



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

Agenda
Regular Meeting
February 10, 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 January 13, 2026, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension**

The applicant is seeking approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect with the approved exalt health site with the City of Wildwood sanitary system. The

scope of work consists of an 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system, per the attached plans. **Staff recommends forwarding a recommendation of approval to the Planning & Zoning Board subject to an executed agreement with CSX and approval from the Sumter County School District.**

2. **25-1564 - SPM - Charlotte Pipe Stormwater Mod**

Parcel D29-052

The applicant is seeking approval from the Project Review Committee for the construction of a modification to the previously approved A25-1564 - Charlotte Pipe and Foundry site plan. The modification includes revisions to the stormwater pond and the addition of security gates at the northern entrance on CR 124A. **Staff recommends approval.**

3. **25-1960 Tillman Oaks Final Plat**

Parcels C36-001, C36-080, C36-032, C36-034

The applicant is seeking a favorable recommendation of approval from the Project Review Committee for the Tillman Oaks Subdivision, a final plat consisting of 201 Single Family Residence lots and 21 tracts on 56.2 acres, MOL. **Staff recommends approval subject to resolution of outstanding comments.**

4. **25-2593 - SP - Hampton Substation (SECO)**

Parcel K13-043

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an electrical substation yard consisting of approximately 74,777 square feet of Yard Rock Area, a 955-square-foot New Equipment Enclosure, 20-foot landscaping buffers/irrigation around the perimeter of the site, and stormwater retention, on 7.23 acre MOL, as per the attached plans. **Staff recommends approval.**

5. **25-4280 - SP - Wildwood Medical Office Building**

Parcel G04N249

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a medical office building which consists of an eight thousand and sixty-four (8,064) square-feet on 1.04 acres, MOL. **Staff recommends approval, contingent on clearing the final comment regarding the easement.**

VI. **ADJOURNMENT**

February 10, 2026 10:00 AM

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

SUBJECT: Project Review Committee Regular Meeting January 13, 2026,
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
 January 13, 2026 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 |
| Mohammed Murad | City Consulting Engineer | Present by Phone |
| Joshua Bills | City Attorney | Present |
| Jessica Barnes | City Clerk | Present |
| Wendy Then | Assistant Development Services Director | Present |
| McKenna Page | Planner | Present |
| Alex Lammers | Planner | Present |

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the December 9, 2025, meeting were approved. No discussion. Motion to approve by Assistant Utilities Director Martin, seconded by Public Works Director Hockenbury. Motion carried unanimously.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. A25-2553 Inspiration Drive

Development Services Director Strickland read aloud A25-2553 Inspiration Drive. The applicant sought approval from the Project Review Committee for the construction of the remaining portion of Inspiration Drive. This would provide access to the Turkey Run development from E C 462. Per the MOU, construction was to be completed within nine (9) months from the date of the execution of the agreement, which was formalized on June 25, 2025. Mark Sumner, with Turkey Run, and Tom Skelton, with American Civil, were present on behalf of the project. Strickland stated there were outstanding comments regarding a boundary survey, which had been submitted the day prior to the hearing. Assistant Utilities Director Martin stated Lot 10 is land locked for utilities and would need an easement. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the project subject to the resolution of outstanding comments. 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. A25-2335 - SP - Monarch Ranch Building 1

Development Services Director Strickland read aloud A25-2335 - SP - Monarch Ranch Building 1. The applicant sought 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 parcel F12-082 totaling 34.72 acres of land MOL. Tyler Counts, with Clymer Farner Barley, was present on behalf of the project. City Manager McHugh inquired about the name of the project on the plans, and Counts responded that it had been a typographical error. McHugh also asked who the end user would be in the building, and Counts confirmed that it would be Irby. Strickland read aloud the technical waiver, which requested a reduction in parking requirements. She stated there was sufficient justification provided. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the project with the associated technical waiver. Motion carried unanimously.

| | |
|------------------|---|
| RESULT: | Passed |
| MOVER: | City Manager McHugh |
| 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 10:10 a.m.

| | |
|----------------|---------------|
| RESULT: | Passed |
|----------------|---------------|

| | |
|------------------|---|
| MOVER: | Assistant Utilities Director Martin |
| SECONDER: | Police Chief Parmer |
| 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: SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension

REQUESTED ACTION: Staff recommends forwarding a recommendation of approval to the Planning & Zoning Board subject to an executed agreement with CSX and approval from the Sumter County School District.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

| | |
|-------------------|---|
| Case Number | SP 2410-004 Exalt Health Offsite Force Main |
| Owner(s) | Wildwood Rehab, LP c/o Erik de Vries, Manager |
| Applicant(s) | Wildwood Rehab, LP c/o Erik de Vries, Manager |
| Property Location | The scope of work is to be located within portions of US 301 ROW, Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A, starting approximately 106 feet west of the intersection of Powell Road and C-44A, and running 0.17 miles west. The second scope runs approximately 0.78 miles west and south. |
| Parcel(s) | Within portions of US 301 ROW (owned and maintained by FDOT), and portions of Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A (owned and maintained by City of Wildwood) |
| Date | February 4, 2026 |

The applicant is seeking approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect with the approved exalt health site with the City of Wildwood sanitary system. The scope of work consists of an 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system, per the attached plans.

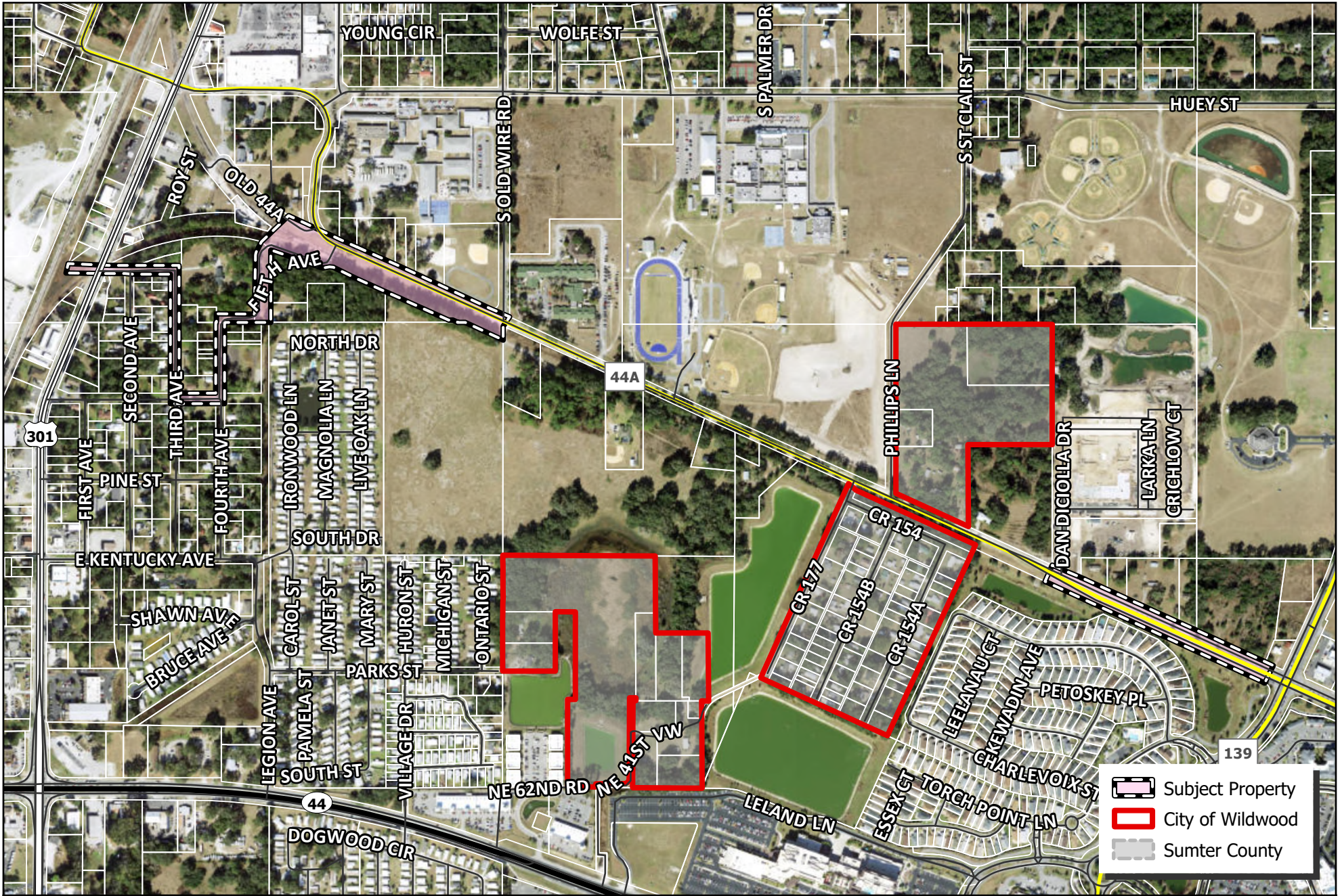
The surety for performance cost summary has been reviewed by the city attorney, but the applicant still has not provided the performance bond. There are two outstanding comments with the City Attorney. Once we have the performance bond in hand and the last comment is addressed, we can advance the site plan before the City Commission.




SP 2410-004 is expected to meet the criteria set forth within the Exalt Health Developer's Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan Amendment once outstanding comments have been satisfied and the performance surety is in place.

DATED: 2/4/2026

A handwritten signature in cursive script, appearing to read "Wendy Then".

Wendy Then, AICP, CFM
Assistant Director Development Services



-  Subject Property
-  City of Wildwood
-  Sumter County



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



SP 2410-004

EXHALT HEALTH OFFSITE FORCEMAIN

RIGHT OF WAY

MAP 1B
LOCATION
MAP
JUN 2025

1. LDR 4.4(E)(1) – Cost Summary was provided. Please provide a surety of performance bond if applicable.
 - A. Response: Acknowledged. Once plans are ready for approval, this will be handled.
 - I. Response Acknowledged; Standing comment.**

2. Sheet 04.06 – No right of way or easements shown for portion of the proposed line. Please mark any easements that may apply. Further discussion may be necessary.
 - A. Response: That area is within the RxR R/W and will be handled with the RxR permitting.
 - I. There remain areas that are outside the railroad right of way that are not shown to have right of way. Sheet 4.07, not sheet 4.06 shows the railroad line. There is no “existing right of way” shown for the majority of Fifth Avenue on that sheet. Additionally, there may be other areas without shown right of way. The City cannot clear the installation of lines without appropriate right of way and/or easements. Accordingly, please review comments nos. 6, 9, and 10 again.
 - a. Response: Please see the revised plans.
 - i. Not Satisfied.
 - a) Response: The R/W for CR 44A and the RxR has been shown and labeled. Most of Fifth Avenue on Sheet 04.06 is in the RxR R/W. There is not a separate road R/W within the RxR R/W. The plan shows where the Fifth Avenue R/W to the south connects to the RXR R/W. There is an utility easement shown on sheet 4.07 along the southern portion of the school board property.**
 - i) Satisfied.**

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

4. LDR 4.4(D)(6) – Please provide copies of all proposed or executed easements, for cross-access, water and wastewater utilities or other required easements if applicable.
 - A. Response: All lines are proposed in existing road R/W or RxR R/W, so no new easements are proposed at this time.
 - I. See comment No. 10, below.**
 - a. Response: The right-of-way lines are clearer on the revised plans.
 - i. Comment response acknowledged.
 - a) Comment Cleared.**

5. How was “Existing Right of Way” shown on Sheets 04.07 through 04.12 determined? The survey provided did not show existing right of way.

A. Response: Most of that area has been removed. The old Sheet 04.12 is now 04.09. The existing right-of-way was taken from the approved plans for the offsite utility work that was done for the adjacent project.

I. See comment No. 10, below.

a. Response: The right-of-way shown is from FDOT and County roadway maps.

i. Comment response acknowledged.

a) Comment Cleared.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND LOCATED UTILITIES PRIOR TO COMMENCEMENT OF WORK... 2. ALL CALL OF WORK IS AT 180-443-4701... 3. ALL UTILITIES SHALL BE LOCATED WITH THE LATEST STANDARDS OF THE CITY OF WILDMOND AND FOOT...

- 4. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND... 5. AS PART OF THE CLEARING AND GRUBBING OPERATION... 6. THE CONTRACTOR SHALL NOTIFY THE CITY OF WILDMOND ENGINEERING DIVISION AND TILMAN AND ASSOCIATES... 7. A MINIMUM SEPARATION OF 1 FEET BETWEEN THE LIMB OF A TREE AND THE HIGHEST GROUNDWATER ELEVATION...

WATERMAIN CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS... 2. SEPARATION REQUIREMENTS STANDARDS (5) UTILITY SEPARATION... 3. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAIN, SANITARY OR STORM SERVICES, WASTEWATER OR STORM WATER FORCE MAINS... 4. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 4 FEET...

- 5. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 4 FEET... 6. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 4 FEET... 7. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 4 FEET... 8. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 4 FEET...

FORCE MAIN NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY OF WILDMOND MANUAL OF STANDARDS AND SPECIFICATIONS... 2. PRELIMINARY SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS... 3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER...

REUSE NOTES

- 1. ALL NEW ALTERNATE WATERMAIN SHALL BE CONSTRUCTED OF 18" DIA. VULCANIZED HIGH DENSITY POLYETHYLENE (HDPE) PIPE... 2. ALL NEW ALTERNATE UNDERGROUND WATER MAINS INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICES LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM...

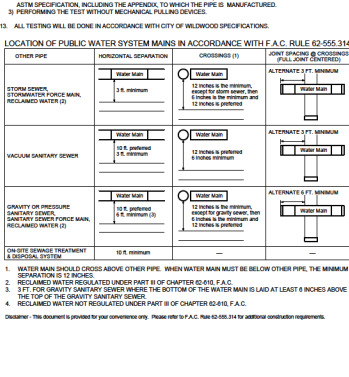
EROSION CONTROL NOTES

- 1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT SOIL EROSION... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...

PAVING AND DRAINAGE NOTES

- 1. PIPE LENGTHS SHALL REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE... 2. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES... 3. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND...

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.C. RULE 62-555.14



AS-BUILT NOTES

- 1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER... 2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SHOWN AND SEALED AS-BUILT DRAWINGS... 3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SHOWN AND SEALED AS-BUILT DRAWINGS...

GENERAL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 30 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION... 2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SHOWN AND SEALED AS-BUILT DRAWINGS... 3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SHOWN AND SEALED AS-BUILT DRAWINGS...

REVISIONS

Table with 2 columns: DATE and REVISIONS. It contains a list of revisions for the drawing, including changes to pipe materials and construction details.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 30 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION... 2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SHOWN AND SEALED AS-BUILT DRAWINGS... 3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SHOWN AND SEALED AS-BUILT DRAWINGS...

TABLE 3.0 - STORM PIPE COVER (RIGID PAVEMENT)

Table 3.0 - Storm Pipe Cover (Rigid Pavement). This table lists pipe types and shapes (e.g., Round & Elliptical, 12" Round, 18" Round) and their corresponding minimum covers (e.g., 12", 18", 24"). It also includes notes on rigid pavement and good conditions.

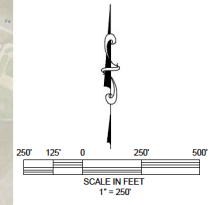
TABLE 4.0 - STORM PIPE COVER (FLEXIBLE PAVEMENT)

Table 4.0 - Storm Pipe Cover (Flexible Pavement). This table lists pipe types and shapes (e.g., Round & Elliptical, 12" Round, 18" Round) and their corresponding minimum covers (e.g., 12", 18", 24"). It also includes notes on flexible pavement and poor conditions.

Professional seal and contact information for TILMAN & ASSOCIATES, ENGINEERS, LLC. Located at 1720 SE 16th Ave., Jacksonville, FL 32209. Phone: (904) 367-4540. Fax: (904) 367-4545.

Professional seal and contact information for MAJOR SITE PLAN EXACT LAYOUT - WILDMOND, CITY OF WILDMOND, SCAMPER COUNTY, FLORIDA. Includes date 01-13-26 and drafter name ASH CHEN.

Professional seal and contact information for MAJOR SITE PLAN EXACT LAYOUT - WILDMOND, CITY OF WILDMOND, SCAMPER COUNTY, FLORIDA. Includes date 01-13-26 and drafter name ASH CHEN.



Tillman & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34477
 Office: (352) 367-5540 Fax: (352) 367-4545
 CERTIFICATE OF AUTHORIZATION #2926

| DATE | REVISIONS |
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MAJOR SITE PLAN
EXACT HEALTH - WILDWOOD
 CITY OF WILDWOOD, SUMNER COUNTY, FLORIDA
AERIAL PHOTOGRAPH

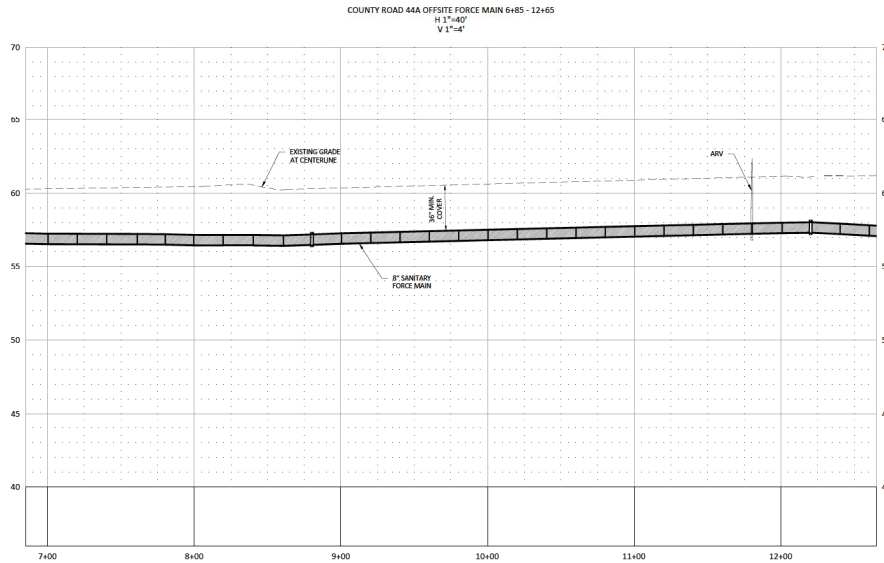
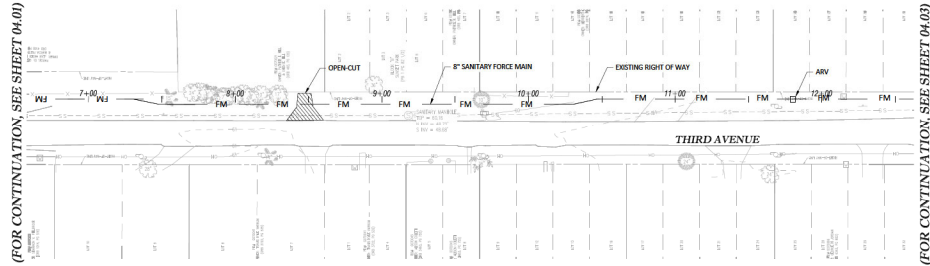
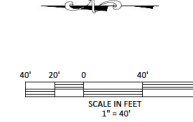
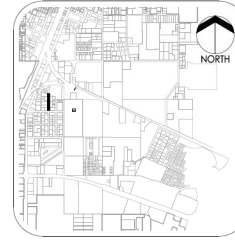
DATE: 01-13-26
 DRAWN BY: AS
 CHECKED BY: JSW
 JOB NO.: 21-8256



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

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 10th Ave, 6th Floor, Ocala, FL 32101
 Office: (352) 387-6640 Fax: (352) 387-6646

| DATE | REVISIONS |
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MAJOR SITE PLAN
 EXALT HEALTH - WILDWOOD
 CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
**E HWY 44A FORCE MAIN
 PLAN & PROFILE**

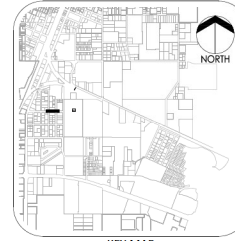
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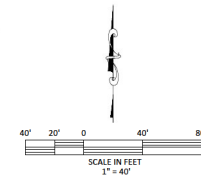
This item has been digitally signed and sealed by Robert Wilson on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHT. 04.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

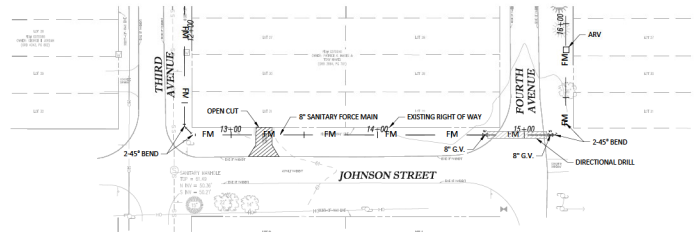


KEY MAP
NTS

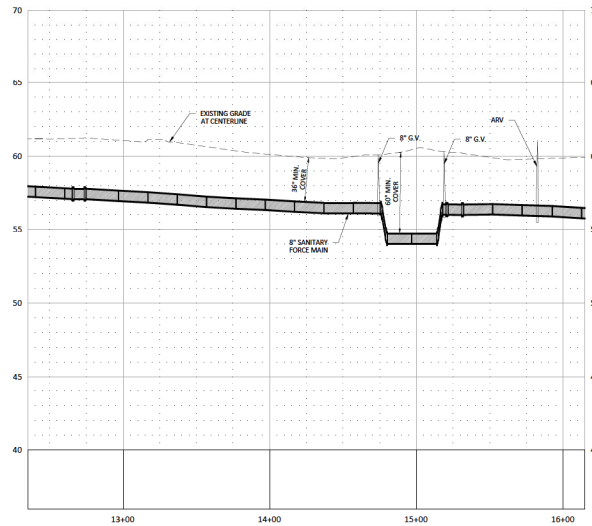


(FOR CONTINUATION,
SEE SHEET 04.02)

(FOR CONTINUATION,
SEE SHEET 04.04)



COUNTY ROAD 44A OFFSITE FORCE MAIN 12+35 - 16+15
H 1"=40'
V 1"=4'



Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING - ARCHITECTURE - ENVIRONMENTAL
1720 S.E. 10th Street, Suite 100, Ocala, FL 34471
OFFICE: (352) 387-6540 FAX: (352) 387-6545

| DATE | REVISIONS |
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MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
**E HWY 44A FORCE MAIN
PLAN & PROFILE**

DATE 01-15-26
DRAWN BY RAP
CHECKED BY JSW
JOB NO. 23-5256

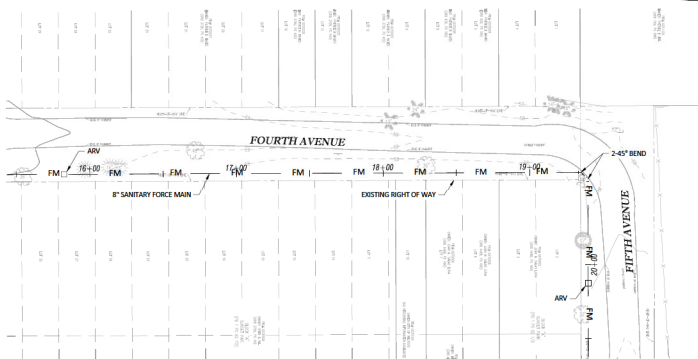


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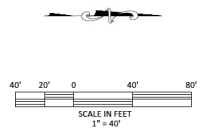
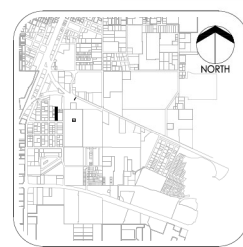
SHT. 04.03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

(FOR CONTINUATION, SEE SHEET 04.03)



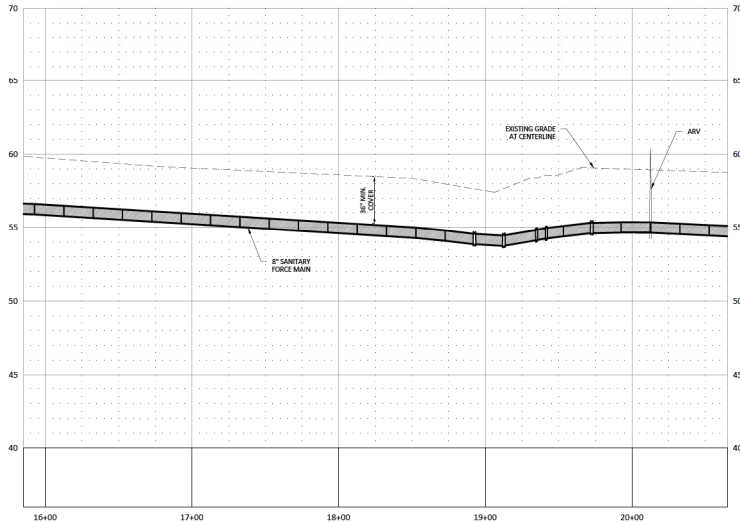
(FOR CONTINUATION, SEE SHEET 04.05)



Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 S.E. 10th Street, Suite 100, Ocala, FL 34471
 Office: (352) 387-6540 Fax: (352) 387-6545

| DATE | REVISIONS |
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COUNTY ROAD 44A OFFSITE FORCE MAIN 15+85 - 20+55
 H 1"=40'
 V 1"=4'



MAJOR SITE PLAN
 EXAL T HEALTH - WILDWOOD
 CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 01-15-26
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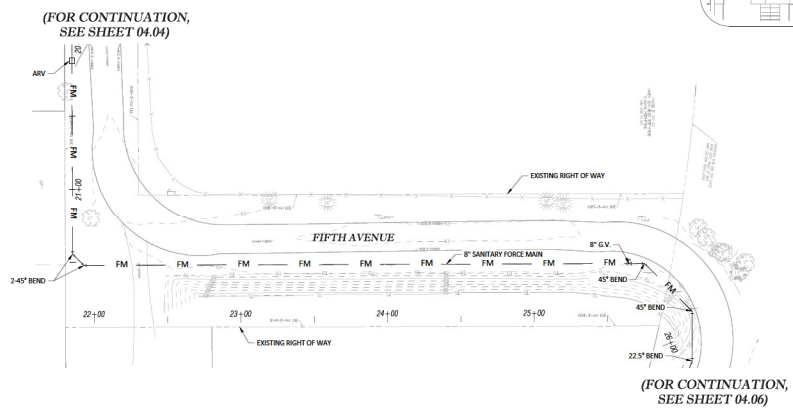
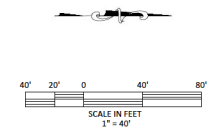
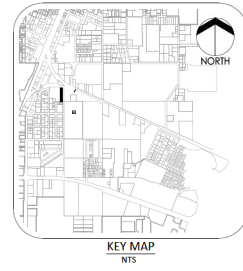


This form has been digitally signed and sealed by Robert Wilson on the date adjacent to the seal. Signatures must be verified on any electronic copies.

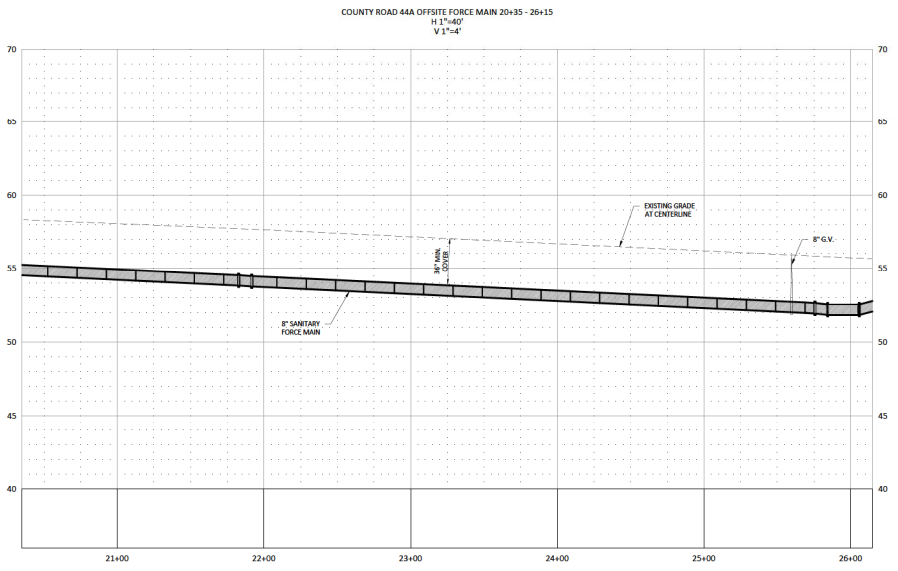
SHT. **04.04**

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - ARCHITECTURE - ENVIRONMENTAL
 1720 S.E. 10th Street, Suite 100, Ocala, FL 34471
 Office: (352) 387-4640 Fax: (352) 387-6545



| DATE | REVISIONS |
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MAJOR SITE PLAN
 EXAL.T HEALTH - WILDWOOD
 CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
**E HWY 44A FORCE MAIN
 PLAN & PROFILE**

DATE 01-15-26
 DRAWN BY RAP
 CHECKED BY JSW
 JOB NO. 23-5256

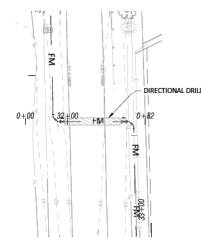
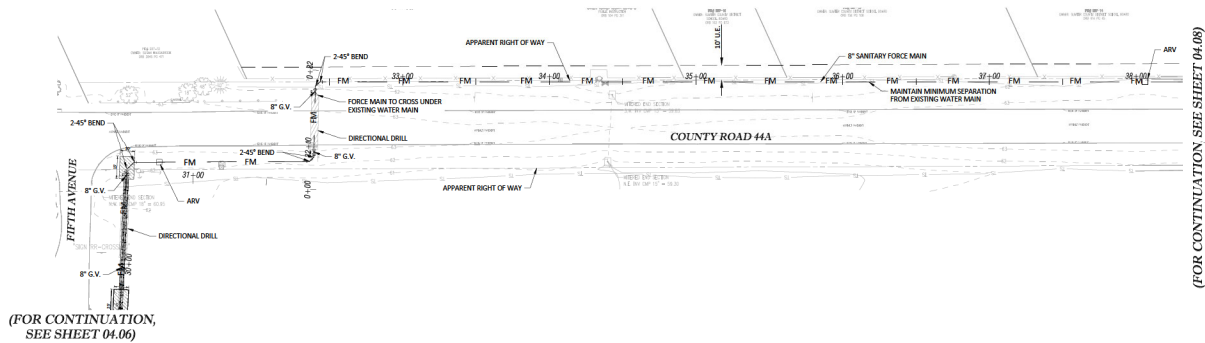
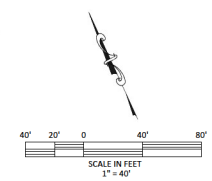
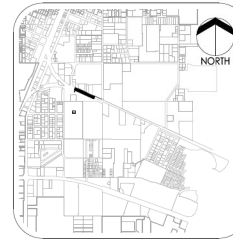


This item has been digitally signed and sealed by Jeremy Wilson on the date adjacent to the seal. Signature must be verified on any electronic copy.

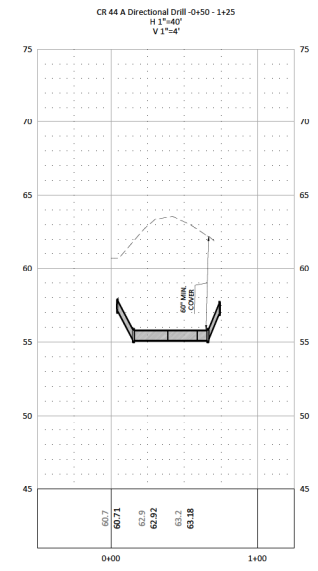
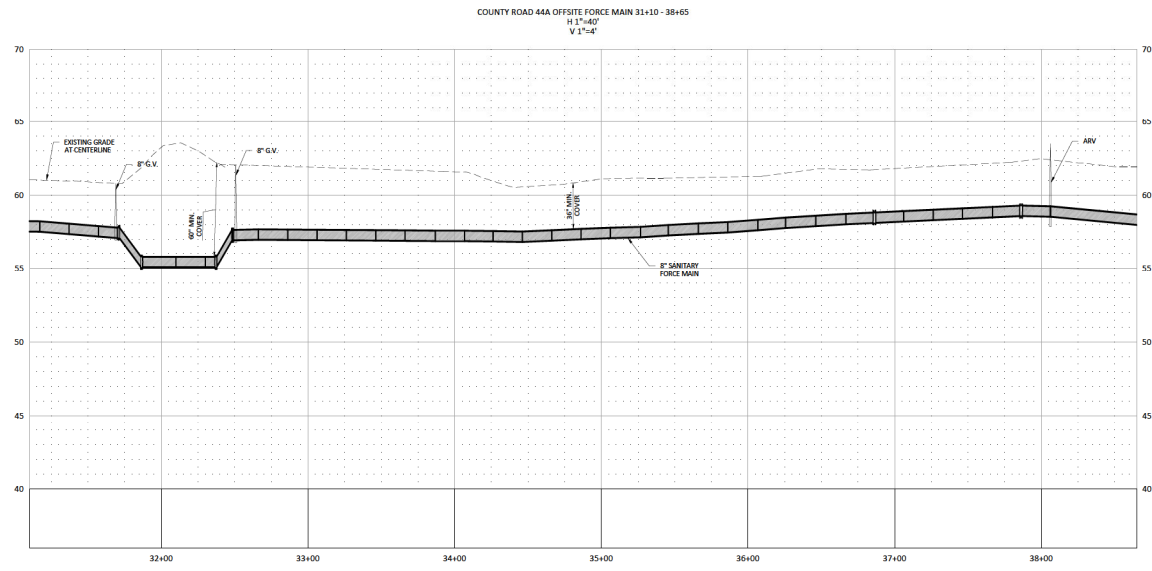
SHT. 04.05

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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(FOR CONTINUATION, SEE SHEET 04.06)

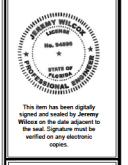


Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - ARCHITECTURE - ENVIRONMENTAL
 1720 S.E. 10th Ave., 10th Floor, Ocala, FL 34471
 Office: (352) 387-6540 Fax: (352) 387-6545

| DATE | REVISIONS |
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MAJOR SITE PLAN
 EXALT HEALTH - WILDWOOD
 CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
E HWY 44A FORCE MAIN
 PLAN & PROFILE

DATE: 01-15-26
 DRAWN BY: RAP
 CHECKED BY: JSW
 JOB NO.: 24-5256



SHIT. 04.07

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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

SUBJECT: 25-1564 - SPM - Charlotte Pipe Stormwater Mod

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

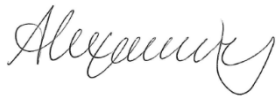
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

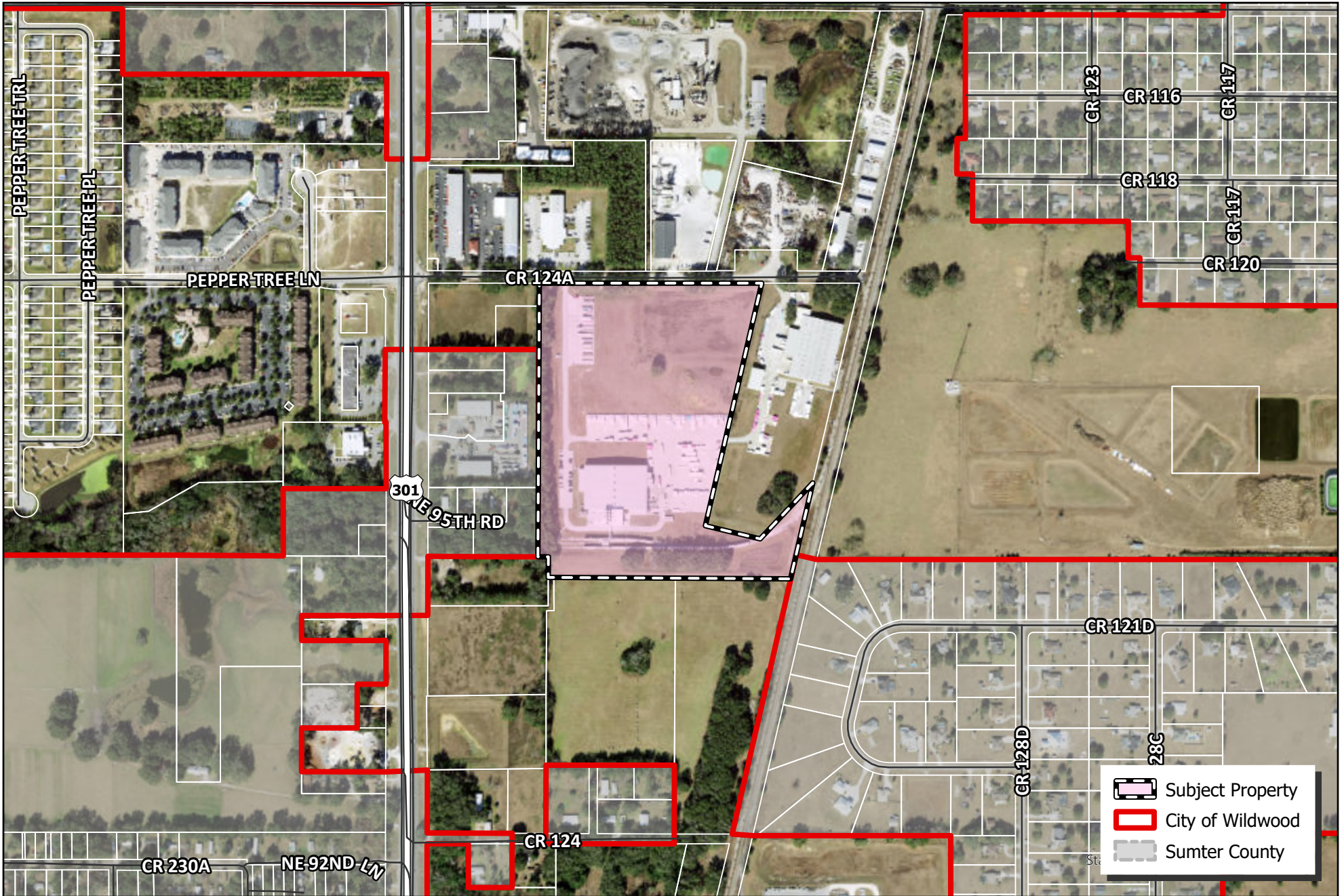
| | |
|-------------------|--|
| Case Number | 25-1564 - SPM - Charlotte Pipe Stormwater Mod |
| Owner/Applicant | Charlotte Pipe and Foundry Company |
| Property Location | The subject property is generally located on the south side of CR 124A, 0.14 miles east of the intersection of N US 301 and CR 124A. |
| Acreage | 33.26 +/- |
| Parcel | D29-052 |
| Date | January 20, 2026 |

The applicant is seeking approval from the Project Review Committee for the construction of a modification to the previously approved 25-1564 - Charlotte Pipe and Foundry site plan. The modification includes revisions to the stormwater pond and the addition of security gates at the northern entrance on CR 124A on 33.26 acres MOL, as per the attached plans.

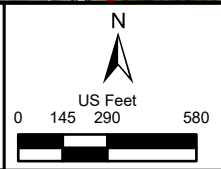
25-1564 - SPM meets the criteria set forth within the Land Development Regulations, Design District Standards, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.



Alex Lammers
Planner I, Development Services



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



#A25-1564

PLANT EXPANSION, CHARLOTTE PIPE AND FOUNDRY

PARCEL D29-052

MAP 1B
LOCATION
MAP
NOV 2025

CHARLOTTE PIPE AND FOUNDRY PROPOSED PLANT EXPANSION WILDWOOD, FLORIDA

LEGAL DESCRIPTION: FROM TITLE SEARCH FILE NO. 096-4395
GUARDIAN LAND TITLE, INC. (EXHIBIT "A")

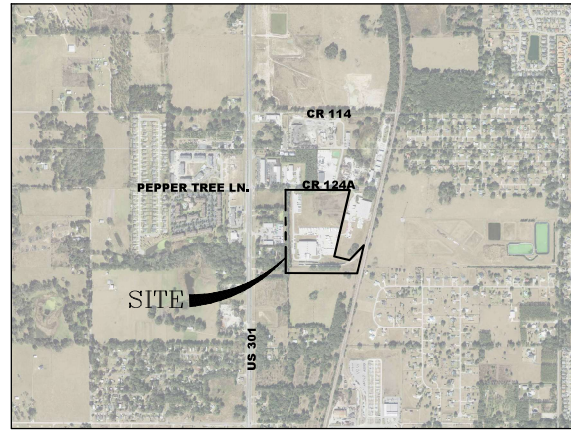
THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 AND THE SE 1/4 OF NW 1/4 LYING WEST OF S.C.L. RAILROAD
PROPERTY, LYING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

FROM THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE WESTERN LINE OF THE RIGHT
OF WAY OF THE RAILROAD AS SHOWN ON SEABOARD AIR LINE COMPANY RIGHT OF WAY AND TRACK MAP
NO. 14, L11, 27 RUN N 13° 07' 39" E 35.92 FEET TO A POINT 35.00 FEET NORTHERLY OF, BY PERPENDICULAR
MEASUREMENT, THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 29, SAID
POINT BEING THE POINT OF BEGINNING FROM SAID POINT RUN S 89° 48' 32" E 205.25 FEET ALONG A LINE
THAT IS PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION
29 TO A POINT THAT IS 50.00 FEET WESTERLY OF, BY PERPENDICULAR MEASUREMENT, THE CENTERLINE
OF TRACKS LYING WITHIN THE ABOVE DESCRIBED RIGHT OF WAY, THENCE S 13° 11' 30" W 866.52 FEET
PARALLEL WITH SAID CENTERLINE, THENCE ALONG AN ARC WITH THE RADIUS OF 468.34 FEET A CHORD
BEARING OF S 33° 45' 01" W AND A CHORD DISTANCE OF 392.7 FEET, THENCE N 76° 49' 21" W 334.23 FEET
PERPENDICULAR TO THE AFOREMENTIONED CENTERLINE, THENCE N 13° 10' 28" E 1200.00 FEET, PARALLEL
WITH THE AFOREMENTIONED CENTERLINE, TO A POINT 35.00 FEET NORTHERLY, BY PERPENDICULAR
MEASUREMENT, THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 29,
THENCE S 89° 48' 32" E 205.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.06 ACRES.

WILDWOOD, FLORIDA



VICINITY MAP
PARCEL: D29-052

SCALE 1"=1000'

UTILITIES:

WATER: CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FL 34785
PHONE 352-330-1330
PROPOSED BUILDING SERVICE TO TIE INTO
EXISTING BUILDING, NO NEW UTILITY
SERVICE TO BE PROVIDED

SEWER: CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FL 34785
PHONE 352-330-1330
PROPOSED BUILDING SERVICE TO TIE INTO
EXISTING BUILDING, NO NEW UTILITY
SERVICE TO BE PROVIDED

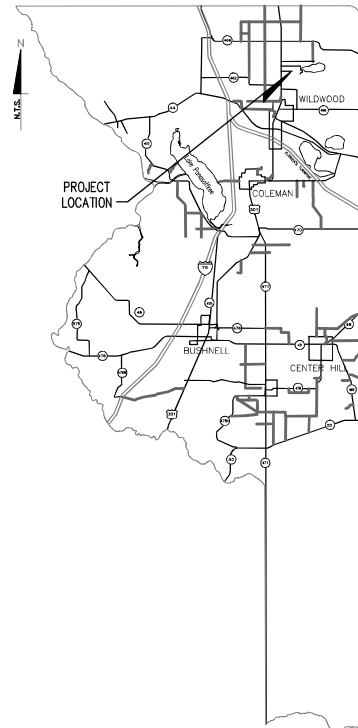
ELECTRIC: DUKE ENERGY
P.O. BOX 1094
CHARLOTTE, NC 28201
PHONE 877-372-4877
PROPOSED BUILDING SERVICE TO TIE INTO
EXISTING BUILDING, NO NEW UTILITY
SERVICE TO BE PROVIDED

TELEPHONE: CENTURY LINK
P.O. BOX 1319
CHARLOTTE, NC 28201
PHONE 800-712-1396
PROPOSED BUILDING SERVICE TO TIE INTO
EXISTING BUILDING, NO NEW UTILITY
SERVICE TO BE PROVIDED

INTERNET: A. T. & T.
P.O. BOX 5076
CAROL STREAM, IL 60187
PHONE 800-321-2000
PROPOSED BUILDING SERVICE TO TIE INTO
EXISTING BUILDING, NO NEW UTILITY
SERVICE TO BE PROVIDED

REFUSE PICK UP: WASTE MANAGEMENT
8708 NE 64TH DRIVE
WILDWOOD, FL 34785
PHONE 352-957-5572

NATURAL GAS: NONE



OWNER

CP&F
4149 CO. ROAD 1244
WILDWOOD, FL 34785
PHONE (352) 748-8100

AUTHORIZED AGENT / APPLICANT

ARRON YARDY, PLANT MANAGER
CP&F
4149 CO. ROAD 1244
WILDWOOD, FL 34785
PHONE (352) 748-8100

CIVIL ENGINEER

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

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

Brooks Engineering, Inc.

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

Site Data

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

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

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

| Current Zoning | M-1 |
|---|-------------------------------------|
| Future Land Use | Industrial |
| Existing Site 30.06 Acres | 1,109,413.60 Sq. Ft. |
| Existing Building Is approx. | 79,769 Sq. Ft. |
| Existing Pipe Storage Area (Approx) | 209,144 Sq. Ft. |
| Existing Roadway and Parking Area (Approx) | 65,246 Sq. Ft. |
| Existing Truck Staging Area (Approx) | 30,400 Sq. Ft. |
| Proposed Building Area | 54,675 Sq. Ft. |
| Proposed Pipe Storage Expansion Area | 80,080 Sq. Ft. |
| Proposed Roadway and Parking Expansion Area | 4,545 Sq. Ft. |
| Proposed Truck Staging Expansion Area | 28,125 Sq. Ft. |
| Total Impervious Area | 552,284 Sq. Ft. |
| Percent Impervious Area (50%) | 41.9 % |
| RAI Existing building | 10.3 % |
| Open Space Proposed | 58.1% |
| Setbacks Under M-1 Zoning | Required Provided |
| Front Setback | 35.0 Feet 850 +/- feet |
| Rear Setback | 15.0 Feet 450 +/- feet |
| Side Setback | 15.0 Feet 200 +/- feet |
| Parking Requirements Industrial | Required - 1 per 675 if Provided |
| Existing Building | 79,769 Sq Ft 114 spaces 54 spaces |
| Proposed Building | 54,675 Sq Ft 81 spaces 10 spaces |
| Leading Areas | Required - 1 per 25,000 sf Provided |
| Existing Building | 79,769 Sq Ft 3 spaces 9 spaces |
| Proposed Building | 54,675 Sq Ft 2 spaces 3 spaces |

NOTE: The Parking provided is based on historical usage for the site and the variance for the amount of parking spaces that was provided when the site was developed approx. 25 years ago.

NOTE: The Loading Areas noted do not include the Truck Staging areas as provided and proposed for approval. 82 trucks.

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

Always call 811 two full business days before you dig

Sunshine811.com

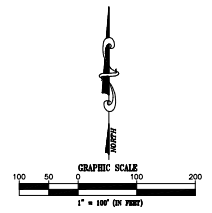
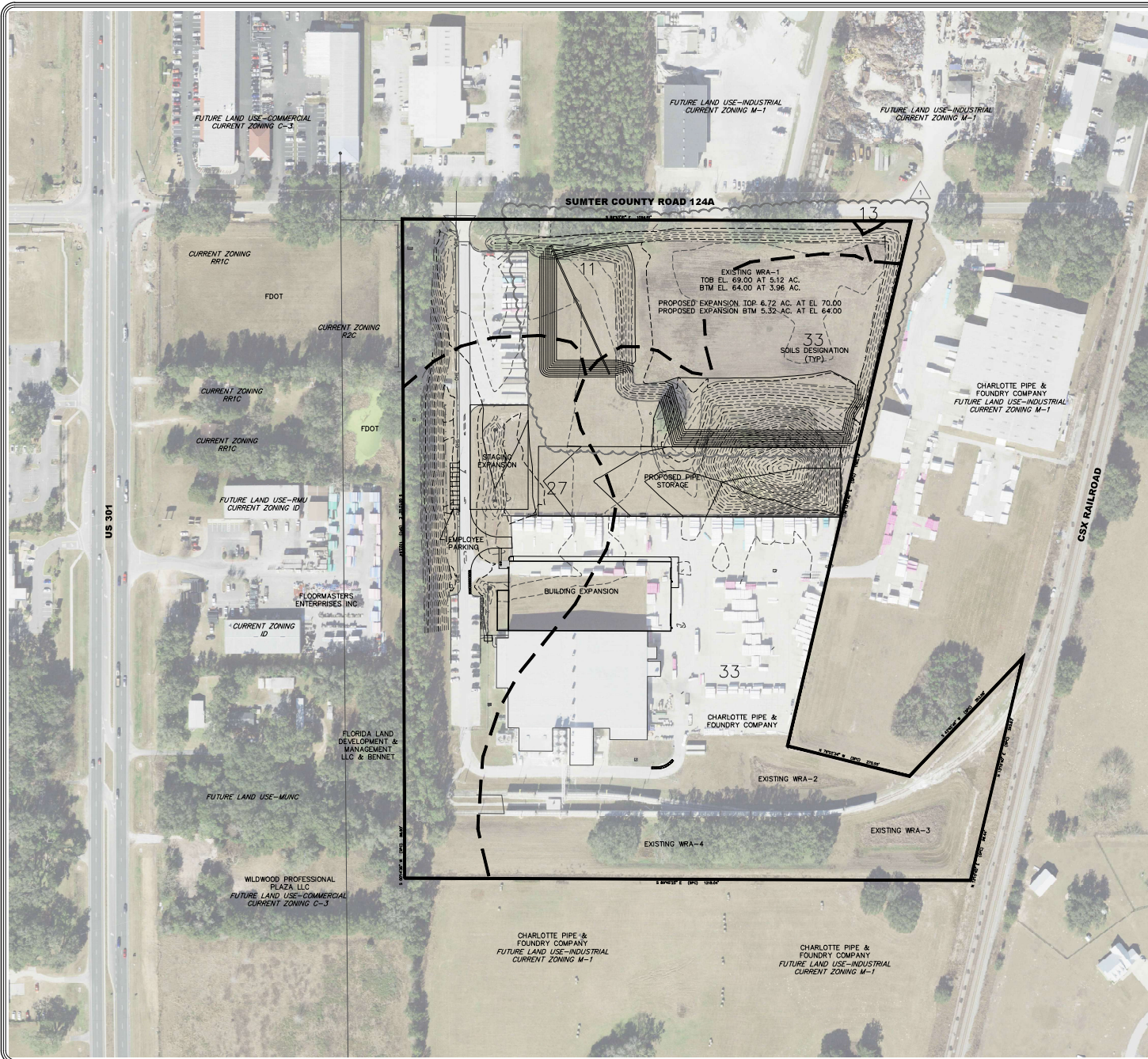
Brooks Engineering, Inc.
225 West Main Street, Tavares, Florida 32778
P (352) 343-8667 C (352) 418-2308

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

CHARLOTTE PIPE AND FOUNDRY
PROPOSED PLANT EXPANSION
COVER
WILDWOOD, FLORIDA

Digitally signed by Michael Z. Brooks, PE, on the date 2025.12.16 10:39:01 -0500

Project: 1028
Revision: 01/25
Date: 01/18/25
Scale: AS SHOWN
All Key #
File No: 001-24-10
DATE: 07/10/25
COMMENTS: 11/28/25
COMMENTS: 12/7/25
Sheet: 1 of 17



- NOTES:
- BOUNDARY DIMENSIONS AS PER ORIGINAL BOUNDARY SURVEY, HUNTS SURVEYING AND MAPPING, JANUARY 1966.
 - AERIAL PHOTO FROM SUMTER COUNTY GIS.

LEGEND:

| SOIL TYPE | MAP SYMBOL | HYDROLOGIC SOIL GROUP | ACRES |
|--|------------|-----------------------|-------|
| ARREDDONDO FINE SAND, 0% - 5% SLOPES | 1 | A | 0.2 |
| LAKE FINE SAND, 0% - 5% SLOPES | 8 | A | 1.7 |
| MILHOPPER SAND, 0% - 5% SLOPES | 11 | A | 5.0 |
| TAVARES FINE SAND, 0% - 5% SLOPES | 13 | A | 0.0 |
| SUNTERVILLE FINE SAND, BOULDERY SUBSURFACE, 0% - 5% SLOPES | 27 | C/D | 18.3 |
| SPAIR FINE SAND, BOULDERY SUBSURFACE, 0% - 5% SLOPES | 33 | A/D | 33.3 |

Brooks Engineering, Inc.
 229 West Main Street, Tallahassee, Florida, 32379
 P (904) 349-8867, C (904) 416-8308

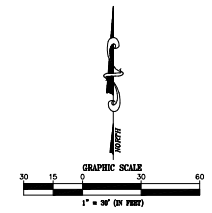
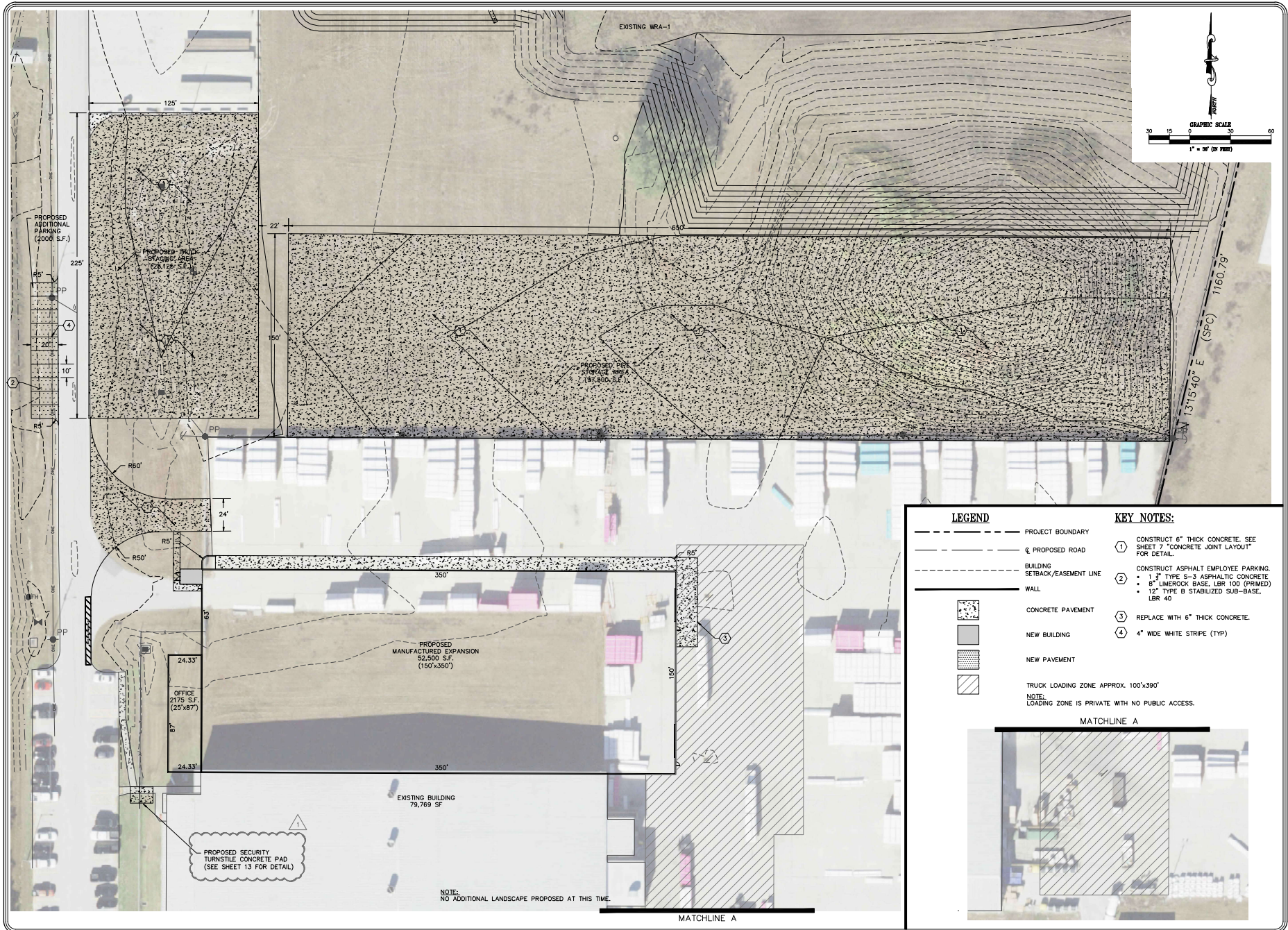
BARNHART CONSTRUCTION
 4200 OLD FINEVILLE ROAD
 WILMINGTON, NC 28403
 TEL: 704-337-2881

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

Digitally signed by Michael Z. Brooks, DN: cn=Michael Z. Brooks, o=Michael Z. Brooks, email=mzbrooks@brookseng.com, c=US, date=2023.12.16 15:39:01 -0500

This form has been digitally signed & sealed by Michael Z. Brooks, PE, for the site contents to the west. Signature must be verified on any electronic copies.
 MICHAEL Z. BROOKS, PE, FL. RES. NO. 30814
 DATE:

| REVISION | DATE |
|--------------|----------|
| PREPARED | 07/10/25 |
| SUBMITTAL #1 | 07/10/25 |
| COMMENTS | 11/08/25 |
| SUBMITTAL #2 | 11/08/25 |
| COMMENTS | 12/16/25 |
| ALL REV # | |
| FILE NO. | BD 24-10 |



LEGEND

- PROJECT BOUNDARY
- PROPOSED ROAD
- BUILDING SETBACK/EASEMENT LINE
- WALL
- CONCRETE PAVEMENT
- NEW BUILDING
- NEW PAVEMENT
- TRUCK LOADING ZONE APPROX. 100'x390'

KEY NOTES:

- ① CONSTRUCT 6" THICK CONCRETE. SEE SHEET 7 "CONCRETE JOINT LAYOUT" FOR DETAIL.
- ② CONSTRUCT ASPHALT EMPLOYEE PARKING.
 - 1" TYPE S-3 ASPHALTIC CONCRETE
 - 6" LIMEROCK BASE, LBR 100 (PRIMED)
 - 12" TYPE B STABILIZED SUB-BASE, LBR 40
- ③ REPLACE WITH 6" THICK CONCRETE.
- ④ 4" WIDE WHITE STRIPE (TYP)

NOTE:
LOADING ZONE IS PRIVATE WITH NO PUBLIC ACCESS.

