



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

Agenda
Regular Meeting
January 13, 2026 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting December 09, 2025, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. A25-2553 Inspiration Drive
Inspiration Drive (ROW)**

The applicant is seeking approval from the Project Review Committee for the construction of the remaining portion of Inspiration Drive. This will provide access to the Turkey Run development from E C 462. **Staff recommends**

approval.

2. A25-2335 - SP - Monarch Ranch Building 1

Parcel F12-082

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Monarch Ranch Building 1, including a one hundred twenty-six thousand six hundred thirty-six (126,636) square-foot industrial warehouse on 49.406 acres, MOL. **Staff recommends approval.**

VI. ADJOURNMENT

January 13, 2026 10:00 AM

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

SUBJECT: Project Review Committee Regular Meeting December 09, 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
December 9, 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	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Brett Tobias	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting November 12, 2025, at 10:00 AM

The summary minutes from the November 12, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by City Manager McHugh. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Utility Deputy Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. A25-4018 - PLAT - Matteo Oaks

Development Services Director Strickland read aloud PLAT A25-4018, Matteo Oaks. The applicant sought a favorable recommendation from the Project Review Committee for parcel setback modifications to the Matteo Oaks plan. Strickland stated the applicants had applied for a technical waiver for property setbacks, but there was no sufficient justification for staff to approve the waiver. Applicant representatives, Matt Gillio, Tyler Counts, and Dawn Hall, provided informational handouts and explained the original broker pulled out of the project when interest rates increased and Lennar Homes stepped in. Dawn Hall detailed numerous concepts and elevations for the proposed home sites and said that Lennar's products were more refined than what Century would have built. She detailed Lennar's success in other developments around the area and in Marion County. She stated Matteo Oaks provided affordable homes for working families. Strickland remarked she felt the applicant representatives provided enough justification for the waiver to be approved. Utility Deputy Director Martin clarified the setbacks included the utility easements. Strickland reminded the applicant representatives that each of the lots must have a minimum of one tree planted in the front yard and cautioned to keep them out of the easement. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve the plat and associated waiver. Motion carried unanimously.

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

2. A25-4023 - Monarch Ranch North Planned Development

Development Services Director Strickland read aloud PLAT A25-4023, Monarch Ranch North Planned Development. The applicant sought a favorable recommendation from the Project Review Committee for the Monarch Ranch North planned development. Strickland stated that staff had found the changes to be consistent with the comprehensive plan and further detailed the changes, specifically inter-connectivity within the development. She commented on the language about future transportation requirements in Section G. She explained this project would set the stage for the larger portion of the Monarch Ranch industrial development and that staff had received support from Sumter County and Duke Energy regarding the mega site. Strickland noted that tree mitigation was deferred to the comprehensive plan for the entire site and any tree mitigation issues would be re-addressed. Applicant representatives Brandon Matulka, Tyler Counts, and Marty Dzuro agreed with Strickland's summary. City Manager McHugh asked staff to review the number of years for Tree City and to provide verification of the correct number. He commented that with industrial areas of this size it would be difficult to determine what could go into it. He expressed the city would be good environmental stewards, that flexibility was important, and that this project was important for the City of Wildwood. Motion by City Manager Jason McHugh, seconded by Assistant Utilities Director Martin, to approve the planned development. Motion carried unanimously.

RESULT:	Passed
MOVER:	City Manager McHugh

SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

3. A25-4019 (SP) Monarch Ranch Bldg 1 Mass Grading

Development Services Director Strickland read aloud A25-4019 (SP) Monarch Ranch Bldg 1 Mass Grading. The applicant sought a favorable recommendation from the Project Review Committee for Monarch Ranch Bldg 1 mass grading. Strickland stated that much of the information concerning this item was discussed during the previous item, and asked for a motion to approve this item. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the Monarch Ranch Bldg 1 mass grading. Motion carried unanimously.

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

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:28 a.m.

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

SEAL

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-2553 Inspiration Drive

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-2553 - SP - Inspiration Drive
Owner(s)/Applicant(s)	Gregg Zuckerman / Turkey Run 2, LLC
Property Location	The subject property is generally located 0.10 miles north of C 466A and west of E C 462.
Acreage	1.66 +/-
Parcel	Inspiration Drive (ROW)
Date	December 30, 2025

The applicant is seeking approval from the Project Review Committee for the construction of the remaining portion of Inspiration Drive. This will provide access to the Turkey Run development from E C 462. Per the MOU, construction is to be completed within nine (9) months from the date of the execution of the agreement, which was formalized on June 25, 2025.

A25-2553 meets the criteria of the Land Development Regulations with the Planned Development Overlay and Memorandum of Understanding, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 95 190 380	#A25-2553 INSPIRATION DRIVE RIGHT-OF-WAY	MAP 1B LOCATION MAP JAN 2026
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ROADWAY CONSTRUCTION PLANS FOR:

INSPIRATION DRIVE RIO GRANDE BLVD TO CR 462

AT TURKEY RUN PUD

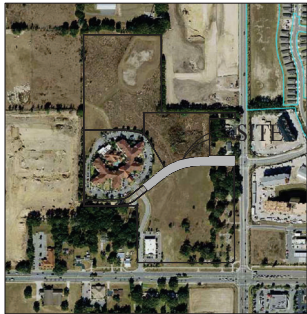
WILDWOOD, FLORIDA



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS H. SKELTON, PE #42752 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed
by Thomas H
Skelton

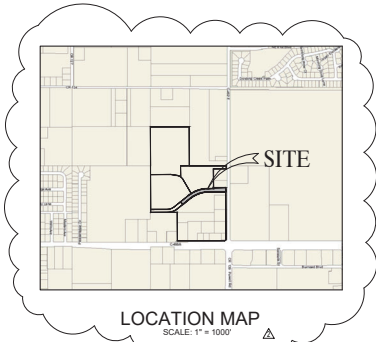
Date: 2025.11.14
16:37:13 -05'00'



AERIAL MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'



LOCATION MAP
SCALE: 1" = 1000'

TAX PARCEL ID#S:
RIGHT-OF-WAY

SOILS TYPE:
#4 CANDLER HYDROLOGIC GROUP A
#11 MILLHOPPER HYDROLOGIC GROUP A
#13 TAVARES HYDROLOGIC GROUP A

FLOOD ZONE:
THE PROPERTY SURVEYED HEREON IS SITUATED IN FLOOD ZONE "C" WHICH IS NOT LOCATED IN THE 500 YR FLOOD PLAIN PER FIRM PANEL NUMBER 1202960075 B, DATED MARCH 15, 1982.

WETLAND:
THERE ARE NO JURISDICTIONAL WETLANDS ON SITE.

PREPARED FOR:
TURKEY RUN 2, LLC

PROJECT DIRECTORY:

OWNERS/ APPLICANT: TURKEY RUN 2, LLC
145 LINCOLN AVENUE, SUITE B
WINTER PARK, FLORIDA 32789
GREGG ZUCKERMAN, MANAGER
PHONE: (407) 478-8220
FAX: (407) 478-8221
EMAIL: GZuckerman@rockproperties.us

ENGINEER: AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS ROAD, SUITE 211
WINTER SPRINGS, FLORIDA 32708
THOMAS H. SKELTON, PE #42752
PHONE: (407) 327-7700
FAX: (407) 327-0227
EMAIL: tom@skelton@bellsouth.net

GEOTECH: UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
R. KENNETH DERICK, PE
PHONE: (407) 423-0504
FAX: (407) 423-3106
EMAIL: rderick@uesofl.com

PHASING:

THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

INTENDED USE:

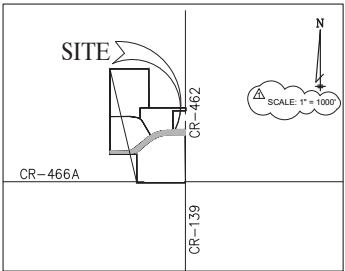
INSPIRATION DRIVE WILL SERVE AS A PUBLIC RIGHT-OF-WAY INCLUDING ACCESS AND UTILITIES.

LEGAL DESCRIPTION

INSPIRATION DRIVE RIGHT-OF-WAY AS DEDICATED IN PLATBOOK 17, PAGE 31, AS RECORDED IN SUMTER COUNTY, FLORIDA.

PROJECT NOTES:

- PURSUANT TO THE TURKEY RUN PLAT (PLAT BOOK 17, PAGE 31), THE DEDICATION OF THE RIGHT OF WAY FOR INSPIRATION DRIVE SHALL BE PREDICATED UPON THE COMPLETION OF THE CONSTRUCTION IN COMPLIANCE WITH THE STANDARDS REQUIREMENTS OF THE CITY OF WILDWOOD AND THE CITY'S ACCEPTANCE OF THE SAME. THE OWNER/DEVELOPER HAS AGREED TO MAINTAIN THE ROADWAY, DRAINAGE FACILITIES, OR OTHER IMPROVEMENTS SO DEDICATED FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.
- SUMTER COUNTY IS TO BE CONTACTED AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION RELATED ACTIVITIES RELATED TO CR 462.



VICINITY MAP

SEC. 05 TWP. 19 S. RGE. 23 E

PERMIT STATUS DATE ISSUED DATE EXPIRES

CITY OF WILDWOOD SITE PLAN		
SWFWMD PERMIT		
NPDES NOI		
FDEP - WASTEWATER		
SUMTER COUNTY DRIVEWAY		

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	STORMWATER POLLUTION PREVENTION PLAN
5	SITE, STRIPING & SIGNAGE PLAN
6	UTILITY PLAN
7	PAVING, GRADING & DRAINAGE PLAN
8	PLAN & PROFILE - INSPIRATION DRIVE
9	PAVING, GRADING & DRAINAGE DETAILS
10	SANITARY SEWER STANDARD DETAILS
11-12	WATER DISTRIBUTION STANDARD DETAILS

ITEM: DATE

PREPARED	05/23/2025
△ REVISED PER CITY OF WILDWOOD	09/10/2025
△ REVISED PER CITY OF WILDWOOD	11/14/2025



**AMERICAN CIVIL
ENGINEERING CO.**

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327-7700, FAX: (407) 327-0227
CERTIFICATE OF AUTHORIZATION NO.: 00008729

THOMAS H. SKELTON, PE
REGISTRATION NO. 42752

THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION AS DEPICTED ON THE PLANS.

1. ALL PROPOSED ERECTION, CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AS APPROVED CITY OF WILMINGTON, SFWMD, & SUMMITER COUNTY.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FEDERAL, STATE AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:

- SOUTH FLORIDA WATER MANAGEMENT DISTRICT STORM WATER
- TIEP WATER DISTRIBUTION
- TIEP WATER SERVICE COLLECTION AND TRANSMISSION
- WREDS POLLUTION PREVENTION
- RIGHT OF WAY USE
- CONSTRUCTION PLAN APPROVAL
- LOCAL UNDERGROUND UTILITIES

3. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO STARTING THE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACQUISITION OF INFORMATION OR VERIFICATION OF THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING GROUND UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ALL COST WHICH MAY OCCUR DUE TO ANY DAMAGES CAUSED BY THE CONTRACTOR TO EXISTING UTILITIES, STRUCTURES OR EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE COSTS OF REPAIR AND/OR REPLACEMENT OF SUCH DAMAGES.

5. THE CONTRACTOR SHALL PROVIDE COMPLETE "AS-BUILT" INFORMATION TO THE ENGINEER REGARDING THE LOCATION OF ALL EXISTING AND NEW UTILITIES, SERVICES, VALVES, SEWER LINES, SERVICE SERVICES, STORM SEWER LINES, EASEMENTS OF STRUCTURES, AND ANY OTHER INFORMATION THAT MAY BE REQUIRED TO CONSTRUCT SERVICE BENCH MARKS FOR VERIFICATION. THE "AS-BUILT" RECORDS SHALL BE KEPT AT THE JOB SITE AND UPDATED AS THE PROJECT PROGRESSES.

6. TWO (2) SETS OF RECORD DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER.

7. ALL HORIZONTAL LAYOUT FOR SITE CONSTRUCTION SHALL BE BASED ON THE PROJECT PLANS.

8. THE CONTRACTOR SHALL HIRE A PROFESSIONAL TESTING LABORATORY AS NECESSARY TO PERFORM ALL TESTS REQUIRED BY THIS CONSTRUCTION.

9. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AT LEAST 24 HOURS IN ADVANCE PRIOR TO ANY TESTING AS INDICATED IN ITEM No. 8 ABOVE.

10. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF THE PROPOSED START OF WORK IN ADVANCEMENT WITH THEIR STANDARD NOTIFICATION REQUIREMENTS. NOT LIMITED TO BUT INCLUDING THE CITY, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. THE CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF UNDERGROUND CONDUITS PRIOR TO SUBBASE PREPARATION.

11. FLORIDA BUREAU OF LANDS (FBL) REQUIRES THAT PERSONS MAKING EXCAVATIONS IN PUBLIC OR PRIVATE STRAITS, ALLEYS, RIGHT-OF-WAY OR UTILITY EASEMENTS WITH HAND TOOLS OR POWER EQUIPMENT MUST FIRST OBTAIN INFORMATION ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION.

12. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, STATE, OWNER AND ENGINEER.

13. ANY PROPOSED CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER. ANY CHANGES SHALL BE APPROVED BY THE CITY AND/OR COUNTY AND THE ENGINEER PRIOR TO CONSTRUCTION.

14. UPON NOTICE FROM THE CONTRACTOR THAT THE CONSTRUCTION IS COMPLETE AND READY FOR ACCEPTANCE, THE ENGINEER SHALL MAKE FINAL INSPECTION AND NOTIFY THE CONTRACTOR AND OWNER OF ANY DEFECTS OR DEFICIENCIES. IF A DEFECTIVE WORK, THE CONTRACTOR SHALL CORRECT ALL SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND OWNER. ALL INSPECTIONS BY THE CITY AND AGENCIES WHICH REQUIRE FINAL INSPECTIONS SHALL HAVE BEEN COMPLETED BY THE CONTRACTOR AND HAVE INSPECTED AND APPROVED THE PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL DUST, EROSION AND EMISSIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND RIGHTS-OF-WAY FROM DAMAGE BY EROSION, SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DISTURBING ANY EXISTING SURVEY MONUMENTS. ANY MONUMENT DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY THE PROJECT SURVEYOR.

17. ALL IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH DIMENSIONS AND LOCATIONS. IF ANY CONFLICTS WHICH RESULT IN CHANGES TO THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. ANY ADJUSTMENTS CAUSED BY VARYING FIELD CONDITIONS, INCLUDING CHANGES AND DEPTHS OF BEDS AND SWALES MAY BE MADE WITH THE APPROVAL OF THE ENGINEER IF IT IS DETERMINED THAT SUCH CHANGES ARE NECESSARY.

18. ALL LOCAL AND STATE AND FEDERAL ORDINANCES, POLICES AND OR OTHER REGULATIONS GOVERNING THE CONSTRUCTION OF THE PROJECT, AND ANY CONFLICTS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SAFE AND CONVENIENT MEANS OF ACCESS AND EGRESS TO ALL PARTS OF THE PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR.

1. ALL SEWER COLLECTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILDWOOD AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. SEE THE STANDARD DETAIL SHEETS FOR WILDWOOD SPECIFICATIONS AND GENERAL NOTES.

1. ALL WATER DISTRIBUTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILDWOOD AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. SEE THE DETAIL SHEETS FOR WILDWOOD SPECIFICATIONS AND GENERAL NOTES.

1. EXISTING TOPOGRAPHY AND CONTOURS ARE BASED ON THE FOLLOWING:
SURVEYOR: INKELPACH SURVEYING, INC.
DRAWING NO.: 02-7744-11.dwg
DATED: 02/19/2011
REVISION DATA

2. GEOLOGICAL SECTIONS HAVE BEEN PROVIDED AS REFERENCED BELOW. ANY
CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE CONSTRUCTION
DETAILS SHALL BE REPORTED TO THE PROJECT SUPERVISOR UPON DISCOVERY. THE
CONTRACTOR SHALL REVIEW THE BELOW REPORT PRIOR TO BIDDING.

3. DESIGN: (INCORPORATE GEOTECHNICAL ENGINEERING SERVICES)
REPORT NO./S: 37-0509

4. EXISTING PLANTS AND SHRUBS WHICH ARE MARKED OR DESIGNATED AS
PART OF THE LANDSCAPING SHALL BE CAREFULLY PROTECTED DURING
CONSTRUCTION. IF THERE ARE PLANTS OR SHRUBS ARE DESIGNATED TO THE
CONSTRUCTION CARE SHALL BE TAKEN TO PROTECT AND RESTORE THE ORIGINAL
CONDITIONS OF THE VEGETATION.

5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE
AND PROPER SOIL EROSION CONTROL MEASURES, AS NECESSARY.

6. ALL SITE CLEARING OR GRUBBING SHALL BE DONE IN ACCORDANCE WITH
SECTION 110 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD
SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

7. ALL EXCAVATION AND EMBANKMENT SHALL BE PERFORMED IN ACCORDANCE TO
SECTION 110 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD
SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

8. ALL FILL AREAS GREATER THAN 12 INCHES IN HEIGHT SHALL BE COMPACTED
TO A MINIMUM DENSITY PRIOR TO COMPLETION TO EXCEED MAXIMUM
DENSITY PER A.S.T.M.T. 1-80.

9. ALL EXCAVATIONS SHALL BE PROTECTED AND MULCHED UNLESS OTHERWISE
NOTED ON PLANS. THAT, GRASSING SHALL BE PERFORMED IN ACCORDANCE
WITH SECTION 570 OF FLORIDA DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST
EDITION.

10. ALL DESIGNED AREAS TO BE SOODED FOR THE PLANS, SHALL BE PERFORMED
IN ACCORDANCE WITH SECTION 570 OF THE F.D.O.T. SPECIFICATIONS FOR ROAD
AND BRIDGE CONSTRUCTION, LATEST EDITION.

11. THE CONTRACTOR SHALL MAINTAIN EXISTING OR, CONSTRUCT BARGE
CONSTRUCTION WITH LANDSCAPE SPLAINS OR MEDJANS.

12. FINISH FLOOR ELEVATIONS ARE TYPICALLY 8 FEET ABOVE DESIGN FINISHED
GROUND SURFACE. THE CONTRACTOR SHALL MAINTAIN OR REPAIR EXISTING AND WHERE
OTHERWISE SHOWN ON THE GRADING PLAN.

13. ALL EXISTING UTILITIES SHALL BE IDENTIFIED, LOCATIONS OF UTILITIES CONDUITS
(SLEEVES) UNDER PAVED AREAS WITH EACH UTILITY COMPANY PRIOR TO BASE
STABILIZATION.

14. DURING DESTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE
MEASURES TO INSURE AGAINST POLLUTING, SILLING OF OR DISTURBING TO
ADJACENT AREAS. THIS INCLUDES THE PROTECTION OF EXISTING OR COSTING
DRAINAGE SYSTEM AND ADJACENT WATER BODIES AND WETLANDS. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING OR COSTING
CONDUITS RELATED TO SUCH MEASURES. MEASURES MAY INCLUDE BUT ARE
NOT LIMITED TO: FLOATING SILL BARRIERS, SEDIMENTATION BASINS, SEDIMENT
TRAP, AND FENCED OFF AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
THESE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE
THAT PLANS SHALL BE CONSIDERED MINIMUM AND SHALL NOT DEVIATE THE
CONTRACTOR SHALL BE RESPONSIBLE FOR THESE MEASURES NECESSARY
TO PROVIDE PROTECTION FOR EROSION, SEDIMENTATION AND TURBIDITY.

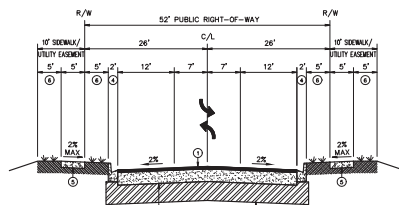
CONSTRUCTION NOTES DRAINAGE:

1. ALL DRAINAGE RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE
WITH F.D.O.T. WILLOW, SWAMP, AND SUNKER COUNTY PERMITS ISSUED FOR THIS
PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE MEASURES
WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,
LATEST EDITION.

