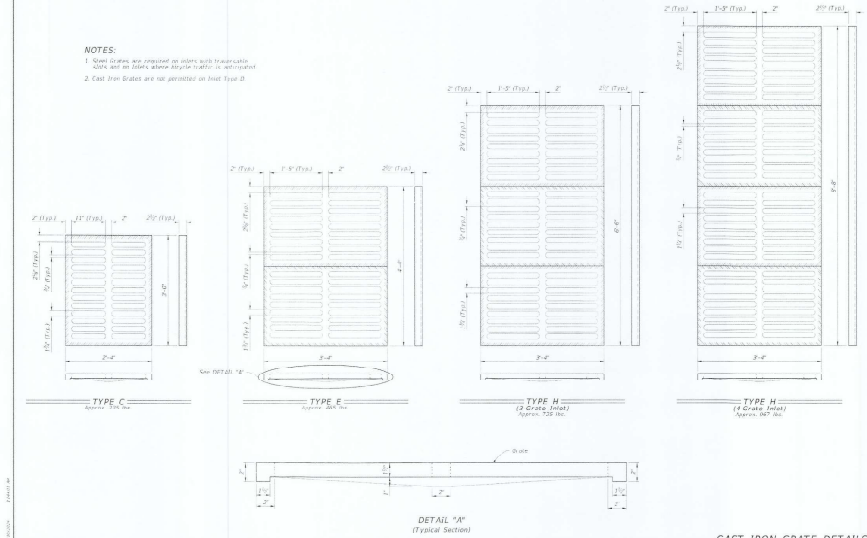


**TABLE I**  
HORIZONTAL WALL REINFORCING SCHEDULE

WALL SCHEDULE	AREA (sq. ft.)	BAR SPACING	BAR #
A	0.30	12"	8
B	0.30	12"	8

**NOTES:**  
 1. Grade, Concrete Approx. and Soil not shown on structure detail.  
 2. See Sheet 8, 9, and 10 for Concrete Approx and Section Area details.

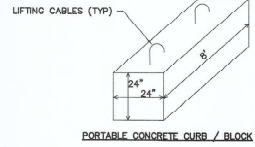
LAST REVISION: 11/01/20	DESCRIPTION: DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX: 425-052	SHEET: 2 of 14
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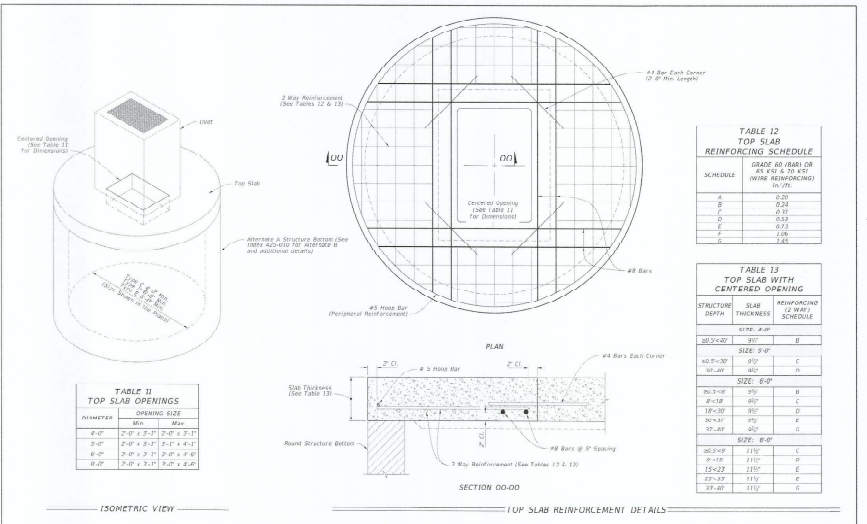
**TABLE II**  
TOP SLAB OPENINGS

DIAMETER	SPACING	MIN.	MAX.
8"-Ø	2'-0" x 3'-1"	2'-0" x 3'-1"	2'-0" x 3'-1"
8"-Ø	2'-0" x 3'-1"	2'-0" x 3'-1"	2'-0" x 3'-1"
8"-Ø	2'-0" x 3'-1"	2'-0" x 3'-1"	2'-0" x 3'-1"

LAST REVISION: 11/01/20	DESCRIPTION: DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX: 425-052	SHEET: 7 of 14
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- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DO THE FOLLOWING ITEMS AS A PART OF THE OVERALL PROJECT:
1. MAINTENANCE OF TRAFFIC WILL BE REQUIRED FOR THE ENTIRE LENGTH OF THE PROJECT. THE PROJECT MAY BE BROKEN DOWN IN VARIOUS SECTIONS AS REQUIRED BY THE CONTRACTOR FOR THE WORK TO BE COMPLETED.
  2. EXISTING ASPHALT ROADWAY SHALL NOT BE DISTURBED OR BLOCKED AT ANY TIME.
  3. CONTRACTOR SHALL COORDINATE ALL WORK WITH "CHARLOTTE PIPE".
  4. PROJECT CONSISTS OF CONSTRUCTION OF A NEW CONCRETE STAGING / PARKING AREA. EXISTING SOILS SHALL BE REMOVED AND RE-CONSTRUCTED AS PER THE SOILS REPORT BY CENTRAL TESTING, NO. 2484136.200 WHICH BY REFERENCE BECOMES A PART OF THE CONSTRUCTION PLANS FOR THIS PROJECT, TO THE LIMITS AS HIGHLIGHTED ON THE PLAN SHEETS.
  5. INDECOMPOSABLE STAGING SHALL BE PLACED AS A PART OF THIS PROJECT FOR THE NEW STAGING / PARKING AREA.
  6. AS PART OF THE MOBILIZATION FOR THE PROJECT A VIDEO SHALL BE DONE BY THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF THE CONSTRUCTION. A COPY OF THE VIDEO SHALL BE PRESENTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  7. DRIVEWAYS SHALL BE TIED INTO THE NEW PAVEMENT.
  8. THE CONTRACTOR SHALL MAINTAIN ANY AND ALL ITEMS NECESSARY FOR THE PROTECTION OF THE EXISTING DRAINAGE SYSTEM. THESE ITEMS SHALL BE CONSIDERED A PART OF THE MOT FOR THIS PROJECT.
  9. ANY AND ALL MANHOLES AND VALVE BOXES THAT ARE LOCATED WITHIN THE PAVED AREAS SHALL BE PROTECTED AND ADJUSTED TO GRADE AS NECESSARY AS A PART OF THIS OVERALL PROJECT.
  10. ALL CONCRETE EDGES SHALL BE THICKENED AS PER THE DETAILS ON THESE PLANS.
  11. CURING COMPOUND SHALL BE UTILIZED ON FINISHED CONCRETE AS PER MANUFACTURER'S RECOMMENDATIONS.
  12. PORTABLE CONCRETE CURB BLOCKS SHALL BE PLACED ON ALL THREE SIDES OF THE PROPOSED CONCRETE PARKING AREA. BLOCKS SHALL BE PLACED AROUND THE PERIMETER AT 12" ON CENTER, 4' SPACING BETWEEN EACH BLOCK, AND PLACED 12" IN FROM THE EDGE OF THE CURB TO 12" - 4.5 H (KICK WALL H) - H (CURB) SEE BLOCK DETAIL THIS SHEET.
  13. GRADE SLOPE AWAY FROM CONCRETE EDGE A, 3:1 MIN.
  14. SOO ALL DISTURBED AREAS A MINIMUM OF 20' FROM ANY EDGE OF PAVEMENT.



**TABLE III**  
TOP SLAB WITH CENTERED OPENING

STRUCTURE WIDTH	SLAB THICKNESS	REINFORCING SCHEDULE
80.0'-Ø	8"	C
80.0'-Ø	10"	D
80.0'-Ø	12"	E
80.0'-Ø	14"	F
80.0'-Ø	16"	G
80.0'-Ø	18"	H

LAST REVISION: 11/01/20	DESCRIPTION: DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX: 425-052	SHEET: 14 of 14
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**Brooks Engineering, Inc.**  
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**BARNER CONSTRUCTION**  
 4000 W. BAYVIEW BLVD  
 SUITE 200  
 TAMPA, FL 33611  
 TEL: 707-337-2881

**CHARLOTTE PIPE AND FOUNDRY**  
 PROPOSED PLANT EXPANSION  
 CONSTRUCTION DETAILS  
 WILDWOOD, FLORIDA

**Michael J. Brooks, P.E.**  
 11/01/20

REVISION: 01/07/25  
 SUBMITTAL #1 07/12/25

Checked: MZB  
 Date: 08/16/25  
 Scale: AS SHOWN  
 All Key #  
 Rev No: REV 24-10

Sheet: 13 of 17

**POTABLE WATER DISTRIBUTION SYSTEM**

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL QUALITY CONTROL MATERIAL, LABOR AND TRANSPORTATION AND SUPERVISION. ALL WORK REQUIRED FOR THE COMPLETE INSTALLATION OF ALL PIPE FITTINGS, VALVES AND WATER MAINS NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE FITTING AND LINE MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

**PIPE**  
PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PIP COMPOUND, WITH A CELL-CORROSION RESISTANCE (PER WEIGHTS) HIGHER THAN ANY AVAILABLE IN ACCORDANCE WITH THE (NAST) APPROVAL FOR CARBON POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH END-TO-END COMPRESSION JOINTS OR IRON JOINTS. THE PIPE SHALL BE CONNECTED WITH END-TO-END COMPRESSION JOINTS OR IRON JOINTS. THE PIPE SHALL BE CONNECTED WITH END-TO-END COMPRESSION JOINTS OR IRON JOINTS. THE PIPE SHALL BE CONNECTED WITH END-TO-END COMPRESSION JOINTS OR IRON JOINTS.

**POLYETHYLENE GLASS REINFORCED FIBER (FRP) PIPE**  
FRP PIPE SHALL BE USED FOR SHADE AND MULTIPLE SERVICE OF 4" AND LARGER DIAMETER. THE PIPE SHALL BE MANUFACTURED THROUGHOUT AND FREE OF CRACKS, CRACKS, HAZES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, SPECIFIC GRAVITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND FITTINGS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN THE LATEST EDITION OF THE FOLLOWING STANDARDS EXCEPT OTHERWISE SPECIFIED:

- AWWA900 - STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PRESSURE PIPE, VIRGIN AND FITTINGS, 1/2" THROUGH 36" OVER WATER MAINS.
- ASTM D2426 - STANDARD SPECIFICATION FOR POLYETHYLENE MOLDED AND EXTRUDED MATERIALS.
- ASTM D2737 - STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING (CTS - C) 1/2" TO 48" O.D.
- AWWA 900 - STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING (CTS - C) 1/2" TO 48" O.D.
- AWWA 900 - STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING (CTS - C) 1/2" TO 48" O.D.

**VALVES**  
GATE VALVES SHALL BE 12" OR LARGER FOR 24" AND LARGER FOR 36" OVER. THE VALVE SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER. THE VALVE SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER. THE VALVE SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER.

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

CITY OF WILDLWOOD 100 NORTH MAIN STREET WILDLWOOD, FLORIDA 32785 (850) 330-1100	NONE	CITY OF WILDLWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPPH-CAL-10-1	W-01 1 OF 5
04-03-24			

**TAPPING, SLEEVES, AND VALVES**

FOR FITTINGS 4" AND LARGER ON MAIN LINES 4" AND LARGER, THE TAPPING SHALL BE A 1/2" DIA. TAPPING SLEEVE, OR APPROVED EQUIVALENT, WITH AN ANGLE WATER VALVE, A U-BRANCH OR Y-BRANCH AS APPLICABLE, AND A WATER METER BOX.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 4" AND LESS THAN 4", THE SLEEVE SHALL BE A TAPPING BAND, THE SLEEVE SHALL BE APPROVED EQUIVALENT. THE TAPPING VALVE SHALL BE A BRASS COMPRESSION STOP, FOR 1/2" THROUGH 4" APPROVED EQUIVALENT.

**MAIN TAPPING**  
MAIN TAPPING A MAIN LINE 4" OR LARGER, THE SLEEVE SHALL BE THE SIZES TO BE USED AS ASSIGNED. THE TAPPING VALVE SHALL BE A BRASS COMPRESSION STOP, FOR 1/2" THROUGH 4" APPROVED EQUIVALENT.

**VALVE BOXES**  
VALVE BOXES FOR VALVES SHALL BE EITHER UNION FOUNDRY DOMESTIC #46-S, SP, OR APPROVED EQUAL. THE BOX SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER. THE VALVE SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER.

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

**ACCEPTABLE MANUFACTURERS SHALL BE:**  
DUAL BOX - DFW NOTE #01 BLACK COMPLETE W/ 4" READER, DRW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX 10 MUST HAVE AN ANGLE WATER VALVE.  
SINGLE BOX - DFW NOTE #01 BLACK COMPLETE W/ 4" READER, DRW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX 10 MUST HAVE AN ANGLE WATER VALVE.

**WATER METER BOXES**  
WATER METER BOXES SHALL BE INSTALLED BY THE CITY. A PERSONAL DATA CHECK VALUE OR DOUBLE CHECK VALUE SHALL BE INSTALLED IN EACH WATER METER BOX. THE WATER METER BOX SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER.

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

**VALVES**  
GATE VALVES SHALL BE 12" OR LARGER FOR 24" AND LARGER FOR 36" OVER. THE VALVE SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER. THE VALVE SHALL BE CAST IRON OR DUCTILE IRON WITH AN UNDERGROUND FITTING 4" AND LARGER FOR 24" AND LARGER FOR 36" OVER.

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

CITY OF WILDLWOOD 100 NORTH MAIN STREET WILDLWOOD, FLORIDA 32785 (850) 330-1100	NONE	CITY OF WILDLWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPPH-CAL-10-1	W-01 2 OF 5
04-03-24			

**MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE WATER MAINS ARE UNDER 10' AND AT ALL FITTINGS, TEES, ELBS, VALVES AND REDUCERS.**

**MECHANICAL JOINTS GREATER THAN 1/2" IN DEPTH SHALL BE RESTRAINED WITH FIBERGLASS STEEL ALL-TIGHT RESTRAINTS.**

**CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD FLOWING PRACTICE. ANY CONNECTIONS MADE BETWEEN MAIN WATER PIPE AND ANY OTHER PIPE SHALL BE MADE USING COMPRESSION AND GASKETS LOCATED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.**

**DRILL AND HOLE SIZE SHALL BE DETERMINED AND SHALL BE MADE BY INCLUDING A TAPPING BAND OF THE APPROVED 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 SECURED TO THE MAIN LINE ASSEMBLY WITH A COMPRESSION TIGHT ADAPTER ADJUSTED FOR USE WITH THE PIPE.**

**VALVE BOXES SHALL BE SET TO SURFACE ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL CONNECTIONS SHALL BE MADE TO THE MAIN LINE ASSEMBLY WITH A COMPRESSION TIGHT ADAPTER ADJUSTED FOR USE WITH THE PIPE. THE MAIN LINE ASSEMBLY SHALL BE MADE TO THE MAIN LINE ASSEMBLY WITH A COMPRESSION TIGHT ADAPTER ADJUSTED FOR USE WITH THE PIPE.**

**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 SURFACE COVERED TO PREVENT ENTRANCE OF DEBRIS OR WILDLIFE.**

**CLEARANCE REQUIREMENTS**  
(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 AT LEAST 18" ABOVE THE TOP OF THE WATER MAINS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERRED 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, SANITARY OR STORM SEWER, OR STORM SEWER LINES SHALL BE AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE WATER MAIN AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

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

(4) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MAINS SHALL BE AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE WATER MAIN AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(5) WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MAINLINE. WATER MAIN SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MAINLINE OR RILEE STRUCTURE.

(6) WHERE AN UNDERGROUND WATER MAIN IS BENEATH AND LESS THAN 18" HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BENEATH LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE.

(7) USE OF PIPE OR CASING PIPE HAVING HIGH IMPACT STRENGTH (H.I.) HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 1/2" THICK DUCTILE IRON PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE WATER MAIN.

**USE OF PIPE OR CASING PIPE HAVING HIGH IMPACT STRENGTH (H.I.) HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 1/2" THICK DUCTILE IRON PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS COVERING WASTEWATER OR RECLAIMED WATER.**

**HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORM SEWER MAINS, RECLAIMED WATER MAINS, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:**

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE WATER MAIN AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE WATER MAIN AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE.

(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE WATER MAIN AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE.

(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE WATER MAIN AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PRESSURE-TYPE SANITARY SEWER LINE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BENEATH AND LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BENEATH LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM JOINTS IN OTHER PIPELINE.

(6) USE OF WELDED, FLUES, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE OR.

(7) USE OF WATER-TOUR PASSIVE BOND OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

**TESTING**  
AFTER THE PIPE HAS BEEN CONNECTED AND LAY IN THE TRENCHES, FINISH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE INTEGRITY OF THE LINE IN THE TRENCH AND THE LINES THROUGHOUT. THE CONTRACTOR SHALL NOTIFY THE UTILITY TO MAKE THE VALVE BOX COVER THE POINT OF CONNECTION. THE CONTRACTOR SHALL INSTALL THE NECESSARY FITTINGS, PUMP, GAGES, ETC. TO SUBJECT THE LINES TO A HYDRAULIC LEAK TEST. EACH INDIVIDUAL BRANCH LINE OF LEAK SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS. ANY LEAKS OR LEAKS RECALLED WILL BE LOCATED AND REPAIRED AND ANY LEAKS RECALLED WILL BE RECALLED AND RECALLED.

**AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL. THE WATER MAIN SHALL BE RECALLED TO LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BENEATH LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM JOINTS IN OTHER PIPELINE.**

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

CITY OF WILDLWOOD 100 NORTH MAIN STREET WILDLWOOD, FLORIDA 32785 (850) 330-1100	NONE	CITY OF WILDLWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPPH-CAL-10-1	W-01 3 OF 5
04-03-24			

**ALL PIPE AND FITTINGS SHALL BE MANUFACTURED BY "CHARLOTTE PIPE AND FOUNDRY COMPANY" CHARLOTTE, N.C.**

**ALL VALVES BOXES SHALL BE MANUFACTURED BY "CHARLOTTE PIPE AND FOUNDRY COMPANY" CHARLOTTE, N.C.**

**BACKFILLING**

TRENCHES SHALL BE BACKFILLED WITH THE DESIGNATED MATERIAL FROM WHICH LAMBE CLASS OF STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DISTRIBUTED IN LAYERS NOT TO EXCEED 12" TO 18" HORIZONTALLY AND VERTICALLY. LAMBE CLASS OF STONES SHALL BE CAREFULLY DISTRIBUTED IN LAYERS NOT TO EXCEED 12" TO 18" HORIZONTALLY AND VERTICALLY. LAMBE CLASS OF STONES SHALL BE CAREFULLY DISTRIBUTED IN LAYERS NOT TO EXCEED 12" TO 18" HORIZONTALLY AND VERTICALLY.

**WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REOPENED, REPAIRED, OR RECONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURROUNDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURROUNDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURROUNDING AREAS.**

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

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

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CITY OF WILDLWOOD 100 NORTH MAIN STREET WILDLWOOD, FLORIDA 32785 (850) 330-1100	NONE	CITY OF WILDLWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPPH-CAL-10-1	W-01 4 OF 5
04-03-24			

**TRENCH WITH LARGER**

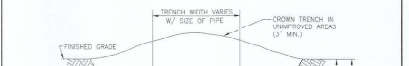


**NOTES:**

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER AASHTO T-191.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 90% (OR UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-191.
3. (\*) 1/2" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 2/4" 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 1% FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. WHEN REQUIRED BY THE UNDERGROUND SANITARY SEWER SHALL UTILIZE TYPE A BEDDING, REINFORCED DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
7. SOIL FOR REMOVAL OF UNDESIRABLE MATERIAL SHALL GOVERN OVER ALL OTHERS. FOUNDATION WILL BE DETERMINED BY THE FILL OF THE UNDERGROUND.

