



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

Agenda
Regular Meeting
March 3, 2026 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Board Regular Meeting February 03, 2026, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **25-5011 - RZ - 7050 CR 213**

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

F01-092

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R2C (Sumter County) to R-2 (City) for the parcel listed above on 0.75 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-5011 (O2026-6). **Staff recommends approval.**

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

The applicant is seeking a recommendation of approval from the Planning and Zoning Board/Special Magistrate 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 Project Review Committee 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.**

3. **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. **The Project Review Committee recommends approval.**

4. **25-4280 - SP - Wildwood Medical Office Building**

Parcel G04N249

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Planning and Zoning Board 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. **Project Review Committee recommends approval, contingent on clearing the final comment regarding the easement.**

5. **26-0205 - V - Open Bible Lutheran Church Sign Variance**

Parcel D08-043

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a variance to increase the height allowed per code for a religious monument sign by 2 feet due to an adjacent 4-foot fence, per the

attached applicant's justification. **Staff recommends approval**

V. ADJOURNMENT

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

March 3, 2026 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Planning & Zoning Board Regular Meeting February 03, 2026, at 2:15 PM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 3, 2026 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Melanie Strickland	Development Services Director	Present
Amanda Bondi	Planning Manager	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jackson Shelton	Deputy City Clerk	Present
Garth Layne	Sergeant	Present

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting December 02, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the December 2, 2025 meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-4473-RZ-5529 Hartford Lane

Special Magistrate Holt read aloud the title of A25-4473- RZ - 5229 Hartford Lane. Planning Manager Bondi presented Ordinance O2026-3, a zoning map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcel G16EC002 on 0.14

acres, MOL. Bondi stated that a transportation impact analysis exemption was accepted by the Sumter County Public Works Department. No public comment was received. Special Magistrate Holt made a recommendation of favorable approval of Ordinance O2026-3 to be forwarded to the City Commission for final determination.

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

2. A25-4570 - RZ - VinSun

Special Magistrate Holt read aloud the title of A25-4570- RZ - VinSun. Planner Page presented Ordinance O2026-5, a zoning map amendment to change the zoning district from CH (Sumter County) to C-3 (City of Wildwood) for parcel D17042 on 0.56 acres, MOL. Page stated that a transportation impact analysis exemption was accepted by the Sumter County Public Works Department and there was only a billboard and temporary sale tent on the property. No public comment was received. Special Magistrate Holt made a recommendation of favorable approval of Ordinance O2026-5 to be forwarded to the City Commission for final determination.

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

3. A25-4023 - Monarch Ranch North Planned Development

Special Magistrate Holt read aloud the title of A25-4023 - Monarch Ranch North Planned Development. Development Services Director Strickland presented on behalf of Assistant Development Services Director Then. Strickland presented Ordinance O2025-64, a Planned Development (PD) owned by 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC. The property was located on parcel F12-082 and consisted of approximately 49 acres. Strickland explained that the PD provided general provisions to the Land Development Regulations, limited the maximum industrial square footage to 500,000 square feet, and modified the tree mitigation requirements. She explained that the PD provided provisions to the Design District Standards and modified the open space requirements. She stated the proposed changes would likely not adversely impact public facilities or city utilities. She stated that Duke Energy considered this site to potentially be one of two mega sites within the state of Florida and development of the site had received support from Sumter County. A transportation impact analysis was submitted by the applicant and accepted by Sumter County. Strickland stated that the development of this property would not likely adversely affect adjacent properties. Brandon Matulka, an applicant representative, was present and stated he agreed with the staff report and was available for questions. No other public comment was received. Special Magistrate Holt made a recommendation of favorable approval of Ordinance O2025-64 to be forwarded to the City Commission for final determination.

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

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

Special Magistrate Holt read aloud the title of A25-2335 - SP - Monarch Ranch Building 1. Planner Lammers presented the site plan for the construction of Monarch Ranch Building 1 owned by 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC within parcel F12082. She explained the construction would consist of a 126,636 square foot industrial warehouse that provided 211 parking spaces on approximately 34 acres. Lammers noted that a technical waiver had been approved by the Project Review Committee to reduce the parking size requirement from 20' to 18'. Tyler Counts, an applicant representative, was present and stated he was available for questions. No other public comment was received. Special Magistrate Holt made a recommendation of favorable approval to be forwarded to the City Commission for final determination.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:25 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 25-5011 - RZ - 7050 CR 213

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number 25-5011 - 7050 CR 213

Ordinance Number O2026-7

Owner/Applicant Morgan Avenue, LLC

Property Location The property is generally located on the west side of CR 213, approximately 200 feet north of the intersection of CR 213 and CR 238.

Parcel Number F01-092

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R2C (Sumter County) to R-2 (City) for the parcel listed above on 0.75 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-5012 (Ordinance O2026-6).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to R-2 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to R-2 is consistent with the proposed Future Land Use Map designation of Medium Density Residential (MDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential in nature. The proposed R-2 zoning designation will accommodate the site's existing use while remaining compatible with the surrounding developments.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: There are currently two (2) single-family units on the subject property, with no proposal to increase the number of units at this time. The current demand for the school

system will remain the same, which is approximately 0.656 school-aged children. The proposed future land use of Medium Density Residential and zoning of R-2 would allow for up to six (6) dwelling units on this parcel. The maximum development potential of the parcel has the ability to generate 1.968 school-aged children.

Potable Water & Sewer: The subject property is within the utility service area according to the 2024 Utility Master Plan, and utilities are currently available. Once the annexation, comprehensive plan amendment, and rezoning processes are complete, the applicant will connect to the available utilities along CR 213.

Streets: The site is currently accessed via CR 213; additional access points are not proposed at this time. On January 5, 2026, Sumter County Public Works accepted the exemption from the traffic impact analysis for this proposal. No additional traffic impacts will be generated by the comprehensive plan amendment and rezoning applications as the site's use will remain the same.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The applicant would like to connect the existing structures to available utilities. Due to the property's location within the Joint Planning Area, the County referred the property owner to the City for annexation. The Joint Planning Agreement and policies within the Comprehensive Plan encourage growth in areas that are serviced by City Utilities.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

No new development is proposed at this time. However, there are currently two (2) single-family units located on the property. Therefore, no increase in traffic is anticipated, and the project will not result in any detriment to public safety. Sumter County's Public Works has provided an approved exemption for this project, but should any further development or redevelopment occur on the parcel, a new Traffic Impact Analysis will be required.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R4C (Sumter County)
SOUTH	R6C (Sumter County)
EAST	CR 213 (ROW)
WEST	R2M (Sumter County)

If the rezoning is approved, the applicant will be required to submit a zoning clearance application to the City prior to any further development. This application will need to follow requirements established in the City's Land Development Regulations and the Design District

Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed. The applicant will work with the City to connect to City Utilities.

The applicant seeks a favorable recommendation from the Special Magistrate for Ordinance O2026-7, subject to the approval of O2026-6, which establishes a future land use appropriate for the proposed zoning.