2. ALL F.D.O.T. CONSTRUCTION DETAILS ARE HEREBY INCORPORATED
THESE PLANS BY REFERENCE.

INDEX NO.	DESCRIPTION
100	SILT FENCES
101	EROSION CONTROL
102	CHECK DAMS
210	GRASS NUTS
211	GRASS NUTS
212	GRASS NUTS
213	GRASS NUTS
214	GRASS NUTS
215	GRASS NUTS
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1. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL SYSTEMS FOR CONFORMANCE WITH THE SITE CONSTRUCTION PLANS AND THE SWPPP. EROSION AND SEDIMENT CONTROL SYSTEMS SHALL ALSO BE CHECKED AFTER RAINFALL EVENTS FOR EROSION PROBLEMS.
2. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL SYSTEMS AS REQUIRED FOR CONTINUED FUNCTION. RE-GRASS IF REQUIRED, TO MAINTAIN DESIGN CONFIGURATION. ADD SOD AND SOIL FENCES AS REQUIRED TO PREVENT EROSION.
3. MONITOR RETENTION AREAS REGULARLY TO MAINTAIN WEED AND OVERGROWTH CONTROL.
4. INSPECT RETENTION AREAS PERIODICALLY FOR ACCUMULATION OF DEBRIS AND TRASH. REMOVE ALL DEBRIS AND TRASH IN RETENTION AREAS AND CONVEYANCE SHAKES.
5. INSPECT RETENTION AREA BOTTOMS FOR DEPOSITS OF SAND AND/OR SILT.
6. PERCOLATION PERFORMANCE SHALL BE EVALUATED YEARLY FOR EACH DRAINAGE AREA. PERCOLATION TESTS SHALL BE CONDUCTED ONCE EVERY 36 HOURS WITHIN 36 HOURS OF THE END OF THE DESIGN RAINFALL EVENT. BOTTOM PERCOLATION SHALL BE PERFORMED BY EXCAVATING THE FOLLOWING PROCEDURE:
 - A. REMOVE 4 TO 6 INCHES OF RETENTION AREA BOTTOM MATERIAL, USING EXCAVATED BOTTOM.
 - B. REPLACE EXCAVATED MATERIAL WITH CLEAN SAND MATERIAL, TO 4 INCHES DEPTH AND 12 INCHES DIAMETER.



REVISIONS:

(1) 1'-1/2" MINIMUM THICK TYPE III ASPHALTIC CONCRETE SURFACE (FOOT, SEE 354)

(2) 8" MINIMUM THICK LAURENBERG BASE (FOOT, 230, SEE MAX. WIDTH + ASHSTO T-180)

(3) 12" MINIMUM THICK COMPACTED SUBGRADE (FOOT, SEE 160; TIE STABILIZATION, LER 40 MIN.)

(4) 2" TYPE "T" CURB

(5) CONCRETE SIDEWALK (4" THICKNESS, 3,000 P.S.I. @ 28 DAYS) BY EACH LOT OWNER

(6) GRASSING BY SOD AND SEED/MULCH, 2" SOD STRIPS SHALL BE USED ALONG ALL PAVEMENT EDGES, BACK OF CURBS, GARDEN EDGE, SIDE OF DRIVE, AND ALL SLOPES STEEPER THAN 6:1. RATIO'S:
ALL SLOPES SHALL BE TO 3:00:01

(7) ALL FILL W/IN ROADWAY BEDS SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY PER ASHSTO T-99

(8) TOP COURSE TO BE INSTALLED BETWEEN THE BASE MATERIAL AND ASPHALT

CONSTRUCTION NOTES PAVING:

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WILDMOOD CONSTRUCTION SPECIFICATIONS FOR THE 52 FOOT RIGHT OF WAY AND ALL THE INTERNAL ROADWAYS. ALL PAVEMENT WITHIN THE COUNTY RIGHT OF WAY WILL BE IN ACCORDANCE WITH SUMNER COUNTY SPECIFICATIONS.
2. CONTRACTOR RESPONSIBLE FOR GRADING ALL PAVEMENT AREAS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. ANY PROBLEMS SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PAVING SO THAT RECOMMENDATIONS CAN BE MADE.

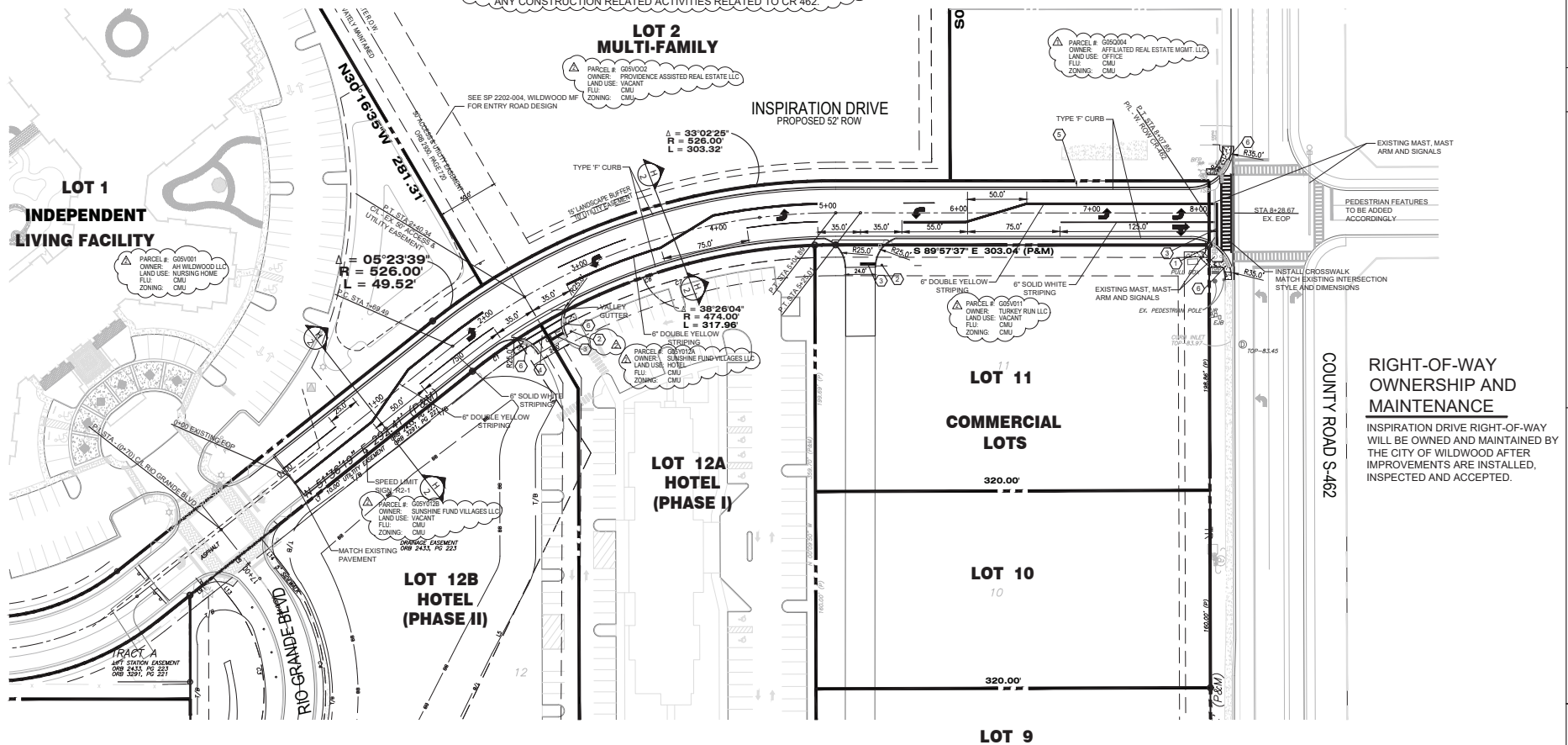
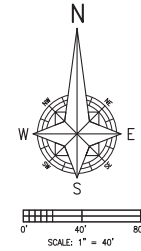
1. SUB-BASE REQUIREMENTS:
COMPACT TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY
ACCORDING TO ASTM D-1557 TO A DEPTH OF 2 FEET BELOW THE
BOTTOM OF THE SLAB.
2. SURFACE COURSE:
 - a. LIGHT DUTY: 6" THICK, W/10 FTx10 FT MAXIMUM CONTROL JOINT
SPACING & 1 1/2" MINIMUM SAWCUT DEPTH.
 - b. HEAVY DUTY: 8" THICK W/14 FTx14 FT MAXIMUM CONTROL JOINT
SPACING & 2" MINIMUM SAWCUT DEPTH.

	EXISTING PALM TREE
	EXISTING OAK TREE
	EXISTING CAMPHOR TREE
	PROPOSED CURVE DATA
44.25"	CHORD
75.00"	RADIUS
38.25'	ARC LENGTH
	PROPOSED STORM PIPE
	EXISTING WATER MAIN
	PROPOSED WATER MAIN (WM)
	EXISTING FORCE MAIN
	PROPOSED FORCE MAIN (FM)
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE
	PROPERTY LINE (P/L)
	RIGHT OF WAY (ROW) LINE
	EASEMENT LINE
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	EXISTING 5' CONTOUR LINE
	PROPOSED LIFT STATION (LS)
	PROPOSED SANITARY SERVICE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED DOUBLE 3/4" WATER SERVICE
	PROPOSED DOUBLE 1" WATER SERVICE
	PROPOSED FOOT P-2/P-4 INLET
	PROPOSED FOOT P-1/P-3 INLET
	PROPOSED MITERED END SECTION (MES)
	PROPOSED SANITARY MANHOLE
	PROPOSED SIDEWALK

SHEET:	2	OF	12
<i>INSPIRATION DRIVE R/W RIO GRANDE BLVD TO CR 462 AT TURKEY RUN PUD</i>			
GENERAL NOTES			
 AMERICAN CIVIL ENGINEERING CO. 807 N. MAIN ROAD, SUITE #11 WINTER SPRING, FLORIDA 32789 PHOENIX (407) 545-7000 FAX (407) 591-0027 E-MAIL ACES@AEC-CIVIL.COM WWW.AEC-CIVIL.COM			
THOMAS H. SKELTON, PE REGISTRATION NO. 427252			
DATE:	MAY 23, 2025		
SCALE:	NOT TO SCALE		
DESIGNER:	THS		
DRAWN BY:	JMS		
CHECKED BY:	TJS		
APP'D:	22431		
PROJECT:	REVISED PER CITY OF WILLOWOOD	MOS	THIS
LOCATION:	REVISED PER CITY OF WILLOWOOD	MDS	THIS
ELECTRICIAN:	AUGUST 10/2025		
EMAIL:	tkskelton46@gmail.com		

1. SEE SHEET 2 FOR PAVEMENT SPECIFICATIONS.
2. ALL CURB RADI ARE 3 FEET UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL PARKING SPACE PAVEMENT MARKINGS TO BE 6" WIDE PER LDR 6.6(D)(2).
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES WILL COMPLY WITH 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.
6. ALL STRIPING FOR ARROWS AND TURNS TO BE PER FDOT STANDARD PLANS 711-001.
7. SIDEWALKS ADJACENT TO LOTS TO BE INSTALLED BY THOSE LOTS.
8. SURETY BOND IS REQUIRED FOR ANY INFRASTRUCTURE BEING DEDICATED TO THE CITY OF WILDWOOD.
 - A. PERFORMANCE SURETY IS 120% OF CONSTRUCTION COST. A COST ESTIMATE OF CONSTRUCTION TO BE SUBMITTED FOR THE CITY ENGINEER.
9. 2 YEAR MAINTENANCE SURETY IS 20% OF CONSTRUCTION COSTS WILL BE PROVIDE PRIOR TO C. OF C.
10. SUMTER COUNTY IS TO BE CONTACTED AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION RELATED ACTIVITIES RELATED TO CR 462.

- ① 30" STOP SIGN (R1-1)
- ② 24" STOP SIGN (R1-1)
- ③ 24" WIDE THERMOPLASTIC STOP BAR
- ④ 6' CROSSWALK STRIPING PER FDOT INDEX 17346
- ⑤ 24"x30"-25 MPH SPEED LIMIT SIGN (R2-4)
- ⑥ ADA DETECTABLE WARNING MATS



INSPIRATION DRIVE R/W
RIO GRANDE BLVD TO CR 462
AT TURKEY RUN PUD

WILWOOD, FLORIDA

THOMAS H. SKELTON, PE
 REGISTRATION NO. 47262

**AMERICAN CIVIL
ENGINEERING CO.**

307 N. MOSS BLVD, SUITE 211
 WILWOOD, FLORIDA 32095
 PHONE: 904-329-7777
 FAX: 904-329-7778
 E-MAIL: INFO@AMERICAN-CE.COM

DATE: 11/17/2025
 REVISION: REVISED PER CITY OF WILWOOD
 DRAWN BY: TSK
 CHECKED BY: TSK
 DESIGNED BY: TSK
 PROJECT NO.: 22431
 JOB NO.: 22431
 E-MAIL: TSK@AMERICAN-CE.COM

DATE	REVISIONS
11/17/2025	REVISED PER CITY OF WILWOOD
09/10/2025	REVISED PER CITY OF WILWOOD

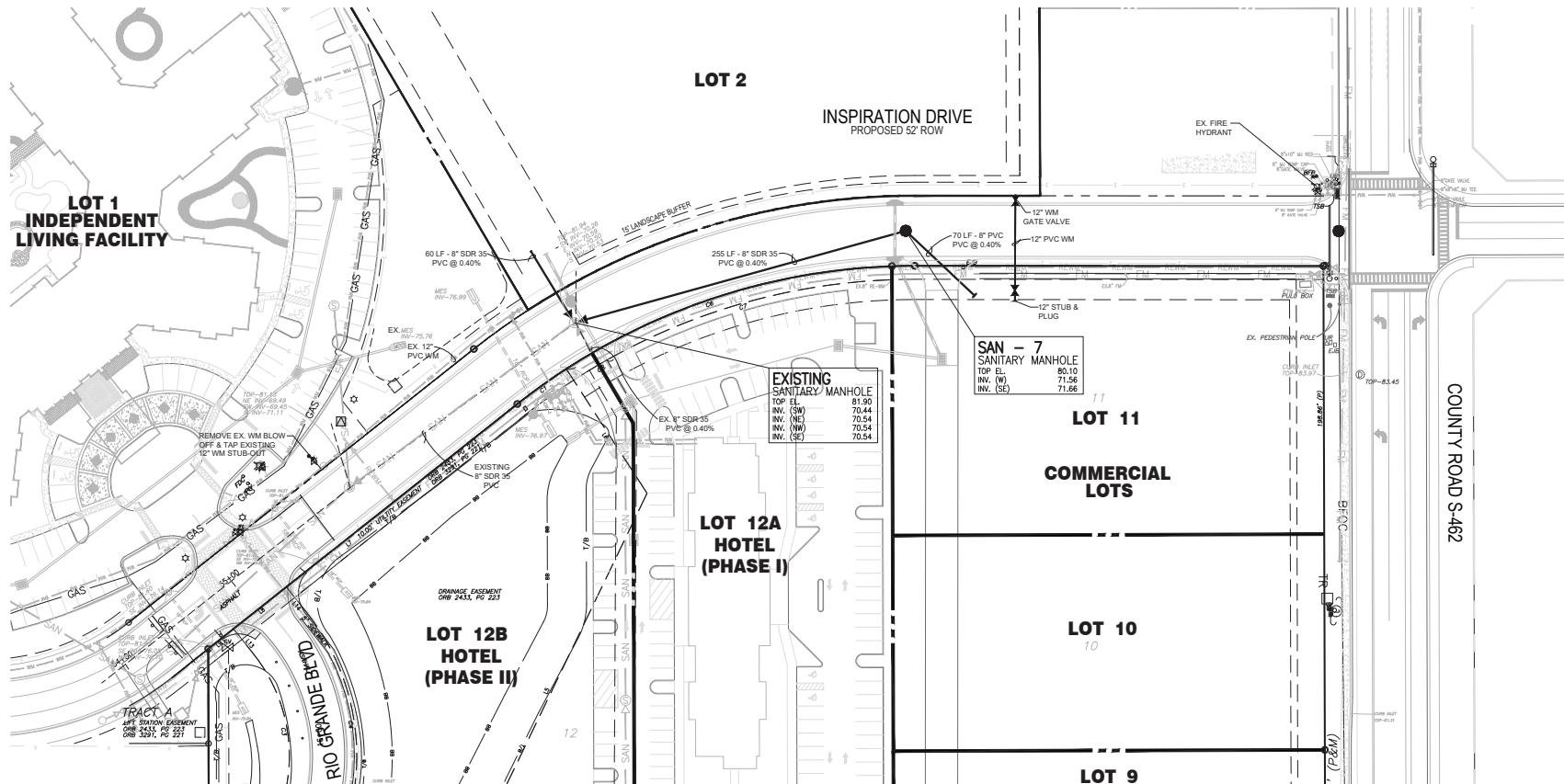
1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2002 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" [F.A.C. 69A-60.005(2)].
2. PRIOR TO ANY FIRE MAINS OR FIRE HYDRANT FINAL INSPECTION OF THE PROJECT PRIOR TO OCCUPANCY, THE CONTRACTOR MUST COORDINATE A FIRE FINAL INSPECTION WITH THE FIRE SYSTEM CONTRACTORS WHEN CONSTRUCTION IS COMPLETE. WRITTEN APPROVAL OF INSPECTION AND TESTING FROM THE PUBLIC UTILITY IS REQUIRED PRIOR TO OCCUPANCY FOR ANY PUBLIC FIRE HYDRANTS INSTALLED TO SATISFY THE CITY FIRE CODE REQUIREMENTS. PLEASE CALL TO SCHEDULE AN INSPECTION.
3. THE MINIMUM DEPTH OF COVER TO PREVENT MECHANICAL DAMAGE SHALL BE 36 INCHES MEASURED FROM THE FINAL GRADE TO THE TOP OF THE 10" P.I.PE. PIPER UNDERLAYS SHALL BE DRIVEN AT A MINIMUM DEPTH OF FEET MIN. 10".
4. ALL HYDRANTS SHALL BE CAPABLE OF FLOWING 1000 GPM AT 20 PSI
5. HYDRANTS SHALL BE MAINTAINED CLEAR 7'-6" TO THE SIDES AND FRONT WITH A 4' CLEARANCE TO THE REAR.
6. A LOOK BOOK WILL BE PROVIDED FOR FIRE DEPARTMENT ACCESS.
7. ALL WATER MAINS ARE DR18 PVC UNLESS OTHERWISE NOTED.

1. ALL ELEVATIONS ARE TO TOP OF PIPE GATE.
2. GATE VALVE ELEVATIONS ARE TO TOP OF NUT.
3. FIRE HYDRANT ELEVATIONS ARE TO BOTTOM OF FLANGE.
4. STATIONS AND OFFSETS FROM CENTERLINE OF ROAD.
5. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATION WITH
THE CITY OF WILDLAND UTILITY DEPARTMENT.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH
THE UTILITY DEPARTMENT TWO WEEKS PRIOR TO ANY MATERIALS
BEING DELIVERED ON SITE.

1. A CONSTRUCTION COST ESTIMATE MUST BE PROVIDED FOR ALL UTILITY CONSTRUCTION. UNIT COSTS SHALL BE PER CITY WEBSITE.
2. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

SANITARY:
1. THE CITY WILL OWN AND MAINTAIN THE SANITARY SYSTEM WITHIN THE RIGHT-OF-WAY.