CITY OF WILDLWOOD 100 NORTH MAIN STREET WILDLWOOD, FLORIDA 32785 (850) 330-1100	NONE	CITY OF WILDLWOOD WATER DETAIL TYPE A - WET CONDITION BEIJING AND JEN-CHING: THE-FAI	W-03 1 OF 1
04-03-24			

**TRENCH WITH VALVES**

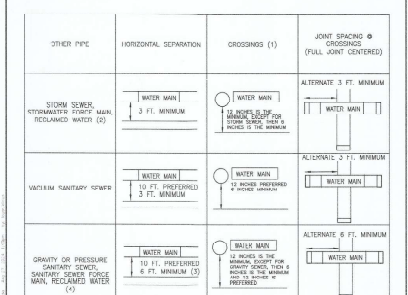


**NOTES:**

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER AASHTO T-191.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 90% (OR UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-191.
3. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER AASHTO T-191.
4. (\*) 1/2" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 2/4" 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 1% FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

CITY OF WILDLWOOD 100 NORTH MAIN STREET WILDLWOOD, FLORIDA 32785 (850) 330-1100	NONE	CITY OF WILDLWOOD WATER DETAIL TYPE B - DRY CONDITION RH-JING AND JEN-CHING: THE-FAI	W-04 1 OF 1
04-03-24			

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



**NOTES:**

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

CITY OF WILDLWOOD 100 NORTH MAIN STREET WILDLWOOD, FLORIDA 32785 (850) 330-1100	NONE	CITY OF WILDLWOOD WATER DETAIL SEPARATION OF WATER MAINS	W-05 1 OF 1
04-03-24			

**Boots Engineering, Inc.**  
225 West Ash Street, Tavares, Florida 32778  
P. (352) 943-4667 C. (352) 418-2909

**MANAGER CONSTRUCTION**  
CHARLOTTE, N.C. 28207  
TEL: 704-337-5887

**CHARLOTTE PIPE AND FOUNDRY COMPANY**  
PROPOSED PLANT EXPANSION  
WATER DETAILS  
WILDLWOOD, FLORIDA

**MANAGER CONSTRUCTION**  
CHARLOTTE, N.C. 28207  
TEL: 704-337-5887

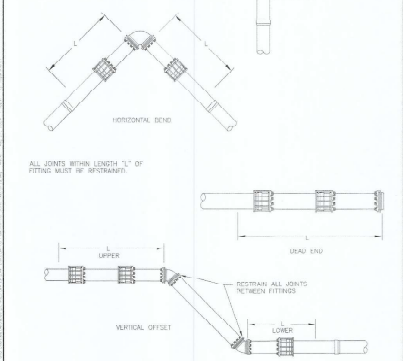
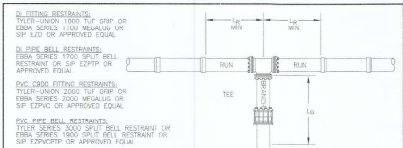
*Manuel A. Lopez*

This Plan has been digitally signed by Manuel A. Lopez and is not digitally signed or sealed and its signature cannot be verified with the appropriate software on any electronic copy.

REVISION 2 BLOCKS P. FL. REG. NO. 3884

DATE: 07/10/25  
SUBMITTAL: 07/10/25  
REVISION: NONE  
CHECKED: MZB  
DATE: 06/18/25  
SCALE: AS SHOWN  
AUT. CIV. #  
PLOT NO.: BE-24-1C

Sheet: 14 of 17



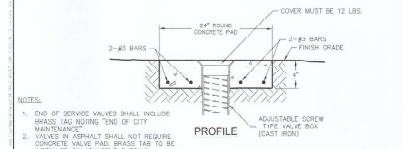
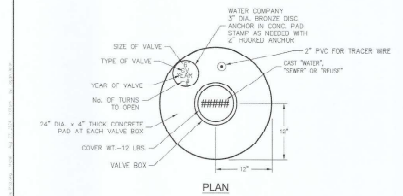
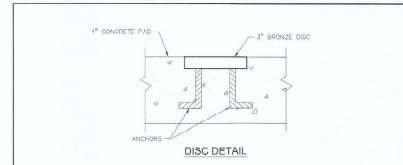
CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	MECHANICAL JOINT RESTRAINTS W-06 1 OF 2
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MINIMUM LENGTH OF PIPE (L) (FEET) TO BE RESTRAINED  
 SOURCE: USA RUST RESISTANT LENGTH CALCULATION PROGRAM FOR PVC PIPE RELEASE  
 (L) 1.00 INCHES APPROXIMATE FOR 150 PSI (SEE NOTE 1)

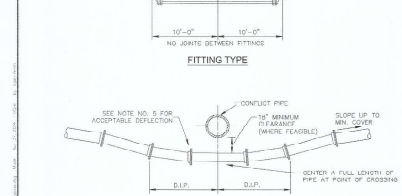
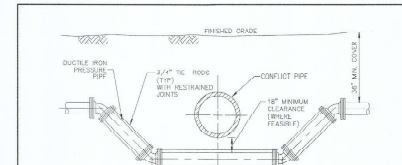
FITTING TYPE	PIPE SIZE									
	4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORZ BEND	17	26	35	43	49	55	62	70	78	86
45° HORZ BEND	17	26	35	43	49	55	62	70	78	86
22.5° HORZ BEND	3	5	7	9	10	11	13	15	16	18
11.25° HORZ BEND	3	5	7	9	10	11	13	15	16	18
45° VERT OFFSET	UPPER BEND	16	22	29	34	41	46	52	58	64
	LOWER BEND	7	10	13	15	18	20	23	26	29
22.5° VERT OFFSET	UPPER BEND	7	12	15	17	20	22	25	31	36
	LOWER BEND	3	5	7	9	10	11	13	15	16
11.25° VERT OFFSET	UPPER BEND	4	5	7	8	11	12	14	16	18
	LOWER BEND	2	3	4	4	5	7	7	8	9
PLUG (LEAD END)	38	58	82	88	98	112	129	143	159	174
PLUG (TRAIL END)	38	58	82	88	98	112	129	143	159	174
TEE (BRANCH REST)	100	120	150	170	190	210	240	270	300	330
	120	140	180	210	240	270	300	330	360	390
	140	170	210	240	270	300	330	360	390	420
	160	190	240	270	300	330	360	390	420	450
	180	210	270	300	330	360	390	420	450	480
	200	240	300	330	360	390	420	450	480	510
	220	270	330	360	390	420	450	480	510	540
	240	300	360	390	420	450	480	510	540	570
	260	330	400	420	450	480	510	540	570	600
	280	360	450	480	510	540	570	600	630	660
	300	400	510	540	570	600	630	660	690	720
	320	450	570	600	630	660	690	720	750	780
	340	510	630	660	690	720	750	780	810	840
	360	570	700	720	750	780	810	840	870	900
	380	630	780	810	840	870	900	930	960	990
	400	700	870	900	930	960	990	1020	1050	1080
	420	780	960	990	1020	1050	1080	1110	1140	1170
	440	870	1050	1080	1110	1140	1170	1200	1230	1260
	460	960	1140	1170	1200	1230	1260	1290	1320	1350
	480	1050	1230	1260	1290	1320	1350	1380	1410	1440
	500	1140	1320	1350	1380	1410	1440	1470	1500	1530
	520	1230	1410	1440	1470	1500	1530	1560	1590	1620
	540	1320	1500	1530	1560	1590	1620	1650	1680	1710
	560	1410	1590	1620	1650	1680	1710	1740	1770	1800
	580	1500	1680	1710	1740	1770	1800	1830	1860	1890
	600	1590	1770	1800	1830	1860	1890	1920	1950	1980
	620	1680	1860	1890	1920	1950	1980	2010	2040	2070
	640	1770	1950	1980	2010	2040	2070	2100	2130	2160
	660	1860	2040	2070	2100	2130	2160	2190	2220	2250
	680	1950	2130	2160	2190	2220	2250	2280	2310	2340
	700	2040	2220	2250	2280	2310	2340	2370	2400	2430
	720	2130	2310	2340	2370	2400	2430	2460	2490	2520
	740	2220	2400	2430	2460	2490	2520	2550	2580	2610
	760	2310	2490	2520	2550	2580	2610	2640	2670	2700
	780	2400	2580	2610	2640	2670	2700	2730	2760	2790
	800	2490	2670	2700	2730	2760	2790	2820	2850	2880
	820	2580	2760	2790	2820	2850	2880	2910	2940	2970
	840	2670	2850	2880	2910	2940	2970	3000	3030	3060
	860	2760	2940	2970	3000	3030	3060	3090	3120	3150
	880	2850	3030	3060	3090	3120	3150	3180	3210	3240
	900	2940	3120	3150	3180	3210	3240	3270	3300	3330
	920	3030	3210	3240	3270	3300	3330	3360	3390	3420
	940	3120	3300	3330	3360	3390	3420	3450	3480	3510
	960	3210	3390	3420	3450	3480	3510	3540	3570	3600
	980	3300	3480	3510	3540	3570	3600	3630	3660	3690
	1000	3390	3570	3600	3630	3660	3690	3720	3750	3780

- NOTES:  
 1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:  
 1. SOIL TYPE - "B"  
 2. TRENCH TYPE - "3"  
 3. TEST PRESSURE - 100 PSI  
 4. SAFETY FACTOR - 1.5  
 5. DEPTH OF BURIAL - 3'  
 6. 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 BOTH SIDES OF VALVES.  
 5. THIS TABLE IS FOR "B" SOILS. THE ENGINEER IS TO BE NOTIFIED IF OTHER TYPE SOILS ARE ENCOUNTERED.  
 6. ALL BARS SHALL BE RESTRAINED TO THE POINTS AS LISTED FOR IN THE ABOVE REFERENCED TABLE. THE COVER FOR THESE RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.  
 7. ANY CALL OUTS AS NOTED ON THE PLANS FOR "TOP GRIP" RESTRAINTS OR "METALLIC" ARE IN ADDITION TO THIS TABLE AND ARE TO BE INSTALLED ON ADJACENT SURFACING.

CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	MECHANICAL JOINT RESTRAINTS W-06 2 OF 2
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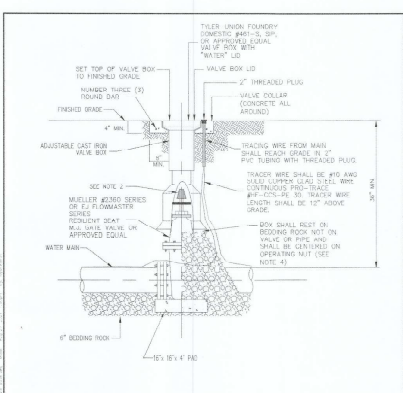


CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	CONCRETE VALVE PAD W-13 1 OF 1
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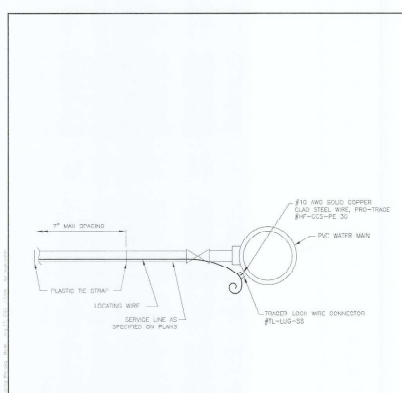
- NOTES:  
 1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND POTENTIAL MANNING.  
 2. WHEREVER POSSIBLE WATER MAINS SHALL PASS UNDER FLOOD MAINS OR STORM SEULERS.  
 3. FITTINGS SHALL BE RESTRAINED WITH TOP GRIP OR METALLIC RESTRAINTS.  
 4. THE DEFLECTION TYPE CROSSING IS PREFERRED.  
 5. DO NOT EXCEED PER OF MANUFACTURER'S RECOMMENDED MAXIMUM JOINT DEFLECTION.  
 6. REFER TO TYPICAL RESTRAINTS DETAIL W-08.

CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	WATER SEWER PIPE CONFLICT DETAIL W-07 1 OF 1
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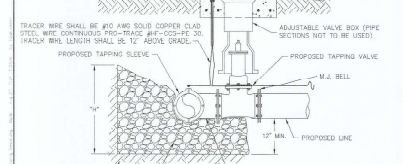
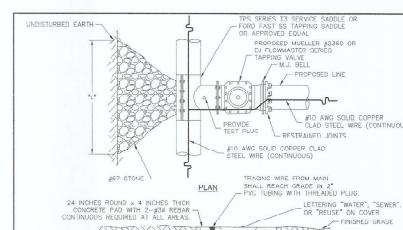


- NOTES:  
 1. PVC EXTENSION SHALL NOT BE USED ON VALVE BOX INSTALLATION, UNLESS GREATER THAN 4" IN DEPTH.  
 2. THE ADJUSTING NUT FOR SPHERICAL VALVES SHALL BE EXTENDED TO 4 FEET FROM FINISH GRADE.  
 3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO 12" (22 INCHES BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES).  
 4. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON PILE (S) SOLD BRICKS.  
 5. THE VALVE BRASS TAG SHALL INCLUDE "DIO OF CITY MAINTENANCE" ON ALL DIO OF SERVICE POINT VALVES.

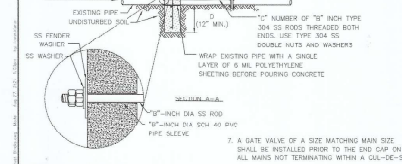
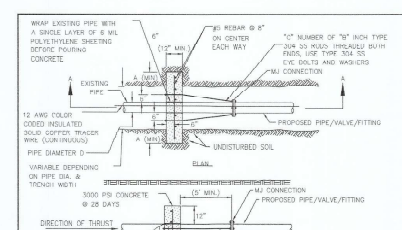
CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	GATE VALVE AND BOX DETAIL W-08 1 OF 1
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CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	LOCATING WIRE DETAIL W-15 1 OF 1
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CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	TAPPING SLEEVE AND VALVE W-10 1 OF 1
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CITY OF WILWOOD 100 NORTH MAIN STREET WILWOOD, FLORIDA 32778 (352) 330-1330	NONE	CITY OF WILWOOD WATER DETAIL 04-03-24	THRUST COLLAR W-24 1 OF 1
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Brooks Engineering Inc.  
 225 West Main Street, Tallahassee, Florida 32378  
 P (352) 343-5867 C (352) 419-2328

BARNES CONSTRUCTION  
 4400 WILWOOD BLVD  
 CHARLOTTE, N.C. 28217  
 TEL: 704-337-2861

CHARLOTTE PIPE AND FOUNDRY  
 PROPOSED PLANT EXPANSION  
 VIA TOWER DETAILS  
 WILDWOOD, FLORIDA

Michael G. Brooks  
 P.E. License No. 12001

REVISION: DATE  
 CHECKED: MZB SUBMITTAL # 07/14/25  
 DATE: 06/19/25  
 SCALE: AS SHOWN  
 AT: KPM #  
 FILE NO: BBT 24-10

Sheet: 15 of 17



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**NOTES**

- MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/2" THE RIGID UNASSISTED, WHICHEVER IS GREATER.
- THE OUTSIDE, EXTERIOR JOINTS AND GROUNDED ANGLES SHALL BE COATED WITH TWO (2) COATS OF ORGANIC SEALER.
- MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
- MANHOLE TO BE INSTALLED WITH 24" (3) FOUNDRY TYPE, ORS. MANHOLES TO LIFT AND LOWER SHALL HAVE A 24" (3) FOUNDRY 200 HAT AND COVER.
- FILL ANNUAL JOG BETWEEN PIPE AND RUBBER GASKET WITH GROUT AND FLUSH WITH MANHOLE WALLS.
- MANHOLES SHOWN ARE FOR SEWER SIZE 6" THRU 24". FOR LARGER SEWER SIZES SPECIALLY DESIGNED MANHOLES SHALL BE PROVIDED.
- SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "EMBED" GROUT OR APPROVED EQUAL.
- DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT PIPE.
- DROP CONNECTIONS ARE REQUIRED WHEN THE 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.
- THE CITY OF WILLOWood MAY DETERMINE THAT CERTAIN MANHOLE STRUCTURES WILL BE CONSIDERED DURABLE AND MAY REQUIRE AN APPROVED GRout PIPE LINES ON APPROVED EQUAL.
- IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REPAIR THE WORK OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

CITY OF WILLOWood SEWER DETAIL		SCALE
CITY OF WILLOWood 150 NORTH MAIN STREET WILLOWood, FLORIDA 34780 (904) 330-1330	NONE	08-20-24
PRECAST CONCRETE MANHOLE		S-10
		1 OF 1

CITY OF WILLOWood SEWER DETAIL		SCALE
CITY OF WILLOWood 150 NORTH MAIN STREET WILLOWood, FLORIDA 34780 (904) 330-1330	NONE	08-20-24
PRECAST CONCRETE MANHOLE JOINT CONSTRUCTION		S-16
		1 OF 1

**NOTE**  
IN PAVED AREAS, THE FULL SQUARE 4\"/>

CITY OF WILLOWood SEWER DETAIL		SCALE
CITY OF WILLOWood 150 NORTH MAIN STREET WILLOWood, FLORIDA 34780 (904) 330-1330	NONE	08-20-24
COMMERCIAL SANITARY CLEAN-OUT (8\"/>		
		S-05
		1 OF 1

CITY OF WILLOWood SEWER DETAIL		SCALE
CITY OF WILLOWood 150 NORTH MAIN STREET WILLOWood, FLORIDA 34780 (904) 330-1330	NONE	08-20-24
GRAVITY SEWER CONNECTION		S-08
		1 OF 1

**Brooks Engineering, Inc.**  
2205 West Main Street, Fort Myers, FL 33779  
P (352) 341-8887 C (352) 416-2308

**BARRINGER CONSTRUCTION**  
4000 OLD PINEVILLE ROAD  
FORT MYERS, FL 33907  
P (813) 704-137-2881

CHARLOTTE PIPE AND FOUNDRY  
PROPOSED PLANT EXPANSION  
SEWER DETAILS  
WILLOWood, FLORIDA

MICHAEL Z. BROOKS, PE, FL REG. NO. 36914  
Professional Engineer  
16 July 2024

SEWAGEWORK	DATE
CONCRETE	08/20/25
DATE	08/20/25
SCALE	AS SHOWN
FILE KEY #	
FILE #	081-24-10

Sheet: 17 of 17



# Project Review Committee Technical Standards Waiver Request

**Project Name** CP&F FL Expansion Project

**Project #** 25-1564

1. Briefly describe your waiver request.

Our request is to not have to add parking spots based on the added square footage due to the low employee count the company operates with.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

City of Wildwood, Land Development Regulations, Section 6.6, Parking and loading Areas

3. Please provide the justification for your waiver request.

Of the 54,675 SF of added space 95% of it is strictly for production, with overall only (2) offices being added. The customer has also provided a letter stating only 10 new employees will be hired as part of this expansion. Additionally, they have noted overall employee headcount and have enough parking spots to handle shift change.