MATCHLINE A

Brooks Engineering, Inc.
 229 West Main Street, Tallahassee, Florida, 32379
 P (904) 349-8867, C (904) 416-6308

BARINGER CONSTRUCTION
 4000 OLD PINEVILLE ROAD
 TALLAHASSEE, FLORIDA 32310
 TEL: 704-337-2881

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

Digitally signed by
 0618101a4d41
 e43e0f8b
 a797e171992
 Date: 2023.12.16
 10:39:01
 -05'00'

This form has been digitally signed & sealed by Michael Z. Brooks, P.E. on the other side of the seal. Signature must be verified on any electronic media.

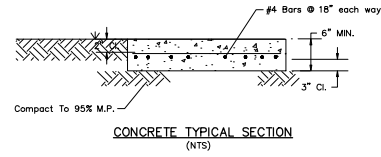
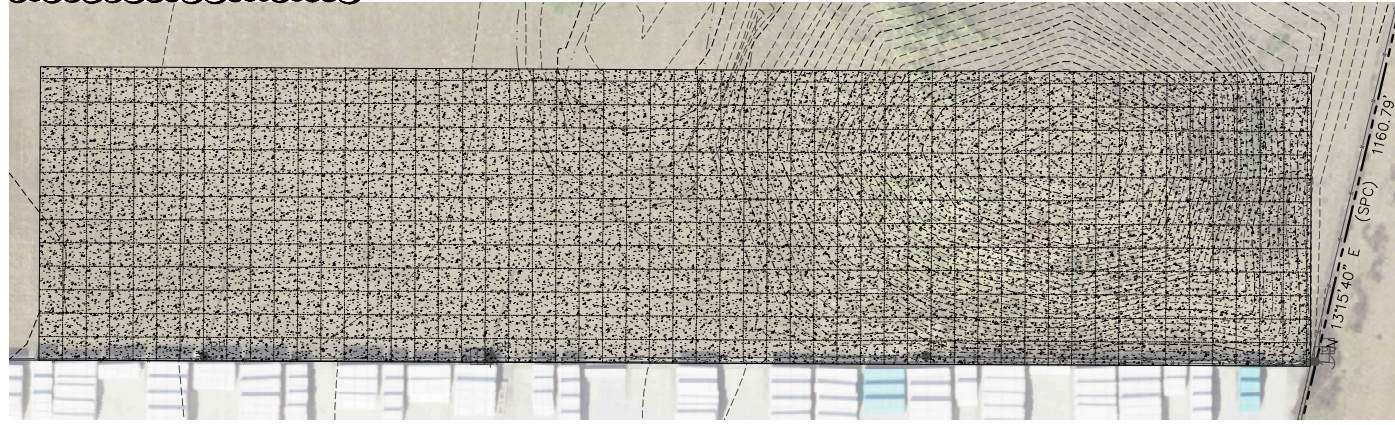
MICHAEL Z. BROOKS, P.E. FL. REG. NO. 38814
 DATE:

| DATE | REVISION | BY |
|-----------|--------------|----------|
| 07/10/25 | SUBMITTAL #3 | AS |
| 06/18/25 | COMMENTS | 11/16/25 |
| AS SHOWN | COMMENTS | 12/16/25 |
| NO. 24-10 | | |

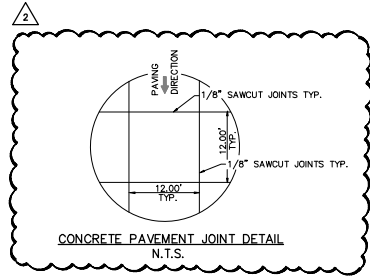
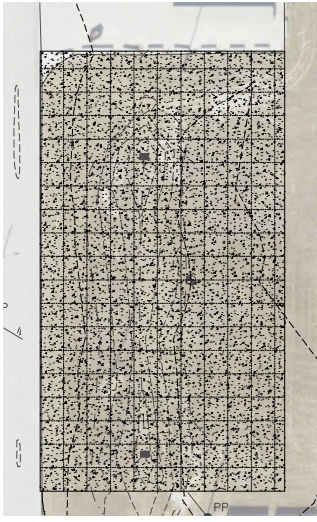
Sheet: 6 of 17

K:\Projects\Brooks\88124-18 Charlotte Pipe\Plan\0104-10 Charlotte Pipe 1011.dwg, SITE PLAN, 12/16/2025 5:39:02 AM, output: DWG to PDF.pc3, AArch full sheet 0 (36.00 x 24.00 inches), 1:1

NOTE:
 IF THE CONCRETE POUR IS TO BE DONE ON MULTIPLE DAYS, THEN THE RE-BAR BETWEEN EACH POUR SHALL BE CUT AND AN EXPANSION JOINT INSTALLED. DOWELS SHALL BE PLACED ALONG WITH A THICKENED EDGE AND EACH CONSTRUCTION POINT BETWEEN SEPARATE CONCRETE POURS.



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

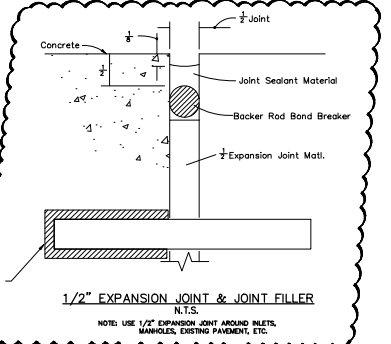


NOTE: ALL EAST-WEST JOINTS ARE KEYS JOINTS. ALL NORTH-SOUTH JOINTS ARE 1/8" SAW-CUT JOINTS. SAW-CUTS SHALL BE MADE 6 HRS. AFTER PAVING. USE CURING COMPOUND AS PER FOOT SPECIFICATIONS. NO TRAFFIC UNTIL ONE WEEK, 7 DAYS AFTER PAVING.

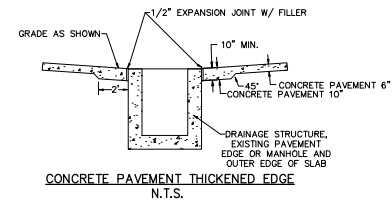
| BACKER ROD BOND BREAKER (CONCRETE-CONCRETE JOINTS) | | | | | |
|--|------------------------|---------------------|---------------------|----------------------------|--|
| JOINT DIMENSIONS (INCHES) | | | | | |
| JOINT WIDTH | SEALANT BEAD THICKNESS | BACKER ROD DIAMETER | MINIMUM JOINT DEPTH | BACKER ROD PLACEMENT DEPTH | |
| 1/4" | 1/4" | 3/8" | 1" | 1/2" | |
| 3/8" | 1/4" | 1/2" | 1 1/4" | 1" | |
| 1/2" | 1/4" | 3/8" | 1 1/2" | 1" | |
| 3/4" | 5/16" | 3/4" | 1 3/4" | 9/16" | |
| 1" | 3/8" | 1" | 2" | 5/8" | |
| 1 1/4" | 3/8" | 1 1/4" | 2 1/4" | 1 1/16" | |
| 1 1/2" | 3/8" | 1 1/2" | 2 1/2" | 1 1/16" | |
| 1 3/4" | 3/8" | 1 3/4" | 2 3/4" | 1 1/16" | |
| 2" | 3/8" | 2" | 3" | 1 1/16" | |
| > 1 | 3/8" | 2 1/2" | 2 + | 1 1/16" | |

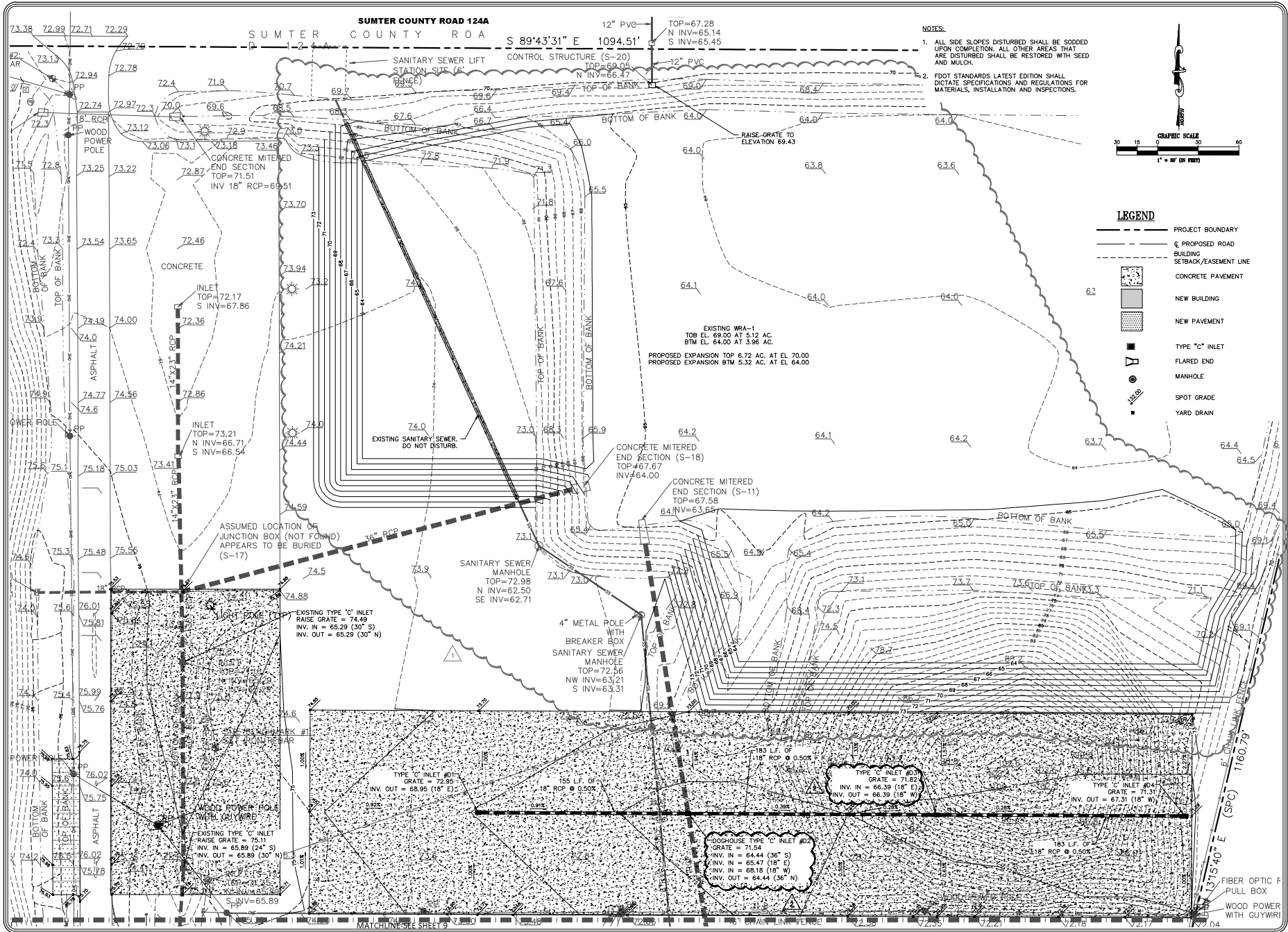
Unless otherwise indicated on the plans the joint width for new construction will be 1/4" for construction joints, 3/8" for all other joints.

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

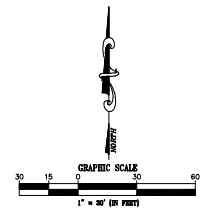


14" LONG 3/8" SMOOTH ROUND DOWELS SHALL BE SPACED AT 18" ON CENTER AND BONDED TO THE CONCRETE ON ONE SIDE OF THE JOINT. THE OTHER HALF OF THE DOWEL SHALL BE GREASED OR SHEATHED TO PREVENT CONCRETE BONDING.





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



LEGEND

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

Brooks Engineering, Inc.
 229 West Main Street, Tallahassee, Florida, 32379
 P (904) 349-8861, C (904) 416-8308

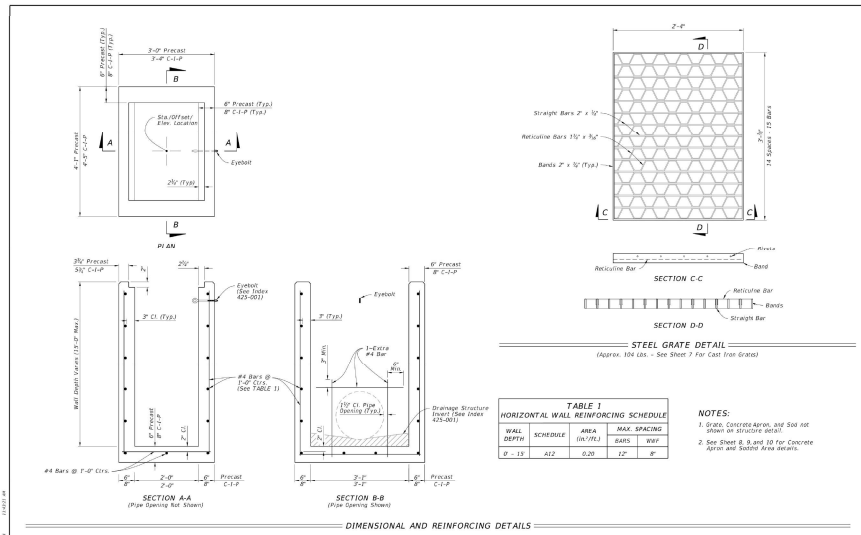
BARNINGER CONSTRUCTION
 4000 OLD FINEVALE ROAD
 TALLAHASSEE, FLORIDA 32311
 TEL: 904-337-2881

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

Digitally signed by Michael Z. Brooks, PE, FL RES. NO. 3084
 DN: cn=Michael Z. Brooks, o=Brooks Engineering, Inc., email=brooks@brookseng.com, c=US
 Date: 2023.12.16 10:30:00 -0500

| REVISION | DATE |
|----------|----------|
| 1 | 07/20/25 |
| 2 | 07/20/25 |
| 3 | 11/26/25 |
| 4 | 12/16/25 |

Drawn By: [Name] Date: [Date]
 Checked By: [Name] Date: [Date]
 Scale: AS SHOWN COMMENTS: [Comments]
 All Work AS SHOWN
 File No: 80-24-10
 Sheet: 8 of 17

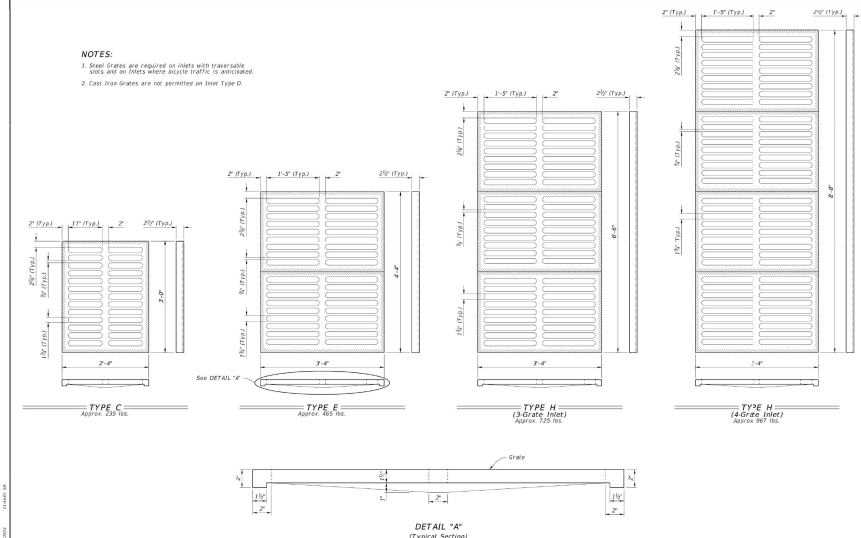


**TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE**

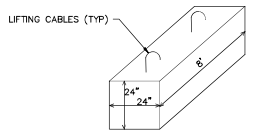
| WALL DEPTH | SCHEDULE | AREA (SQ.FT.) | MAX. SPACING | BAR REF. |
|------------|----------|---------------|--------------|----------|
| 0 - 13 | 432 | 0.20 | 12" | #4 |

NOTES:
 1. Grade concrete above and below not shown on structure detail.
 2. See Sheet 6 of 14 for concrete drain and solid drain details.

| | | | |
|-------------------------|--|--|----------------|
| LAST REVISION: 11/01/20 | DESCRIPTION: FY 2025-26 STANDARD PLANS | INDEX: DITCH BOTTOM INLET TYPES C, D, E, AND H | SHEET: 2 of 14 |
|-------------------------|--|--|----------------|



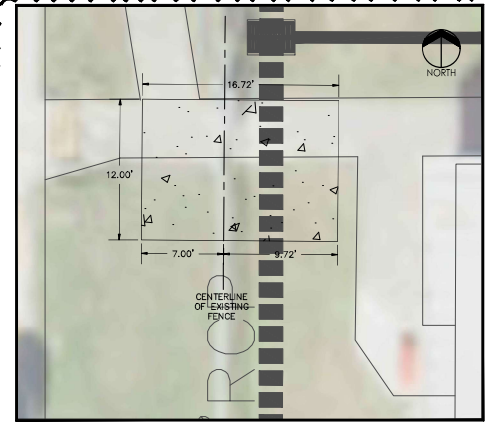
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|-------------------------|--|--|----------------|
| LAST REVISION: 11/01/20 | DESCRIPTION: FY 2025-26 STANDARD PLANS | INDEX: DITCH BOTTOM INLET TYPES C, D, E, AND H | SHEET: 7 of 14 |
|-------------------------|--|--|----------------|



PORTABLE CONCRETE CURB / BLOCK

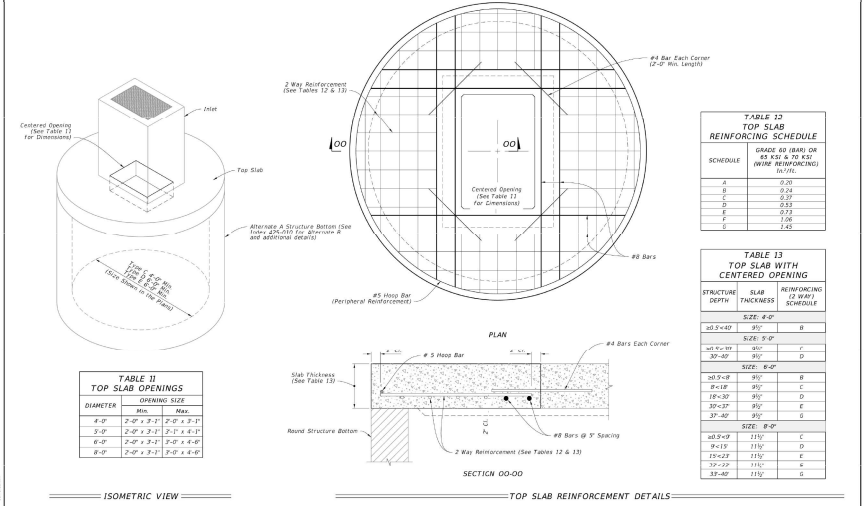
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DO THE FOLLOWING ITEMS AS A PART OF THE OVERALL PROJECT:

1. MAINTENANCE OF TRAFFIC WILL BE REQUIRED FOR THE ENTIRE LENGTH OF THE PROJECT. THE PROJECT MAY BE BROKEN DOWN IN VARIOUS SECTIONS AS REQUIRED BY THE CONTRACTOR FOR THE WORK TO BE COMPLETED.
2. EXISTING ASPHALT ROADWAY SHALL NOT BE DISTURBED OR BLOCKED AT ANY TIME.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH "CHARLOTTE PIPE".
4. PROJECT CONSISTS OF CONSTRUCTION OF A NEW CONCRETE STAGING / PARKING AREA. EXISTING SOLLS SHALL BE REMOVED AND RE-CONSTRUCTED AS PER THE SOLLS REPORT BY CENTRAL TESTING, NO. 2484136.200 WHICH BY REFERENCE BECOMES A PART OF THE CONSTRUCTION PLANS FOR THIS PROJECT, TO THE LIMITS AS HIGHLIGHTED ON THE PLAN SHEETS.
5. THERMOPLASTIC STRIPING SHALL BE PLACED AS A PART OF THIS PROJECT FOR THE NEW STAGING / PARKING AREA.
6. AS PART OF THE MOBILIZATION FOR THE PROJECT A VIDEO SHALL BE DONE BY THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF THE CONSTRUCTION. A COPY OF THE VIDEO SHALL BE PRESENTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
7. DRIVEWAYS SHALL BE TIED INTO THE NEW PAVEMENT.
8. THE CONTRACTOR SHALL MAINTAIN ANY AND ALL ITEMS NECESSARY FOR THE PROTECTION OF THE EXISTING DRAINAGE SYSTEM. THESE ITEMS SHALL BE CONSIDERED A PART OF THE MOT FOR THIS PROJECT.
9. ANY AND ALL MANHOLES AND VALVE BOXES THAT ARE LOCATED WITHIN THE PAVED AREAS SHALL BE PROTECTED AND ADJUSTED TO GRADE AS NECESSARY AS A PART OF THIS OVERALL PROJECT.
10. ALL CONCRETE EDGES SHALL BE THICKENED AS PER THE DETAILS ON THESE PLANS.
11. CURING COMPOUND SHALL BE UTILIZED ON FINISHED CONCRETE AS PER MANUFACTURER'S RECOMMENDATIONS.
12. PORTABLE CONCRETE CURB BLOCKS SHALL BE PLACED ON ALL THREE SIDES OF THE PROPOSED CONCRETE PARKING AREA. BLOCKS SHALL BE PLACED AROUND THE PERIMETER AT 12" ON CENTER, 4" SPACING BETWEEN EACH BLOCK, AND PLACED 12" IN FROM THE EDGE OF THE CONCRETE. 43 BLOCKS WILL BE REQUIRED. SEE BLOCK DETAIL THIS SHEET.
13. GRADE SLOPE AWAY FROM CONCRETE EDGE A 5:1 MIN.
14. SOD ALL DISTURBED AREAS A MINIMUM OF 20' FROM ANY EDGE OF PAVEMENT.



SECURITY TURNSTILE CONCRETE PAD DETAIL

- SCALE 1"=5'
1. ALL CONCRETE SHALL BE 6" THICK, 4000 PSI W/ FIBREWESH TO MATCH EXISTING CONCRETE TO BE UTILIZED ON SITE.
 2. NUMBER 4 RE-BAR SHALL BE PLACED AT 12" ON CENTER BOTH DIRECTIONS.
 3. FOOTINGS FOR THE FENCE AND GATE POSTS TO BE AS PER MANUFACTURER'S RECOMMENDATIONS.
 4. ELECTRICAL LIGHTING AND COMMUNICATIONS TO AND FROM THE GATE BY OTHERS.
 5. GRADING OF THE SIDEWALK AND SURROUNDING AREAS SHALL BE TO MEET ADA SPECIFICATIONS.
 6. GRADING OF THE SIDEWALK AND SURROUNDING AREAS SHALL DRAIN AT A MINIMUM SLOPE TO EXISTING AND PROPOSED DRAINAGE INLETS.
 7. EXPANSION JOINTS SHALL BE UTILIZED WHEN MATCHING GRADES OF EXISTING SIDEWALK.
 8. SAWCUTS SHALL BE PLACED ON FOUR FOOT CENTERS THRU THE NEWLY PLACED CONCRETE.



| | | | |
|-------------------------|--|--|-----------------|
| LAST REVISION: 11/01/20 | DESCRIPTION: FY 2025-26 STANDARD PLANS | INDEX: DITCH BOTTOM INLET TYPES C, D, E, AND H | SHEET: 14 of 14 |
|-------------------------|--|--|-----------------|

Books Engineering, Inc.
 229 West Main Street, Tallahassee, Florida 32378
 P: (904) 340-8869 C: (904) 416-6306

BARBER CONSTRUCTION
 4200 OLD FINEVALE ROAD
 WILDWOOD, FLORIDA 32150
 TEL: 704-337-2881

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

Digitally signed by: 0618181a4c1
 #43e0816
 #7076171992
 Date: 2025.12.16
 10:30:01
 -05'00'

This form has been digitally signed and sealed by Michael Z. Brooks, PE. For the entire object to the seal. Signature must be verified on my electronic table.

MICHAEL Z. BROOKS, PE FL REG. NO. 3984

PROJECT: PLANT EXPANSION
 DRAWING: SUBMITTAL #3 07/20/25
 DATE: 06/18/25
 SCALE: AS SHOWN
 ALL KEY #
 FILE NO: 007-24-10

DATE: 11/26/25
 COMMENTS: 11/26/25
 COMMENTS: 12/16/25

Sheet: 13 of 17

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

SUBJECT: 25-1960 Tillman Oaks Final Plat

REQUESTED ACTION: Staff recommends approval subject to resolution of outstanding comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

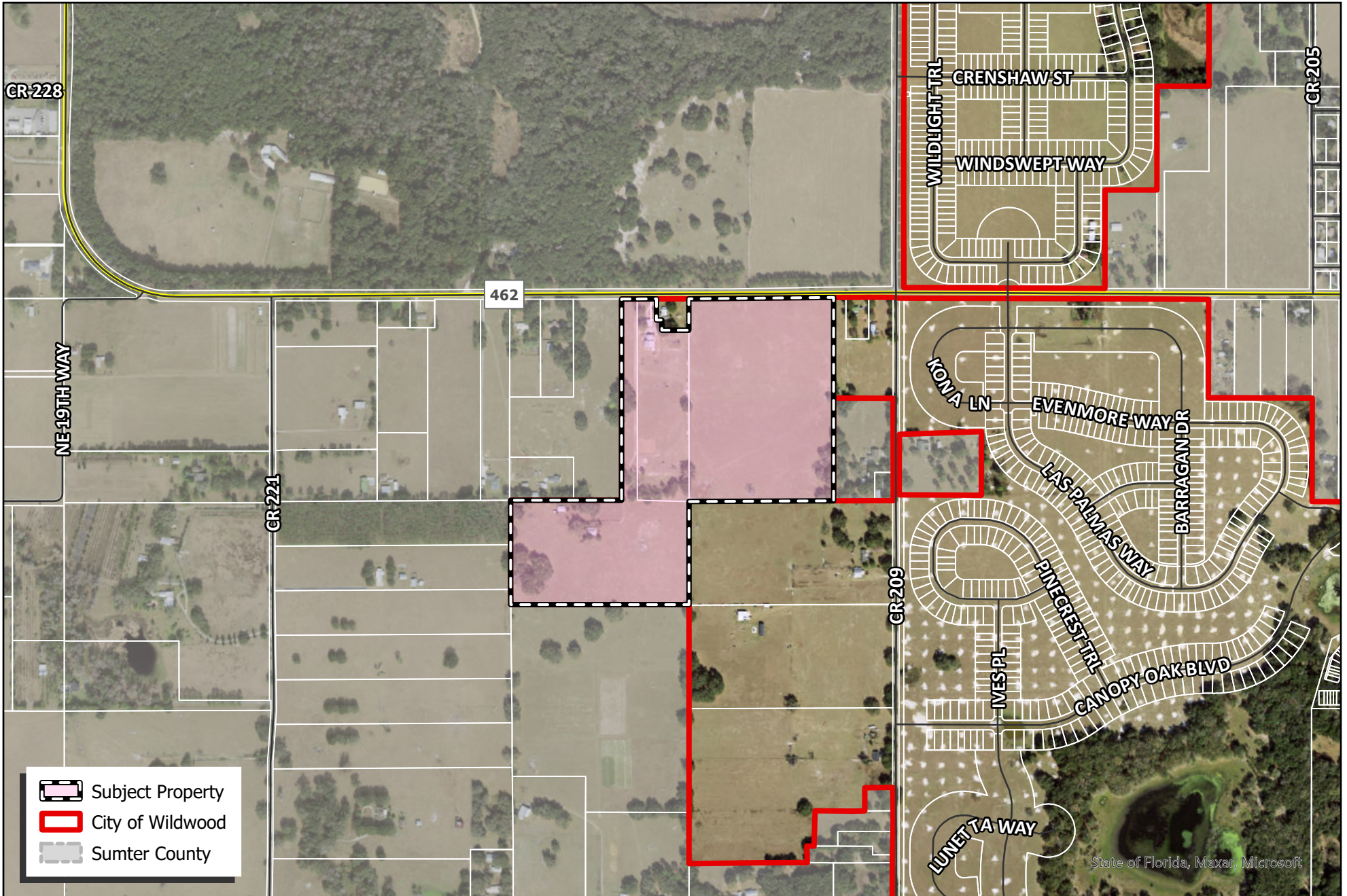
| | |
|-------------------|---|
| Case Number | 25-1960 Tillman Oaks Final Plat |
| Owner(s) | Holiday Builders, Inc. |
| Applicant(s) | Kim Fisher with Cycorp Engineering, Inc. |
| Acreage | 56.2 +/- Acres |
| Property Location | The subject property is generally located just south of the intersection of E C 462 and CR 209. |
| Parcel | C36-001, C36-080, C36-032, C36-034, and C36-082 |
| Date | February 4, 2026 |




The applicant is seeking a favorable recommendation of approval from the Project Review Committee for the Tillman Oaks Subdivision, a final plat consisting of 201 Single Family Residence lots and 21 tracts on 56.2 acres, MOL.

The application has some outstanding comments currently under review by the City Attorney. Once these comments are cleared, A25-1960 is expected to meet the criteria set forth in the F.S. 177 and the Land Development Regulations.



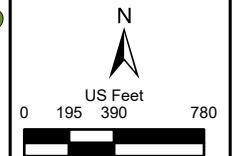
Wendy Then, AICP, CFM
Assistant Director Development Services



-  Subject Property
-  City of Wildwood
-  Sumter County



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



#A25-1960
TILLMAN OAKS
 PARCELS C36-001, C36-032, C36-034 & C36-080

MAP 1B
LOCATION
MAP
MAY 2025

1. Please add the following note to the plat plan:
THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
 - A. (Revised Added to Plat)
 - I. Unable to locate. Please confirm this statement was added to the plat.
 - a. REVISED ON PLAT
 - i. Cannot locate on plat. Please specify where on plat.
 - a) **Requested statement has been added on Sheet 1 of the plat. See item #8 in the lower left-hand corner under Surveyors notes.**
I) Satisfied.
 2. Title opinion is addressed to the Board of County Commissioners of Sumter County, Florida. It should be addressed to the City Commission of the City of Wildwood, Florida.
 - A. (Revised)
 - I. Not Satisfied; Please provide a copy of the revised title opinion.
 - a. **SUBMITTED BY OTHERS**
 - i. Not satisfied; a property information report was provided on 10/8/25, but the search needs to be for minimum of 30 years.
 - a) **SEE: Title Opinion Letter for Plat (Holiday Builders Tillman Oaks) 30 Year**
 - i) **Please provide copies of temporary construction easements referenced in title opinion (Nos 2(f) and (g), as well as Grant of Telecommunications Easement (No. 2(i)).**
 - ii) **RESPONSE:**
 - iii) **Both temporary construction easement agreements and telecom easement agreement uploaded for reference.**
 - iv) **All temporary construction easements automatically terminated on December 31, 2025, per easement agreements: (Temporary Construction Easement Agreement 4687-386 & Temporary Construction Easement Agreement 4687-398): Pg. 2, Section 3.**
3. The legal descriptions in the Word document, plat plan, boundary survey and warranty deed have discrepancies. Examples are highlighted below. There are also punctuation discrepancies with the legal descriptions in the documents provided. Please review and update as needed.
 - a. (Revised on all)
 - i. Partially satisfied; Items 15A to 15E - the revised legal descriptions on the Word document, site plan and boundary survey are now the same with the exception of the following call out on the Word document which contains the letter O instead of the number 0 as highlighted below. A revised copy of the title opinion still needs to be provided per note # 7.
 - a) REVISED ON PLAT
 - i) Not satisfied; Please provide an updated Word legal description that shows correction for parcel 1.
 - A. **Revised Word legal description provided with File date 12-8-2025**

I. Satisfied.

NORTH **O**°19'53" EAST

4. LDR 5.6(C)(3) – Please provide a maintenance bond if applicable.

A. (Not Survey Related)

I. Comment is not responsive.

a. SUBMITTED BY OTHERS

i. Comment is not responsive.

A. **SEE: Maintenance Bond - PDF**

B. **SEE: Engineer Estimate for Maintenance Bond
Tillman Oaks**

I. See Redline

**II. RESONSE: Signed Maintenance Bond
Uploaded**

5. LDR 5.6(C)(4) – Please provide an application for preliminary concurrency determination if applicable.

A. (Not Survey Related)

I. Comment is not responsive.

a. SUBMITTED BY OTHERS

i. Comment is not responsive.

a) **SEE: 2022_prelim_concurrency_determination_6-22-022_signed**

i) **Partially satisfied; Parcel IDs C36-082, C36-056 highlighted below were noted on the Application for Preliminary Concurrency Determination but were not on the Final Plat Application submitted on 12/19/25 as noted in comment 9.A below. Please review and update as needed.**

i) **C36-001, C36-082, C36-056, C36-032, C36-034, C36-080**

6. LDR 5.6(C)(6) – Please provide executed Declaration of Covenants, Conditions and Restrictions.

A. (Not Survey Related)

I. Comment is not responsive.

a. SUBMITTED BY OTHERS

i. Comment is not responsive.

a) **SEE: Declaration of CCRs, Articles, Bylaws
Tillman Oaks - Execution Version - 09.25.2025**

i) **Under Review**

7. LDR 5.6(C)(8) – Please provide letters of service by all appropriate utility companies.

A. (Submitted by others)

I. Acknowledged; Comment remains until satisfied.

a. SUBMITTED BY OTHERS

i. Comment is not responsive.

a) **Water & Sewer:**

i) **Water, Sewer, Lift Station have been certified**

ii) **All will serve letter and no objection letters**

Uploaded

A. Satisfied.

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

A. Standing comment.

9. New Comment: Please confirm if parcel ID C38-032 that was submitted on the plat application on 12/19 should be parcel ID C36-032 that was previously submitted. Unable to pull up C38-032 on the Property Appraisers website.

A. Parcel IDs on application submitted on 12/19/25:

C36-001, C36-080, C38-032, C36-034

B. Parcel IDs on application submitted on 5/23/25:

C36-001, C36-080, C36-032, C36-034

10. New Comment: Parcel ID C36-082 highlighted below was noted on the Application for Concurrency Reservations but not the Final Plat Application submitted on 12/19/25 as noted in comment 9.A above). Please review and update as needed.

: C36-001, C36-082, C36-032, C36-034, C36-080

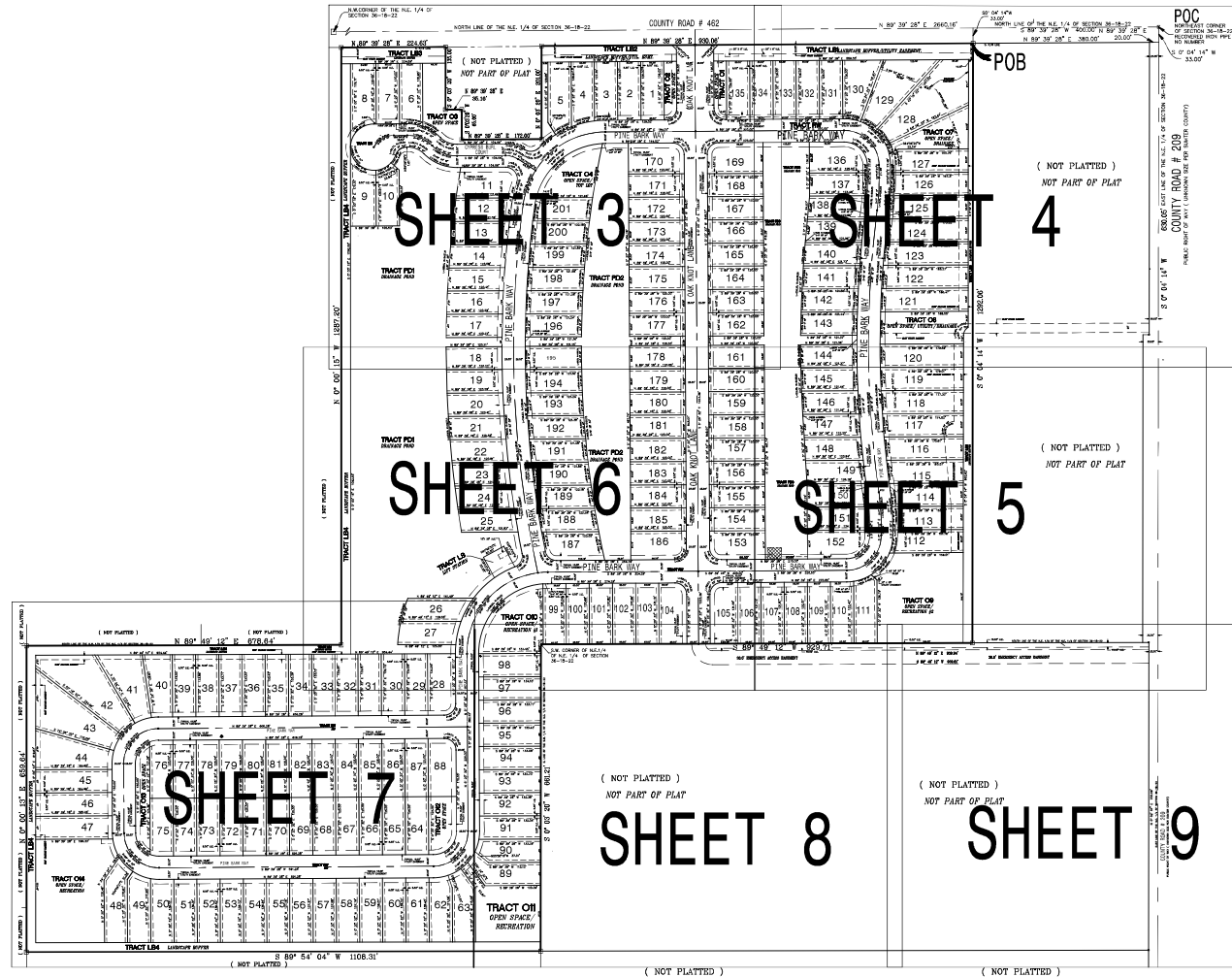
TILLMAN OAKS

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 9

BOUNDARY AND KEY MAP



RALPH THOMAS SNOW, PSM

2634 BENT HICKORY CIRCLE LONGWOOD, FL 32779
407-701-5101 rthomas@psm.com
FLORIDA REGISTRATION NUMBER 5661

SHEET INDEX

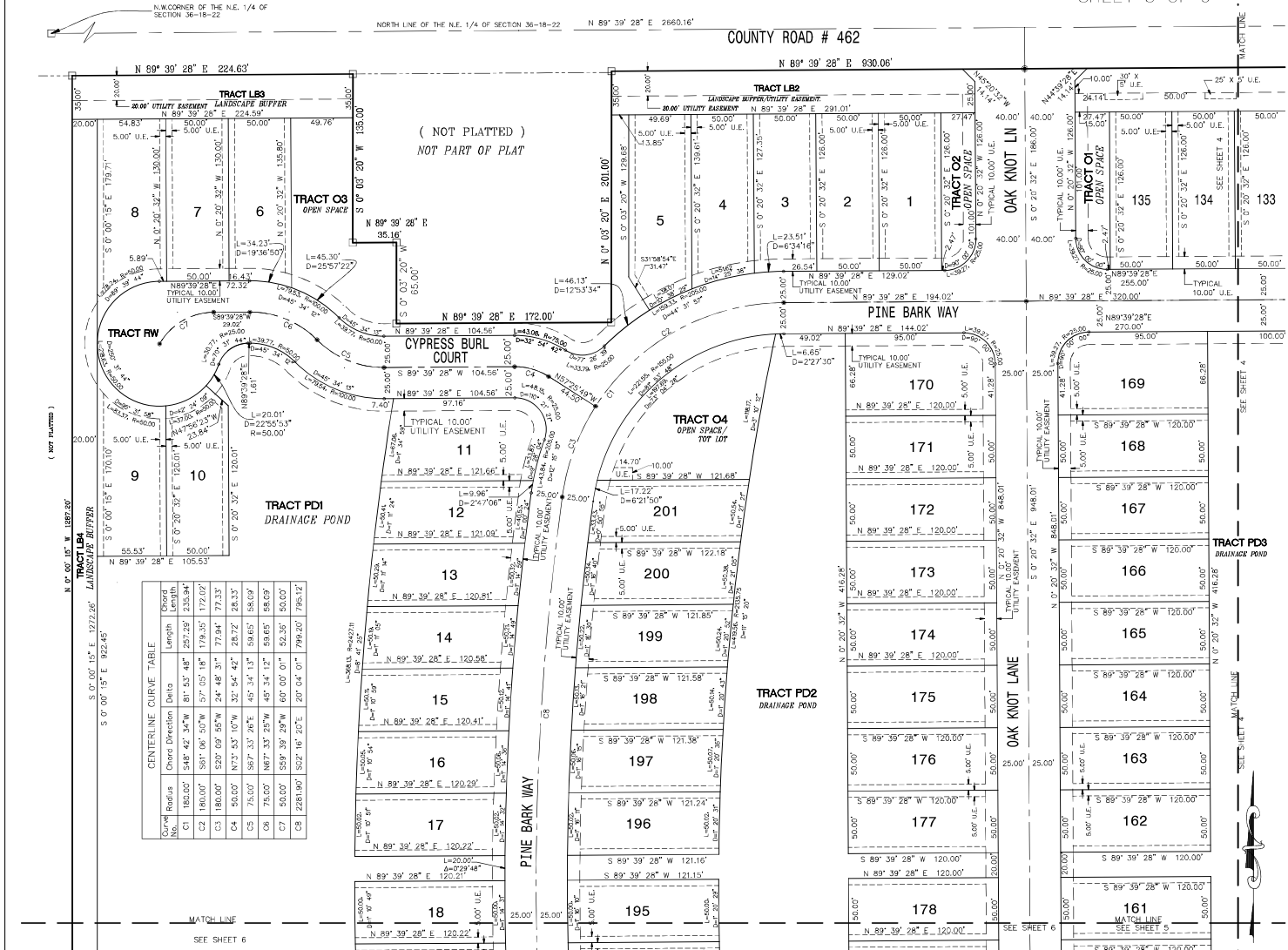
Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
Sheet 2 of 9 - boundary geometry
Sheet 3 through 9, lot & tract geometry

TILLMAN OAKS

PLAT BOOK _____ PAGE _____

SHEET 3 OF 9

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMNER COUNTY, FLORIDA

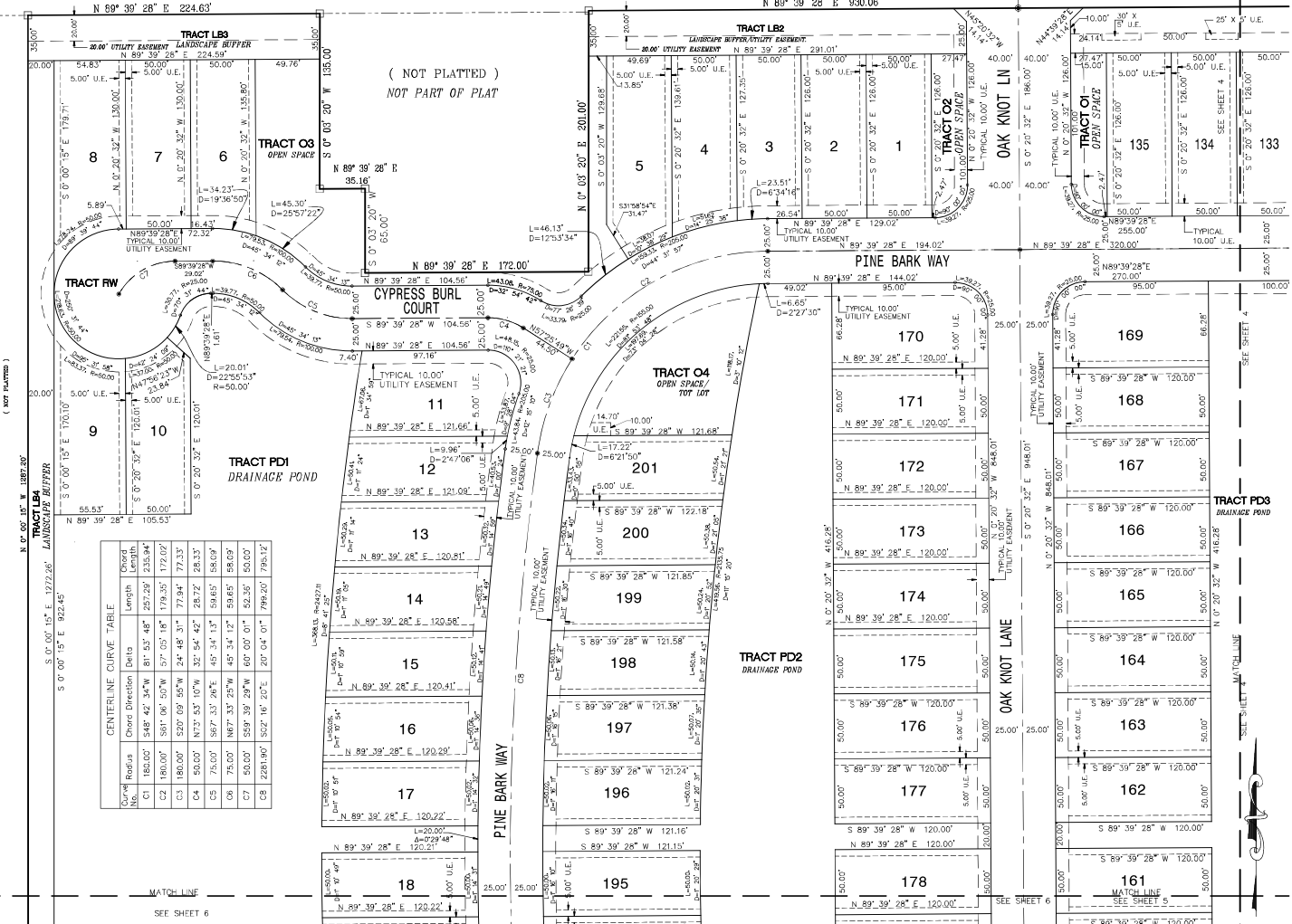


N.W. CORNER OF THE N.E. 1/4 OF SECTION 36-18-22

NORTH LINE OF THE N.E. 1/4 OF SECTION 36-18-22 N 89° 39' 28" E 2860.16'

COUNTY ROAD # 462

N 89° 39' 28" E 930.06'



(NOT PLATTED)

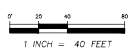
(NOT PLATTED)
NOT PART OF PLAT

(NOT PLATTED)

| Curve No. | Radius | Chord Direction | Delta | Length | Offset |
|-----------|----------|-----------------|-----------|---------|---------|
| C1 | 180.00' | S48°42'34"W | 81°45'48" | 257.25' | 235.94' |
| C2 | 180.00' | S61°00'50"W | 57°05'15" | 179.35' | 172.02' |
| C3 | 180.00' | S20°09'45"W | 24°48'31" | 77.94' | 73.33' |
| C4 | 50.00' | N73°55'10"W | 32°54'42" | 28.72' | 28.33' |
| C5 | 75.00' | S67°35'26"E | 45°34'13" | 59.65' | 58.69' |
| C6 | 75.00' | N67°35'26"E | 45°34'12" | 59.65' | 58.69' |
| C7 | 50.00' | S59°39'29"W | 60°00'01" | 52.35' | 50.00' |
| C8 | 2281.90' | S52°16'20"E | 20°04'01" | 799.20' | 795.12' |

MATCH LINE
SEE SHEET 6

SEE SHEET 6



RALPH THOMAS SNOW, PSM
 2624 BENT HICKORY CIRCLE LONGWOOD, FL 32779
 407-701-8101 www.rtspsm.com
 FLORIDA REGISTRATION NUMBER 5661

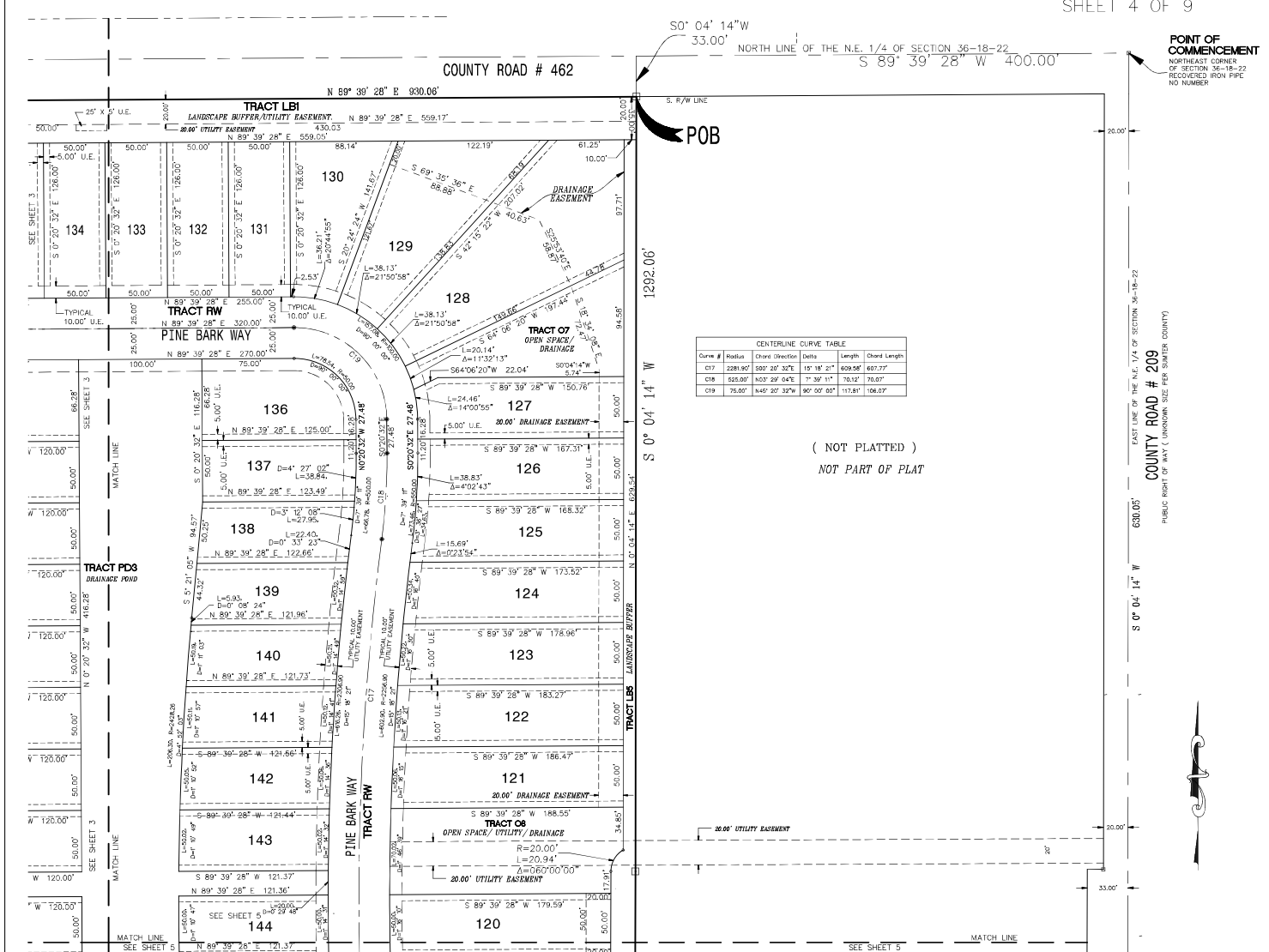
SHEET INDEX
 Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
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TILLMAN OAKS

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

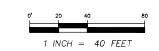
PLAT BOOK _____ PAGE _____

SHEET 4 OF 9



RALPH THOMAS SNOW, PSM
 2624 BENT HICKORY CIRCLE, LONGWOOD, FL 32779
 407-701-6101 rsnow@rtss.com
 FLORIDA REGISTRATION NUMBER 5591

SHEET INDEX
 Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
 Sheet 2 of 9 - boundary geometry
 Sheet 3 through 9, lot & tract geometry