1. THE CITY WILL OWN AND MAINTAIN THE WATER DISTRIBUTION SYSTEM WITHIN THE RIGHT-OF-WAY.



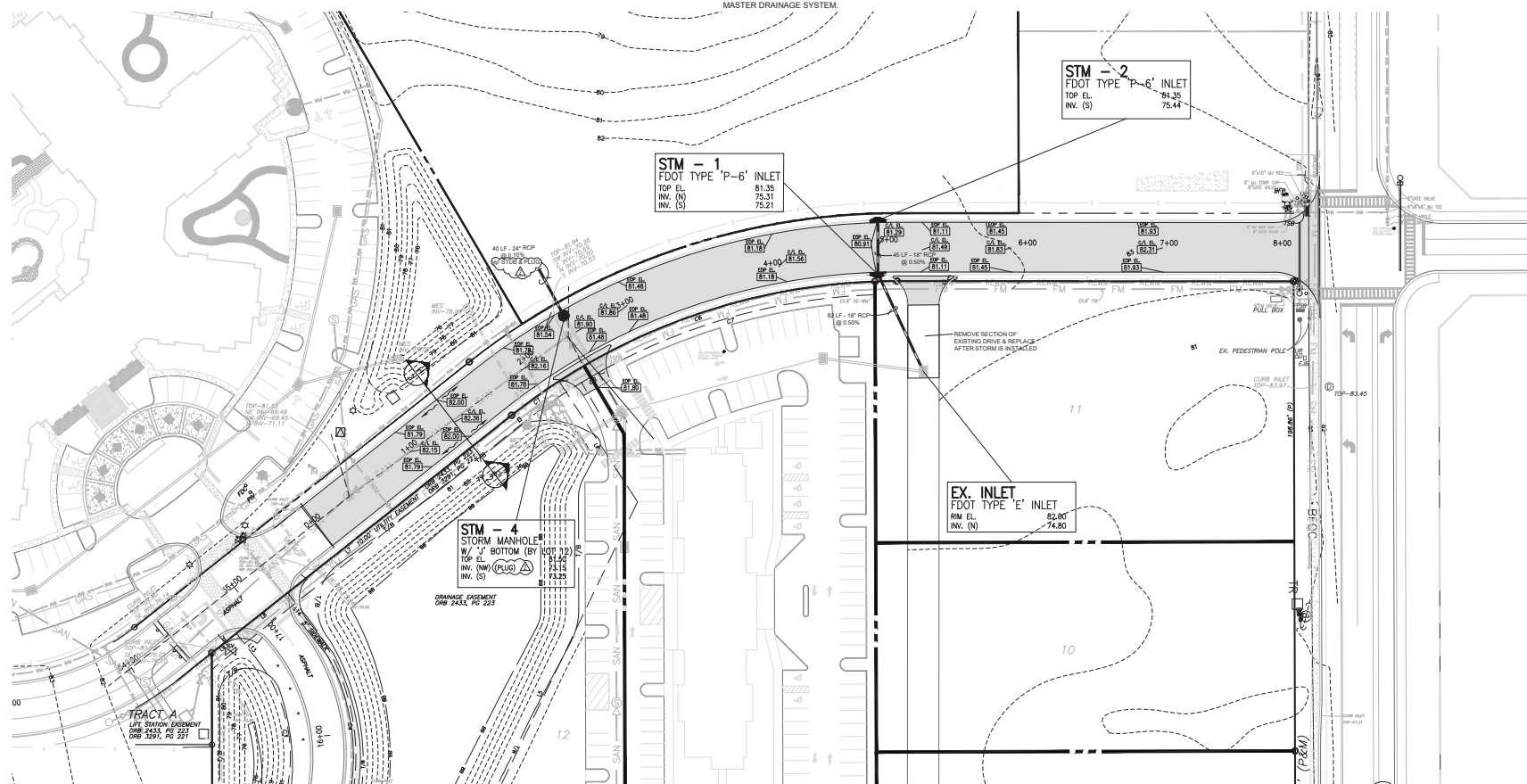
INDIVIDUAL PROPERTY:

1. THE PROPERTY OWNER WILL OWN AND MAINTAIN THE DRAINAGE SYSTEM LOCATED ON EACH PROPERTY.

1. AFTER THE IMPROVEMENTS WITHIN THE PROPOSED RIGHT-OF-WAY ARE INSTALLED AND ACCEPTED (BY THE CITY), THE CITY WILL OWN AND MAINTAIN THE DRAINAGE SYSTEM LOCATED WITHIN THAT PROPOSED RIGHT-OF-WAY.

1. THE MASTER PUD DRAINAGE SYSTEM IS OWNED AND MAINTAINED BY THE PROPERTY OWNER ASSOCIATION AS STATED IN THE RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS BETWEEN THE PROPERTY OWNERS. THIS REC ESTABLISHES THE PRO-RATA SHARE OF RESPONSIBILITIES FROM EACH PROPERTY OWNER IN REGARDS TO THE MAINTENANCE OF THE PUD MASTER DRAINAGE SYSTEM.

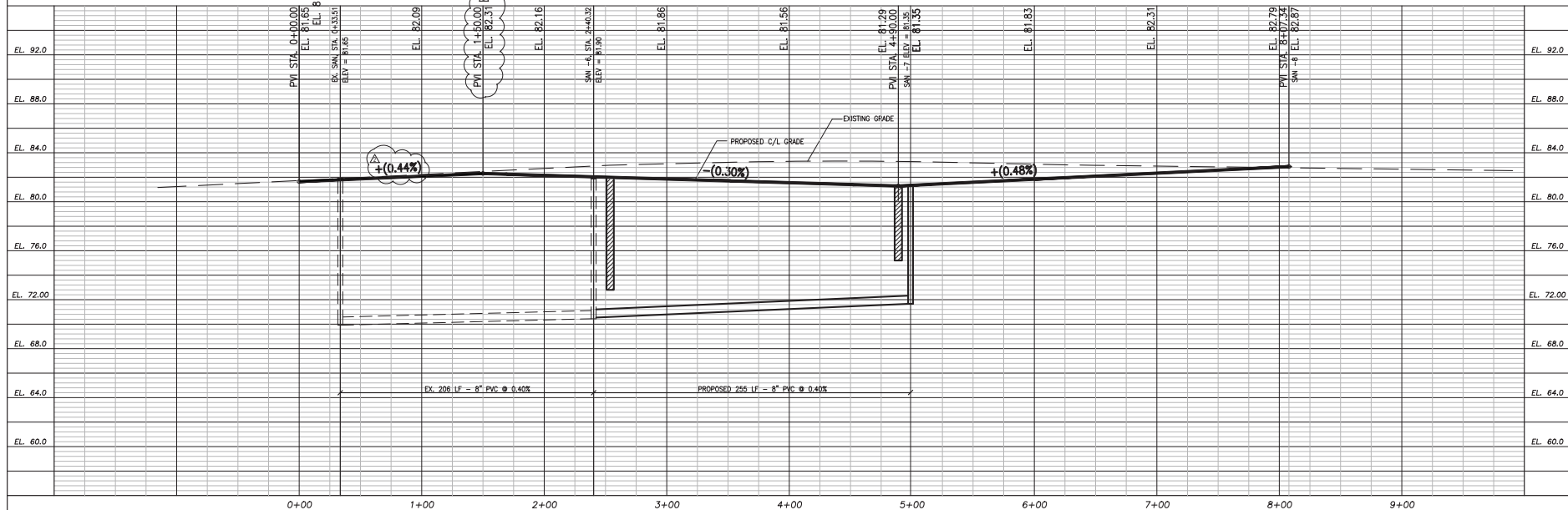
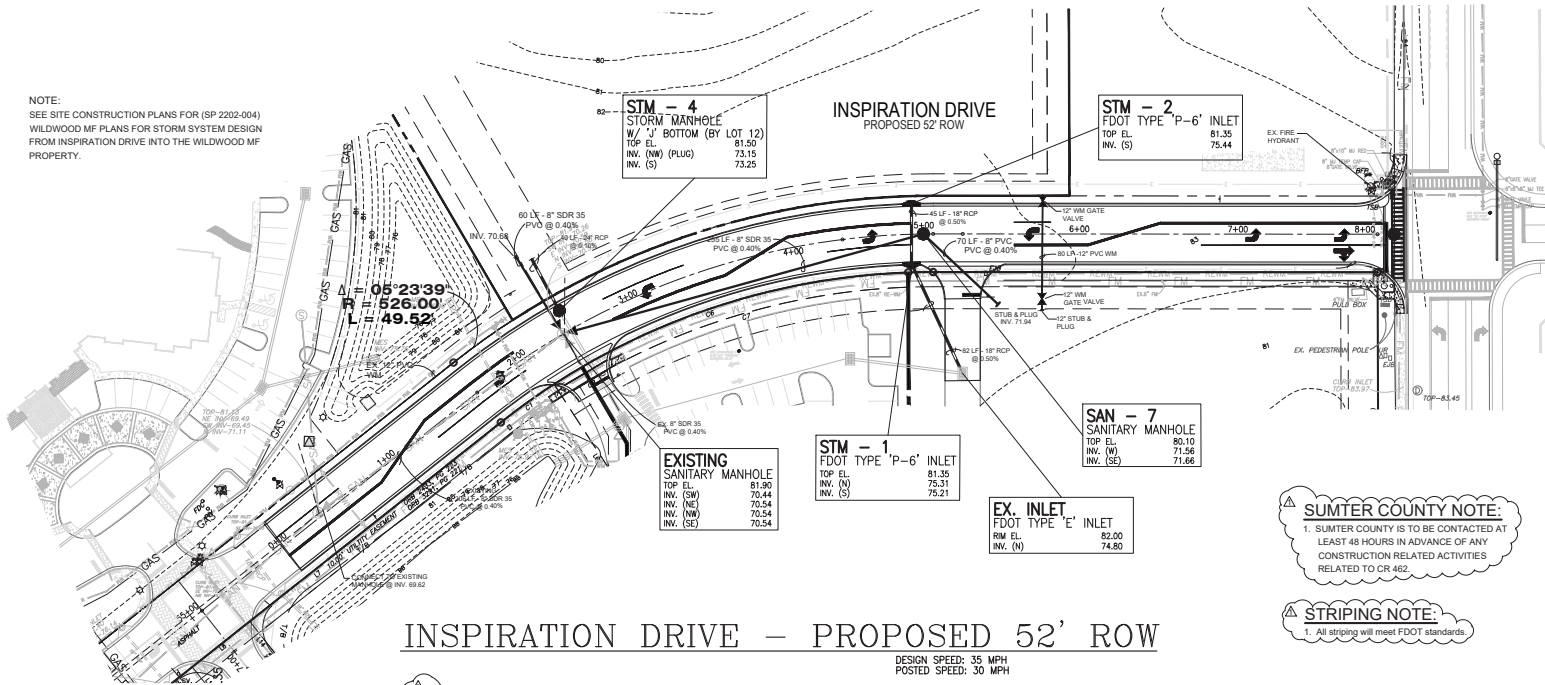
 PROPOSED CONCRETE
 PROPOSED ASPHALT PAVING
 EXISTING ELEVATION CONTOUR
 PROPOSED ELEVATION
 PROP. BOC/EOP ELEVATIONS
 PROPOSED DRAINAGE FLOW
 PROPOSED STORM PIPE
 PROPOSED STORM INLET



SUMTER COUNTY NOTE:
1. SUMTER COUNTY IS TO BE CONTACTED AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION RELATED ACTIVITIES RELATED TO CR 462.

[illegible]

NOTE:
SEE SITE CONSTRUCTION PLANS FOR (SP 2202-004)
WILDWOOD MF PLANS FOR STORM SYSTEM DESIGN
FROM INSPIRATION DRIVE INTO THE WILDWOOD MF
PROPERTY.



DATE	MAY 23, 2025	DESIGNED BY	THS	CHECKED BY	THS
SCALE	1" = 40'	DATE	MAY 23, 2025	DESIGNED BY	THS
PROJECT	WILDWOOD MF PLANS FOR STORM SYSTEM DESIGN	DATE	MAY 23, 2025	DESIGNED BY	THS
PROJECT	WILDWOOD MF PLANS FOR STORM SYSTEM DESIGN	DATE	MAY 23, 2025	DESIGNED BY	THS
PROJECT	WILDWOOD MF PLANS FOR STORM SYSTEM DESIGN	DATE	MAY 23, 2025	DESIGNED BY	THS
PROJECT	WILDWOOD MF PLANS FOR STORM SYSTEM DESIGN	DATE	MAY 23, 2025	DESIGNED BY	THS

AMERICAN CIVIL ENGINEERING CO.

INSPIRATION DRIVE R/W
RIO GRANDE BLVD TO CR 462
AT TURKEY RUN PUD
WILDWOOD, FLORIDA

THOMAS H. SKELTON, PE
REGISTRATION NO. 42125

SHEET 8 OF 12

WASTEWATER COLLECTION SYSTEM

SURVEY

THE WORK UNDER THIS SECTION INCLUDES THE FOLLOWING: INSTALLING AND/OR LAYING, CONTROL, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES INCLUDING WASTEWATER COLLECTION SYSTEMS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADDRESSING SUEAL CONDITIONS FOR THE ENTIRE PROJECT. PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MAINTENANCE AS REQUIRED TO PERFORM THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS, IMPURITIES, STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUPPORT ALL WEIGHTS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO SIZE.

CONCRETE/MASS CONCRETE (PCC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER COLLECTION SHALL BE MANUFACTURED FROM WET-CAST CONCRETE, MEETING THE REQUIREMENTS OF ASTM C1312 - LATEST, UNLESS OTHERWISE SPECIFIED. ALL JOINTS SHALL BE COMPATIBLE TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM C1312 - LATEST.

MANHOLES

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

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLES, SECTIONS DESIGNATION C1312 - LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS: JOINTS SHALL MEET THE REQUIREMENTS OF ASTM C1312 - LATEST SPECIFICATIONS FOR PORTLAND CEMENT. TYPE I CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MANHOLE WALLS THICKNESS SHALL BE 12" (12" FOR 30" DIA. MANHOLES, 14" FOR 36" DIA. MANHOLES, 16" FOR 42" DIA. MANHOLES, 18" FOR 48" DIA. MANHOLES, 20" FOR 54" DIA. MANHOLES, 22" FOR 60" DIA. MANHOLES, 24" FOR 66" DIA. MANHOLES, 26" FOR 72" DIA. MANHOLES, 28" FOR 78" DIA. MANHOLES, 30" FOR 84" DIA. MANHOLES, 32" FOR 90" DIA. MANHOLES, 34" FOR 96" DIA. MANHOLES, 36" FOR 102" DIA. MANHOLES, 38" FOR 108" DIA. MANHOLES, 40" FOR 114" DIA. MANHOLES, 42" FOR 120" DIA. MANHOLES, 44" FOR 126" DIA. MANHOLES, 46" FOR 132" DIA. MANHOLES, 48" FOR 138" DIA. MANHOLES, 50" FOR 144" DIA. MANHOLES, 52" FOR 150" DIA. MANHOLES, 54" FOR 156" DIA. MANHOLES, 56" FOR 162" DIA. MANHOLES, 58" FOR 168" DIA. MANHOLES, 60" FOR 174" DIA. MANHOLES, 62" FOR 180" DIA. MANHOLES, 64" FOR 186" DIA. MANHOLES, 66" FOR 192" DIA. MANHOLES, 68" FOR 198" DIA. MANHOLES, 70" FOR 204" DIA. MANHOLES, 72" FOR 210" DIA. MANHOLES, 74" FOR 216" DIA. MANHOLES, 76" FOR 222" DIA. MANHOLES, 78" FOR 228" DIA. MANHOLES, 80" FOR 234" DIA. MANHOLES, 82" FOR 240" DIA. MANHOLES, 84" FOR 246" DIA. MANHOLES, 86" FOR 252" DIA. MANHOLES, 88" FOR 258" DIA. MANHOLES, 90" FOR 264" DIA. MANHOLES, 92" FOR 270" DIA. MANHOLES, 94" FOR 276" DIA. MANHOLES, 96" FOR 282" DIA. MANHOLES, 98" FOR 288" DIA. MANHOLES, 100" FOR 294" DIA. MANHOLES, 102" FOR 300" DIA. MANHOLES, 104" FOR 306" DIA. MANHOLES, 106" FOR 312" DIA. MANHOLES, 108" FOR 318" DIA. MANHOLES, 110" FOR 324" DIA. MANHOLES, 112" FOR 330" DIA. MANHOLES, 114" FOR 336" DIA. MANHOLES, 116" FOR 342" DIA. MANHOLES, 118" FOR 348" DIA. MANHOLES, 120" FOR 354" DIA. MANHOLES, 122" FOR 360" DIA. MANHOLES, 124" FOR 366" DIA. MANHOLES, 126" FOR 372" DIA. MANHOLES, 128" FOR 378" DIA. MANHOLES, 130" FOR 384" DIA. MANHOLES, 132" FOR 390" DIA. MANHOLES, 134" FOR 396" DIA. MANHOLES, 136" FOR 402" DIA. MANHOLES, 138" FOR 408" DIA. MANHOLES, 140" FOR 414" DIA. MANHOLES, 142" FOR 420" DIA. MANHOLES, 144" FOR 426" DIA. MANHOLES, 146" FOR 432" DIA. MANHOLES, 148" FOR 438" DIA. MANHOLES, 150" FOR 444" DIA. MANHOLES, 152" FOR 450" DIA. MANHOLES, 154" FOR 456" DIA. MANHOLES, 156" FOR 462" DIA. MANHOLES, 158" FOR 468" DIA. MANHOLES, 160" FOR 474" DIA. MANHOLES, 162" FOR 480" DIA. MANHOLES, 164" FOR 486" DIA. MANHOLES, 166" FOR 492" DIA. MANHOLES, 168" FOR 498" DIA. MANHOLES, 170" FOR 504" DIA. MANHOLES, 172" FOR 510" DIA. MANHOLES, 174" FOR 516" DIA. MANHOLES, 176" FOR 522" DIA. MANHOLES, 178" FOR 528" DIA. MANHOLES, 180" FOR 534" DIA. MANHOLES, 182" FOR 540" DIA. MANHOLES, 184" FOR 546" DIA. MANHOLES, 186" FOR 552" DIA. MANHOLES, 188" FOR 558" DIA. MANHOLES, 190" FOR 564" DIA. MANHOLES, 192" FOR 570" DIA. MANHOLES, 194" FOR 576" DIA. MANHOLES, 196" FOR 582" DIA. MANHOLES, 198" FOR 588" DIA. MANHOLES, 200" FOR 594" DIA. MANHOLES, 202" FOR 600" DIA. MANHOLES, 204" FOR 606" DIA. MANHOLES, 206" FOR 612" DIA. MANHOLES, 208" FOR 618" DIA. MANHOLES, 210" FOR 624" DIA. MANHOLES, 212" FOR 630" DIA. MANHOLES, 214" FOR 636" DIA. MANHOLES, 216" FOR 642" DIA. MANHOLES, 218" FOR 648" DIA. MANHOLES, 220" FOR 654" DIA. MANHOLES, 222" FOR 660" DIA. MANHOLES, 224" FOR 666" DIA. MANHOLES, 226" FOR 672" DIA. MANHOLES, 228" FOR 678" DIA. MANHOLES, 230" FOR 684" DIA. MANHOLES, 232" FOR 690" DIA. MANHOLES, 234" FOR 696" DIA. MANHOLES, 236" FOR 702" DIA. MANHOLES, 238" FOR 708" DIA. MANHOLES, 240" FOR 714" DIA. MANHOLES, 242" FOR 720" DIA. MANHOLES, 244" FOR 726" DIA. MANHOLES, 246" FOR 732" DIA. MANHOLES, 248" FOR 738" DIA. MANHOLES, 250" FOR 744" DIA. MANHOLES, 252" FOR 750" DIA. MANHOLES, 254" FOR 756" DIA. MANHOLES, 256" FOR 762" DIA. MANHOLES, 258" FOR 768" DIA. MANHOLES, 260" FOR 774" DIA. 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MEMORANDUM OF UNDERSTANDING FOR ROAD IMPROVEMENT AGREEMENT

This Memorandum of Understanding ("MOU") is entered into on this 25th day of June, 2025 (the "Effective Date"), by and between **Turkey Run LLC** (the "Developer"), and the **City of Wildwood, Florida** (the "City").

WHEREAS, the Developer, together with other owners within the Turkey Run Planned Unit Development (the "Participating Owners"), accept responsibility to permit and fully construct Inspiration Drive, except for the utilities required by the City, within the Turkey Run PUD ("Roadway Improvements");

WHEREAS, the Developer will not be required to install City utilities (water, wastewater, and reuse) at the time of the construction of Inspiration Drive.;

WHEREAS, the City shall cooperate with the Participating Owners to create a mechanism for recouping the costs of the Roadway Improvements, to the extent that such is within the City's authority; and

WHEREAS, the City and the Developer, and potentially the Participating Owners, may enter into a Roadway Improvement Agreement, if necessary, consistent with the terms outlined within this MOU and such other terms as may be agreed upon between such parties.

Roadway Improvements:

- A. Road Plans Submission: The Participating Owners shall submit roadway construction plans for Inspiration Drive to the City within one hundred and twenty (120) days of the Effective Date. The roadway construction plans shall provide for drainage and stormwater facilities meeting City requirements.
- B. Construction Timeline: Upon approval of requisite plans and permits, the Participating Owners shall complete or cause the completion of the construction of Inspiration Drive within nine (9) months. Additionally, the Developer will post a performance bond as required by Section 4.4 (E) of the City's Land Development Regulations.
- C. Utilities: The Developer will not be required to install City utilities (water, wastewater, and reuse) at the time of the construction of Inspiration Drive and such improvements may, at Developer's option, be deferred to a later development approval and time. Notwithstanding the foregoing, the roadway construction plans shall provide for the installation of appropriate drainage and stormwater facilities meeting City requirements.
- D. Costs: The Participating Owners shall be responsible for the costs of the Roadway Improvements. The City shall cooperate with the Participating Owners to create a mechanism for recouping the costs of the Roadway Improvements, to the extent that such is within the City's authority. If, after good faith negotiations, it is determined that such a

mechanism is untenable and/or outside the City's authority, the City shall bear no liability with respect to this paragraph.