DATED: 2/17/2026

A handwritten signature in black ink, appearing to read 'McKenna', with a stylized flourish at the end.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2026-7

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

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

F01-092
Morgan Avenue, LLC, A Florida Limited Liability Company
0.75 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 19 SOUTH. RANGE 22 EAST, SUMTER COUNTY, FLORIDA, THENCE N 00 DEGREE 00 MINUTE 00 SECOND E ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 210 00 FEET, THENCE S 89 DEGREES 51 MINUTES 20 SECONDS W A DISTANCE OF 25 00 FEET TO THE WEST RIGHT-OF-WAY LINE FOR COUNTY ROAD NO 213 AND THE POINT OF BEGINNING, THENCE CONTINUE S 89 DEGREES 51 MINUTES 20 SECONDS W A DISTANCE OF 185 00 FEET, THENCE N 00 DEGREE 00 MINUTE 00 SECONDS E A DISTANCE OF 169 85 FEET, THENCE N 89 DEGREES 51 MINUTES 20 SECONDS E A DISTANCE OF 185 00 TO THE SAID WEST RIGHT-OF-WAY LINE FOR COUNTY ROAD NO 213, THENCE S 00 DEGREE 00 MINUTE 00 SECOND W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 169 85 FEET TO THE POINT OF BEGINNING

This property is to be reclassified from R2C (Sumter County) to R-2 (City).

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

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment

to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

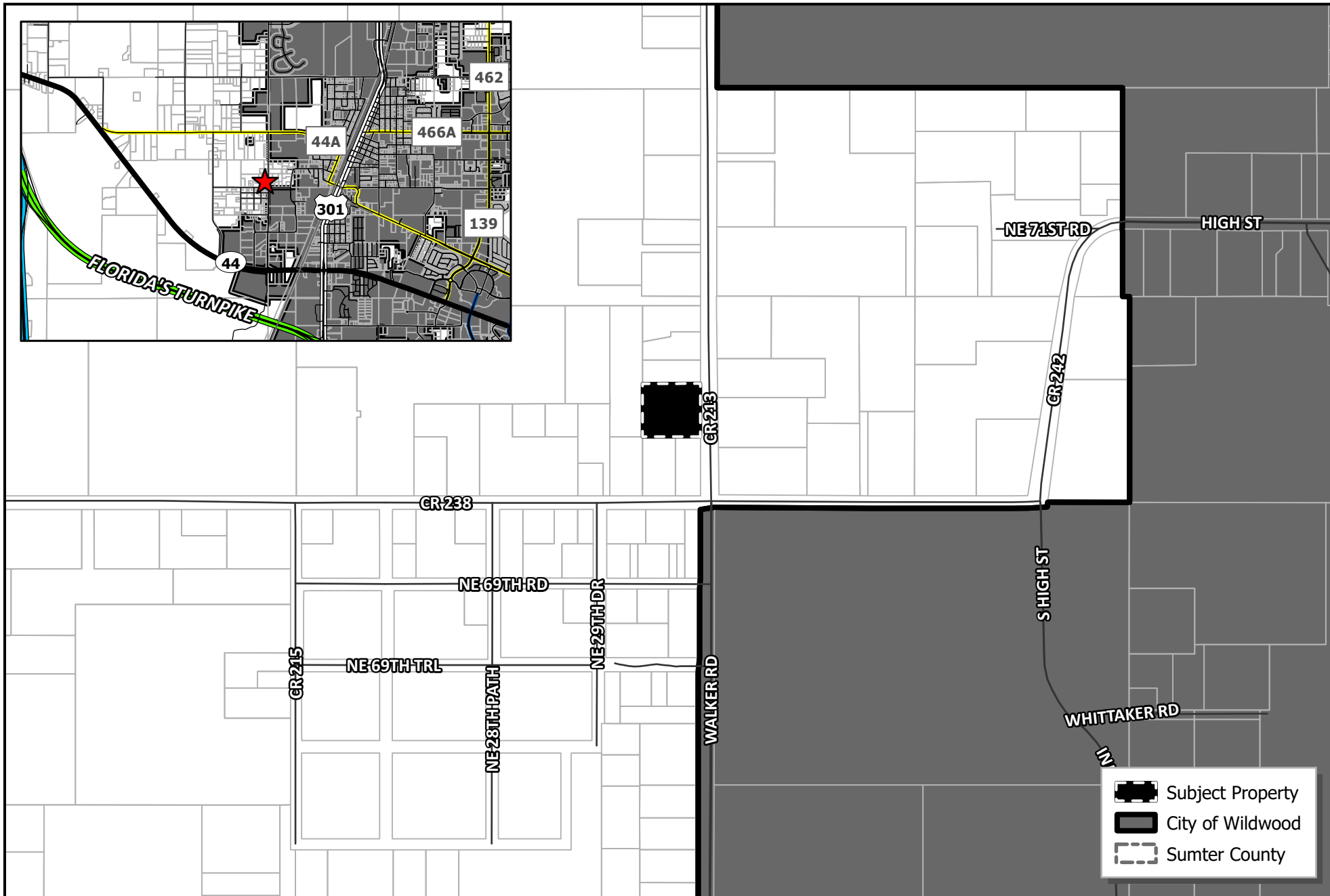
First Reading: _____

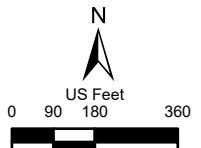
Second Reading: _____

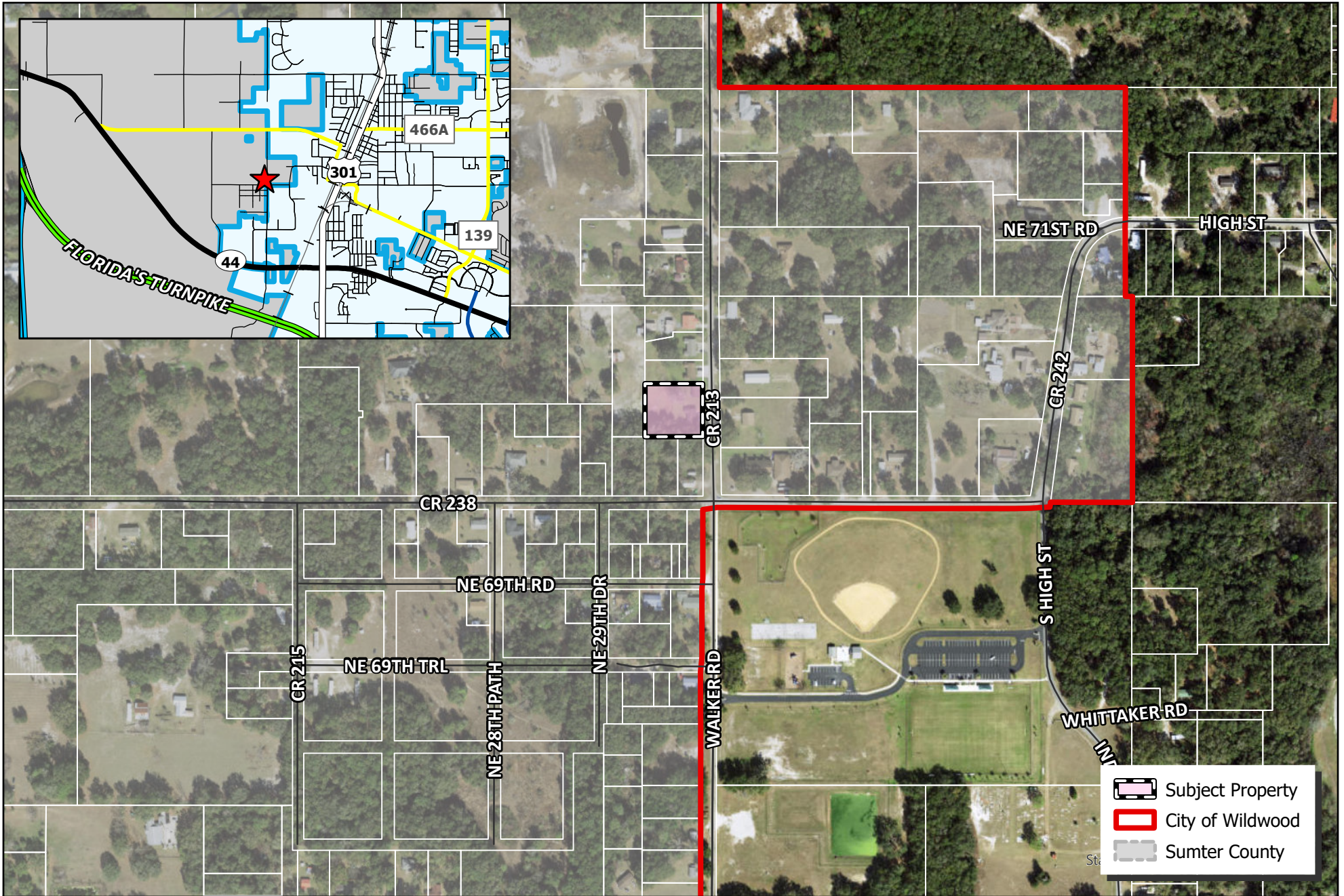
Approved as to form:

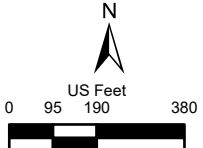
City Attorney

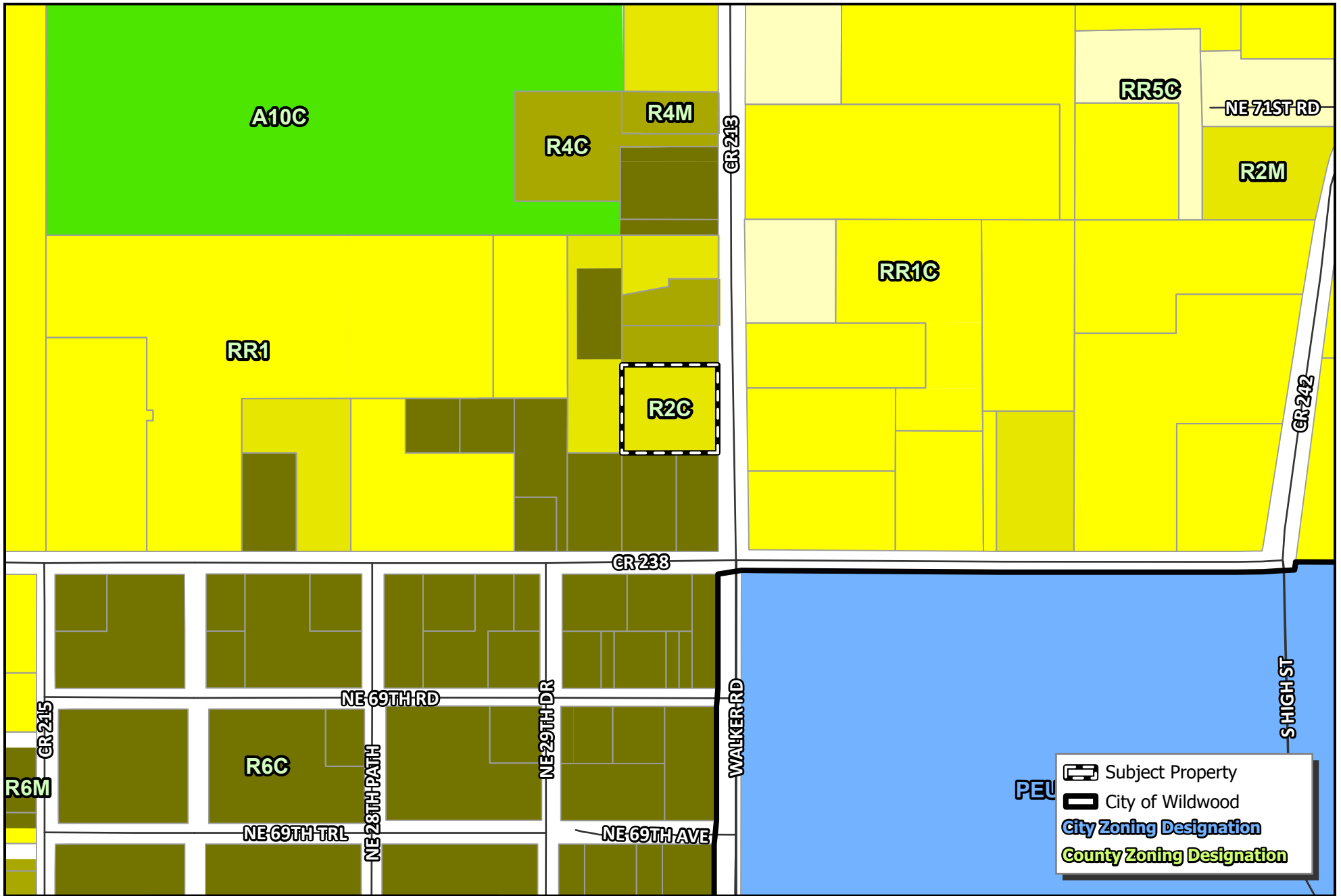
EXHIBIT A

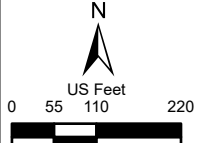


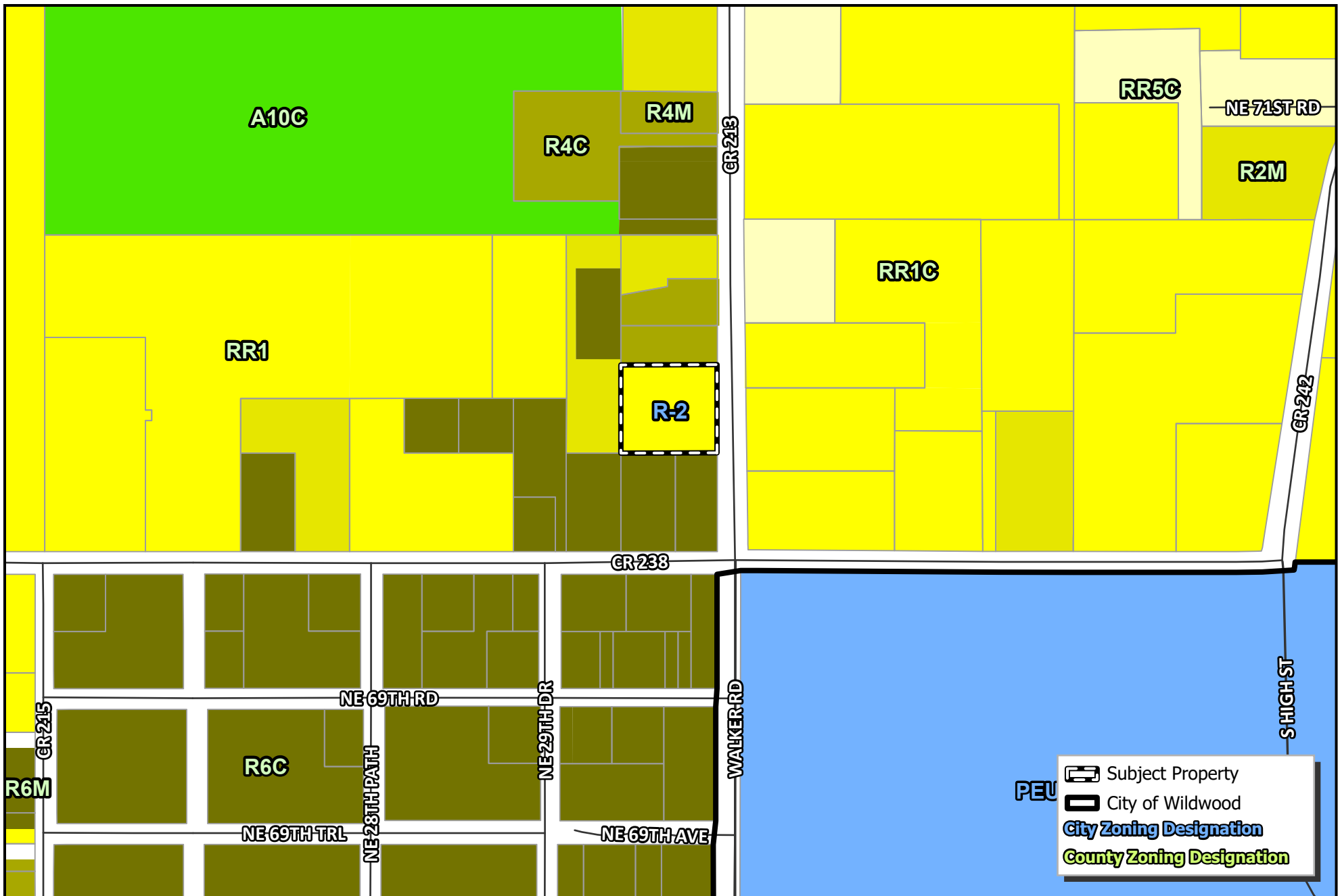
	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#25-5011 7050 CR 213 PARCEL F01-092	MAP 1A LOCATION MAP JAN 2026
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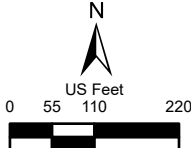


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 95 190 380	#25-5011 7050 CR 213 PARCEL F01-092	MAP 1B
				LOCATION MAP
				JAN 2026



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 55 110 220	#25-5011 7050 CR 213 PARCEL F01-092	MAP 3A
				EXISTING ZONING
				JAN 2026



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 55 110 220	#25-5011 7050 CR 213 PARCEL F01-092	MAP 3B
				PROPOSED ZONING
				JAN 2026



Business Impact Estimate

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

Proposed ordinance's title/reference: O2026-7

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension

REQUESTED ACTION: The Project Review Committee 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 26, 2026

The applicant is seeking a recommendation of approval from the Planning and Zoning Board/Special Magistrate 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.

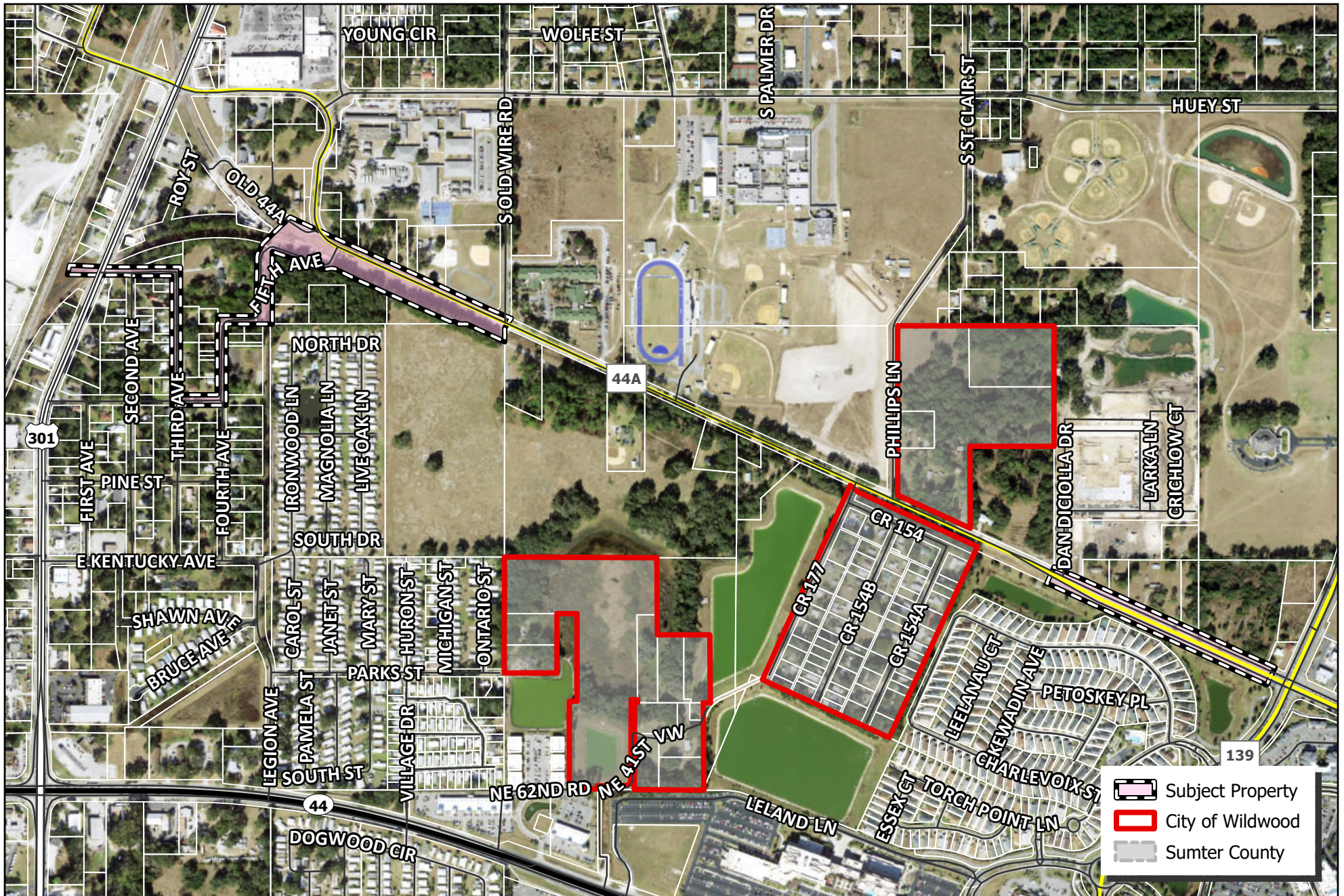
The surety for performance cost summary has been reviewed by the city attorney, but the applicant still has not provided the performance bond. There are two outstanding comments with the City Attorney. Once we have the performance bond in hand and the last comment is addressed, we can advance the site 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: 2/26/2026

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

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.03 0.05 0.08 0.1 Miles	SP 2410-004 EXHALT HEALTH OFFSITE FORCEMAIN RIGHT OF WAY	MAP 1B LOCATION MAP JUN 2025
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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.