**Name (Print)** Josh Ramsey

**Date** 7/30/25

**Signature** Josh Ramsey  
Digitally signed by Josh Ramsey  
DN: C=US, E=josh.ramsey@barringerconstruction.com,  
O=Barringer Construction, CN=Josh Ramsey  
Date: 2025.07.31 11:20:48-04'00'



# WILDWOOD FLORIDA

City of Wildwood

Project #: 25-1564 Charlotte Plant and Foundry Plant Expansion

Representative: Aaron Yardy

Date: 7/29/2025

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

## **DEVELOPMENT SERVICES**

1. There are now two sections labeled site data, one on the cover page and the second on page 5. Please merge the two.
  - Comment stands.
2. LDR 4.4(C)(2)(f) Please verify impervious surface calculations. Staff's calculations come out to a total of 552,284 sq ft for total impervious area
3. LDR 4.4(C)(19) Please provide the exterior lighting plans.
  - Exterior lighting plans do not include the design for the light poles.
4. LDR 4.4 (D)(8) Please provide a preliminary concurrency determination form.
  - The form has been added to this re-submittal
    - i. Are the calculations for the concurrency based on historic data or by ERU conversions from the LDR? Staff's calculations are producing different numbers.
      1. Comment stands until it is cleared.

## **Fire**

1. Show locations of existing/new fire protection system components and fire department access in compliance with FFPC 1:13, FFPC 1:18, NFPA 24, NFPA 13. **\*\*Fire sprinkler system components are still missing from plans.\*\*** Underground information not provided. Backflow preventor is still missing.
2. Plans shall include all fire protection requirements in compliance with FFPC 1:1.7.14(1). **\*\*Required fire protection requirements must be shown on site plans.\*\*** Details missing.
3. Provide fire lane marking/signage at fire protection appurtenance location(s) in accordance with FFPC 1:18.2.3.6.
4. Post indicator valve shall be located not less than 40 ft from the building in compliance with NFPA 24:6.2.9(1).

5. Locate FDC and supply hydrant on the same side of the fire lane and within 100 ft of each other in compliance with NFPA 24:5.9.5.1-2, NFPA 14:6.4.5.4.
6. Show final location of fire sprinkler riser in-building connection and exterior riser room access door in compliance with FFPC 1:13.1.5, FFPC 1:1.7.12.3.

**Kimley Horn**

1. Clarify the stage areas used in the drainage report, they do not match what is shown on the plans. For example, the plans show the bottom elevation as the existing 3.96 AC plus the 1.08 AC expansion. This comes out to 5.04 AC, or 219542 SF. The calculations use 247421 SF as the bottom area. The top area does not match either.
2. The impervious area on the cover sheet does not match the impervious area used in the drainage calculations.
3. Ensure a 100 CN is used for the pond bottom area.

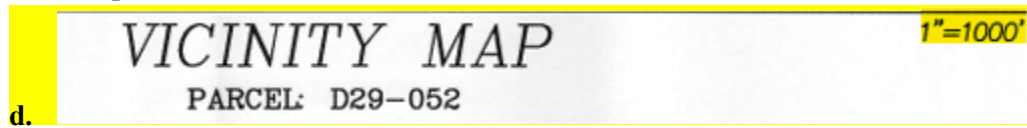
**City Attorney**

1. **New comment: Please add the scale back to the vicinity map on the cover sheet.**

- a. **Site plan submitted on 7/11/25:**



- b.
- c. **Site plan submitted on 6/19/25:**



- d.

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** A25-0900 - SP - Twistee Treat

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	A25-0900 - SP - Twistee Treat
Owner(s)	The Villages Southwest Plazas, LLC
Applicant	Kimley Horn and Associates, Inc. c/o Joe Pellarin
Acreage	0.52 +/-
Property Location	The subject property is generally located south side of CR 466A, 0.08 miles west of the intersection of CR 466A and Pinellas Place, addressed as 2465 Burnsed Blvd.
Parcel(s)	G04-055C

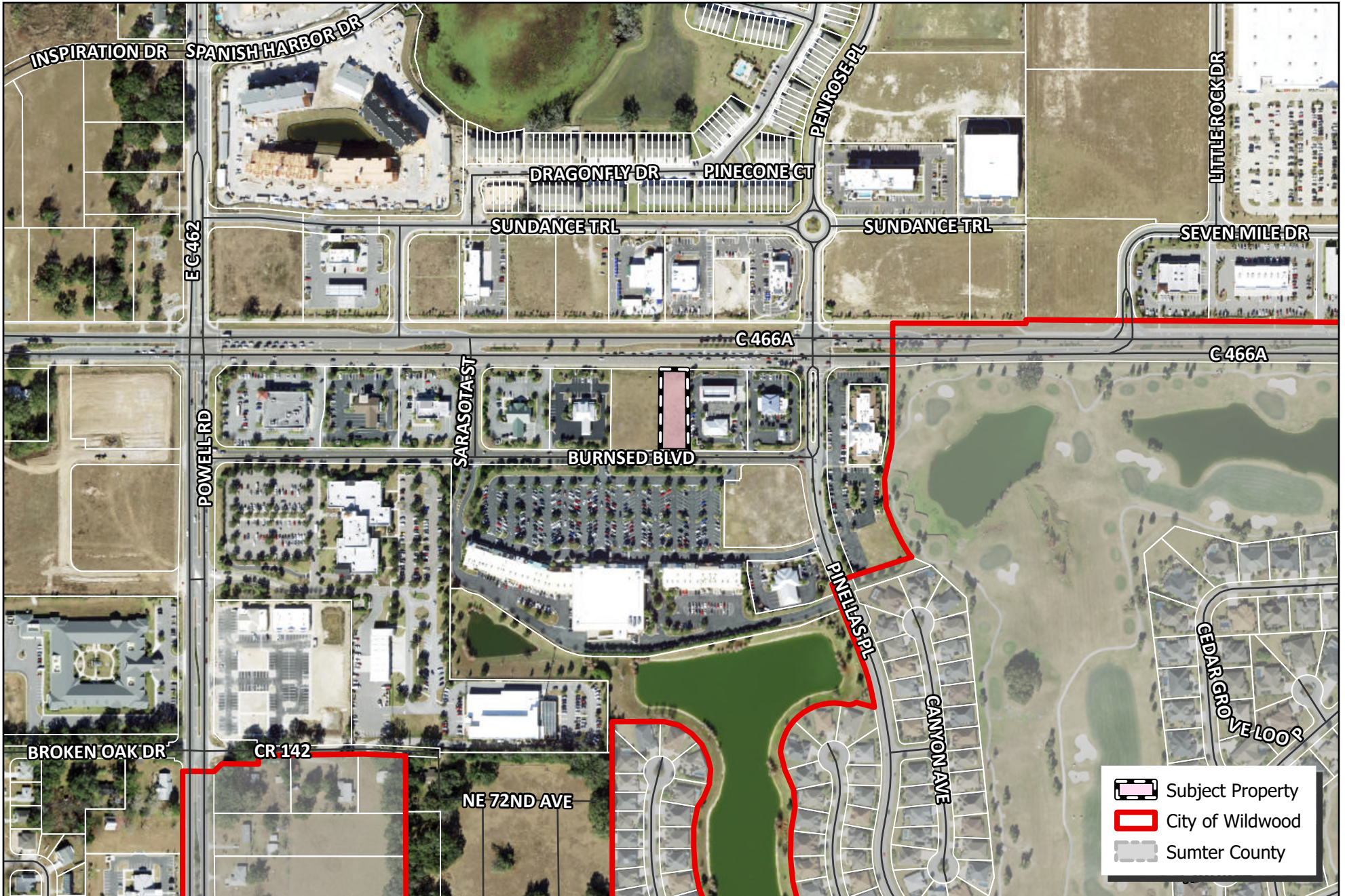
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one-story 583 square foot Twistee Treat featuring three outdoor patio tables, one bench, one drive thru lane, providing 17 parking spaces including 1 Florida ADA accessible parking spaces, a single dumpster enclosure, together with associated infrastructure such as landscaping buffers, connecting sidewalks, and site lighting improvements on 0.52 acres MOL, as per the attached plans.

The applicant has submitted a technical waiver request to waive the requirement for a bypass lane parallel to the stacking lane where menu boards are located.

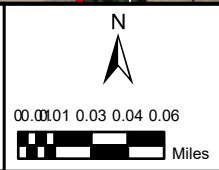
A25-0900 is expected to meet the criteria set forth within the Land Development Regulations, the Design District Standards, and be in line with the goals, objectives, and policies within the 2050 Comprehensive Plan, subject to the approval of the technical waiver.



Alex Lammers  
Planner I, Development Services



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



PJ #A25-0900  
**TWISTEE TREAT AT THE VILLAGES COMMUNITY**  
 PARCEL G04-055C

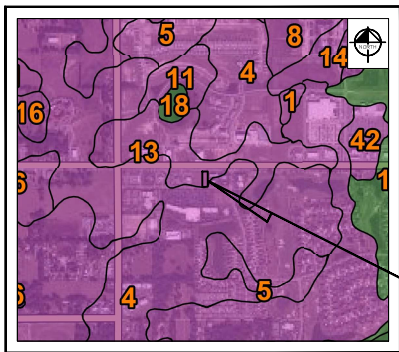
**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2025**

# CONSTRUCTION PLANS FOR TWISTEE TREAT AT THE VILLAGES COMMUNITY

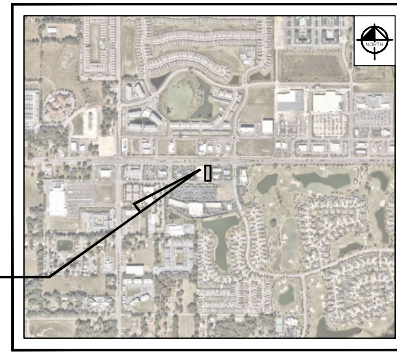
PARCEL #: G04-055C

CITY OF WILDWOOD, FLORIDA

7/31/2025



**SOILS MAP** 13 - TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES  
SCALE = 1" = 100'

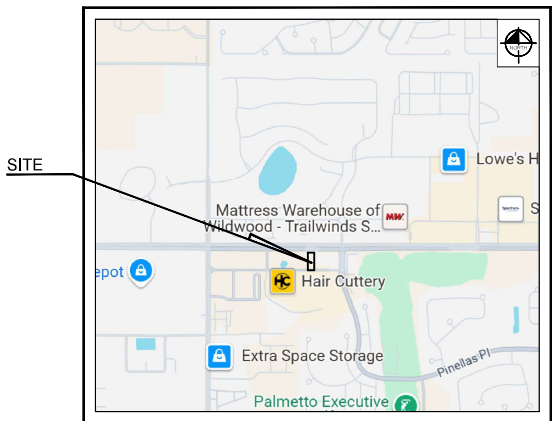


**AERIAL PHOTOGRAPH**  
SCALE = 1" = 100'

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SUMTER, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG THE WEST LINE THENCE RUN SOUTH 00 DEGREES 19 MINUTES 22 SECONDS WEST, 87.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF C-466A AS RECORDED IN OFFICIAL RECORDS BOOK 2136, PAGE 413, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUNS SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST 149.38 FEET TO THE POINT OF BEGINNING; THENCE NORTHELY SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, 94.18 FEET; THENCE SOUTHWESTY S40 SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, 260.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BURNED BOLLWEVER PEET OFFICER RECORDS BOOK 2450, PAGE 385, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, 94.18 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, 260.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH APPURTENANT EASEMENTS GRANTED IN THAT CERTAIN GRANT OF APPURTENANT EASEMENT AS RECORDED IN BOOK 2513, PAGE 26, AS AMENDED BY CORRECTIVE GRANT OF APPURTENANT EASEMENT AS RECORDED IN BOOK 2549, PAGE 193, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.



SECTION 04 , TOWNSHIP 19, RANGE 23

**LOCATION MAP**

SCALE = 1" = 100'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0,0	COVER
C1,0	GENERAL NOTES
C2,0	STORM WATER POLLUTION PREVENTION PLAN
C3,0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4,0	SITE PLAN
C4,1	TRUCK TURN PLAN
C5,0	PAVING, GRADING, AND DRAINAGE PLAN
C6,0	UTILITY PLAN
C7,0	CONSTRUCTION DETAILS
C8,0-C8,2	THE VILLAGES STANDARD DETAILS
C8,3	VIKUS WATER DETAILS

**PROJECT TEAM**

**OWNER**  
VILLAGES OF SOUTHWEST PLAZAS LLC  
7580 MIDDLETON DRIVE  
MIDDLETON, FL 34762  
BRIAN HUDSON  
(352) 753 6728

**DEVELOPER**  
BURNED BLVD VILLAGES TT, LLC  
5555 S. KIRKMAN RD. SUITE 201  
ORLANDO, FL 32819  
CONTACT: RANDY HODGE  
PHONE: (407) 354 2200  
EMAIL: RHODGE@INTRAM.COM

**SURVEYOR:**  
CFB SURVEYING  
7413 ALFORD AVENUE  
MIDDLETON, FL 34762  
CONTACT: KAYLA JAMESON  
PHONE: (352) 748-3128

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
200 S. ORANGE AVE. SUITE 600  
ORLANDO, FL 32801  
CONTACT: JOE PELLARINI, P.E.  
PHONE: (407) 720-7373  
EMAIL: JOE.PELLARINI@KIMLEY-HORN.COM

**LANDSCAPE ARCHITECT:**  
MPA  
2351 SE 17TH ST  
OCALA, FL 34711  
CONTACT: SUZANNE STANCL  
PHONE: (352) 351 3000  
EMAIL: SSSTANCL@MPA-FLA.COM

**UTILITY PROVIDERS**

**POTABLE WATER /  
SANITARY SEWER**  
VIKUS WATER  
3635 KISSSEL ROAD  
THE VILLAGES, FL 32163  
CONTACT: STACI LOCKE  
(352) 753 4747

**ELECTRIC COMPANY**  
SUMTER ELECTRIC COOPERATIVE INC.  
3369 WEDGEWOOD LANE  
THE VILLAGES, FL 32162  
(352) 793-3801

**VILLAGES FIBER**  
MCDONOUGH DEVELOPMENT SERVICES  
4450 NE 32ND ROAD  
WILLOWOOD, FL 34765  
(352) 753-6219

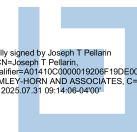
**TELEPHONE:**  
CENTURYLINK  
13465 SE CR 25  
OCALA, FL 32179  
(352) 753-6219

**CATV:**  
COMCAST  
8130 HIGHWAY 44 - LEG A  
LEESBURG, FL 34788  
(352) 757-6575

**IRRIGATION UTILITIES:**  
SUMTER WATER CONSERVATION  
AUTHORITY (SWCA)  
3571 KISSSEL ROAD  
THE VILLAGES, FL 32163  
(352) 751-3690

PREPARED BY  
**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
200 S Orange Ave., Suite 600, Orlando, FL 32801  
Phone: (407) 898-1511  
WWW.KIMLEY-HORN.COM Registry No. 35106



Digitally signed by Joseph T Pellarin  
DN: CN=Joseph T Pellarin,  
o=Kimley-Horn and Associates, ou=CHUS  
Date: 2025.07.31 09:14:06-0400'



This item has been digitally signed and sealed by Joseph Thomas Pellarin, P.E. on the date adjacent to the seal.  
Signature must be verified on any electronic copies.  
7/31/2025

SHEET NUMBER  
**C0.0**

NO.	REVISIONS	DATE	BY

Drawing name: K:\proj\_eb\1902-23-villages\_twistee\_treat\CONSTR\plan sheets\CO-C005.dwg CO.0 Jul 31, 2025 9:02am by: Joe Pellarin  
This document, together with the concepts and designs presented therein, is an instrument of service, to be used only for the specific purpose and client for which it was prepared. It is the property of Kimley-Horn and Associates, Inc. and shall be returned to Kimley-Horn and Associates, Inc. upon completion of the project without compensation and reproduction by any person other than Kimley-Horn and Associates, Inc.



# STORMWATER POLLUTION PREVENTION PLAN

**SITE DESCRIPTION**

**PROJECT NAME AND LOCATION**

TWISTEE TREAT AT THE VILLAGES COMMUNITY  
\*SEE COVER SHEET FOR LOCATION MAP

**DEVELOPER NAME**

APPLICANT  
BURNGED BLVD VILLAGES TT, LLC

**PROJECT DESCRIPTION**

THIS PROJECT IS TO DEVELOP A TWISTEE TREAT DRIVE-THRU RESTAURANT WITH PATIO SPACE AND ASSOCIATED INFRASTRUCTURE

PROJECT AREA: 0.56 ACRES

LATITUDE: 28° 51' 57.26" N LONGITUDE: 82° 01' 1.03" W

ULTIMATE RECEIVING WATERS: EVANS PRAIRIE

**ACTIVITIES THAT REQUIRE EROSION CONTROL**

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

\*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

**SOIL PARAMETERS**

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	A

**DEWATERING**

DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT.

**SEQUENCE OF MAJOR ACTIVITIES**

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

**TIMING OF CONTROL MEASURES**

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

**EROSION AND SEDIMENT CONTROLS**

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

**STORM WATER MANAGEMENT**

STORMWATER COLLECTION SHALL BE PROVIDED BY DITCH BOTTOM INLETS, THE RUNOFF FROM THE SITE WILL DISCHARGE TO THE MASTER STORMWATER SYSTEM.

**STABILIZATION PRACTICES:**

TEMPORARY STABILIZATION - TOPSOIL, STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

**STRUCTURAL PRACTICES:**

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER, A PORTION OF THE DIKE SHALL DIVERT RUNOFF AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

**WASTE DISPOSAL**

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURNED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

**OFF-SITE TRACKING**

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARP/AULIN.

**DUST & DEBRIS CONTROL**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMPANONMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOG, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER. CONTRACTOR SHALL ENFORCE REDUCED VEHICLE SPEEDS ON UNPAVED ROADS AND IF NECESSARY PROHIBIT CONSTRUCTION GRADING WHEN WIND GUSTS EXCEED 25 MPH, OR OTHERWISE DIRECTED BY E.O.R. OR COUNTY INSPECTOR.

DEBRIS AND TRASH SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE. CONTRACTOR SHALL COLLECT LOOSE DEBRIS & TRASH DAILY AND DISPOSE OFF-TOO APPROPRIATE CONSTRUCTION TRASH RECEPTACLES OR CONTAINERS.

**ITEMS REQUIRING POLLUTION PREVENTION**

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

- ASPHALT
- CONCRETE
- FERTILIZERS
- METAL DEBRIS
- PETROLEUM BASED PRODUCTS
- TAR
- CLEANING SUPPLIES
- DETERGENTS
- MASONRY BLOCK/BRICKS
- PAINT
- WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

- UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

**SPILL PREVENTION AND CONTROL**

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

**GOOD HOUSEKEEPING**

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

**HAZARDOUS PRODUCTS**

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL STATE REGULATIONS.

**PETROLEUM SPECIFIC PRACTICES**

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

**SPILL CONTROL PRACTICES**

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREAS: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

**MAINTENANCE AND INSPECTION PRACTICES**

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABILIZED AREAS SHALL BE RE-SEEDDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

**POLLUTION PREVENTION PLAN CERTIFICATION**

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

JOSEPH PELLARIN, P.E.  
FLORIDA REGISTRATION NUMBER: 92385  
PROFESSIONAL ENGINEER

**CONTRACTOR'S CERTIFICATION**

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

NO.	REVISIONS	DATE

**Kimley»Horn**

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200 S. CRANFORD AVENUE, SUITE 600, ORLANDO, FL  
PHONE: (407) 891-8111  
WWW.KHAE.COM (REGISTRY NO. 29108)

I hereby certify that I am a duly Licensed Professional Engineer in the State of Florida. My License No. is 92385. I am currently active.