- E. Development Permits: Provided that the Roadway Improvements proceed as outlined herein, the City will not require completion of the Roadway Improvements as a condition of approval for permit issuance or certificate of occupancy within the Turkey Run PUD. The Wawa currently under construction on Lots 7 and 8 within the Turkey Run PUD is not subject to this MOU nor shall it be subject to the Roadway Improvement Agreement, if any, and their Certificate to Completion or Certificate of Occupancy is not subject to anything related to Inspiration Drive.
- F. The City agrees to waive review and permitting fees with respect to submission, review and approval/permitting of the Roadway Improvements.

By executing below, the parties hereby agree to the terms stated herein.

Developer:

Turkey Run LLC

By: [Signature]
Name: Gregg Zimmerman
Title: Manager

City:

City of Wildwood, Florida:

By: [Signature]
Name: Ed Wolf
Title: Mayor

LOT ID #	ORIGINAL PUD	EXISTING UNITS	PROPOSED USE	TOTAL EQUIVALENT MULTI-FAMILY UNITS
1	170 MF	209 ILF BEDS		85 MF**
2	98 ALF Beds(40MF)	0	96 MF	96 MF
3	144 MF	0	144 MF	144 MF
	TOTAL *354 MF	0	TOTAL: 240 MF	TOTAL: 325 MF
4		10,000 SF RETAIL		
5			8,000 SF RETAIL	
6				
7			6,119 SF AUTO CONVENIENCE	
8				
9				
10				
11				
12			244 HOTEL ROOMS	

* 314 Multi-Family + 40 (98/24/ Lot 2) = 354 Total Multi-Family
 ** 209 ILF Beds + 244 = 85 Multi-Family Equivalent Units

Owners:
 AH Wildwood LLC
 Harrison Street Real Estate LLC C/O
 ALTU
 Southlake, TX 76092

Providence Assisted Real Estate LLC
 C/O Capital Health Holding LP
 Baltimore, MD 21209

PMF Wildwood I LLC
 315 E Robinson St STE 600
 Orlando, FL 32801

Turkey Run LLC
 145 Lincoln Ave STE B
 Winter Park, FL 32789

EMW Properties LLC
 7623 Rio Grande Blvd
 Wildwood, FL 34785

Total acreage: 41.09 Acres± (1,789,880 sf)
 Total developable acreage: 41.09 Acres± (1,789,880 sf)

Existing Zoning: CMU*
 *Will comply with City of Wildwood
 Neighborhood Design Standards
 Existing FLU: Central Mixed Use
 Max Density: 14 Units/Acre
 Proposed Density: 7.9 Units/Acre
 Maximum ISR: 80%
 Maximum FAR: 75%
 Minimum Open Space: 25% (10.27 Acres)

Buffers:
 North - 25' Landscape Buffer
 South - 25' Landscape Buffer
 West - 25' Landscape Buffer
 East - 25' Landscape Buffer

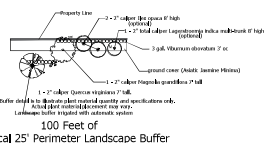
Commercial: Lots 4-12 (208,285 sf)

List of Commercial Uses:

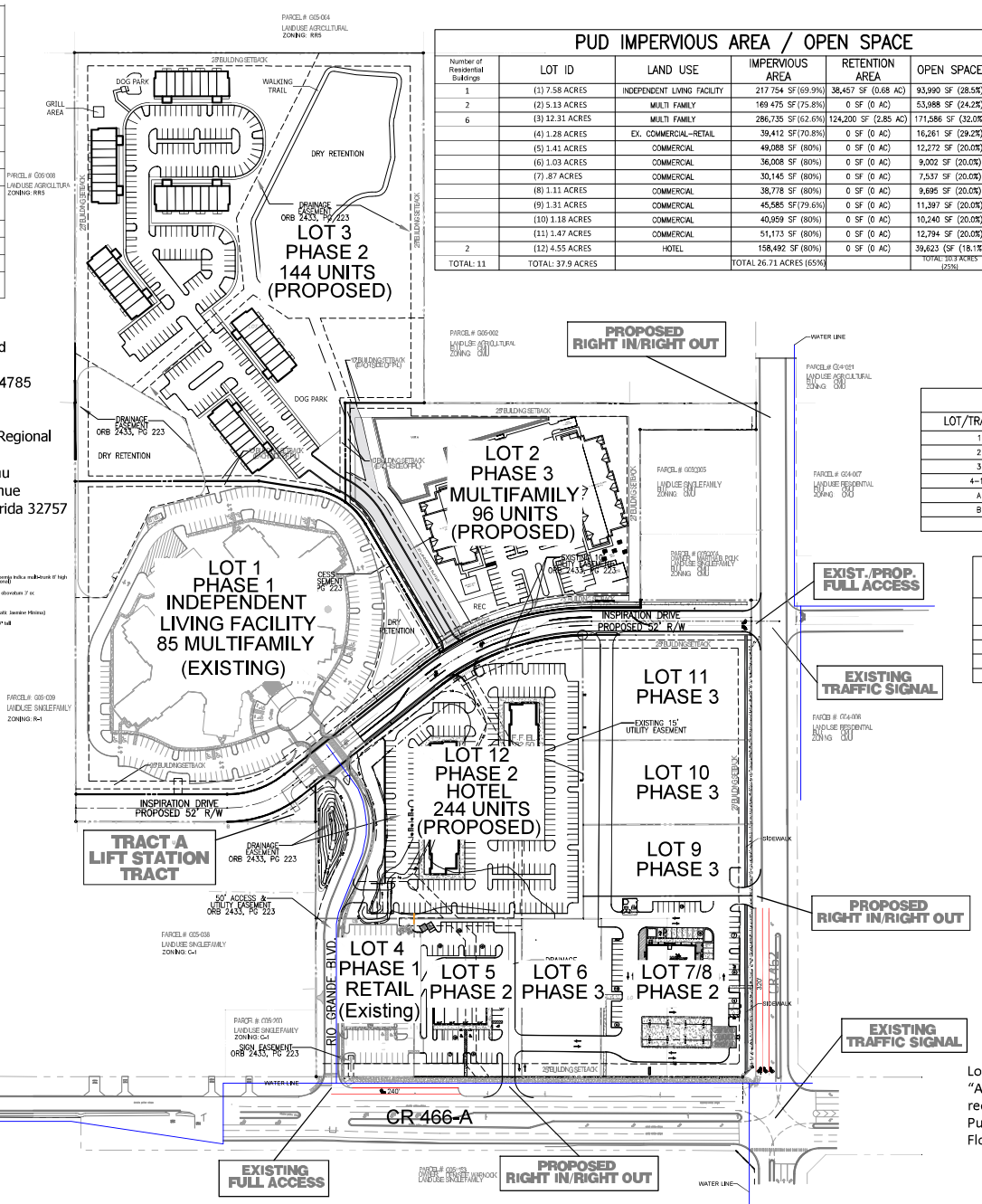
- *Retail
- *Multi-Tenant Retail
- *Restaurant with/without drive-through
- *Convenience stores with/without fuel operation
- *Auto Retail
- *Carwash and Auto Detailing Facilities
- *Full or Self-Service Service and Repair Shops for Automobiles, Small Engines and other similar uses
- *Office
- *Medical Office
- *Hotel (244 units)
- Water and Sewer to be provided by the City of Wildwood.
- *Plans are Conceptual Only and are subject to engineering
- 11 Residential Buildings

City of Wildwood
 100 N Main St
 Wildwood, FL 34785

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

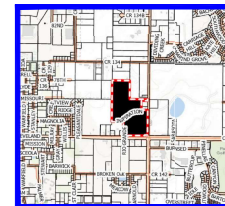


PARCEL # 03-009
 LAND USE: SINGLEFAMILY
 ZONING: R-1



PUD IMPERVIOUS AREA / OPEN SPACE

Number of Residential Buildings	LOT ID	LAND USE	IMPERVIOUS AREA	RETENTION AREA	OPEN SPACE
1	(1) 7.58 ACRES	INDEPENDENT LIVING FACILITY	217,754 SF (69.9%)	38,457 SF (0.68 AC)	93,990 SF (28.5%)
2	(2) 5.13 ACRES	MULTI-FAMILY	169,475 SF (75.8%)	0 SF (0 AC)	53,888 SF (24.2%)
6	(3) 12.31 ACRES	MULTI-FAMILY	286,735 SF (62.6%)	124,200 SF (2.85 AC)	171,586 SF (32.0%)
	(4) 1.28 ACRES	EX. COMMERCIAL-RETAIL	39,412 SF (70.8%)	0 SF (0 AC)	16,261 SF (29.2%)
	(5) 1.41 ACRES	COMMERCIAL	49,088 SF (80%)	0 SF (0 AC)	12,772 SF (20.0%)
	(6) 1.03 ACRES	COMMERCIAL	36,008 SF (80%)	0 SF (0 AC)	9,002 SF (20.0%)
	(7) .87 ACRES	COMMERCIAL	30,145 SF (80%)	0 SF (0 AC)	7,537 SF (20.0%)
	(8) 1.11 ACRES	COMMERCIAL	38,778 SF (80%)	0 SF (0 AC)	9,895 SF (20.0%)
	(9) 1.31 ACRES	COMMERCIAL	45,585 SF (79.6%)	0 SF (0 AC)	11,397 SF (20.0%)
	(10) 1.18 ACRES	COMMERCIAL	40,959 SF (80%)	0 SF (0 AC)	10,240 SF (20.0%)
	(11) 1.47 ACRES	COMMERCIAL	51,173 SF (80%)	0 SF (0 AC)	12,794 SF (20.0%)
2	(12) 4.55 ACRES	HOTEL	158,492 SF (80%)	0 SF (0 AC)	39,623 SF (18.1%)
TOTAL: 11	TOTAL: 37.9 ACRES		TOTAL 26.71 ACRES (65%)		TOTAL 30.3 ACRES (22%)



Location

PHASE CHART

PHASE	LOT #'S	Time Frame
1	1,4	Existing
2	3,5,6,7,8,11	Months 12-24
3	2,9,10	Months 36-48

PUD AREA BREAKDOWN

LOT/TRACT ID	LAND USE	AREA
1	INDEPENDENT LIVING FACILITY	7.58 AC
2	MULTI-FAMILY	5.13 AC
3	MULTI-FAMILY	12.31 AC
4-12	COMMERCIAL	14.68 AC
A	LIFTSTATION	0.09 AC
B	52' ROW TRACT	1.72 AC
	TOTAL	41.09 AC

IMPERVIOUS AREA

LAND USE	IMPERVIOUS AREA
52' ROW TRACT	63,766 SF (1.46 AC)
	3,219 SF (0.07 AC)
PUD TOTAL	1,158,483 SF (26.60 AC)
TOTAL	1,225,468 SF (28.13 AC)

BUILDING SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	25 FEET
INTERIOR PROPERTY LINE	10 FEET

LANDSCAPE SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	15 FEET
INTERIOR PROPERTY LINES	10 FEET
CR 466-A & CR 462	25 FEET

LEGAL DESCRIPTION

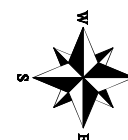
Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.



Urban & Regional Planners, Inc.
 1162 CAMP AVENUE - MT. DORA, FL 32757
 (352) 385-1940 FAX (352) 385-4621
 UPRP

Turkey Run II

Wildwood, FL



December 6th, 2022

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-2335 - SP - Monarch Ranch Building 1

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-2335 - SP - Monarch Ranch Building 1
Owner(s)/Applicant(s)	75 Turnpike BDC LLC & 75 Turnpike VDC LLC
Property Location	The subject property is generally located south along E SR 44, approximately 0.51 miles west of S Main St and E SR 44 intersection.
Acreage	49.406 +/-
Parcel	F12-082
Date	December 30, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Monarch Ranch Building 1, which consists of a one hundred twenty-six thousand six hundred thirty-six (126,636) square-foot industrial warehouse facility, providing 211 parking spaces, including 203 regular parking spaces and eight (8) ADA Florida accessible parking spaces, forty-five (45) loading spaces, and associated infrastructure on 34.72 acres of land MOL, as per the attached plans.

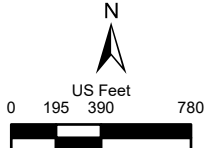
A technical waiver has been submitted to reduce the parking size requirement from 20 ft to 18 ft. Please see the attached technical waiver.

A25-2335 is expected to meet the criteria of the Land Development Regulations with the Planned Development Overlay and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan, subject to the approval of the technical waiver.



Alex Lammers
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 195 390 780	#A25-2335		MAP 1B
			MONARCH RANCH BUILDING 1		LOCATION
			PARCEL F12-082		MAP
					DEC 2025



City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
www.wildwood-fl.gov

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Monarch Ranch - Building 1

PROJECT NUMBER: A25-2335

1. Briefly describe your waiver request:

we are requesting to reduce the required parking stall depth from 20' to 18' for all parking spaces including, ADA spaces.

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

Section 6.6(D)(1) - Size of spaces

3. Please provide the justification for your waiver request:

When designing parking spaces, there are two options for wheel stops - using the raised curb as the wheel stop, or installing concrete wheel stops 2' off of the edge of sidewalk. When using raised curb, a 20' deep parking space does not eliminate or reduce overhang over the sidewalk, leaving pedestrians with limited space to walk on the sidewalk.

We are requesting to reduce the required parking stall depth from 20' to 18' for all parking spaces including ADA spaces, but increase the sidewalk width to 7' to give pedestrians more walking space after accounting for overhang.

Name (print): Tyler Counts

Date: 12-30-2025

Signature: Digitally signed by Tyler D Counts
Date: 2025.12.30 15:01:34-05'00'



FOR OFFICE USE ONLY

☐ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other: _____

Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD	A25-0355	2025-06-17	IN REVIEW
SUMTER COUNTY			
SWFWMD	820384	2025-06-17	IN REVIEW
FDEP WATER			
FDEP SEWER			
FDOT DRAINAGE	2025-D-592-00039	2025-06-17	APPROVED
FDOT ACCESS	2025-A-586-00025	2025-06-17	IN REVIEW
FDOT UTILITY			

DATE	REVISIONS	BY



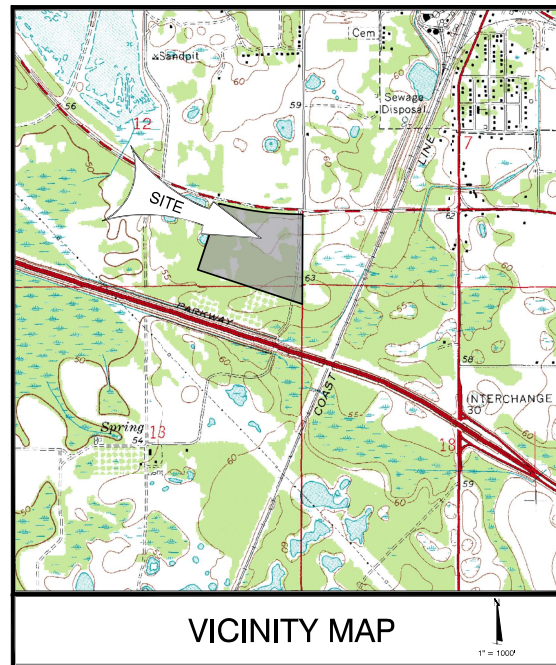
This item has been
digitally signed and
sealed by Tyler Counts
on the date adjacent to
the seal. Signature must
be verified on any
electronic copies.

Digitally signed by Tyler D Counts
Date: 2025.11.13 11:14:14-05'00'

MAJOR SITE PLAN OF MONARCH RANCH BUILDING 1

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL PHOTOGRAPH
04	DEMOLITION PLAN
05	MASTER PLAN
06	SITE PLAN
07	SITE PLAN
08	SITE PLAN
09	SITE PLAN
10	SITE PLAN
11	SITE PLAN
12	GRADING PLAN
13	GRADING PLAN
14	GRADING PLAN
15	GRADING PLAN
16	GRADING PLAN
17	STORM DRAINAGE PLAN
18	STORM DRAINAGE PLAN
19	UTILITY PLAN
20	UTILITY PLAN
21	FDOT DRIVEWAY PLAN
22	GENERAL DETAILS
23	GENERAL DETAILS
24	CITY DETAILS
25	CITY DETAILS
26	CITY DETAILS
D-01	DEWATERING PLAN
EC-1	EROSION CONTROL PLAN
LS-01	WSU LIFT STATION NO. 01
LS-02	WSU LIFT STATION NO. 01
UT-1	SR 44 FM HORIZONTAL DIRECTIONAL DRILL



SECTIONS 12, 13, TOWNSHIP 19 SOUTH; RANGE 22 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
HORIZONTAL DATUM - THE FLORIDA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NAD 1983 WITH 2011 ADJUSTMENT
FEMA FLOOD ZONE: A



PROJECT TEAM

OWNER/DEVELOPER
75 TURNPIKE BDC, LLC
7919 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201
(941) 359-6303

75 TURNPIKE VDC, LLC
7580 MIDDLETON DRIVE
MIDDLETON, FL 34762
(352) 733-0262

ENGINEER
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
TYLER D. COUNTS, P.E.
FL LIC. NO. 14525
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE, MIDDLETON, FL 34762
HUNTER BLAIR, PSM
FL REG. NO. 6917
(352) 748-3126

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES, P.A.
2351 SE 17TH STREET
OCALA, FL 34471
SUZANNE STANCEL
(352) 351-0550

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
(352) 330-1346

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4306 EAST DR 482
WILDWOOD, FLORIDA 34785
(352) 436-4893

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8556 NE 44TH DRIVE
WILDWOOD, FL 34785
(352) 746-0296

TELEPHONE/INTERNET
CHARTER SPECTRUM
3611 QUEEN PALM DR.
TAMPA, FL 33619
(836) 292-0145

GAS
TECO PEOPLES GAS - OCALA
702 N FRANKLIN STREET
P.O. BOX 2565
TAMPA, FLORIDA 33601-2562
(352) 822-0111

THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS

2. THE APPLICANT (S) TURNKEY BCC LLC WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION

3. THIS PARCELS LOCATED WITHIN THE CITY OF MIDWOD, FLORIDA

4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
• MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
• FOOT STANDARD PLANS FOR ROAD CONSTRUCTION
• CITY OF MIDWOD STANDARD WATER AND SEWER DETAILS
• CITY OF MIDWOD LANDSCAPE ARCHITECTURE DETAILS
• CITY OF MIDWOD STANDARD SPECIFICATIONS

5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FLA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

6. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY THE ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
• CITY OF MIDWOD
• ENVIRONMENTAL PROTECTION DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
• FDEP WATER AND SEWER
• LOCAL UNDERGROUND UTILITIES
• FDEP NIPDES STORMWATER

8. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.

10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.

11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.

12. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONS OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.

13. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO CONSIDERING THE PROJECT INCLUDING WATER, GAS, TELEPHONE, CABLE TELEVISION, AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

14. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE PROJECT. ANY SCHEDULE DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.

16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNERS SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.

17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.

18. CONTRACTOR SHALL STATE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STATE AND CHECK ALL IMPROVEMENTS INCLUDING HORIZONTAL, VERTICAL, HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

20. NO EXISTING MATERIAL SHALL BE IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROMCUREMENT OF MATERIALS.

22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATION.

23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ON-SITE.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROJECT PAVEMENT MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS, WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, SHALL BE PREPARED BY AN APPROVED ENGINEER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.

25. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO PREVENT ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY LOCAL PROPERTY RELATED THERE.

26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED. WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD, CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.

28. ALL FOOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT DESIGN STANDARDS. LATEST EDITION

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INsofar AS THEY APPLY TO THESE DISTRICTS, AND THE LOCAL JURISDICTION REGULATION AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS OFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE CITY OF WILMOUTH.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-JEONCE LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTORS EXPENSE.

32. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST DISTURBING THE SOILS TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ON- AND OFF- SITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES, ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.

33. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NOTICE OF INTENT AND TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.

34. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRADING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEERS APPROVAL PRIOR TO GRASSING, IF ANY MODIFICATIONS ARE NEEDED. ADDITIONAL AS-BUILT MUST BE FURNISHED.

35. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF OWNER FARMER BARILEY, INC. (FBI). FBI ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.

36. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOO OR SEEDED SURFACE).

37. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.

38. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.

39. ALL OFF- SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.

40. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

41. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CBR WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF GEOTECHNICAL REPORTS BY FBI IN NO WAY OBVIATES CBR TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.

42. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERPAVING AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

43. PRIOR TO CONSTRUCTION CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHANGE THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

44. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTEANANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.

45. CONTRACTOR IS RESPONSIBLE FOR GRACING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

46. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-PURCHASE INSPECTION THAT TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACING IS TO SPEC. SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA STANDARDS.

47. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED, SOO SHALL BE REPLACED FROM BLD OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.

48. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITH LANDSCAPE ISLANDS, TRACTS, OR MEDIANS, WHERE SUCH TREATMENT DOES OCCUR. IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOO ACCEPTABLE TO OWNERS LANDSCAPE ARCHITECT.

49. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOO IN CONSTRUCTION AREAS AND AREAS TO BE FILLED, REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.

50. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO THE TEST SPECIFICATIONS.

51. SITE CONTRACTOR SHALL GRASS EVERY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS. ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.

52. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT LIMIT. THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.

53. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.

54. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER, SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESOED, AND/OR RESEED AS REQUIRED BY OWNER AT CONTRACTORS EXPENSE TO OWNERS SPECIFICATIONS.

1. STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS, PIPE JOINTS SHALL BE WAPPED PER FOOT INDEX 425-0-10.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS, GRA SHALL BE CAST IN UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE PER FOOT INDEX 425-0-10.
4. ALL TYPE "L" STRUCTURE BOTTOMS SHALL BE PER FOOT INDEX 425-0-10.
5. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
6. HDPE PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HDPE CONTRACTOR.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAYING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING/INSPECTION BY ENGINEER, FURTHER TESTING WITH MANHOLES OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAYING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3534 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. ALL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT STRUCTURE BASE SHALL BE EMBRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-0. TEMPORARY DRAINS FOR SUBGRADE AND BASE AS NOTED IN THE INDEX, WILL BE CONSIDERED IN ADDITION TO THE PRICE OF THE STRUCTURE.
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THE RESULTS TO BE FURNISHED TO REFORM LABORATORY CONDITIONS. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE TEST LOCATIONS.
14. ANY CHANGES OR REVISIONS TO THE PAVING, GRADING, AND DRAINAGE NOTES, LANGUAGE, AND SPECIFICATIONS THAT DIFFER FROM FDOT STANDARDS OR APPROVED PLAN SUBMITTALS MUST BE FOR APPROVAL PRIOR TO CONSTRUCTION.

1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 4' FROM THE CURB SUCH THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND OR HER OWN VEHICLE. §608.1, FACBC AND §605.503(4).
2. ACCESSIBLE PARKING SPACES AND ACCESS ABLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (HV) PARKING TO AN ACCESSIBLE ENTRANCE. §609.1, FACBC AND §605.503(4)(D).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §602.2 AND §601.FACBC.
4. ACCESS ABLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 9' WIDE WITH DIAGONAL STRIPES. §602.2.FACBC
5. PARKING SPACES AND ACCESS ABLES SHALL BE LEVEL (NOT TO EXCEED 1/48") ON A STABLE FIRM SLIP RESISTANT SURFACE. RE: §602.1 AND §602.3.FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FOOT APPROVED AND SHALL READ "PARKING BY DISABLED PERMIT ONLY" AND SHALL INDICATE A \$250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 6' AWAY FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §602.8.FACBC AND §605.503(4).
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:50 SLOPE. CURB RAMPS SHALL HAVE 6' MIN. WIDE LANDINGS AT TOP AND BOTTOM OF PARKING SPACES, ACCESS ABLES, AND VEHICULAR TRAVEL LANES; THE COUNTER SIDE OF ADJACENT ROAD SURFACES AND OTHERS BUT NOT EXCEED 1:20. RE: §602.3, §602.6 AND §601.FACBC
8. A LANDING WITH A MINIMUM CLEAR WIDTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP, (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §608.FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §601.FACBC. RAMPS SHALL HAVE A 6' MIN WIDE LANDINGS AT THE TOP AND BOTTOM. RE: §601.FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1016(b)-FB-FLORIDA BUILDING CODE - BUILDINGS AND §605.10.FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PURE WAY" SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §602.2 AND §601.FACBC.
12. CONNECT BUILDINGS WITH THE SAME SITE, WITH ACCESSIBLE ROUTES WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §601.FACBC.
 - * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS OR ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §602.2.2

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF S&D SECTION 13; THENCE RUN SOUTH 00°39'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF S&D SECTION 13, A DISTANCE OF 196.634 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'28" WEST, A DISTANCE OF 106.626 FEET; THENCE RUN NORTH 18°12'28" EAST, A DISTANCE OF 106.503 FEET; THENCE RUN NORTH 15°01'18" EAST, A DISTANCE OF 106.503 FEET; THENCE RUN SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 180702575-157, PLAN BEING ON A 380.675 FOOT RADIAL CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°14'38" EAST AND A CHORD LENGTH OF 143.681 FEET; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A 380.675 FOOT RADIAL CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°14'38" EAST AND A CHORD LENGTH OF 143.681 FEET; THENCE RUN EASTERLY ALONG THE SOUTHERLY 1/2 OF THE SOUTHEAST 1/4 OF S&D SECTION 12, A DISTANCE OF 123.035 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION AND BOUNDARY SURVEY ARE INCLUSIVE OF LANDS THAT HAVE BEEN ANNEXED INTO THE CITY OF WILDWOOD. IT IS UNDERSTOOD BY THE CITY OF WILDWOOD THAT ONE OF THE RETENTION PONDS IS LOCATED ON SUMTER COUNTY REGULATED PROPERTY, AND DISCUSSED WITH THE DEVELOPMENT SERVICES DIRECTOR. SUMTER COUNTY HAS APPROVED THE CONSTRUCTION OF THE RETENTION POND WITH APPROVED PERMIT NUMBER SD25-000026.

 CFB CLYMER FARMERS BARLEY	CLYMER FARMERS BARLEY, INC. 7913 ALFORDS AVENUE, SUITE 100, JACKSONVILLE, FL 32216 904.734.0128	DATE	BY
		REVISIONS	

MONARCH RANCH BUILDING 1

MAJOR SITE PLAN

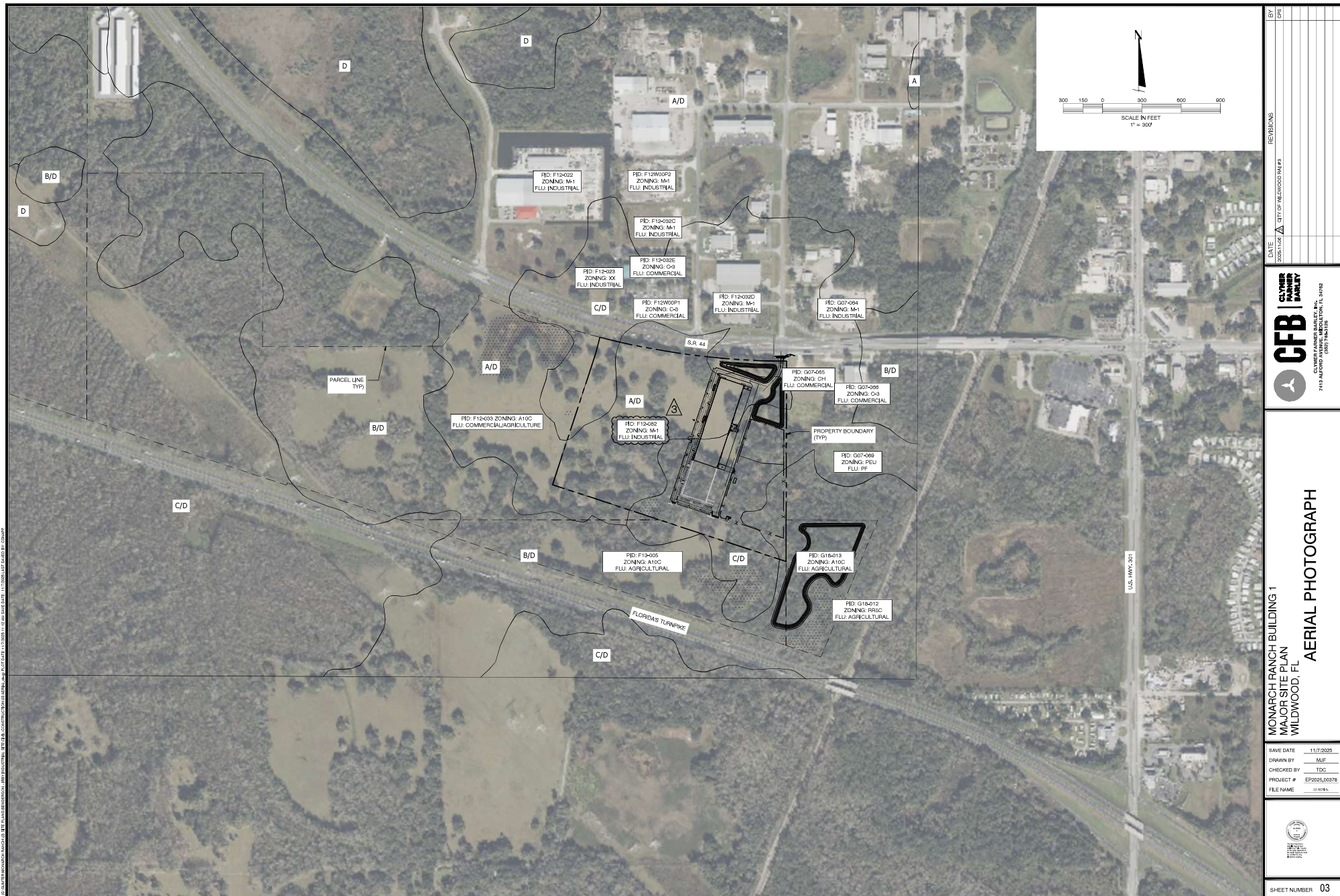
WILDWOOD, FL

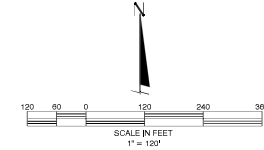
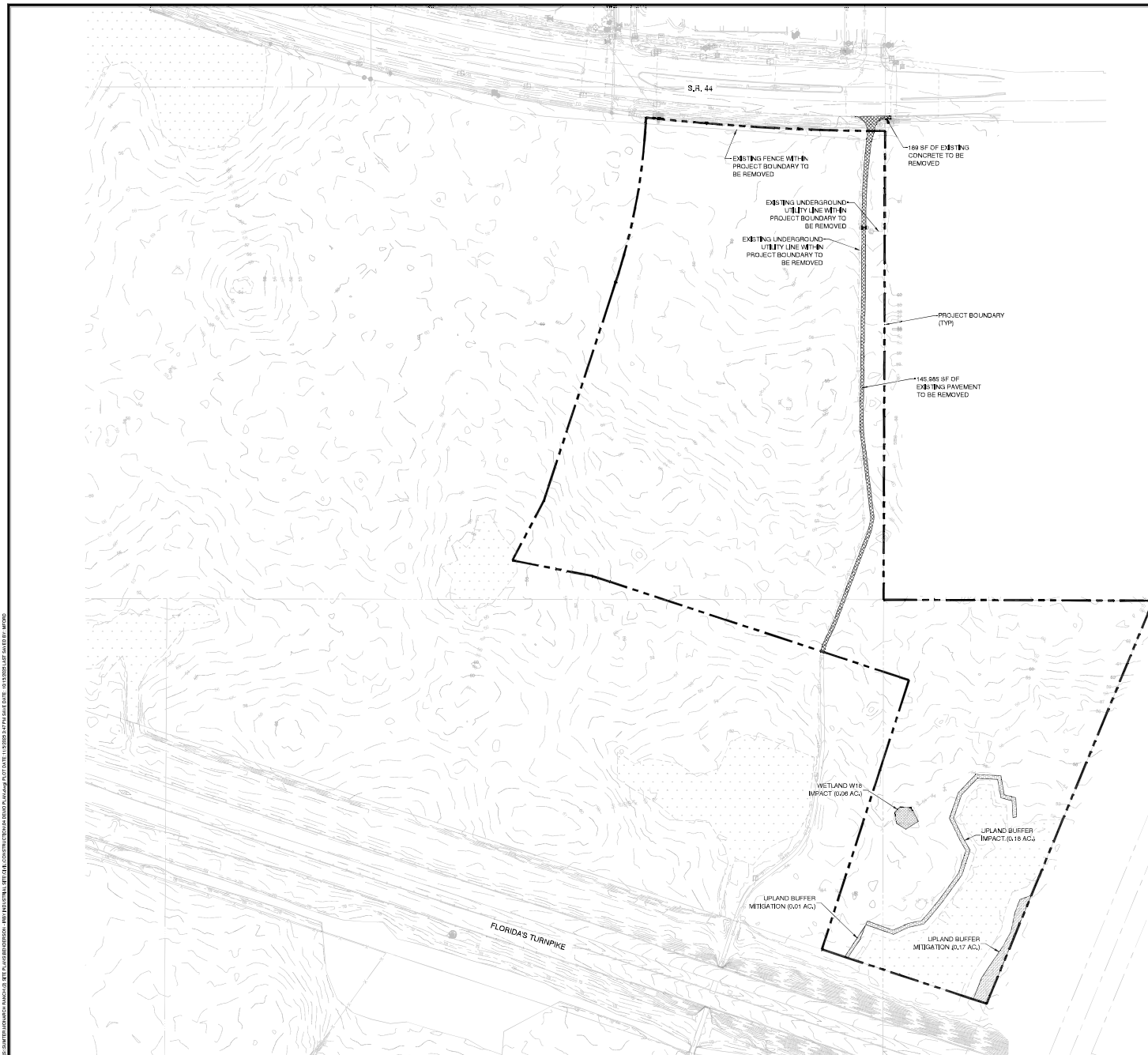
GENERAL NOTES

SAVE DATE	8/15/2005
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP0305.00378
FILE NAME	08-07-123



SHEET NUMBER 02





- LEGEND**
- | | |
|---|--------------------------|
|  | WETLAND IMPACT |
|  | UPLAND BUFFER IMPACT |
|  | UPLAND BUFFER MITIGATION |

GENERAL DEMOLITION NOTES:

- [illegible]

GENERAL DEMOLITION SPECIFICATIONS:

1. CONFINEMENT AREAS FOR THE INSPECTION FOR BLENDING PURPOSE WILL BE MAINTAINED BY DAMAGING THE FLOOR AS PRACTICAL.
2. MAINTAIN EXITS/EXITS INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE.
3. DRAIN PUMP, OR OTHERWISE REQUIRED, CLEAN AND DISPOSE OF CHEMICALS GASES, EXPLOSIVE AGENTS, FLAMMABLES OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH INSPECTION.
4. PROVIDE ADEQUATE VENTILATION TO PREVENT THE BUILDING FROM BECOMING OVERHEATED. EMPLOY A CERTIFIED LICENSED EXHAUST FAN TO TREAT BUILDING AND TO CONTROL TOXICITY OF THE AIR.
5. DO NOT CLOSE OR OBSTRUCT STREETS, LANS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORIZED HAVE JURISDICTION.
6. PROVIDE SUFFICIENT LIGHT AND CLOSED OR OBSTRUCTED TRAFFIC WAY IF REQUIRED BY GOVERNING REGULATIONS. PROVIDE ALTERNATE ROUTES AND SIGNAGE FOR SEVERALS ON THE ROAD, AND PROVIDE SUFFICIENT LIGHT AND CLOSED OR OBSTRUCTED TRAFFIC WAY IF REQUIRED BY GOVERNING REGULATIONS.
7. DO NOT CREATE HAZARDOUS OR COLLECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND FLOODING, UNLESS UNDER WATER, REPAIR AND TRANSPORT DESIRABLE IN A MANNER THAT WILL PREVENT OR MINIMIZE ADJACENT DAMAGE.
8. REMOVE DANGERS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT IS SUITABLE FOR THE PURPOSE.
9. PROMPTLY REMOVE OR DEMOLISH MATERIALS, BUT NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE CHUTE.
10. REMOVE OR DEMOLISH MATERIALS.

[illegible]

 SHOEBOX LIGHT: SINGLE/DOUBLE CREE LIGHTING SINGLE OSQ SERIES LED,
 OSQX-C-50L-40K-4-BK, 4000K; 4M DISTRIBUTION; BLACK FINISH; 30" MOUNTING HT,
 ROLIND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

SHOEBOX LIGHT: SINGLE CREE LIGHTING SINGLE OSQ SERIES LED, OSQX-C-75L-40K7-4M-BK-45°, 4000K, 4M DISTRIBUTION: BLACK FINISH 45° TILT ON LIGHT HEAD: OSQ-ML-C-AA-BK, ADJUSTABLE ARM: 30" MOUNTING HT., ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

ROTATE OPTICS AS SHOWN ON LIGHT SYMBOL

CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS TO MPA,

1. PROJECT AREA = 34.72 AC. (1,512,000 SQ. FT.)
2. ZONING: M-1 (CITY), A10C (COUNTY)
3. PROJECT ADDRESS: TO BE ASSIGNED
4. BUILDING TYPE:
INDUSTRIAL WAREHOUSE - ONE STORY (120,030 SQ. FT.)
5. BUILDING HEIGHT: 44'-1"
6. FLOOR AREA RATIO: 120,030 SQ. FT. / 21,521,117 S.F. = 0.56%
7. BUILDING SETBACK: 30' FRONT
20' REAR
15' SIDES
8. PROJECTED NUMBER OF EMPLOYEES = 25

HANDICAP SPACES (REQUIRED) = 3
LOADING SPACES (REQUIRED) = 8

STANDARD PARKING SPACES (PROVIDED):
10' x 18' SPACES = 203
HANDICAP PARKING SPACES (PROVIDED):

TOTAL 12' x 18' PARKING PROVIDED: 211

LOADING SPACES PROVIDED = 45

11. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE):

PROPOSED BUILDING	= 126,636 SQ. FT. (2,91 AC.) 8,37%
PROPOSED CONCRETE	= 137,803 SQ. FT. (3,16 AC.) 9,11%
PROPOSED ASPHALT	= 161,072 SQ. FT. (3,70 AC.) 10,65%
FUTURE BUILDING	= 54,379 SQ. FT. (1,25 AC.) 3,50%
TOTAL IMPERVIOUS AREA	= 479,887 SQ. FT. (11,02 AC.) 31,72%
PROPOSED OUTDOOR STORAGE AREA (LIMESTONE)	= 177,837 SQ. FT. (5,00 AC.) 14,40%
OPEN AREA	= 814,885 SQ. FT. (18,70 AC.) 53,88%
PROJECT AREA	= 1,512,600 SQ. FT. (34,72 AC.) 100%

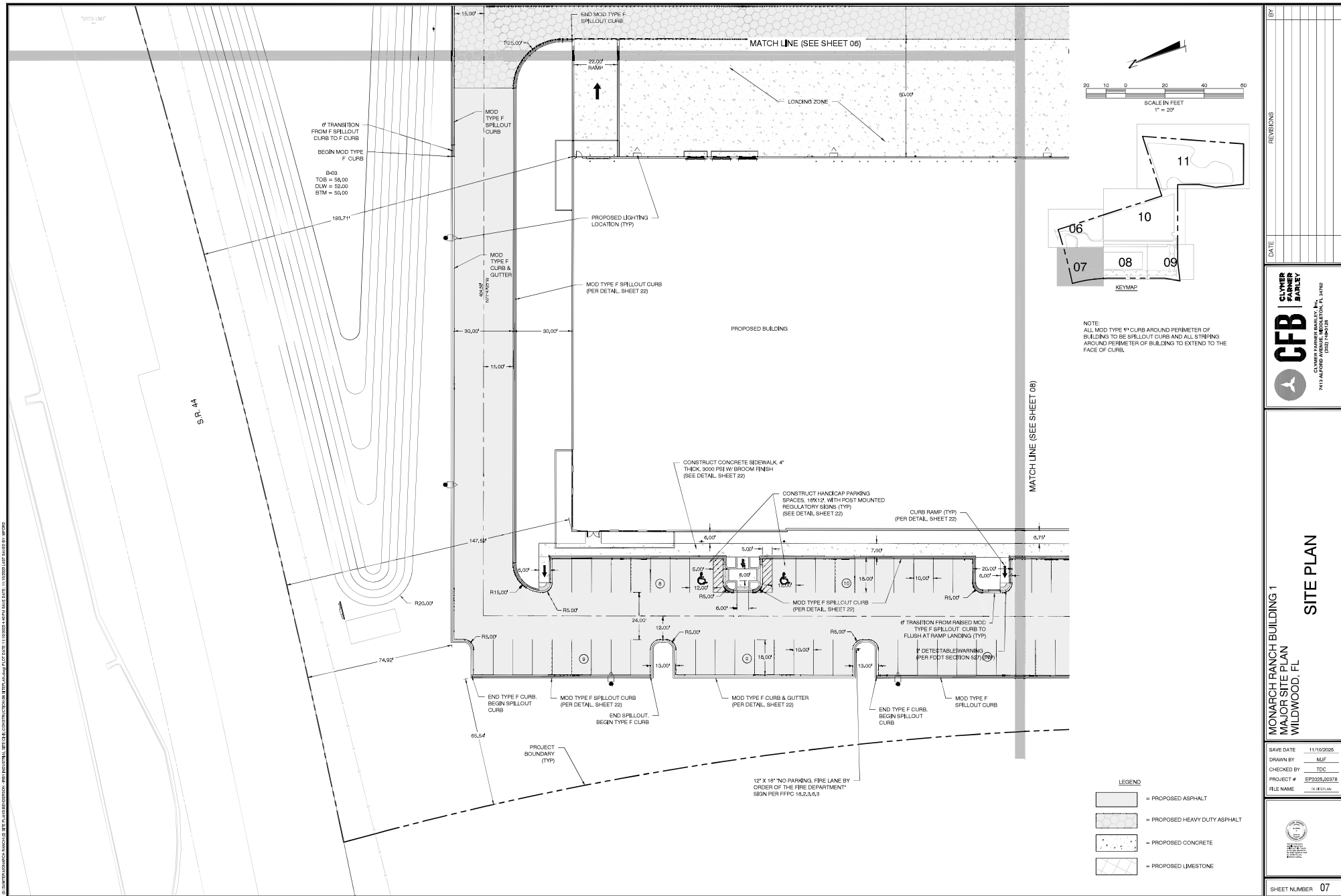
12. INTENDED USE: THE INTENDED USE OF THE SITE IS A WAREHOUSE AND OUTDOOR STORAGE AREA FOR A DISTRIBUTOR. SEMI-TRAILER TRUCKS WILL DRIVE INTO AND OUT OF THE SITE.