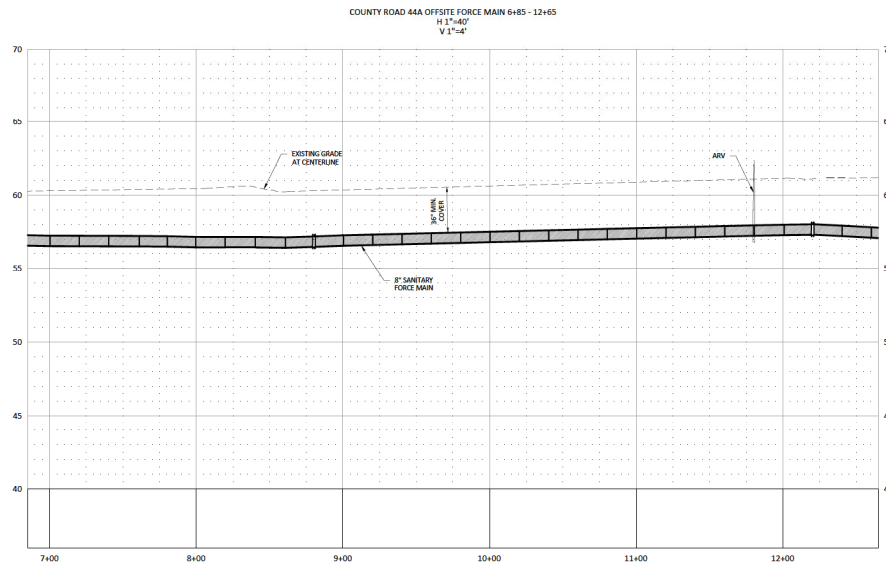
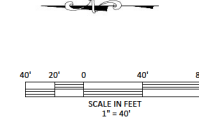
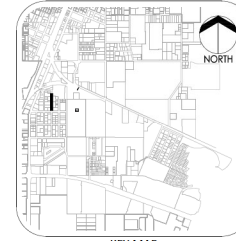
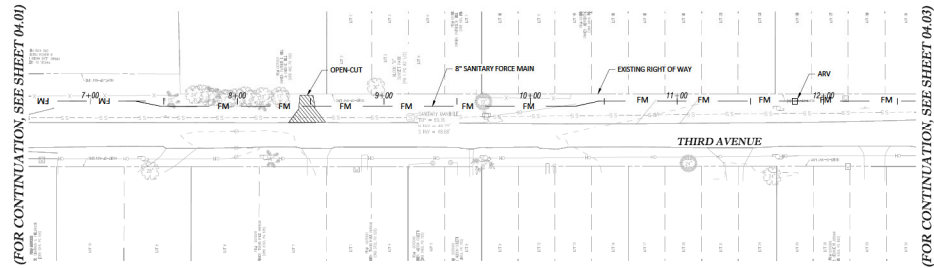
A. Response: Most of that area has been removed. The old Sheet 04.12 is now 04.09. The existing right-of-way was taken from the approved plans for the offsite utility work that was done for the adjacent project.

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.

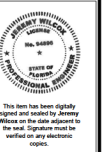


Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 17TH AVE, SUITE 100, OCEAN SPRING, FL 32955
OFFICE: (352) 387-6540 FAX: (352) 387-6545

DATE	REV/ISSUES

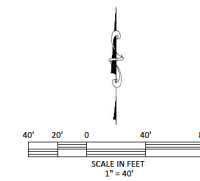
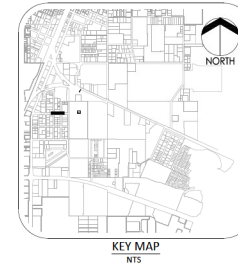
MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
**E HWY 44A FORCE MAIN
PLAN & PROFILE**

DATE: 01-15-26
DRAWN BY: RAP
CHKD BY: JSW
JOB NO: 23-5256



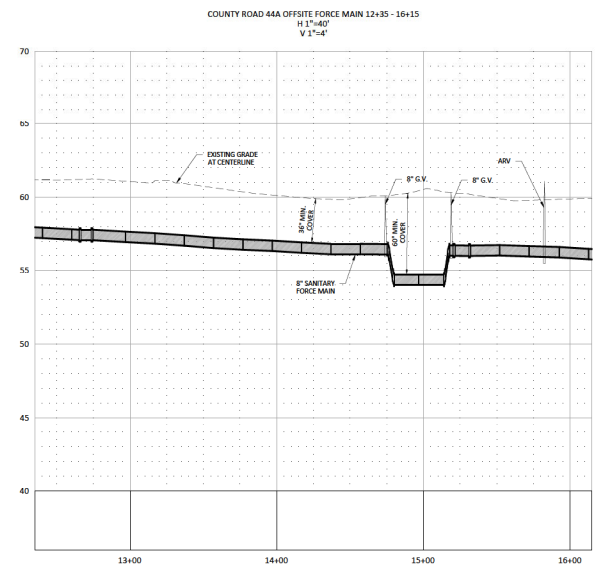
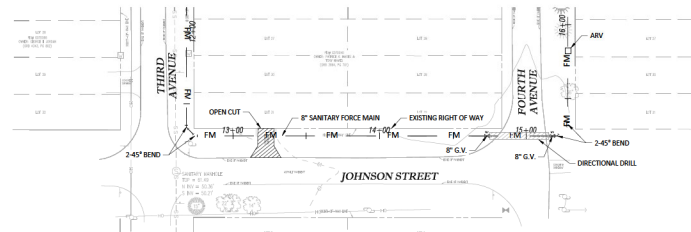
SHT. 04.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



(FOR CONTINUATION,
SEE SHEET 04.02)

(FOR CONTINUATION,
SEE SHEET 04.04)



Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE _____

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

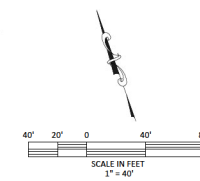
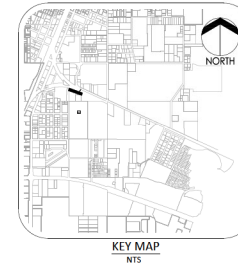
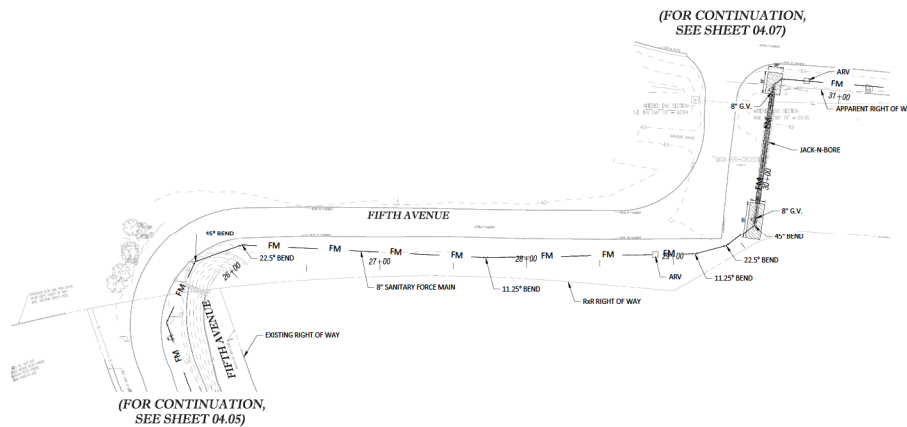
DATE 01-15-26
DRAWN BY RAP
CHKD. BY JSW
JOB NO. 23-8256