(NOT PLATTED)
 NOT PART OF PLAT

POINT OF COMMENCEMENT
 NORTHEAST CORNER
 OF SECTION 36-18-22
 RECORDS FROM FPCC
 NO NUMBER

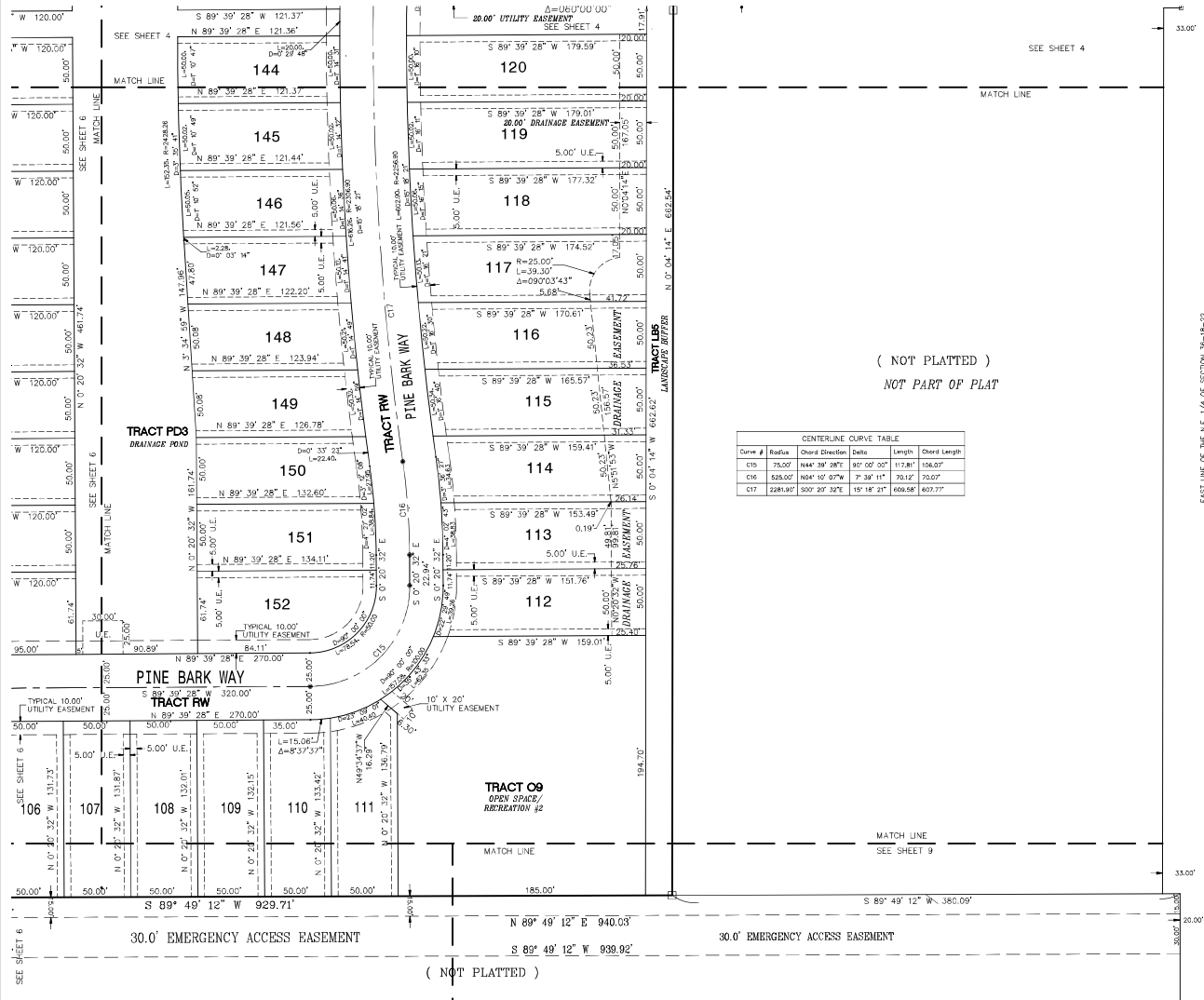
EAST LINE OF THE N.E. 1/4 OF SECTION 36-18-22
 COUNTY ROAD # 209
 PUBLIC RIGHT OF WAY (UNKNOWN SIZE PER SUMTER COUNTY)

TILLMAN OAKS

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMNER COUNTY, FLORIDA

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SHEET 5 OF 9



(NOT PLATTED)
NOT PART OF PLAT

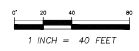
| CENTERLINE CURVE TABLE | | | | |
|------------------------|----------|-----------------|-------------|--------------|
| Curve # | Radius | Chord Direction | Delta | Chord Length |
| C15 | 75.00' | S 89° 39' 28" E | 50° 00' 00" | 117.81' |
| C16 | 528.65' | N 89° 10' 57" W | 7° 38' 14" | 73.89' |
| C17 | 2285.30' | S 07° 20' 32" E | 18° 18' 21" | 629.77' |

EAST LINE OF THE N.E. 1/4 OF SECTION 36-18-22
COUNTY ROAD # 209
PUBLIC RIGHT OF WAY (UNKNOWN SIZE PER SUMNER COUNTY)



RALPH THOMAS SNOW, PSM
2624 BENT HICKORY CIRCLE, LONGWOOD, FL 32779
407-701-6101 | rsnow@rtsg.com
FLORIDA REGISTRATION NUMBER 5561

SHEET INDEX
Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
Sheet 2 of 9 - boundary geometry
Sheet 3 through 5, lot & tract geometry

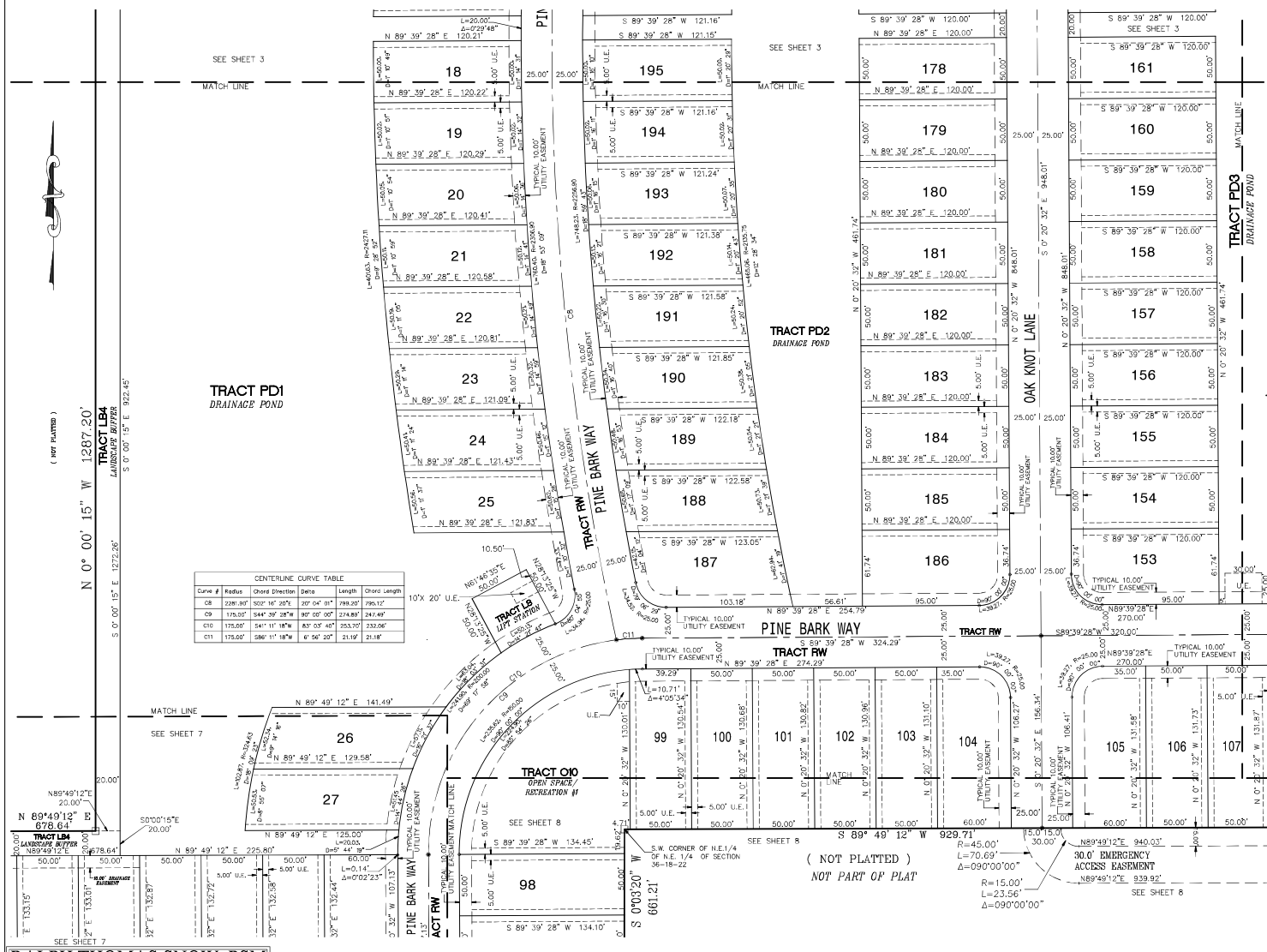


TILLMAN OAKS

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 6 OF 9

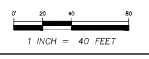


CENTERLINE CURVE TABLE

| Curve # | Radius | Chord Direction | Delta | Length | Chord Length |
|---------|---------|-----------------|-------------|---------|--------------|
| C8 | 228.30' | S 89° 39' 28" W | 20° 04' 01" | 199.20' | 795.17' |
| C9 | 135.00' | S 89° 39' 28" W | 89° 00' 00" | 274.89' | 274.89' |
| C10 | 175.00' | S 89° 39' 28" W | 83° 00' 00" | 253.00' | 253.00' |
| C11 | 175.00' | S 89° 39' 28" W | 6° 56' 20" | 21.19' | 21.18' |

RALPH THOMAS SNOW, PSM
 2624 BENT HICKORY CIRCLE LONGWOOD, FL 32779
 407-701-6101 rthomas@psm.com
 FLORIDA REGISTRATION NUMBER 5581

SHEET INDEX
 Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
 Sheet 2 of 9 - boundary geometry
 Sheet 3 through 9, lot & tract geometry

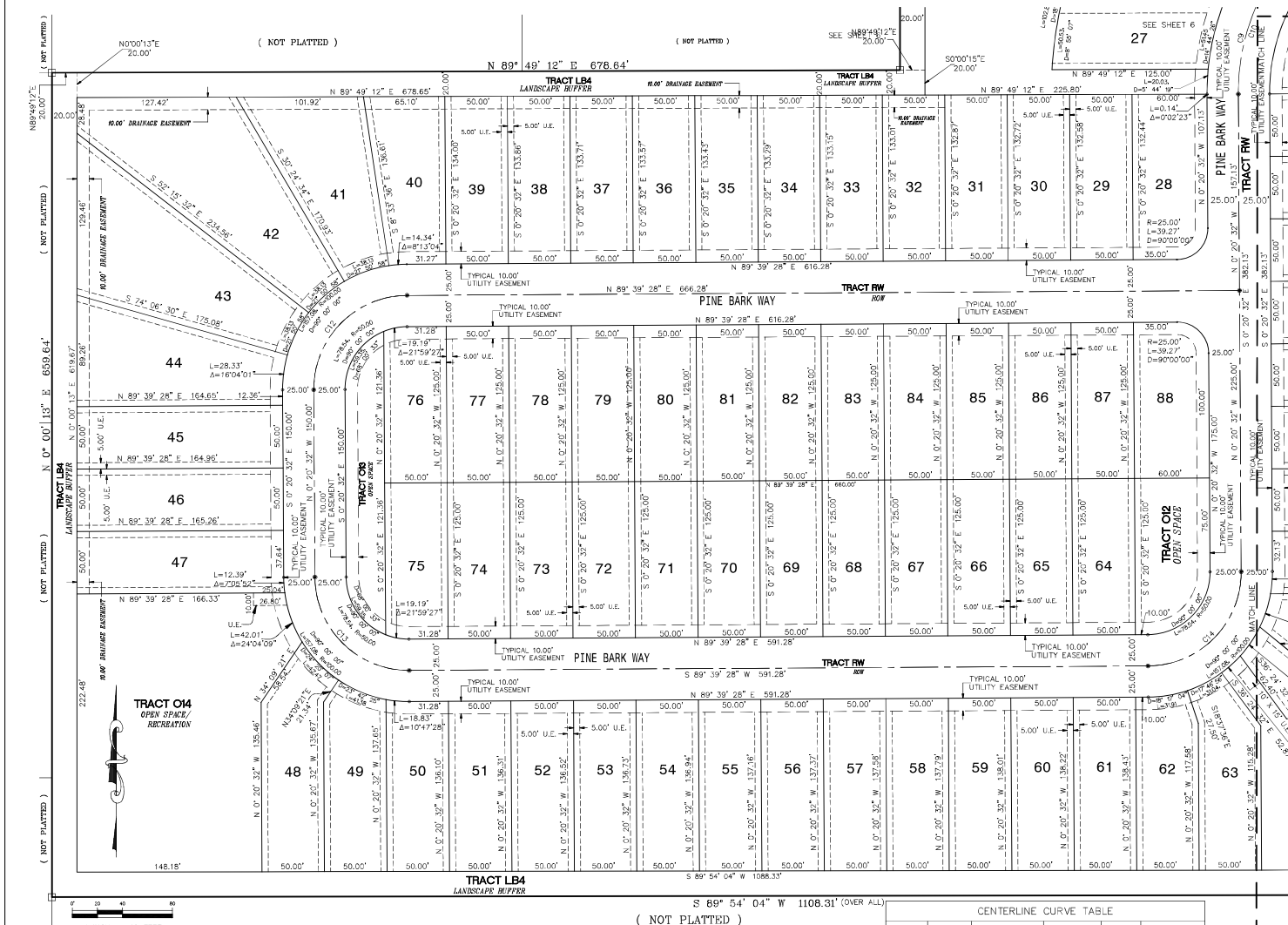


TILLMAN OAKS

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 7 OF 9



(NOT PLATTED)

CENTERLINE CURVE TABLE

| Curve # | Radius | Chord Direction | Delta | Length | Chord Length |
|---------|---------|-----------------|-------------|---------|--------------|
| C9 | 175.00' | S44° 39' 28" W | 90° 00' 00" | 274.89' | 247.49' |
| C10 | 175.00' | S41° 11' 18" W | 83° 03' 40" | 253.70' | 232.06' |
| C12 | 75.00' | S44° 39' 28" W | 90° 00' 00" | 117.81' | 106.07' |
| C13 | 75.00' | S45° 20' 32" E | 90° 00' 00" | 117.81' | 106.07' |
| C14 | 75.00' | N44° 39' 28" E | 90° 00' 00" | 117.81' | 106.07' |

RALPH THOMAS SNOW, PSM
 2624 BENTLEY CIRCLE, LONGWOOD, FL 32779
 407-741-6101 | rtsnow@rsps.com
 FLORIDA REGISTRATION NUMBER 5591

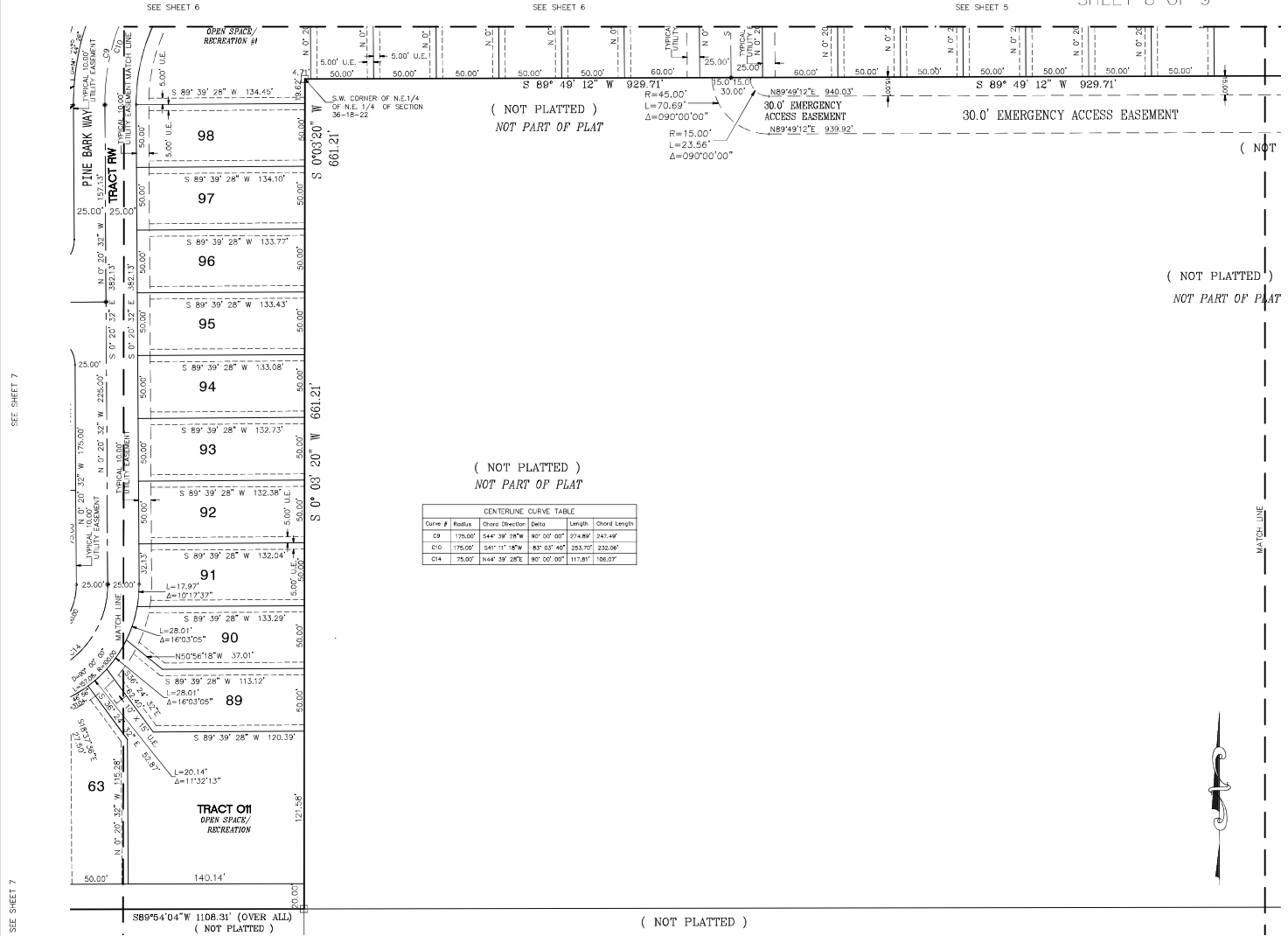
SHEET INDEX
 Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
 Sheet 2 of 9 - boundary geometry
 Sheet 3 through 9, lot & tract geometry

TILLMAN OAKS

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

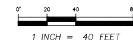
PLAT BOOK _____ PAGE _____

SHEET 8 OF 9



RALPH THOMAS SNOW, PSM
 2024 BENT HICKORY CIRCLE LONGWOOD, FL, 32779
 407-701-6101 rsn@rtss.com
 FLORIDA REGISTRATION NUMBER 5561

SHEET INDEX
 Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
 Sheet 2 of 9 - boundary geometry
 Sheet 3 through 9, lot & tract geometry

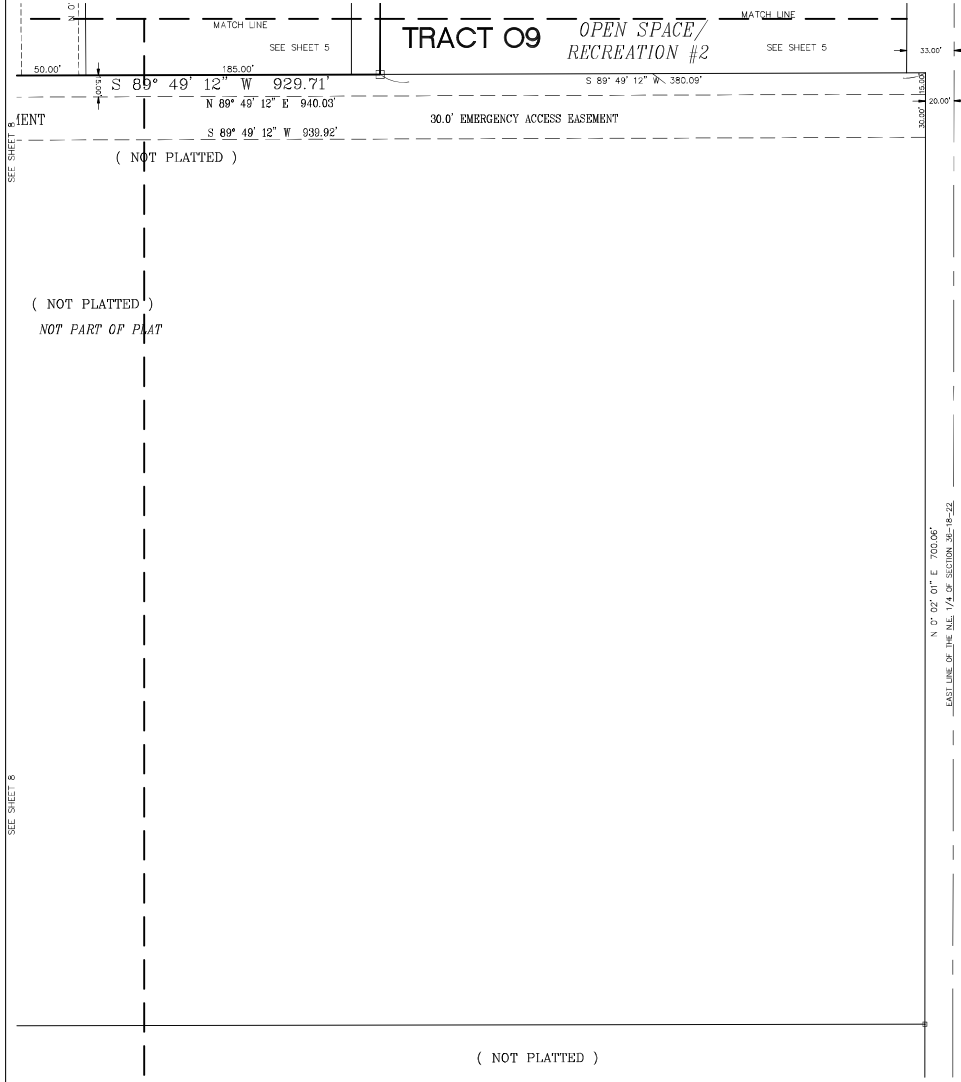


TILLMAN OAKS

LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 9 OF 9



N 0° 02' 01" E 700.06'
 EAST LINE OF THE 1/4 SECTION 36-18-22
 COUNTY ROAD # 209
 PUBLIC RIGHT OF WAY (UNKNOWN SIZE PER SUMNER COUNTY)

RALPH THOMAS SNOW, PSM
 2624 BENT HECKORY CIRCLE LONGWOOD, FL, 32778
 407-704-1011 rsnw@rtso.com
 FLORIDA REGISTRATION NUMBER 5561

SHEET INDEX
 Sheet 1 of 9 - legal description, dedication, Surveyor's notes & legend
 Sheet 2 of 9 - boundary geometry
 Sheet 3 through 9, lot & tract geometry



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

SUBJECT: 25-2593 - SP - Hampton Substation (SECO)

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.: 25-2593 - SP - Hampton Substation (SECO)

Parcel Number: K13-043

Acreage: 7.23 +/- acres

Property Location: Located approximately 0.11 miles south of E C 470 and 0.33 miles east of the intersection of EC 470 and McNeil Drive

Owner: South Electric Cooperative, Inc. (SECO)

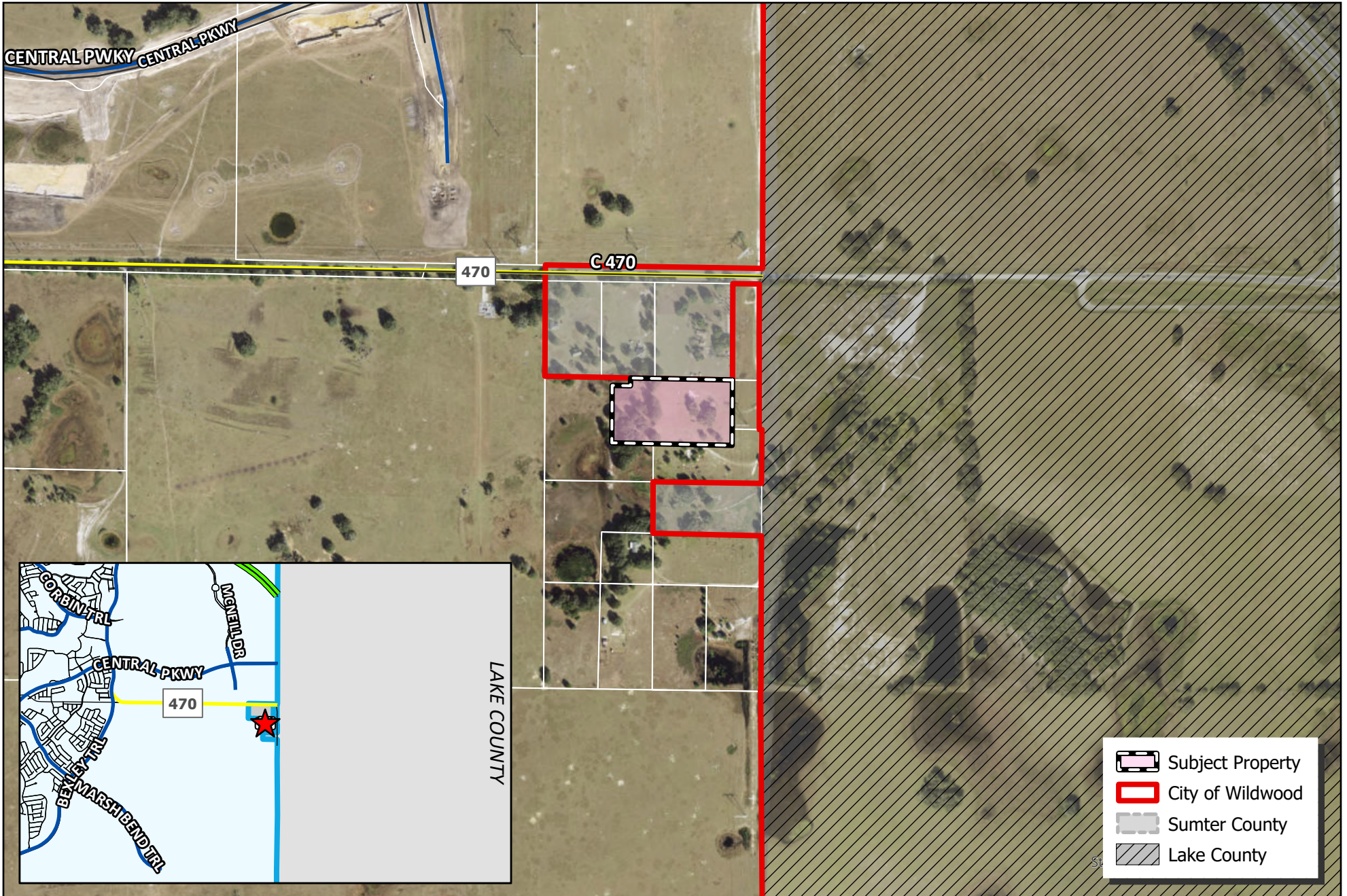
Applicant: Logan Jarman with South Electric Cooperative, Inc. (SECO)

Date: February 3, 2026

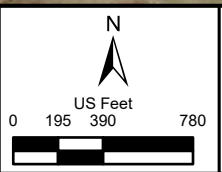
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an electrical substation yard consisting of approximately 74,777 square feet of Yard Rock Area, a 955-square-foot New Equipment Enclosure, 20-foot landscaping buffers/irrigation around the perimeter of the site, and stormwater retention, on 7.23 acre MOL, as per the attached plans.

25-2593 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan.


Wendy Then, AICP, CFM
Assistant Director Development Services



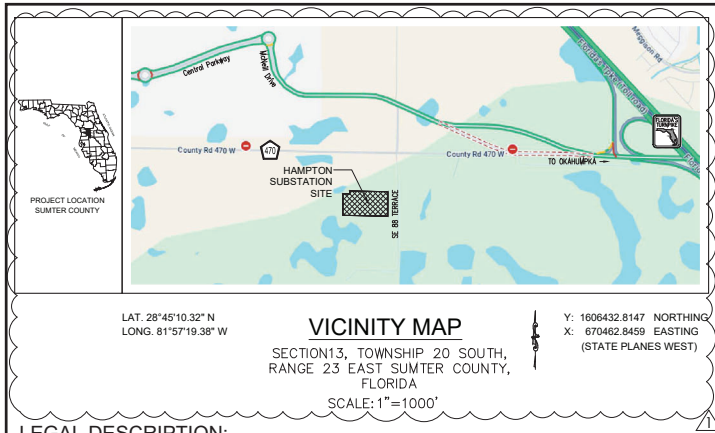
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



#A25-2593
HAMPTON SUBSTATION
 PARCEL K13-043

MAP 1B
LOCATION
MAP
JUL 2025

MAJOR SITE PLAN FOR HAMPTON SUBSTATION



SITE ADDRESS:

325 EDMUND DRIVE
THE VILLAGES
SUMTER COUNTY, FLORIDA 34762

OWNER/DEVELOPER:
SUMTER ELECTRIC COOPERATIVE, INC.
330 SOUTH U.S. HIGHWAY 301
SUMTerville, FLORIDA 33585-0301
(352) 793-3801

PROJECT CONTACT:
LOGAN JARMAN, P.E.
(352) 569-9644
LOGANJARMAN@SECOENERGY.COM

ENGINEER OF RECORD:
BINIAM H. TSEGAY, P.E.
REGISTERED ENGINEER NO. 81411
STATE OF FLORIDA
330 SOUTH U.S. HIGHWAY 301
SUMTerville, FLORIDA 33585-0301
(352) 569-9640

LANDSCAPE ARCHITECT:
MICHAEL PAPE & ASSOCIATES, PA
SUZANNE M. STANCI, REGISTERED
LANDSCAPE ARCHITECT
LA # 6666862 STATE OF FLORIDA
2351 SE 17TH STREET
OCALA, FL 34471
(352) 351-3500

SURVEYOR:
CLYMER FARNER BARLEY (CFB) SURVEYING, LLC, LB88498
JAMES H. BLAIR, LICENSED SURVEYOR & MAPPER
REGISTRATION NO. 6917
STATE OF FLORIDA
7413 ALFORD AVENUE -
MIDDLETON, FL 34762
(352) 748-3126

| STATE AND LOCAL REQUIRED PERMITTING | | | | | |
|-------------------------------------|-------|----------|--------|-----------|--------------|
| AGENCY | REQ'D | CITY | COUNTY | SUBMITTED | ACTION DATES |
| LOCAL | YES | WILDWOOD | NO | 06/27/25 | |
| SITE IMPROVEMENT | YES | | | | |
| ERP | | | | | |
| DEP OR SWFWMD | YES | | | | 09/02/25 |
| NPDES | YES | | | | |

* NOTE: PER CHAPTER 163 AGREEMENT BETWEEN THE VILLAGES AND THE CITY OF WILDWOOD, THE VILLAGES DRC IS THE REVIEW AUTHORITY FOR LANDSCAPE AND IRRIGATION OF THIS SITE.

| | | | |
|-----|-------|-----------|--------------|
| BY: | Date: | Drawn by: | Provided by: |
| | | BHT | SECO ENERGY |
| | | Scale: | AS SHOWN |
| | | NTS | |

| | |
|-----------|---------------------------------------|
| Revision: | |
| | REVISED PER CITY OF WILDWOOD COMMENTS |

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTerville, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-569-9640

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 13; THENCE RUN SOUTH 00°14'44" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 663.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°52'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 190.02 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°14'44" WEST, PARALLEL WITH AND 190.00 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 417.97 FEET; THENCE RUN NORTH 88°50'04" WEST, PARALLEL WITH AND 245.00 FEET NORTHERLY OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 768.49 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN NORTH 00°22'19" EAST, A DISTANCE OF 367.50 FEET; THENCE RUN SOUTH 88°52'06" EAST, A DISTANCE OF 117.01 FEET; THENCE RUN NORTH 00°22'19" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 88°52'06" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 650.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 7.230 ACRES, MORE OR LESS.

FLOOD ZONE INFORMATION:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12119C0164D, CITY OF WILDWOOD, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND PARTIALLY WITHIN ZONE "A" (AREAS OF 1% ANNUAL CHANCE FLOOD, OR THE 100-YEAR FLOOD) WITH NO BASE FLOOD ELEVATION DETERMINED. FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.

BENCHMARK INFORMATION:

THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. A THREE WIRE LEVEL RUN WAS PERFORMED BASED ON CLYMER FARNER BARLEY CONTROL POINT #9045 AS PART OF ON-GOING VILLAGES CONSTRUCTION CONTROL NETWORK. PER SECO REQUIREMENTS, TWO SITE BENCHMARKS WERE ESTABLISHED ON TOP OF 4"x4" CONCRETE MONUMENTS. SEE PAGE HA-02-103 FOR SPECIFIC MONUMENTS USED.

SCHEDULE OF SHEETS

THE PLANS, HA-02-101 THRU HA-02-204, LISTED BELOW ARE INCLUDED IN THIS SET AS A COURTESY FOR REFERENCE ONLY. THEY ARE PROVIDED BY OTHERS AND WERE NOT PRODUCED UNDER THE DIRECTION OF THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR CONTENT OR FOR THEIR COMPLIANCE WITH APPLICABLE CODES.

| | |
|---|--|
| HA-02-101 THRU HA-02-104 | BOUNDARY & TOPOGRAPHIC SURVEY (CLYMER FARNER BARLEY (CFB) SURVEYING, LLC) |
| HA-02-201 THRU HA-02-204 (REVIEWED BY THE VILLAGES) | IRRIGATION & LANDSCAPE PLANS *(CHAPTER 163 - SEE NOTE BELOW) (BY MICHAEL PAPE & ASSOCIATES-LANDSCAPE ARCHITECTS) |
| HA-02-121 THRU HA-02-139 HA-06-301 | SITE IMPROVEMENT PLANS (BY SECO ENERGY) |
| INDEX SHEETS LISTED BELOW ARE INCLUDED IN THIS SET AS A COURTESY FOR REFERENCE, HOWEVER, THEY ARE PROVIDED BY FDOT AND WERE NOT PRODUCED UNDER THE DIRECTION OF THE ENGINEER OF RECORD. THE ENGINEER TAKES NO RESPONSIBILITY FOR THEIR CONTENT OR COMPLIANCE WITH APPLICABLE CODES. THE FDOT SHEETS DISPLAYED ON EACH SHEET WERE ABSTRACTED FROM FY2024-25 STANDARDS PLANS FOR ROAD CONSTRUCTION (PRODUCED BY FDOT). THE CONTRACTOR SHOULD CONSULT FDOT FOR THE LATEST EDITION PRIOR TO ORDERING AND INSTALLING THE STRUCTURES SHOWN. | |
| HA-02-140 THRU HA-02-143 | STANDARD FDOT DETAILS (FDOT) |

NPDES PERMIT REQUIRED

THE CONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING THE NPDES PERMIT PRIOR TO CONSTRUCTION AND SHALL PROVIDE A COPY TO THE ENGINEER.

| SITE IMPROVEMENT PLANS | |
|---|--|
| HA-02-121 TITLE PAGE | |
| HA-02-122 CIVIL INFORMATION | |
| HA-02-123 STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES AND DETAILS | |
| HA-02-124 SWPPP SOIL TRACKING NOTES AND DETAIL | |
| HA-02-125 SWPPP PLAN | |
| HA-02-126 MASTER SITE PLAN | |
| HA-02-127 SITE SECTION DETAILS | |
| HA-02-128 SUBSTATION YARD GEOMETRY PLAN | |
| HA-02-129 DRA GEOMETRY PLAN | |
| HA-02-130 DRIVEWAY PLAN, PROFILE AND SECTIONS | |
| HA-02-131 DRIVEWAY PLAN, PROFILE AND SECTIONS | |
| HA-02-132 MASTER GRADING PLAN | |
| HA-02-133 SITE GRADE PROFILES | |
| HA-02-134 SITE GRADE SECTION DETAILS | |
| HA-02-135 MASTER DRAINAGE PLAN | |
| HA-02-136 DRA AND DRAINAGE DETAILS | |
| HA-02-137 INSTALLATION SPECIFICATIONS | |
| HA-02-138 INSTALLATION SPECIFICATIONS | |
| HA-02-139 INSTALLATION SPECIFICATIONS | |
| HA-06-301 FENCE DETAILS | |

ENGINEER'S CERTIFICATION NOTE:

THIS CERTIFICATION IS PROVIDED AS CONFIRMATION THAT THE SITE DESIGN, ROADWAYS, DRAINAGE, WATER AND/OR SEWER FACILITIES DEPICTED ON THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND THE REQUIREMENTS OF PERMITTING AGENCIES HAVING JURISDICTION OVER SUCH FACILITIES. IT IS NOT INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE FEATURES OR SUBSURFACE CONDITIONS, WHICH MAY HAVE BEEN USED FOR DESIGN, BUT WERE CERTIFIED BY OTHER PROFESSIONALS.



Digitally signed by Biniam H Tsegay
Date: 2025.10.09
14:27:08 -04'00'

| | | |
|---|---|--|
| Project Location CITY OF WILDWOOD | Type of Application MAJOR SITE PLAN | Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Approved Date 06/06/2025 | Date 01/29/2025 | Work Order 216225 |
| Approved By LBJ | Engineer BHT | Drawing # HA- 02 - 121 |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE IMPROVEMENT PLANS TITLE PAGE | | |

ABBREVIATIONS:

| | |
|--------------|---|
| A.C.C.M.P.A. | ASPHALT COATED CORRUGATED METAL PIPE ARCH |
| A.C.C.M.P. | ASPHALT COATED CORRUGATED METAL PIPE |
| BLDG | BUILDING |
| BM | BENCHMARK |
| BOTT | BOTTOM |
| BS | BOTH SIDES |
| CL | CENTER LINE |
| € | CAST IN PLACE |
| CONC. | CONCRETE |
| CONT | CONTINUOUS |
| COORD | COORDINATE |
| D. | DIAMETER |
| Ø | DIAMETER |
| DIA. | DIAMETER |
| DIM | DIMENSION |
| DRA | DRAINAGE RETENTION AREA |
| DWG | DRAWING |
| EA. | EACH |
| EG- | EXISTING GRADE |
| ELEV. | ELEVATION |
| EMBED | EMBEDMENT |
| ETC. | ETCETERA |
| FFL | FINISHED FLOOR LEVEL |
| FG- | FINAL (PROPOSED) GRADE |
| FGL | FINISHED GROUND LEVEL |
| FL | FLOOR |
| FPC | FLOOD PLAIN COMPENSATION |
| FT | FOOT/FEET |
| H | HORIZONTAL |
| HORIZ. | HORIZONTAL |
| IN | INCH |
| INT. | INTERSECTION |
| INV. | INVERT |
| LT. | LEFT |
| MAX. | MAXIMUM |
| MES | MITERED END SECTION |
| MFG | MANUFACTURER |
| MID | MIDDLE |
| MIN. | MINIMUM |
| MISC | MISCELLANEOUS |
| N | NORTH |
| N/A | NOT APPLICABLE |
| NTS | NOT TO SCALE |
| P.C. | POINT OF CURVATURE |
| P.I. | POINT OF INTERSECTION |
| P.T. | POINT OF TANGENT |
| P.V.C. | POINT OF VERTICAL CURVATURE |
| P.V.I. | POINT OF VERTICAL INTERSECTION |
| R | RADIUS |
| RC | REINFORCED CONCRETE |
| RCC | REINFORCED CEMENT CONC |
| RCP | REINFORCED CONCRETE PIPE |
| REINF | REINFORCED |
| REQ'D | REQUIRED |
| RT. | RIGHT |
| R/W | RIGHT-OF-WAY |
| SCH | SCHEDULE |
| SPECS | SPECIFICATIONS |
| SMH | STORM MANHOLE |
| STA. | STATION |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| THK | THICK |
| TM | TRADE MARK |
| TYP. | TYPICAL |
| T.O.B | TOP OF BERM |
| T.O.S | TOP OF SWALE |
| UON | UNLESS OTHERWISE NOTED |
| V | VERTICAL |
| VERT. | VERTICAL |
| V.T. | VERTICAL CURVE |
| W | WIDTH |
| W/ | WITH |

LEGEND:

NORTH ARROW

DIRECTION OF CUT
DWG NUMBER/ID
WHERE SECTION IS SHOWN.

SHEET NUMBER/ID
WHERE SECTION CUT IS SHOWN.

SECTION CUTS

| | |
|--|---|
| | GRAVEL / GROUND GRID -AREA OF 4"- NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID |
| | HEAVY DUTY PAVEMENT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE |
| | LIGHT DUTY GRAVEL--AREA OF 4"- NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE |
| | HEAVY DUTY GRAVEL-- 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE |
| | HEAVY DUTY GRAVEL-- 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE |
| | THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES |
| | STATION BASELINE |
| | PROJECT CONSTRUCTION / LIMITS |
| | SOIL BOUNDARY |
| | EROSION CONTROL (SILT SCREEN OR HAY BALES) SHOWN OUTSIDE OF PROPERTY LINE FOR VISUAL CLARITY - TO BE INSTALLED AT PROPERTY LINE |
| | PRE DEVELOPMENT SHED |
| | POST DEVELOPMENT SHED |
| | FLOW ARROW |
| | PREDEVELOPMENT CONTOURS |
| | PROPOSED CONTOURS |
| | PROPOSED SPOT GRADE |
| | CONC. MITERED END |
| | CONC. STORM INLET |
| | 4H:1V SLOPES |
| | COORDINATE POINT NUMBER AND LOCATION |

SITE NOTES

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE MATERIAL SPECIFICATIONS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12119C0164D, CITY OF WILDWOOD, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND PARTIALLY WITHIN ZONE "A" (AREAS OF 1% ANNUAL CHANCE FLOOD, OR THE 100-YEAR FLOOD) WITH NO BASE FLOOD ELEVATION DETERMINED.
- TOPOGRAPHIC INFORMATION, INCLUDING BUT NOT LIMITED TO BENCHMARKS, IS TAKEN FROM THE "BOUNDARY AND TOPOGRAPHIC SURVEY OF THE NEW HAMPTON SUBSTATION FOR SUMTER ELECTRIC CO-OP, INC." PROVIDED BY CLYMER FARNER BARLEY SURVEYING, LLC., LB8498, DATED 12/27/2024, DRAWING HA-02-101 TO HA-02-103.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. A THREE WIRE LEVEL RUN WAS PERFORMED BASED ON CLYMER FARNER BARLEY CONTROL POINT #9045 AS PART OF ON-GOING VILLAGES CONSTRUCTION CONTROL NETWORK. PER SECO REQUIREMENTS, TWO SITE BENCHMARKS WERE ESTABLISHED ON TOP OF 4"x4" CONCRETE MONUMENTS, SEE PAGE HA-02-103 FOR SPECIFIC MONUMENTS USED.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF PLANS ARE UNCLEAR OR IF ANY CONFLICTING INFORMATION IS IDENTIFIED.
- ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- IF PREHISTORIC OR HISTORIC ARTIFACTS (E.G., POTTERY, STONE TOOLS, METAL OBJECTS, DUGOUT CANOES) OR ANY OTHER REMAINS POSSIBLY ASSOCIATED WITH NATIVE AMERICAN OR EARLY AMERICAN CULTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY HALT WORK IN THAT AREA AND NOTIFY THE OWNER OR THEIR REPRESENTATIVE. WORK SHALL NOT RESUME UNTIL AUTHORIZED BY THE OWNER. IF UNMARKED HUMAN REMAINS ARE DISCOVERED, ALL WORK SHALL CEASE IMMEDIATELY, AND THE OWNER SHALL BE NOTIFIED.
- SYMBOLS SUCH AS INLETS, HYDRANTS, MANHOLES, AND EROSION CONTROL MEASURES ARE SHOWN FOR CLARITY ONLY. REFER TO DETAIL SHEETS FOR EXACT LOCATIONS AND INSTALLATION REQUIREMENTS.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT IDENTIFIED DURING THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES AND FOUNDATIONS PRIOR TO EXCAVATION, COORDINATING WITH THE APPROPRIATE UTILITY PROVIDERS, AND ARRANGING ANY REQUIRED RELOCATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WITHOUT DELAY.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM, AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDED IN THESE PLANS AND ASSOCIATED DOCUMENTATION.
- NO ACTIVE GOPHER TORTOISE BURROWS WERE IDENTIFIED DURING A NOVEMBER 2024 ENVIRONMENTAL SURVEY. THE SITE SHALL BE RE-INSPECTED NO MORE THAN 60 DAYS PRIOR TO CONSTRUCTION. ALL IDENTIFIED BURROWS MUST BE PERMITTED FOR REMOVAL AND HANDLED BY A LICENSED PROFESSIONAL AUTHORIZED TO PERFORM GOPHER TORTOISE RELOCATION.
- CHAIN LINK FENCE TO BE GALVANIZED CHAIN LINK PER DETAIL ON SHEET HA-06-301.
- PERIMETER FENCE SHALL BE PER DETAIL ON SHEET HA-06-301.

| SOIL CLASSIFICATION | | |
|---------------------|---|------------------|
| SOIL # | SOIL NAME | HYDROLOGIC GROUP |
| 16 | APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES | A |
| 23 | ONA-ONA WET, FINE SAND, 0 TO 2 PERCENT SLOPES | B/D |
| 30 | FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES | A/D |

SITE DATA

| | | |
|--|---|----------|
| SITE ADDRESS: | 325 EDMUND DRIVE, THE VILLAGES, FL 34762 | |
| PARCEL ID | K13-043 | |
| GROSS PROPERTY AREA (GROSS): | 314,939 SF | 7.23 AC |
| ZONING & FUTURE LAND USE (SUBJECT PROPERTY) | AGE RESTRICTED DEVELOPMENT MIXED USE (ARD) | |
| ZONING & FUTURE LAND USE (ADJACENT PARCELS) | (ARD) - WEST, NORTH-EAST & SOUTH PARCELS K13-011, & K13-015, K13-018 | |
| | RURAL RESIDENTIAL (RR5 & RR5C)-NORTH & EAST PARCELS K13-009, K13-012 & K13-017 | |
| LAND USE OF SUBJECT PROPERTY: | VACANT | |
| PROPOSED LAND USE OF SUBJECT PROPERTY: | SUBSTATION - ELECTRIC UTILITY | |
| EXISTING | | |
| TOTAL OWNED AREA: | 314,939 SF | 7.23 AC |
| EXISTING BUILDING AREA: | 0 SF | 0.00 AC |
| EXISTING IMPERVIOUS AREA: | 0 SF | 0.00 AC |
| EXISTING PERVIOUS AREA: | 314,939.0 SF | 7.230 AC |
| EXISTING IMPERVIOUS SURFACE RATIO: | 0.00 | |
| EXISTING OPEN SPACE PERCENTAGE: | 100% | |
| PROPOSED | | |
| PROPOSED EQUIPMENT ENCLOSURE (C.E.E) AREA: | 956 SF | 0.02 AC |
| PROPOSED EQUIPMENT FOUNDATION AREA: | 6745 SF | 0.15 AC |
| PROPOSED YARD ROCK AREA: | 74777 SF | 1.72 AC |
| PROPOSED ASPHALT AND GRAVEL DRIVEWAY AREA: | 34267 SF | 0.79 AC |
| TOTAL NEW IMPERVIOUS AREA | 2.68 AC | |
| TOTAL PROPOSED IMPERVIOUS AREA (INCLUDES EXISTING IMPERVIOUS AREA): | 116,744 SF | 2.68 AC |
| TOTAL PROPOSED PERVIOUS AREA: | 198,195 SF | 4.55 AC |
| TOTAL AREA | 7.23 AC | |
| PROPOSED IMPERVIOUS SURFACE RATIO (0.75 MAX.) (INCLUDES EXISTING IMPERVIOUS AREA): | 0.37 | |
| PROPOSED FLOOR AREA RATIO (INCLUDES EXISTING FLOOR AREA): | 0.003 | |
| REQUIRED MIN. OPEN SPACE, PERCENTAGE: | 20% | |
| PROPOSED OPEN SPACE PERCENTAGE: | 63% | |
| EQUIPMENT ENCLOSURE HEIGHT: | 11 FT | |
| TRANSMISSION POLE HEIGHT: | 70 FT | |
| TERMINAL STRUCTURE H-FRAME HEIGHT | 50 FT | |
| SETBACKS: | REQUIRED | PROVIDED |
| FRONT SETBACK: | 25 FT | 48 FT |
| SIDE SETBACK: | 15 FT | 85 FT |
| SIDE SETBACK: | 15 FT | 206 FT |
| REAR SETBACK: | 15 FT | 52 FT |
| NOTES: | 1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED. | |

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
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| Revision: | BY: | Date: | Drawn by: | Provided by: |
| | BHT | | BHT | SECO ENERGY |
| | | | Scale | NTS |
| REVISD PER CITY OF WILDWOOD COMMENTS | | | | |
| | BHT | 10/9/25 | | |

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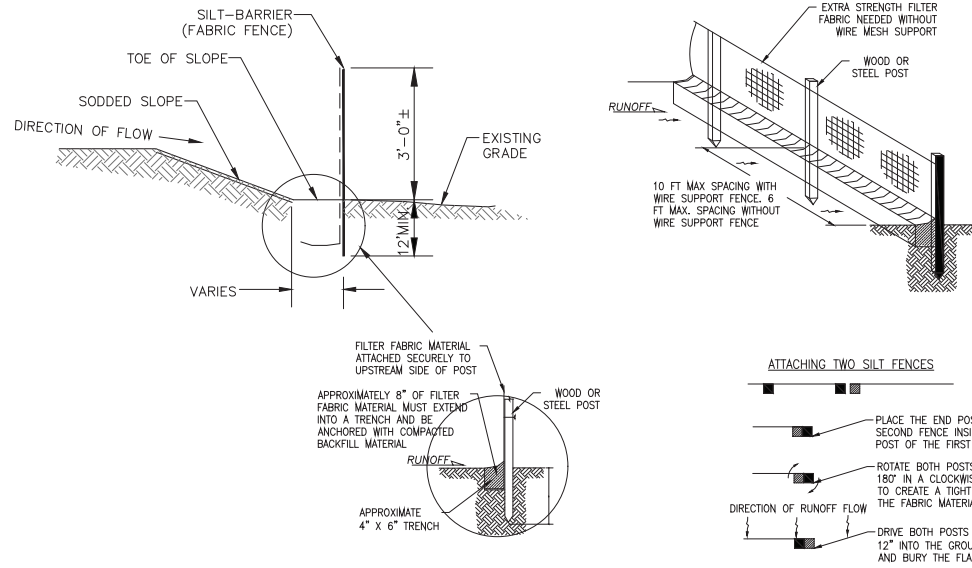


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| Project Location | | Type of Application | |
| CITY OF WILDWOOD | | MAJOR SITE PLAN | |
| Approved Date | Date | HAMPTON SUBSTATION | |
| 06/06/2025 | 01/29/2025 | 2026 NEW RING BUS STATION | |
| Approved By | Engineer | CIVIL INFORMATION | |
| LBJ | BHT | NOTES | |

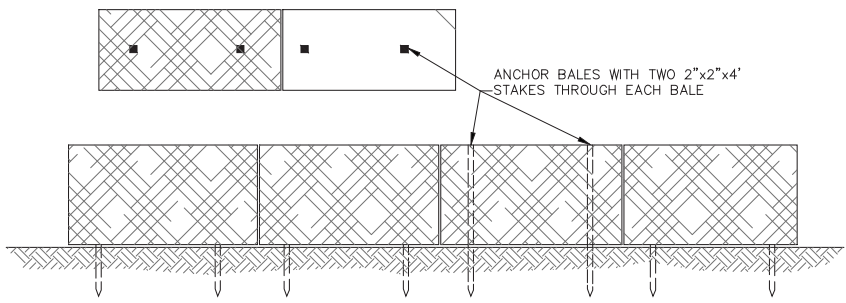
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| Engineer of Record | |
| BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 | |
| Work Order | |
| 216225 | |
| Drawing # | |
| HA- 02 - 122 | |

SWPPP NOTES

- THE PROJECT INVOLVES THE DEVELOPMENT AND CONSTRUCTION OF A NEW ELECTRICAL SUBSTATION TO SUPPORT POWER DISTRIBUTION INFRASTRUCTURE. THE PROJECT LOCATION IS AT LATITUDE 28°45'10.32" & LONGITUDE 81°57'19.38" W.
- THE TOTAL LOT AREA IS 7.23 ACRES, BUT THE DISTURBED AREA IS 6.83 ACRES. STORMWATER DESIGN DATA IS SHOWN BELOW.
- THE EXISTING ON-SITE SOILS, AS IDENTIFIED BY THE NRCS SOIL SURVEY MAP, ARE LISTED BELOW, PER GEOTECHNICAL REPORT OF THE SITE PREPARED BY GEO-TECH, INC. PROJECT NUMBER 25-3954-19.1 DATED 06/2/2025, THE AVERAGE SHWT IS APPROXIMATELY AT ELEVATION 83 TO 85', BASED ON NAVD 1988 DATUM.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH SECTION 403.0885, FLORIDA STATUTES (F.S.) AND RULE 62-621.300(4), FLORIDA ADMINISTRATIVE CODE (F.A.C.). THIS PERMIT IS COMMONLY REFERRED TO AS THE NPDES NOI. THE CONTRACTOR SHALL BE THE PERMIT APPLICANT AND THE DESIGNATED RESPONSIBLE AUTHORITY FOR THE PROJECT. THE CONTRACTOR SHALL EMPLOY, AND MAKE AVAILABLE TO THE PROJECT, AN INDIVIDUAL WHO IS LEGALLY QUALIFIED TO ACT IN THIS CAPACITY.
- THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A SIGNED COPY OF THE SWPPP SHALL BE SUBMITTED TO THE OWNER PRIOR TO THE START OF CONSTRUCTION. IF EROSION CONTROL MEASURES CHANGE, OR IF ADDITIONAL CONTRACTORS ARE BROUGHT ONTO THE PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR UPDATING THE SWPPP ACCORDINGLY AND ENSURING THAT ALL NEW CONTRACTORS REVIEW AND SIGN IT. A COPY OF THE AMENDED SWPPP MUST BE APPENDED TO THE ORIGINAL, WITH ONE COPY PROVIDED TO THE OWNER AND ONE RETAINED ON SITE. IF A SWPPP HAS NOT YET BEEN PREPARED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING IT PRIOR TO CONSTRUCTION.
- THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL CONDUCT MONITORING AND INSPECTIONS AND PREPARE INSPECTION REPORTS IN ACCORDANCE WITH THE APPLICABLE STATUTES AND PERMIT REQUIREMENTS. THIS INCLUDES CONDUCTING INSPECTIONS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT PRODUCING 0.5 INCHES OF RAINFALL OR MORE. ALL INSPECTIONS MUST BE DOCUMENTED USING THE NPDES INSPECTION FORM (A COPY IS PROVIDED AT THE END OF THE SWPPP). AT THE CONCLUSION OF CONSTRUCTION, THE CONTRACTOR SHALL COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO OFFICIALLY CLOSE OUT PERMIT COVERAGE.
- PRIOR TO EACH PAY REQUEST, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND OWNER COPIES OF ALL RELATED DOCUMENTATION, INCLUDING INSPECTION REPORTS, SWPPP AMENDMENTS, AND RELEVANT CORRESPONDENCE. THE OWNER RESERVES THE RIGHT TO WITHHOLD OR REDUCE PAYMENT IF REQUIRED DOCUMENTATION IS NOT PROPERLY COMPLETED AND SUBMITTED. BEFORE FINAL PAYMENT IS APPROVED, THE CONTRACTOR MUST SUBMIT ANY OUTSTANDING DOCUMENTATION TO THE ENGINEER AND OWNER, INCLUDING A COPY OF THE COMPLETED NOTICE OF TERMINATION (NOT).
- THE CONTRACTOR SHALL INSTALL SILT FENCE/EROSION CONTROL MEASURES AND INLET/OUTLET PROTECTION PER BEST MANAGEMENT PRACTICES BEFORE BEGINNING CLEARING OR GRUBBING OPERATIONS.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES SHALL INCLUDE SODDING OF ALL DISTURBED AREAS. MULCHING AND SODDING SHALL BE APPLIED AS NECESSARY TO ENSURE PROPER SITE STABILIZATION.
- CONTRACTOR TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE.
- EROSION CONTROL TO BE INSTALLED ON OR WITHIN PROPERTY BOUNDARY. CONTRACTOR IS RESPONSIBLE FOR CONTROL OF WINDBORNE SEDIMENT TRANSPORT. SHOULD DRY WINDY CONDITIONS OCCUR DURING CONSTRUCTION THAT CREATE THE POTENTIAL FOR WINDBORNE SEDIMENT TRANSPORT.
- THE CONTRACTOR SHALL TAKE NECESSARY STEPS TO MINIMIZE ADVERSE EFFECTS, INCLUDING PROVIDING WATER FOR SEDIMENT CONTROL AND/OR TEMPORARY SODDING.
- IF CONSTRUCTION ACTIVITY CEASES FOR MORE THAN SEVEN DAYS THE CONTRACTOR SHALL STABILIZE THE AREA WITH SEED OR SOD.
- THE SOIL TRACKING DEVICE SHALL BE INSTALLED IF, IN THE OPINION OF THE ENGINEER, PERMITTING AGENCY, OR OWNER, SOIL TRACKING BECOMES A PROBLEM.