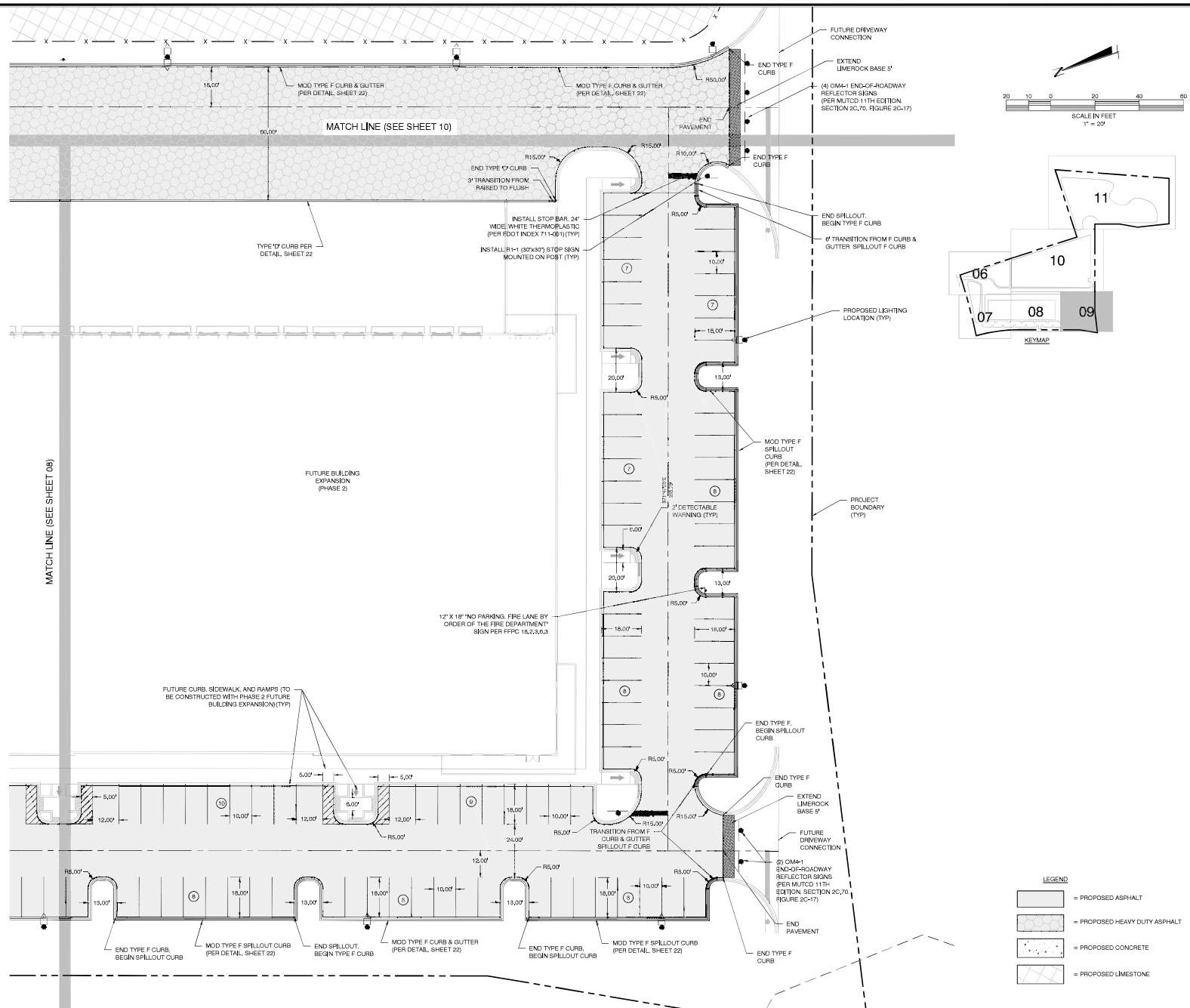
13. FEMA FLOOD ZONE: A

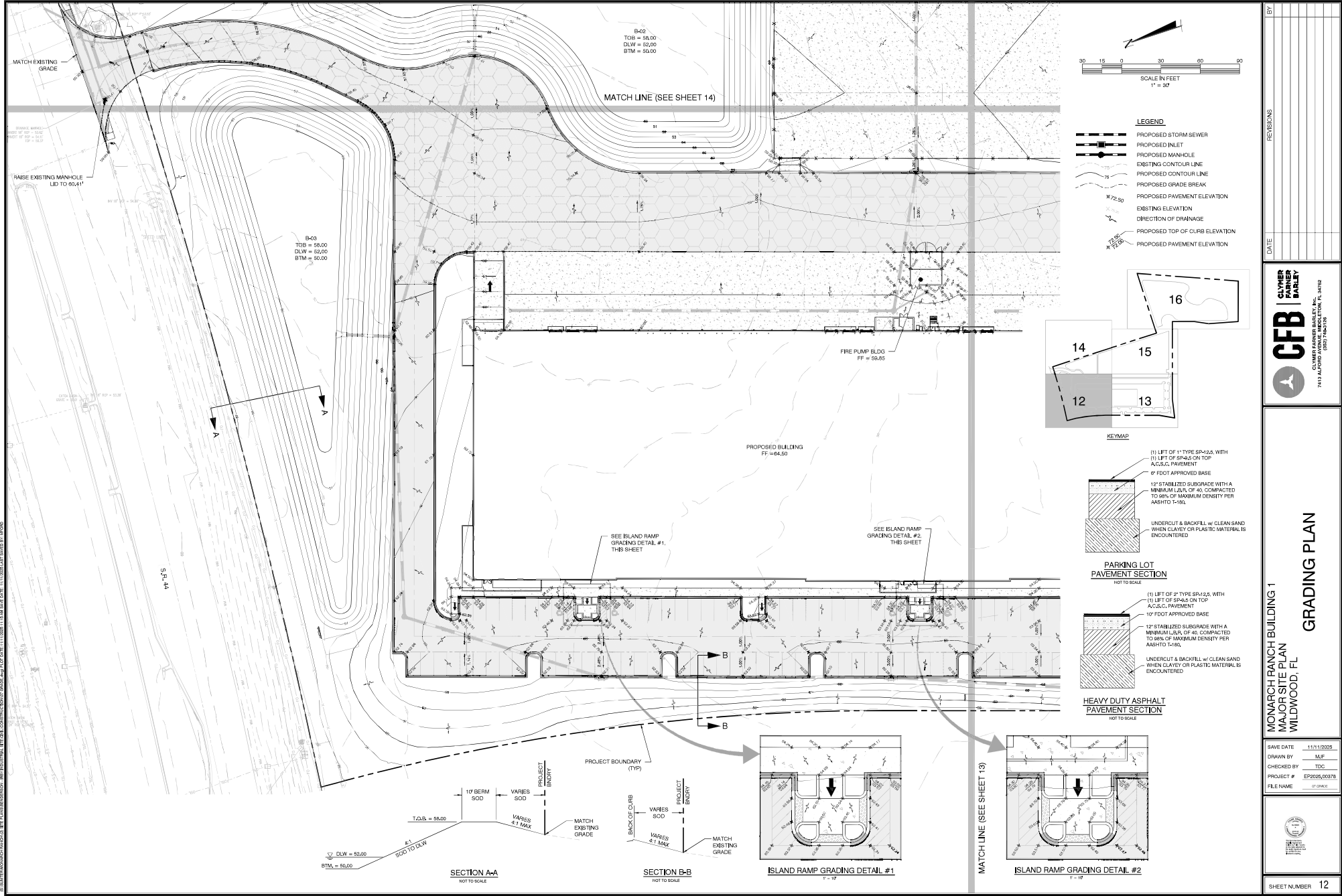
 = PROPOSED ASPHALT
 = PROPOSED HEAVY DUTY ASPHALT
 = PROPOSED DRIVEWAY CONNECTION ASPHALT
 = PROPOSED CONCRETE
 = PROPOSED LIMESTONE

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG,	CHORD
C1	152.29'	200.00'	43°37'43"	80.05'	N22°20'31"E	152.29'