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

SHT. 04.03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

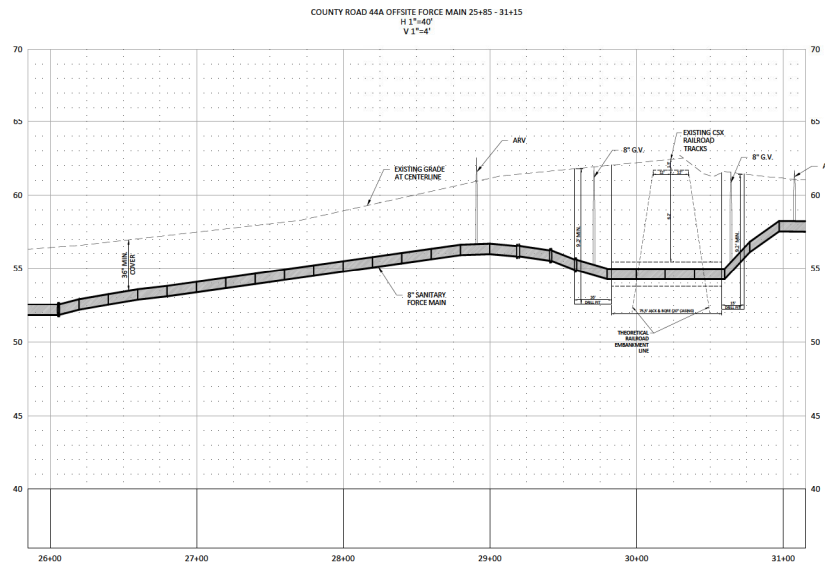
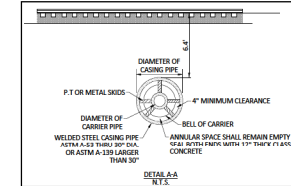


CONSTRUCTION NOTE

1. RESTORE ALL DISTURBED FOOT R/W WITH SOO
2. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AS WELL AS PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION.

NOTES

1. THE FRONT OF THE CASING PIPE SHALL BE PROVIDED WITH MECHANICAL ARRANGEMENTS OR DEVICES THAT WILL POSITIVELY PREVENT THE AUGER FROM LEADING THE PIPE SO THAT NO UNSUPPORTED EXCAVATION IS AHEAD OF THE PIPE.
2. CASING PIPE ENDS MUST BE SEALED ACCORDING TO CSX SPECIFICATIONS.



PIPELINE CONTENT DETAILS			
Commodity Description: SANITARY SEWER			
Maximum Operating Pressure: 100			
Is Commodity Flammable: ☐ Yes ☒ No			
CARRIER/CASING PIPE DETAILS			
	Carrier Pipe	Casing Pipe	
Pipe Material:	PVC	STEEL	
Material Specifications & Grade:	DN115 Q200	ASTM A-53 GRADE D	
Specified Minimum Yield Strength:	N/A	35,000 PSI	
Nominal Size Outside Diameter (Inches):	6 IN.	20 IN.	
Wall Thickness (Inches):	0.563 IN.	0.375 IN.	
Type of Seam:	SEAMLESS	SEAMLESS	
Type of Joint:	GASKETED BELL & SPIGOT	WELDED	
Tunnel Liner Plates Required:	☐ Yes ☒ No		
Cathodic Protection:	☐ Yes ☒ No	Type:	
Protective Coating:	☐ Yes ☒ No	Type:	
Temp. Track Support or Rip-Rap Req.	☐ Yes ☒ No	Must Describe & Show on Dwg.	

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
14720 SE 10TH AVE., SUITE 100, OREM, UT 84058
OFFICE: (801) 387-6540 FAX: (801) 387-6545

REVISIONS

DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
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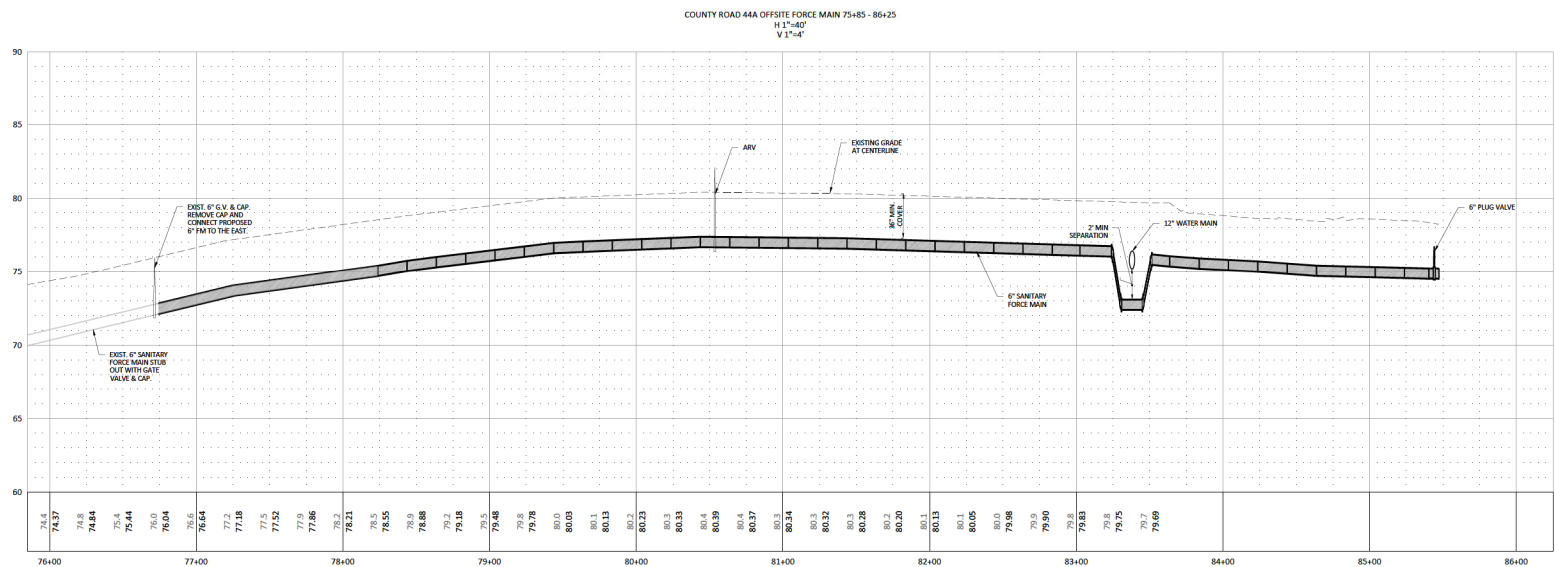
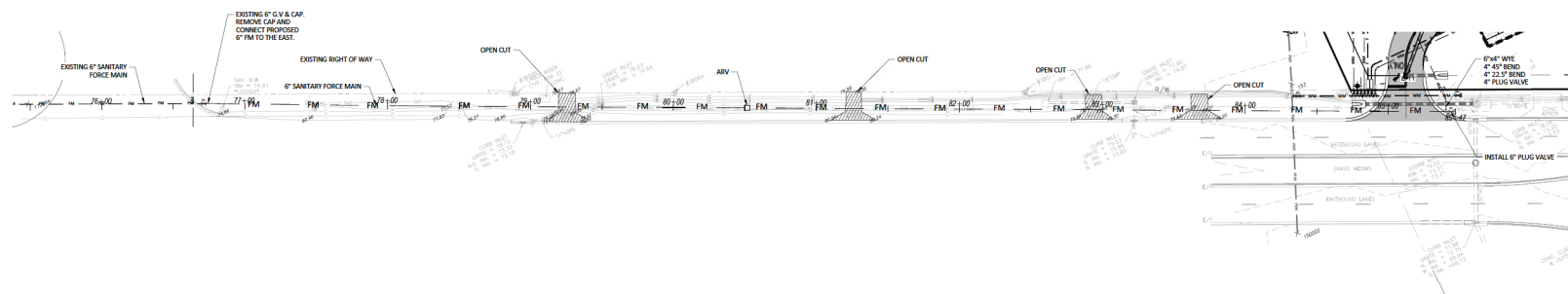
DATE: 01-15-26
DRAWN BY: RAP
CHKD BY: JSW
JOB NO.: 22-5256