FILTER FABRIC SILT FENCE INSTALLATION



SYNTHETIC HAY SILT-BARRIER

MAINTENANCE AND INSPECTION PROCEDURES

- ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.
- BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE.
- SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND. SILT FENCE AND ALL OTHER EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED AND MAINTAINED PER MANUFACTURER SPECIFICATIONS.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

PERIMETER EROSION AND SEDIMENT CONTROL

NOTE: ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS. N. T. S.

| SOIL CLASSIFICATION | | |
|---------------------|--|------------------|
| SOIL # | SOIL NAME | HYDROLOGIC GROUP |
| 16 | APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES | A |
| 23 | ONA-ONA WET, FINE SAND, 0 TO 2 PERCENT SLOPES | B/D |
| 30 | PLACID FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES | A/D |

| DESIGN DATA | |
|-------------------------------------|------------|
| LOT AREA | 7.23 ACRES |
| DISTURBED AREA | 6.83 ACRES |
| POST DEVELOPMENT SHED AREA | 5.845 |
| DESIGN STORM | 10 INCHES |
| 100 YR-24 HR STORM | 10 INCHES |
| POST DEVELOPMENT COMPOSITE CNH | 68.14 |
| POST DEVELOPMENT RUNOFF COEFFICIENT | 0.60 |

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| Revision: | BY: | Date: | Drawn by: | Provided by: |
| | | | BHT | SECO ENERGY |
| | | | Scale | NTS |

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| Project Location CITY OF WILDWOOD | | Type of Application MAJOR SITE PLAN | | Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Approved Date 06/06/2025 | Date 01/29/2025 | HAMPTON SUBSTATION 2026 NEW RING BUS STATION SWPP | | Work Order 216225 |
| Approved By LBJ | Engineer BHT | PLAN NOTES AND DETAILS | | Drawing # HA- 02 - 123 |

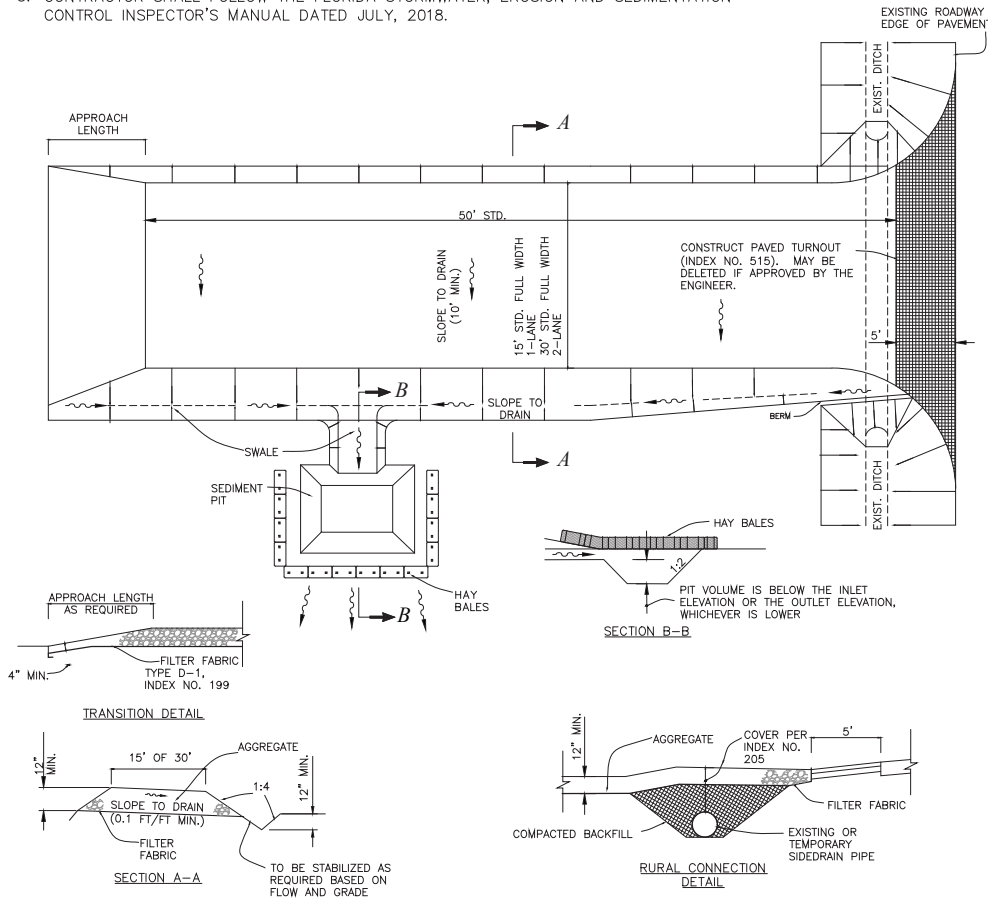
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NOTES:

1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER SYNTHETIC HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.
3. CONTRACTOR SHALL FOLLOW THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL DATED JULY, 2018.

GENERAL NOTE – SOIL TRACKING NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECT BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
 $15' \times 50' = 100 \text{ FT}^3$ $30' \times 50' = 200 \text{ FT}^3$
 AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, HAY BALES OR SILT FENCE SHALL BE PLACED ALONG THE ENTIRE LENGTH.
6. THE SWALE DITCH DRAINING THE STPD SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDEDRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. A STPD SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE STPD; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING MES WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE STPD AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. HAY BALES SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR HAY OR STRAW BALLED, EA. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT FOR STAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD STPD IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') STPD IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.



SOIL TRACKING PREVENTION DEVICE (STPD) – TYPE A
(FDOT INDEX NO. 106) N.T.S.

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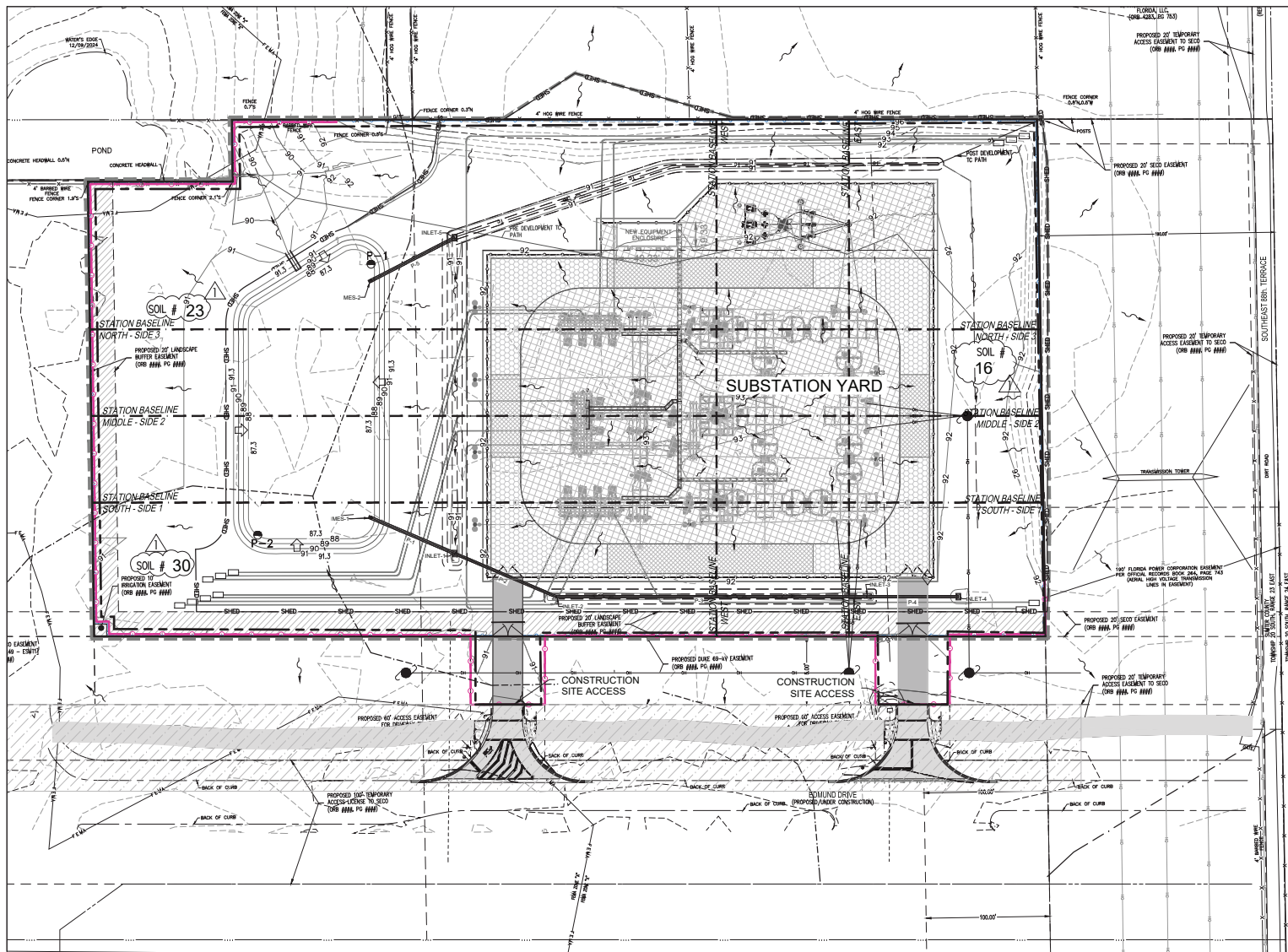
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| | | | BHT | NTS | SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 15 SUMMIT |

Scale: NTS

Provided by: SECO ENERGY
SUMTERVILLE, FLORIDA
FLORIDA 15 SUMMIT

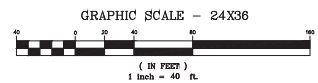
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| Project Location CITY OF WILDWOOD | | Type of Application MAJOR SITE PLAN | |
| Approved Date 06/06/2025 | Date 01/29/2025 | HAMPTON SUBSTATION 2026 NEW RING BUS STATION SWPPP SOIL TRACKING DETAIL | |
| Approved By LBJ | Engineer BHT | | |

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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 124 |



- LEGEND**
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE WITH GROUND GRID
 - HEAVY DUTY PAVEMENT: 2" SP9.5 ASPHALT, 8" LIMEROCK BASE, W/ 12" STABILIZED SUBGRADE
 - LIGHT DUTY GRAVEL - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIRODOR W/ GEOTEX MEMBRANE
 - THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
 - STATION BASELINE
 - EROSION CONTROL (SILT SCREEN OR HAY BALES) SHOWN OUTSIDE OF PROPERTY LINE FOR VISUAL CLARITY - TO BE INSTALLED AT PROPERTY LINE
 - PRE DEVELOPMENT SHED
 - POST DEVELOPMENT SHED
 - PROJECT CONSTRUCTION / LIMITS
 - SOIL BOUNDARY
 - FLOW ARROW
 - 91' - PREDEVELOPMENT CONTOURS
 - 91' - PROPOSED CONTOURS
 - PROPOSED SPOT GRADE
 - INDICATES CONC. MITERED END
 - INDICATES 4:1 SLOPES
 - STATION BASELINE
 - POST DEVELOPMENT SHED
 - COORDINATE POINT NUMBER AND LOCATION

DIMENSIONS OF THE PROPOSED NEW EQUIPMENT ENCLOSURE (49.33'x19.33') IS SHOWN ON THE DRAWING PER CITY OF WILDWOOD COMMENTS.
REFER HA-02-128, HA-02-129 AND OTHER RELEVANT DRAWINGS FOR ALL OTHER DIMENSIONS.



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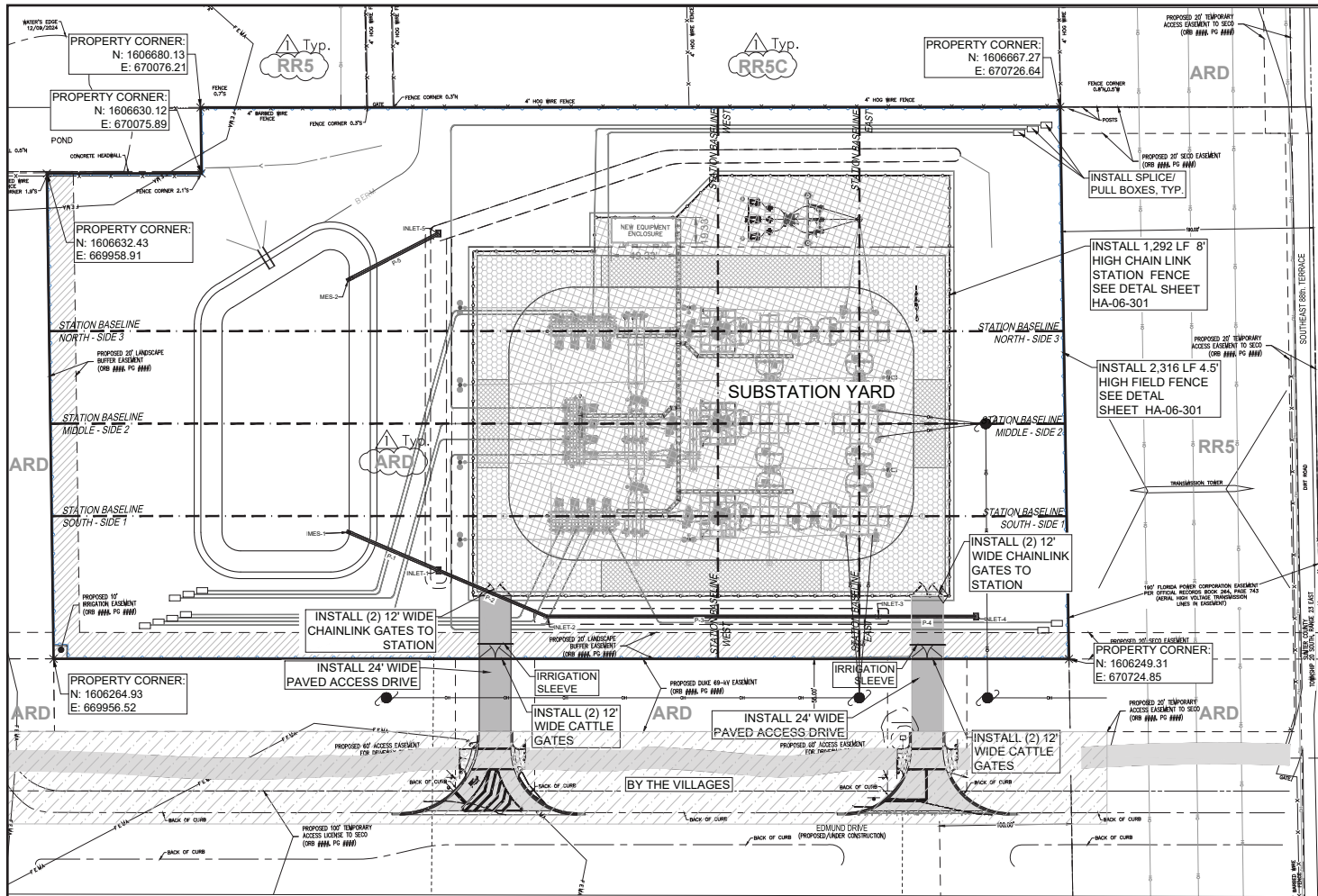
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Approved Date: 06/06/2025
Date: 01/29/2025
Approved By: LBJ
Engineer: BHT

Project Location: CITY OF WILDWOOD
Type of Application: MAJOR SITE PLAN
Approved Date: 06/06/2025
Date: 01/29/2025
Approved By: LBJ
Engineer: BHT

Work Order: 216225
Drawing #: HA- 02 - 125

Engineer of Record: BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO. 81411
Work Order: 216225
Drawing #: HA- 02 - 125



LEGEND

- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENT: 2" SP9.5 ASPHALT, 8" LIMEROCK BASE, W/ 12" STABILIZED SUBGRADE
- LIGHT DUTY GRAVEL - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10' STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10' STABILIZED SUBGRADE, AND ENVIROGROD W/ GEOTEX MEMBRANE
- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
- STATION BASELINE

SITE DATA

SITE ADDRESS: 325 EDMUND DRIVE, THE VILLAGES, FL 34762
 PARCEL ID: K13-043

GROSS PROPERTY AREA (GROSS): 314,939 SF 7.23 AC
 ZONING & FUTURE LAND USE (SUBJECT PROPERTY): AGE RESTRICTED DEVELOPMENT MIXED USE (ARD)
 (ARD) - WEST, NORTH-EAST & SOUTH PARCELS K13-011, & K13-015, K13-018

ZONING & FUTURE LAND USE (ADJACENT PARCELS): RURAL RESIDENTIAL (RR5 & RR5C) - NORTH & EAST PARCELS K13-009, K13-012 & K13-017

LAND USE OF SUBJECT PROPERTY: VACANT
 PROPOSED LAND USE OF SUBJECT PROPERTY: SUBSTATION - ELECTRIC UTILITY

| EXISTING | |
|------------------------------------|-----------------------|
| TOTAL OWNED AREA: | 314,939 SF 7.23 AC |
| EXISTING BUILDING AREA: | 0 SF 0.00 AC |
| EXISTING IMPERVIOUS AREA: | 0 SF 0.00 AC |
| EXISTING PERVIOUS AREA: | 314,939.0 SF 7.230 AC |
| EXISTING IMPERVIOUS SURFACE RATIO: | 0.00 |
| EXISTING OPEN SPACE PERCENTAGE: | 100% |

| PROPOSED | |
|---|--------------------|
| PROPOSED EQUIPMENT ENCLOSURE (C.E.E.) AREA: | 955 SF 0.02 AC |
| PROPOSED EQUIPMENT FOUNDATION AREA: | 6745 SF 0.15 AC |
| PROPOSED YARD ROCK AREA: | 74777 SF 1.72 AC |
| PROPOSED ASPHALT AND GRAVEL DRIVEWAY AREA: | 34267 SF 0.79 AC |
| TOTAL NEW IMPERVIOUS AREA: | 2.68 AC |
| TOTAL PROPOSED IMPERVIOUS AREA (INCLUDES EXISTING IMPERVIOUS AREA): | 116,744 SF 2.68 AC |
| TOTAL PROPOSED PERVIOUS AREA: | 198,195 SF 4.55 AC |
| TOTAL AREA: | 7.23 AC |

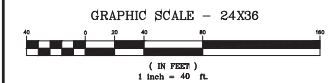
| PROPOSED IMPERVIOUS SURFACE RATIO (0.75 MAX.) (INCLUDES EXISTING IMPERVIOUS AREA): | |
|--|-------|
| PROPOSED FLOOR AREA RATIO (INCLUDES EXISTING FLOOR AREA): | 0.003 |
| REQUIRED MIN. OPEN SPACE, PERCENTAGE: | 20% |
| PROPOSED OPEN SPACE PERCENTAGE: | 63% |
| EQUIPMENT ENCLOSURE HEIGHT: | 11 FT |
| TRANSMISSION POLE HEIGHT: | 70 FT |
| TERMINAL STRUCTURE H-FRAME HEIGHT: | 50 FT |

| SETBACKS: | REQUIRED | PROVIDED |
|----------------|----------|----------|
| FRONT SETBACK: | 25 FT | 48 FT |
| SIDE SETBACK: | 15 FT | 85 FT |
| SIDE SETBACK: | 15 FT | 206 FT |
| REAR SETBACK: | 15 FT | 52 FT |

NOTES:
 1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

NOTE:
 1. SEE LANDSCAPE PLAN FOR REQUIRED BUFFERS.
 2. THE ENVIRONMENTAL & BIOLOGICAL REPORT SHALL BE UPDATED FOR GOPHER TORTOISES NOT MORE THAN 90 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GENERAL NOTES:
 1. THERE WILL BE MINIMAL IMPACT OR INCREASE IN TRAFFIC ANTICIPATED ON THIS SITE.
 2. SITE IS A REMOTE, NON MANNED SITE. VEHICULAR TRAFFIC IS LIMITED TO MAINTENANCE VEHICLE ON AN AS NEEDED BASIS.
 3. THERE ARE NO DESIGNATED PARKING AREAS.



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| | BHT | 10/3/25 | BHT | BHT |

REVISD PER CITY OF WILDWOOD COMMENTS

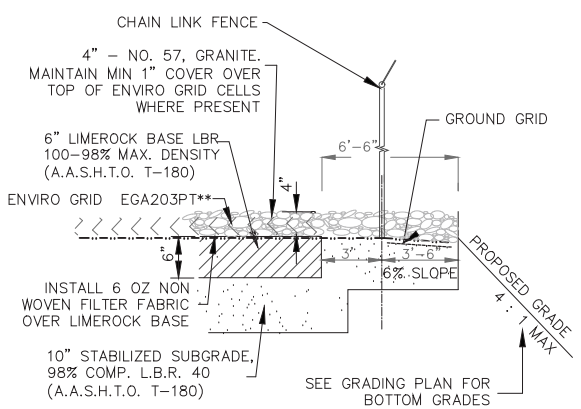
ZONING CLASSIFICATION LEGEND
 (ZONING AND FUTURE LAND USE)

ARD - AGE RESTRICTED DEVELOPMENT MIXED USE
 RR5 - RURAL RESIDENTIAL
 RR5C - RURAL RESIDENTIAL

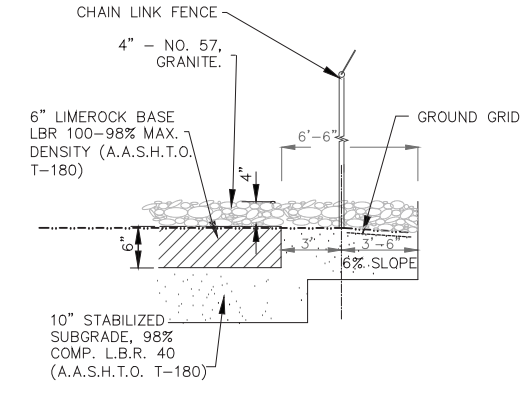
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| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

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| Type of Application MAJOR SITE PLAN | |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE PLAN MASTER SITE PLAN | |

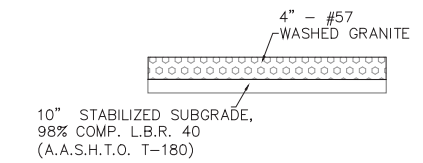
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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 126 |



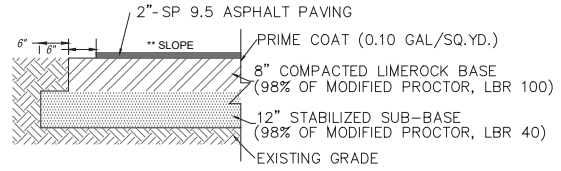
GRAVEL DRIVEWAY SECTION w/ENVIRO GRID
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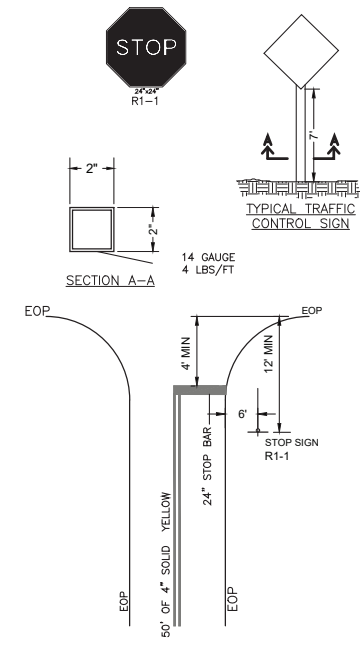
TYPICAL STATION GRAVEL DRIVEWAY SECTION
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GRAVEL ONLY DETAIL
N.T.S.



HEAVY DUTY PAVEMENT DETAIL
N.T.S.
** SLOPE = SEE PLAN & PROFILE FOR DRIVES FOR CROSS SLOPES AND DIRECTIONS



SIGN & STRIPING DETAIL
N.T.S.

GENERAL NOTE:
ALL SIGNS AND STRIPING SHALL MEET THE MATERIALS AND INSTALLATION REQUIREMENTS OF THE SUMTER COUNTY, MUTCD, AND FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, LATEST EDITION. PAVEMENT MARKING SHALL BE WHITE AND THERMOPLASTIC.

NOTE:
THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1" OF GRANITE OVER TOP OF ENVIRO GRID CELLS IN ALL AREAS OF INSTALLATION.

** INSTALL ENVIROGRID EGA203PT (EGA 20 FT PANEL LENGTH, 3-INCH CELL DEPTH, PERFORATED AND TEXTURED) WHERE SHOWN ON SITE PLAN SHEET HA-02-128

- NOTE:
1. THE CONNECTION TO EDMUND DRIVE IS CURRENTLY UNDER CONSTRUCTION BY THE VILLAGES.
 2. ALL ASSOCIATED ROAD SIGNAGE AND PAVEMENT MARKINGS AT THE CONNECTION POINTS WILL BE COMPLETED BY THE VILLAGES.

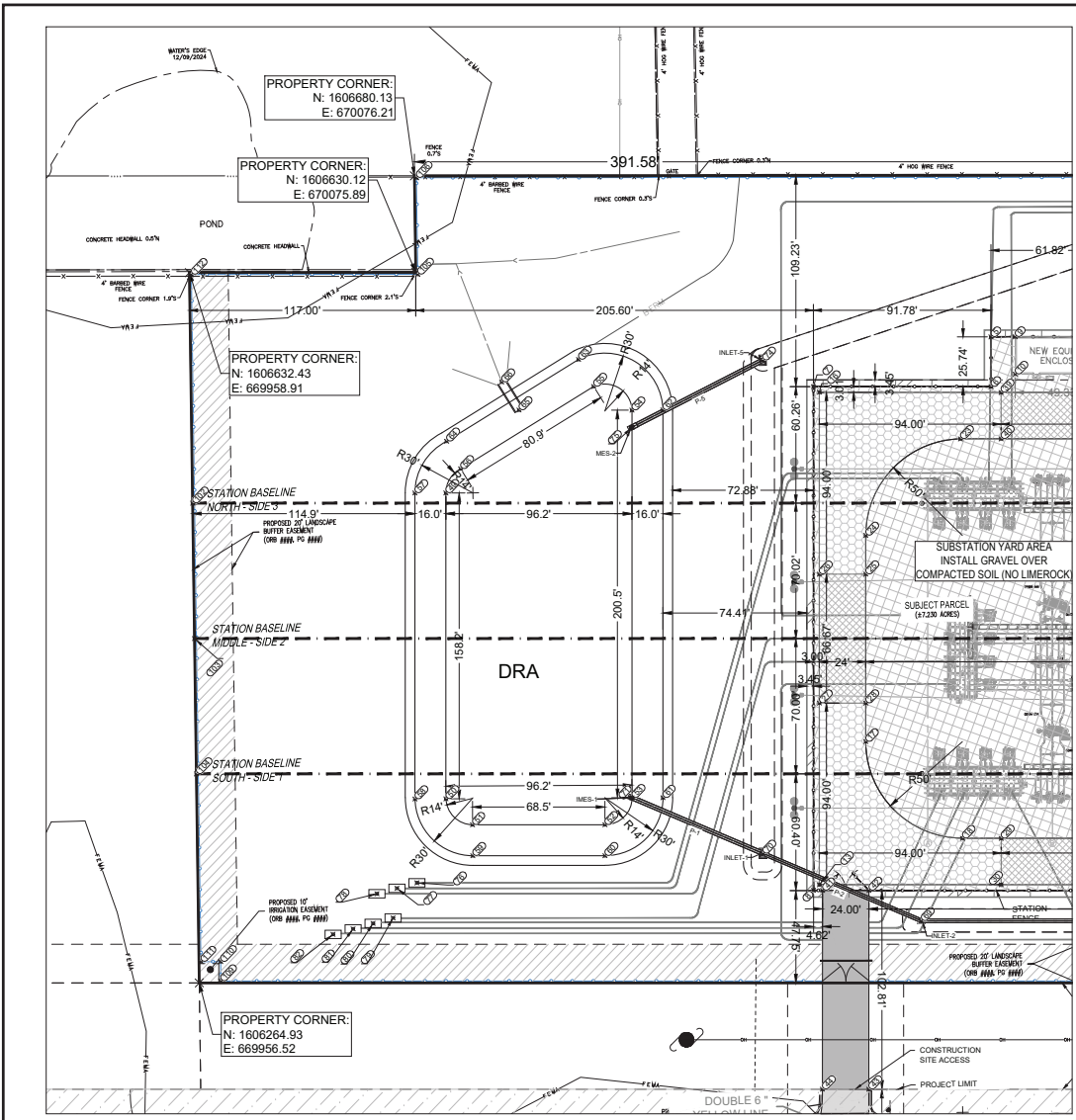
SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352.599.9140

| | | | | | |
|-----------|-----|-------|-----------|--------|---|
| Revision: | BY: | Date: | Drawn by: | Scale: | Provided by: |
| | | | BHT | NTS | SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA'S ENERGY |

| | |
|---|---------------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

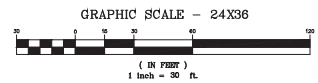
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|---|
| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE DETAILS SECTIONS |

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|--|
| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 127 |



- LEGEND**
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
 - HEAVY DUTY PAVEMENT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
 - LIGHT DUTY GRAVEL - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/ GEOWEB MEMBRANE
 - THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
- COORDINATE POINT NUMBER AND LOCATION

| DRA COORDINATE POINTS | | | | DRAINAGE COORDINATE POINTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|------------|-----------|-----------|--|------------|-----------|-----------|----------------------------|--|--|--|---------|----------|---------|-----------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|----|------------|-----------|-------|
| Point # | Northing | Easting | Elevation | Point # | Northing | Easting | Elevation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 49 | 1606515.73 | 670089.12 | 87.30 | 67 | 1606282.88 | 670655.22 | 90.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50 | 1606357.55 | 670085.94 | 87.30 | 68 | 1606284.37 | 670581.21 | 90.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 51 | 1606343.83 | 670099.41 | 87.30 | 69 | 1606289.49 | 670330.37 | 90.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 52 | 1606342.45 | 670167.87 | 87.30 | 70 | 1606326.00 | 670249.20 | 90.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 53 | 1606356.17 | 670182.15 | 87.30 | 71 | 1606356.07 | 670182.13 | 87.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54 | 1606556.60 | 670186.19 | 87.30 | 72 | 1606632.75 | 670646.45 | 91.16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55 | 1606569.26 | 670166.68 | 87.30 | 73 | 1606634.38 | 670426.61 | 90.60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 56 | 1606528.06 | 670097.03 | 87.30 | 74 | 1606581.05 | 670254.27 | 90.22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 57 | 1606516.06 | 670073.12 | 91.30 | 75 | 1606547.69 | 670186.01 | 87.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 58 | 1606357.78 | 670069.94 | 91.30 | <table border="1"> <thead> <tr> <th colspan="4">PULL BOX COORDINATE POINTS</th> </tr> <tr> <th>Point #</th> <th>Northing</th> <th>Easting</th> <th>Elevation</th> </tr> </thead> <tbody> <tr><td>76</td><td>1606314.40</td><td>670070.08</td><td>91.49</td></tr> <tr><td>77</td><td>1606311.78</td><td>670059.69</td><td>91.56</td></tr> <tr><td>78</td><td>1606309.16</td><td>670049.30</td><td>91.36</td></tr> <tr><td>79</td><td>1606296.48</td><td>670057.38</td><td>91.65</td></tr> <tr><td>80</td><td>1606293.85</td><td>670046.99</td><td>91.45</td></tr> <tr><td>81</td><td>1606291.23</td><td>670036.60</td><td>91.25</td></tr> <tr><td>82</td><td>1606288.61</td><td>670026.17</td><td>91.19</td></tr> <tr><td>83</td><td>1606648.56</td><td>670695.17</td><td>92.28</td></tr> <tr><td>84</td><td>1606651.18</td><td>670705.56</td><td>93.15</td></tr> <tr><td>85</td><td>1606653.80</td><td>670715.95</td><td>93.94</td></tr> <tr><td>86</td><td>1606271.52</td><td>670705.81</td><td>91.64</td></tr> <tr><td>87</td><td>1606276.57</td><td>670716.25</td><td>91.80</td></tr> </tbody> </table> | | | | PULL BOX COORDINATE POINTS | | | | Point # | Northing | Easting | Elevation | 76 | 1606314.40 | 670070.08 | 91.49 | 77 | 1606311.78 | 670059.69 | 91.56 | 78 | 1606309.16 | 670049.30 | 91.36 | 79 | 1606296.48 | 670057.38 | 91.65 | 80 | 1606293.85 | 670046.99 | 91.45 | 81 | 1606291.23 | 670036.60 | 91.25 | 82 | 1606288.61 | 670026.17 | 91.19 | 83 | 1606648.56 | 670695.17 | 92.28 | 84 | 1606651.18 | 670705.56 | 93.15 | 85 | 1606653.80 | 670715.95 | 93.94 | 86 | 1606271.52 | 670705.81 | 91.64 | 87 | 1606276.57 | 670716.25 | 91.80 |
| PULL BOX COORDINATE POINTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Point # | Northing | Easting | Elevation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 76 | 1606314.40 | 670070.08 | 91.49 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 77 | 1606311.78 | 670059.69 | 91.56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 78 | 1606309.16 | 670049.30 | 91.36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 79 | 1606296.48 | 670057.38 | 91.65 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 80 | 1606293.85 | 670046.99 | 91.45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81 | 1606291.23 | 670036.60 | 91.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 82 | 1606288.61 | 670026.17 | 91.19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 83 | 1606648.56 | 670695.17 | 92.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 84 | 1606651.18 | 670705.56 | 93.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 85 | 1606653.80 | 670715.95 | 93.94 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 86 | 1606271.52 | 670705.81 | 91.64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 87 | 1606276.57 | 670716.25 | 91.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 59 | 1606327.83 | 670099.23 | 91.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60 | 1606326.46 | 670167.55 | 91.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 61 | 1606355.84 | 670198.15 | 91.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 62 | 1606556.37 | 670202.18 | 91.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 63 | 1606583.38 | 670159.13 | 91.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 64 | 1606542.46 | 670090.07 | 91.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 65 | 1606557.86 | 670127.82 | 89.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 66 | 1606572.49 | 670119.17 | 90.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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 330 SOUTH US HIGHWAY 301
 SUMTERVILLE, FL 33585
 E: biniam.tsegay@secoenergy.com
 O: 352.599.9940

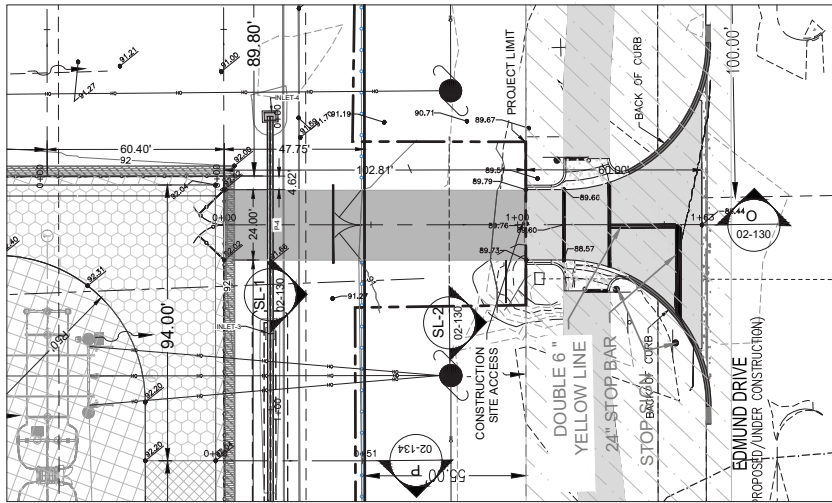
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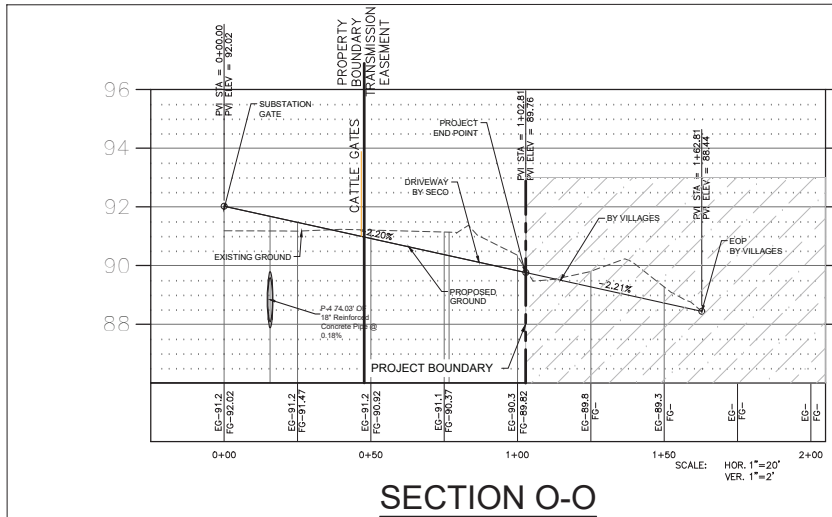
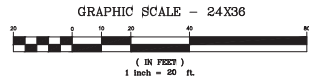
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|---|---------------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

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| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE PLAN DRA |

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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 129 |



EASTERN ASPHALT DRIVEWAY PLAN



SECTION O-O

SECO Energy, Inc.
 330 SOUTH US HIGHWAY 301
 SUMTERVILLE, FL 33585
 E: biniam.tsegay@secoenergy.com
 O: 352.599.9140

Revision:

BY:

Date:

Drawn by:
BHT

Scale
1:20

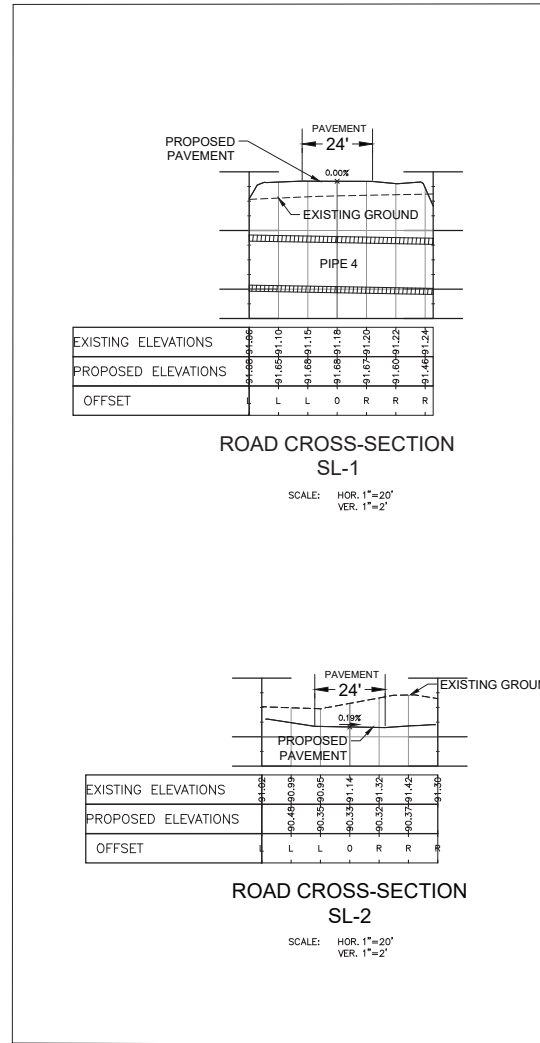
Provided by:



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|---|---------------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

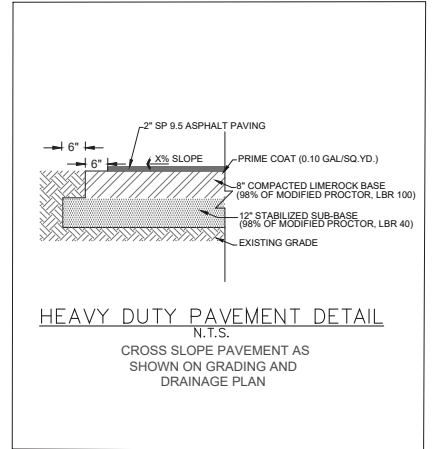
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| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION DRIVEWAY DETAILS & PROFILES SECO SUBSTATION |

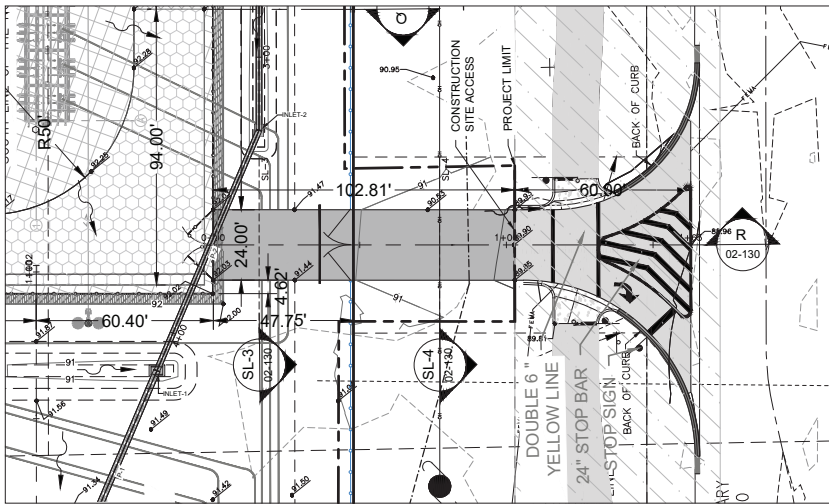
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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 130 |



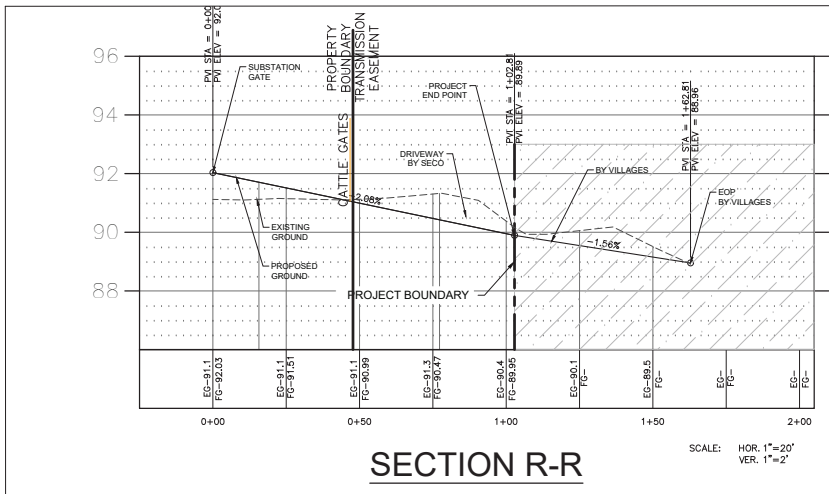
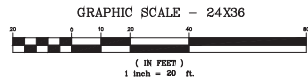
- LEGEND**
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE WITH GROUND GRID
 - HEAVY DUTY PAVEMENT: 2" SP 9.5 ASPHALT, 8" LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE
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- NOTE:**
- THE CONNECTION TO EDMUND DRIVE IS CURRENTLY UNDER CONSTRUCTION BY THE VILLAGES.
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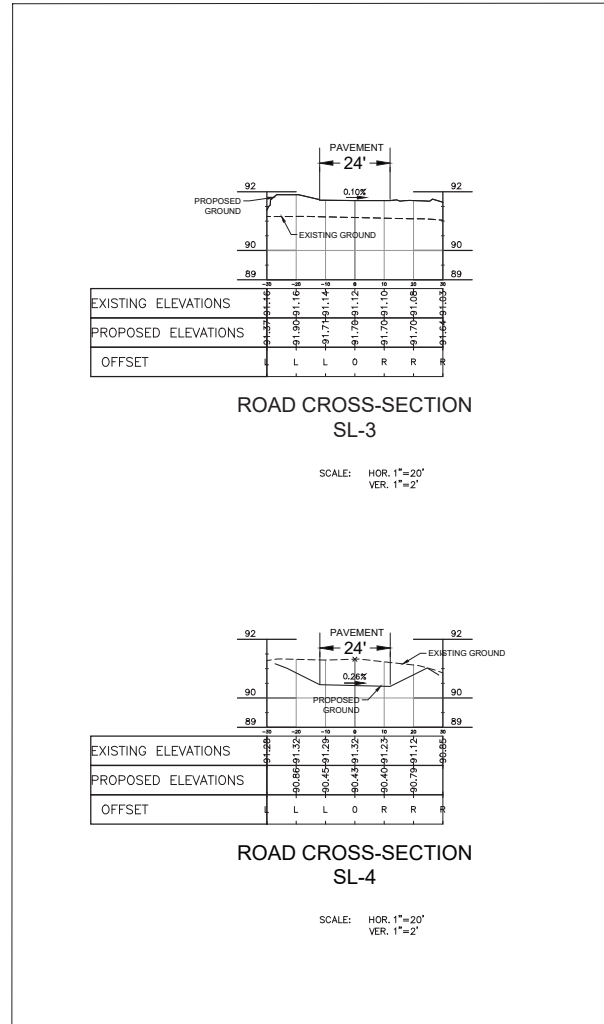


WESTERN ASPHALT DRIVEWAY PLAN



SECTION R-R

SCALE: HOR. 1"=20'
VER. 1"=2'



ROAD CROSS-SECTION SL-3

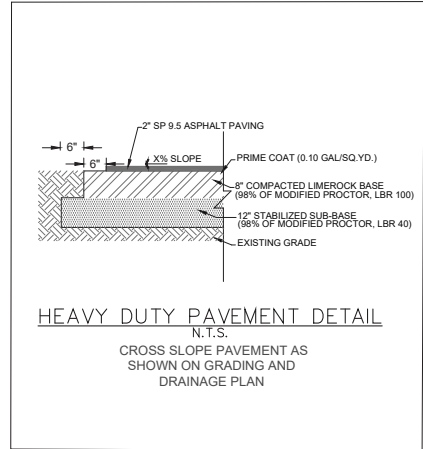
SCALE: HOR. 1"=20'
VER. 1"=2'

ROAD CROSS-SECTION SL-4

SCALE: HOR. 1"=20'
VER. 1"=2'

- #### LEGEND
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
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 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENROBED W/ GEOTEX MEMBRANE
 - THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES

- #### NOTE:
- THE CONNECTION TO EDMUND DRIVE IS CURRENTLY UNDER CONSTRUCTION BY THE VILLAGES.
 - ALL ASSOCIATED ROAD SIGNAGE AND PAVEMENT MARKINGS AT THE CONNECTION POINTS WILL BE COMPLETED BY THE VILLAGES.



HEAVY DUTY PAVEMENT DETAIL

N.T.S.
CROSS SLOPE PAVEMENT AS SHOWN ON GRADING AND DRAINAGE PLAN

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMMITVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352.599.9940

| | | | | |
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| Revision: | BY: | Date: | Drawn by: | Scale: |
| | | | BHT | 1:20 |

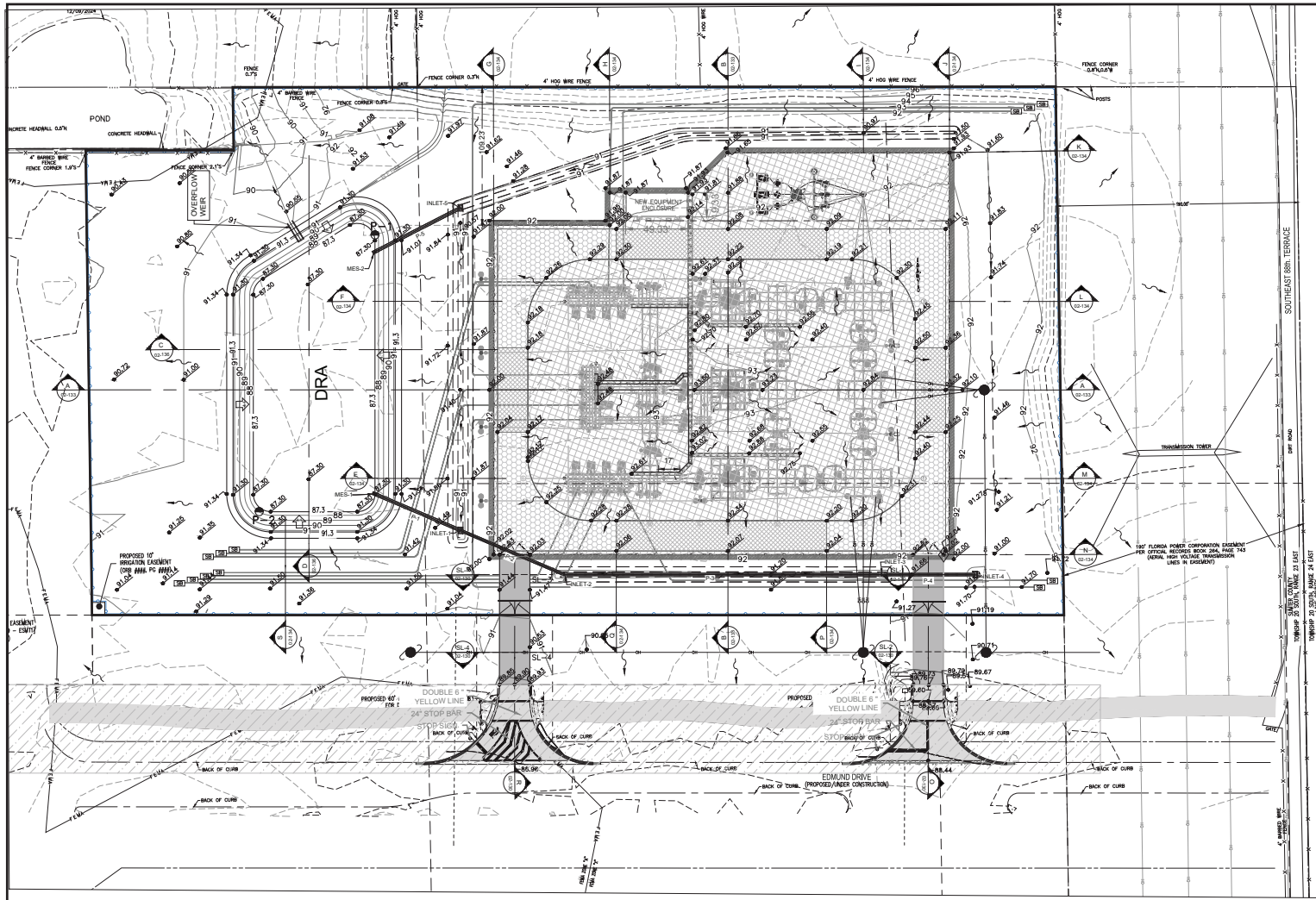
Approved Date: 06/06/2025
Approved By: LBJ

Provided by: **SECO ENERGY**
SUMMITVILLE, FLORIDA
FLORIDA LICENSE NUMBER

| | |
|---|--------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

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|---|
| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION DRIVEWAY DETAILS & PROFILES SECO SUBSTATION |

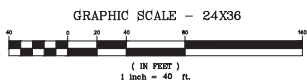
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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 131 |



- LEGEND**
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE WITH GROUND GRID
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 - THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
- FLOW ARROW
- 91' PREDEVELOPMENT CONTOURS
- 91' PROPOSED CONTOURS
- PROPOSED SPOT GRADE
- INDICATES CONC. MITERED END
- INDICATES 4:1 SLOPES
- STATION BASELINE

Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|---------------|------------|-------------|--------------------------|------------------------|------------------------|------------------------------------|
| Cut n Fill | 1.000 | 1.000 | 303744.74 Sq. Ft. | 4172.65 Cu. Yd. | 7222.76 Cu. Yd. | 3050.11 Cu. Yd.<Fill> |
| Totals | | | 303744.74 Sq. Ft. | 4172.65 Cu. Yd. | 7222.76 Cu. Yd. | 3050.11 Cu. Yd.<Fill> |



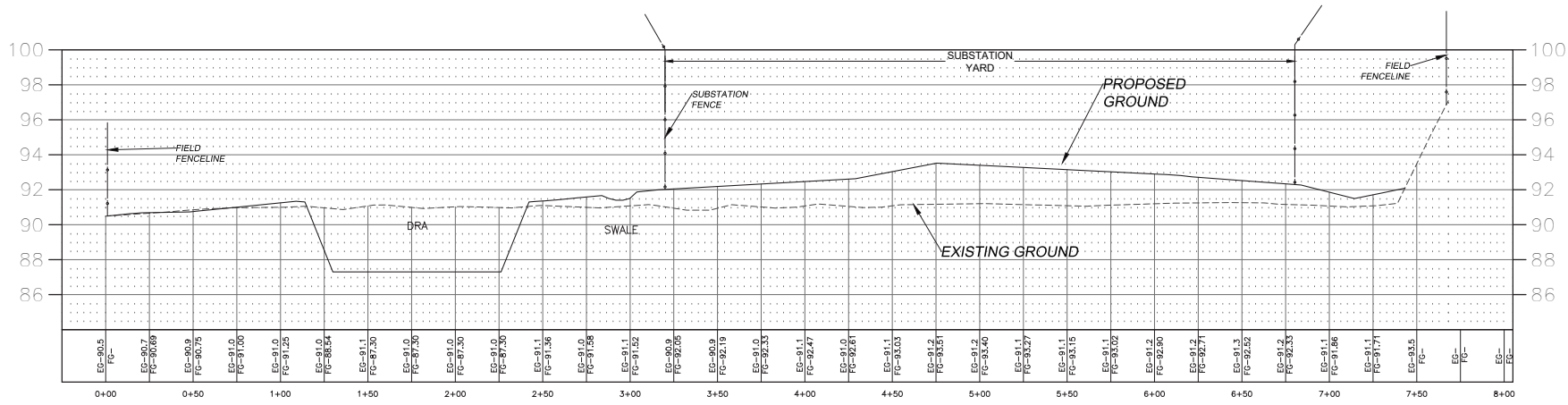
SECO Energy, Inc.
 330 SOUTH US HIGHWAY 301
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 O: 352.599.9940

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| Revision: | BY: | Date: | Drawn by: | Provided by: |
| | | | BHT | |
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| | | | 1:40 | |

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| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

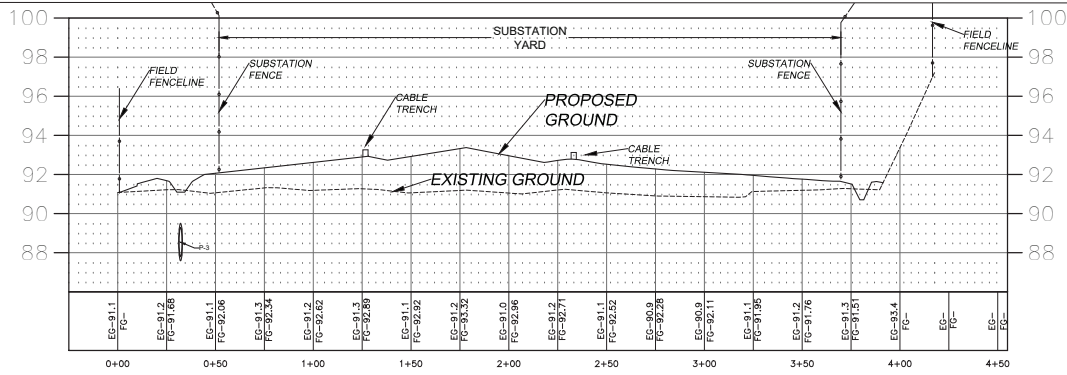
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|---|
| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION MASTER GRADING PLAN |

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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 132 |



SECTION A-A
EAST - WEST

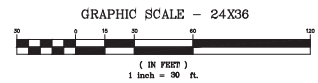
SCALE: HOR. 1"=30'
VER. 1"=5'



SECTION B-B
NORTH-SOUTH

SCALE: HOR. 1"=30'
VER. 1"=5'

NOTE:
REFER SHEET HA-02-128 FOR
GRADING SECTION LOCATIONS.