LETTERS OF CERTIFICATION  
STATE OF FLORIDA  
DEPARTMENT OF REVENUE  
DIVISION OF PROFESSIONAL REGULATION  
REGISTERED PROFESSIONAL ENGINEER  
JOSEPH PELLARIN  
REGISTRATION NO. 92385  
DATE: 7/31/2025

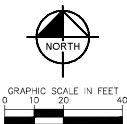
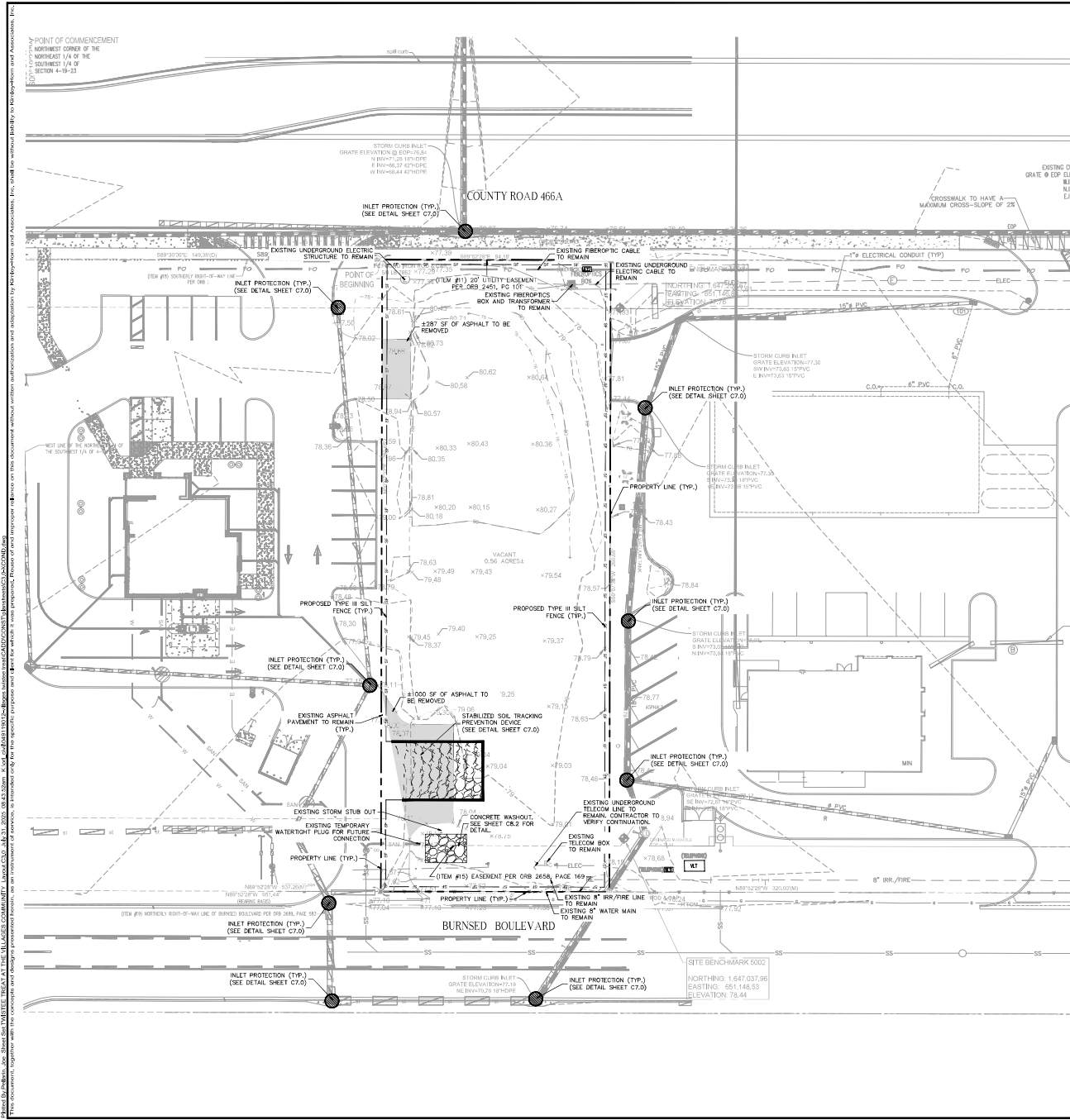
RVA PROJECT  
DATE: 7/31/2025  
SCALE: AS SHOWN  
DESIGNED BY: JTP  
DRAWN BY: MRS  
CHECKED BY: JTP

**STORM WATER POLLUTION PREVENTION PLAN**

**TWISTEE TREAT AT THE VILLAGES COMMUNITY**

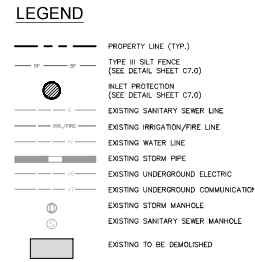
FLORIDA  
CITY OF WILDWOOD

SHEET NUMBER  
**C2.0**



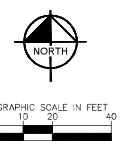
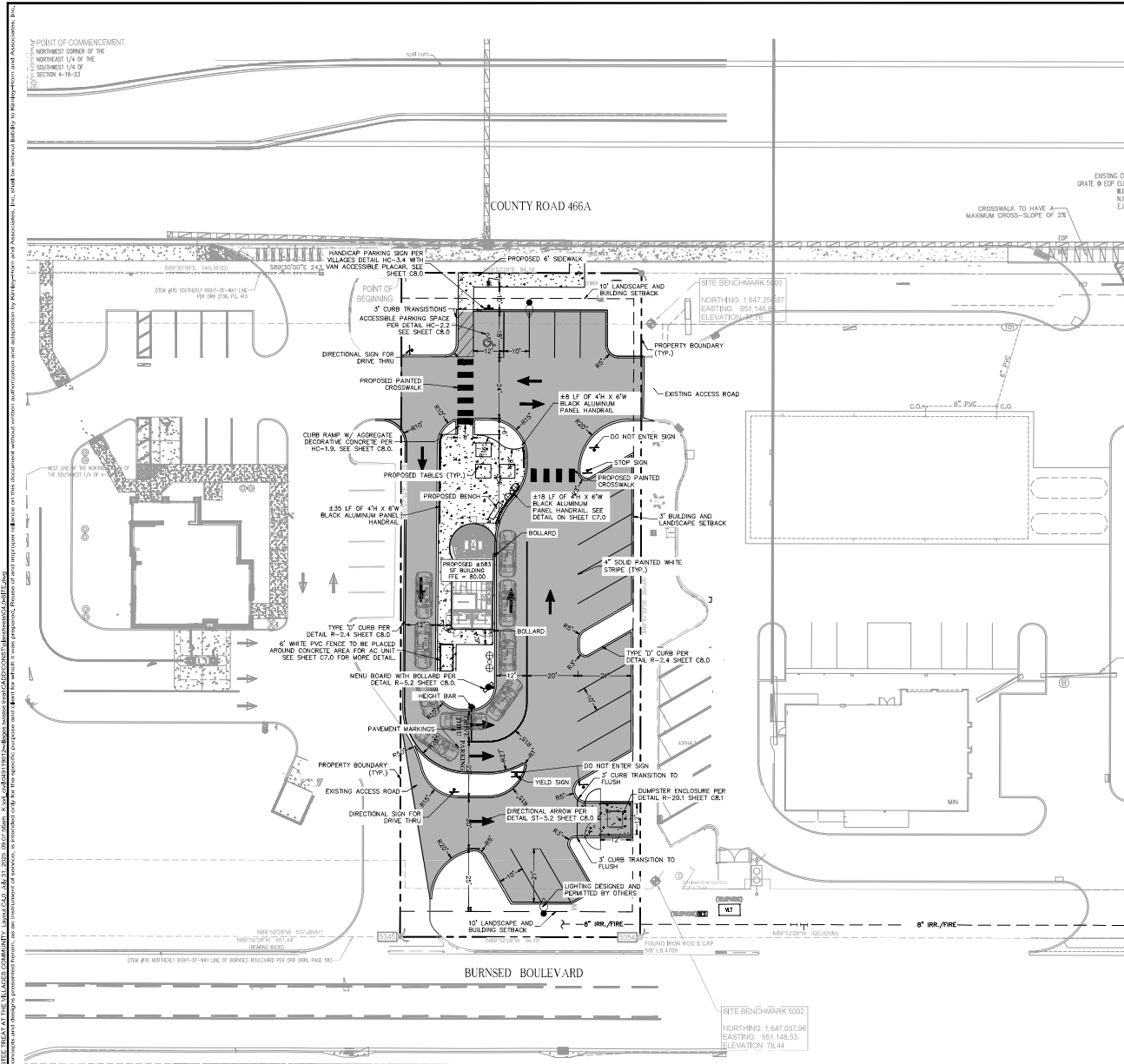
- DEMOLITION NOTES**
1. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
  2. ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
  3. UTILITIES TO BE FLOODED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
  4. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
  5. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
  6. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION. SEE "EROSION & SEDIMENT CONTROL DETAILS".
  7. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
  8. ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SEEDING THE AREA DISTURBED.
  9. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY STATION 23125, SAID POINT HAVING AN ELEVATION OF 83.03.

**TREE PRESERVATION NOTES:**  
 TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.



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<p>LEGISLATIVE SEAL</p> <p>STATE OF FLORIDA</p> <p>PROFESSIONAL SEAL</p> <p>JOSEPH P. RELANNO</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. 12525</p> <p>DATE</p>	<p>NO. PROJECT</p> <p>DATE</p> <p>7/31/2025</p> <p>SCALE</p> <p>AS SHOWN</p> <p>DESIGNED BY</p> <p>JTF</p> <p>DRAWN BY</p> <p>MSR</p> <p>CHECKED BY</p> <p>JTF</p> <p>DATE</p>	<p>EXISTING TREAT AT THE VILLAGES COMMUNITY DEMOLITION PLAN</p> <p>FLORIDA</p> <p>CITY OF WILDWOOD</p>	<p>SHEET NUMBER</p> <p>C3.0</p>





**SITE DATA:**  
 PROJECT AREA: 24,548 SF (0.56 AC)  
 FUTURE LAND USE: V-WW DRI  
 EXISTING ZONING: V-WW  
 EXISTING USE: VACANT  
 PROPOSED USE: COMMERCIAL  
 PROPOSED BUILDING HEIGHT: 1 STORY / 24'-8"  
 PROPOSED BUILDING FOOTPRINT TYPE: V-WW DRI  
 EMPLOYEE COUNT: DURING BUSINESS HOURS, 2-6 EMPLOYEES PER SHIFT

**ADJACENT PARCEL INFORMATION**  
 WESTERN PARCEL FUTURE LAND USE: V-WW DRI  
 WESTERN PARCEL EXISTING ZONING: V-WW  
 EASTERN PARCEL FUTURE LAND USE: V-WW DRI  
 EASTERN PARCEL EXISTING ZONING: V-WW

**EXISTING IMPERVIOUS AREA - ASPHALT:** 598 SF (0.01 AC) 2.4%  
**PROPOSED IMPERVIOUS AREA - ASPHALT:** 14,594 SF (0.33 AC) 58.9%  
**PROPOSED IMPERVIOUS AREA - BUILDING:** 583 SF (0.01 AC) 2.4%  
**TOTAL PROPOSED IMPERVIOUS AREA:** 17,464 SF (0.41 AC) 72.0%  
**PERVIOUS AREA/OPEN AREA:** 6,884 SF (0.15 AC) 28.0%

**PARKING REQUIRED**  
 FAST FOOD ESTABLISHMENTS, 1 PER 80 SQ. FT. GFA  
 583 GSF / 80 GSF = 7.3 SPACES

**TOTAL REQUIRED PARKING:** 8 SPACES

**PARKING PROVIDED**  
 PROPOSED HANDICAP SPACES (12'X18'): 1 SPACES  
 PROPOSED REGULAR SPACES (10'X18'): 4 SPACES  
 PROPOSED ANGLED SPACES (10'X21'): 12 SPACES  
 PROPOSED ON-SITE SPACES: 17 SPACES

**BUILDING SETBACKS**  
 BUILDING SETBACK- COUNTY ROAD 466A = 10'  
 BUILDING SETBACK- BURNSED BOULEVARD = 10'  
 BUILDING SETBACK- WESTERN PROPERTY = 0'  
 BUILDING SETBACK- EASTERN PROPERTY = 3'

**LANDSCAPE SETBACKS**  
 LANDSCAPE SETBACK- COUNTY ROAD 466A = 10'  
 LANDSCAPE SETBACK- BURNSED BOULEVARD = 10'  
 LANDSCAPE SETBACK- WESTERN PROPERTY = 0'  
 LANDSCAPE SETBACK- EASTERN PROPERTY = 3'

**FLOOD ZONE**  
 THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120299, PANEL NUMBER 0202, SHEET 0, EFFECTIVE SEPTEMBER 21, 2013, FOR WILWOOD, FLORIDA.

- NOTE:**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES AND O.C.S.A. STANDARDS.
  2. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
  3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORTALS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  4. REFER TO ARCH. PLANS FOR Pylon AND/OR MONUMENT SIGNS.
  5. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  6. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
  7. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
  8. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.

**LEGEND**

	PROPERTY LINE (TYP.)
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
	PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
	PROPOSED HEAVY DUTY CONCRETE FOR DUMPSTER ENCLOSURE (SEE DETAIL SHEET C7.0)



NO.	REVISIONS	DATE	BY

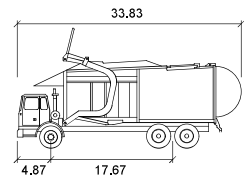
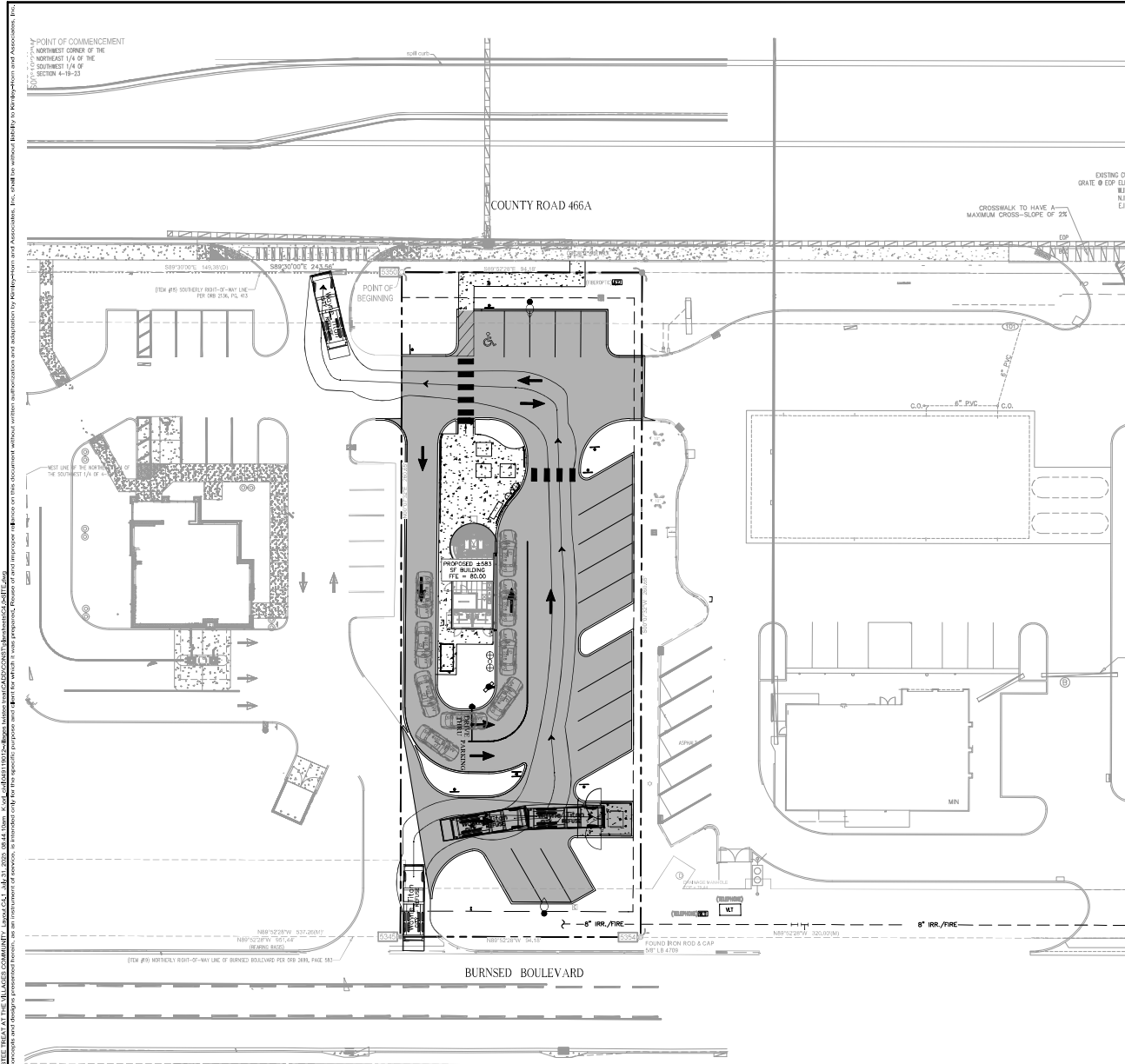
**Kimley Horn**  
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 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL  
 PHONE: (407) 899-1511  
 WWW.KHAE.COM/PROFESSIONAL/REGISTRY/NOV\_2019



PROJECT NO.	DATE	SCALE	AS SHOWN	DESIGNED BY	JTF	DRAWN BY	MRS	CHECKED BY	JTF	DATE
	7/31/2025									

**SITE PLAN**

**TWISTEE TREAT AT THE VILLAGES COMMUNITY**  
 CITY OF WILWOOD, FLORIDA  
 SHEET NUMBER C4.0



**Wayne Titan**

Width : 8.46 feet  
 Track : 8.00 feet  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0

**SITE DATA:**

PROJECT AREA:	24,548 SF (0.56 AC)
FUTURE LAND USE:	V-WW DRI
EXISTING ZONING:	V-WW
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
PROPOSED BUILDING HEIGHT:	1 STORY / 24'-0"
PROPOSED BUILDING CONSTRUCTION TYPE:	V-B

**ADJACENT PARCEL INFORMATION**

WESTERN PARCEL FUTURE LAND USE:	V-WW DRI
WESTERN PARCEL EXISTING ZONING:	V-WW
EASTERN PARCEL FUTURE LAND USE:	V-WW DRI
EASTERN PARCEL EXISTING ZONING:	V-WW

EXISTING IMPERVIOUS AREA - ASPHALT: 598 SF (0.01 AC) 2.4%

PROPOSED IMPERVIOUS AREA - ASPHALT: 14,594 SF (0.33 AC) 58.9%

PROPOSED IMPERVIOUS AREA - SIDEWALK: 1,869 SF (0.04 AC) 7.2%

PROPOSED IMPERVIOUS AREA - BUILDING: 583 SF (0.01 AC) 2.4%

**TOTAL PROPOSED IMPERVIOUS AREA:** 17,664 SF (0.41 AC) 73.2%

PERVIOUS AREA/OPEN AREA: 7,481 SF (0.17 AC) 26.6%

**PARKING REQUIRED:**

FAST FOOD ESTABLISHMENTS, 1 PER 80 SQ. FT. GFA

583 GSF / 80 GSF = 7.3 SPACES

**TOTAL REQUIRED PARKING:** 8 SPACES

**PARKING PROVIDED:**

PROPOSED HANDICAP SPACES (12'X18'): 1 SPACES

PROPOSED REGULAR SPACES (10'X14'): 4 SPACES

PROPOSED ANGLED SPACES (10'X21'): 12 SPACES

**PROPOSED ON-SITE SPACES:** 17 SPACES

**BUILDING SETBACKS:**

BUILDING SETBACK- COUNTY ROAD 466A	= 10'
BUILDING SETBACK- BURNSSED BOULEVARD	= 10'
BUILDING SETBACK- WESTERN PROPERTY	= 0'
BUILDING SETBACK- EASTERN PROPERTY	= 3'

**LANDSCAPE SETBACKS:**

LANDSCAPE SETBACK- COUNTY ROAD 466A	= 10'
LANDSCAPE SETBACK- BURNSSED BOULEVARD	= 10'
LANDSCAPE SETBACK- WESTERN PROPERTY	= 0'
LANDSCAPE SETBACK- EASTERN PROPERTY	= 3'

**FLOOD ZONE:**

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 102299, PANEL NUMBER D13, SUFFIX D, EFFECTIVE SEPTEMBER 27, 2015, FOR MIAMI-DADE COUNTY, FLORIDA.