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

SHT. 04.06

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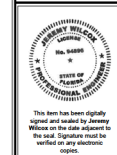


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MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA
**E HWY 44A FORCE MAIN
PLAN & PROFILE**

DATE	01-15-26
DRAWN BY	RAP
CHKD. BY	JSW
JOB NO.	23-8256



SHT. 04.09

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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Project Review Committee 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: Sumter Electric Cooperative, Inc. (SECO)

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

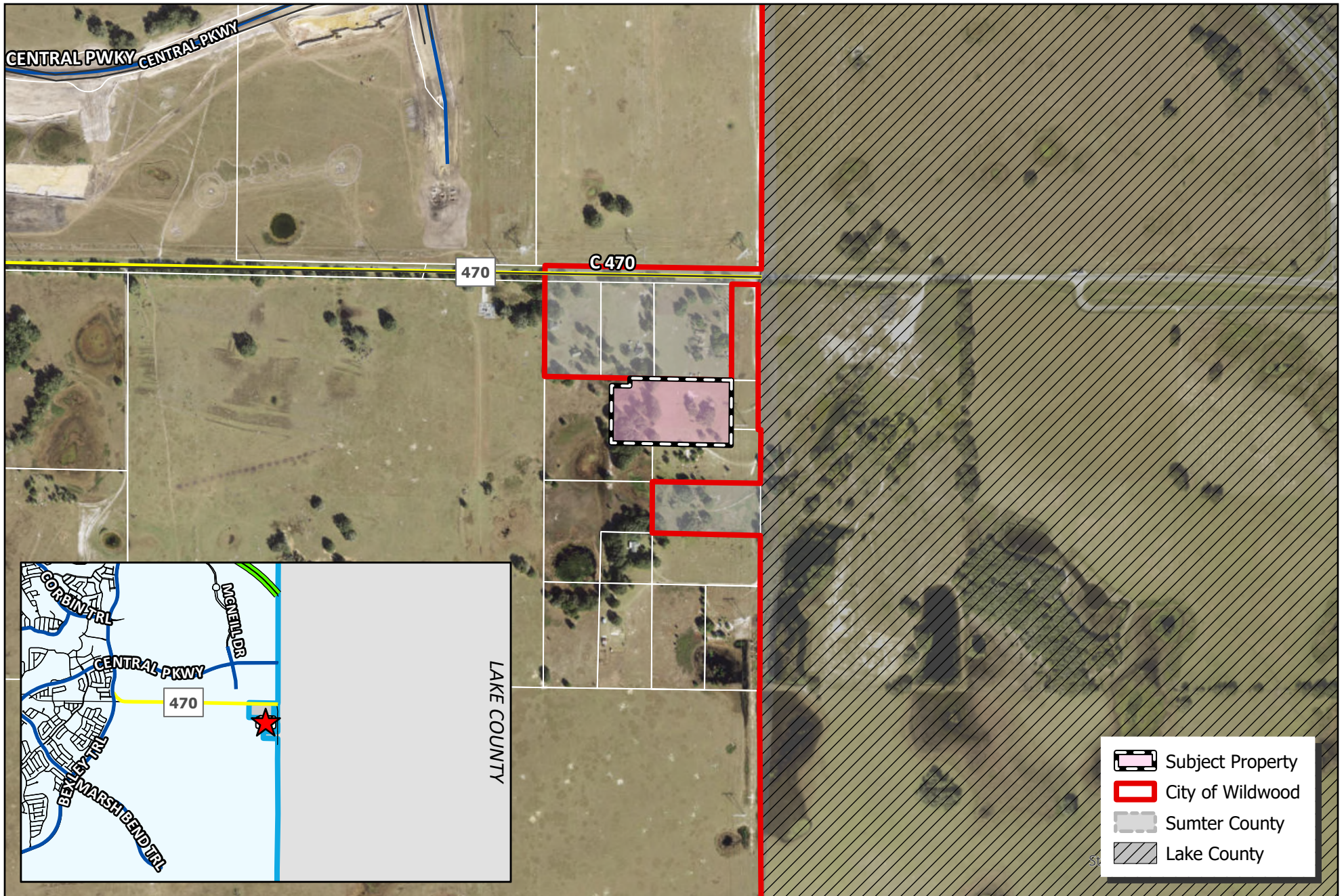
Date: February 26, 2026

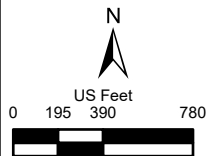
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an electrical substation yard consisting of approximately 74,777 square feet of yard rock area, a 955-square-foot new equipment enclosure, 20-foot landscaping buffers/irrigation 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	 US Feet 0 195 390 780	#A25-2593 HAMPTON SUBSTATION PARCEL K13-043	MAP 1B
			LOCATION MAP
			JUL 2025

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
CIP	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
L	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

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/GEOWEAVE 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

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE MATERIAL SPECIFICATIONS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDMOND LAND DEVELOPMENT CODE.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1219C0164D, CITY OF WILDMOND, 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.
3. 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.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM. A THREE WIRE LEVEL RUN WAS PERFORMED ON CLYMER FARNER BARLEY SURVEYING CONTROL POINT #9045 AS PART OF AN ONGOING 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.
5. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
6. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF PLANS ARE UNCLEAR OR IF ANY CONFLICTING INFORMATION IS IDENTIFIED.
7. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. CHAIN LINK FENCE TO BE GALVANIZED CHAIN LINK PER DETAIL ON SHEET HA-06-301.
14. 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	PLACID FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES	A/D

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	

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 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):	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
O: 352-569-9640

Revision:	BY:	Date:
REVISD PER CITY OF WILDWOOD COMMENTS	BHT	10/3/25

Drawn by:
BHT

Scale
NTS

Provided by:


SECO ENERGY
SUNTERVILLE, FLORIDA
FLORIDA 16 SUMTER



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 CIVIL INFORMATION NOTES

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

SWPPP NOTES

1. 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.
2. THE TOTAL LOT AREA IS 7.23 ACRES, BUT THE DISTURBED AREA IS 6.83 ACRES. STORMWATER DESIGN DATA IS SHOWN BELOW.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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).
8. THE CONTRACTOR SHALL INSTALL SILT FENCE/EROSION CONTROL MEASURES AND INLET/OUTLET PROTECTION PER BEST MANAGEMENT PRACTICES BEFORE BEGINNING CLEARING OR GRUBBING OPERATIONS.
9. 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.
10. CONTRACTOR TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE.
11. 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,
12. THE CONTRACTOR SHALL TAKE NECESSARY STEPS TO MINIMIZE ADVERSE EFFECTS, INCLUDING PROVIDING WATER FOR SEDIMENT CONTROL AND/OR TEMPORARY SODDING.
13. IF CONSTRUCTION ACTIVITY CEASES FOR MORE THAN SEVEN DAYS THE CONTRACTOR SHALL STABILIZE THE AREA WITH SEED OR SOD.
14. THE SOIL TRACKING DEVICE SHALL BE INSTALLED IF, IN THE OPINION OF THE ENGINEER, PERMITTING AGENCY, OR OWNER, SOIL TRACKING BECOMES A PROBLEM.