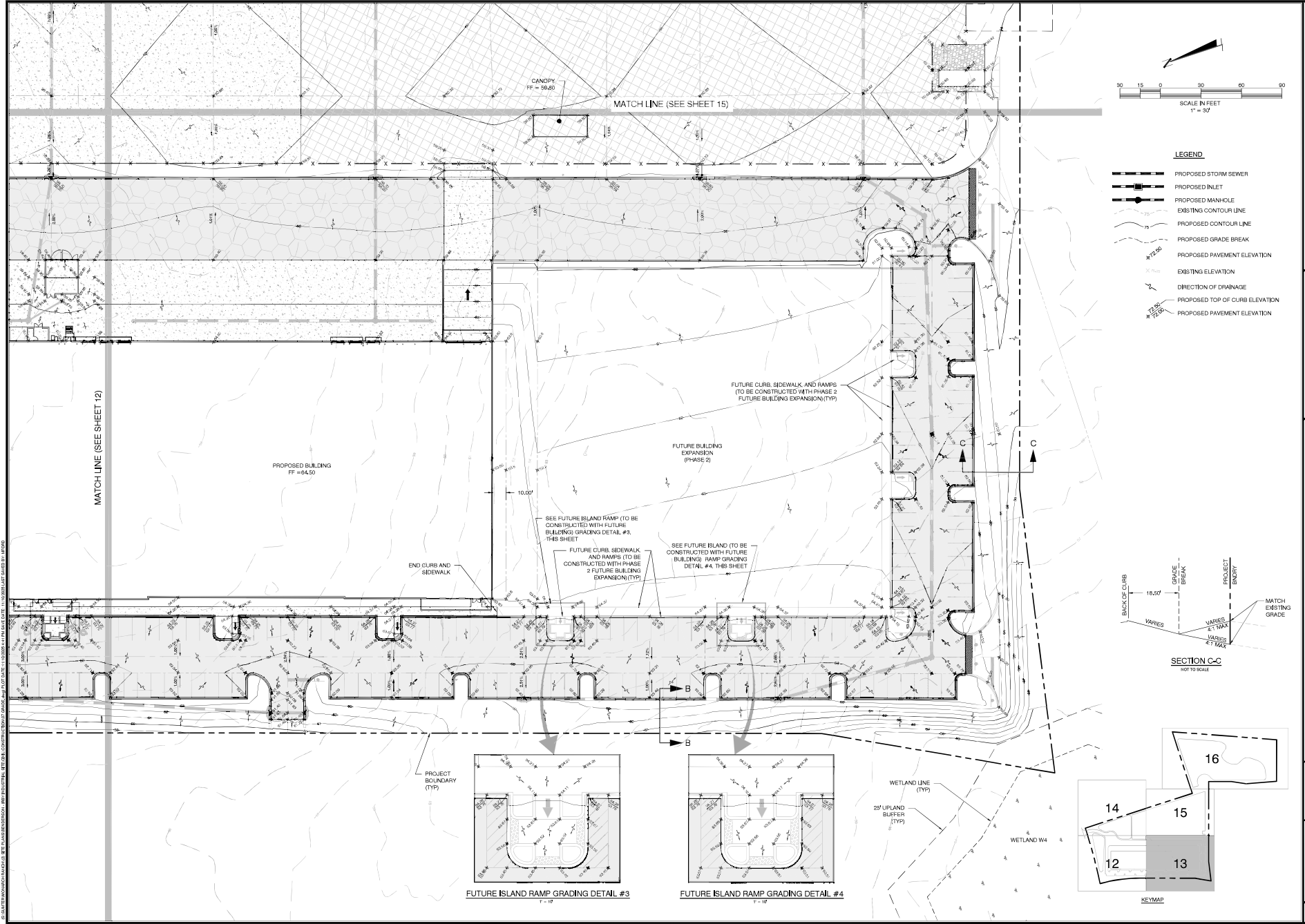




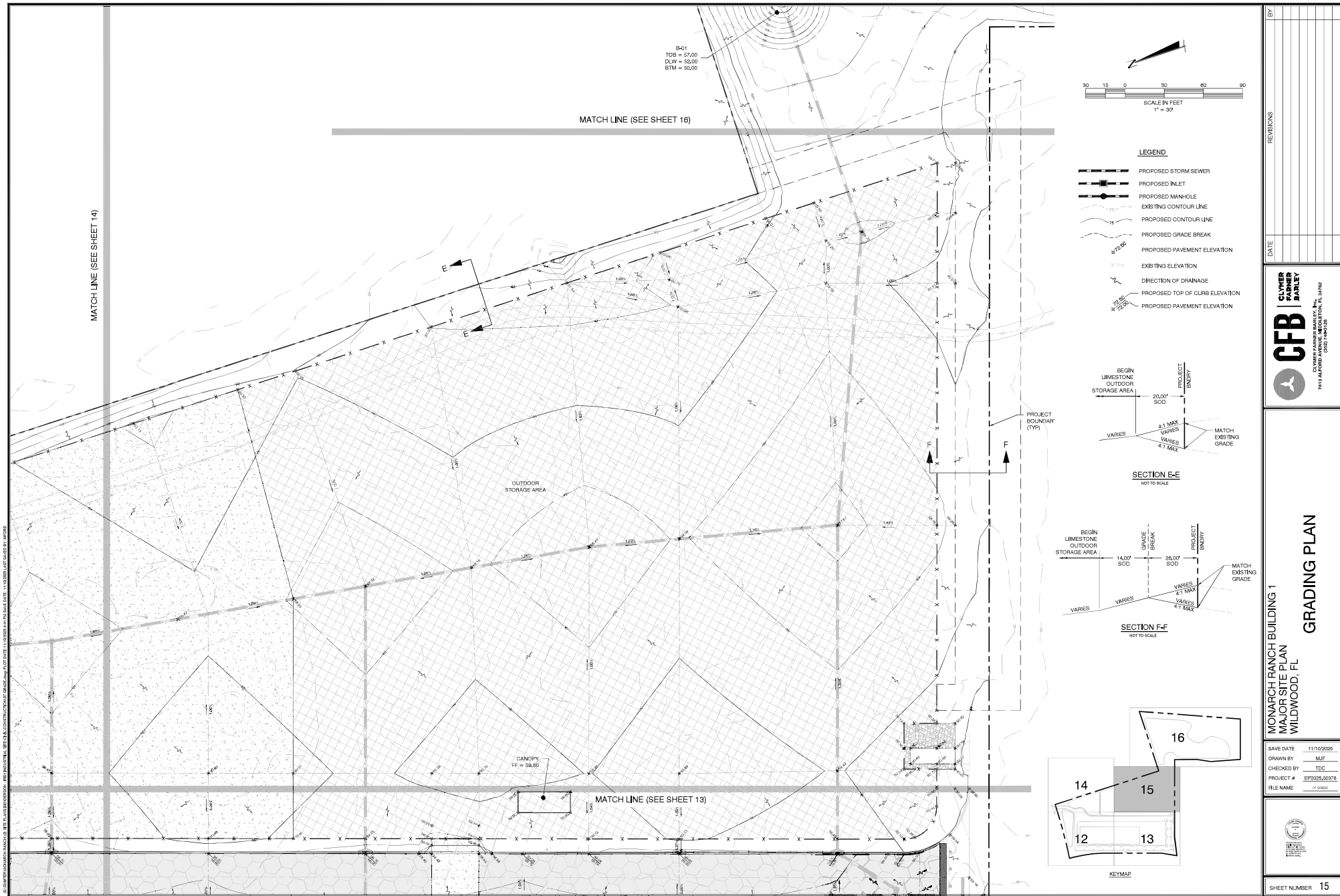


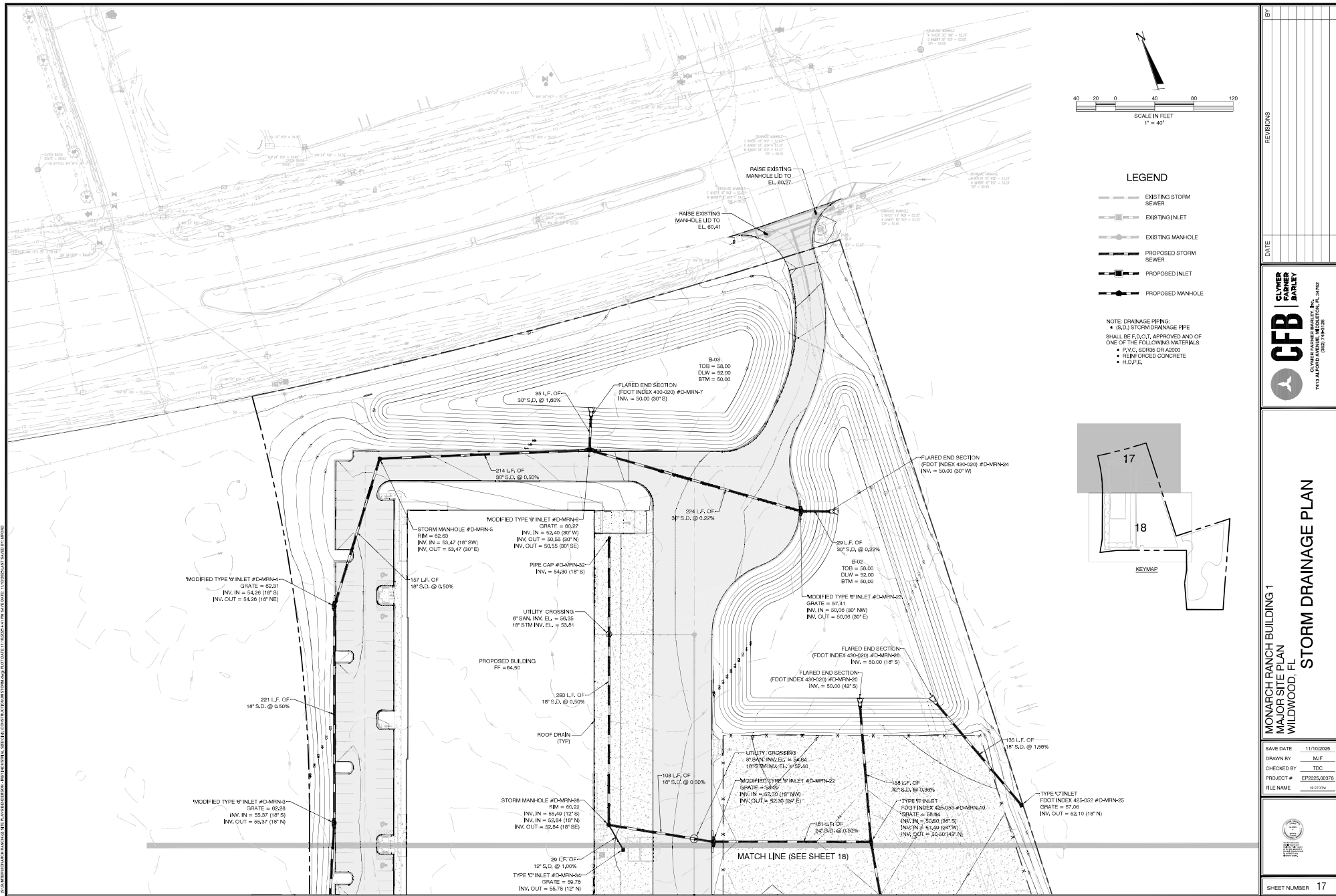


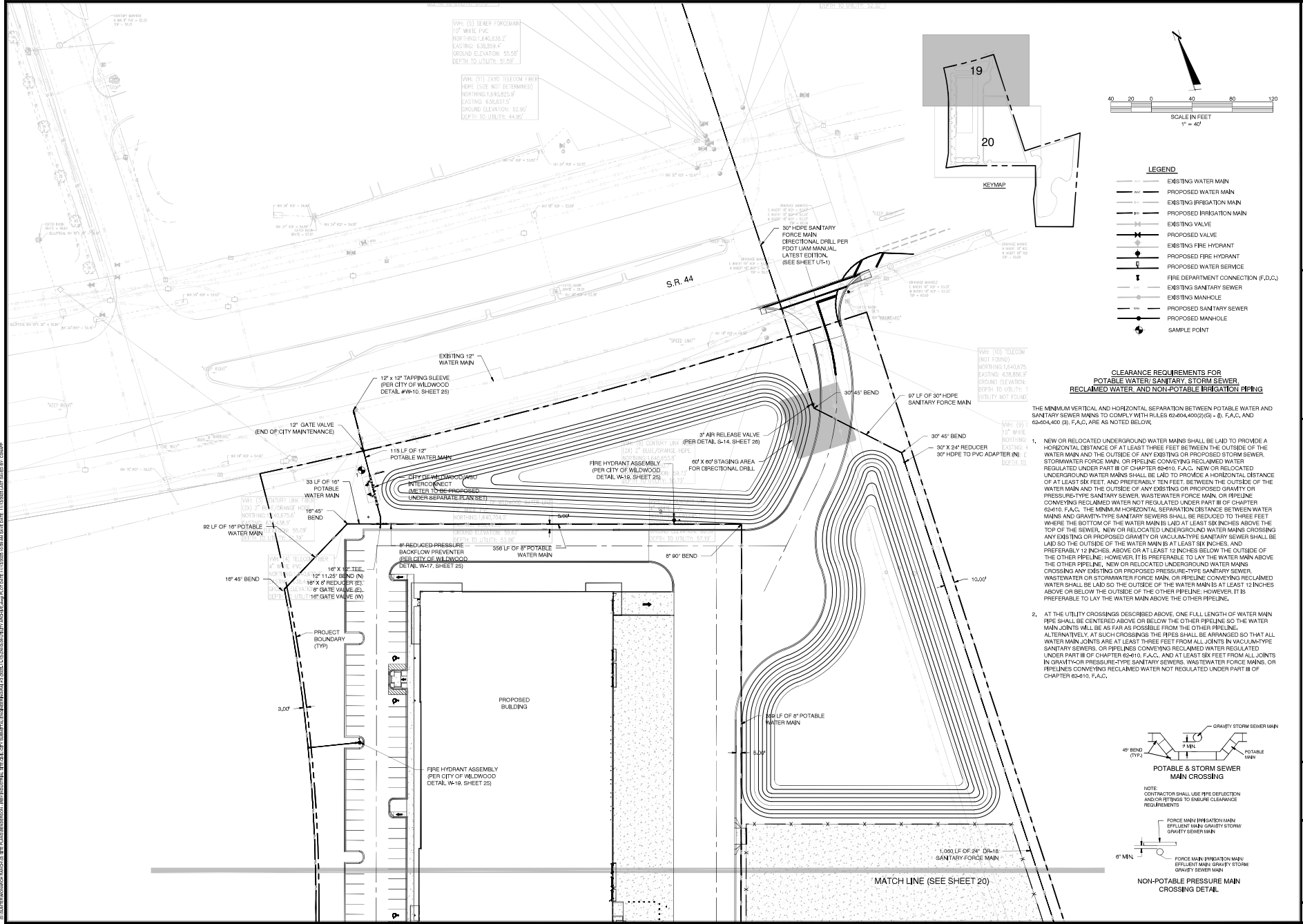
BY		REVISIONS	
DATE			
CLYMER FARMER BARLEY 7413 ALPOND ROAD, WILKINSON, IL 61792 (815) 295-0378		MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDWOOD, FL GRADING PLAN	
SAVE DATE	11/11/2025	DRAWN BY	WLF
CHECKED BY	TDC	PROJECT #	EP250520378
FILE NAME	17-02-00		
SHEET NUMBER		12	



BY	
DATE	
REVISIONS	
CFB CLYMER FARMER BARLEY, INC. 7413 ALPOND ROAD, JACKSONVILLE, FL 32216 (904) 744-1100	
MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDWOOD, FL GRADING PLAN	
SAVE DATE	11/10/2023
DRAWN BY	ALF
CHECKED BY	TDC
PROJECT #	EP2505_00378
FILE NAME	17-0000
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12 13 14 15 16	
KEYMAP	
SHEET NUMBER 13	







REVISIONS	
DATE	BY

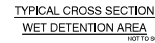
CLYMER FARMER BARKLEY, INC.
7413 ALFORD ROAD, SUITE 100, WILLOW SPRING, IL 60097

UTILITY PLAN

MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILLOW, FL	
SAVE DATE	11/13/2025
DRAWN BY	JAF
CHECKED BY	TDC
PROJECT #	EP2505.00378
FILE NAME	11-13-25-00378

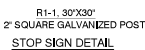
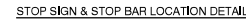
J. A. Farmer
Professional Engineer
No. 12512
State of Florida

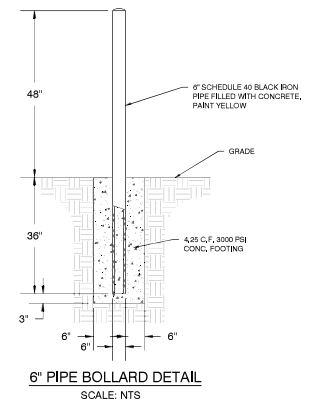
SHEET NUMBER	19
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100-YR. 24-HR STORAGE VOL. ELEVATION	
POND B-01	55.9
POND B-02	55.9
POND B-03	55.9

1. ALL DISTURBED AREAS TO BE SEEDED/ SODDED,
IF LIMESTONE IS ENCOUNTERED, THE CONTRACTOR SHALL
OVEREXCAVATE THE POND BOTTOM AND REPLACE WITH A
MINIMUM OF 2' OF CLEAR SAND.
3. ALL FOOT STRUCTURES ADJACENT TO A WETLAND OR WITHIN THE
TOP CONTOUR OF A POND SHALL HAVE RETICULINE GRATES,





7. FOR INLET BOXES SEE DETAIL: "TYPE B & P STORM SEWER BOTTOMS DETAIL".
8. THESE INLETS TYPE ARE DESIGNED TO USE WITH STANDARD CURBS AND GUTTER TYPE F. LOCATE OUTSIDE OF PEDESTRIAN CROSSWALK WHERE PRACTICAL.
9. ALL STEEL USED FOR THE GRATING FRAME SHALL MEET THE REQUIREMENTS OF A.S.T.M. A-36.
10. CAST IRON COVERS SHALL BE USED. IRON COVERS SHALL BE CLASS NO. 30 CASTINGS IN ACCORDANCE WITH A.S.T.M. A-8.
11. CURB INLET FRAME AND GRATE SHALL BE US FOUNDRY # S160 OR EQUAL.
12. COVERS ARE TO BE GROUTED IN ACCORDANCE WITH THE GROUTING DETAIL IN LIEU OF TACK WELDING.

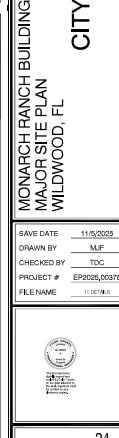
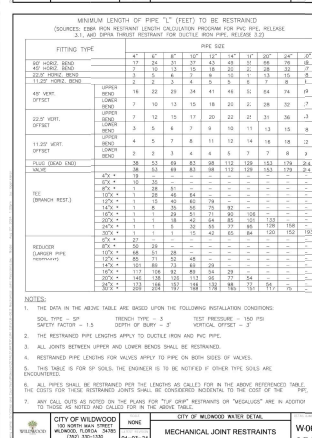
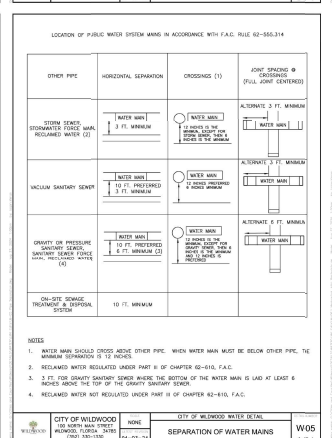
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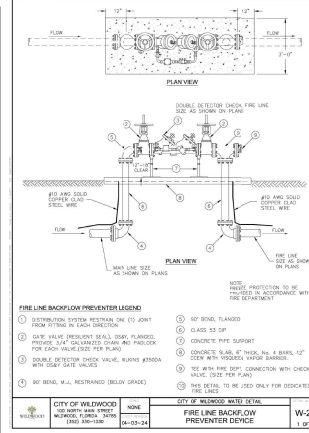
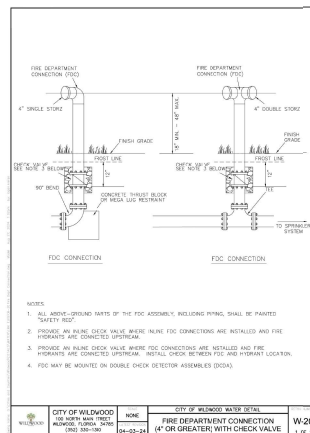
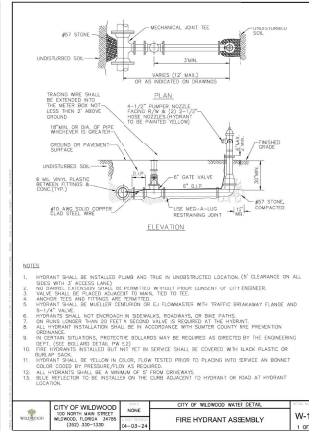
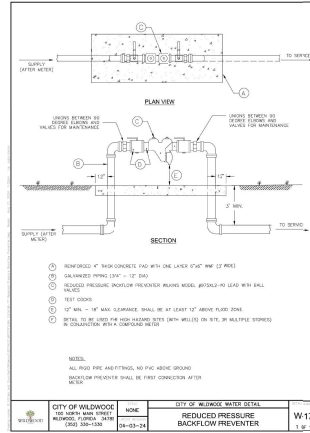
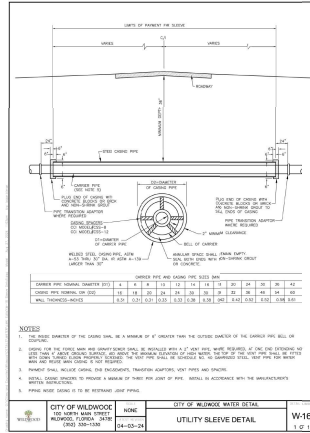
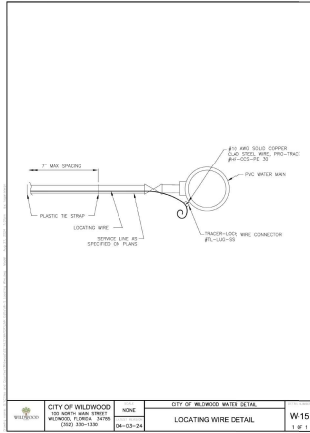
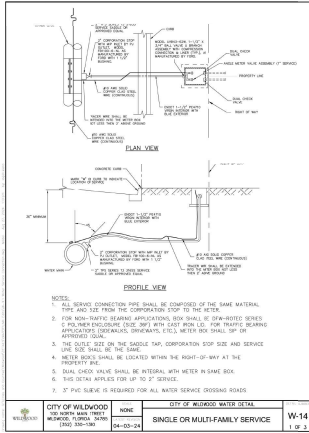
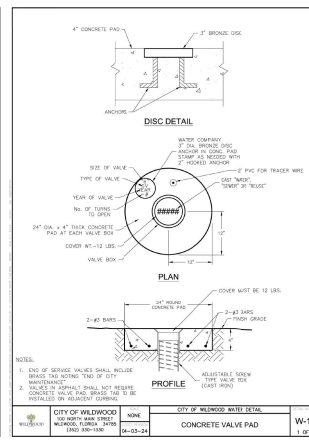
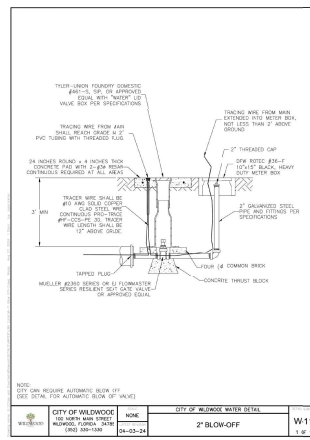
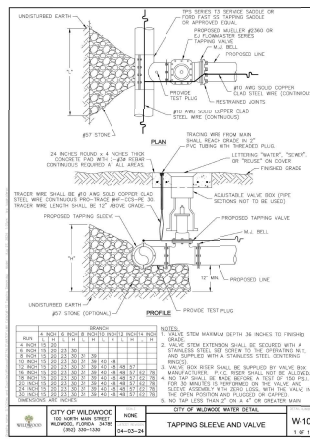
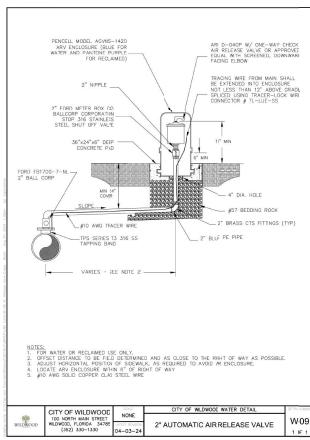
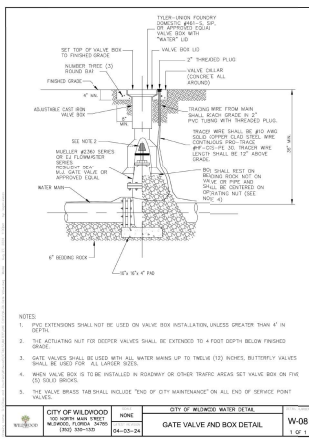
1

DETAILS


CFB |

CLYMER FARMER BARKLEY, INC.
 7413 ALFORD AVENUE, MIDDLETON
 (505) 715-6176





REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
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9		
10		

CITY DETAILS

MONARCH RANCH BUILDING 1
MAJOR SITE PLAN
WILDWOOD, FL

SAVE DATE 11/05/2023
DRAWN BY LAF
CHECKED BY TDC
PROJECT # EP2005.00378
FILE NAME 11-05-2023

SHEET NUMBER 25

HOLED MANHOLE FRAME AND COVER SHALL BE FIRMLY FASTENED TOGETHER BY FOUR BOLTS (MAX) SHALL BE REQUIRED BETWEEN TOP AND COVER FRAMES

PLAN

6"

1/4"

FRAME # 15 1/2"

OUTSIDE # 16 1/4"

ELEVATION

1. TWO COUSERS OF ADJUSTMENT BUSH (ONLY) WITH FOUR COUSERS (MAX) SHALL BE REQUIRED BETWEEN TOP AND COVER FRAMES

2. CITY OWNED MANHOLES SHALL HAVE COVER LITTEERED WITH "CITY OF WILMOT" ACROSS THE TOP AND "SANITARY SEWER" ACROSS THE BOTTOM. COVERS OF PRIVATELY-OWNED MANHOLES SHALL ONLY INCLUDE "SANITARY SEWER" ACROSS THE BOTTOM

3. ALL MANHOLES IN LOW-RAIN AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY ENGINEER AND TOWNSHIP

WILMOT TOWNSHIP

CITY OF WILMOT
100 WEST MAIN STREET
WILMOT, VT 05691
PHONE 802-338-1318

DATE
08-20-24

NONE

CITY OF WILMOT SEWER DISTRICT

STANDARD MANHOLE FRAME AND COVER

S-36

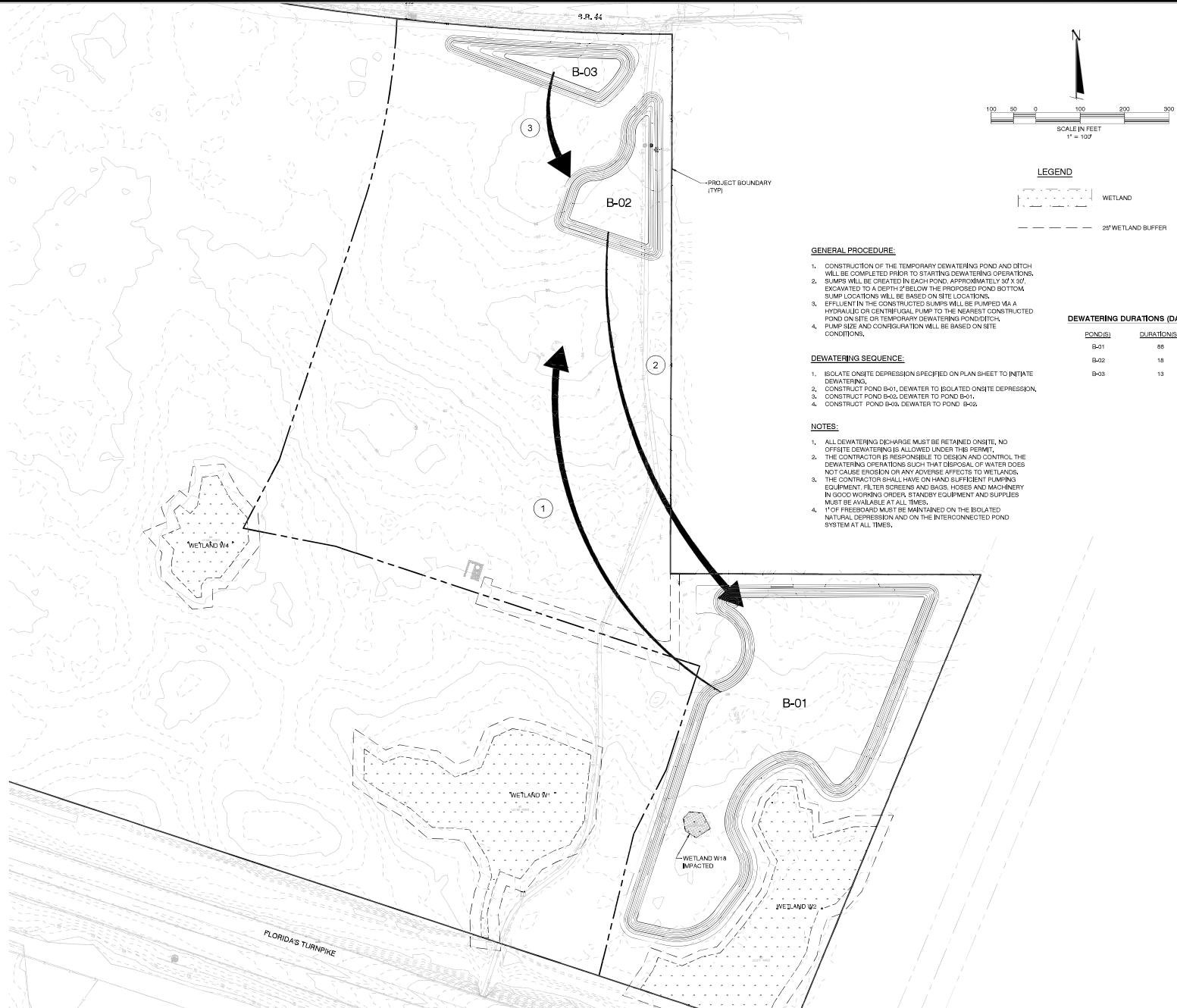
11.0'

Diagram illustrating a Typical Manhole Detail. The manhole is shown in cross-section, featuring a central vertical pipe labeled "CONCRETE RIGID PIPE". The bottom of the manhole is labeled "MANHOLE BASE". The top of the manhole is labeled "TRENCH FRESH CONCRETE BENCHING". The bottom of the manhole is labeled "WATER-TIGHT FLEXIBLE JOINT TO MANHOLE LUPULATION". The manhole has four inlets labeled "INFLUENT" and one outlet labeled "EFFLUENT".