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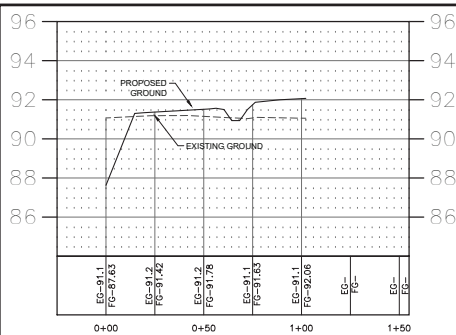
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| Revision: | BY: | Date: | Drawn by: | Scale: |
| | | | BHT | SHOWN |



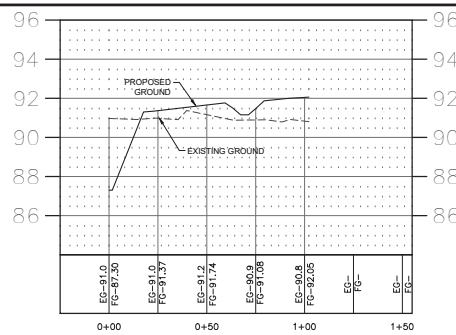
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|---|---------------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

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| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE GRADING SITE PROFILES |

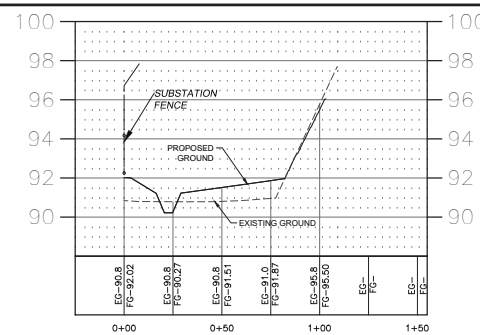
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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 133 |



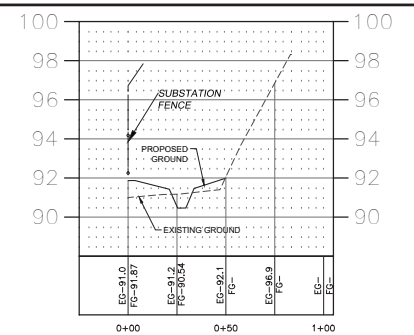
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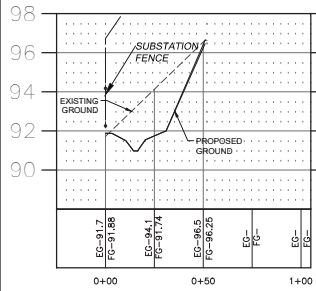
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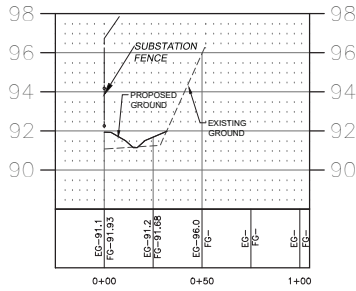
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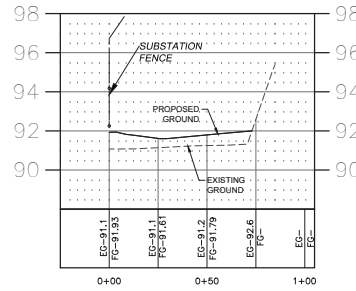
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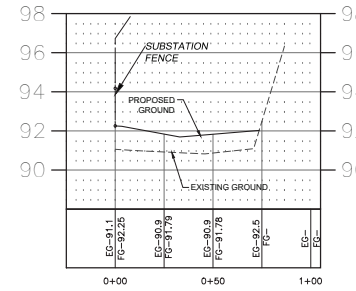
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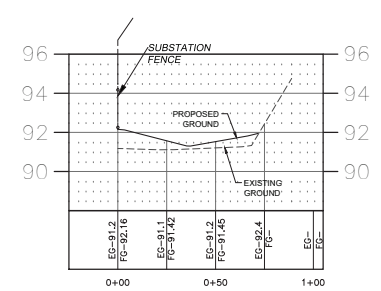
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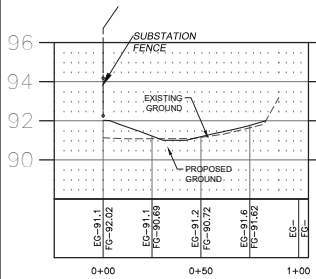
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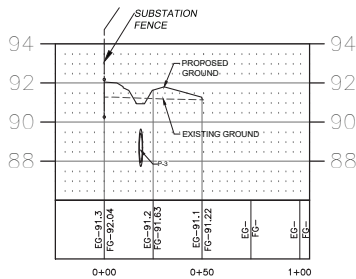
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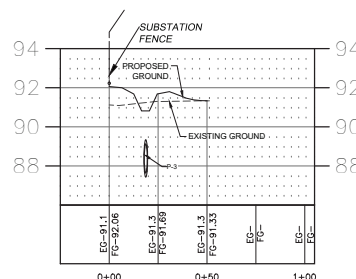
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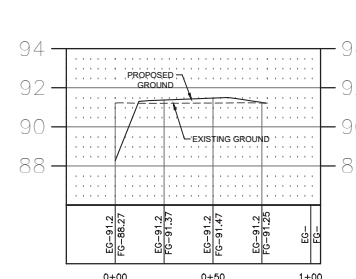
SECTION N-N



SECTION P-P



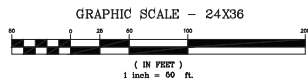
SECTION Q-Q



SECTION S-S

NOTE:
REFER SHEET HA-02-128 FOR
GRADING SECTION LOCATIONS.

SCALE: HOR. 1"=30'
VER. 1"=3'



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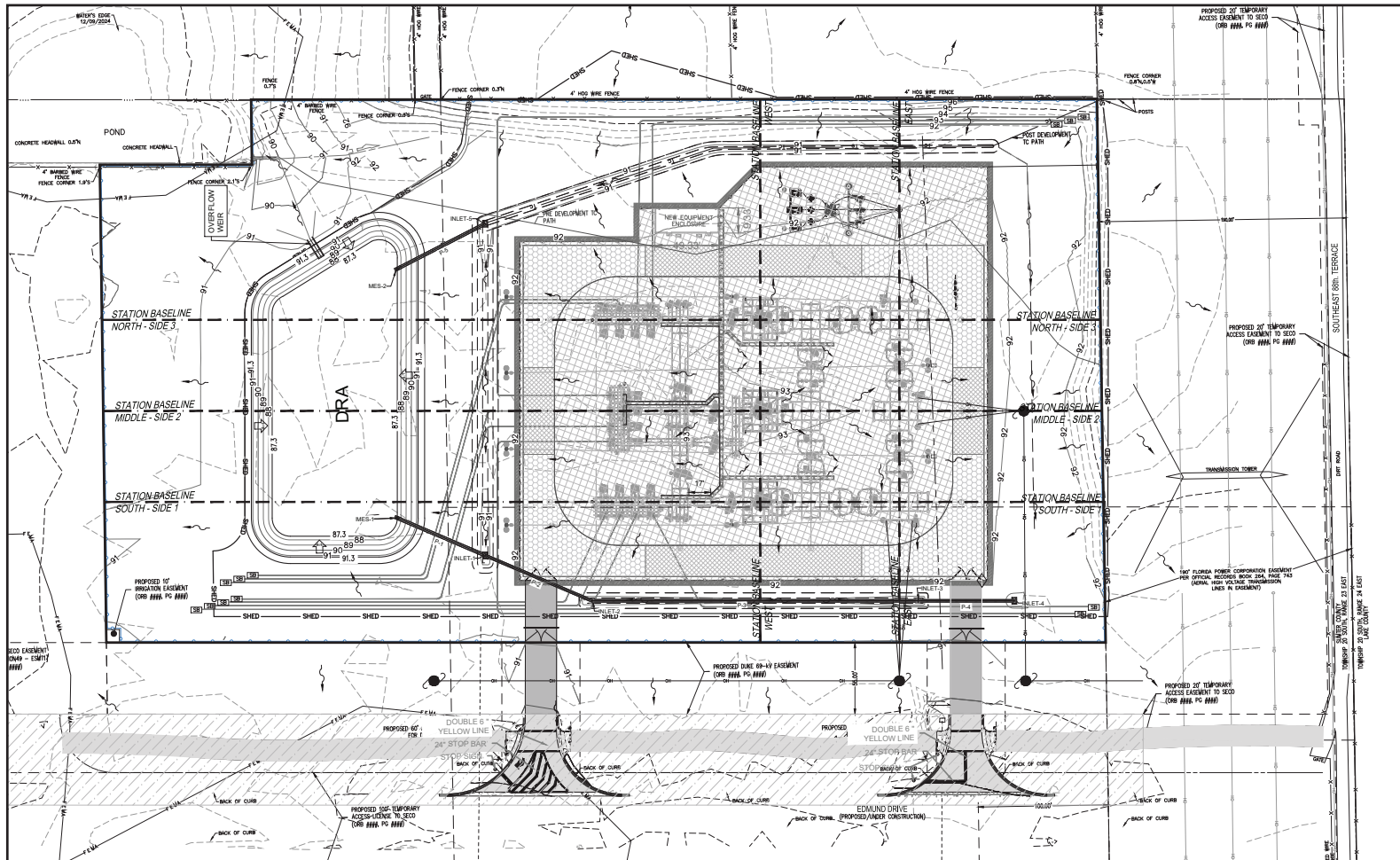
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Provided by:
SECO ENERGY
SUMTERVILLE, FLORIDA
FLORIDA'S SAFEST

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|---|---------------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

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| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE GRADING SECTIONS |

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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 134 |



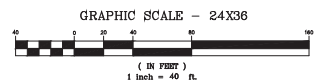
- LEGEND**
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE WITH GROUND GRID
 - HEAVY DUTY PAVEMENT: 2" SP9.5 ASPHALT, 8" LIMEROCK BASE, W/ 12" STABILIZED SUBGRADE
 - LIGHT DUTY GRAVEL - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10' STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIRODOR W/ GEOTEX MEMBRANE
 - THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
- FLOW ARROW
 PREDEVELOPMENT CONTOURS
 PROPOSED CONTOURS
 PROPOSED SPOT GRADE
 INDICATES CONC. MITERED END
 INDICATES 4:1 SLOPES
 STATION BASELINE

DRAINAGE STRUCTURES

| STRUCTURE NAME | STRUCTURE TYPE | GRATE ELEVATION | EASTING | NORTHING | CONNECTED PIPES |
|----------------|------------------|-----------------|-------------|-------------|-----------------|
| INLET-1 | TYPE F INLET STR | 90.70 | 670249.2017 | 1606326.002 | P-2, P-1 |
| INLET-2 | TYPE C INLET STR | 90.70 | 670330.3666 | 1606289.49 | P-3, P-2 |
| INLET-3 | TYPE C INLET STR | 90.70 | 670581.1984 | 1606284.366 | P-4, P-3 |
| INLET-4 | TYPE F INLET STR | 90.70 | 670655.2124 | 1606282.869 | P-4 |
| MES-1 | Storm MES 18" | | 670182.1486 | 1606356.167 | P-1 |
| INLET-5 | TYPE F INLET STR | 90.30 | 670254.2683 | 1606581.048 | P-5 |

PIPE SCHEDULE

| PIPE NAME | DESCRIPTION | LENGTH | START INVERT | END INVERT | SLOPE | START STRUCTURE | END STRUCTURE | START EASTING | START NORTHING | END EASTING | END NORTHING |
|-----------|-------------|--------|--------------|------------|-------|-----------------|---------------|---------------|----------------|-------------|--------------|
| P-1 | 18" RCP | 73.53 | 87.41 | 87.30 | 0.15% | INLET-1 | MES-1 | 670249.2017 | 1606326.002 | 670182.1486 | 1606356.167 |
| P-2 | 18" RCP | 89.00 | 87.55 | 87.42 | 0.15% | INLET-2 | INLET-1 | 670330.3666 | 1606289.49 | 670249.2017 | 1606326.002 |
| P-3 | 18" RCP | 250.88 | 88.01 | 87.56 | 0.18% | INLET-3 | INLET-2 | 670581.1984 | 1606284.366 | 670330.3666 | 1606289.49 |
| P-4 | 18" RCP | 74.03 | 88.15 | 88.02 | 0.18% | INLET-4 | INLET-3 | 670655.2124 | 1606282.869 | 670581.1984 | 1606284.366 |
| P-5 | 18" RCP | 75.95 | 87.45 | 87.30 | 0.20% | INLET-5 | MES-2 | 670254.2683 | 1606581.048 | 670186.0074 | 1606547.74 |



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Revision:

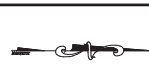
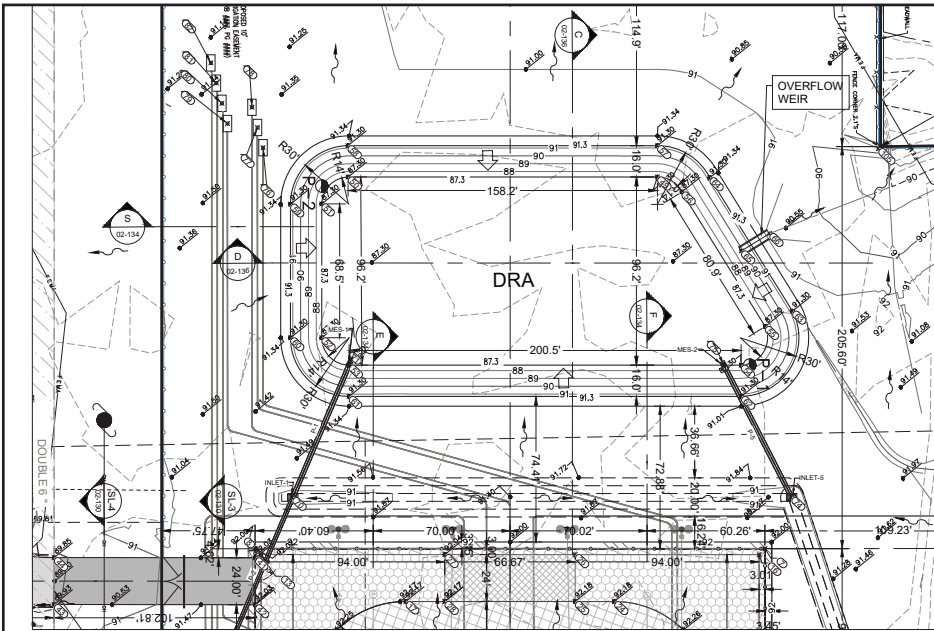
BY: _____ Date: _____
 Drawn by: **BHT**
 Scale: **1:40**



Project Location
CITY OF WILDWOOD
 Approved Date: **06/06/2025**
 Approved By: **LBJ**

Type of Application
MAJOR SITE PLAN
HAMPTON SUBSTATION
2026 NEW RING BUS STATION
MASTER DRAINAGE
PLAN

Engineer of Record
BINIAM TSEGAY, P.E.
 FLORIDA P.E. LICENSE NO. 81411
 Work Order
216225
 Drawing #
HA- 02 - 135

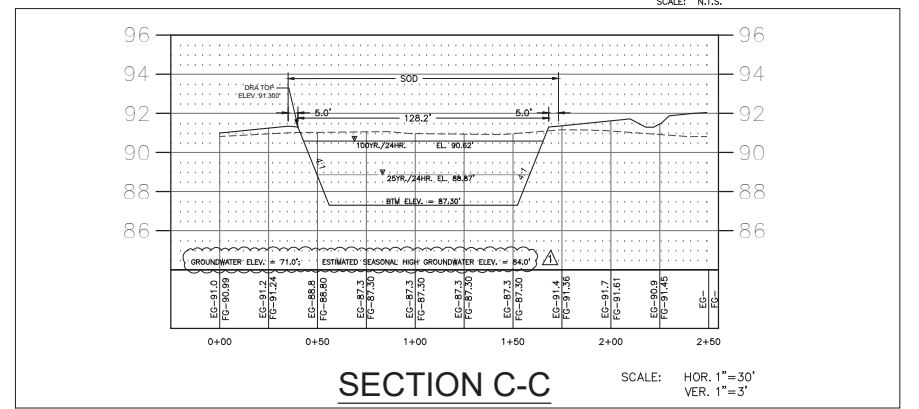
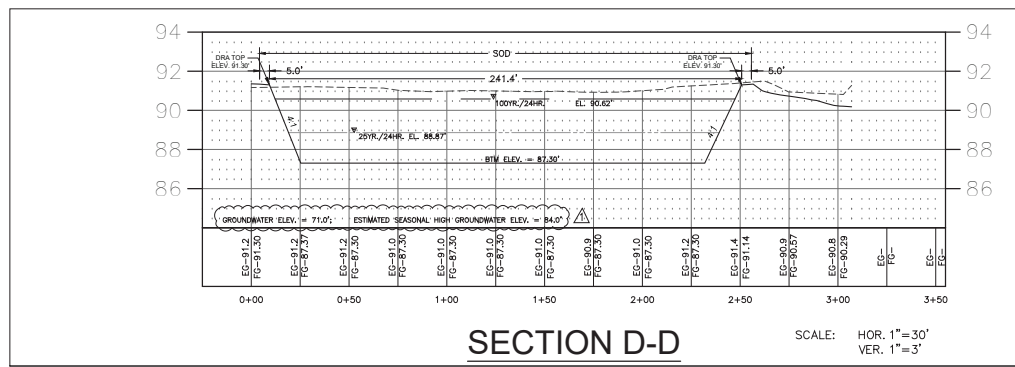
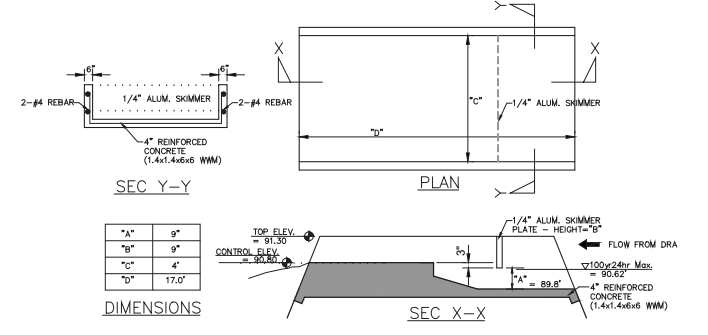


DRA COORDINATE POINTS

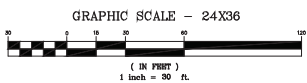
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|---------|------------|-----------|-----------|
| 49 | 1606515.73 | 670089.12 | 87.30 |
| 50 | 1606357.55 | 670085.94 | 87.30 |
| 51 | 1606343.83 | 670099.41 | 87.30 |
| 52 | 1606342.45 | 670167.87 | 87.30 |
| 53 | 1606356.17 | 670182.15 | 87.30 |
| 54 | 1606556.60 | 670186.19 | 87.30 |
| 55 | 1606569.26 | 670166.68 | 87.30 |
| 56 | 1606528.06 | 670097.03 | 87.30 |
| 57 | 1606516.06 | 670073.12 | 91.30 |
| 58 | 1606357.78 | 670089.94 | 91.30 |
| 59 | 1606327.83 | 670099.23 | 91.30 |
| 60 | 1606326.46 | 670167.55 | 91.30 |
| 61 | 1606355.84 | 670198.15 | 91.30 |
| 62 | 1606556.37 | 670202.18 | 91.30 |
| 63 | 1606583.38 | 670159.13 | 91.30 |
| 64 | 1606542.46 | 670090.07 | 91.30 |
| 65 | 1606557.86 | 670127.82 | 89.80 |
| 66 | 1606572.49 | 670119.17 | 90.80 |

- LEGEND:**
- FLOW ARROW
 - PREDEVELOPMENT CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT GRADE
 - INDICATES CONC. MITERED END
 - INDICATES 4:1 SLOPES
 - STATION BASELINE
 - POST DEVELOPMENT SHED
 - COORDINATE POINT NUMBER AND LOCATION

- LEGEND**
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
 - HEAVY DUTY PAVEMENT: 2" SP9.5 ASPHALT, 8" LIMEROCK BASE, W/ 12" STABILIZED SUBGRADE
 - LIGHT DUTY GRAVEL - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
 - HEAVY DUTY GRAVEL - 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE AND ENVIRODRI W/GEOWEB MEMBRANE



DRA MAINTENANCE NOTE:
 THE DRA WILL REQUIRE PERIODIC MAINTENANCE, WHICH CONSISTS OF MOWING, REMOVAL OF DEBRIS THAT HAS WASHED INTO THE DRA AND YEARLY INSPECTIONS TO DETERMINE IF THERE IS EROSION DAMAGE THAT NEEDS TO BE REPAIRED. IN ADDITION, THE STORM STRUCTURES WILL NEED TO BE INSPECTED ANNUALLY TO INSURE DEBRIS IS REMOVED AND THERE IS NO PHYSICAL DAMAGE WHICH MAY HAMPER THE FUNCTION OF THE STRUCTURES.



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| Revision: | BY: | Date: | Drawn by: | Scale: |
| | BHT | 07/29/25 | BHT | 1:30 |



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|---|---------------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

Type of Application
MAJOR SITE PLAN
HAMPTON SUBSTATION
2026 NEW RING BUS STATION
DRA & DRAINAGE
DETAILS

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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 02 - 136 |

SECTION 1

GENERAL REQUIREMENTS

1. SCOPE

WORK UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY TO CONSTRUCT THE SITE IMPROVEMENTS AS SHOWN ON THE PLANS AND SPECIFIED HEREIN; COMPLETE, TESTED AND READY FOR SERVICE.

2. PRE-CONSTRUCTION MEETING

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL FOR, ARRANGE AND COORDINATE A PRE-CONSTRUCTION CONFERENCE PRIOR TO THE START OF THE PROJECT. THIS MEETING SHALL BE ATTENDED BY REPRESENTATIVES OF THE OWNER, THE ENGINEER, THE CONTRACTOR AND REGULATORY AGENCY REPRESENTATIVES. THE PURPOSE OF THIS MEETING IS TO OUTLINE THE CONSTRUCTION METHODS AND SCHEDULING.

3. SAFETY AND HEALTH REGULATIONS

THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK AS TO INSURE THE LEAST POSSIBLE OBSTRUCTION TO TRAFFIC AND INCONVENIENCE TO THE GENERAL PUBLIC AND THE RESIDENTS IN THE VICINITY OF THE WORK, AND TO PROTECT PERSONS FROM INJURY AND TO AVOID PROPERTY DAMAGE. ADEQUATE LIGHTING, SIGNS, BARRICADES AND GUARDS, AS REQUIRED, SHALL BE PLACED AND MAINTAINED DURING THE PROGRESS OF THE WORK.

ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OCCUPATIONAL SAFETY AND HEALTH STANDARDS, AND OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.

4. SURVEYS

HORIZONTAL AND VERTICAL CONTROL NECESSARY TO LAYOUT THE WORK IN AN ORDERLY WORKMANLIKE MANNER SHALL BE PROVIDED, AS OUTLINED IN THE INVITATION TO BID.

HORIZONTAL CONTROL SHALL CONSIST OF ADEQUATELY MARKED CENTERLINE CONTROL. VERTICAL CONTROL WILL CONSIST OF BENCH MARKS ESTABLISHED WITHIN THE LIMITS OF THE WORK.

THE CONTRACTOR SHALL MAINTAIN AND PRESERVE ALL STAKES AND MARKS ESTABLISHED AND SHOULD SUCH STAKES OR MARKS BE DESTROYED OR DAMAGED, SAID STAKES OR MARKS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

5. SUBSURFACE INFORMATION

WHEN SOIL BORINGS ARE TAKEN BY THE ENGINEER THEY WILL BE MADE AVAILABLE UPON REQUEST.

6. EXISTING UTILITY LOCATION

EXISTING UTILITIES AND FACILITIES ARE SHOWN ON THE DRAWINGS ONLY FOR THE CONVENIENCE OF ALL PARTIES CONCERNED AND WERE ESTABLISHED WITHOUT GUARANTEE AS TO THEIR ACCURACY OR COMPLETENESS OR LOCATION. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL DETERMINE, BY SITE INSPECTION OR OTHERWISE, ALL PERTINENT DATA CONCERNING THE EXISTING UTILITIES, STRUCTURES, AND FACILITIES, INCLUDING THE REQUEST TO EACH UTILITY AGENCY TO ADVISE HIM OF THE LOCATION OF THEIR FACILITIES IN THE WORK VICINITY.

THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE RELOCATION, AS REQUIRED, OF EXISTING UTILITIES AND STRUCTURES WITH SUCH WORK ACCOMPLISHED AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND ENGINEER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL SCHEDULE HIS WORK IN SUCH A MANNER THAT HE IS NOT DELAYED BY THE UTILITY COMPANIES RELOCATING OR SUPPORTING THEIR UTILITIES. NO COMPENSATION SHALL BE MADE FOR SUCH LOSS OF TIME.

ALL OVERHEAD, SURFACE, OR UNDERGROUND STRUCTURES ENCOUNTERED, WHETHER SHOWN ON THE PLANS OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM INJURY OR DISPLACEMENT, AND ALL DAMAGE TO SUCH STRUCTURES IS TO BE COMPLETELY REPAIRED WITHIN A REASONABLE TIME; OTHERWISE, THE ENGINEER MAY GIVE TWENTY-FOUR HOURS NOTICE TO THE CONTRACTOR, THEN REPAIR THE DAMAGE AT THE

CONTRACTOR'S EXPENSE. ALL SUCH REPAIRS MADE BY THE CONTRACTOR ARE TO BE MADE TO THE SATISFACTION OF THE ENGINEER. ALL DAMAGED PIPES MUST BE REPAIRED OR REPLACED FROM LEAKING. ALSO, ALL SUCH REPAIRS ARE TO BE INSPECTED BY THE ENGINEER PRIOR TO BACKFILLING.

THE CONTRACTOR MUST CAREFULLY PROTECT FROM DISTURBANCE OR INJURY, ALL MONUMENTS, STAKES, AND BENCH MARKS, AND SHALL NOT EXCAVATE NEARER THAN FIVE FEET TO ANY OF THEM UNTIL THEY HAVE BEEN REMOVED, WITNESSED OR OTHERWISE DISPOSED OF BY THE ENGINEER.

7. SALVAGED MATERIAL

UNLESS OTHERWISE STATED HEREIN OR NOTED ON THE DRAWINGS, ALL MATERIALS SALVAGED UNDER THIS CONTRACT SHALL BECOME THE PROPERTY OF THE OWNER. SALVAGED MATERIALS MAY NOT BE REUSED IN THE WORK EXCEPT UPON WRITTEN APPROVAL OF THE ENGINEER. ALL SALVAGED MATERIALS NOT REUSED SHALL BE TURNED OVER TO THE OWNER OR REMOVED FROM THE SITE OF WORK.

8. ELECTRICITY

ALL ELECTRIC CURRENT REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED AT HIS OWN EXPENSE. ALL TEMPORARY CONNECTIONS FOR ELECTRICITY SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. IN THE EVENT THE ELECTRICITY IS MADE AVAILABLE BY THE OWNER, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, INSTALL A METER TO DETERMINE THE AMOUNT OF CURRENT USED BY HIM AND SUCH ELECTRICITY WILL BE PAID FOR BY, OR CHARGED TO THE CONTRACTOR AT PREVAILING RATES OR AT REASONABLE RATES AS DETERMINED BY THE ENGINEER. ALL TEMPORARY LINES WILL BE FURNISHED, IN-STALLLED, CONNECTED AND MAINTAINED BY THE CONTRACTOR IN A WORKMANLIKE MANNER, SATISFACTORY TO THE ENGINEER AND SHALL BE REMOVED BY THE CONTRACTOR IN LIKE MANNER AT HIS EXPENSE PRIOR TO COMPLETION OF THE CONSTRUCTION.

9. MATERIAL APPROVAL AND SHOP DRAWINGS

ALL MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW AND AS SPECIFIED AND SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE FOR THE APPROVAL OF THE ENGINEER, AS TO THE KIND AND QUALITY OF MATERIALS. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL ADVISE AND SHALL OBTAIN THE APPROVAL OF THE ENGINEER, IN WRITING, FOR ANY OPTIONAL MATERIALS ALLOWABLE UNDER THE VARIOUS HEADINGS, WHICH HE PROPOSED TO USE. ALL EQUIPMENT SHALL BE INSTALLED IN COMPLETE ACCORD WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL SUBMIT FOR THE APPROVAL OF THE ENGINEER, PRIOR TO START OF CONSTRUCTION, DETAILED OR SHOP DRAWINGS OF EQUIPMENT AND MATERIALS HE CONTEMPLATES FURNISHING UNDER THIS CONTRACT. EQUIPMENT SHALL NOT BE FABRICATED OR MATERIALS SHIPPED UNTIL SHOP DRAWINGS AND MATERIAL SUBMITTALS HAVE BEEN APPROVED. FIVE (5) COPIES OF SHOP DRAWINGS AND MATERIAL SUBMITTALS SHALL BE SUBMITTED. SHOP DRAWINGS AND MATERIAL SUBMITTALS SHALL BE CHECKED, SIGNED, DATED AND STAMPED BY THE CONTRACTOR BEFORE SUBMISSION TO THE ENGINEER.

10. MOBILIZATION

THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE PREPARATORY WORK AND OPERATIONS IN MOBILIZING FOR BEGINNING WORK ON THE PROJECT, BUT NOT LIMITED TO, THOSE OPERATIONS NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES AND INCIDENTALS TO THE PROJECT SITE, AND FOR THE ESTABLISHMENT OF TEMPORARY OFFICES, BUILDINGS, SAFETY EQUIPMENT AND FIRST AID SUPPLIES, SANITARY AND OTHER PROVISIONS AS REQUIRED BY THESE SPECIFICATIONS AND LOCAL AND STATE LAWS AND REGULATIONS. THE COSTS OF INSURANCE AND ANY OTHER PRE-CONSTRUCTION EXPENSE NECESSARY FOR THE START OF THE WORK, EXCLUDING ANY CONSTRUCTION MATERIALS, SHALL BE INCLUDED.

11. SPECIAL CONSIDERATION

ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED WITH MINIMAL INTERRUPTION OF THE SURROUNDING COMMUNITY. WHERE IT IS NECESSARY TO MAKE CONNECTIONS TO OR CHANGES IN EXISTING FACILITIES, THE REQUIRED INTERRUPTION SHALL BE KEPT TO A MINIMUM.

12. TRAFFIC REGULATION

A. GENERAL
THE WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

- (1) LOCAL COUNTY AND MUNICIPAL CODES
- (2) FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

B. TRAFFIC AND VEHICULAR ACCESS
EMERGENCY VEHICLES. NO MULTI-FAMILY RESIDENCE, APARTMENT, COMMERCIAL BUILDING OR PLACE OF EMPLOYMENT SHALL BE WITHOUT ACCESS TO EMERGENCY VEHICLES FOR A PERIOD LONGER THAN THREE HOURS. THE CONTRACTOR SHALL NOTIFY IN WRITING THE ENGINEER, THE POLICE, FIRE AND OTHER EMERGENCY DEPARTMENTS AND AGENCIES WHEN AND WHERE WORK IS TO BE ACCOMPLISHED THAT WILL AFFECT THEIR OPERATIONS AT LEAST TWO DAYS IN ADVANCE OF SUCH WORK.

MAJOR ROADS AND STREETS: NO MAJOR ROADS OR STREETS SHALL BE BLOCKED TO TRAFFIC WITHOUT ADEQUATE DETOUR FACILITIES FOR A PERIOD OF MORE THAN 30 MINUTES OR AS DIRECTED BY THE GOVERNING AUTHORITY.

C. CONSTRUCTION IN STATE HIGHWAY RIGHT-OF-WAY
CONSTRUCTION WITHIN ALL STATE HIGHWAY RIGHT-OF-WAY SHALL BE MADE IN FULL COMPLIANCE WITH ALL REQUIREMENTS AND TO THE SATISFACTION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. ALL NECESSARY BARRICADES, DETOURS, LIGHTS AND OTHER PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE PROTECTION OF BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.

D. CONSTRUCTION IN OTHER THAN STATE HIGHWAY RIGHT-OF-WAY
CONSTRUCTION WITHIN RIGHT-OF-WAY OTHER THAN STATE HIGHWAY SHALL BE MADE IN FULL COMPLIANCE WITH ALL REQUIREMENTS FLORIDA DEPARTMENT OF TRANSPORTATION AND TO THE SATISFACTION OF THE OF THE LOCAL GOVERNING BODIES. ALL NECESSARY BARRICADES, DETOURS, LIGHTS AND OTHER PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE PROTECTION OF BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.

13. SITE AND MISCELLANEOUS RESTORATION

THE CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING STRUCTURES, PAVEMENT, DRIVEWAYS, PAVED AREAS, CURBS AND GUTTERS, SIDEWALKS, SHRUBBERY, GRASS, TREES, UTILITY POLES, UTILITY PIPELINES, CONDUITS, CABLES, DRAINS, CATCH BASINS, FLAGSTONES, ROCKED, GRAVELED OR STABILIZED AREAS OR DRIVEWAYS AND INCLUDING ALL UNDERGROUND OBSTRUCTIONS NOT SPECIFICALLY NAMED HEREIN WHICH MAY BE DAMAGED OR DESTROYED AS A RESULT OF CONSTRUCTION OPERATIONS UNDER THIS CONTRACT. THIS ITEM SHALL BE INCLUDED IN THE BID.

14. PAVEMENT RESTORATION

THE CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT OR PARTIAL PAVEMENT DAMAGED OR DESTROYED DURING OR AS A RESULT OF CONSTRUCTION OPERATIONS UNDER THIS CONTRACT. THE REPAIR OR REPLACEMENT SHALL BE EQUAL TO OR BETTER THAN THE CONDITION OF THE PAVEMENT EXISTING AT THE TIME OF BIDDING AND SHALL BE REQUIRED TO MATCH THE ORIGINAL SURFACE MATERIAL AND ORIGINAL GRADE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE PLANS. THE REPAIR SHALL CONFORM TO APPLICABLE CITY, COUNTY, OR STATE REQUIREMENTS FOR PAVEMENT REPAIR.

ALL PIPE CROSSING UNDER STATE OR COUNTY HIGHWAYS OR WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (D.O.T.) REQUIREMENTS. THE D.O.T. WILL GVERN THE METHOD AND MATERIALS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY AND ALL EXPENSE THE D.O.T. INCURS IN PROTECTING ITS HIGHWAY WHILE PIPES ARE BEING PLACED UNDER SAME, AND FOR ANY DAMAGE TO THE HIGHWAY. THE CONTRACTOR SHALL ARRANGE WITH THE D.O.T. FOR THE PROPER BRACING, SHORING AND OTHER NECESSARY PROTECTION OF THE HIGHWAY BEFORE EXCAVATION BENEATH ANY OF SAID HIGHWAY.

15. TESTS

THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTS, UNLESS OTHERWISE SPECIFIED. GENERALLY, TESTS WILL BE COMPACTION AND DENSITY TESTS; LIMEROCK QUALITY TESTS AND CONCRETE QUALITY TESTS (CYLINDER BREAKS) OR MARSHALL STABILITY, ON ASPHALTIC CONCRETE. THE MANUFACTURER'S OR SUPPLIER'S CERTIFICATE THAT THE MATERIAL MEETS THE REQUIREMENTS OF THE

SPECIFICATIONS WILL BE ACCEPTED SUBJECT TO VERIFICATION BY OWNER'S ENGINEER OF TEST METHODS USED.

16. CLEAN-UP

THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE OF RUBBISH AND WASTE MATERIALS AND RESTORE TO THEIR ORIGINAL CONDITIONS THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATIONS BY THE CONTRACT DOCUMENTS. CLEAN-UP AND RESTORATION SHALL BE ACCOMPLISHED ON A CONTINUING BASIS THROUGHOUT THE CONTRACT PERIOD IN SUCH A MANNER AS TO MAINTAIN A MINIMUM OF NUISANCE AND INTERFERENCE TO THE RESIDENTS AND WORKERS IN THE AREA. THE CONTRACTOR SHALL ALSO REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY STRUCTURES AND EQUIPMENT USED IN HIS OPERATIONS. IT IS THE INTENT OF THIS SPECIFICATION THAT THE CONSTRUCTION AREA OF THOSE OTHER AREAS NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS SHALL BE RESTORED TO AN EQUAL OR BETTER CONDITION THAN ORIGINALLY EXISTED.

ALL BACKFILLING, COMPACTION, SEEDING AND MULCHING SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REQUIREMENTS FOR REPLACEMENT OR REPAIR.

17. RECORD DRAWING

THE CONTRACTOR SHALL MAINTAIN DURING THE PROGRESS OF THE PROJECT ACCURATE RECORDS OF THE LOCATION, LENGTH AND ELEVATION OF ALL PIPELINES AND PIPING INSTALLED AND OF ALL FEATURES OF THE CONTRACT. A SET OF DRAWINGS WILL BE PROVIDED TO THE CONTRACTOR TO BE KEPT AT THE JOB SITE FOR THIS PURPOSE. PROMPTLY AFTER COMPLETION OF ANY PORTION OF THE WORK PROVIDED, AS PAID FOR IN THIS CONTRACT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER THE DRAWING WITH ACCURATE NOTATIONS RECORDED THEREON AS NECESSARY TO REVISE THE DRAWINGS TO AN AS-BUILT CONDITION. INFORMATION TO BE SHOWN FOR PIPELINES SHALL INCLUDE THE LOCATION OF VALVES, FITTINGS, AND LATERALS DIMENSIONED TO THE NEAREST PERMANENT OBJECT OR MONUMENT, INCLUDING BUT NOT LIMITED TO, LENGTHS, DEPTHS AND OFFSETS OF LATERALS. THE CONTRACTOR SHALL ALSO RECORD THE ACTUAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER MAIN WHEN THE CLEAR SEPARATION IS LESS THAN 18". THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE ACCURACY OF SUCH DATA AND SHALL BEAR ANY COSTS INCURRED IN FINDING UTILITIES AS A RESULT OF INCORRECT DATA FURNISHED BY HIM.

THE PROJECT SHALL NOT BE CONSIDERED TO BE IN SUBSTANTIAL COMPLETION UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED AND ACCEPTED BY THE ENGINEER. PRIOR TO FINAL PAYMENT THE RECORD DRAWINGS SHALL BE REVISED BY THE CONTRACTOR TO REFLECT ANY CHANGES WHICH HAVE OCCURRED SINCE THE SUBSTANTIAL COMPLETION SUBMITTAL.

NOTE: ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

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| REVISED PER CITY OF WILDWOOD COMMENTS | BHT | 10-3-25 | | |

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| Project Location CITY OF WILDWOOD | | Type of Application MAJOR SITE PLAN | | Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
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| Approved By LBJ | Engineer BHT | Drawing # HA- 02 - 137 | | |
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18. BASIS OF PAYMENT

THE CONTRACTOR SHALL RECEIVE AND ACCEPT COMPENSATION AS FURNISHED IN THE CONTRACT DOCUMENTS AS FULL PAYMENT FOR FURNISHING ALL MATERIALS, LABOR, TOOLS, AND EQUIPMENT AND FOR PERFORMING ALL OPERATIONS NECESSARY TO COMPLETE THE WORK AS OUTLINED IN THE CONTRACT DOCUMENTS, AND ALSO IN FULL PAYMENT FOR ALL LOSS OR DAMAGES ARISING FROM THE NATURE OF THE WORK OR FROM THE ACTION OF THE ELEMENTS, OR FROM ANY UNFORESEEN DIFFICULTIES WHICH MAY BE ENCOUNTERED DURING THE PROSECUTION OF THE WORK UNTIL THE FINAL ACCEPTANCE BY THE OWNER.

THE PRICES STATED IN THE PROPOSAL INCLUDE ALL COSTS AND EXPENSES FOR OVERHEAD, LABOR, EQUIPMENT, MATERIALS, COMMISSIONS, TRANSPORTATION CHARGES AND EXPENSES, PATENT FEES AND ROYALTIES, LABOR FOR HANDLING MATERIALS DURING UNLOADING AND INSPECTION, TOGETHER WITH ANY AND ALL OTHER COSTS AND EXPENSES FOR PERFORMING AND COMPLETING THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE BASIS OF PAYMENT FOR AN ITEM AT THE UNIT PRICE SHOWN IN THE PROPOSAL SHALL BE IN ACCORDANCE WITH THE DESCRIPTION OF THAT ITEM AND SHALL BE USED FOR PURPOSES OF DETERMINING PROGRESS PAYMENTS TO THE FOR PURPOSES OF DETERMINING PROGRESS PAYMENTS TO THE CONTRACTOR.

THE CONTRACTOR'S ATTENTION IS AGAIN CALLED TO THE FACT THAT THE QUOTATIONS FOR THE VARIOUS ITEMS OF WORK ARE INTENDED TO ESTABLISH A TOTAL COST FOR COMPLETING THE WORK IN ITS ENTIRETY. SHOULD THE CONTRACTOR FEEL THAT THE COST OF ANY ENTIRETY, SHOULD THE CONTRACTOR FEEL THAT THE COST OF ANY ITEM OF WORK HAS NOT BEEN ESTABLISHED BY THE BID FORM FOR BASIS OF PAYMENT, HE SHALL INCLUDE THE COST FOR THE WORK IN SOME OTHER APPLICABLE BID ITEM OR THAT ITEM MAY BE HANDWRITTEN INTO THE BID FORM SO HIS PROPOSAL FOR THE PROJECT DOES REFLECT HIS TOTAL COST FOR COMPLETING THE WORK IN ITS ENTIRETY.

SECTION 2

SPECIFICATIONS FOR SITE WORK

- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF THE PROPOSED DATE OF THE BEGINNING OF CONSTRUCTION OF THE SITE IMPROVEMENTS. ANY TIME THAT WORK IS TO STOP FOR A PERIOD OF TIME IN EXCESS OF TWO (2) WORKING DAYS, THE OWNER SHALL BE NOTIFIED OF SUCH INTERRUPTION.
- THE CONTRACTOR SHALL PROVIDE DOWNSTREAM SILTATION PROTECTION DURING CONSTRUCTION. IN THE EVENT SUCH PROTECTION IS INADEQUATE, THE CONTRACTOR SHALL REMOVE ANY DOWNSTREAM SILTATION PRIOR TO THE TIME OF FINAL INSPECTION.
- CERTIFICATES OF COMPLIANCE WITH THE SPECIFICATIONS FURNISHED BY THE MATERIAL SUPPLIER SHALL BE SUBMITTED ON ALL MATERIALS USED IN THE COMPLETION OF THIS WORK.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION TO BE ALLOWED.
- ALL AREAS DESIGNATED TO RECEIVE STRUCTURAL FILL SHALL BE PROOFROLLED USING A LARGE VIBRATORY ROLLER (DYNAPAC CA-25 OR EQUIVALENT). PROOFROLLING OF THIS AREA SHALL CONSIST OF TWELVE (12) OVERLAPPING PASSES IN EACH OF TWO (2) PERPENDICULAR DIRECTIONS. THIS PROCESS SHALL BE REVIEWED AND INSPECTED BY THE PROJECT ENGINEER. ANY MATERIALS WHICH YIELD EXCESSIVELY DURING THE PROOFROLLING SHALL BE UNDERCUT AND REPLACED WITH WELL-COMPACTED STRUCTURAL FILL.
- ALL SUBGRADES RECEIVING FILL SHALL BE COMPACTED TO A MINIMUM NINETY-FIVE PERCENT (95%) OF THE SOILS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) FOR A DEPTH OF TWELVE (12) INCHES.
- ALL STRUCTURAL FILL SHALL CONSIST OF INORGANIC, NON-PLASTIC GRANULAR SOIL WHICH CONTAINS LESS THAN TEN PERCENT (10%) FINES PASSING THE NO. 200 SIEVE (CLEAN SAND). ALL FILL MATERIAL SHALL BE PLACED IN LEVELS NOT TO EXCEED TWELVE (12) INCHES. COMPACTION SHALL CONTINUE UNTIL THE SOIL AT TWELVE (12)

INCHES BELOW THE COMPACTION SURFACE ATTAINS A MINIMUM DENSITY OF NINETY-FIVE PERCENT (95%) OF THE MAXIMUM MODIFIED PROCTOR DENSITY (ASTM D-1557).

- CONTRACTOR SHALL INSTALL TEMPORARY RETENTION PONDS, SWALES AND/OR BERMS NECESSARY TO PREVENT DISCHARGE OF STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION.

9. UTILITY CONTACTS

CONTRACTOR TO CONTACT TELEPHONE COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION, AND SLEEVE INSTALLATION WHERE NEEDED.

CONTRACTOR TO CONTACT POWER COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION AND SLEEVE INSTALLATION WHERE NEEDED.

CONTRACTOR TO CONTACT CABLE COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION AND SLEEVE INSTALLATION WHERE NEEDED.

CONTRACTOR TO CONTACT GAS COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION AND SLEEVE INSTALLATION WHERE NEEDED.

THE CONTRACTOR WILL BE EXPECTED TO MEET ALL REQUIREMENTS OF THE APPLICABLE REGULATORY AGENCY INCLUDING A FORTY-EIGHT (48) HOUR ADVANCE NOTIFICATION TO THE APPLICABLE REGULATORY AGENCY AND THE ENGINEER SO THAT THEY CAN WITNESS ALL REQUIRED TESTS.

SECTION 3

SITE GRADING, PAVING AND DRAINAGE

1. SITE GRADING

THE SITE SHALL BE BROUGHT TO THE ELEVATIONS SHOWN ON THE DRAWINGS. IF THERE IS EXCESS EXCAVATION IT SHALL BE SPREAD ON SITE AS DIRECTED BY THE ENGINEER. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SOODED.

2. ROADWAY EARTHWORK

EARTHWORK FOR ROADS SHALL CONFORM TO THE PROVISIONS OF SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

3. WATER RETENTION AREAS

WATER RETENTION AREAS SHALL BE CONSTRUCTED TO THE LINES AND GRADES SHOWN ON THE PLANS.

4. PAVING WORK

A. SCOPE

THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT A STABILIZED SUBGRADE, A LIMEROCK BASE AND ASPHALT SURFACE COURSE, AS SPECIFIED HEREIN AND IN CONFORMITY WITH THE LINES, GRADES, NOTES, AND TYPICAL CROSS-SECTIONS SHOWN ON THE DRAWINGS.

B. PAVING

(1) STABILIZED SUBGRADE
A SUBGRADE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWING SHALL BE CONSTRUCTED AND COMPACTED, AS NECESSARY, TO OBTAIN NO LESS THAN NINETY-EIGHT (98%) PERCENT OF THE MAXIMUM DENSITY AS OBTAINED BY AASHTO METHOD T-180 AND A LIMEROCK BEARING RATIO OF 40. THE WORK SHALL COMPLY WITH SECTION 160 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. STABILIZATION MATERIAL, IF REQUIRED, SHALL BE BROUGHT IN TO COMPLETE THE STABILIZATION AND PAID FOR BY THE CONTRACTOR. SUBGRADE SHALL HAVE ALL UNSUITABLE MATERIAL REMOVED TO A DEPTH OF 2 FEET BELOW TOP OF SUBGRADE AND 3 FEET BEYOND BACK OF CURB OR EDGE OF PAVEMENT. SUITABLE MATERIAL IS DEFINED AS NON-PLASTIC, INORGANIC, GRANULAR SOIL CONTAINING LESS THAN 10 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE (I.E., RELATIVELY CLEAN FINE SAND).

- LIMEROCK BASE
A LIMEROCK BASE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWINGS SHALL BE CONSTRUCTED ON THE PREPARED SUBGRADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 200 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. COMPACTION SHALL NOT BE LESS THAN 98% OF MAXIMUM DENSITY AS OBTAINED BY AASHTO METHOD OF TEST T-180 AND A LBR OF 100.

- PRIME AND TACK COATS FOR BASE COURSE
A PRIME AND TACK COAT OF BITUMINOUS MATERIAL SHALL BE APPLIED TO THE PREPARED LIMEROCK BASE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 300 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

- SURFACE COURSE
AN ASPHALTIC CONCRETE SURFACE COURSE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWINGS SHALL BE CONSTRUCTED ON THE PREPARED BASE IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE SECTION(S) OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

THE FINISHED SURFACE SHALL BE SUCH THAT IT WILL NOT VARY MORE THAN 3/16 INCH FROM A 15 FOOT STRAIGHTEDGE APPLIED PARALLEL TO THE CENTERLINE OF THE PAVEMENT. ANY IRREGULARITIES OF THE SURFACE EXCEEDING THE ABOVE LIMITS SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

- ASPHALT RESURFACE
AN ASPHALTIC CONCRETE SURFACE COURSE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWING SHALL BE CONSTRUCTED ON THE EXISTING SURFACE IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE SECTION(S) OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

WHERE THE EXISTING SURFACE IS IRREGULAR THE EXISTING SURFACE SHALL BE BROUGHT TO PROPER GRADE AND CROSS SECTION BY THE APPLICATION OF PATCHING OR LEVELING COURSES.

- GRAVEL
GRAVEL SHALL BE COMPOSED OF #57 WASHED GRANITE.

- TESTING
THE CONTRACTOR SHALL PROVIDE LABORATORY TESTS AND/OR FIELD MEASUREMENTS FOR THE FOLLOWING:

- SUBGRADE
DEPTH, DENSITY AND LIMEROCK BEARING RATIO.
- BASE
DEPTH, DENSITY AND LIMEROCK BEARING RATIO.
- SURFACE
WIDTH, DEPTH, EXTRACTION AND STABILITY.
- LOT FILL
STRUCTURAL FILL AREA IN PROPOSED LOTS SHALL OBTAIN DENSITY TESTS ON AT LEAST EVERY THIRD LOT. THE FREQUENCY OF THESE TESTS SHALL CONFORM TO THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

5. CONCRETE STRUCTURES

A. CONCRETE
CONCRETE FOR ALL STRUCTURES SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI AT TWENTY-EIGHT (28) DAYS, AS MEASURED BY THE STANDARD SIX (6) INCH TEST CYLINDER AND SHALL CONFORM TO THE PROVISIONS OF SECTION 400 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, EXCEPT THAT READY-MIX CONCRETE CONFORMING TO THE PROVISIONS OF SECTION 345 OF THE SAME SPECIFICATIONS MAY BE USED, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

B. REINFORCING STEEL
REINFORCING STEEL USED IN CONCRETE STRUCTURES SHALL

CONFORM TO THE PROVISIONS OF SECTION 415 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

6. CURB WORK

ALL CONCRETE CUTTERS AND CURB ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 520 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, AND IN ACCORDANCE WITH THE LINES AND GRADE AS SHOWN ON THE DESIGNATED PLANS.

7. STORM DRAINAGE

A. SCOPE

THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT STORM INLETS, STORM SEWERS, AND CULVERTS, AS SPECIFIED HEREIN AND IN CONFORMITY WITH THE LINES, GRADES, NOTES AND TYPICAL CROSS-SECTION SHOWN ON THE DRAWINGS.

B. CATCH BASINS

CATCH BASINS FOR THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 425 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, EXCEPT THAT THE CONCRETE COMPRESSIVE STRENGTH SHALL BE AT LEAST 4000 psi.

C. STORM SEWER


(1) REINFORCED CONCRETE PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 430 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. ALL RCP PIPE SHALL BE CLASS II OR BETTER.

(2) BITUMINOUS COATED CORRUGATED METAL PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 430 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. PIPE THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 943 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

(3) ALUMINUMIZED PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 430 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. PIPE THICKNESS SHALL BE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 205, LATEST REVISION.

NOTE: ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

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| Approved By LBJ | Engineer BHT | | | Drawing # HA- 02 - 138 |

(4) PVC STORM PIPE SHALL BE PERMA-LOC LARGE DIAMETER PVC STORM DRAIN MANUFACTURED TO A.A.S.H.T.O. M 304M-91 SPECIFICATIONS.

(5) ALL JOINTS SHALL BE WATER/SOIL TIGHT

8. STREET NAME MARKERS

STREET MARKERS SHALL MEET FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR APPEARANCE AND SHALL BE INSTALLED AS DESIGNATED ON THE PLANS.

9. TRAFFIC STRIPES

TRAFFIC STRIPES SHALL BE DONE AS SHOWN ON THE DRAWINGS, AND IN ACCORDANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING AREAS IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WHERE ALL STRIPING SHALL CONFORM TO SECTION 711 OF SAID DOCUMENT.

SECTION 4

GRASSING AND SODDING MATERIALS

1. THE FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTIONS 570 AND 575, RESPECTIVELY FOR GRASSING AND SODDING WILL APPLY TO ALL SEEDING AND SODDING WORK WITHIN THIS PROJECT.

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED, UNLESS OTHERWISE INDICATED

SECTION 5

UTILITY EXCAVATION, TRENCHING AND BACKFILLING

1. GENERAL

THE PROVISIONS SET FORTH IN THIS SECTION SHALL BE APPLICABLE TO ALL UNDERGROUND WATER, SANITARY SEWER, AND STORM SEWER PIPING OR BURIED CONDUIT INSTALLATIONS, REGARDLESS OF LOCATION, UNLESS PRIOR APPROVAL IS RECEIVED FROM THE OWNER AND THE ENGINEER.

2. MATERIALS

A. SHEETING AND BRACING

(1) WOOD SHEETING TO BE LEFT IN PLACE SHALL BE PRESSURE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS ASSOCIATION MANUAL OF RECOMMENDED PRACTICE. THE CREOSOTE OIL USED SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, WHEN TESTED IN ACCORDANCE WITH AASHTO T-60.

(2) STEEL SHEETING TO BE LEFT IN PLACE SHALL BE AS SPECIFIED IN ASTM DESIGNATION A-328.

B. CONCRETE

(1) REQUIRED CONCRETE FOR ANCHORS, THRUST BLOCKS, ENCASEMENTS OR PROTECTIVE SLABS SHALL HAVE A MINIMUM 2,500 POUNDS PER SQUARE INCH (P.S.I.) COMPRESSIVE STRENGTH.

3. WORKMANSHIP

A. CONSTRUCTION METHODS

(1) VERTICAL CLEARANCE AT CROSSINGS: GRAVITY SEWERS OR FORCE MAINS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS WILL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE THE MINIMUM 18 IN. SEPARATION CANNOT BE OBTAINED, THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE FOR 20 FEET CENTERED ON THE POINT OF CROSSING.

WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE PIPES SHALL BE CENTERED AT THE CROSSING AS INDICATED ABOVE, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

(2) HORIZONTAL SEPARATION BETWEEN PARALLEL LINES: GRAVITY SEWERS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FT. SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.

FORCE MAINS SHALL BE INSTALLED AT LEAST 10 FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.

(3) MINIMUM COVER OVER ALL PIPE SHALL BE 36" TO FINISH GRADE FROM TOP OF PIPE.

(4) COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL VALVES, FITTINGS, MAINS AND SERVICES, SHALL BE ACCURATELY RECORDED ON FIELD DRAWINGS BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL INSPECTION OF WORK.