**DRIVE TRUCK QUEUE:**

200 FEET TOTAL STACKING (5-SPACES PER LANE) 9'X20' QUEUE SIZE.

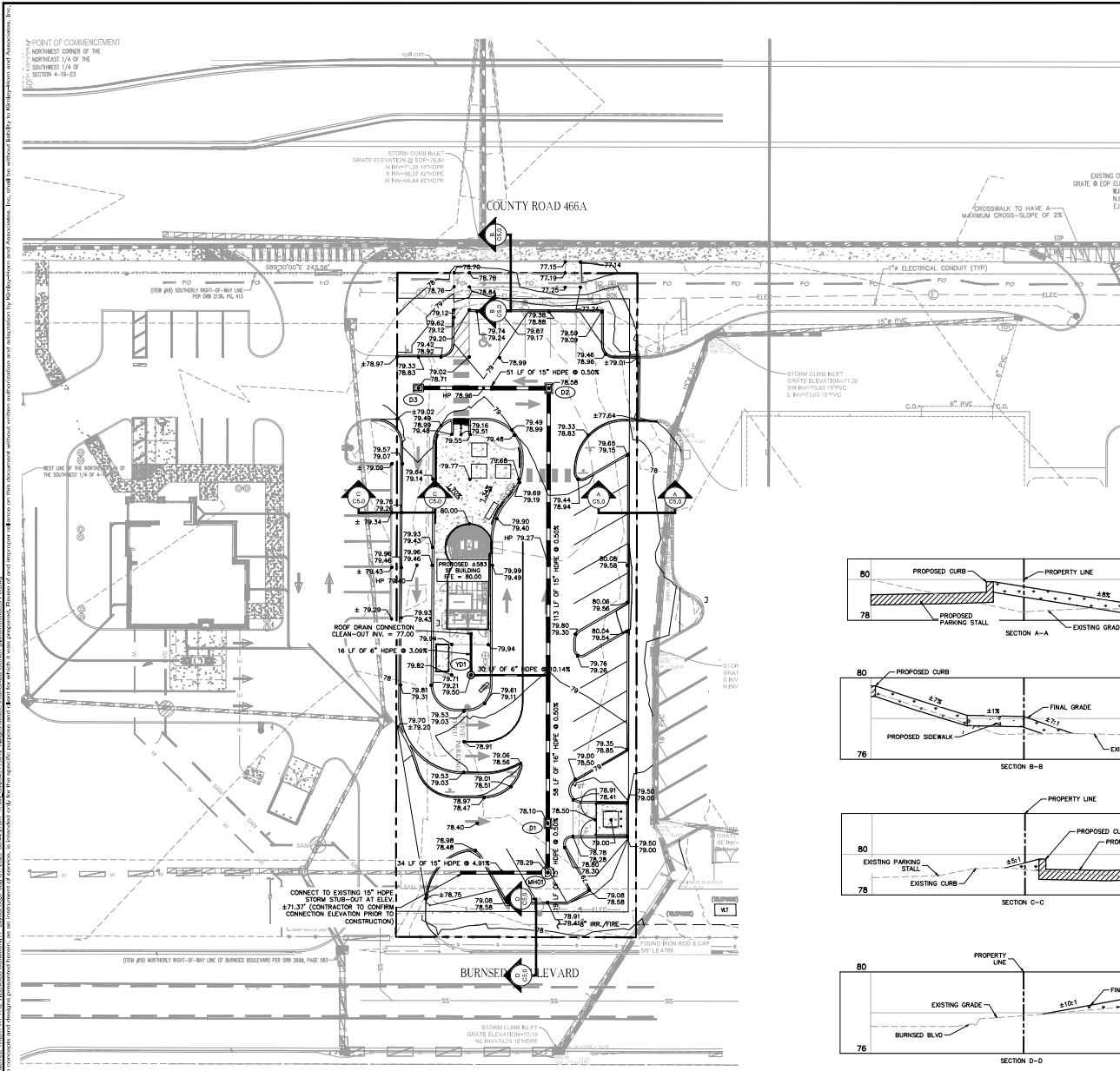
- NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES AND O.C.S.A. STANDARDS.
  - PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, DIRT PORCHES, TRUCK COCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED MARCH 21, 2023, BY ASSOCIATED LAND SURVEYING & MAPPING, INC.
  - REFER TO ARCH. PLANS FOR Pylon AND/OR MONUMENT SIGNS.
  - REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  - MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
  - MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
  - MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.

**LEGEND**

(Dashed line)	PROPERTY LINE (TYP.)
(Stippled pattern)	PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
(Dotted pattern)	PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
(Cross-hatched pattern)	PROPOSED HEAVY DUTY CONCRETE FOR DUMPSTER ENCLOSURE (SEE DETAIL SHEET C7.0)



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	<p>TRUCK TURN PLAN</p>	
	<p>TWISTEE TREAT AT THE VILLAGES COMMUNITY</p> <p>FLORIDA</p> <p>SHEET NUMBER C4.1</p>	

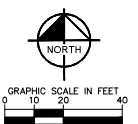
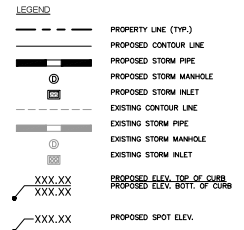
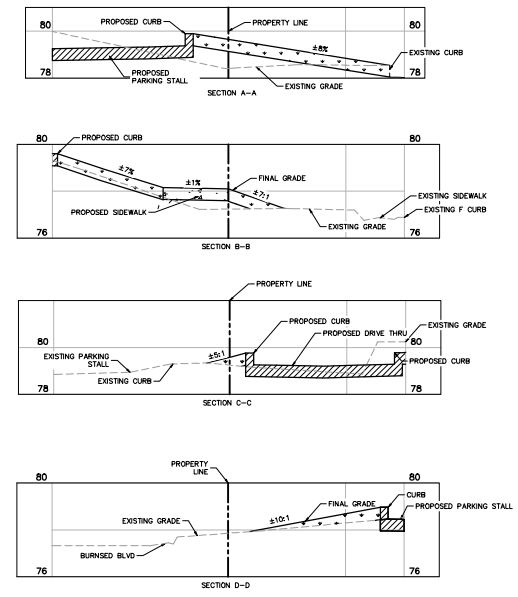


STRUCTURE NAME:	DETAILS:
D1	TYPE "C" INLET PER FOOT INDEX #125-052 TOP: 78.10 N. INV. IN: 73.14 (15' HDPE) S. INV. OUT: 73.14 (15' HDPE)
D2	TYPE "C" INLET PER FOOT INDEX #125-052 TOP: 78.58 N. INV. IN: 73.08 (15' HDPE) S. INV. OUT: 73.99 (15' HDPE)
D3	TYPE "C" INLET PER FOOT INDEX #125-052 TOP: 78.71 N. INV. IN: 73.04 (15' HDPE) S. INV. OUT: 73.04 (15' HDPE)
MH01	MANHOLE TOP: 78.29 N. INV. IN: 73.04 (15' HDPE) S. INV. OUT: 73.04 (15' HDPE)
YD1	YARD DRAIN TOP: 78.50 N. INV. IN: 78.50 (6" HDPE) S. INV. OUT: 78.50 (6" HDPE)

- ACCESSIBILITY NOTES:**
1. THE DRAWINGS ARE DESIGNED TO MEET ACCESSIBILITY STANDARDS AT MINIMUM. LOCAL AND STATE REQUIREMENTS OR CODES MAY HAVE ADDITIONAL STANDARDS.
  2. ACCESSIBLE PARKING SPACES, SIGNAGE, LOCKS, WHEEL STOPS AND ACCESSIBLE AISLES TO MEET ALL OF THE 2010 ADA STANDARDS REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY AND LOCATIONS AS DETERMINED BY THE ADA STANDARDS AND APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:64 RECOMMENDED).
  3. ACCESSIBLE PARKING SIGNAGE ON BOTTOM OF SIGNAGE TO BE MINIMUM 80" ABOVE GRADE. VERIFY ALL REQUIREMENTS WITH ACCESSIBILITY REQUIREMENTS AND LOCAL CODE.
  4. CONCRETE WHEEL STOP. ALL ACCESSIBLE SPACES - LOCATE FIXED WHEEL STOP SO AS NOT TO REDUCE THE WIDTH OF THE ADJOINING ACCESSIBLE ROUTE.
  5. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAXIMUM RUNNING SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). ALL PAVED SURFACES, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQUIREMENTS.
  6. ACCESSIBLE PATH/WALKWAY TO BE 5'-0" MINIMUM. RUNNING SLOPE 1:20 MAXIMUM. CROSS SLOPE 1:48 MAXIMUM. SLOPE AWAY FROM BUILDING - BROOM FINISH CONCRETE.
  7. CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED). MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION. PROVIDE 30" LONG MINIMUM LANDING AT TOP AND 60" MINIMUM LANDING AT BOTTOM OF RAMP WITH MAXIMUM SLOPE IN EITHER DIRECTION OF LANDING TO BE 1:48 (1:64 RECOMMENDED).
  8. SURFACE CONDITIONS AT ACCESSIBLE WALKWAYS AND ACCESSIBLE AREAS (PAVERS SYSTEMS AND/OR CONCRETE SURFACES) SHALL NOT INCLUDE GAPS GREATER THAN 1/2" OR VERTICAL CHANGES AT JOINTS OR BETWEEN UNITS GREATER THAN 1/4" - UNLESS THE OVERALL LEVEL CHANGE DOES NOT EXCEED 1/2" AND THE LEVEL CHANGE IS BROCKED AT 1/2".
  9. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
  10. 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 CONTRACTOR'S COST.

- NOTES:**
1. ALL GRADES ARE TO THE EDGE OF PAYMENT UNLESS OTHERWISE INDICATED.
  2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
  3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
  4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
  5. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC HP STORM. RIGID WALL WATER TIGHT JOINTS, ON ROOF AND CONFORM WITH THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
  6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
  7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SOODED WITH BAHIA.
  8. SEE TOPOGRAPHIC SURVEY BY ASSOCIATED LAND SURVEYING & MAPPING, INC. FOR BENCHMARKS & DISTANCES. MONUMENTATION, SECTION DATA, DATUM, FENCES, NOTES, AND SURVEYOR'S CERTIFICATION. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK 831335-A HAVING AN ELEVATION OF 83.03' (NAVD83 DATUM).

- EROSION CONTROL MEASURE NOTE:**
1. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRIERS WILL RESULT IN STOPPAGE OF CONSTRUCTION WHICH MAY INCLUDE CITATIONS AND IMPOSITION OF CIVIL PENALTY PROCEDURES.
- PAVING AND GRADING GENERAL NOTES:**
1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
  2. SEE SITE PLAN SHEET FOR SITE DATA.
  3. SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
  4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
  5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
  6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
  7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
  8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OF DISCREPANCIES EXIST.



DATE: \_\_\_\_\_

NO. \_\_\_\_\_

REVISED: \_\_\_\_\_

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200 S. CRANFORD AVENUE, SUITE 600, ORLANDO, FL  
PHONE: (407) 899-1511  
WWW.KIMLEY-HORN.COM REGISTRY NO. 26108

PROJECT: TWISTEE TREAT AT THE VILLAGES AND DRAINAGE PLAN

DATE: 7/31/2025

SCALE: AS SHOWN

DRAWN BY: JPT

CHECKED BY: MRS

DATE: \_\_\_\_\_

FLORIDA

CITY OF WILDMOOD

Twistee Treat at the Villages Community

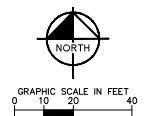
Needed Fire Flow (NFF)

per NFPA 1 Uniform Fire Code Handbook, Florida Amended 2021 Edition

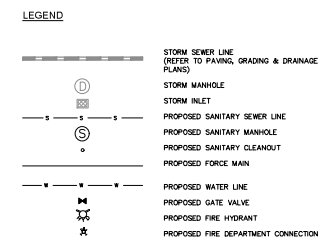
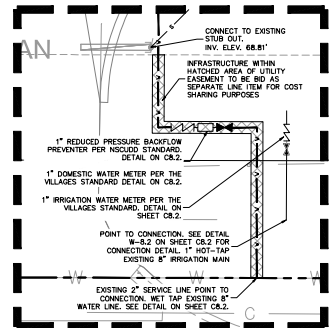
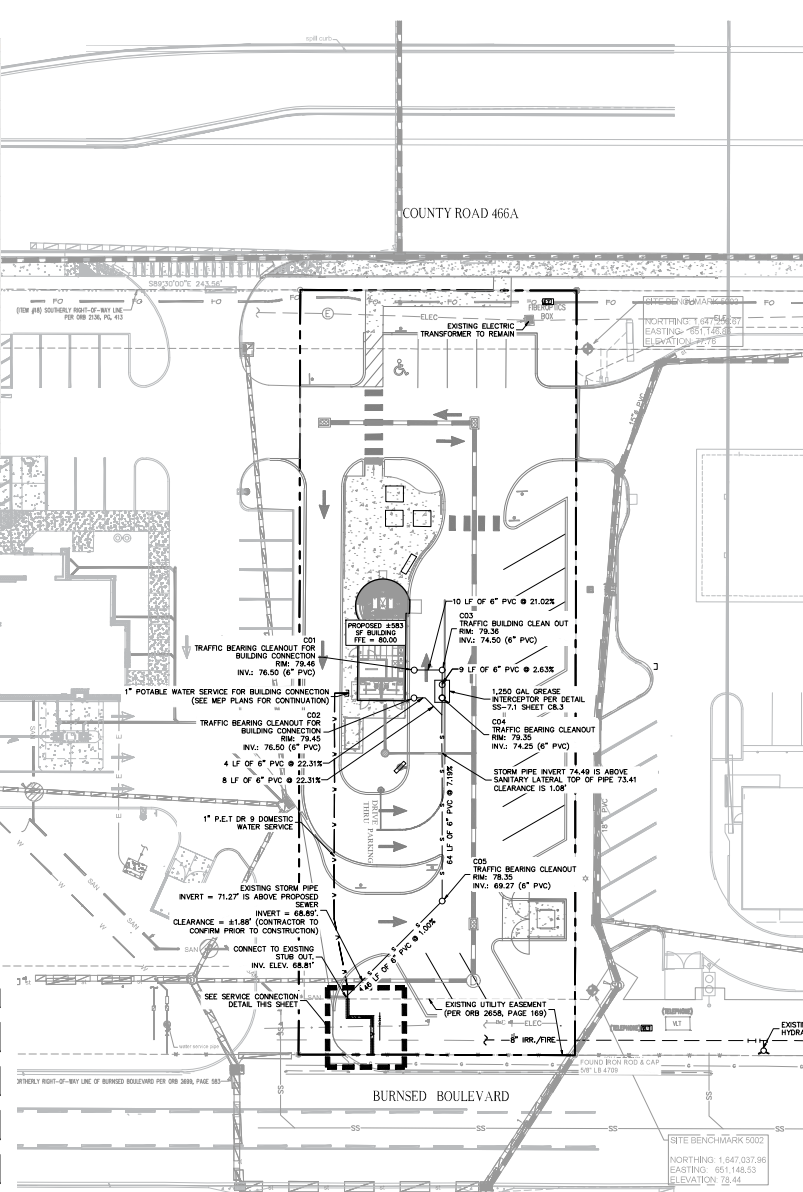
583 SF BUILDING

Building Fire Area=	583 SF
Building Type (per NFPA 220) =	V-B
Associated Min. Required Fire Flow=	1,500 GPM
(per Table H-5.1 of the NFPA 1 Uniform Fire Code Handbook)	
Fire Sprinkler - Yes or No=	No
Calculated Fire Flow=	1,500 GPM
(with 75% fire sprinkler credit for homes > 5,000 SF, if applicable)	
Minimum Fire Flow Required=	1,500 GPM
Fire Flow Provided=	2,000 GPM