[illegible][illegible]

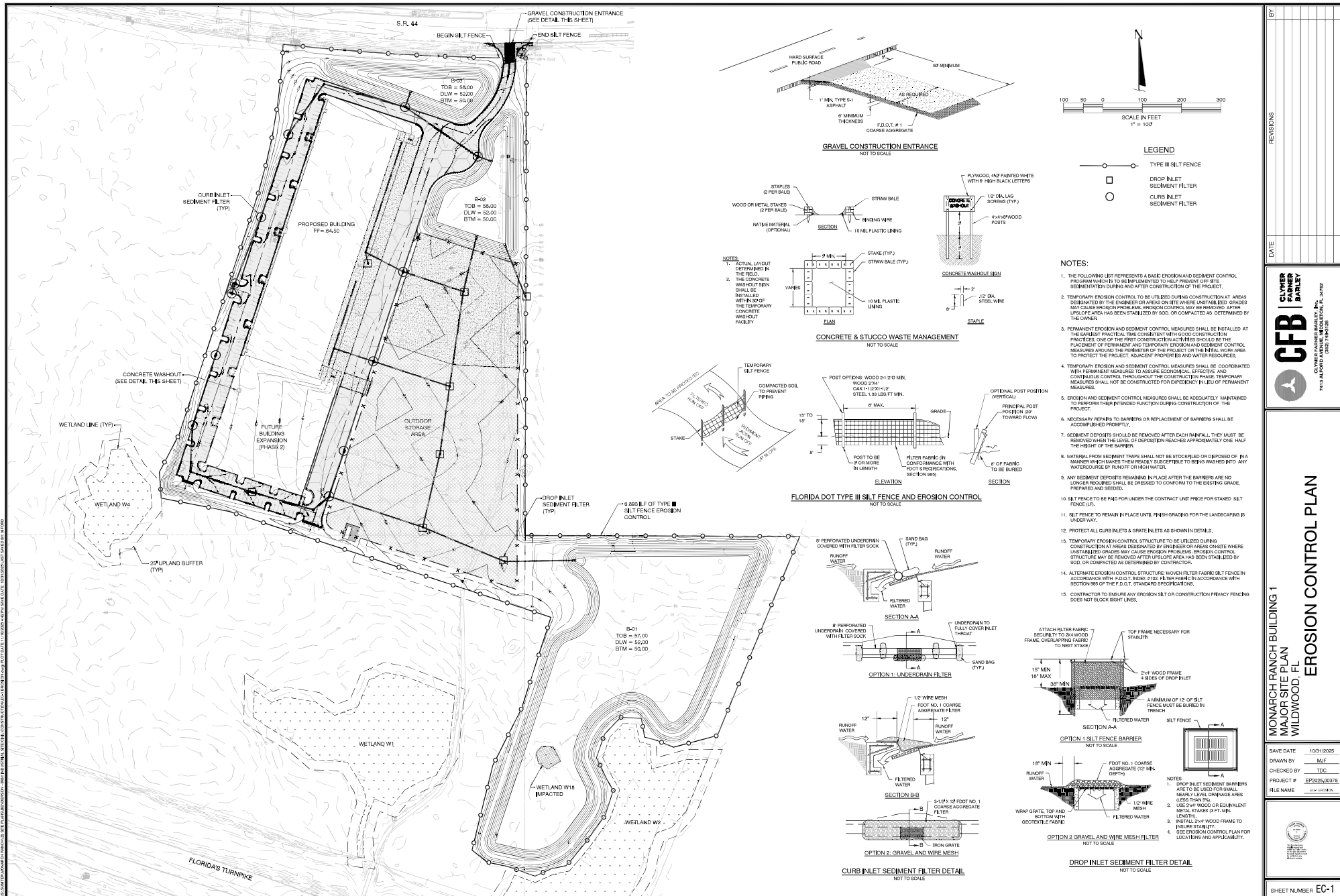
CFB
CLYMER FARMER BARLEY, INC.
7911 ALPOND AVE., SUITE 100
DALLAS, TEXAS 75247-7404108

Part52 of 62

[illegible]

MONARCH HANCH BUILDING 1
MAJOR SITE PLAN
WILDWOOD, FL





BY

DATE

REVISIONS

DATE

CLIVER FARMER BARLEY, INC.

7413 ALFORD AVENUE, MEDFORD, FL 34762

2020-03-01

MONARCH RANCH BUILDING 1

MAJOR SITE PLAN

WILDWOOD, FL

EROSION CONTROL PLAN

SAVE DATE

10/31/2025

DRAWN BY

MAF

CHECKED BY

TDC

PROJECT #

EP2005-00378

FILE NAME

EC-1.DWG

FILE NAME

EC-1.DWG

PROJECT #

EP2005-00378

CHECKED BY

TDC

DATE

10/31/2025

BY

MAF

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15

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 DEGRADED BY THE ENGINEER ON AREAS ON SITE WHERE UNSTABLE GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPLAND AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNERS.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH SOD 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 UPLAND WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ACHIEVE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPOSURE IN RILL 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 INTERCOURSE BY RAINFALL OR HIGH WINDS.

9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE PRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.

10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE L.F.

11. SILT FENCE TO REMAIN IN PLACE UNTIL FINAL GRADING FOR THE LANDSCAPING IS UNDER WAY.

12. PROTECT ALL CURB INLETS AND GRATE INLETS AS SHOWN IN DETAILS.

13. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DEGRADED BY EROSION ON AREAS WHERE UNSTABLE GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPLAND AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.

14. ALTERNATE EROSION CONTROL STRUCTURE: WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH F.D.O.T. AREA 4 SILT FENCE FABRIC IN ACCORDANCE WITH SECTION 805 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

15. CONTRACTOR TO ENSURE ANY EROSION SILT OR CONSTRUCTION FENCING DOES NOT BLOCK SIGN LINES.

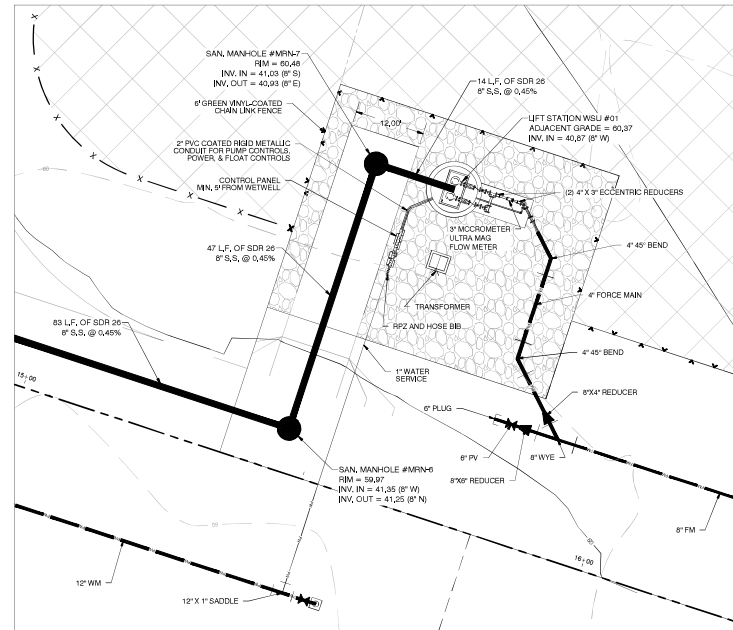
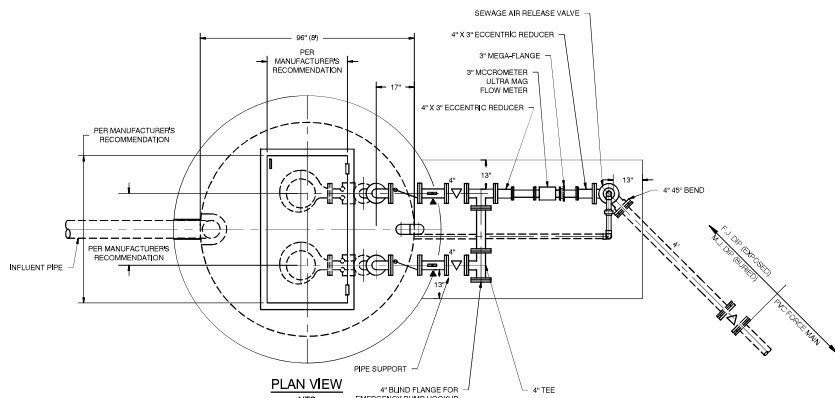
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS LESS THAN 20'.

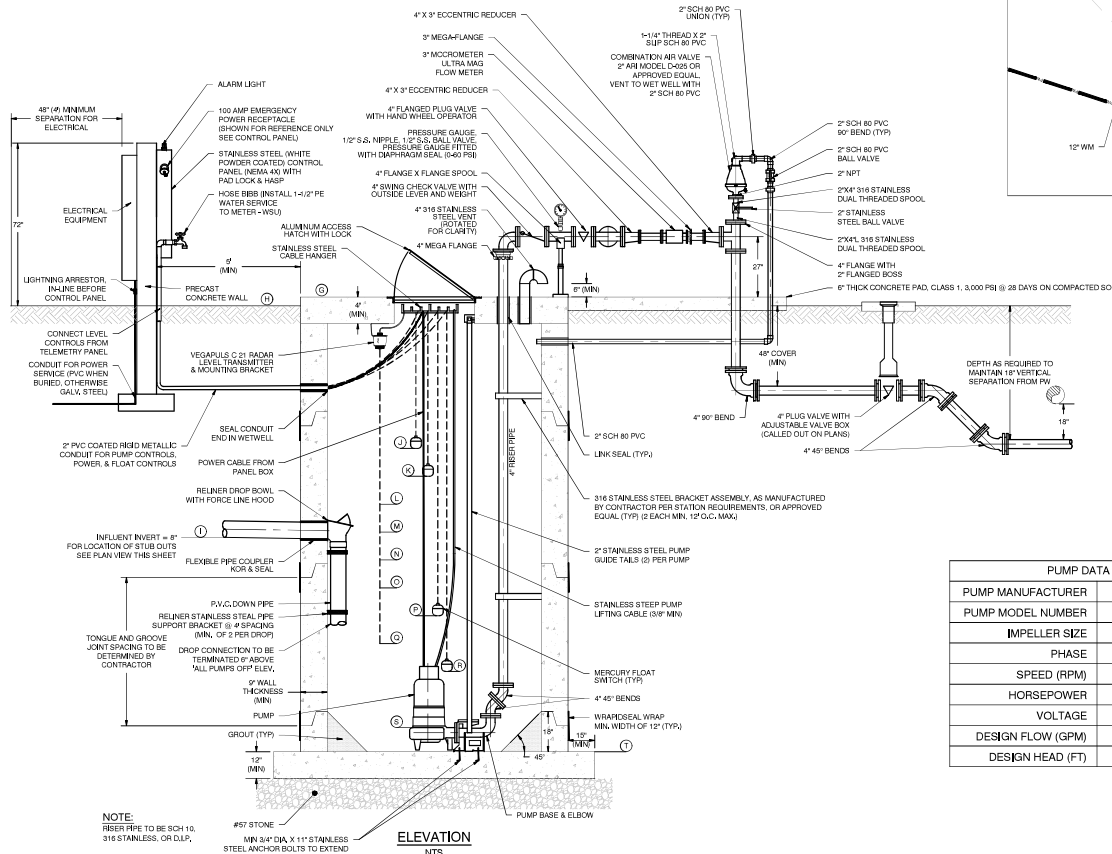
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES 3 FT. MIN. LENGTH.

3. INSTALL 2"X4" WOOD FRAME TO INSURE STABILITY.

4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICATIONS.



LIFT STATION NO. 01 LAYOUT
NOTE: LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED



PUMP DATA TABLE	
PUMP MANUFACTURER	ASS/SULZER
PUMP MODEL NUMBER	XFP85E VX 60HZ
IMPELLER SIZE	153 mm
PHASE	3
SPEED (RPM)	3,530
HORSEPOWER	13.4
VOLTAGE	230
DESIGN FLOW (GPM)	275
DESIGN HEAD (FT)	64

TABLE OF ELEVATIONS			
#	ELEVATION OF INTEREST	ELEV.	OFFSET
G	TOP OF SLAB ELEVATION	60.70'	00"
H	GRADE ELEVATION	60.37'	4"
I	INFLUENT INVERT ELEVATION	40.87'	238"
J	LAG PUMP ON/ALARM (FLOAT) ELEVATION	41.12'	235"
K	LEAD PUMP ON/ALARM (FLOAT) ELEVATION	40.62'	241"
L	HIGH LEVEL ALARM (VEGA) ELEVATION	40.37'	244"
M	LAG PUMP ON (VEGA) ELEVATION	39.87'	250"
N	LEAD PUMP ON (VEGA) ELEVATION	39.37'	256"
O	ALL PUMPS OFF (VEGA) ELEVATION	39.03'	260"
P	ALL PUMPS OFF (FLOAT) ELEVATION	38.78'	263"
Q	LOW LEVEL ALARM (VEGA) ELEVATION	38.78'	263"
R	LOW LEVEL ALARM (FLOAT) ELEVATION	38.53'	268"
S	MINIMUM PUMP SUBMERGENCE ELEVATION	37.70'	278"
T	BOTTOM OF WETWELL ELEVATION	35.37'	304"

NOTE:
PRESSURE PIPE TO BE SCH 10,
316 STAINLESS, OR D.L.P.
#57 STONE
MIN 3/4" DIA. X 11" STAINLESS
STEEL ANCHOR BOLTS TO EXTEND

BY: _____

DATE: _____

REVISIONS: _____

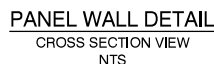
CFB
CLYMER FARMER BARKLEY, INC.
7413 ALFORD ROAD, NORTON, IL 61752
(815) 245-1100

MONARCH RANCH BUILDING 1
MAJOR SITE PLAN
WILDWOOD, FL

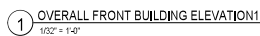
WSU LIFT STATION NO. 01

SAVE DATE: 11/12/2023
DRAWN BY: CFB
CHECKED BY: TSC
PROJECT #: EP2505.00378
FILE NAME: 11-071-0100A

SHEET NUMBER: LS-01



	MONARCH RANCH BUILDING 1 MAJOR SITE PLAN WILDWOOD, FL		 CFB CLYMER FARMER BANKER 7913 ALFORD DRIVE, SUITE 100 WILMINGTON, FL 32691 (904) 764-0128	DATE	BY
	WSU LIFT STATION NO. 01			REVISIONS	
SAVE DATE 11/4/2005 DRAWN BY CPS CHECKED BY TDC PROJECT # EPS005,00378 FILE NAME 01-01.DWG					
SHEET NUMBER LS-02					



TITLE: **FLOOR PLAN
EXTERIOR
ELEVATIONS**

DRAWN BY: TZ

CHECKED BY: JM

DATE: 03/19/2025

SHEET No: **A1.00**

TYPICAL COLOR SCHEME

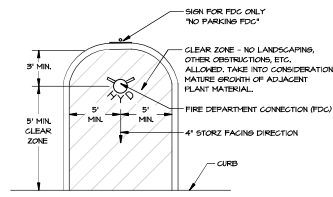


First Florida Tradeport

Wildwood, Florida

**BENDERSON
DEVELOPMENT**
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK, FL 34201

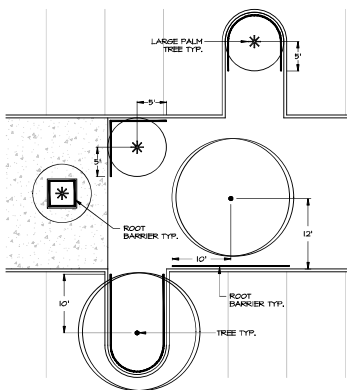
PROP. #	5514
DRWG. #	5514 Bldg 1 Rendering
DATE	5.16.25 BY C. VALENTI
REVISION	



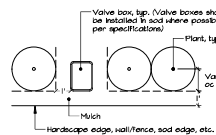
FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.

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

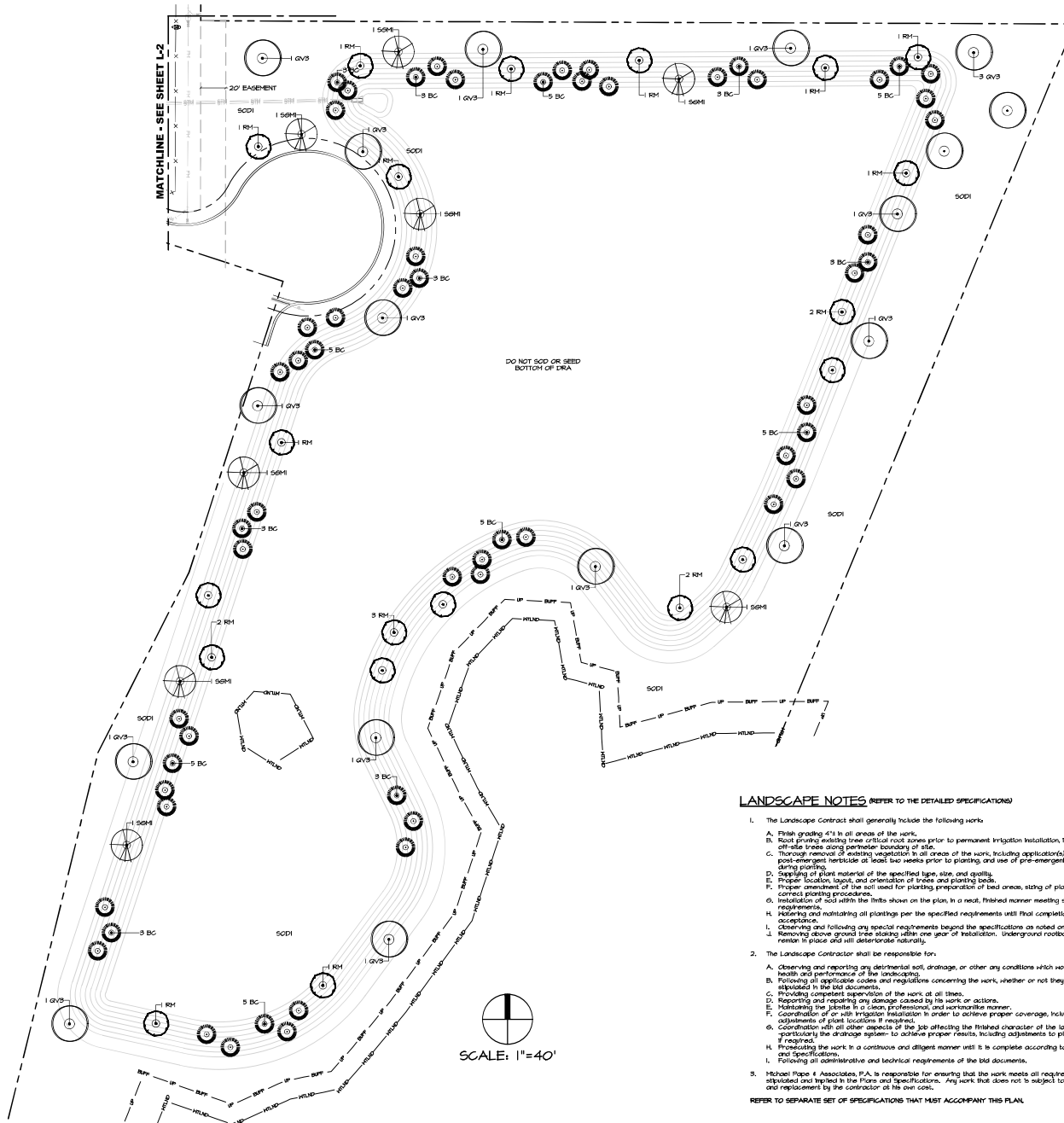


ROOT CONTROL BARRIER DETAIL
P = 10'



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

OFFSET DETAIL
N.T.S.



LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

- The Landscape Contractor shall generally include the following items:
 - Finish grading 4" in all areas of the work.
 - Root pruning existing tree critical root zones prior to permanent irrigation installation, including off-site trees along perimeter boundary of site.
 - Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
 - Supplying of plant material of the specified type, size, and quality.
 - Proper location, layout, and orientation of trees and planting beds.
 - Proper amendment of the soil used for planting preparation of bed areas, sizing 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.
 - Watering and maintaining 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 kits 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 all site 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.
 - Protecting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - Following all administrative and technical requirements of the bid documents.
- 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 meet or is subject to rejection and replacement by the contractor at his own cost.

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

DATE	BY	REVISIONS

MPA Michael Pape & Associates, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17TH STREET, OAKLAND, FL 33231 • 352.351.3500 • WWW.MPA-FLA.COM



MONARCH RANCH BUILDING 1
WILMINGTON, FLORIDA
LANDSCAPE PLAN

DATE: 11-12-25
DWG BY: BT/SAZ
CHKD BY: SRS
SHEET 3 OF 3

L-3