B. TRENCH DIMENSIONS
THE MINIMUM WIDTH OF THE TRENCH SHALL BE EQUAL TO THE OUTSIDE DIAMETER OF THE PIPE AT THE JOINT PLUS EIGHT (8) INCHES FOR UNSHEETED TRENCH, OR TWELVE (12) INCHES FOR SHEETED TRENCH, AND THE MAXIMUM WIDTH OF TRENCH, MEASURED AT THE TOP OF THE PIPE, SHALL NOT EXCEED THE OUTSIDE PIPE DIAMETER PLUS TWO (2) FEET, UNLESS OTHERWISE SHOWN ON DRAWING DETAILS OR APPROVED BY THE APPLICABLE REGULATORY AGENCY AND THE ENGINEER. TRENCH WALLS SHALL BE MAINTAINED VERTICAL FROM THE BOTTOM OF THE TRENCH TO A LINE MEASURED ONE (1) FOOT ABOVE THE TOP OF THE PIPE. FROM ONE (1) FOOT ABOVE THE TOP OF THE PIPE TO THE SURFACE, THE TRENCH WALLS SHALL BE APPROXIMATELY VERTICAL.

C. TRENCH GRADE
STANDARD TRENCH GRADE SHALL BE DEFINED AS THE BOTTOM SURFACE OF THE UTILITY TO BE CONSTRUCTED OR PLACED WITHIN THE TRENCH. TRENCH GRADE FOR UTILITIES IN ROCK OR OTHER NON-CUSHIONING MATERIAL, SHALL BE DEFINED AS SIX (6) INCHES BELOW THE OUTSIDE OF THE BOTTOM OF THE UTILITY, WHICH SIX (6) INCHES SHALL BE BACKFILLED WITH EXTRA UTILITY BEDDING MATERIAL. EXCAVATION BELOW TRENCH GRADE THAT IS DONE IN ERROR SHALL BE BACKFILLED TO TRENCH GRADE AND COMPACTED.

D. UTILITY BEDDING
CLASS B (MINIMUM UTILITY BEDDING): THE BOTTOM OF THE TRENCH SHALL BE SHAPED TO PROVIDE A FIRM BEDDING FOR THE UTILITY PIPE. THE UTILITY SHALL BE FIRMLY BEDDED IN UNDISTURBED FIRM SOIL, OR HAND-SHAPED UNYIELDING MATERIAL. THE BEDDING SHALL BE SHAPED SO THAT THE PIPE WILL BE IN CONTINUOUS CONTACT THEREWITH FOR ITS FULL LENGTH AND SHALL PROVIDE A MINIMUM BOTTOM SEGMENT SUPPORT FOR THE PIPE EQUAL TO 0.6 OF THE OUTSIDE DIAMETER OF THE BARREL.

CLASS A (SPECIAL UTILITY BEDDING): SHOULD SPECIAL BEDDING BE REQUIRED, DUE TO DEPTH OF COVER, IMPACT LOADINGS, OR OTHER CONDITIONS, "CLASS A" BEDDING SHALL BE INSTALLED, CONSISTING OF SAND OR SUITABLE CRUSHED ROCK. "CLASS A" BEDDING SHALL RECEIVE PRIOR APPROVAL BY THE ENGINEER OR REGULATORY AGENCY.

E. UNSUITABLE MATERIAL BELOW TRENCH GRADE
SOIL UNSUITABLE FOR A PROPER FOUNDATION ENCOUNTERED AT OR BELOW TRENCH GRADE, SUCH AS MUCK OR OTHER DELETERIOUS MATERIAL, SHALL BE REMOVED FOR THE FULL WIDTH OF THE TRENCH AND TO THE DEPTH REQUIRED TO REACH SUITABLE FOUNDATION MATERIAL. UNLESS SPECIAL DESIGN CONSIDERATIONS RECEIVE PRIOR APPROVAL FROM THE APPLICABLE REGULATORY AGENCY AND ENGINEER. BACKFILLING

NOTE: ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

BELOW TRENCH GRADE SHALL BE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUB-SECTION N, "BACKFILL", WITH MATERIAL AS SPECIFIED UNDER PARAGRAPHS N (1) AND N (2) OF THAT SECTION. BACKFILL LAYERS SHALL NOT EXCEED SIX (6) INCHES IN THICKNESS FOR THE FULL TRENCH WIDTH AND COMPACTION SHALL EQUAL NINETY-EIGHT (98) PERCENT OF MAXIMUM DENSITY, AS DETERMINED BY AASHTO SPECIFICATION T-180. COMPACTION DENSITY TESTS SHALL BE MADE AT ALL SUCH BACKFILL AREAS WITH SPACING NOT TO EXCEED FIFTY (50) FEET APART.

F. EXTRA UTILITY-BEDDING MATERIAL
WHEN ROCK OR OTHER NON-CUSHIONING MATERIAL IS ENCOUNTERED AT TRENCH GRADE, EXCAVATION SHALL BE EXTENDED TO SIX (6) INCHES BELOW THE OUTSIDE OF THE BOTTOM OF THE UTILITY, AND A CUSHION OF SAND OR SUITABLE CRUSHED ROCK SHALL BE PROVIDED. UTILITY-BEDDING MATERIAL SHALL BE AS SPECIFIED UNDER PARAGRAPH N (2).

G. SHEETING AND BRACING
IN ORDER TO PREVENT DAMAGE TO PROPERTY, INJURY TO PERSONS, EROSION, CAVE-INS, OR EXCESSIVE TRENCH WIDTHS, ADEQUATE SHEETING AND BRACING SHALL BE PROVIDED, AS REQUIRED, AND/OR DIRECTED BY THE APPLICABLE OWNER AND ENGINEER, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. SHEETING SHALL BE REMOVED WHEN THE TRENCH HAS BEEN BACKFILLED TO AT LEAST ONE-HALF (1/2) ITS DEPTH, OR WHEN REMOVAL WOULD NOT ENDANGER THE CONSTRUCTION OF ADJACENT STRUCTURES. WHEN REQUIRED, TO ELIMINATE EXCESSIVE TRENCH WIDTH OR OTHER DAMAGE, SHEETING, BRACING OR SHORING SHALL BE LEFT IN PLACE AND THE TOP CUT OFF AT AN ELEVATION OF 2.5 FEET BELOW FINISHED GRADE, UNLESS OTHERWISE DIRECTED.

H. EXCAVATED MATERIAL
EXCAVATED MATERIAL TO BE USED FOR BACKFILL SHALL BE NEATLY DEPOSITED AT THE SIDES OF THE TRENCHES WHERE SPACE IS AVAILABLE. WHERE STOCKPILING OF EXCAVATED MATERIAL IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SITES TO BE USED AND SHALL MAINTAIN HIS OPERATIONS TO PROVIDE FOR NATURAL DRAINAGE AND NOT PRESENT AN UNSIGHTLY APPEARANCE.

I. MATERIAL DISPOSAL
EXCESS, UNSUITABLE, OR CLEARED AND GRUBBED MATERIAL, RESULTING FROM THE UTILITY INSTALLATION, SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE AND DISPOSED OF AT LOCATION(S) APPROVED BY THE OWNER AND ENGINEER. EXCESS EXCAVATED MATERIAL SHALL BE SPREAD ON THE DISPOSAL SITE AND GRADED IN A MANNER TO DRAIN PROPERLY AND NOT DISTURB EXISTING DRAINAGE CONDITIONS, AS APPROVED BY THE ENGINEER. DISPOSAL OF CLEARED AND GRUBBED MATERIALS SHALL COMPLY WITH CITY AND/OR COUNTY REQUIREMENTS AS TO BURNING OR DEPOSIT AT DESIGNATED LANDFILL SITE(S).

J. BORROW
SHOULD THERE BE INSUFFICIENT SATISFACTORY MATERIAL FROM THE EXCAVATIONS TO MEET THE REQUIREMENTS FOR FILL MATERIAL, BORROW SHALL BE OBTAINED FROM PITS SECURED BY THE CONTRACTOR AND APPROVED BY THE OWNER AND THE ENGINEER.

K. ROCK EXCAVATION
ROCK EXCAVATION SHALL BE DEFINED AS EXCAVATION OF ANY HARD NATURAL SUBSTANCE WHICH REQUIRES THE USE OF EXPLOSIVES AND/OR SPECIAL IMPACT TOOLS SUCH AS JACK HAMMERS, SLEDGES, CHISELS OR SIMILAR DEVICES SPECIFICALLY DESIGNED FOR USE IN CUTTING OR BREAKING ROCK, BUT EXCLUSIVE OF TRENCH EXCAVATING MACHINERY.

L. DEWATERING
UTILITIES SHALL BE LAID "IN THE DRY", UNLESS OTHERWISE APPROVED. TRENCH EXCAVATIONS MAY BE DEWATERED BY USING ONE OR MORE OF THE FOLLOWING METHODS: WELL POINT SYSTEM; SUMPS WITH PUMPS; OR OTHER METHOD(S) AS APPROVED BY THE OWNER AND ENGINEER. DEWATERING SYSTEMS SHALL BE UTILIZED IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND MUST BE EFFICIENT ENOUGH TO LOWER THE WATER LEVEL IN ADVANCE OF THE EXCAVATION AND MAINTAIN IT CONTINUOUSLY TO KEEP THE TRENCH BOTTOM AND SIDES FIRM AND DRY. IF THE MATERIAL ENCOUNTERED AT TRENCH GRADE IS SUITABLE FOR THE PASSAGE OF WATER WITHOUT DESTROYING THE SIDES OR UTILITY FOUNDATION OF THE TRENCH, SUMPS MAY BE PROVIDED AT INTERVALS AT THE SIDE OF THE MAIN ROCK EXCAVATION, WITH PUMPS USED TO LOWER THE WATER LEVEL BY TAKING THEIR

SUCTION FROM SAID PUMPS. DISCHARGE FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, CREATE A PUBLIC NUISANCE, OR FORM PONDING.

THE OPERATIONS SHALL NOT CAUSE INJURY TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS, OR TO THE SURFACE OF STREETS, OR TO PRIVATE PROPERTY. THE PROPOSED DEWATERING METHOD(S) AND SCHEDULE SHALL BE COORDINATED WITH, AND APPROVED BY, THE OWNER AND THE ENGINEER AND OTHER NECESSARY REGULATORY AGENCIES PRIOR TO CONSTRUCTION. ADDITIONALLY, WHERE PRIVATE PROPERTY WILL BE INVOLVED, ADVANCE PERMISSION SHALL BE OBTAINED BY THE CONTRACTOR.

M. OBSTRUCTIONS
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS AND TO LOCATE ALL STRUCTURES AND UTILITIES ALONG THE PROPOSED UTILITY ALIGNMENT IN ORDER TO AVOID CONFLICTS. WHERE ACTUAL CONFLICTS ARE UNAVOIDABLE, WORK SHALL BE COORDINATED WITH THE FACILITY OWNER AND PERFORMED SO AS TO CAUSE AS LITTLE INTERFERENCE AS POSSIBLE WITH THE SERVICE RENDERED BY THE FACILITY DISTURBED. FACILITIES OR STRUCTURES DAMAGED IN THE PROSECUTION OF THE WORK SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY, IN CONFORMANCE WITH CURRENT STANDARD PRACTICES OF THE INDUSTRY, OR ACCORDING TO THE DIRECTION OF THE OWNER OF SUCH FACILITY, AT THE CONTRACTOR'S EXPENSE.

N. BACKFILL

(1) GENERAL
BACKFILL MATERIAL SHALL BE CLEAN EARTH FILL COMPOSED OF SAND, CLAY AND SAND, SAND AND ROCK, CRUSHED ROCK, OR AN APPROVED COMBINATION THEREOF. BACKFILLING SHALL BE ACCOMPLISHED UNDER TWO (2) SPECIFIED REQUIREMENTS: FIRST LIFT, FROM TRENCH GRADE TO A POINT TWELVE (12) INCHES ABOVE THE TOP OF THE UTILITY; AND, SECOND LIFT, FROM THE TOP OFF THE FIRST LIFT TO THE GROUND SURFACE. WHERE THRUST BLOCKS, ENCASEMENTS, OR OTHER BELOW GRADE CONCRETE WORK HAVE BEEN INSTALLED, BACKFILLING SHALL NOT PROCEED UNTIL THE CONCRETE HAS OBTAINED SUFFICIENT STRENGTH TO SUPPORT THE BACKFILL LOAD.

(2) FIRST LIFT
FINE MATERIAL SHALL BE CAREFULLY PLACED AND TAMPED AROUND THE LOWER HALF OF THE UTILITY. BACKFILLING SHALL BE CAREFULLY CONTINUED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN THICKNESS FOR THE FULL TRENCH WIDTH, UNTIL THE FILL IS TWELVE (12) INCHES ABOVE THE TOP OF THE UTILITY, USING THE BEST AVAILABLE MATERIAL FROM THE EXCAVATION, IF APPROVED. THE MATERIAL FOR THESE FIRST LAYERS OF BACKFILL SHALL BE POWDERED TO WITHIN TWO (2) FEET ABOVE THE TOP OF LINES BEFORE IT IS ALLOWED TO FALL UNLESS THE MATERIAL IS PLACED WITH APPROVED DEVICES THAT PROTECT THE PIPES FROM IMPACT. THE "FIRST LIFT" SHALL BE THOROUGHLY COMPACTED AND COMPLETED BEFORE THE "SECOND LIFT" IS PLACED. COMPACTION SHALL EQUAL NINETY-EIGHT (98) PERCENT OF MAXIMUM DENSITY, AS DETERMINED BY AASHTO SPECIFICATION T-180 (ASTM D-1557). THE "FIRST LIFT" BACKFILL SHALL EXCLUDE STONES OR ROCK FRAGMENTS LARGER THAN THE FOLLOWING:

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-599-9940

| | | | | |
|-----------|-----|-------|-----------|--------------|
| Revision: | BY: | Date: | Drawn by: | Provided by: |
| | | | BHT | SECO ENERGY |
| | | | Scale | NA |

| | | | |
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| Project Location | | Date | |
| CITY OF WILDWOOD | | 01/29/2025 | |
| Approved Date | Date | Approved By | Engineer |
| 06/06/2025 | 01/29/2025 | LBJ | BHT |

| |
|---|
| Type of Application |
| MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION INSTALLATION SPECIFICATIONS |

| |
|---|
| Engineer of Record |
| BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order |
| 216225 |
| Drawing # |
| HA- 02 - 139 |

- GENERAL NOTES:**
1. Blank steel inlets with Index 425-001 and Index 425-030.
 2. Chamfer all exposed edges and corners 1/4" chamfer or beveled to 1/4" radius.
 3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 1/4" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
 4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
 5. Quantities are for informational and estimating purposes only.
 6. Slots are not permitted on sides with gratings.

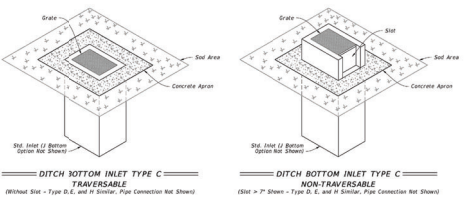
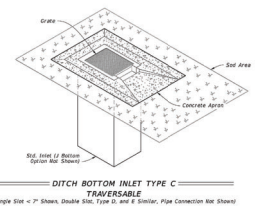


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| 3 | Type C - Dimensional, Reinforcing, and Detail Details |
| 4 | Type C - Dimensional, Reinforcing, and Detail Details |
| 5 | Type C - Dimensional, Reinforcing, and Detail Details |
| 6 | Type C - Dimensional, Reinforcing, and Detail Details |
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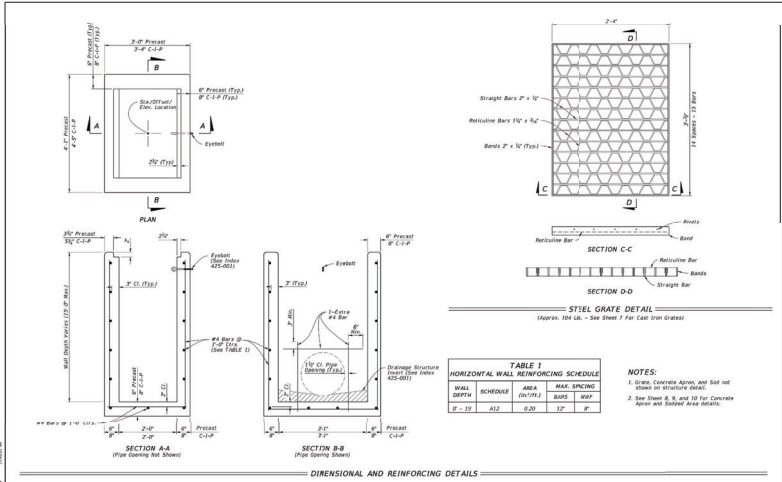


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

| WALL DEPTH | SCHEDULE | AREA (sq/ft) | WALK SCHEDING | BARS | W/PT |
|------------|----------|--------------|---------------|------|------|
| 0 - 10' | A12 | 0.20 | 1/2" | #4 | #4 |

- NOTES:**
1. Grates, Concrete Apron, and Slot not shown on structure details.
 2. See Sheet 8, 9, and 10 for Concrete Apron and Sillable Area Details.

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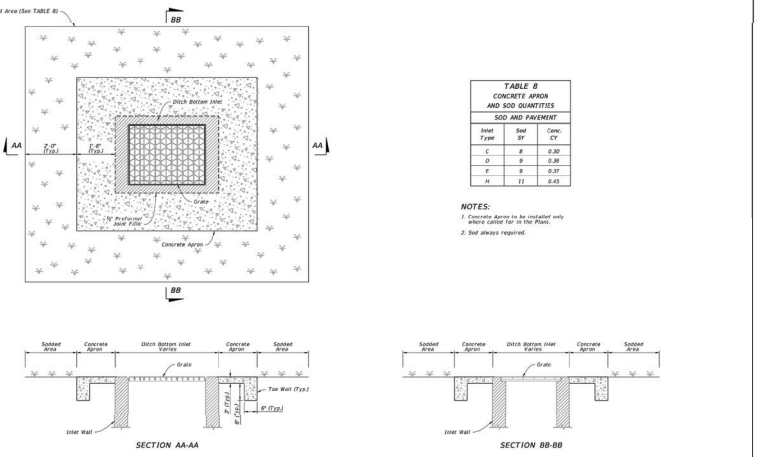


TABLE B
CONCRETE APRON AND SDO QUANTITIES

| Inlet Type | Slot SF | Conc. CY |
|------------|---------|----------|
| C | 9 | 0.30 |
| D | 9 | 0.28 |
| E | 8 | 0.27 |
| H | 11 | 0.45 |

- NOTES:**
1. Concrete Apron to be installed only where called for in the Plans.
 2. Slot always required.

| | | | | |
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| LAST REVISION: 11/01/20 | DESCRIPTION: FY 2025-26 STANDARD PLANS | DITCH BOTTOM INLET TYPES C, D, E, AND H | INDEX: 425-052 | SHEET: 9 of 14 |
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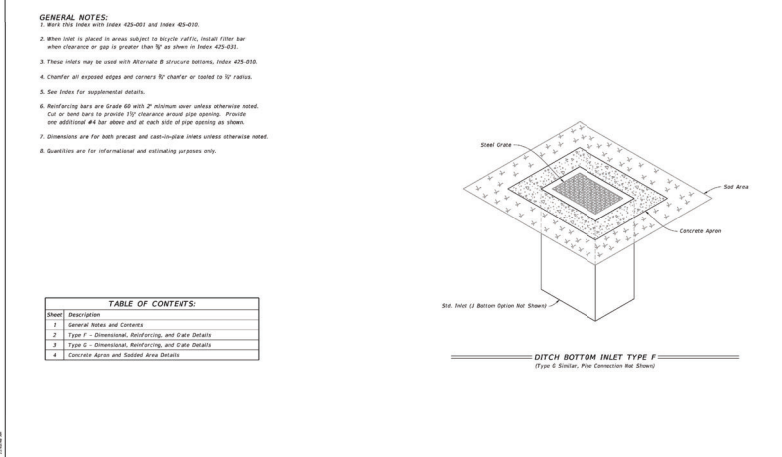


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| | | | | |
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|--|---------------------------|--|----------------------------------|
| Project Location CITY OF WILDWOOD | | Type of Application MAJOR SITE PLAN | |
| Approved Date 06/06/2025 | Date 01/29/2025 | HAMPTON SUBSTATION 2026 NEW RING BUS STATION FDOT DETAILS | |
| Approved By LBJ | Engineer BHT | | |
| Revision: | | Work Order 216225 | Drawing # HA- 02 - 140 |
| BY: Date: | | | |
| Drawn by: BHT | | | |
| Scale NTS | | | |
| Provided by: SECO ENERGY SUPERVALU FLORIDA IS PARTNER | | | |

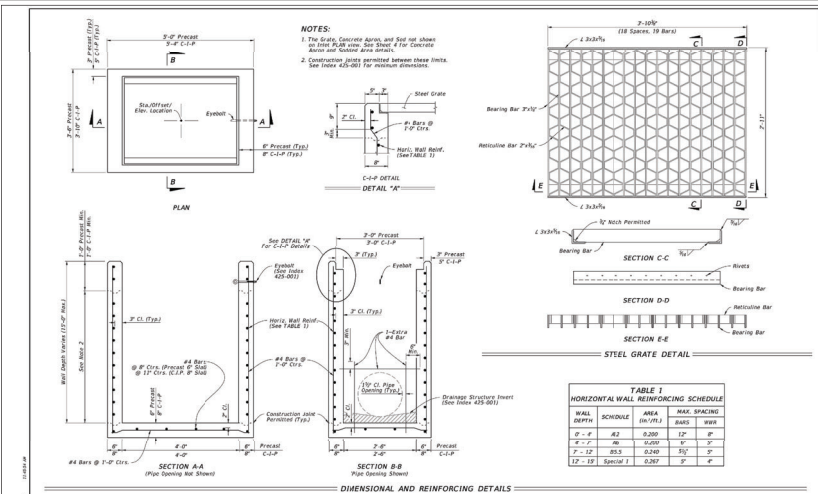


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

| WALL SCHEDULE | AREA (SQ. FT.) | MAX. SPACING | REIN. BARS | WALL |
|---------------|----------------|--------------|------------|------|
| 1'-6" | 82 | 0.200 | 12" | 6" |
| 4'-7" | 80 | 0.200 | 10" | 5" |
| 7'-12" | 80.5 | 0.240 | 10" | 5" |
| 12'-10" | Special 1 | 0.287 | 5" | 4" |

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| LAST REVISION: 11/01/20 | DESCRIPTION: DITCH BOTTOM INLET TYPES F AND G | INDEX: 425-053 | SHEET: 2 of 4 |
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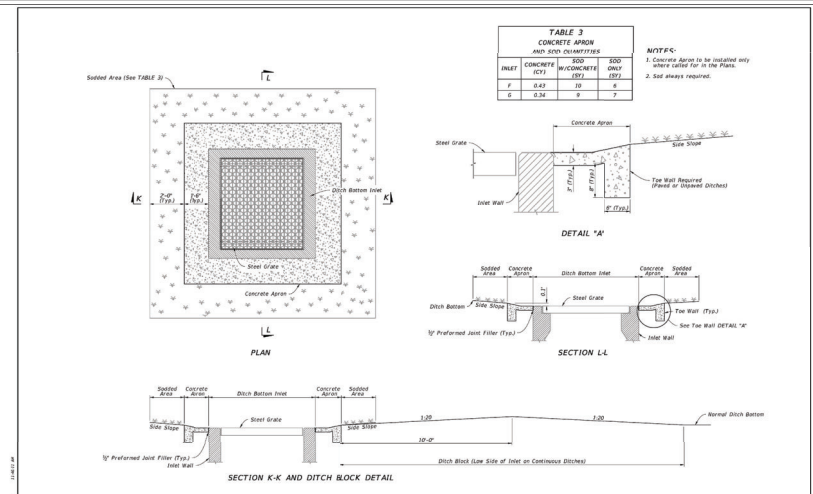
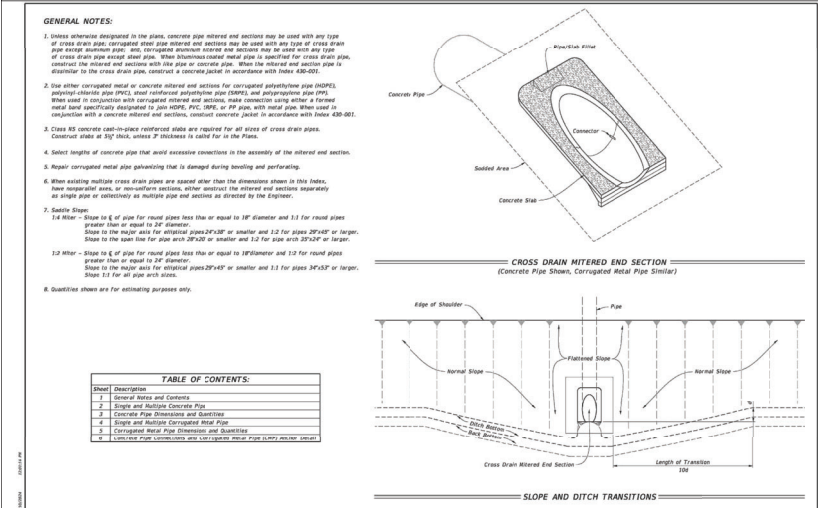


TABLE 3
CONCRETE APRON AND SODDED AREAS

| INLET | CONCRETE (CY) | SOD (SQ. YD.) | SOD ONLY (CY) |
|-------|---------------|---------------|---------------|
| 7' | 0.42 | 10 | 8 |
| 6' | 0.34 | 8 | 7 |

| | | | |
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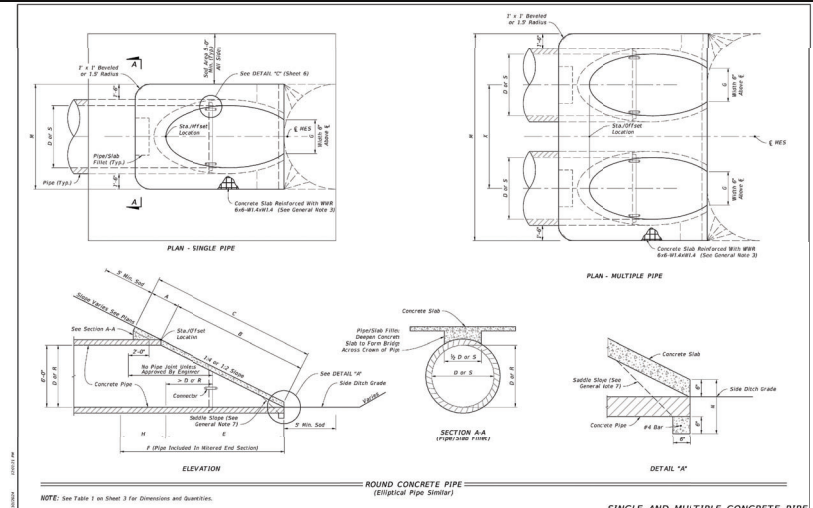


- GENERAL NOTES:**
- Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe. Corrugated metal pipe mitered end sections may be used with any type of cross drain pipe except metal pipe. When channels or metal pipe is specified for cross drain pipe, construct the mitered end sections with the pipe or concrete pipe. When the mitered end section pipe is specified for the cross drain pipe, construct a concrete joint in accordance with Index 430-021.
 - Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyethylene pipe (PE), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated mitered end sections, make connections using either a formed metal band specifically designed to join HDPE, PPE, SRPE, or PP pipe with metal pipe. When used in conjunction with a concrete mitered end section, construct concrete joint in accordance with Index 430-021.
 - Class III concrete cast-in-place reinforcing slabs are required for all sizes of cross drain pipes. Construct slabs at 18" thick unless otherwise indicated in detail for or in the plans.
 - Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
 - Repair corrugated metal pipe behaving that is damaged during handling and performing.
 - When installing multiple cross drain pipes are spaced other than the dimensions shown in this index, these mitered ends, or reconstruction options, utilize mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.
 - Soil Slope:
 - 12 Miter - Slope to 6" pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
 - Slope to the right side for mitered pipes 24" x 30" or smaller and 1:2 for sizes 30" x 48" or larger.
 - Slope to the left side for pipe arch 30" x 20" or smaller and 1:2 for sizes arch 35" x 24" or larger.
 - 12 Miter - Slope to 6" pipe for round pipes less than or equal to 18" diameter and 1:2 for round pipes greater than or equal to 24" diameter.
 - Slope to the right side for mitered pipes 24" x 48" or smaller and 1:1 for sizes 34" x 54" or larger.
 - Slope to 1:1 for all pipe arch sizes.

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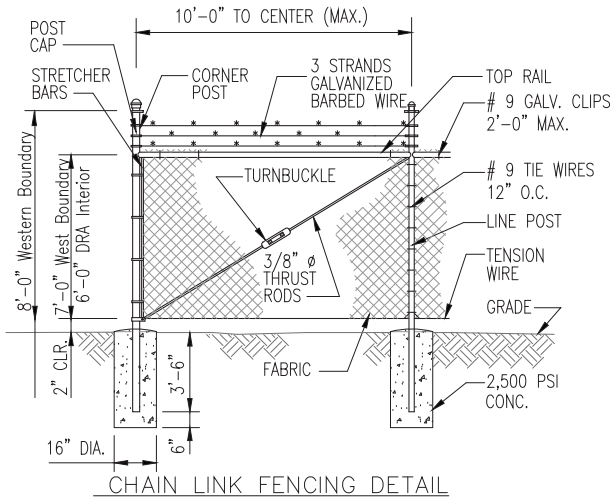


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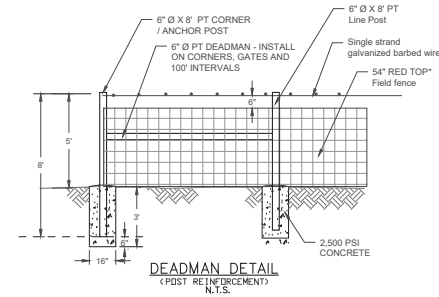
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| | | | BHT | SECO ENERGY |
| | | | NTS | SUNTERVILLE, FLORIDA |

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| Approved Date: | Date: | Approved By: | Engineer: |
| 06/06/2025 | 01/29/2025 | LBJ | BHT |

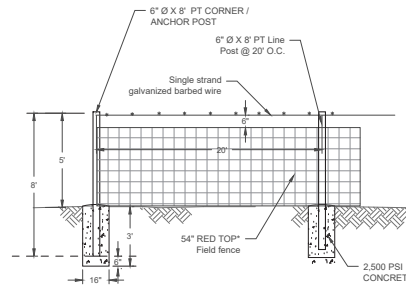
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| CITY OF WILDWOOD | MAJOR SITE PLAN |
| Approved Date: | Work Order: |
| 06/06/2025 | 216225 |
| Approved By: | Drawing #: |
| LBJ | HA- 02 - 141 |



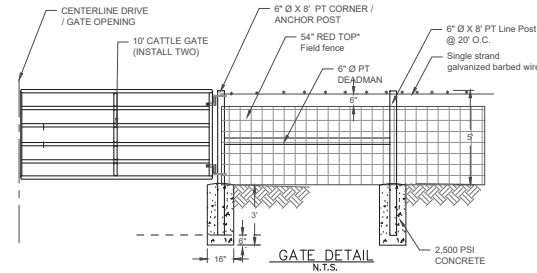
CHAIN LINK FENCING DETAIL



DEADMAN DETAIL
(POST REINFORCEMENT)
N.T.S.



FIELD FENCE DETAIL
N.T.S.



FIELD FENCE DETAIL

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-569-9640

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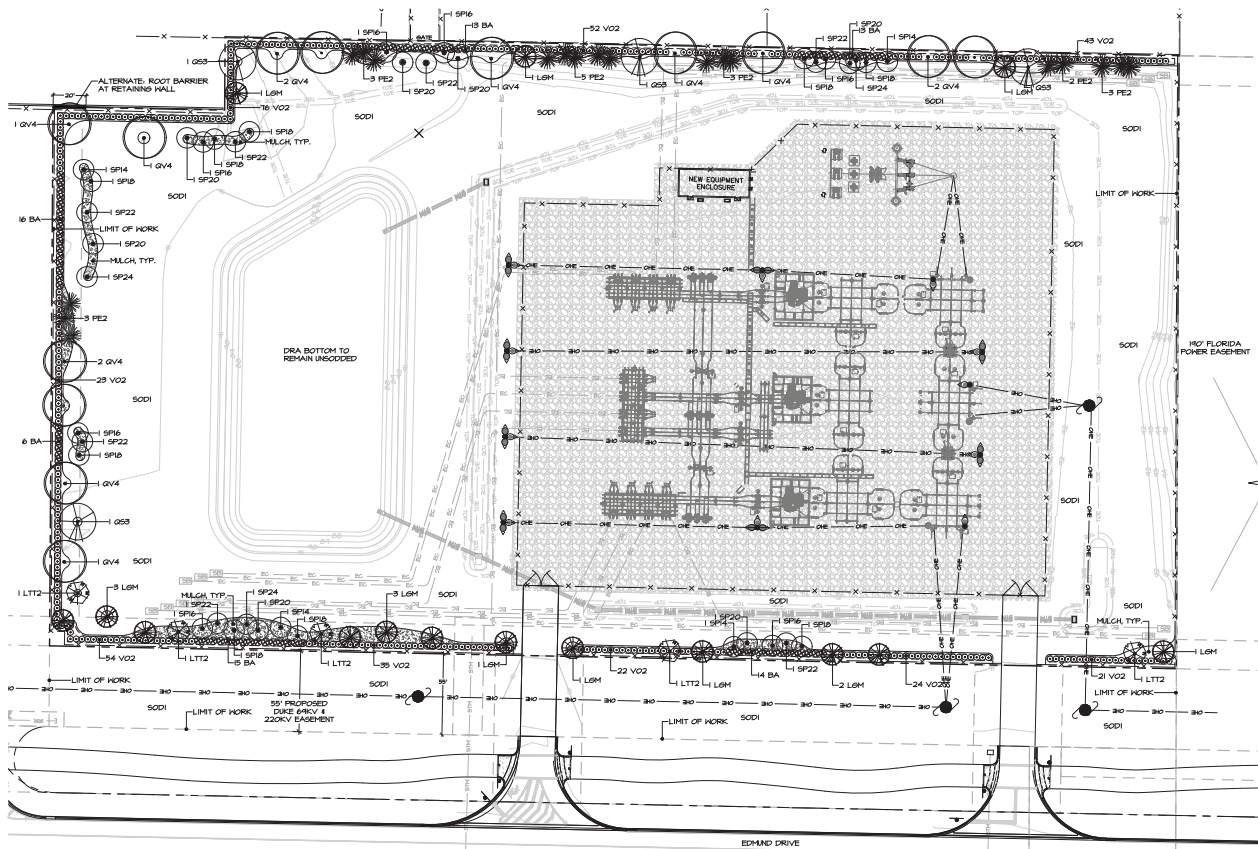
Drawn by:
BHT
Scale
NTS

Provided by:
SECO ENERGY
SUMTERVILLE, FLORIDA
FLORIDA 16 SUMTER

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|--------------------------------------|--------------------|
| Project Location CITY OF WILDWOOD | |
| Approved Date 06/06/2025 | Date 01/29/2025 |
| Approved By LBJ | Engineer BHT |

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|---|
| Type of Application MAJOR SITE PLAN |
| HAMPTON SUBSTATION 2026 NEW RING BUS STATION FENCE DETAILS |

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| Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411 |
| Work Order 216225 |
| Drawing # HA- 06 - 301 |

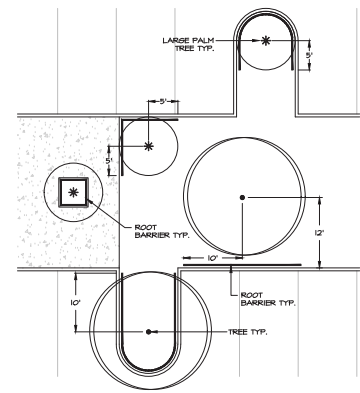


PLANT SCHEDULE Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

| Key | Qty | Plant Name | Size and Spacing | Maintenance |
|-------|-----|---|---|---|
| BA | 11 | Bamboo Bambusa multiplex 'Alphonse Karr' - (BA) | #5, 6-8' Ht; 5' canes; full; 3' oc | 5-20' Ht x full mass; control enclosure |
| L6M | 15 | Little Lem Magnolia Magnolia grandiflora 'Little Lem' - (L6M) | #65, 10' Ht x 5' spr; 3' cal | Allow natural growth; prune only for form or dead wood |
| LTT2 | 5 | Ligustrum, tree-type Ligustrum japonicum - (LTT2) | B&B, 10' Ht x 10' spr; multi-trunk; 4' min open below | Allow natural growth; 6-8' open below; prune informally; do not shear |
| PE2 | 14 | Slash Pine Pinus elliotii - (PE2) | #45, 10-12' Ht x 5' spr; 3' cal min | Allow natural growth; prune dead wood |
| G55 | 4 | Shumard Oak Quercus shumardii - (G55) | #65, 12-14' Ht x 6' spr; 3' cal min | Allow natural growth; prune only for form or dead wood |
| QV4 | 15 | Live Oak Quercus virginiana - (QV4) | #65, 12-14' Ht x 6' spr; 3' cal min | Allow natural growth; prune only for form or dead wood |
| SP14 | 4 | Sabal Palm Sabal palmetto - (SP14) | 8R; hurricane cut; 14' CT Ht | Allow natural growth; prune only; dead fronds to keep full round head |
| SP16 | 7 | Sabal Palm Sabal palmetto - (SP16) | 8R; hurricane cut; 16' CT Ht | Allow natural growth; prune only; dead fronds to keep full round head |
| SP18 | 4 | Sabal Palm Sabal palmetto - (SP18) | 8R; hurricane cut; 18' CT Ht | Allow natural growth; prune only; dead fronds to keep full round head |
| SP20 | 7 | Sabal Palm Sabal palmetto - (SP20) | 8R; hurricane cut; 20' CT Ht | Allow natural growth; prune only; dead fronds to keep full round head |
| SP22 | 7 | Sabal Palm Sabal palmetto - (SP22) | 8R; hurricane cut; 22' CT Ht | Allow natural growth; prune only; dead fronds to keep full round head |
| SP24 | 3 | Sabal Palm Sabal palmetto - (SP24) | 8R; hurricane cut; 24' CT Ht | Allow natural growth; prune only; dead fronds to keep full round head |
| V02 | 350 | Sweet Viburnum Viburnum cadoctanum - (V02) | #1, 30-36" Ht x 2" spr; 4' oc | 8" Ht x 4" full hedge |
| MULCH | | Pine Straw - (MULCH) | 3" depth | |
| SOD1 | | Argentine Bahia Plaspodium notatum Argentine - (SOD1) | Pallet | Refresh annually or as needed |

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

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



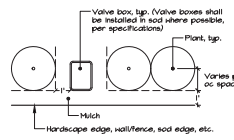
ROOT CONTROL BARRIER DETAIL
1" = 10"



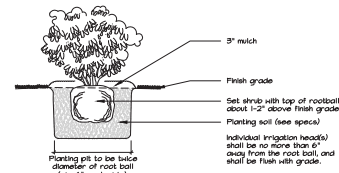
This item has been electronically signed and sealed by Suzanne M. Stancil on 01/29/25 using a 256-bit authentication code. Printed copies of this document are not considered signed and sealed and the 256-bit authentication code must be verified on any electronic copies.

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

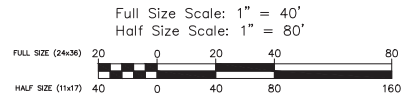
LIGHTING LEGEND
LED AREA LIGHT, COOPER LIGHTING
#R2C2-C06-D-0-TSR-1030-U0-TH-NT-10HSP-B24-A-10X-064618; 6" MOUNTING HEIGHT AND ON SAME POLE
LED FLOODLIGHT, ACQUITY
APPLIED PIES INV.1, PFL, 30K, YKE 6YSDP 20KV 0443 TL FERT N.L, 25" MOUNTING HEIGHT
THESE LIGHTS HAVE BEEN LOCATED TO ILLUMINATE THE ELECTRICAL SUBSTATION EQUIPMENT DURING EMERGENCY EVENTS FOR THE SAFETY AND WELFARE OF WORKERS, AND WILL ONLY BE USED UNDER THESE CIRCUMSTANCES. THESE LIGHTS SHALL BE OPERATED MANUALLY AND INFREQUENTLY.



OFFSET DETAIL
N.T.S.



SHRUB INSTALLATION DETAIL



| | | | | |
|-----------|-----|-------|-----------|--------------|
| Revision: | BY: | Date: | Drawn by: | Provided by: |
| | JRT | | JRT | SECO ENERGY |
| | | | Scale | 1:40 |

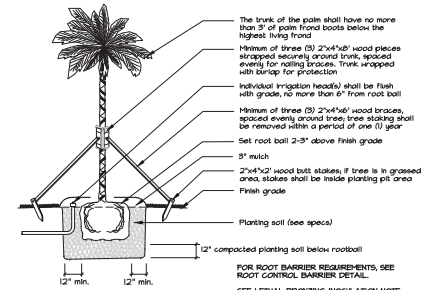


| Type of Application | | Type of Application | | Landscape Architect | |
|---------------------|----------|---|---------|--|--|
| MAJOR SITE PLAN | | MAJOR SITE PLAN | | SUZANNE STANCIL FLORIDA LICENSE NO. LA6668862 | |
| Approved Date | Date | Approved Date | Date | Work Order | |
| - | 7/29/25 | - | 7/29/25 | 216225 | |
| Approved By | Engineer | HAMPTON SUBSTATION 2026 NEW RING BUS STATION | | Drawing # | |
| LBJ | BHT | | | HA - 02 - 201 | |

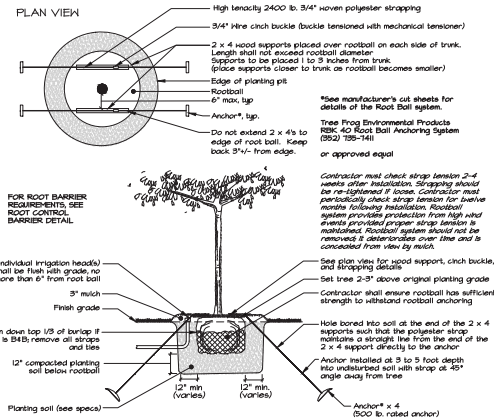
LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

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

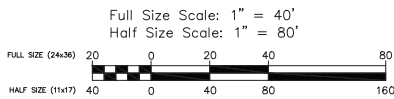
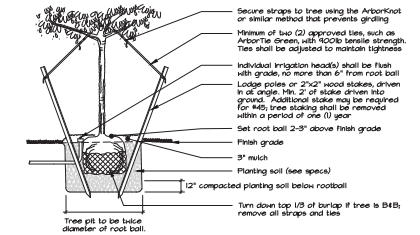
REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



PALM INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR 3"-4" GAL., 65-100" GAL. TREES OR 8"± DIAMETER ROOTBALL



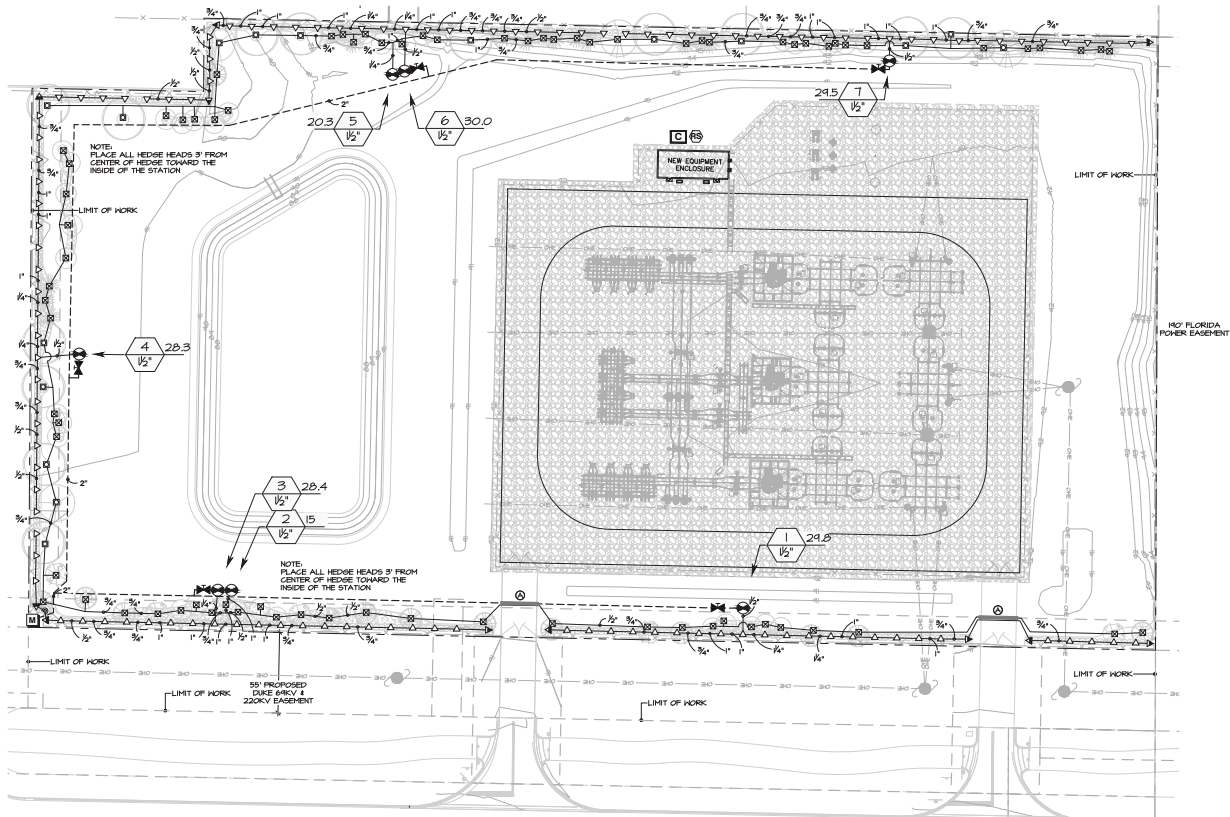
MPA Michael Pape & Associates, P.A.
2335 SE 17th Street, Ocala, FL 34471 • 352.333.3300 • www.mpafla.com

| | | | | |
|-----------|-----|-------|-----------|-------------------|
| Revision: | BY: | Date: | Drawn by: | Provided by: |
| | | | JRT | SECO ENERGY |
| | | | Scale | SARASOTA, FLORIDA |
| | | | 1:40 | FLORIDA 16-84878 |

| Type of Application | |
|------------------------|----------|
| MAJOR SITE PLAN | |
| Approved Date | Date |
| - | 7/29/25 |
| Approved By | Engineer |
| LBJ | BHT |

| Type of Application | |
|----------------------------------|--|
| MAJOR SITE PLAN | |
| HAMPTON SUBSTATION | |
| 2026 NEW RING BUS STATION | |

| |
|-------------------------------|
| Landscape Architect |
| SUZANNE STANCIL |
| FLORIDA LICENSE NO. LA6668862 |
| Work Order |
| 216225 |
| Drawing # |
| HA - 02 - 202 |



IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL | QTY | ARC | GPM | RADIUS |
|--------|------------------------------------|-----|-----|------|--------|
| B | Rain Bird 1806-FRS 5G-4TQ | 1 | TQ | 0.3 | 4'x8' |
| 4 | Rain Bird 1806-FRS 15LCS | 5 | LCS | 0.41 | 4'x15' |
| 4 | Rain Bird 1806-FRS 15RCS | 5 | RCS | 0.41 | 4'x15' |
| 4 | Rain Bird 1806-FRS 1565T | 17 | 65T | 1.21 | 4'x30' |
| 7B | Rain Bird 1806-FRS-1400 Flood 1401 | 7B | 360 | 0.25 | 3' |
| 7 | Rain Bird 1806-FRS-1400 Flood 1404 | 6 | 360 | 1 | 3' |

| SYMBOL | MANUFACTURER/MODEL | QTY |
|--------|--|-----|
| ⊕ | Zone Valve, Rain Bird PESB | 7 |
| ⊕ | Ball Valve, Southern Valve & Fitting USA, Inc Series #800 or approved equal. | 5 |
| C | Irrigation Controller: Rain Bird ESP4ME3 with (1) ESP-SMB | 1 |
| ⊕ | Rain Sensor: Rain Bird RSD-CEX | 1 |
| U | Reclaim Water Meter 1" | 1 |

| SYMBOL | MANUFACTURER/MODEL | QTY |
|--------|--|-----|
| — | Irrigation Lateral Line, PVC Class 160 SDR 26 (PURPLE) | 16 |
| --- | Irrigation Mainline, 2" PVC Class 200 SDR 21 (PURPLE) | 1 |
| — | Existing Irrigation Sleeve, PVC Schedule 40 | 1 |

VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM |
|--------|----------------|--------|-------------|-------|
| 1 | Rain Bird PESB | 1-1/2" | Shrub Spray | 24.74 |
| 2 | Rain Bird PESB | 1-1/2" | Bushier | 15.00 |
| 3 | Rain Bird PESB | 1-1/2" | Shrub Spray | 26.34 |
| 4 | Rain Bird PESB | 1-1/2" | Shrub Spray | 26.52 |
| 5 | Rain Bird PESB | 1-1/2" | Bushier | 22.25 |
| 6 | Rain Bird PESB | 1-1/2" | Shrub Spray | 30.02 |
| 7 | Rain Bird PESB | 1-1/2" | Shrub Spray | 24.53 |

SPECIAL IRRIGATION NOTES

- CONFIRM LOCATION FOR CONTROLLER AND RAIN SENSOR WITH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ELECTRICAL SERVICE TO THE CONTROLLER, SHALL BE HARDWIRED, NOT PLUGGED INTO A RECEPTACLE.
- 2 SPARE CONTROL WIRES SHALL BE RUN FROM THE CONTROLLER BOTH CLOCKWISE AND COUNTERCLOCKWISE TO THE FARTHEST VALVES. THESE 2 SPARE WIRES SHALL BE TAPPED AND LABELED AS SUCH, AND COILED NEATLY IN THE RESPECTIVE VALVE BOXES.
- NO COMPONENTS OF THE IRRIGATION SYSTEM SHALL BE INSTALLED OUTSIDE OF THE PROPERTY LIMITS. ALL IRRIGATION LINES SHALL RUN IN SLEEVES INDICATED. LINE AND/OR EQUIPMENT LOCATIONS MAY BE SHOWN OTHERWISE ON THIS PLAN FOR GRAPHIC CLARITY.
- ANY DAMAGE TO ANY EXISTING LANDSCAPING OR IRRIGATION ON ADJACENT SITES CAUSED BY ANY ASPECT OF THE CONSTRUCTION OF THIS PROJECT SHALL BE RESTORED IMMEDIATELY TO ACCEPTABLE CONDITIONS, AS DETERMINED BY MPA.
- THE CONTRACTOR SHALL TAKE STEPS TO MINIMIZE FREEZE DAMAGE TO THE IRRIGATION SYSTEM BY USING GALVANIZED PIPE ABOVE GROUND TO MINIMUM DEPTH OF 4' AND REPAIRING EXPOSED PVC AND COMPONENTS SUCH AS THE BACKFLOW PREVENTER WITH INSULATING MATERIAL DESIGNED FOR EXTERIOR USE.
- READ AND FOLLOW THE SEPARATE SPECIFICATIONS THAT ARE PART OF THIS PLAN SET.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

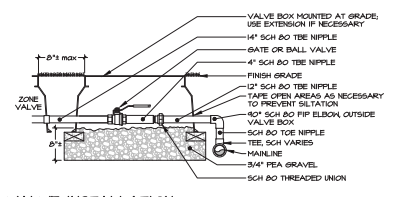
- The Irrigation Contract shall generally include the following work:
 - A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
 - B. Documentation and submittal of actual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

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

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

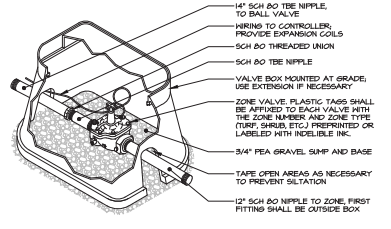


This item has been electronically signed and sealed by Suzanne M. Stancil on 01/25/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



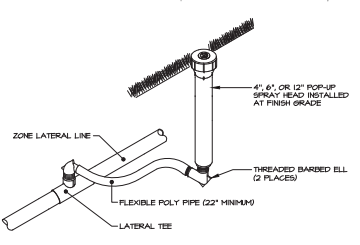
VALVE INSTALLATION
SCALE: N.T.S.

Full Size Scale: 1" = 40'
Half Size Scale: 1" = 80'

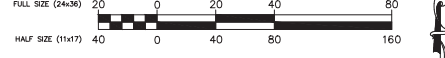


ZONE VALVE
SCALE: N.T.S.

INSTALL TOP OF VALVE A MAXIMUM OF 6" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



| | | | | |
|-----------|-----|-------|-----------|--------------|
| Revision: | BY: | Date: | Drawn by: | Provided by: |
| | | | RAZ | SEC ENERGY |
| | | | Scale | 1:40 |

| | |
|---------------|----------|
| Approved Date | Date |
| - | 7/29/25 |
| Approved By | Engineer |
| LBJ | BHT |

| Type of Application | | Type of Application | |
|---------------------|---------------|---------------------|---------------|
| MAJOR SITE PLAN | | MAJOR SITE PLAN | |
| Work Order | 216225 | Work Order | 216225 |
| Drawing # | HA - 02 - 203 | Drawing # | HA - 02 - 203 |

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

SUBJECT: 25-4280 - SP - Wildwood Medical Office Building

REQUESTED ACTION: Staff recommends approval, contingent on clearing the final comment regarding the easement.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

| | |
|-----------------------|---|
| Case Number | 25-4280 - SP - Wildwood Medical Office Building |
| Owner(s)/Applicant(s) | West Property, 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 | 1.04 +/- |
| Parcel | G04N249 |
| Date | February 2, 2026 |

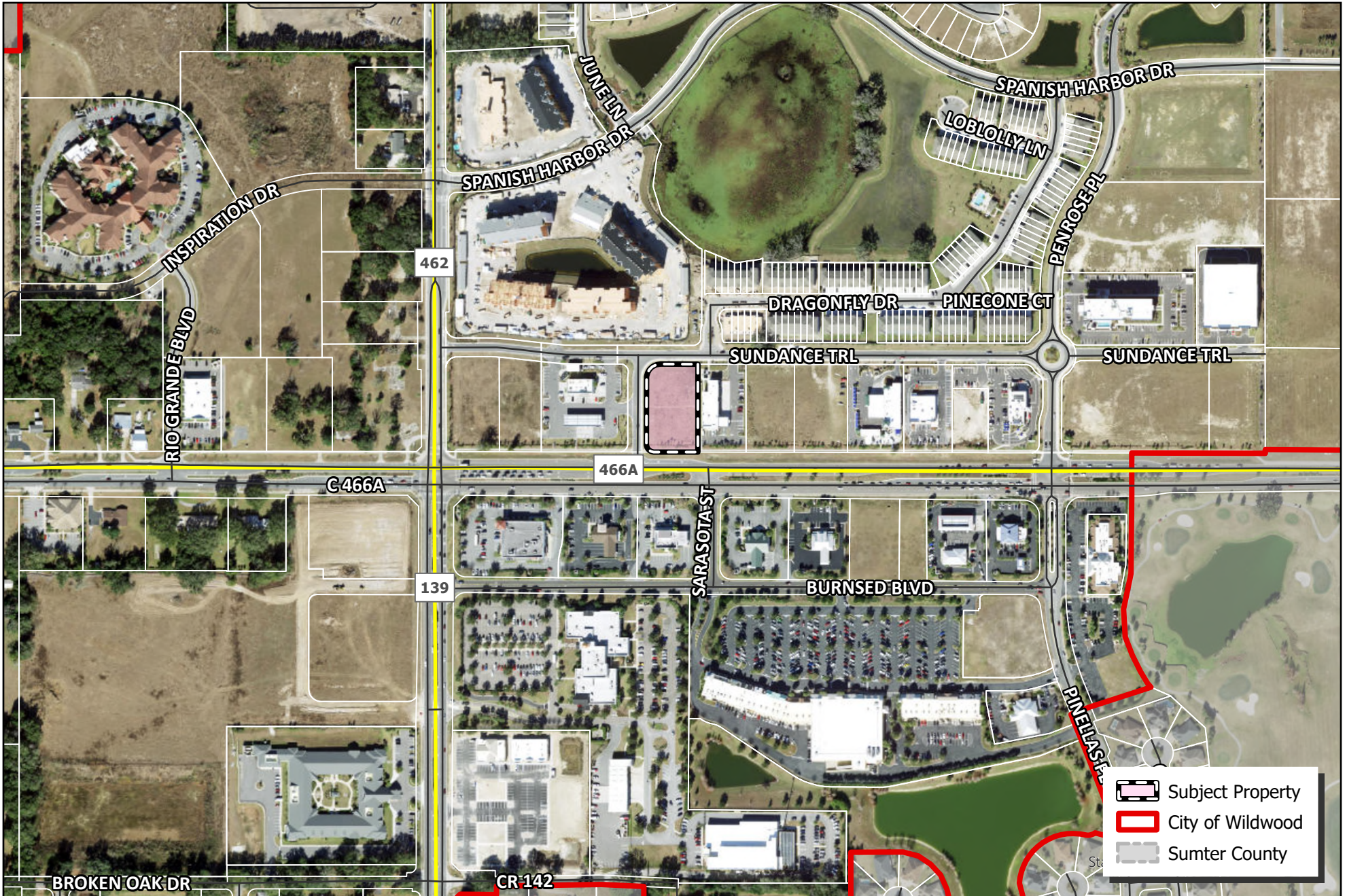
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a medical office building which consists of an eight thousand and sixty-four (8,064) square-foot medical office, providing thirty-six (36) parking spaces, including thirty-four (34) regular parking spaces and two (2) ADA Florida accessible parking spaces, and associated infrastructure on 1.04 acres of land MOL, as per the attached plans.