July 2, 2025  
Job #049119008



- NOTES:**
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
  - CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH VIKUS WATER.
  - CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH VIKUS WATER.
  - CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
  - CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
  - SEE SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
  - SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
  - ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SCHEDULE 80 OR PRESSURE RATED HOPE (POLY PIPE).
  - ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING ON SHEET C7.03).
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY/TOWNS STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
  - TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN.
  - ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
  - DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES OF TREES.
  - THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION APPLIES WHICH CONTAINS THE FLORIDA AMENDED NFPA 1, 2021 EDITION.
- NSICDD - CSI GENERAL UTILITY COMMENTS/NOTES**
- ALL BACKFLOW PREVENTION DEVICES ARE TO MEET THE REQUIREMENTS PER THE DISTRICT UTILITIES NSICDD CROSS-CONNECTION CONTROL HANDBOOK (LATEST EDITION). THE POTABLE WATER CONNECTION SHALL REQUIRE A REDUCED PRESSURE (RP) BACKFLOW PREVENTION ASSEMBLY (BPA) AS THE LOCATION IS SERVED BY A STORMWATER-BASED AUXILIARY WATER SYSTEM. IN ACCORDANCE WITH FDEP REQUIREMENTS, ALL BACKFLOW PREVENTION ASSEMBLIES SHALL CONFORM TO ONE OF THE APPROVED ASSEMBLIES LISTED WITHIN THE NSICDD CROSS-CONNECTION CONTROL HANDBOOK. IF AN ALTERNATE BACKFLOW PREVENTION ASSEMBLY IS REQUESTED, THE MANUFACTURER AND MODEL (SPECIFICATION SHEET) MUST BE SUBMITTED FOR REVIEW AND FINAL APPROVAL BY THE UTILITY PRIOR TO INSTALLATION.
  - ACCOUNT COORDINATION: OWNER TO CONTACT DISTRICT UTILITIES (352-750-0000) AND STAG LOCKE, VIKUS WATER, (352-753-4747, STAGLOCKER@VIKUSWATER.COM) TO COORDINATE NECESSARY ACCOUNT INFORMATION REGARDING SERVICE CONNECTIONS, WATER SERVICES AND FEES. THE GAC WILL NOT BE EXECUTED AND PAYMENT WILL NOT BE ACCEPTED BY VIKUS UNTIL A PRE-CONSTRUCTION MEETING IS HELD.
  - THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DISTRICT UTILITY DIVISION A MINIMUM OF ONE WEEK PRIOR TO START OF CONSTRUCTION AT 352-753-4747; TINA ROBBINS, TINA.ROBBINS@VIKUSWATER.COM (CC STAG LOCKE AT STAGLOCKER@VIKUSWATER.COM) AND PRIOR TO APPROVAL OF SHOP DRAWINGS AND DELIVERY OF UTILITY MATERIALS. THIS IS TO ASSIST THE CONTRACTOR WITH UTILITY COORDINATION ITEMS.
  - A SITE CONTRACTOR, VIKUS AND JACOBS WILL VERIFY EXISTING METER SET -PER THE DIAC.
  - JACOBS/VIKUS WILL PROVIDE THE CONTRACTOR WITH A METER BLANK FOR THE SIZE OF METER TO BE INSTALLED BASED UPON THE APPROVED PLANS AND METERS TO BE SET.
  - COORDINATING AND SCHEDULING INSPECTIONS REQUIRED FOR THE PROJECT.
  - ALL INSPECTIONS & CONNECTIONS REQUIRE MINIMUM 48 HOURS ADVANCED NOTICE. CONTACT THE DISTRICT UTILITY DIVISION, TINA ROBBINS - 352-753-4747 OR TINA.ROBBINS@VIKUSWATER.COM TO SCHEDULE.
  - ONLY DISTRICT UTILITIES STAFF/OPERATORS ARE AUTHORIZED TO OPERATE (OPEN AND CLOSE) VALVES ON DISTRICT UTILITIES.
  - ALL CONNECTIONS TO DISTRICT UTILITY INFRASTRUCTURE MUST BE COMPLETED BY A LICENSED UNDERGROUND UTILITY CONTRACTOR.
  - DISTRICT UTILITY STAFF/OPERATORS MUST BE PRESENT AND PROVIDE OVERSIGHT DURING CONNECTIONS TO ALL DISTRICT UTILITIES. POTABLE - NET TAPS/CONNECTIONS, IRRIGATION - WET TAPS/CONNECTIONS, SANITARY SEWER - CONNECTION AND GREASE INTERCEPTOR.
  - DISTRICT UTILITY STAFF/OPERATORS SHALL BE PRESENT DURING ALL TESTS (WET TAP, PRESSURE). ALL TESTING TO BE ADMINISTERED BY THE OWNER OR OWNER'S REPRESENTATIVE.
  - DISTRICT UTILITY STAFF/OPERATORS SHALL CCTV THE INSTALLED SANITARY SEWER CONNECTION FOR DEFECTS. ANY IDENTIFIED DEFECTS SHALL BE RESOLVED PRIOR TO ACCEPTANCE. CONTRACTOR TO COORDINATE WITH DISTRICT UTILITIES MINIMUM 48 HOUR NOTICE PRIOR TO CONNECTION TO COORDINATE CCTV THE MAIN.
  - IF REQUIRED, CONSTRUCTION WATER FOR TESTING SHALL BE ALLOWED VIA TEMPORARY JUMPER CONNECTIONS WITH APPROVED BACKFLOW PREVENTION DEVICE. REFER TO THE DISTRICT UTILITIES NSICDD CROSS CONNECTION CONTROL HANDBOOK FOR APPLICATION AND REQUIREMENTS. IF TEMPORARY CONNECTION IS NOT SHOWN ON PLANS, A SKETCH AND PROPOSED BACKFLOW MODEL MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ALL CONSTRUCTION WATER WILL BE BILLED BY THE DISTRICT UTILITY DEPARTMENT.
  - ENGINEER/CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS SHOWING SURVEYED LOCATIONS AND ELEVATIONS OF APPURTENANCES TO BE OWNED/MANAGED BY DISTRICT UTILITIES: FITTINGS, VALVES, FIRE HYDRANT, WYES, CLEAN-OUT, ETC. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED."
  - USER WILL NOT HAVE FINAL WATER METERS INSTALLED OR UTILITIES TURNED OVER UNTIL ALL REVISED TESTING DOCUMENTS HAVE BEEN PROVIDED, INSPECTIONS COMPLETED, AS-BUILT DOCUMENTS AND GIS INFORMATION ARE PROVIDED, REVIEWED AND ACCEPTED BY THE DISTRICT UTILITY.
  - ALL POTABLE WATER SYSTEM COMPONENTS (PPING, FITTINGS, FIXTURES, ETC.) SHALL MEET NSF LEAD FREE REQUIREMENTS.
  - PROVIDE APPROPRIATE GRADE ADJUSTMENT FOR THE EXISTING FACILITIES, IF REQUIRED (VALVES/VALVE BOXES AND CLEANOUTS) WITHIN THE PROPOSED PROJECT AREA.



**Kimley-Horn**  
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL  
PHONE: (407) 899-1511  
WWW.KHAE.COM/PROJECCT/RESUBMIT/PA/2019

**UTILITY PLAN**

TWISTEE TREAT AT THE VILLAGES COMMUNITY

CITY OF WILDWOOD

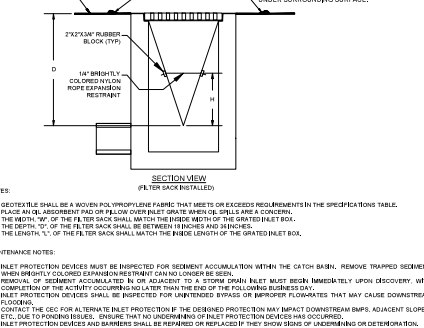
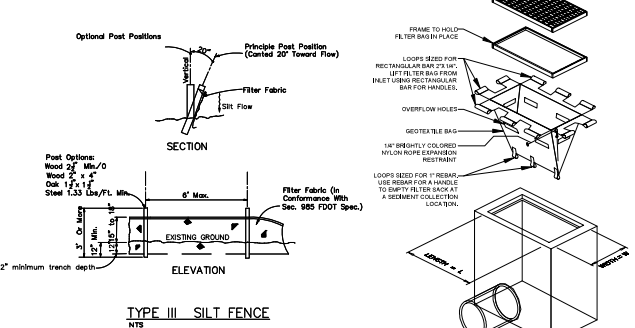
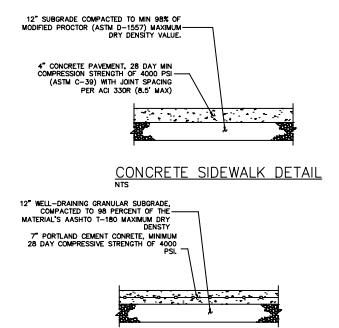
FLORIDA

SHEET NUMBER C6.0

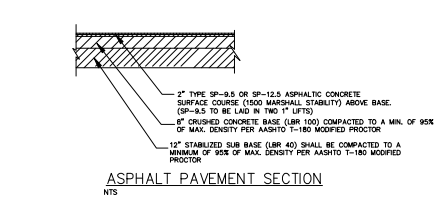
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LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

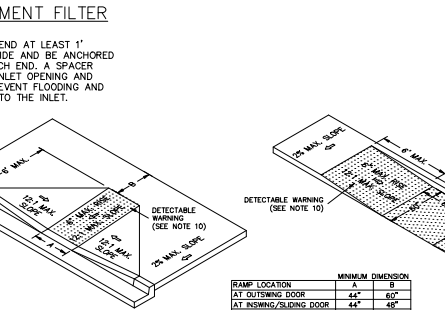
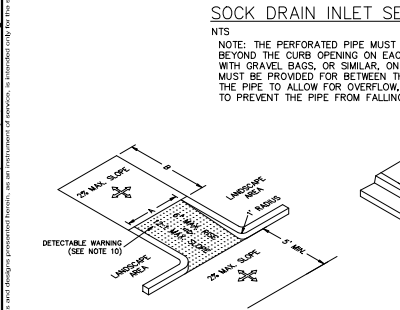
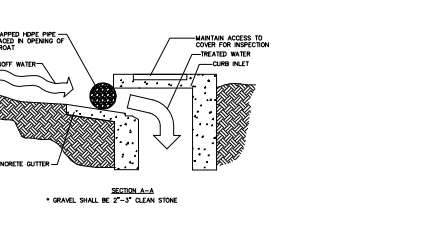
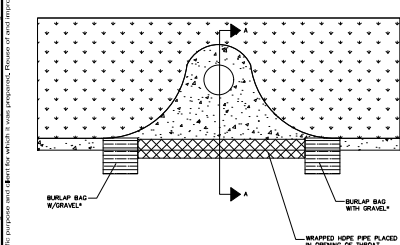
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FENCE MAIN, RECLAIMED WATER (2)	3 FT. MINIMUM	ALTERNATE 3 FT. MINIMUM	ALTERNATE 3 FT. MINIMUM
VACUUM SANITARY SEWER	10 FT. PREFERRED 3 FT. MINIMUM	ALTERNATE 3 FT. MINIMUM	ALTERNATE 3 FT. MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT. PREFERRED 6 FT. MINIMUM (3)	ALTERNATE 6 FT. MINIMUM	ALTERNATE 6 FT. MINIMUM
ON-SITE STORAGE 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 RECLAMED UNDER PART II OF CHAPTER 62-410, F.A.C.
  3. 3 FT. FOR GRAVITY SANITARY SEWERS 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 RECLAMED UNDER PART II OF CHAPTER 62-410, F.A.C.



**SEPARATION OF WATER MAINS**  
 N.T.S.



- NOTES**
1. ALL CURB CUT ACCESSIBLE RAMPS AND DETECTABLE WARNING SURFACES SHALL BE INSTALLED BY THE SITE CONTRACTOR.
  2. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS, STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE WILL NOT BE ACCEPTED BY CLAY COUNTY. CLAY COUNTY WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE. COUNTY ENGINEER AND THE CHIEF ENGINEER FOR EQUIPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMINING THE PRODUCT ACCEPTABILITY.
  3. ALL DETECTABLE WARNING SURFACES FOR SIDEWALKS AT CURB CUT HANDICAP RAMPS SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL, ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW," ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLOUGH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FDOT STANDARD INDEX 522-002, CODE OF FEDERAL REGULATIONS PART 36, AND S.A.C. REQUIREMENTS.

- 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 RECLAMED UNDER PART II OF CHAPTER 62-410, F.A.C.
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  4. RECLAIMED WATER NOT RECLAMED UNDER PART II OF CHAPTER 62-410, F.A.C.

**PRODUCT INFORMATION**

MANUFACTURER: SUPERIOR FENCE & RAIL  
 PRODUCT: HAMILTON FRANCHISE FENCE  
 MATERIAL: 6" HEIGHT WHITE  
 COLOR: WHITE  
 ORLANDO CONTACT: ORLANDO FENCE INSTALLATION & FENCE COMPANY (407) 307-3555

HTTPS://WWW.SUPERIORFENCEANDRAIL.COM/COMPONENTS/TYPE5/WHITE/FENCE/INLET-PROTECTION-FILTER-SACK/

**NOTES**

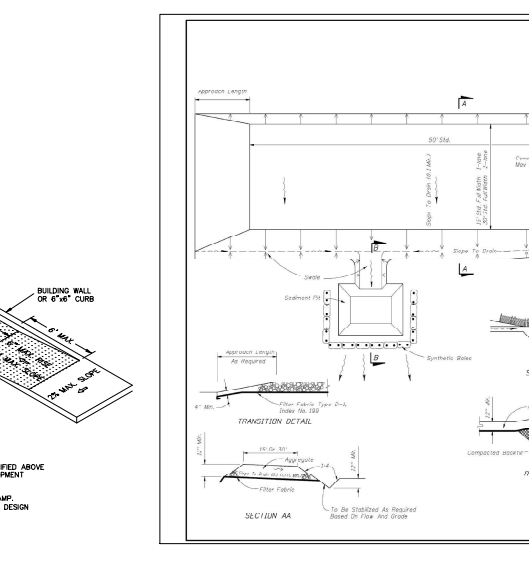
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR ALL FENCE COMPONENTS FOR REVIEW AND APPROVAL, PRIOR TO ORDERING.

**LOW TO MODERATE FLOW SEDIMENT FENCE SPECIFICATION TABLE**

PROPERTY	TEST METHOD	UNITS
GRAVITABLE STRENGTH	ASTM D4832	300 LBS
GRAVITABLE ELONGATION	ASTM D4832	25 %
PUNCTURE	ASTM D4833	100 LBS
MULLER TEST	ASTM D2786	100 PSI
TENSILE STRENGTH	ASTM D4835	80 LBS
APPROXIMATE OPENING SIZE	ASTM D4841	40 GAL/ANNO FT 0.25 SEC
FLOW RATE PERMEABILITY	ASTM D4841	40 GAL/ANNO FT 0.25 SEC

**MEDIUM TO HIGH FLOW SEDIMENT FENCE SPECIFICATION TABLE**

PROPERTY	TEST METHOD	UNITS
GRAVITABLE STRENGTH	ASTM D4832	250 LBS
GRAVITABLE ELONGATION	ASTM D4832	25 %
PUNCTURE	ASTM D4833	100 LBS
MULLER TEST	ASTM D2786	100 PSI
TENSILE STRENGTH	ASTM D4835	45 LBS
APPROXIMATE OPENING SIZE	ASTM D4841	35 LBS
FLOW RATE PERMEABILITY	ASTM D4841	300 GAL/ANNO FT 0.25 SEC



- GENERAL NOTES**
1. A soil tracking prevention device is to be installed at all areas where sediment is expected to be transported by the contractor. The device shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.
  2. The Contractor may propose an alternative technique to minimize off-site erosion. The alternative must be reviewed and approved by the Engineer prior to use.
  3. Alternative water storage or retention on public roads (including the STPD) requires water storage and retention to be installed on all public roads. The Contractor shall be responsible for the design, construction, and maintenance of the device. The device shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.
  4. Aggregate shall be installed in Section BB extending 500 ± ft. Aggregate shall be 1/2" to 3/4" size. If the size is not available, the maximum aggregate size shall be approved by the Engineer. The aggregate shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.
  5. The device shall be installed in Section AA in a location where it will not be damaged by the contractor's equipment. The device shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.
  6. The STPD shall be installed in a location that will not be damaged by the contractor's equipment. The device shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.
  7. A STPD shall be used for all areas where sediment is expected to be transported by the contractor. The device shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.
  8. The STPD shall be installed in a location that will not be damaged by the contractor's equipment. The device shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.
  9. The manufacturer of a standard STPD is 8' x 40' mesh aggregate. The device shall be installed in accordance with the manufacturer's instructions and shall be maintained throughout the project.

**Kimley»Horn**  
 200 S. ORANGE AVENUE, SUITE 400, ORLANDO, FL  
 PHONE: (407) 991-1111  
 WWW.KIMLEY-HORN.COM (REGISTRY NO. 2910)

**CONSTRUCTION DETAILS**

**TWISTEE TREAT AT THE VILLAGES COMMUNITY**  
 CITY OF WILDWOOD, FLORIDA

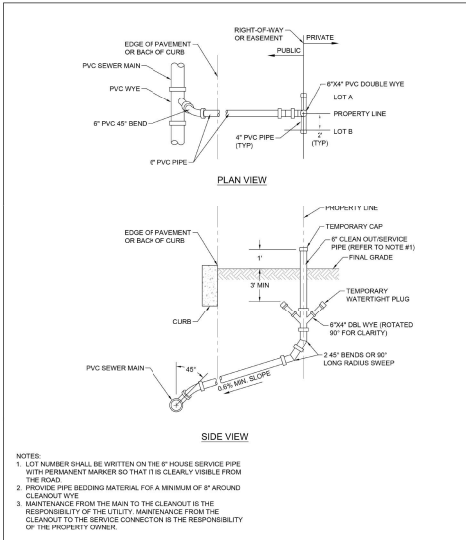
PROJECT NO: 2010 KUKU 01899 SWIMBOBS  
 SHEET NO: 106 OF 1  
 DATE: 7/31/2025  
 DRAWN BY: JTE  
 CHECKED BY: WRS  
 LICENSED PROFESSIONAL ENGINEER: JOSEPH T. FELLIN, P.E.  
 LICENSE NUMBER: 92385







Project: 2024-0001 - Sanitary Sewer Double Service Details. Date: 11/20/24. Drawn by: JTE. Checked by: JTE. Scale: AS SHOWN. Title: SANITARY SEWER DOUBLE SERVICE.



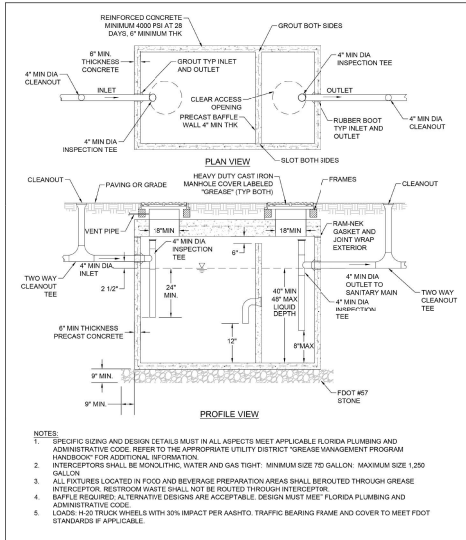
ISSUE DATE: 11-20-24 NOT TO SCALE



 North Sumter County  
 UTILITY  
 Department District  

 Wildwood Utility  
 Dependent District

**SANITARY SEWER DOUBLE SERVICE** SS-04



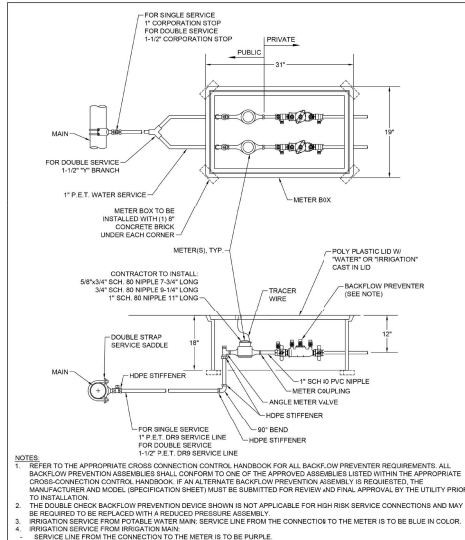
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 North Sumter County  
 UTILITY  
 Department District  

 Wildwood Utility  
 Dependent District


**GREASE INTERCEPTOR** SS-13



ISSUE DATE: 11-20-24 NOT TO SCALE



 North Sumter County  
 UTILITY  
 Department District  

 Wildwood Utility  
 Dependent District

**5/8", 3/4", AND 1" COMMERCIAL POTABLE OR IRRIGATION WATER METER ASSEMBLY** W-10

 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 899-1511 WWW.KHAE.COM/REGISTRATION_LICENSE#KYA_2019		NO.	REVIEWS	DATE
THE DESIGN PROFESSIONAL'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PROJECTS. THE DESIGN PROFESSIONAL'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PROJECTS.		SIGNATURE: JOSEPH T. FELLAS, P.E. LICENSE NUMBER: 92385 EXPIRES: 12/31/2025		
<b>TWISTEE TREAT AT THE VILLAGES COMMUNITY</b> CITY OF WILDWOOD FLORIDA		<b>VIKUS WATER DETAILS</b>		
SHEET NUMBER <b>C8.3</b>		RISA PROJECT DATE: 7/31/2025 SCALE: AS SHOWN DESIGNED BY: JTE DRAWN BY: MRS CHECKED BY: JTE		



WILDWOOD  
FLORIDA

# Project Review Committee Technical Standards Waiver Request

Project Name Twistee Treat at The Villages Community

Project # A25-0900

1. Briefly describe your waiver request.

Request to eliminate the requirement of a bypass lane for the full extent of the drive through lane.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

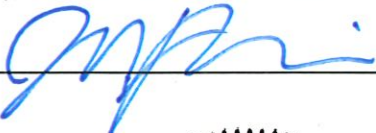
LDR 6.6(C)(1)(a) - Storage area standards for uses with drive-in facilities. (1) Space requirements. All business and commercial uses with drive-in service facilities shall provide a stacking area for waiting vehicles according to the following minimum standards. (a) Restaurants: Five (5) vehicles for each service lane.