As of writing this report, the City Attorney has one outstanding comment regarding an easement. A technical waiver has been submitted to waive the requirement for a loading zone. Please see attached technical waiver and comment.

25-4280 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. The project is governed by the Beaumont Planned Development under Ordinance O2020-25.

Alex Lammers

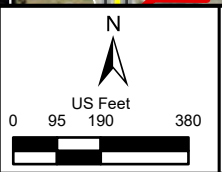
Alex Lammers
Planner I, Development Services



-  Subject Property
-  City of Wildwood
-  Sumter County



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



#25-4280
WILDWOOD MEDICAL OFFICE BUILDING
 PARCEL G04N249

MAP 1B
LOCATION
MAP
NOV 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: _____

PROJECT NUMBER: _____

1. Briefly describe your waiver request:

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

3. Please provide the justification for your waiver request:

Name (print): _____

Date: _____

Signature: _____

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

| revision | description | date |
|----------|---------------|----------|
| △ | CITY COMMENTS | 01.21.26 |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

drawn by: RZ
checked by: SW
date: 06/16/2025
plot scale: AS SHOWN
project number: 25HEM068
file name: C:\Projects\25HEM068.dwg

GENERAL NOTES:

- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS ALSO TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITY COMPANIES SHALL BE NOTIFIED A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATION.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM ACTUAL FIELD MEASUREMENTS AND/OR DERIVED FROM RECORD DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING UTILITIES TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION AND TO COORDINATE WITH THE UTILITY OWNERS TO RESOLVE THESE CONFLICTS.
- THE SURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENTS EXISTING CONDITIONS AT THE SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE MADE.
- ANY DEFERRING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER, IN WRITING, WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSE INCURRED BY THE CONTRACTOR DUE TO SUCH DEFERRING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE THE WRITTEN NOTIFICATION.
- ALL MATERIALS, INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD, WILDWOOD UTILITIES (WATER & WASTEWATER CONSTRUCTION), FLORIDA BUILDING CODE AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT STANDARD PLANS, LATEST EDITION, WHERE THE SPECIFICATIONS CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY, AS DETERMINED BY THE ENGINEER OF RECORD OR THE CITY MANAGER.
- THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR MINIMIZE TRENCH WIDTH AS REQUIRED. SHEETING AND SHORING SHALL BE DESIGNED BY A STATE OF FLORIDA PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED, IF A CORNER MONUMENT IS IN DANGER OF BEING ALTERED AND HAS NOT YET BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHOUT DELAY.
- ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.
- ALL PIPING TO HAVE A MINIMUM OF THREE (3) FEET COVER UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY STRIPING, TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION, AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS."
- REFER TO FOOT ROADWAY AND TRAFFIC DESIGN (FY 2025-26) STANDARDS FOR THE FOLLOWING:
 - A. TYPE "C" INLET (INDEX No. 425-052)
 - B. CURB TRANSITION (INDEX No. 520-001)
 - C. TYPE "O" CURB (INDEX No. 520-001)
 - D. TYPE "T" CURB AND GUTTER (INDEX No. 520-001)
 - E. CURB RAMP (INDEX No. 522-002)
 - F. CROSSWALK STOP BAR (INDEX No. 711-001)
 - G. PAVEMENT ARROWS & MESSAGE SIZE & SPACING (INDEX No. 711-001)
 - H. CONCRETE BUMPER GUARD (WHEEL STOP) (INDEX No. 520-001)
 - I. STRUCTURE BOTTOMS TYPE "J" AND "K" (INDEX No. 425-010)
 - J. SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS (INDEX No. 425-001)
- AS-BUILT DRAWINGS, SIGNED AND SEALED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, SHALL BE PROVIDED PER THE PROJECT SPECIFICATIONS AND SHALL COMPLY WITH WILDWOOD UTILITIES, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, FOOT AND CITY OF WILDWOOD REQUIREMENTS.

PROPERTY INFORMATION:

ADDRESS: 5135 SUNDANCE TRAIL, WILDWOOD FL, 34785
 SITE TOTAL AREA: 45,451 SF / 1.04 ACRES
 PROPOSED USE: MEDICAL OFFICE BUILDING
 ZONING: CMJ CENTRAL MIXED USE - BEACONUM PD OVERLAY
 FUTURE LAND USE: CMJ CENTRAL MIXED USE

BUILDING SETBACKS:

| REQUIRED | PROVIDED |
|--------------------|----------|
| FRONT (NORTH): 20' | 156' |
| SIDE (EAST): 10' | 48' |
| REAR (SOUTH): 25' | 34' |
| SIDE (WEST): 20' | 20' |

* PER REQUIRED LANDSCAPE BUFFER

LANDSCAPE BUFFERS:

| REQUIRED | PROVIDED |
|--------------------|----------|
| FRONT (NORTH): 10' | 10' |
| SIDE (EAST): - | 5' |
| REAR (SOUTH): 25' | 25' |
| SIDE (WEST): 10' | 10' |

FEMA FLOOD DATA:

SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBERS 121190013D, DATED SEPTEMBER 27, 2013.

SOILS:

4 CANDLEY SAND; 13 TAVARES FINE SAND

PROJECT AREA CALCULATIONS:

TOTAL SITE AREA: 45,451 SF / 1.04 AC

| IMPERVIOUS AREAS: | SF | AC | % |
|-------------------------------------|--------|------|------|
| PROPOSED PAVEMENT, CURBING & WALKS: | 21,211 | 0.49 | 46.7 |
| PROPOSED BUILDINGS: | 8,064 | 0.19 | 17.7 |
| EXISTING WALKS: | 1,195 | 0.03 | 2.6 |
| TOTAL IMPERVIOUS: | 30,470 | 0.70 | 67.0 |

| TOTAL PROJECT AREAS: | SF | AC | % |
|----------------------|--------|------|------|
| IMPERVIOUS AREA: | 30,470 | 0.70 | 67.0 |
| PERVIOUS AREA: | 14,981 | 0.34 | 33.0 |

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA: 80%

PROVIDED IMPERVIOUS SURFACE AREA: 67%

MINIMUM OPEN SPACE: 15%

PROPOSED OPEN SPACE: 33%

BUILDING DATA:

PROPOSED BUILDING AREA (SF): 8,064
 HEIGHT: 1-STORY
 FBC CONSTRUCTION TYPE: IB
 MAX. ALLOWABLE FAR: 0.75
 PROPOSED FAR: 0.18
 MAXIMUM ALLOWED HEIGHT: 35' / 1-STORY
 PROPOSED HEIGHTS: 1-STORY, 25'-0"
 20'-8" (TOP OF HIGH PARAPET)
 18'-8" (TOP OF LOW PARAPET)
 28'-0" (TOP ARCHITECTURAL FEATURE)

PARKING CALCULATIONS:

PARKING BASIS: 1 PARKING SPACE PER 250 SF GROSS FLOOR AREA
 PARKING REQUIRED: 1 SPACE/250 SF X 8,064 SF = 33 SPACES
 REQUIRED PARKING SPACES = 33 SPACES
 PARKING PROVIDED: 34 STANDARD SPACES
 2 ACCESSIBLE SPACES
 36 TOTAL PARKING SPACES

STATEMENT OF INTENT:

CONSTRUCT A 8,064 SF MEDICAL OFFICE BUILDING WITH ASSOCIATED PARKING LOT, UTILITIES AND STORMWATER COLLECTION AND CONFORMANCE SYSTEM. CONSTRUCTION IS EXPECTED TO START IN JANUARY 2026 AND BE COMPLETED IN JULY 2026.

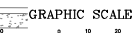
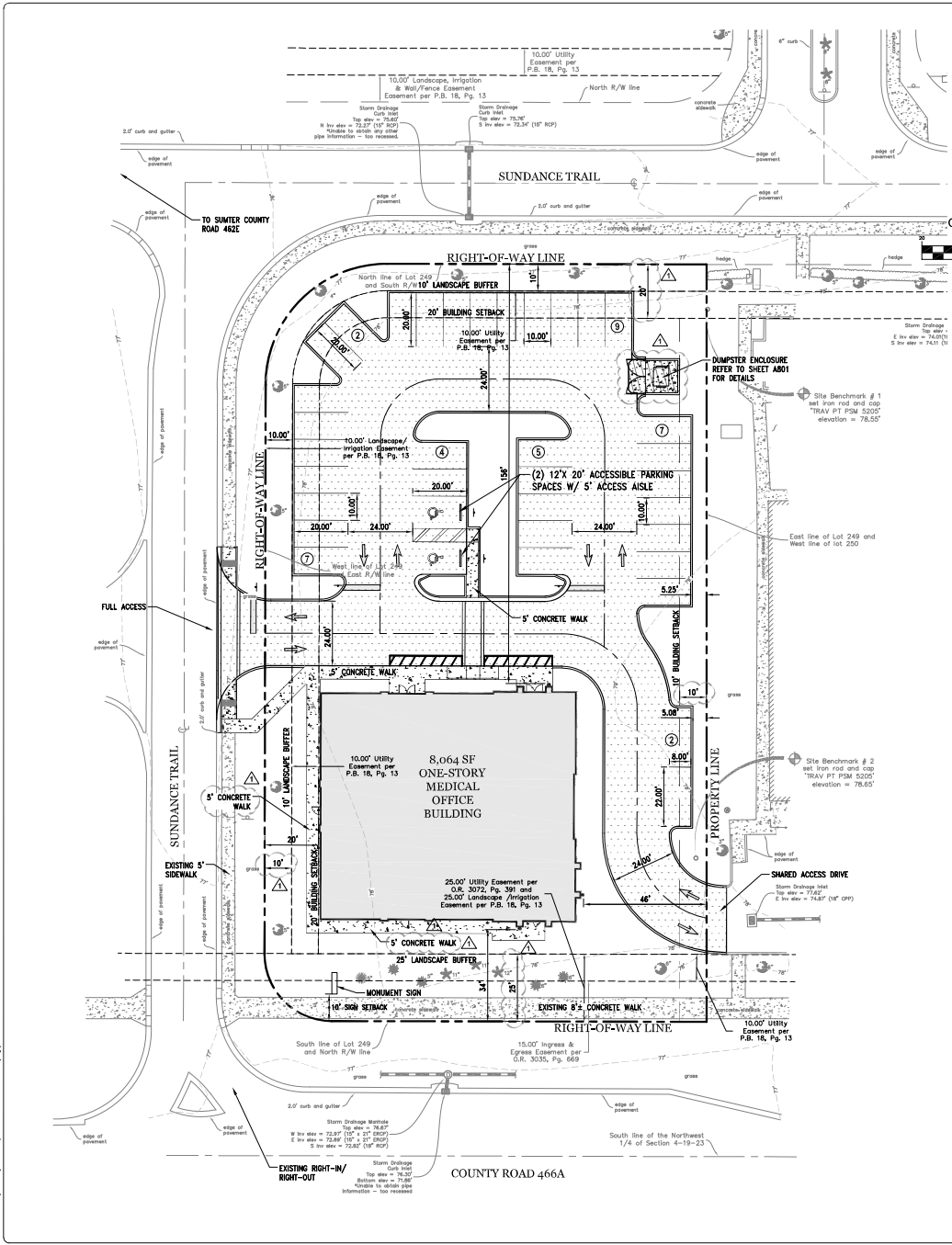
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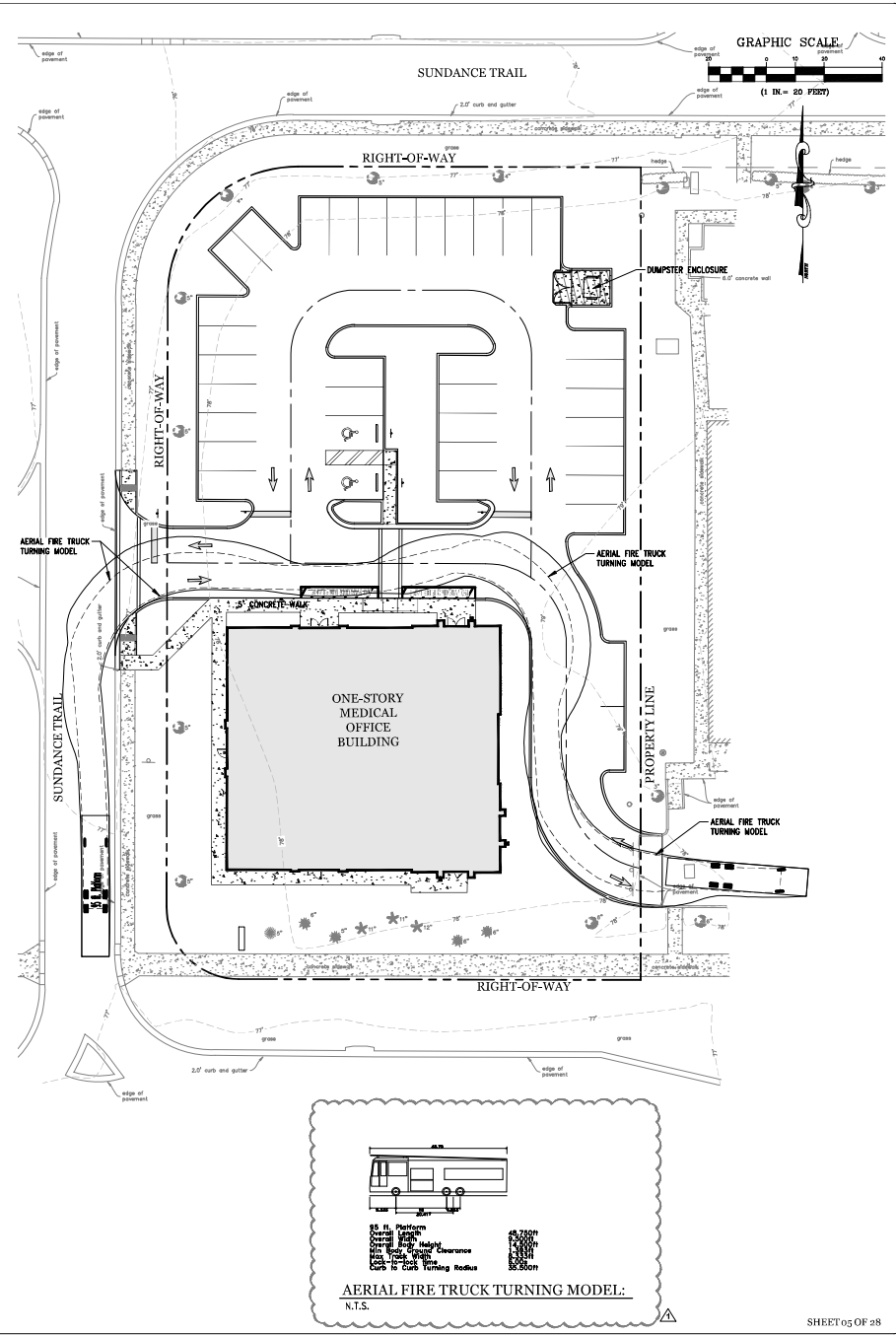
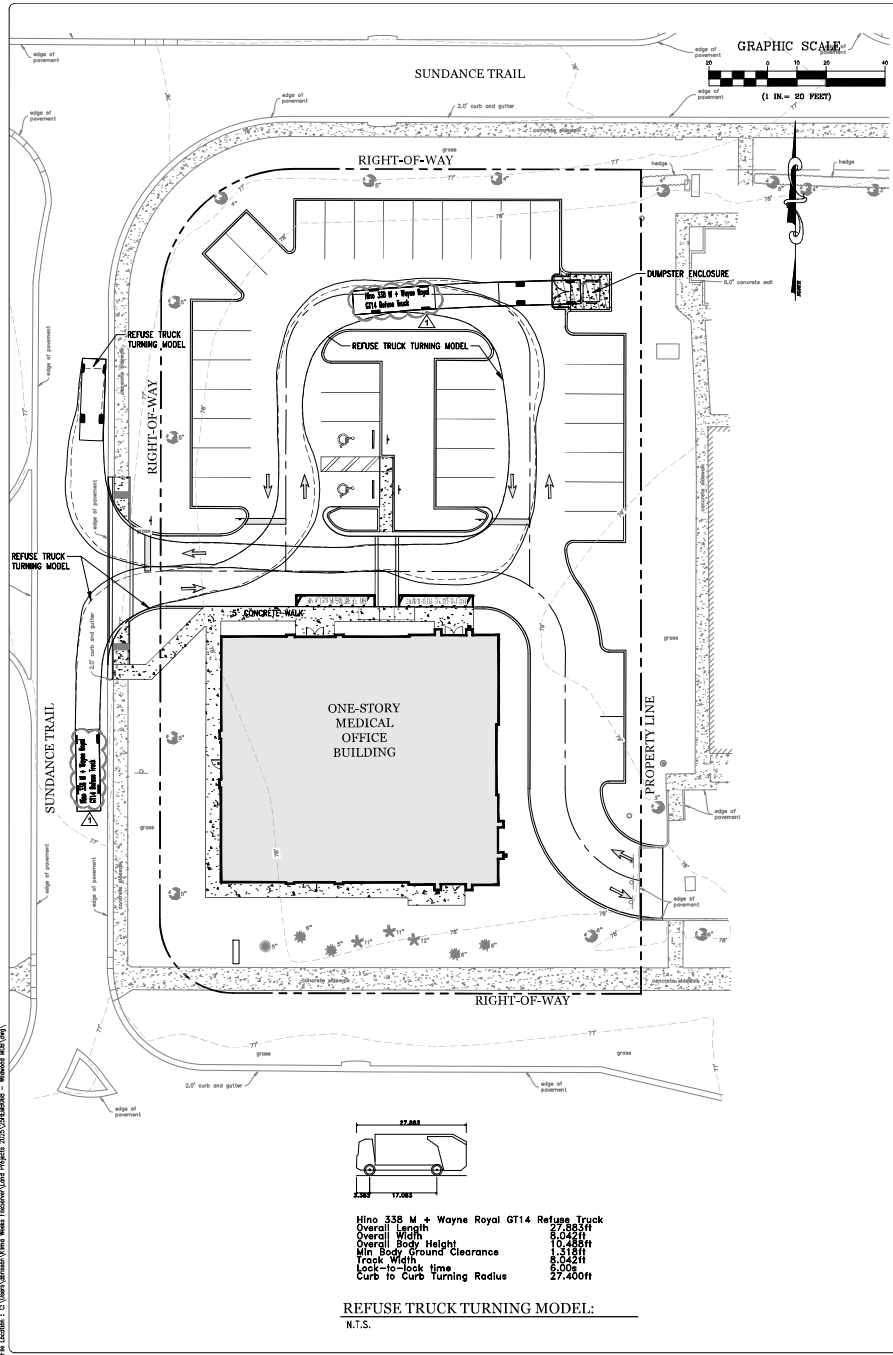
PARCEL ID:

G04N249

LEGEND:

- CONCRETE WALKS (REFER TO DETAIL ON SHEET C000)
- DUMPPER PAD SECTION (REFER TO DETAIL ON SHEET C000)
- ASPHALT PAVEMENT SECTION (REFER TO DETAIL ON SHEET C000)





Selby G. Weeks 156993

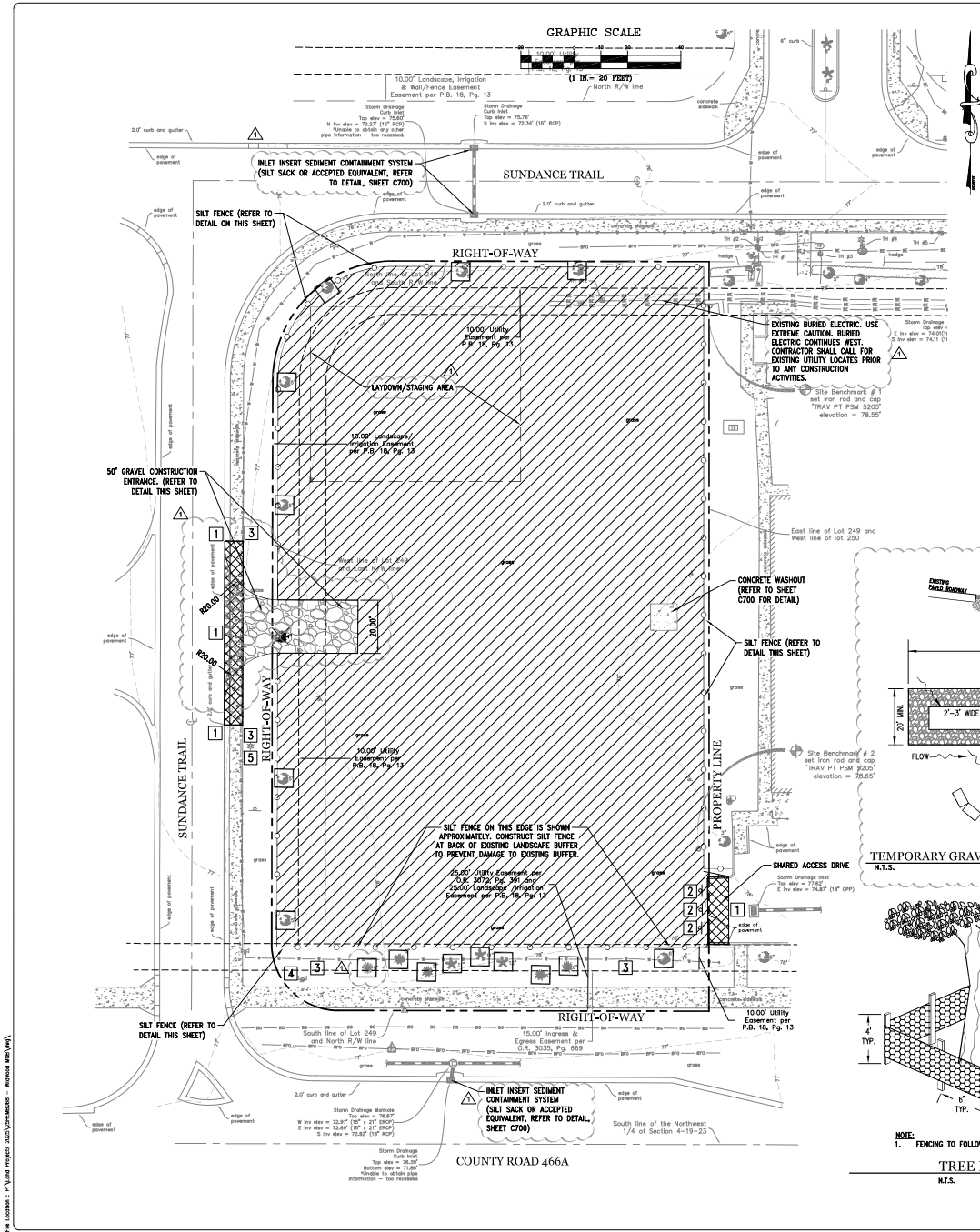
WILDWOOD MEDICAL OFFICE BUILDING
5135 SUNDANCE TRAIL
WILDWOOD, FL 34785
VEHICLE TURNING PLAN

| revision | description | date |
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drawn by: RZ
checked by: SW
date: 05/12/2025
plot scale: AS SHOWN
project number: 23HEMB068
file name: C:\Users\selby\OneDrive\Documents\2025\23HEMB068 - Medical OFFICE.dwg

C101

File Location: C:\Users\selby\OneDrive\Documents\2025\23HEMB068 - Medical OFFICE.dwg
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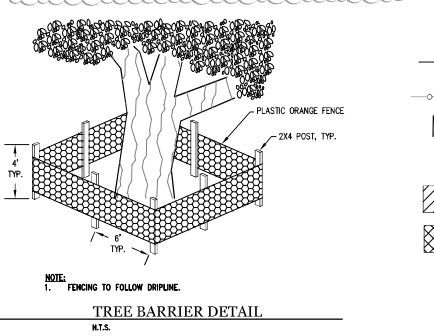
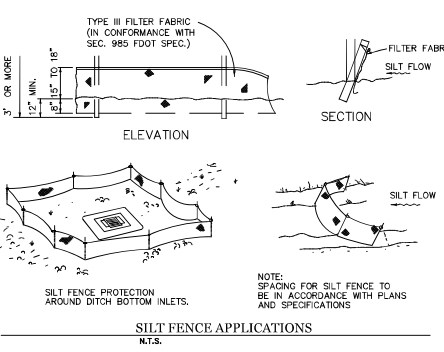
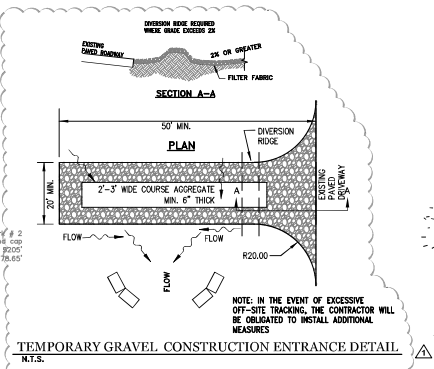


CONSTRUCTION ORDER OF SEQUENCE:

THE FIRST STEPS, PRIOR TO OTHER CONSTRUCTION ACTIVITIES, SHALL INCLUDE INSTALLATION OF TEMPORARY EROSION CONTROL AND TREE PROTECTION BARRIERS. REFER TO NOTES AND PLAN, THIS SHEET, FOR DETAILS OF TEMPORARY EROSION CONTROL, INCLUDING, BUT NOT LIMITED TO SILT FENCE, CONSTRUCTION ENTRANCE, INLET SEDIMENT CONTROL AND TREE PROTECTION BARRIERS.

- DEMOLITION NOTES:**
- CONTACT AND COORDINATE WITH THE CITY OF WILDWOOD PRIOR TO ANY REMOVAL OR CAPPING OF EXISTING WATER, SEWER & STORMWATER UTILITIES.
 - "BUILDING AREAS" SHALL BE CLEARED OF ALL EXISTING PAVEMENT, BUILDINGS, FOOTINGS, FOUNDATIONS, UTILITIES AND SEWERS. NO EXISTING IMPROVEMENTS SHALL BE LEFT UNDER PROPOSED BUILDING AREAS.
 - ALL AREAS WHERE PAVEMENT, BUILDING SLABS, FOUNDATIONS, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACK FILLED WITH SELECT BACK FILL MATERIAL. ALL SELECT BACK FILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE SPECIFICATIONS AND THE ON-SITE GEOTECHNICAL ENGINEER.
 - CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE.
 - CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY.
 - THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT RESURFACING AND STRIPING TO ALL EXISTING ROADS WHICH ARE DAMAGED DURING CONSTRUCTION. ALL REPAIRS TO BE MADE IN ACCORDANCE WITH FOOT REQUIREMENTS.
 - THE CONTRACTOR IS ADVISED THAT UNCHANGED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.
 - REMOVE AND DISPOSE OF TREES TO BE REMOVED PER THIS SHEET. REFER TO THIS SHEET FOR TREES TO BE PROTECTED/REMAIN.
 - ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN REASONABLY GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH NEW CONCRETE THAT IS FREE OF CRACKS, DEFORMITY IN SHAPE, NOTICEABLE VOIDS, SURFACE IRREGULARITIES, AND OTHER DEFECTS. CONCRETE GUTTER SHALL BE SAW CUT BETWEEN ASPHALT AND GUTTER BEFORE REMOVAL.
 - ADJUST ALL UTILITY BOXES, VALVE COVERS, ETC. TO BE FLUSHED WITH FINISHED GRADE.

- EROSION CONTROL NOTES:**
- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE CITY OF WILDWOOD, FLORIDA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. STANDARD PRACTICES SHALL BE PURSUANT TO THE REQUIREMENTS OF THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
 - EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
 - SOIL MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERMITTER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
 - ALL MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERMITTER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
 - ALL WOOD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. SEDIMENT SHALL BE REMOVED BY CLOSE OF BUSINESS EACH DAY AND/OR NO LATER THAN 24 HOURS.
 - ALL PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. ALL TEMPORARY EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL PROJECT COMPLETION.
 - ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL PROJECT COMPLETION.
 - THE EROSION CONTROL MEASURES ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.



- DEMOLITION LEGEND:**
- NOTE: REFER TO DEMOLITION NOTES, THIS SHEET, FOR ADDITIONAL DETAILS.
- SILT FENCE (REFER TO DETAIL ON THIS SHEET)
 - TREE PROTECTION BARRIER (REFER TO DETAIL ON THIS SHEET)
 - EXISTING TREE TO BE REMOVED
 - LIMITS OF CLEARING, GRUBBING AND TREE REMOVAL CLEARING LIMITS ARE SHOWN OFFSET FROM PROPERTY LINES AND EXISTING IMPROVEMENTS SO THAT FENCE LINETYPE IS LEGIBLE AND EXISTING IMPROVEMENTS TO REMAIN ARE VISIBLE. INTENT OF CLEARING LIMITS, WHERE NOT NOTED, IS TO EXTEND TO PROPERTY LINE AND SIDEWALKS.
 - REMOVE EXISTING CONCRETE, CURB, AND ASPHALT, BASE. REFER TO GEOMETRY & GRADING PLANS FOR NEW CONSTRUCTION LIMITS AND ELEVATIONS.
 - SAW-CUT EXISTING PAVEMENT SECTION/CONCRETE AND/OR CURBS AT ALL EXISTING EDGES TO REMAIN. REFER TO SHEET C300 FOR LIMITS.
 - REMOVE SIGNS, POSTS AND FOUNDATION.
 - EXISTING WATER PIPING AND APPURTENANCES TO REMAIN AND BE PROTECTED.
 - EXISTING IRRIGATION PIPING AND APPURTENANCES TO REMAIN AND BE PROTECTED.
 - EXISTING STREET LIGHT AND ASSOCIATED CONDUIT/WIRING TO REMAIN.

Silby G. Weeks 156991

| revision | description | date |
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| △ | CITY COMMENTS | 01.21.26 |

drawn by: RZ
checked by: SW
date: 06/16/2025
plot scale: AS SHOWN
project number: 25HEM8068
file name: 25HEM8068.dwg

C200

Selby G. Weeks (s699)

**WILDWOOD MEDICAL OFFICE BUILDING
5135 SUNDANCE TRAIL
WILDWOOD, FL 34785
GRADING & DRAINAGE PLAN**

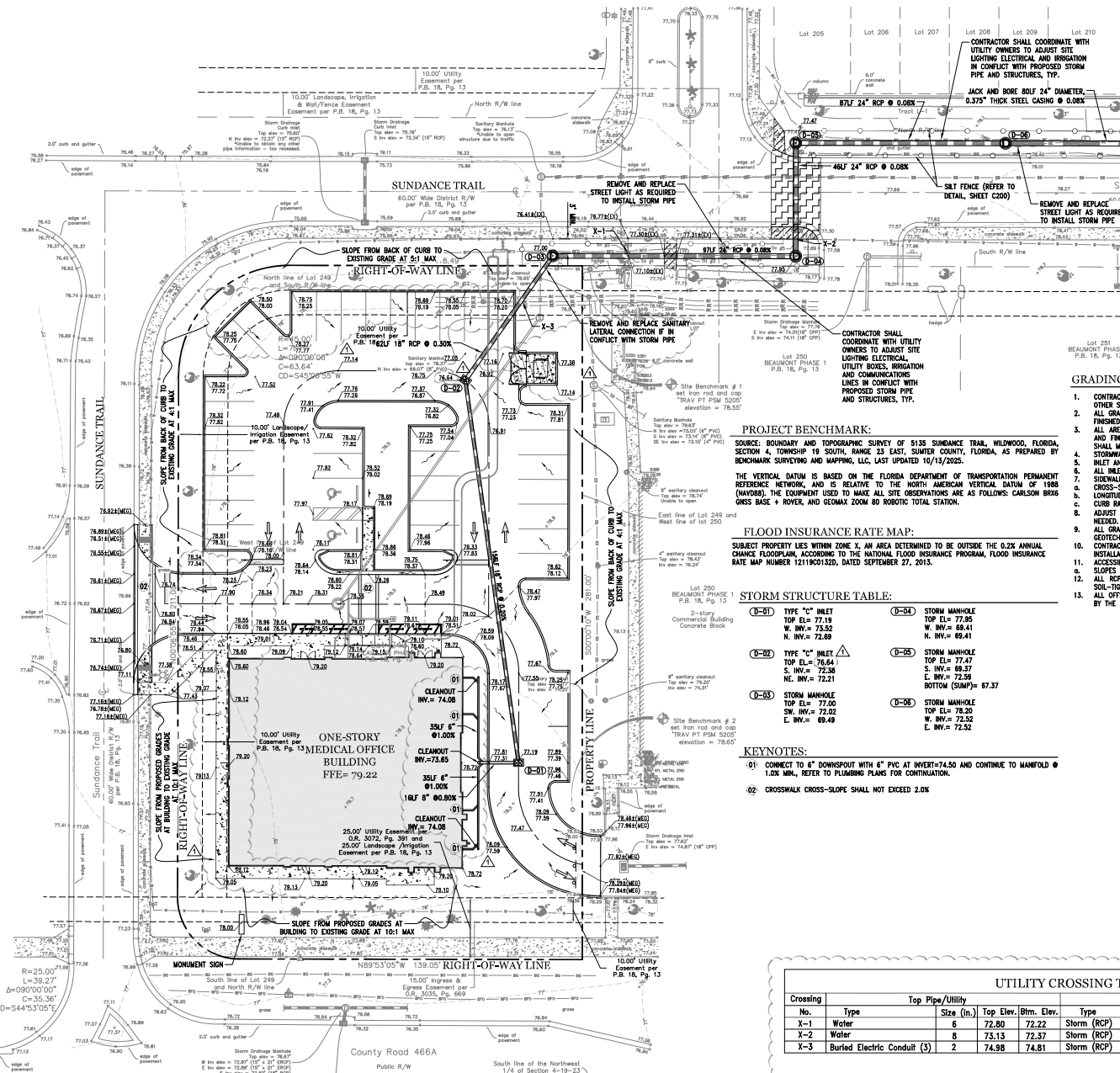
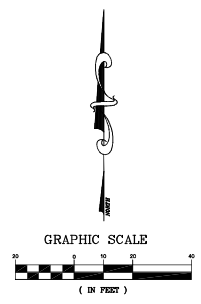
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drawn by: RZ
checked by: SW
date: 06/16/2025
plot scale: AS SHOWN
project number: 23HEM8068
file name: C400.dwg

C400

SHEET 08 OF 28

SHEET C401 MATCH LINE



GRADING AND DRAINAGE NOTES:

- CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED WITH SOD PER PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
- STORMWATER COLLECTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
- INLET AND MANHOLE ELEVATIONS ARE TOP OF RISE.
- ALL INLET AND MANHOLE TOPS SHALL BE TRAFFIC BEARING UNLESS OTHERWISE NOTED.
- SEWERALLES AND CROSSEDRADES.
- CROSS-SLOPES SHALL NOT EXCEED 2.0%
- LONGITUDINAL SLOPES SHALL NOT EXCEED 5.0% EXCEPT CURB RAMP.
- CURB RAMP LONGITUDINAL SLOPES SHALL NOT EXCEED 12.1%.
- ADJUST ALL EXISTING UTILITY APPURTENANCES (VALVE BOXES, VAULTS, ETC.) TO FINAL GRADE AS NEEDED. ALL ASSOCIATED WORK SHALL BE COMPLETED ACCORDING TO UTILITY OWNERS SPECIFICATIONS.
- ALL GRADING AND SITE PREPARATION SHALL CONFORM TO SPECIFICATIONS CONTAINED IN THE PROJECT GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS.
- CONTRACTOR SHALL CONFIRM EXACT LOCATION OF ALL THE-INS TO ROOF DRAINAGE PIPING PRIOR TO INSTALLATION OF ROOF PIPING AND ASSOCIATED FITTINGS.
- ACCESSIBLE PARKING SPACES, ACCESSIBLE AND PASSENGER LOADING ZONES:
 - SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 - ALL ROP STORM PIPE JOINTS SHALL BE WRAPPED WITH NON-WOVEN FILTER FABRIC TO ENSURE A SOIL-TIGHT JOINT.
- ALL OFFSITE STORMWATER INFRASTRUCTURE DEPICTED ON THIS PLAN WILL BE OWNED AND MAINTAINED BY THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT.

PROJECT BENCHMARK:

SOURCE: BOUNDARY AND TOPOGRAPHIC SURVEY OF 5135 SUNDANCE TRAIL, WILDWOOD, FLORIDA, SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMNER COUNTY, FLORIDA, AS PREPARED BY BENCHMARK SURVEYING AND MAPPING, LLC, LAST UPDATED 10/13/2025.
THE VERTICAL DATUM IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK, AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS). THE EQUIPMENT USED TO MAKE ALL SITE OBSERVATIONS ARE AS FOLLOWS: CARLOS ROBO GNSS BASE + ROVER, AND GEMAX ZOOM 80 ROBOTIC TOTAL STATION.

FLOOD INSURANCE RATE MAP:

SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12119C0132D, DATED SEPTEMBER 27, 2015.

STORM STRUCTURE TABLE:

| | | | |
|------|--|------|---|
| 0-01 | TYPE "C" INLET TOP EL.= 77.19 W. INV.= 73.92 N. INV.= 72.69 | 0-04 | STORM MANHOLE TOP EL.= 77.95 W. INV.= 69.41 N. INV.= 69.41 |
| 0-02 | TYPE "C" INLET TOP EL.= 76.64 S. INV.= 72.38 N. INV.= 72.21 | 0-05 | STORM MANHOLE TOP EL.= 77.47 S. INV.= 69.37 E. INV.= 72.59 BOTTOM (SUMP)= 67.37 |
| 0-03 | STORM MANHOLE TOP EL.= 77.00 SW. INV.= 72.02 E. INV.= 69.49 | 0-06 | STORM MANHOLE TOP EL.= 78.30 W. INV.= 72.52 E. INV.= 72.52 |

KEYNOTES:

- CONNECT TO 6" DOWNSPOUT WITH 6" PVC AT INVERT=74.50 AND CONTINUE TO MANHOLE @ 1.0% MIN. REFER TO PLUMBING PLANS FOR CONNECTION.
- CROSSKALK CROSS-SLOPE SHALL NOT EXCEED 2.0%

GRADING & DRAINAGE LEGEND:

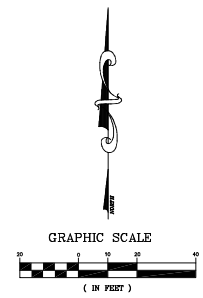
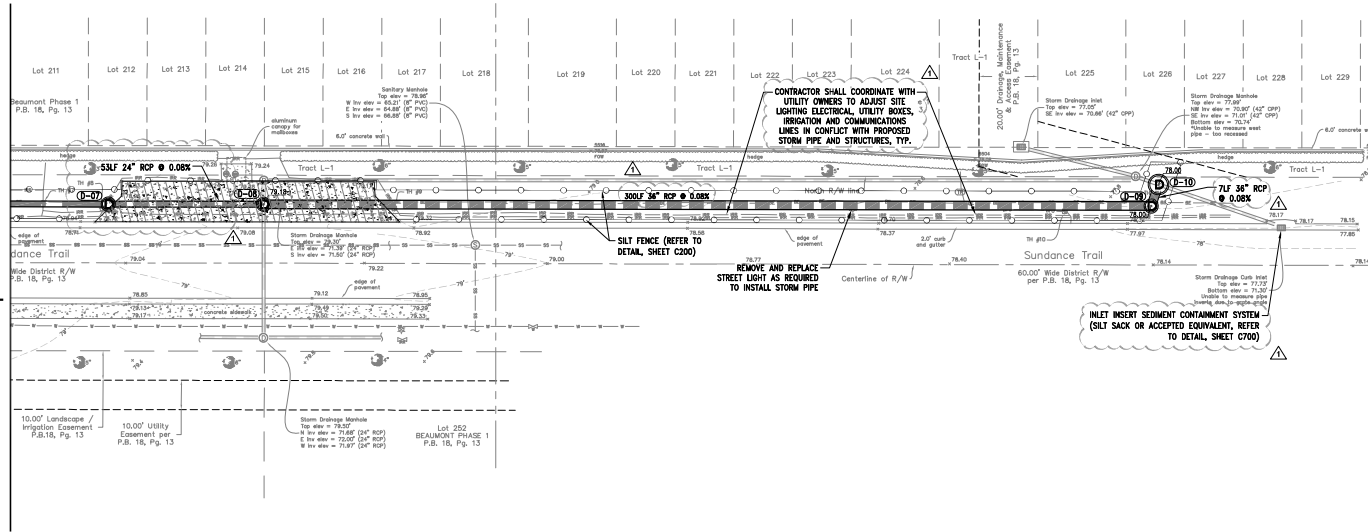
- ROADWAY OPEN CUT (REFER TO SHEET C401 FOR DETAIL)
- SIDEWALK OPEN CUT. RESTORE SIDEWALK TO EXISTING CONDITION. (REFER TO SHEET C600 FOR DETAIL)
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE
- EXISTING SPOT GRADE
- PROPOSED DRAINAGE FLOW
- GRADE BREAK LINE

UTILITY CROSSING TABLE:

| Crossing No. | Type | Top Pipe/Utility | | | Bottom Pipe/Utility | | | Separation (ft.) | |
|--------------|-----------------------------|------------------|-----------|-------------|---------------------|------------|-----------|------------------|------------|
| | | Size (in.) | Top Elev. | Botm. Elev. | Type | Size (in.) | Top Elev. | | Inv. Elev. |
| X-1 | Water | 6 | 72.80 | 72.22 | Storm (RCP) | 24 | 71.72 | 69.47 | 0.50 |
| X-2 | Water | 6 | 73.15 | 72.37 | Storm (RCP) | 24 | 71.65 | 69.40 | 0.72 |
| X-3 | Buried Electric Conduit (3) | 2 | 74.98 | 74.81 | Storm (RCP) | 18 | 73.61 | 72.10 | 1.00 |

File Location: I:\Projects\2025\Wildwood Medical Office\Drawings\Grading & Drainage\Grading & Drainage.dwg
Filename: C400-GRAD-25HEM8068.dwg Plot Date: Jan. 21, 2026 2:51pm

SHEET C400 MATCH LINE

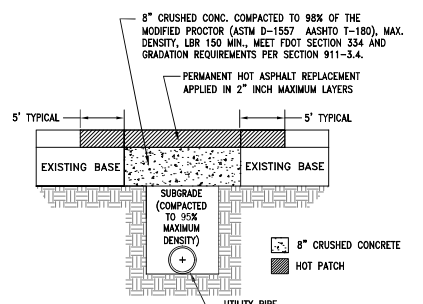


STORM STRUCTURE TABLE:

| | |
|-------------|--|
| C-07 | STORM MANHOLE TOP EL= 78.90 W. INV.= 72.46 E. INV.= 72.46 |
| C-08 | DOGHOUSE STORM MANHOLE W/ "2" BOTTOM TOP EL= 78.18 W. INV.= 72.41 E. INV.= 71.41 S. INV.= 71.51± (EXIST. 24" RCP) N. INV.= 71.51± (EXIST. 24" RCP) |
| C-09 | STORM MANHOLE W/ "2" BOTTOM TOP EL= 78.00 W. INV.= 71.07 NE. INV.= 71.17 |
| C-10 | DOGHOUSE STORM MANHOLE W/ "2" BOTTOM TOP EL= 78.00 SW INV.= 71.16± SE. INV.= 71.07± (EXIST. 42" CP) NW. INV.= 71.04± (EXIST. 42" CP) |

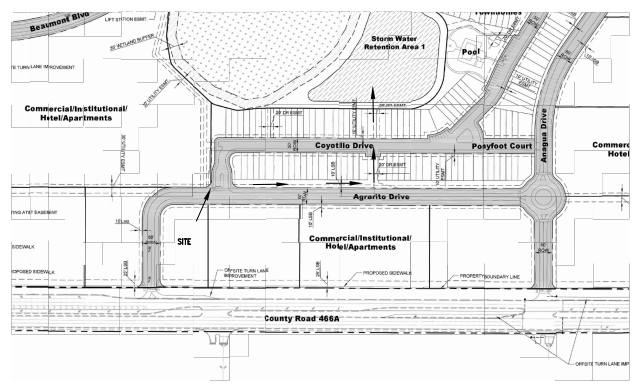
WILDWOOD MEDICAL OFFICE BUILDING
5135 SUNDANCE TRAIL
WILDWOOD, FL 34785
GRADING & DRAINAGE PLAN

Klima Weeks
 CIVIL ENGINEERING
 385 Douglas Avenue, Ste 2100
 Altamonte Springs, FL 32714
 Telephone 407.478.8750
 Facsimile 407.478.8749



- GENERAL NOTES:**
- ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REPAIR.
 - REPLACEMENT ASPHALT THICKNESS MUST MATCH EXISTING MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
 - ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.
- PAVEMENT RESTORATION:**
- LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
 - CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RASH, AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHEREVER IS GREATER.

STANDARD ROADWAY OPEN-CUT DETAIL
N.T.S.



ROUTE TO STORMWATER MANAGEMENT SYSTEM
N.T.S.

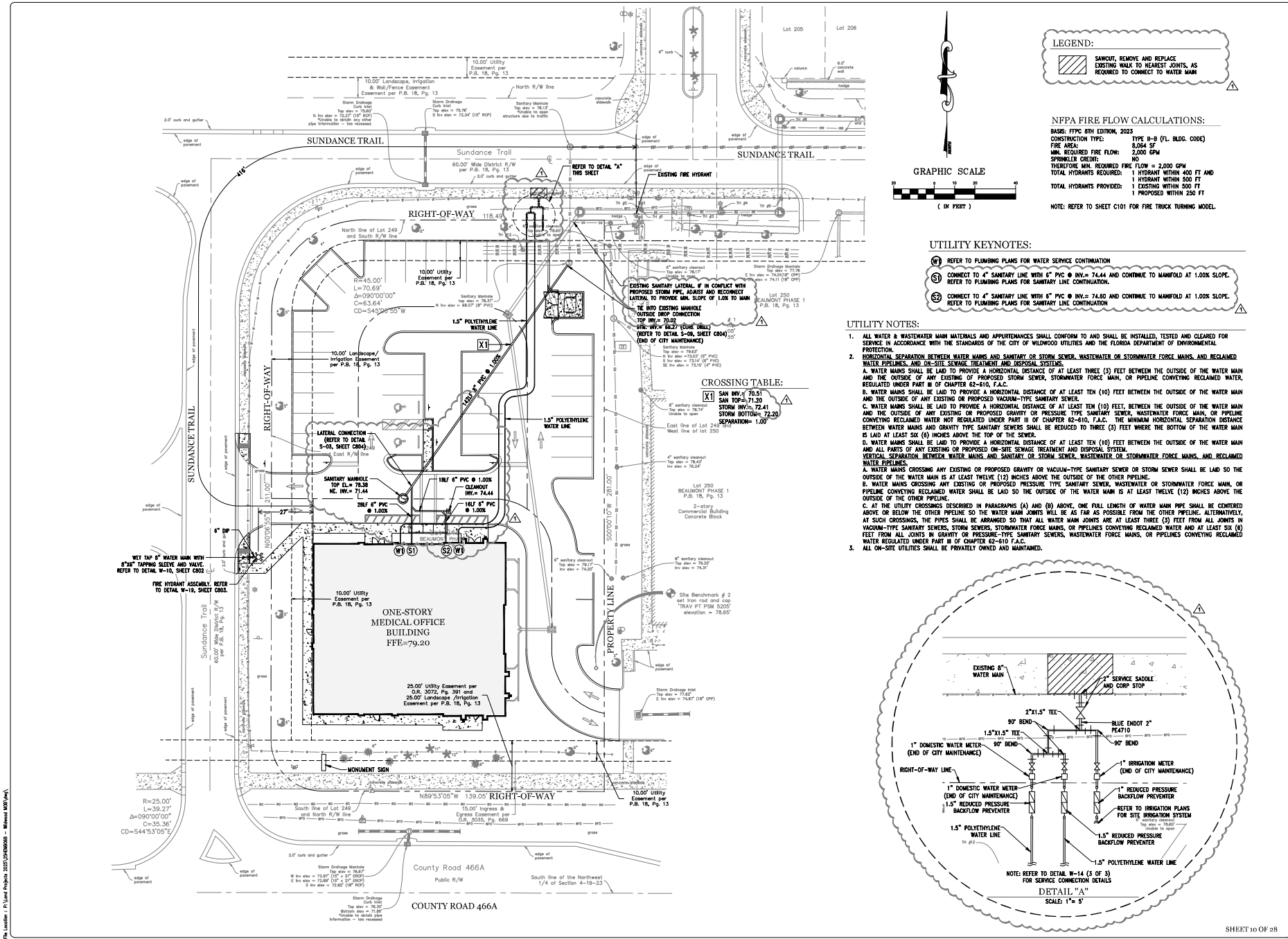
- GRADING & DRAINAGE LEGEND:**
- CONCRETE PAVEMENT SECTION. RESTORE CONCRETE PAD TO EXISTING CONDITION. (REFER TO SHEET C600 FOR DETAIL).
 - 86.13 PROPOSED SPOT GRADE
 - 85.63 EXISTING SPOT GRADE

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drawn by: RZ
checked by: SW
date: 06/15/2025
plot scale: AS SHOWN
project number: 23HEM068
file name: C:\Projects\23HEM068.dwg

C401

File Location: C:\Users\kjohnson\OneDrive\My Documents\Projects\2025\23HEM068.dwg - Worksheet: 09 of 28
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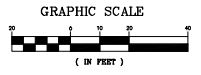
LEGEND:

- SANITARY, REMOVE AND REPLACE EXISTING WALK TO NEAREST JOINTS, AS REQUIRED TO CONNECT TO WATER MAIN

NFPA FIRE FLOW CALCULATIONS:

BASIS: FFC 8TH EDITION, 2003
 CONSTRUCTION TYPE: TYPE III-B (FL. BLDG. CODE)
 FIRE AREA: 8,000 SF
 MIN. REQUIRED FIRE FLOW: 2,000 GPM
 SPRINKLER CREDIT: 0
 THEREFORE MIN. REQUIRED FIRE FLOW = 2,000 GPM
 TOTAL HYDRANTS REQUIRED: 1 HYDRANT WITHIN 400 FT AND 1 HYDRANT WITHIN 500 FT
 TOTAL HYDRANTS PROVIDED: 1 EXISTING WITHIN 500 FT 1 PROPOSED WITHIN 250 FT

NOTE: REFER TO SHEET C101 FOR FIRE TRUCK TURNING MODEL.



UTILITY KEYNOTES:

- (W1) REFER TO PLUMBING PLANS FOR WATER SERVICE CONTINUATION
- (S1) CONNECT TO 4" SANITARY LINE WITH 4" PVC @ INV. = 74.44 AND CONTINUE TO MANFOLD AT 1.00% SLOPE. REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION.
- (S2) CONNECT TO 4" SANITARY LINE WITH 4" PVC @ INV. = 74.60 AND CONTINUE TO MANFOLD AT 1.00% SLOPE. REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION.

- UTILITY NOTES:**
- ALL WATER & WASTEWATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WILDWOOD UTILITIES AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.**

A. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

B. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

C. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER.

D. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

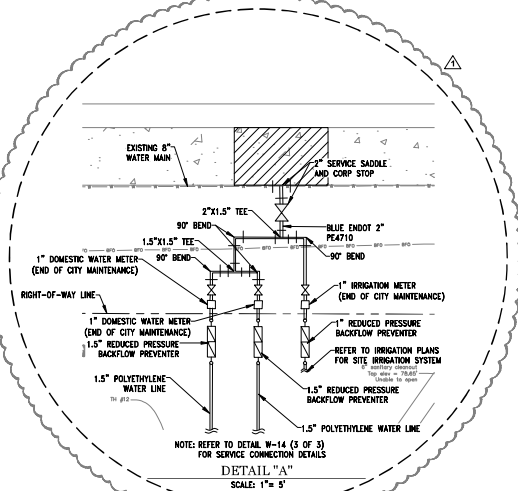
A. WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE THE TOP OF THE SEWER.

B. WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE.

C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.
 - ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

CROSSING TABLE:

| | |
|----------------------|--------------------|
| SAN INV. = 70.21 | SEPARATION = 1.00' |
| SAN DIA. = 12.00" | |
| STORM INV. = 72.41 | |
| STORM DIA. = 18.00" | |
| STORM BOTTOM = 72.20 | |

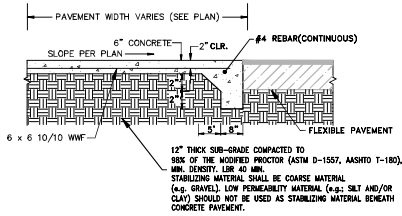


Selby G. Weeks 56993

| revision | description | date |
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| △ | CITY COMMENTS | 01.21.26 |
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drawn by: RZ
checked by: SW
date: 05/10/2025
plot scale: AS SHOWN
project number: 25HEM8668
file name: 25HEM8668.dwg

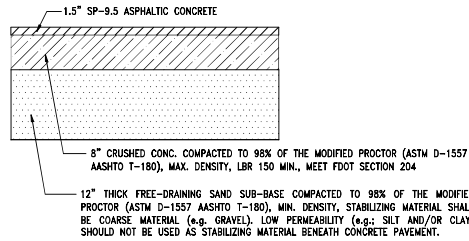
C500



- NOTES:
1. ALL CONCRETE PAVEMENT SHALL HAVE A FULL, 1/2" ISOLATION JOINT WHERE IT ABUTS EXISTING CONCRETE PAVEMENT AND OTHER ROAD STRUCTURES. PROVIDE 2" SAW CUT OR DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 12 FEET.
 2. PORTLAND CEMENT CONCRETE PAVEMENT TO BE 4,000-PSI COMPRESSIVE STRENGTH, MIN.
 3. PROVIDE 1" OF CLEAN, FREE DRAINING SAND SUBGRADE BENEATH CONCRETE PAVEMENT. COMPACT BOTTOM 6" TO 88% OF THE MODIFIED PROCTOR (ASTM D-1557, AASHTO T-180).

DUMPSTER PAVEMENT DETAIL

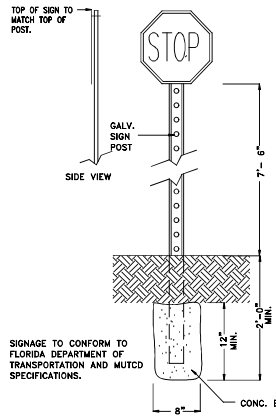
N.T.S.