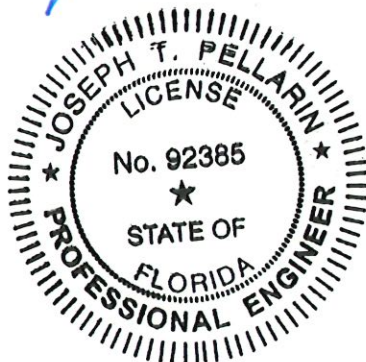
3. Please provide the justification for your waiver request.

A bypass is proposed on the south side of the drive through facility but a bypass lane for the full extents of the drive through is not feasible due to site constraints. The Drive Through lane is much longer than required and (5) cars can stack from the pickup window until the bypass lane begins on the south side. Drivers will be getting into this site through 2 possible entry points (North off of County Road 466A and south off of Burnsed Boulevard). Drivers wishing to get around the drive-through can use two-way access in the adjacent parcel to the west.

Name (Print) Joe Pellarin, P.E.

Date 5/30/25

Signature 



The City of Wildwood, Florida  
100 North Main Street, Wildwood, Florida 34785  
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov



**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** A25-2103 - SPM - Summerfield Cottages Utilities Extension

**REQUESTED ACTION:** Staff recommends approval

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case No	A25-2103 - SPM - Summerfield Cottages Utilites Extension
Parcel Number	C13-024 for the subject property (Scope of work will be completed along CR 209, which is maintained by the City, and county-maintained road CR 214).
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 (Property Owner for subject Parcel)
Applicant	AJ Colasurdo, PLA with Jim Chapman Construction Group
Date	08/07/2025

At the writing of this report, the City of Wildwood City Commission will be considering at their regular August 11 meeting 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 Developer will also be entering into a Developer's Agreement for this project for some required off-site improvements.

The multifamily residential development has been required to implement water line extensions in accordance with the 2024 Master Utility Plan. The developer shall design, permit, and construct, to City standards, as part of the project, a 20-inch-diameter PVC waterline along CR 209 to CR 214 approximately a distance of 140 lineal feet. Additionally, the developer shall design, permit, and construct, to City standards, as part of the project, a 12-inch diameter PVC

water line along CR 214 from CR 209 approximately a distance of 980 lineal feet. The developer is entitled to receive a credit to be applied against the Transmission Fee component of the water SDC fees for the water improvements equals to the cost associated with construction of the improvements.

A25-2103 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: 8/7/2025

A handwritten signature in black ink, appearing to read "Wendy Then".

Wendy Then, AICP, CFM  
Assistant Director Development Services

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD	TBD	06/03/2025	IN REVIEW
SWFWMD			
SUMTER COUNTY			
FDEP WATER			
FDEP SEWER			

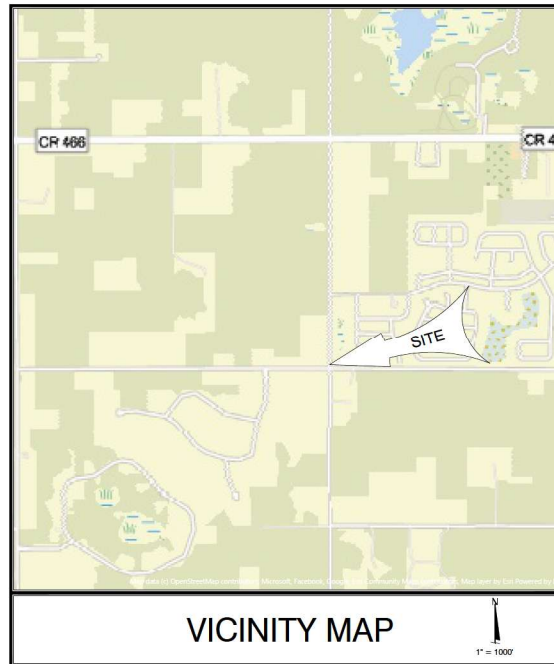
DATE	REVISIONS	BY
7/16/2025	CITY PLAN # 1	BWL

# IMPROVEMENT PLANS FOR SUMMERFIELD COTTAGES UTILITY EXTENSION

### Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	AERIAL & NOTES
03 - 06	PLAN & PROFILE
07 - 08	MOT PLAN
09	PAVEMENT REPAIR PLAN
DS-1 - DS-2	COMBINED DETAILS

WATER AND WASTEWATER UTILITIES  
CITY OF WILDWOOD UTILITY DEPT.  
100 N MAIN ST  
WILDWOOD, FL 34785  
(852) 330-1346



SECTION 13, 18, 19, & 24; TOWNSHIP 18 SOUTH; RANGE 22, & 23 EAST  
SUMTER COUNTY, FLORIDA  
VERTICAL DATUM - NAVD 1988



Digitally signed by Zachary E. Browne  
Date: 2025.07.16 14:59:42-0400'

This item has been digitally signed and sealed by Zachary Ethan Browne, on the date adjacent to the seal.

Signature must be verified on any electronic copies.



**CFB** | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.  
7413 ALFORD AVE., MIDDLETON, FL 34762  
(852) 748-3125

**DEVELOPER**  
JIM CHAPMAN CONSTRUCTION GROUP  
2700 CLUMBERLAND PARKWAY SE, SUITE 130  
ATLANTA GA 30309  
ALCOLASURDO, FLA  
(678) 919-4863

**ENGINEER**  
CLYMER FARNER BARLEY, INC.  
7413 ALFORD AVENUE  
MIDDLETON, FL 34762  
ZACHARY ETHAN BROWNE, PE  
FL LIC. NO. 101051  
(852) 748-3125

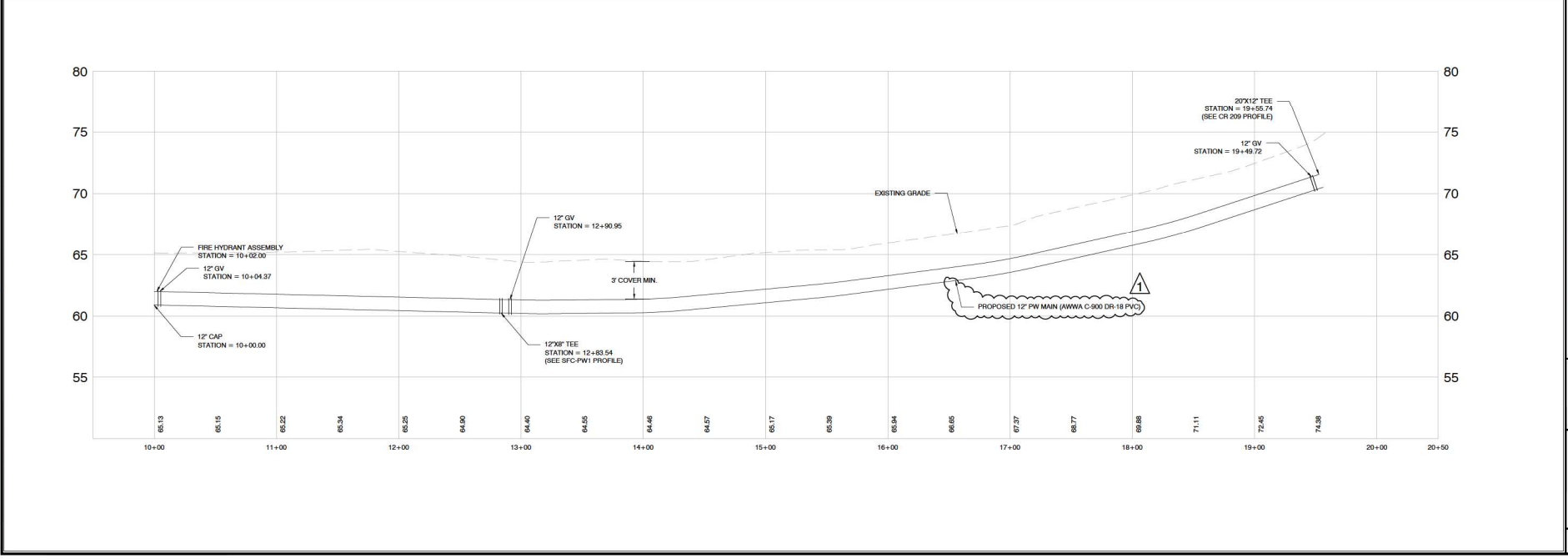
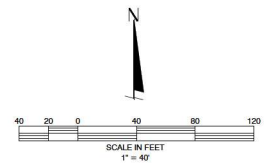
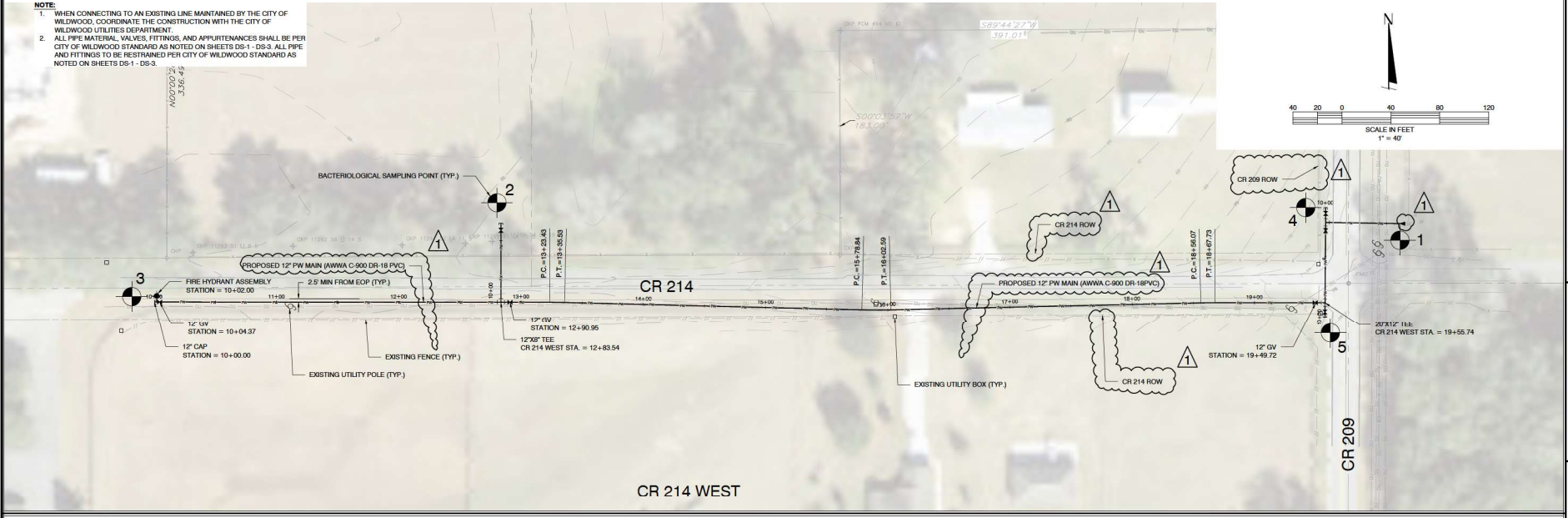
**SURVEYOR**  
GEOPOINT SURVEYING, INC.  
213 HOBBS STREET  
TAMPA, FL 33615  
DAVID W. MAXWELL, L.S.  
FL REG. NO. 7311  
(813) 248-8888

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SUMMERFIELD COTTAGES UTILITY EXTENSION



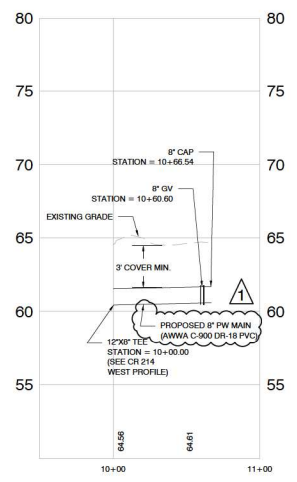
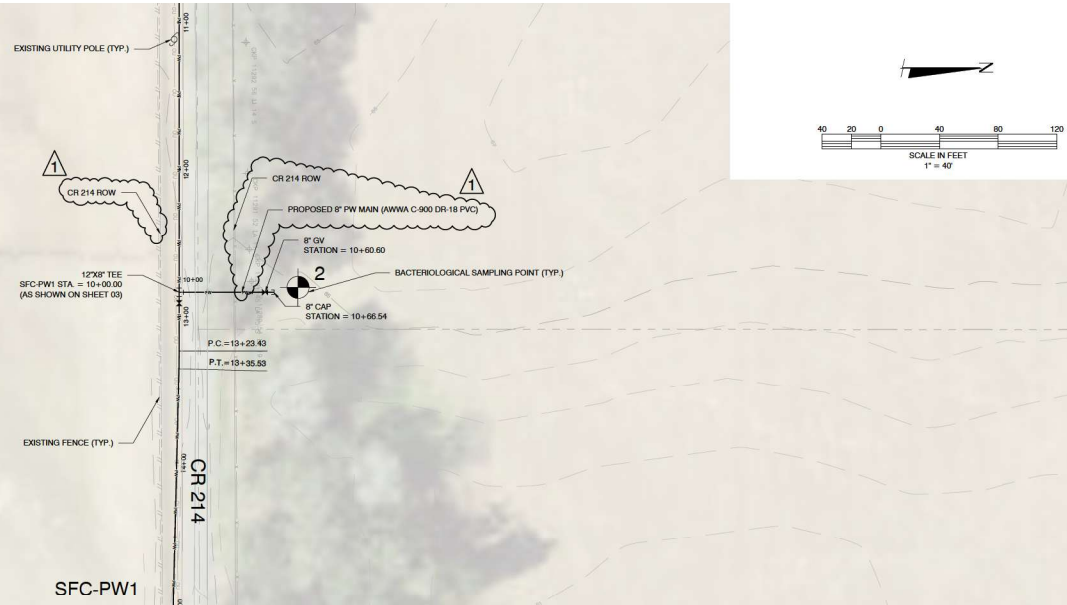
- NOTE:**
1. WHEN CONNECTING TO AN EXISTING LINE MAINTAINED BY THE CITY OF WILDWOOD, COORDINATE THE CONSTRUCTION WITH THE CITY OF WILDWOOD UTILITIES DEPARTMENT.
  2. ALL PIPE MATERIAL, VALVES, FITTINGS, AND APPURTENANCES SHALL BE PER CITY OF WILDWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3. ALL PIPE AND FITTINGS TO BE RESTRAINED PER CITY OF WILDWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3.



88 SUMMERFIELD COTTAGES UTILITY MAIN EXTENSION (REV. 04/2025) SHEET 03 OF 03 DATE: 7/10/2025 LAYOUT BY: SFB

DATE	7/10/2025	REVISIONS		BY	BWL
DATE		REVISIONS		BY	
<b>CLYMER FARMER BARLEY</b> <small>CLYMER FARMER BARLEY, Inc.        7413 ALFORD ROAD, WILDWOOD, FL 32254</small>					
<b>SUMMERFIELD COTTAGES UTILITY MAIN EXTENSION</b> <b>PLAN &amp; PROFILE</b>					
SAVE DATE	7/10/2025	DRAWN BY	SFB		
CHECKED BY	JTB	PROJECT #	220005_01167		
FILE NAME	18-01167.dwg				
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SHEET NUMBER <b>03</b>					

**NOTE:**  
 1. WHEN CONNECTING TO AN EXISTING LINE MAINTAINED BY THE CITY OF WILDWOOD, COORDINATE THE CONSTRUCTION WITH THE CITY OF WILDWOOD UTILITIES DEPARTMENT.  
 2. ALL PIPE MATERIAL, VALVES, FITTINGS, AND APPURTENANCES SHALL BE PER CITY OF WILDWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3. ALL PIPE AND FITTINGS TO BE RESTRAINED PER CITY OF WILDWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3.

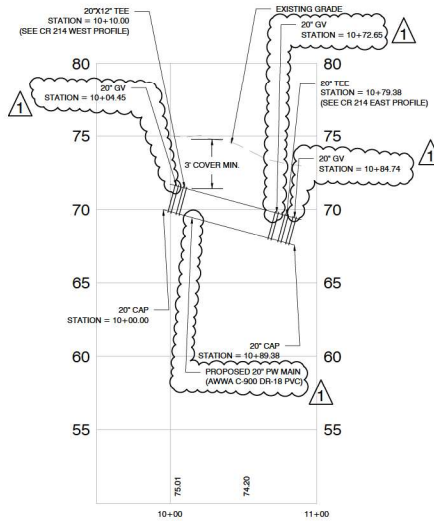
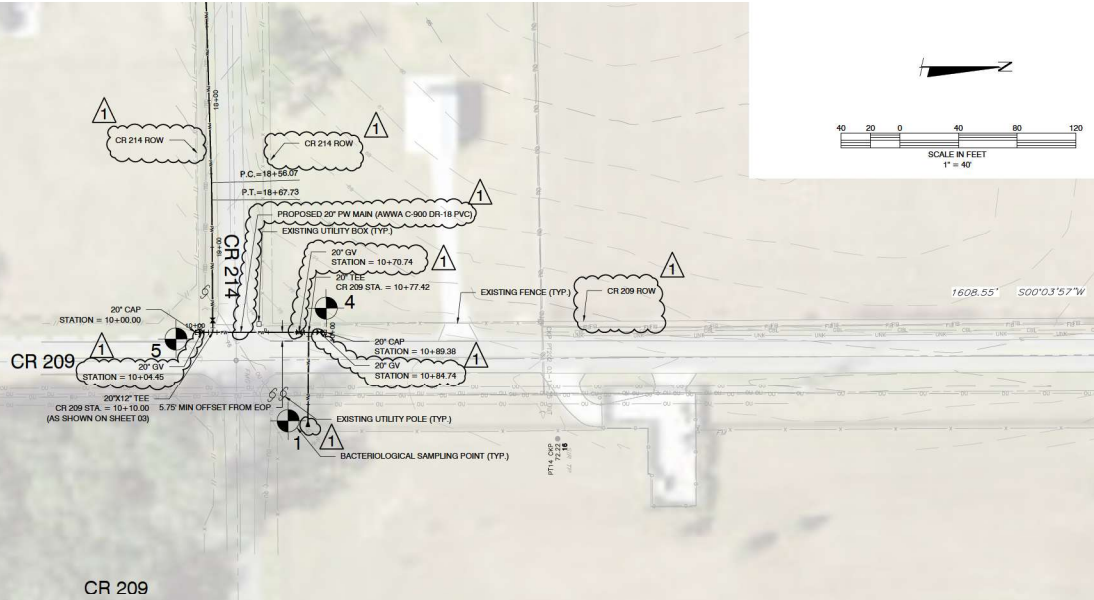


BY	BWL
REVISIONS	
DATE	7/10/2025
DR #1	
 <b>CLYMER FARMER BARKLEY</b> CLYMER FARMER BARKLEY, Inc. 7413 ALFORD ROAD, JACKSONVILLE, FL 32216	
<b>SUMMERFIELD COTTAGES</b> UTILITY MAIN EXTENSION <b>PLAN &amp; PROFILE</b>	
SAVE DATE	7/10/2025
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CHECKED BY	JES
PROJECT #	220205_01167
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SHEET NUMBER <b>04</b>	

35 SUMMERFIELD COTTAGES UTILITY MAIN EXTENSION CONSTRUCTION (REV) (DWG) - ACT DATE: 7/10/2025 10:19 AM DATE: 7/10/2025 LAST BY: BWL

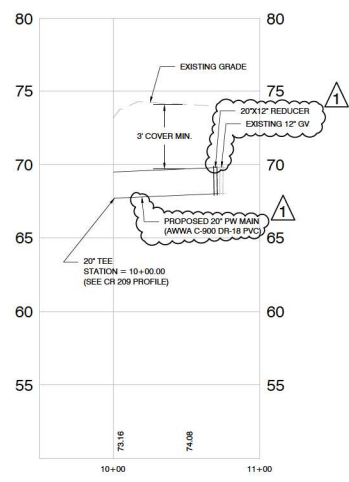
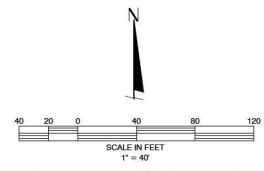
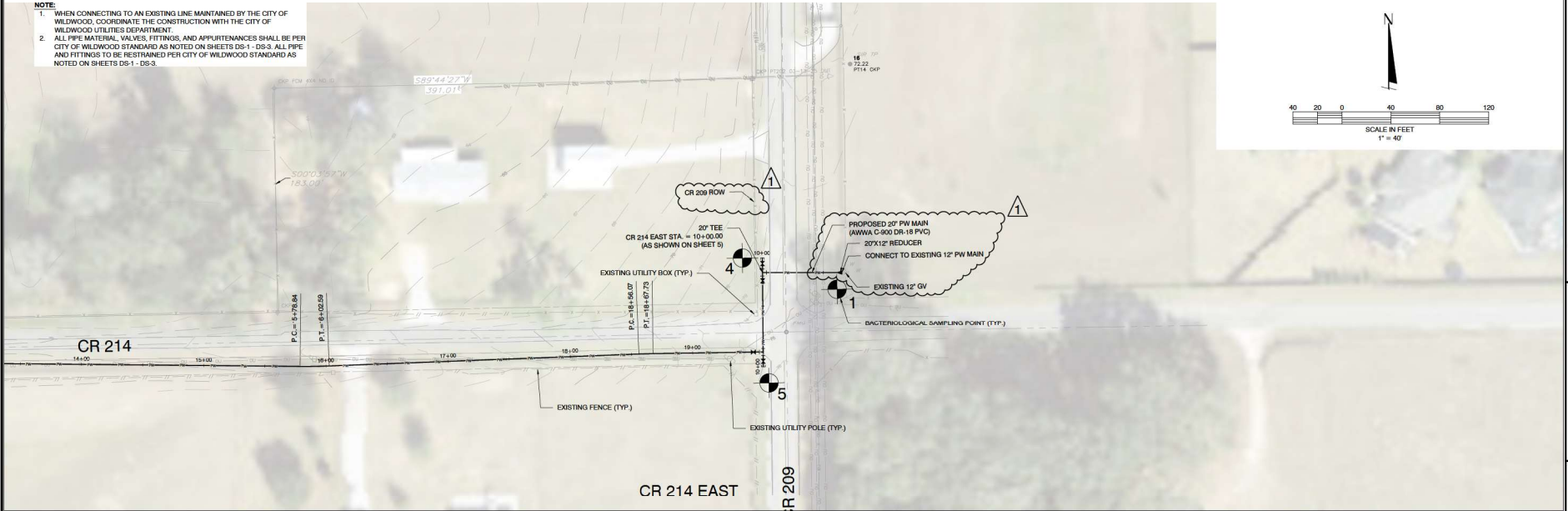
- NOTE:**
1. WHEN CONNECTING TO AN EXISTING LINE MAINTAINED BY THE CITY OF WILDWOOD, COORDINATE THE CONSTRUCTION WITH THE CITY OF WILDWOOD UTILITIES DEPARTMENT.
  2. ALL PIPE MATERIAL, VALVES, FITTINGS, AND APPURTENANCES SHALL BE PER CITY OF WILDWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3. ALL PIPE AND FITTINGS TO BE RESTRAINED PER CITY OF WILDWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3.

Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS



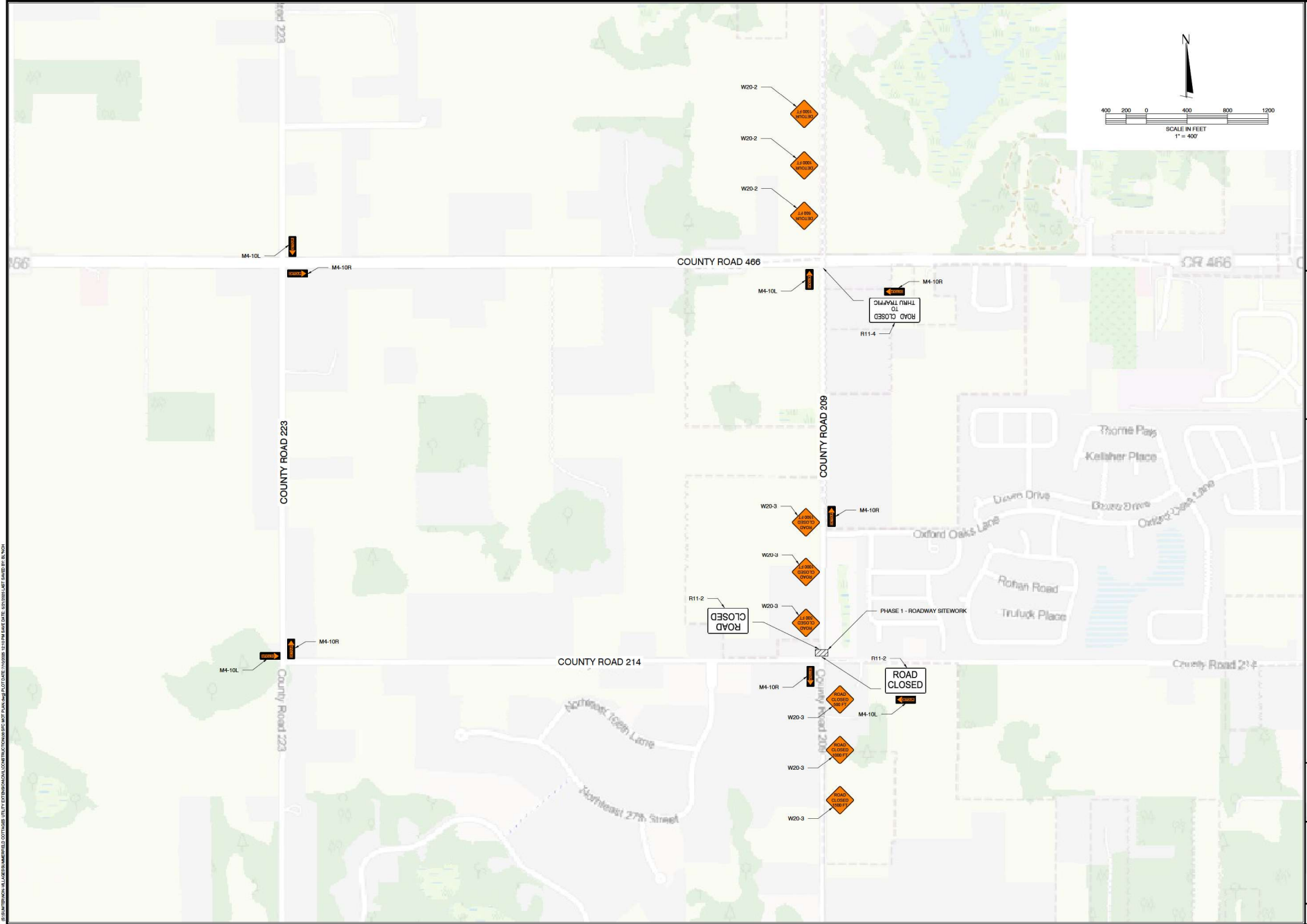
BY	BWL
REVISIONS	
DATE	7/10/2025
DRW #1	
 <b>CLYMER FARMER BARKLEY</b> CLYMER FARMER BARKLEY, Inc. 7413 ALFORD ROAD, JACKSONVILLE, FL 32216	
<b>PLAN &amp; PROFILE</b>	
SAVE DATE: 7/10/2025 DRAWN BY: BWL CHECKED BY: JTB PROJECT #: E2025-01167 FILE NAME: in.plt	
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SHEET NUMBER 05	

- NOTE:**
1. WHEN CONNECTING TO AN EXISTING LINE MAINTAINED BY THE CITY OF WILWOOD, COORDINATE THE CONSTRUCTION WITH THE CITY OF WILWOOD UTILITIES DEPARTMENT.
  2. ALL PIPE MATERIAL, VALVES, FITTINGS, AND APPURTENANCES SHALL BE PER CITY OF WILWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3. ALL PIPE AND FITTINGS TO BE RESTRAINED PER CITY OF WILWOOD STANDARD AS NOTED ON SHEETS DS-1 - DS-3.

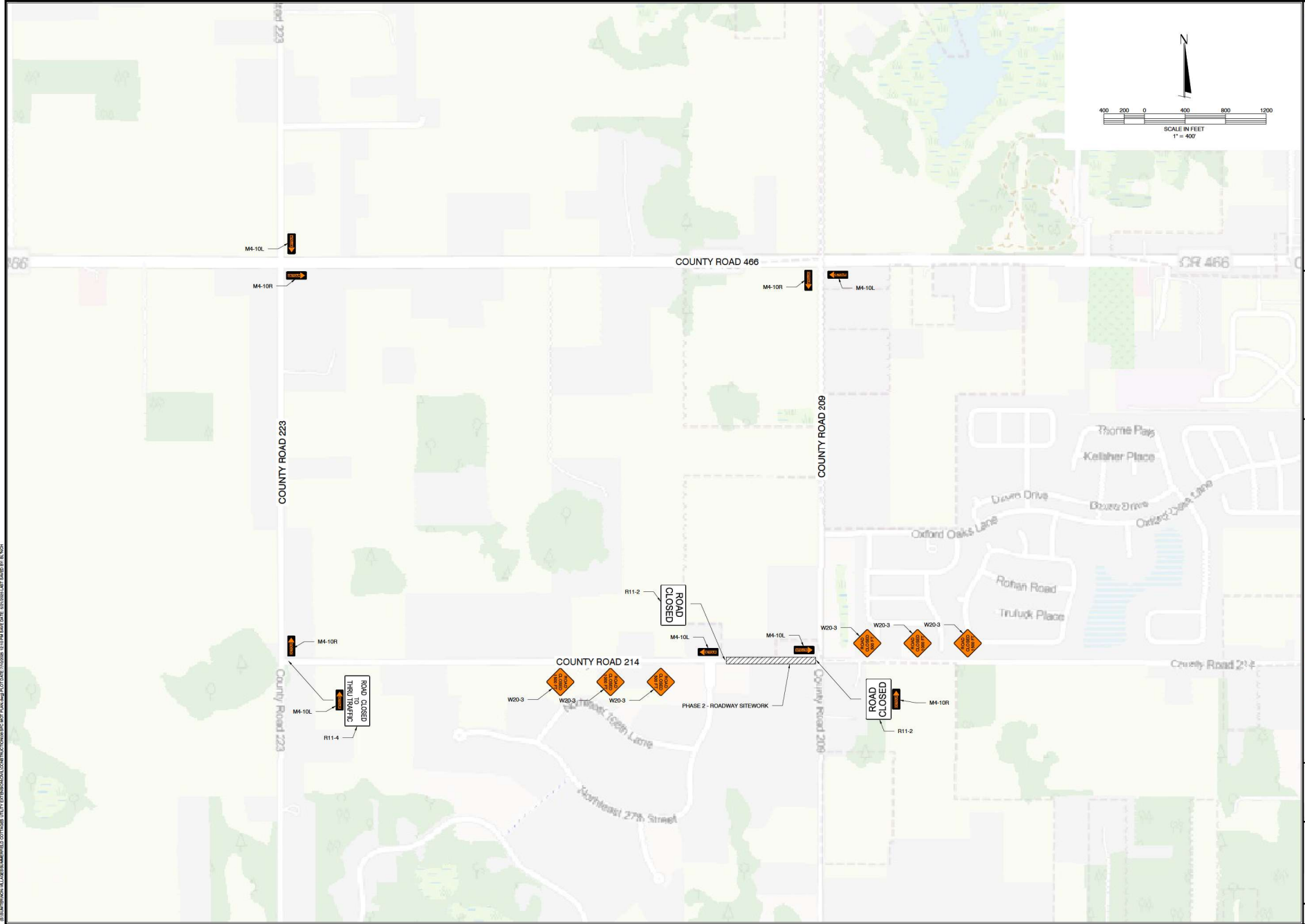


BY	BWL
REVISIONS	
DATE	7/10/2025
DRW #1	
<b>PLAN &amp; PROFILE</b>	
SUMMERFIELD COTTAGES UTILITY MAIN EXTENSION	
SAVE DATE	7/10/2025
DRAWN BY	BWL
CHECKED BY	JES
PROJECT #	EP2025-01167
FILE NAME	in.pdf
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SHEET NUMBER	06

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BY	
DATE	
REVISIONS	
 <b>CLYMER FARMER BARLEY</b> CLYMER FARMER BARLEY, Inc. 7413 ALYDOR ROAD, PALM BEACH, FL 33410	
<b>SUMMERFIELD COTTAGES</b> UTILITY MAIN EXTENSION <b>MOT PLAN PHASE 1</b>	
SAVE DATE	05/21/2021
DRAWN BY	SPW
CHECKED BY	SPW
PROJECT #	SP2005.0116Z
FILE NAME	SP 902 MOT PLAN
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SHEET NUMBER	07



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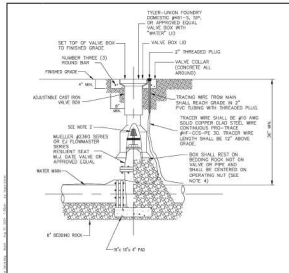
REVISIONS	BY														
DATE															
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<b>SUMMERFIELD COTTAGES</b> <b>UTILITY MAIN PHASE 2</b>															
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SAVE DATE	05/21/2025														
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CHECKED BY	JES														
PROJECT #	SP2025.0116Z														
FILE NAME	S492.MOT PLAN														
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SHEET NUMBER 08															

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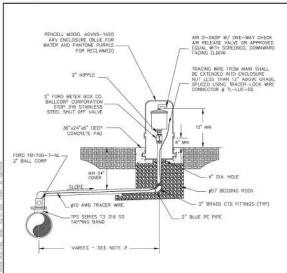
BY	
REVISIONS	
DATE	
 <b>CLYMER FARMER BARLEY</b> <small>CLYMER FARMER BARLEY, Inc.</small> <small>7413 ALYFORD ROAD, ANDALUSIA, AL 36821</small>	
<b>SUMMERFIELD COTTAGES</b> <b>UTILITY MAIN EXTENSION</b> <b>PAVEMENT REPAIR PLAN</b>	
DATE	7/10/2025
DRAWN BY	BYS
CHECKED BY	BYS
PROJECT #	EP2025_01167
FILE NAME	06 SFC.P4P
 <small>This seal has been digitally signed and verified. An error message will appear if the seal is not adjacent to the seal.</small> <small>Operations must be performed on any electronic copies.</small>	
SHEET NUMBER	09





- NOTES:
1. ALL EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION, UNLESS GREATER THAN 4" IN DEPTH.
  2. THE ACTUATING ROD FOR GATE VALVES SHALL BE EXTENDED TO A FOOT DEPTH BELOW FINISHED GRADE.
  3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO THREE (3) INCHES. BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
  4. MAIN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREA AS SET VALUE BOX ON FILE (SEE TRAIL SHEET).
  5. THE VALVE BRASS TAB SHALL INSULATE TOP OF CITY WATERMAIN ON ALL END OF SERVICE POINT VALVES.

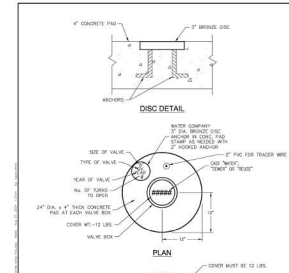
CITY OF WILMWOOD	DATE	REV	DESCRIPTION	BY
WILMWOOD	04-03-24		GATE VALVE AND BOX DETAIL	W-08
		1		1 OF 1



- NOTES:
1. ALL EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION, UNLESS GREATER THAN 4" IN DEPTH.
  2. THE ACTUATING ROD FOR GATE VALVES SHALL BE EXTENDED TO A FOOT DEPTH BELOW FINISHED GRADE.
  3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO THREE (3) INCHES. BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
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  5. THE VALVE BRASS TAB SHALL INSULATE TOP OF CITY WATERMAIN ON ALL END OF SERVICE POINT VALVES.

CITY OF WILMWOOD	DATE	REV	DESCRIPTION	BY
WILMWOOD	04-03-24		2\"/>	W-09
		1		1 OF 1

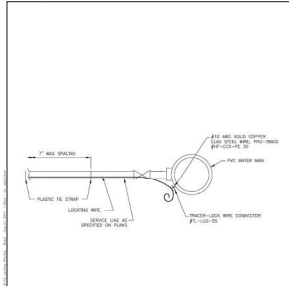
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- NOTES:
1. PAD OF SERVICE VALVES SHALL INCLUDE GRASSING AND OTHER TREE OR CITY OVERGROWTH.
  2. VALVES IS ANNUALLY SHALL NOT BE OPENED UNLESS ON RECORD TO BE OPENED TO BE OPENED.

CITY OF WILMWOOD	DATE	REV	DESCRIPTION	BY
WILMWOOD	04-03-24		CONCRETE VALVE PAD	W-13
		1		1 OF 1

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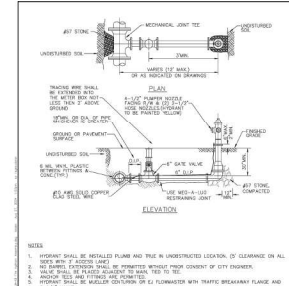


- NOTES:
1. LOCATING WIRE SHALL BE #10 AND TRUCK COPPER SHALL BE #10.
  2. LOCATING WIRE SHALL BE EXTENDED TO A FOOT DEPTH BELOW FINISHED GRADE.
  3. LOCATING WIRE SHALL BE USED WITH ALL WATER MAINS UP TO THREE (3) INCHES. BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
  4. MAIN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREA AS SET VALUE BOX ON FILE (SEE TRAIL SHEET).
  5. THE VALVE BRASS TAB SHALL INSULATE TOP OF CITY WATERMAIN ON ALL END OF SERVICE POINT VALVES.

CITY OF WILMWOOD	DATE	REV	DESCRIPTION	BY
WILMWOOD	04-03-24		LOCATING WIRE DETAIL	W-15
		1		1 OF 1

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- NOTES:
1. HYDRANT SHALL BE INSTALLED FLANGE AND TRUE IN UNDISTURBED LOCATION, 6\"/>

CITY OF WILMWOOD	DATE	REV	DESCRIPTION	BY
WILMWOOD	04-03-24		FIRE HYDRANT ASSEMBLY	W-19
		1		1 OF 1

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BY	
REVISIONS	
DATE	

**CFB**  
 CLYMER FARMER BARKLEY, Inc.  
 CLYMER FARMER BARKLEY, Inc.  
 7413 ALFORD AVE. SUITE 100  
 WILMINGTON, NC 28403

**CITY OF WILMWOOD UTILITY DETAILS**

DATE	05/20/2025
DRAWN BY	WJF
CHECKED BY	TDC
PROJECT #	
FILE NAME	COMM-DETAILS

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SHEET NUMBER DS-2