- NOTE:
- TYPE SP ASPHALTIC CONCRETE SHALL USE ASPHALT BINDER GRADE PG67-22 AND NO MORE THAN 15 PERCENT RECYCLED ASPHALT PAVEMENT (RAP) AGGREGATE.

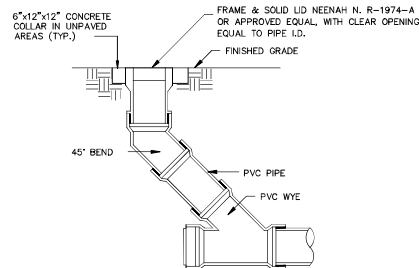
ASPHALT PAVEMENT SECTION

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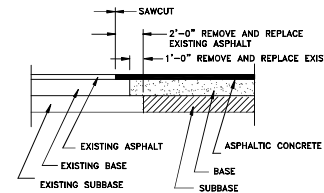
TYPICAL SIGN

N.T.S.



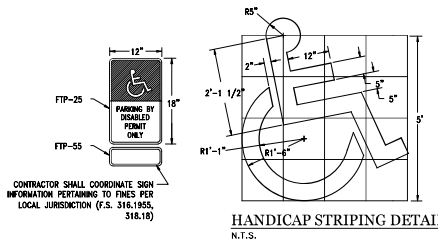
CLEANOUT DETAIL

N.T.S.



SAWCUT DETAIL

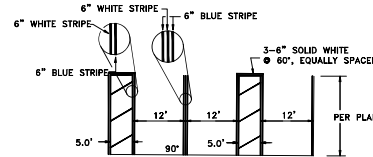
N.T.S.



- NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
 5. HEIGHT OF SIGN SHALL BE 7'-8" FROM FINISHED GROUND TO BOTTOM OF SIGN.
 6. HANDICAP MARKINGS AND SIGNAGE MUST CONFORM TO FDOT STANDARDS PLANS INDICES 711-001 AND 700-102.

HANDICAP PARKING SYMBOL

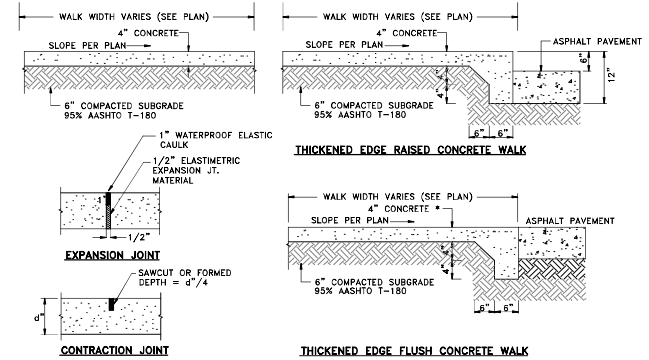
N.T.S.



- NOTE:
1. HANDICAP SPACE IS TO BE OUTLINED IN A 6" BLUE PAINTED STRIPE.
 2. PAINT CURB AND WHEEL STOP BLUE.
 3. HANDICAP MARKINGS AND SIGNAGE MUST CONFORM TO FDOT STANDARDS PLANS INDICES 711-001 AND 700-102.

TYPICAL HANDICAP PARKING SECTION

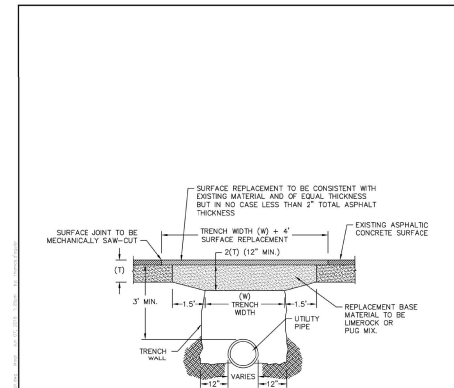
N.T.S.



- NOTE: ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 30 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 6 LINEAR FEET.

CONCRETE WALK DETAILS

N.T.S.



- NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTOR.
 2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPAED TO ABOVE SPECIFIED DENSITY.

| | | | | |
|--|--|------------------|-----------------------------|--------------|
| | CITY OF WILDWOOD 105 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (888) 336-1300 | DATE 06-05-12 | PROJECT ROADWAY OPEN-CUT | REV. M-02 |
| | <p>DATE OF ORIGINAL ISSUE: 06-05-12</p> | | | |

SHEET 11 OF 28

Selby G. Weeks 256993

| revision | description | date |
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| △ | CITY COMMENTS | 01.21.26 |
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drawn by: RZ
checked by: SW
date: 05/15/2012
plot scale: AS SHOWN
project number: 23HEMB068
file name: C:\Users\selby\Documents\2012\051512\23HEMB068.dwg

Selby G. Weeks 56991

WILDWOOD MEDICAL OFFICE BUILDING
5135 SUNDANCE TRAIL
WILDWOOD, FL 34785
UTILITY DETAILS

| revision | description | date |
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| △ | CITY COMMENTS | 01.21.26 |
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drawn by: RZ
checked by: SW
date: 05/12/2025
plot scale: AS SHOWN
project number: 23HMM0668
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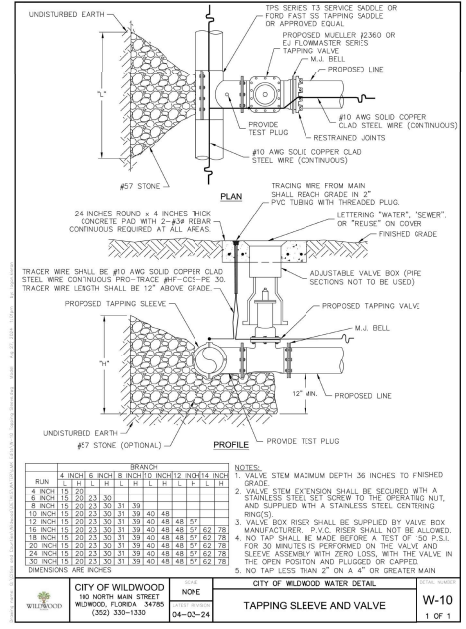
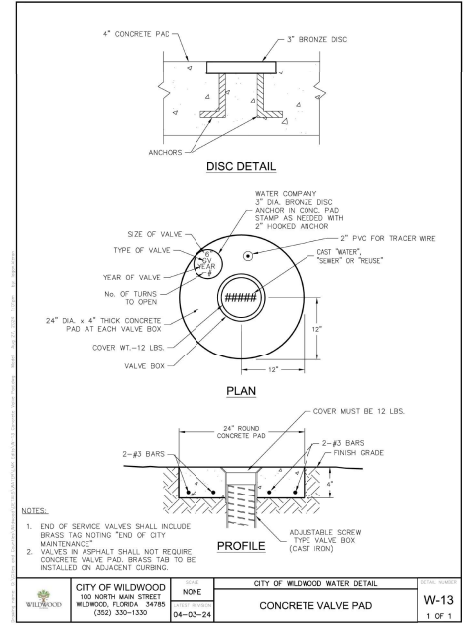
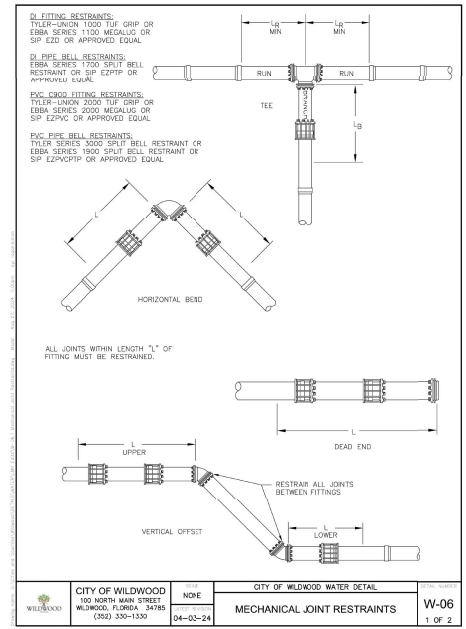
C802

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

| FITTING TYPE | PIPE SIZE | | | | | | | | | | |
|----------------------------------|------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 4" | 6" | 8" | 10" | 12" | 14" | 16" | 20" | 24" | 30" | 36" |
| 50° HORIZ. BEND | 12 | 24 | 31 | 37 | 49 | 65 | 86 | 108 | 132 | 156 | 180 |
| 45° HORIZ. BEND | 7 | 10 | 13 | 15 | 18 | 20 | 23 | 26 | 32 | 37 | 42 |
| 22.5° HORIZ. BEND | 3 | 5 | 6 | 7 | 8 | 10 | 11 | 13 | 15 | 18 | 21 |
| 11.25° HORIZ. BEND | 2 | 3 | 4 | 5 | 5 | 6 | 7 | 8 | 9 | 9 | 10 |
| 45° VERT. OFFSET | UPPER BEND | 16 | 22 | 29 | 34 | 41 | 46 | 52 | 64 | 74 | 89 |
| | LOWER BEND | 7 | 10 | 13 | 15 | 18 | 20 | 23 | 26 | 32 | 37 |
| 32° VERT. OFFSET | UPPER BEND | 7 | 12 | 15 | 17 | 20 | 22 | 25 | 31 | 36 | 43 |
| | LOWER BEND | 3 | 5 | 6 | 7 | 9 | 10 | 11 | 13 | 15 | 18 |
| 11.25° VERT. OFFSET | UPPER BEND | 4 | 5 | 7 | 8 | 11 | 12 | 14 | 16 | 18 | 22 |
| | LOWER BEND | 2 | 2 | 3 | 4 | 4 | 5 | 7 | 7 | 8 | 9 |
| PLUG (SIGNAL LENS) VALVE | UPPER BEND | 26 | 33 | 39 | 43 | 49 | 55 | 62 | 72 | 81 | 94 |
| | LOWER BEND | 26 | 33 | 39 | 43 | 49 | 55 | 62 | 72 | 81 | 94 |
| TEE (BRANCH REST.) | 4" X 4" | 15 | — | — | — | — | — | — | — | — | — |
| | 6" X 4" | 10 | 35 | — | — | — | — | — | — | — | — |
| | 8" X 4" | 1 | 28 | 51 | — | — | — | — | — | — | — |
| | 10" X 4" | 1 | 28 | 46 | 64 | — | — | — | — | — | — |
| | 12" X 4" | 1 | 18 | 40 | 60 | 78 | — | — | — | — | — |
| | 14" X 4" | 1 | 8 | 35 | 54 | 75 | 92 | — | — | — | — |
| | 16" X 4" | 1 | 1 | 29 | 51 | 71 | 92 | 106 | — | — | — |
| | 20" X 4" | 1 | 1 | 18 | 42 | 64 | 85 | 101 | 133 | — | — |
| | 24" X 4" | 1 | 1 | 5 | 32 | 55 | 77 | 95 | 128 | 158 | — |
| | 30" X 4" | 1 | 1 | 1 | 15 | 42 | 65 | 84 | 120 | 152 | 193 |
| REDUCER (LARGER PIPE RESTRAINED) | 6" X 4" | 27 | — | — | — | — | — | — | — | — | — |
| | 8" X 4" | 8 | 29 | — | — | — | — | — | — | — | — |
| | 10" X 4" | 6 | 31 | 28 | — | — | — | — | — | — | — |
| | 12" X 4" | 8 | 21 | 52 | 48 | — | — | — | — | — | — |
| | 14" X 4" | 5 | 29 | 73 | 69 | — | — | — | — | — | — |
| | 16" X 4" | 11 | 106 | 92 | 89 | 44 | 29 | — | — | — | — |
| | 20" X 4" | 146 | 138 | 126 | 115 | 96 | 77 | 54 | — | — | — |
| | 24" X 4" | 134 | 156 | 152 | 146 | 132 | 98 | 77 | 54 | — | — |
| | 30" X 4" | 269 | 204 | 197 | 188 | 178 | 165 | 151 | 117 | 75 | — |

NOTES:
1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
SOIL TYPE - G1 TRENCH TYPE - 3 TEST PRESSURE - 150 PSI
SAFETY FACTOR - 1.5 DEPTH OF BURY - 3' VERTICAL OFFSET - 3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES.
5. THIS TABLE IS FOR SP SOILS. THE ENGINEER IS TO BE NOTIFIED IF OTHER TYPE SOILS ARE ENCOUNTERED.
6. ALL PIPES SHALL BE RESTRAINED PER THE LENGTHS AS CALLED FOR IN THE ABOVE REFERENCED TABLE. THE COSTS FOR THESE RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.
7. ANY CALL OUTS AS NOTED ON THE PLANS FOR "LUF GRIP" RESTRAINTS OR "MEGALOCUS" ARE IN ADDITION TO THOSE AS NOTED AND CALLED FOR IN THE ABOVE TABLE.

| CITY OF WILDWOOD | DATE | NO. | CITY OF WILDWOOD WATER DETAIL | DATE | NO. |
|------------------|----------|------|-------------------------------|----------|--------|
| WILDWOOD | 04-03-24 | NONE | MECHANICAL JOINT RESTRAINTS | 04-03-24 | W-06 |
| | | | | | 1 OF 2 |

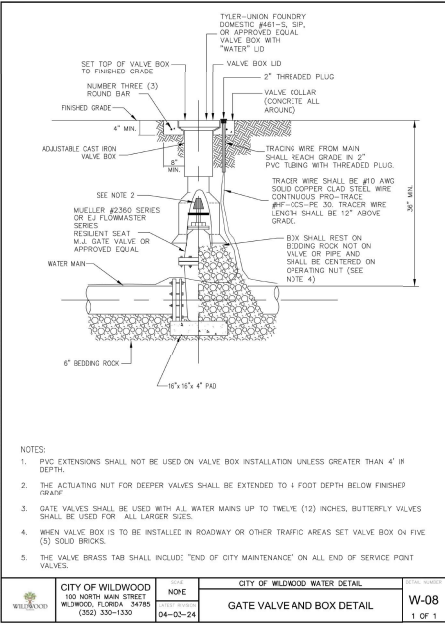


LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

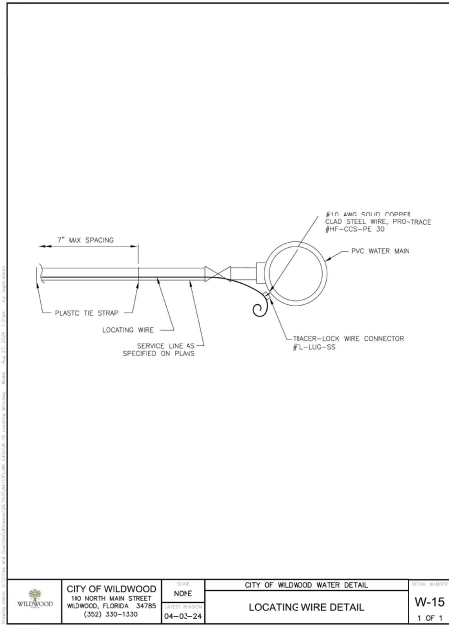
| OTHER PIPE | HORIZONTAL SEPARATION | CROSSINGS (1) | JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED) |
|--|-----------------------|---|---|
| STORM SEWER, WATERMAIN FORCE MAIN, RECLAIMED WATER (2) | 3 FT. MINIMUM | 12 INCHES IS THE MINIMUM CLEARANCE FOR STORM SEWER WHEN 6 INCHES IS THE MINIMUM | ALTERNATE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

NOTES:
1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 1/2 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610 F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 5 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

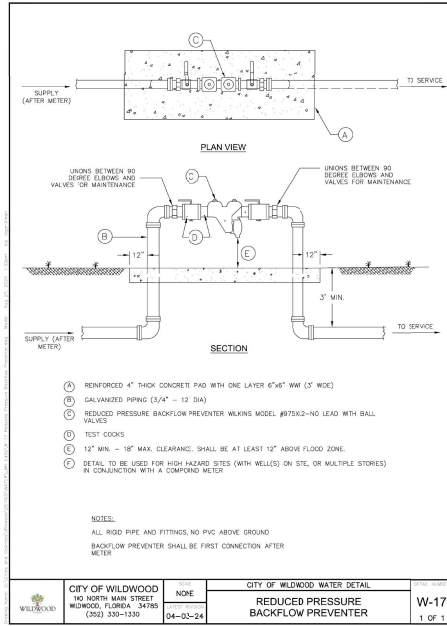
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|------------------|----------|------|-------------------------------|----------|--------|
| WILDWOOD | 04-03-24 | NONE | SEPARATION OF WATER MAINS | 04-03-24 | W-05 |
| | | | | | 1 OF 1 |



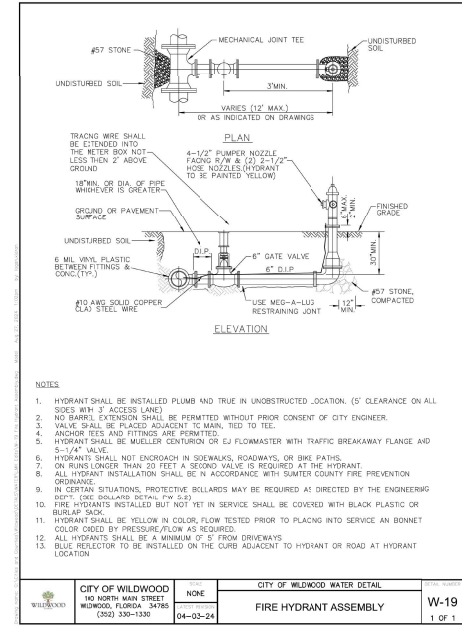
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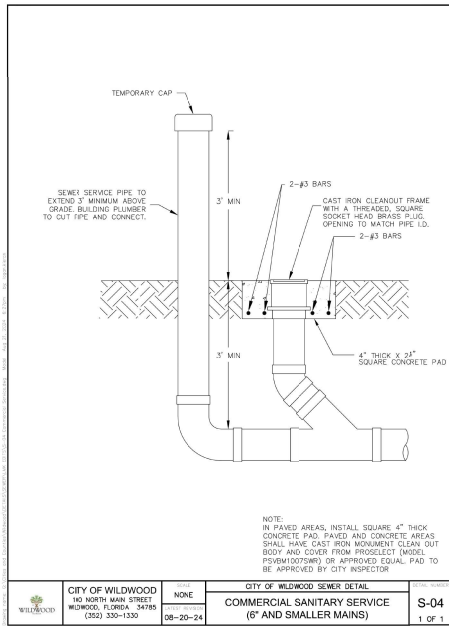
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| | CITY OF WILDWOOD 140 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | NONE | CITY OF WILDWOOD WATER DETAIL | LOCATING WIRE DETAIL | W-15 | 1 OF 1 |
|--|---|-------------|--------------------------------------|-----------------------------|-------------|--------|



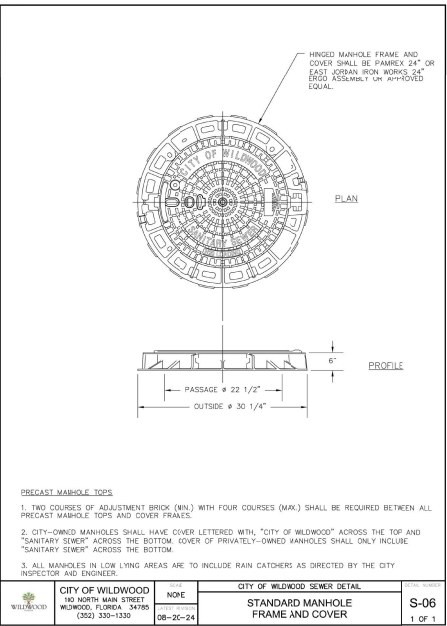
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| | CITY OF WILDWOOD 140 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | NONE | CITY OF WILDWOOD WATER DETAIL | REDUCED PRESSURE BACKFLOW PREVENTER | W-17 | 1 OF 1 |
|--|---|-------------|--------------------------------------|--|-------------|--------|



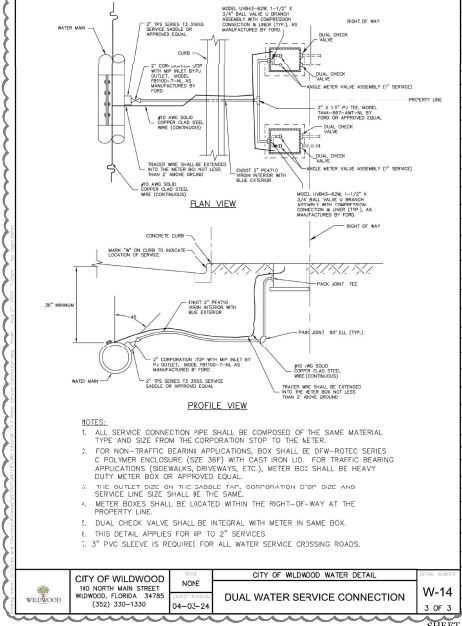
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| | CITY OF WILDWOOD 140 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | NONE | CITY OF WILDWOOD WATER DETAIL | FIRE HYDRANT ASSEMBLY | W-19 | 1 OF 1 |
|--|---|-------------|--------------------------------------|------------------------------|-------------|--------|



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|--|---|-------------|--------------------------------------|---|-------------|--------|
| | CITY OF WILDWOOD 140 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | NONE | CITY OF WILDWOOD WATER DETAIL | COMMERCIAL SANITARY SERVICE (6\"/> | S-04 | 1 OF 1 |
|--|---|-------------|--------------------------------------|---|-------------|--------|



| | | | | | | |
|--|---|-------------|--------------------------------------|---|-------------|--------|
| | CITY OF WILDWOOD 140 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | NONE | CITY OF WILDWOOD WATER DETAIL | STANDARD MANHOLE FRAME AND COVER | S-06 | 1 OF 1 |
|--|---|-------------|--------------------------------------|---|-------------|--------|



| | | | | | | |
|--|---|-------------|--------------------------------------|--------------------------------------|-------------|--------|
| | CITY OF WILDWOOD 140 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | NONE | CITY OF WILDWOOD WATER DETAIL | DUAL WATER SERVICE CONNECTION | W-14 | 3 OF 3 |
|--|---|-------------|--------------------------------------|--------------------------------------|-------------|--------|

| revision | description | date |
|----------|---------------|----------|
| △ | CITY COMMENTS | 01.21.26 |
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drawn by: RZ
checked by: SW
date: 05/10/2025
plot scale: AS SHOWN
project number: 23HEM8668
file name: C:\Users\jwhitney\OneDrive\Desktop\23HEM8666.dwg - Wildwood 05/10/25

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|--|---|-------------|--------------------------------------|--------------------------------------|-------------|--------|
| | CITY OF WILDWOOD 140 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | NONE | CITY OF WILDWOOD WATER DETAIL | DUAL WATER SERVICE CONNECTION | W-14 | 3 OF 3 |
|--|---|-------------|--------------------------------------|--------------------------------------|-------------|--------|

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SHEET 16 OF 28

File Location: C:\Users\jwhitney\OneDrive\Desktop\23HEM8666.dwg Plot Date: Jan 20, 2026 9:28am

Selby G. Weeks 256993

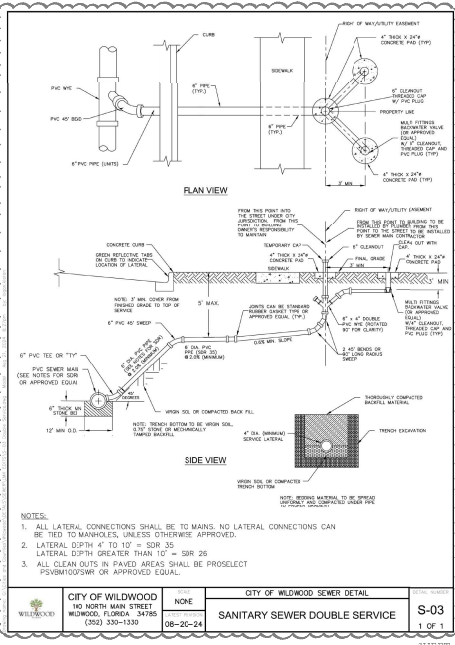
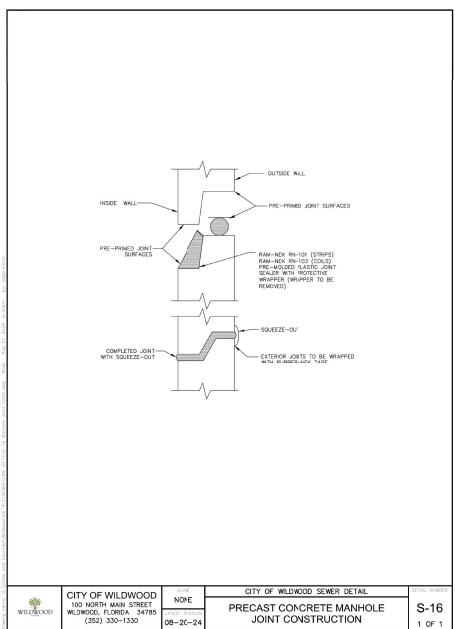
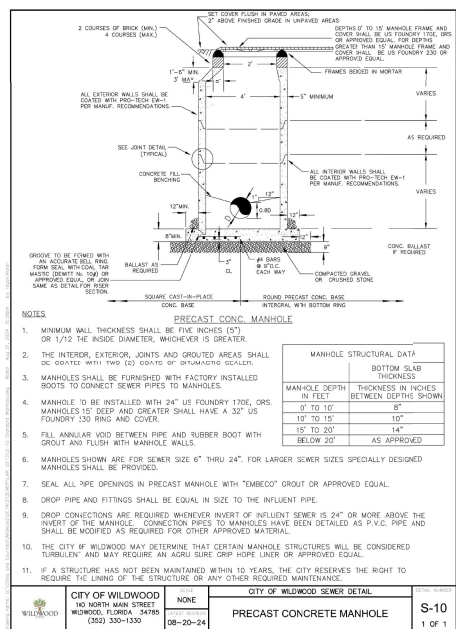
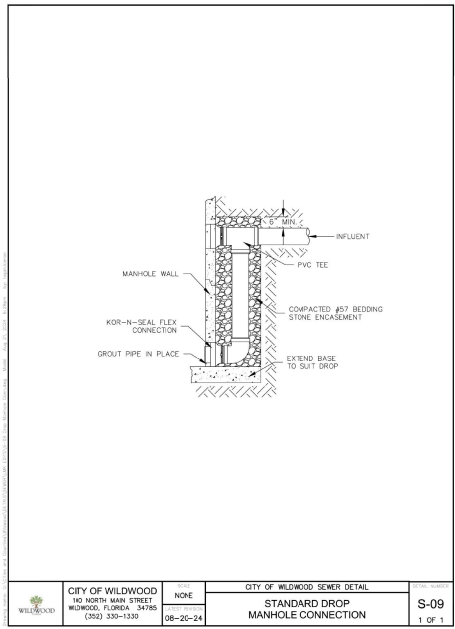
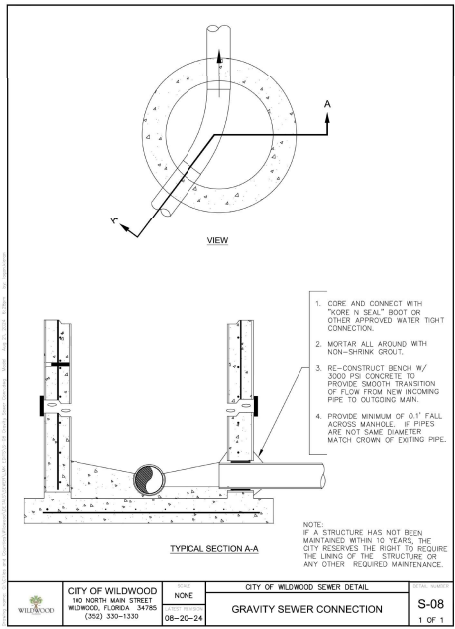
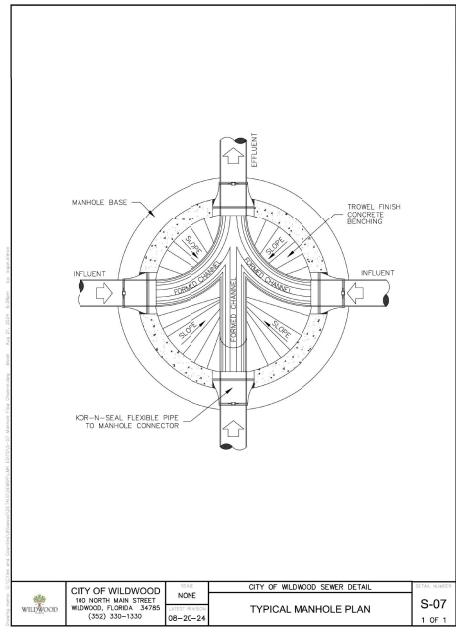
WILDWOOD MEDICAL OFFICE BUILDING
5135 SUNDANCE TRAIL
WILDWOOD, FL 34785
UTILITY DETAILS

| revision | description | date |
|----------|---------------|----------|
| △ | CITY COMMENTS | 01.21.26 |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

drawn by: RZ
checked by: SW
date: 05/12/2025
plot scale: AS SHOWN
project number: 25HEM8668
file name: C:\projects\25HEM8668\DWG\C804.dwg

C804

SHEET 17 OF 28

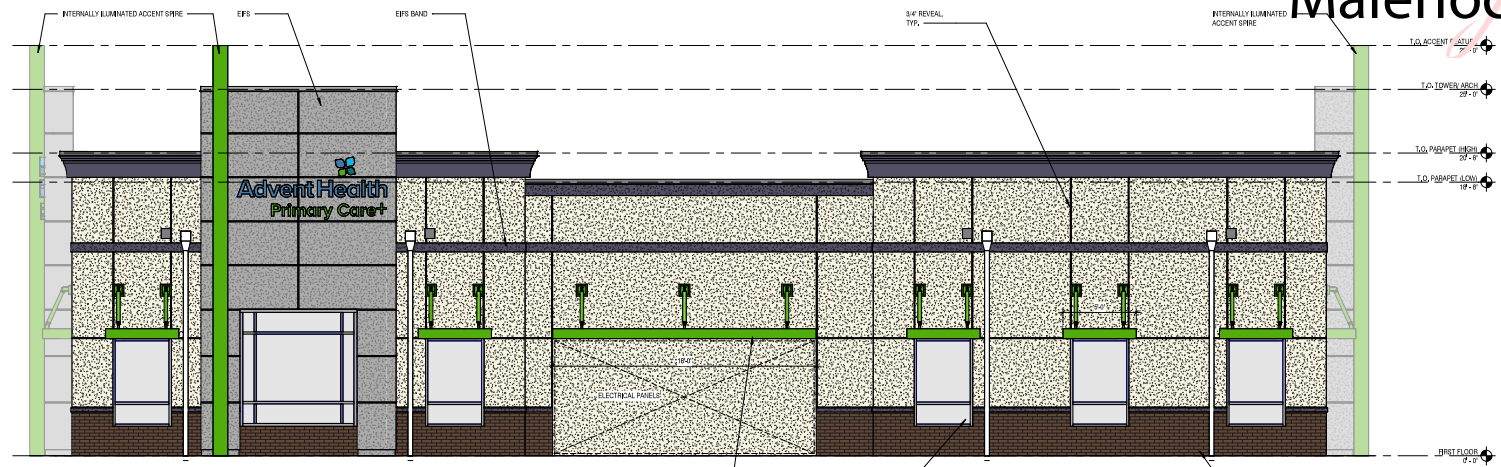


File Location: C:\Users\selby\OneDrive\Desktop\25HEM8668.dwg - Modified: 05/12/2025



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

Scott Malenock

Digitally signed by Scott Malenock
Date: 2025.10.23 13:36:50 -0400

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ARCHITECTURE
and INTERIORS

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100 COLONIAL CENTER BOULEVARD
LAKE MARY, FL 32746
PHONE: (407) 985-0200
WEB: SMAARCH.COM



WILDWOOD MEDICAL OFFICE BUILDING

PROJECT ADDRESS:

5100 SUNSHINE TRAIL, WILDWOOD, FL 34105

PROJECT NO.: 050019

- ACTIVE DESIGN PHASE**
- FOR REVIEW ONLY
 - FOR PERMITTING
 - SCHEMATIC DESIGN
 - DESIGN DEVELOPMENT
 - CONSTRUCTION SETTING
 - CONSTRUCTION DOCUMENTS
 - AS-BUILT RECORD SET

REVISION INFORMATION

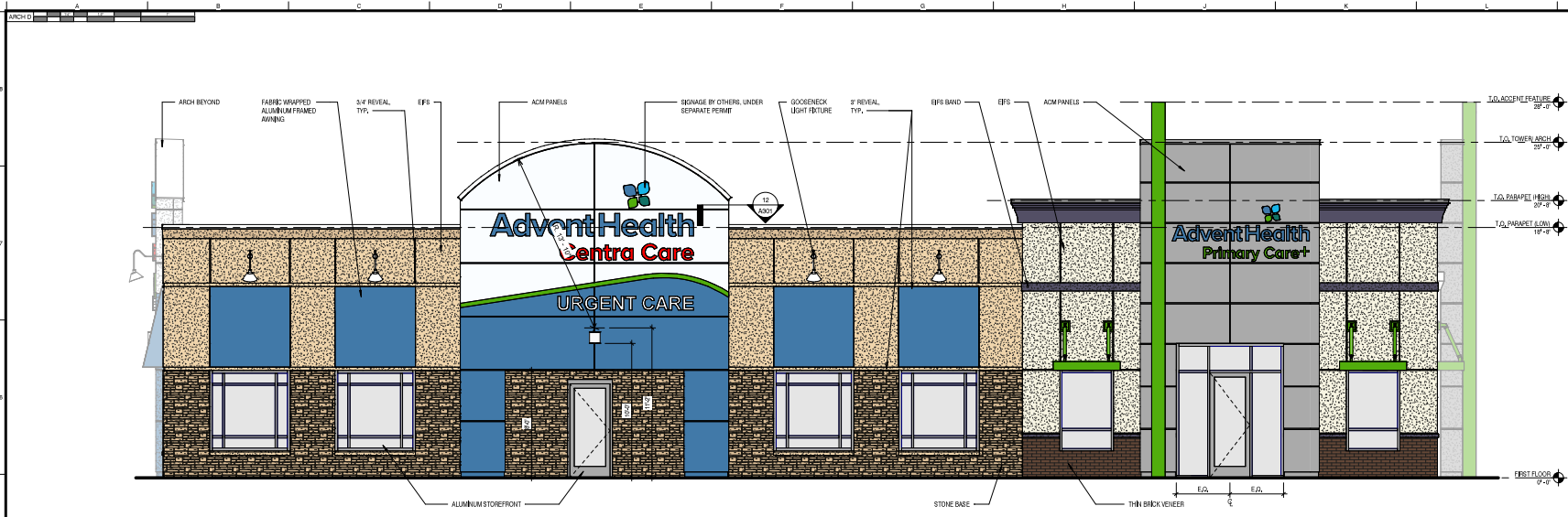
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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| | | |
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| | | |

KEY PLAN

| SHEET INFORMATION | |
|-------------------|------------|
| SHEET ISSUED: | 08/18/2025 |
| DESIGNED BY: | SOM |
| DRAWN BY: | LMA |
| REVIEWED BY: | SOM |
| SHEET TITLE: | |

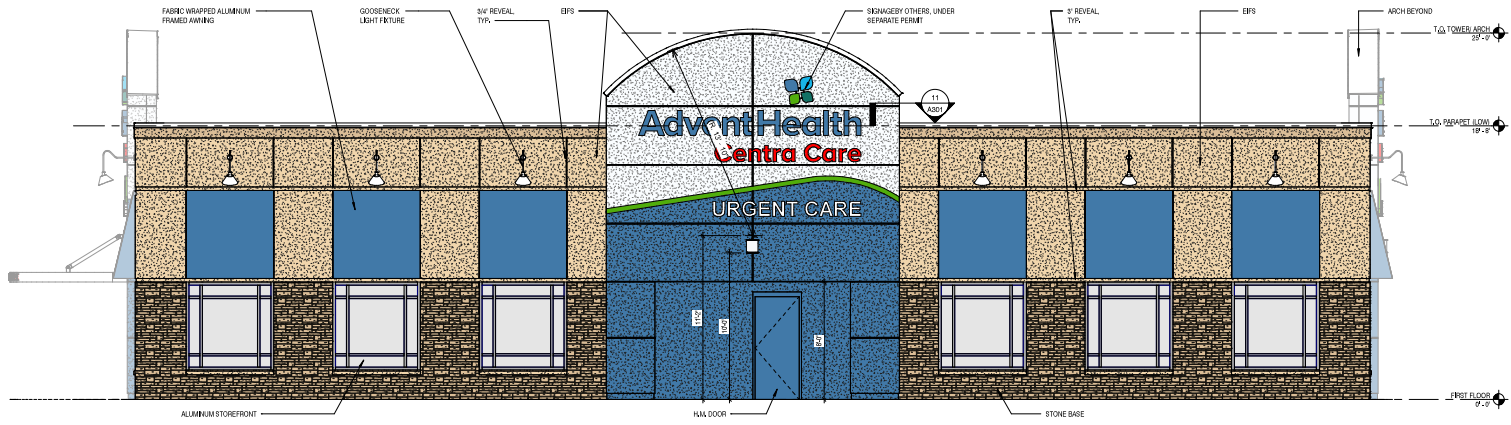
NOTED EXTERIOR ELEVATIONS

SHEET NO. **A401**



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1



WEST ELEVATION
SCALE: 1/4" = 1'-0"

2



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PROJECT INFORMATION

PROJECT: **WILDWOOD MEDICAL OFFICE BUILDING**
PROJECT ADDRESS: 5105 SUNSHINE TRAIL, WILDWOOD, FL 34105

PROJECT NO.: 000018
ACTIVE DESIGN PHASE

- FOR REVIEW ONLY
- FOR PERMITTING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION SETTING
- CONSTRUCTION DOCUMENTS
- AS-BUILT RECORD SET

REVISION INFORMATION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

KEY PLAN

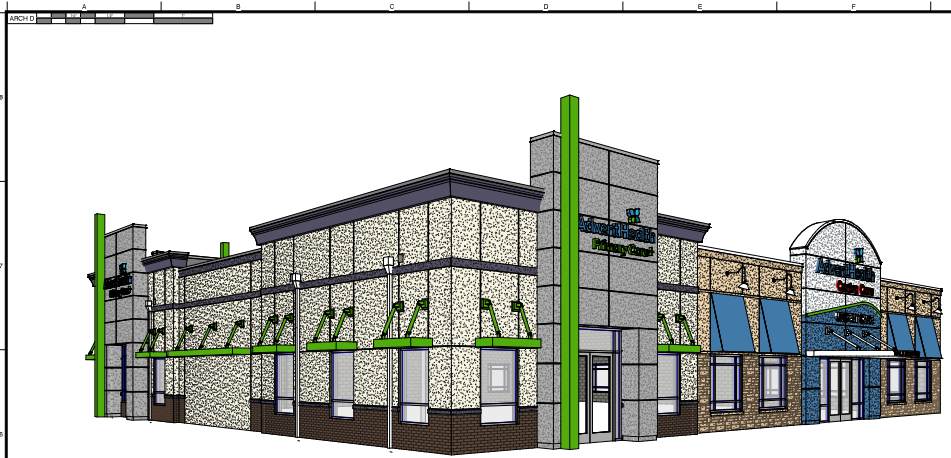


SHEET INFORMATION

SHEET ISSUED: 08/18/2025
DESIGNED BY: SOM
DRAWN BY: LOM
REVIEWED BY: SOM
SHEET TITLE:

NOTED EXTERIOR ELEVATIONS

SHEET NO. **A402**

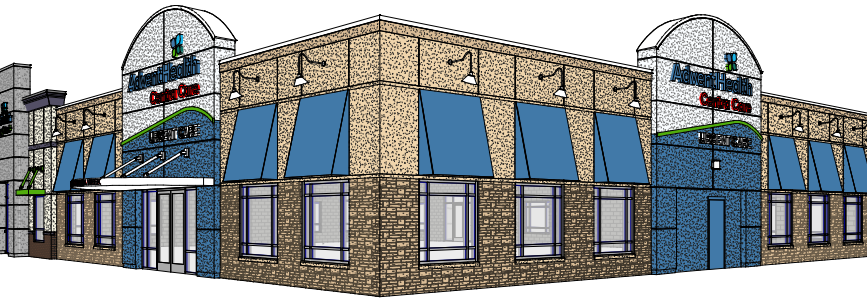
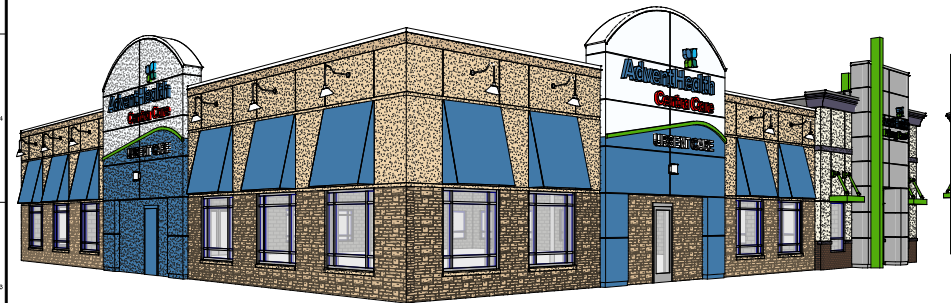


NORTHEAST ELEVATION

1

SOUTHEAST ELEVATION

2



SOUTHWEST ELEVATION

3

NORTHWEST ELEVATION

4

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PROJECT INFORMATION

PROJECT: WILDWOOD MEDICAL OFFICE BUILDING
PROJECT ADDRESS:

5108 SUNDADE TRAIL
WILDWOOD, FL 34785
PROJECT NO.: 000018

ACTIVE DESIGN PHASE

- FOR PERMITTING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION SETTING
- AS-BUILT RECORD SET

REVISION INFORMATION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 08/18/2025
DESIGNED BY: SOM
DRAWN BY: LDM
REVIEWED BY: SOM
SHEET TITLE:

COLORED EXTERIOR VIEWS
SHEET NO.: **A412**



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 landscape architecture
 community planning
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 Maitland, FL 32751
 407.622.1549
 BDNR20221550

Klima Weeks
 CIVIL ENGINEERING
 385 Douglas Avenue, Ste 2100
 Altamonte Springs, FL 32714
 Telephone 407.478.8750
 Facsimile 407.478.8749

Laurie A. Elder FL LA6666680

WILDWOOD MEDICAL OFFICE BUILDING
5135 SUNDANCE TRAIL
WILDWOOD, FL 34785
LANDSCAPE PLAN

| revision | description | date |
|----------|---------------|----------|
| △ | CITY COMMENTS | 01.21.26 |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

drawn by: RIM
 checked by: LAE
 date: 06/27/2023
 plot scale: AS SHOWN
 project number: WILDWOOD
 file name: WILDWOOD_L400_LANDSCAPE.PLT

L400

SHEET 18 OF 28

Wildwood Design District Standards
 Chapter 1 (G)(2) and (3) Required Buffer Widths

NORTH BUFFER LANDSCAPE REQUIREMENT

| Total Linear Feet | Divide by 100 = | Hundreds of Linear Feet | Quantity | Plant Type | Total Plants Required | Total Plants Provided | Includes existing trees |
|-------------------|-----------------|-------------------------|----------|---------------|-----------------------|-----------------------|-------------------------|
| 150.67 | Divide by 100 = | 1.51 | 3 | Canopy Tree = | 5 | 5 | 3 |
| | | | | 5 | Understory = | 8 | 8 |
| | | | | 33 | Shrub = | 50 | 50 |

EAST BUFFER LANDSCAPE REQUIREMENT

| Total Linear Feet | Divide by 100 = | Hundreds of Linear Feet | Quantity | Plant Type | Total Plants Required | Total Plants Provided | Includes existing trees |
|-------------------|-----------------|-------------------------|----------|---------------|-----------------------|-----------------------|-------------------------|
| 219.42 | Divide by 100 = | 2.19 | 3 | Canopy Tree = | 7 | 7 | 0 |
| | | | | 5 | Understory = | 11 | 11 |
| | | | | 33 | Shrub = | 72 | 72 |

WEST BUFFER LANDSCAPE REQUIREMENT

| Total Linear Feet | Divide by 100 = | Hundreds of Linear Feet | Quantity | Plant Type | Total Plants Required | Total Plants Provided | Includes existing trees |
|-------------------|-----------------|-------------------------|----------|---------------|-----------------------|-----------------------|-------------------------|
| 209.25 | Divide by 100 = | 2.09 | 3 | Canopy Tree = | 6 | 6 | 4 |
| | | | | 5 | Understory = | 10 | 10 |
| | | | | 33 | Shrub = | 69 | 74 |

SOUTH BUFFER LANDSCAPE REQUIREMENT

| Total Linear Feet | Divide by 100 = | Hundreds of Linear Feet | Quantity | Plant Type | Total Plants Required | Total Plants Provided | Includes existing trees |
|-------------------|-----------------|-------------------------|----------|---------------|-----------------------|-----------------------|-------------------------|
| 164.00 | Divide by 100 = | 1.64 | 3 | Canopy Tree = | 5 | 5 | |
| | | | | 5 | Understory = | 8 | 8 |
| | | | | 33 | Shrub = | 54 | 54 |

Wildwood Design District Standards
 Chapter 1 (G)(4) Parking Lot Requirements

(a) A minimum of ten percent (10%) of the gross square footage of the paved parking lot area and entranceway shall be devoted to landscaping.

(b) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one-hundred feet (100') or ten (10) spaces, whichever is more restrictive.

(c) At least one (1) canopy tree and three (3) shrubs shall be provided in the interior landscape areas for every twenty-five (25) paved parking spaces included in the parking lot.

SEE VEHICULAR LANDSCAPE REQUIREMENTS CHART
 SEE LANDSCAPE PLANS FOR PARKING AREA PLANNING
 SEE VEHICULAR PLANNINGS REQUIREMENTS CHART

(a) VEHICULAR LANDSCAPE REQUIREMENTS (IN SF)

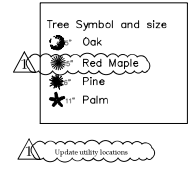
| | |
|---------------------------------|--------|
| TOTAL VUA | 20,035 |
| LANDSCAPE REQUIRED (10% of VUA) | 2,004 |
| LANDSCAPE PROVIDED | 5,348 |
| SURPLUS (SF) | 3,343 |

(c) VEHICULAR PLANTING REQUIREMENTS

| | |
|-----------------------------|------|
| PARKING SPACES | 36 |
| REQUIRED 1 TREE/25 SPACES | 1.44 |
| PROVIDED TREES | 6 |
| REQUIRED 3 SHRUBS/25 SPACES | 4.32 |
| PROVIDED SHRUBS | 72 |

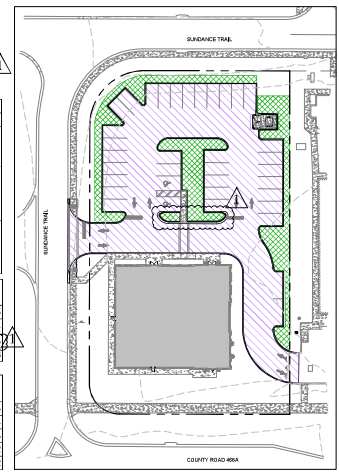
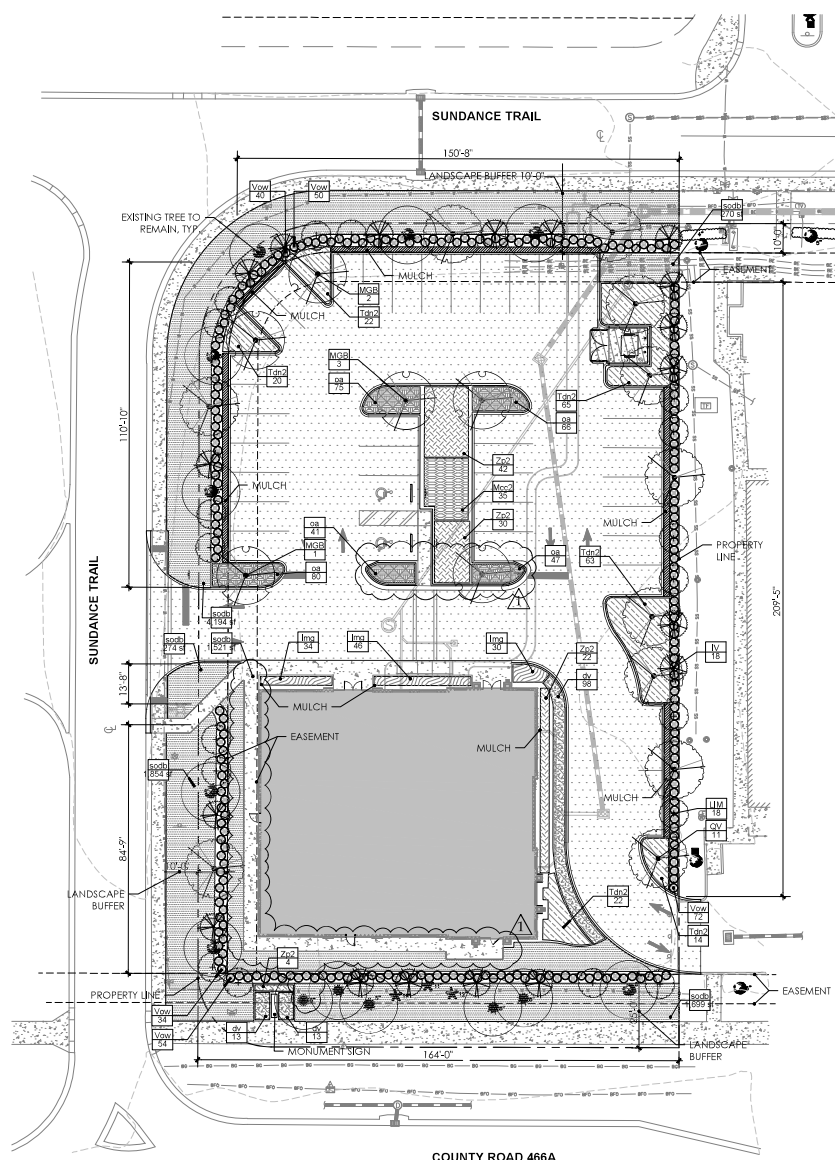
PROPOSED CANOPY

| | |
|--------------|----|
| TREES | 17 |
| DBH (2" TIP) | 34 |



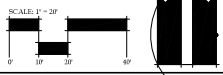
PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SPECIFICATION | NATIVE | WATER USE ZONE | SPACING | REMARKS |
|----------------------|----------|--|-----------------------------|----------------------|--------|----------------|----------|----------------------|
| TREES | | | | | | | | |
| IV | 18 | Ilex vomitoria | Yaupon Holly | 2" DBH, 8' ht. min. | YES | LOW | As Shown | |
| LIM | 18 | Lagerstroemia indica 'Muskogee' | Muskogee Crape Myrtle | 2" DBH, 8' ht. min. | NO | LOW | As Shown | |
| MGB | 6 | Magnolia grandiflora 'Brackens Brown Beauty' | Bracken's Southern Magnolia | 2" DBH, 8' ht. min. | YES | MEDIUM | As Shown | |
| QV | 11 | Quercus virginiana | Live Oak | 2" DBH, 8' ht. min. | YES | LOW | As Shown | |
| SHRUBS | | | | | | | | |
| Vov | 250 | Viburnum obovatum | Walter's Viburnum | 3 gal., 30" ht. min. | YES | LOW | 36" o.c. | Meet or exceed spec. |
| SHRUB AREAS | | | | | | | | |
| Mcc2 | 35 | Muhlenbergia capillaris | Pink Muhly Grass | 3 gal. | YES | LOW | 36" o.c. | |
| Tdn2 | 206 | Tripsacum dactyloides nana | Dwarf Fakahatchee Grass | 3 gal. | YES | LOW | 36" o.c. | |
| Zp2 | 98 | Zamia pumila | Coontie Cycad | 3 gal. | YES | LOW | 36" o.c. | |
| GROUND COVERS | | | | | | | | |
| dv | 124 | Diets vegeta | African Iris | 1 gal. | NO | LOW | 24" o.c. | |
| Img | 110 | Liriope muscari 'Emerald Goddess' | Emerald Goddess Lilyturf | 1 gal. | NO | LOW | 18" o.c. | |
| oa | 309 | Ophiopogon argenteomarginatus | Aztec Grass | 1 gal. | NO | MEDIUM | 18" o.c. | |
| SOD/SEED | | | | | | | | |
| sodb | 9,812 sf | Paspalum notatum 'Argentine' | Argentine Bahia Grass | sod | NO | LOW | | See sod spec. |



NOTE : ALL CRITICAL ROOT ZONES SHALL HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.

NOTE : NO TREE SHALL BE PLANTED IN A LOCATION WHERE THE ROOTS AT MATURITY MIGHT REASONABLY BE EXPECTED TO INTERFERE WITH EXISTING FUTURE OR PROJECTED UTILITY LINES



File Location: C:\Users\laurie.elder\Documents\Temp\l400\l400.dwg

1. The scale on the vicinity map on the cover sheet is 1 in=200 ft but needs to be at a scale of not less than 1-inch equals 1,000 feet. Please revise the scale.

A. Response: Refer to revised vicinity map and scale, cover sheet.

I. Satisfied.

VICINITY MAP

Scale: 1 in= 200 ft

2. LDR 4.4(C)(9) -Please add the utility providers name and contact information (address and phone number) to the site plan (water, wastewater, electric, solid waste, cable/phone/internet, gas, etc. if applicable).

A. Response: Refer to Utility Contact Information, cover sheet.

I. Satisfied.

3. LDR 4.4(C)(9) – Please add notes to the utility plan on sheet C500 showing where the end of city maintenance of water and sewer will be. Additionally, mark platted easements on the same sheet.

A. Response: Refer to Sheet C500 for end of maintenance notes and all easement callouts. Note that the easement callouts, lines and dimensions are in the survey background, and are lighter than other text on the sheet; however, all notes have been adjusted to be legible.

I. It appears that the existing manhole is not in the existing utility easement. Please submit an easement application providing for an easement covering the area where the end of city maintenance is marked on sheet C500.

4. LDR 4.4(C)(18) – The sheet index information on the cover sheet of the site plan does not match the actual landscape and irrigation plans as highlighted below.

A. Response: Refer to updated index, cover sheet.

I. Satisfied.

- a. Sheet index on site plan:

| | |
|------|----------------------------|
| L400 | LANDSCAPE PLAN |
| L411 | LANDSCAPE DETAILS & NOTES |
| L500 | IRRIGATION PLAN |
| L511 | IRRIGATION DETAILS & NOTES |
| L512 | IRRIGATION DETAILS & NOTES |

- b. Landscape and irrigation plans:

| | |
|---|---|
| WILLOW MEDICAL OFFICE BUILDING 5185 SUNSHINE TRAIL WILLOW, FL 34785 | WILLOW MEDICAL OFFICE BUILDING 5185 SUNSHINE TRAIL WILLOW, FL 34785 |
| LANDSCAPE DETAILS & NOTES | IRRIGATION DETAILS & NOTES |
| WILLOW MEDICAL OFFICE BUILDING 5185 SUNSHINE TRAIL WILLOW, FL 34785 | WILLOW MEDICAL OFFICE BUILDING 5185 SUNSHINE TRAIL WILLOW, FL 34785 |
| L410 | L510 |

5. LDR 4.4(D)(5) – Please provide a copy of the PD and ordinance noted on the application.
 - A. **Response: Refer to attached PD Amendment and Ordinance (latest PD information). This information was provided to our office by the city.**
I. Satisfied.

6. LDR 4.4(D)(6) – Please provide copies of all proposed or executed easements, for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.
 - A. **Response: Refer to attached PD Amendment (includes easement documents) and Declaration of Easements Covenants and Restrictions, which includes the rights noted above.**
I. Satisfied.

7. City Attorney reserves the right to make further comments upon resubmittal.
 - A. **Response: Noted.**
I. Acknowledged; Standing comment.