MAINTENANCE AND INSPECTION PROCEDURES

1. 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.
2. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE.
3. 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.
4. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

SOIL CLASSIFICATION		
SOIL #	SOIL NAME	HYDROLOGIC GROUP
16	APOPKA FINE SAND, 0 TO 5 PERCENT SLOPES	A
23	ONAPKA FINE SAND, 0 TO 2 PERCENT SLOPES	B/D
30	PLACID FINE SAND, FREQUENTLY POINDED, 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	
100 YR-24 HR STORM	10 INCHES
POST DEVELOPMENT COMPOSITE CNII	68.14
POST DEVELOPMENT RUNOFF COEFFICIENT	0.60

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Revision:	BY:	Date:

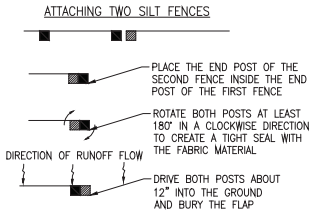
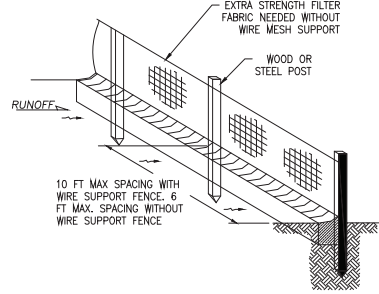
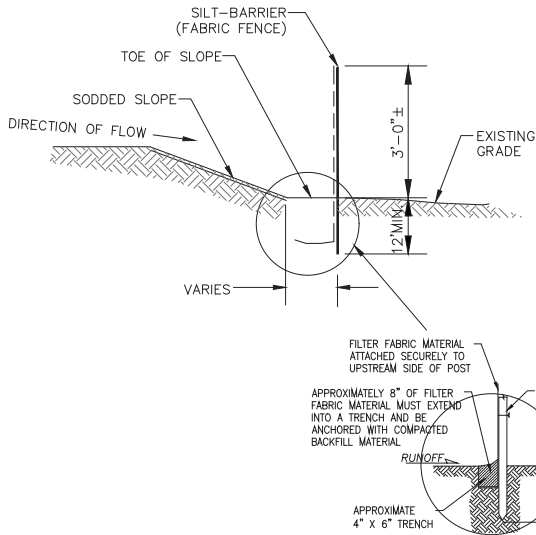
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Scale
NTS



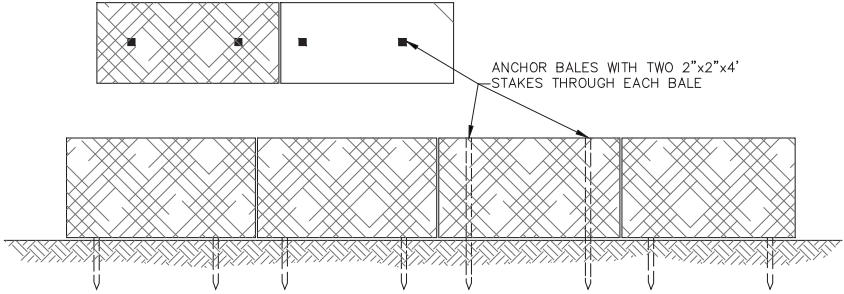
Project Location CITY OF WILDWOOD	
Approved Date 06/06/2025	Date 01/29/2025
Approved By LBJ	Engineer BHT

Type of Application MAJOR SITE PLAN	
HAMPTON SUBSTATION 2026 NEW RING BUS STATION SWPP PLAN NOTES AND DETAILS	

Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411
Work Order 216225
Drawing # HA- 02 - 123



FILTER FABRIC SILT FENCE INSTALLATION



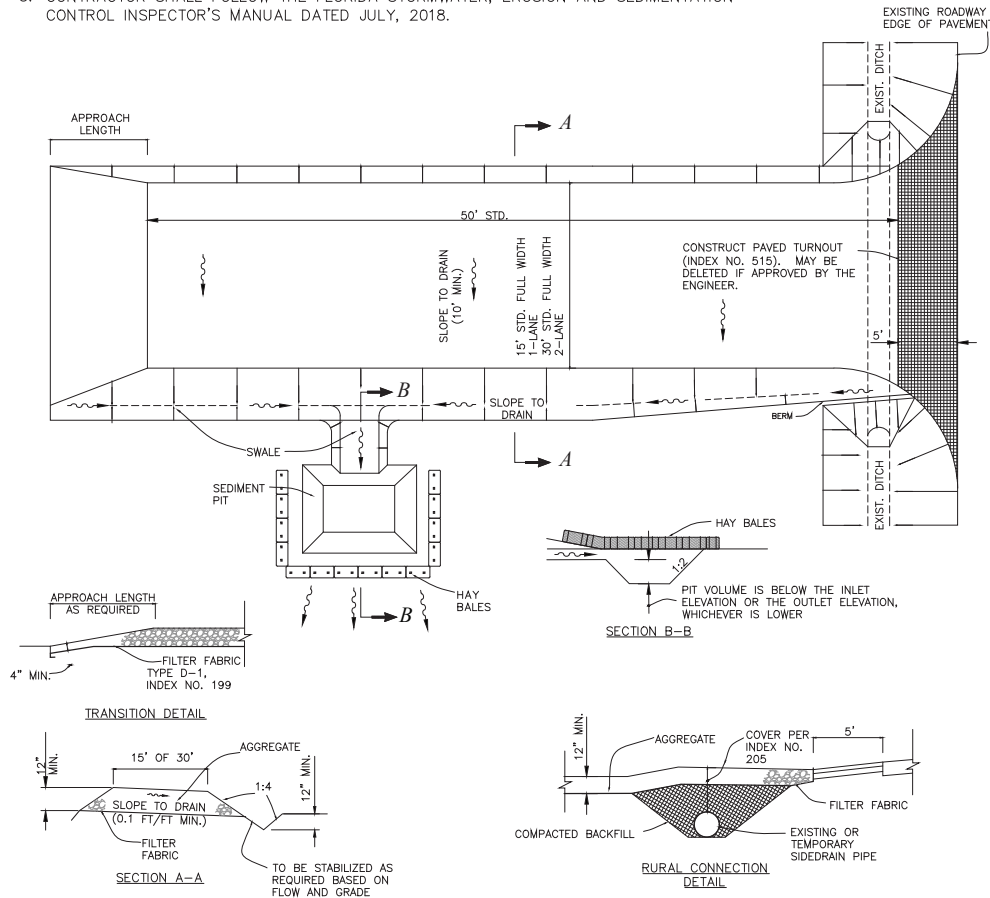
SYNTHETIC HAY SILT-BARRIER

PERIMETER EROSION AND SEDIMENT CONTROL

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

NOTES:

- 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.
- BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.
- CONTRACTOR SHALL FOLLOW THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL DATED JULY, 2018.



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

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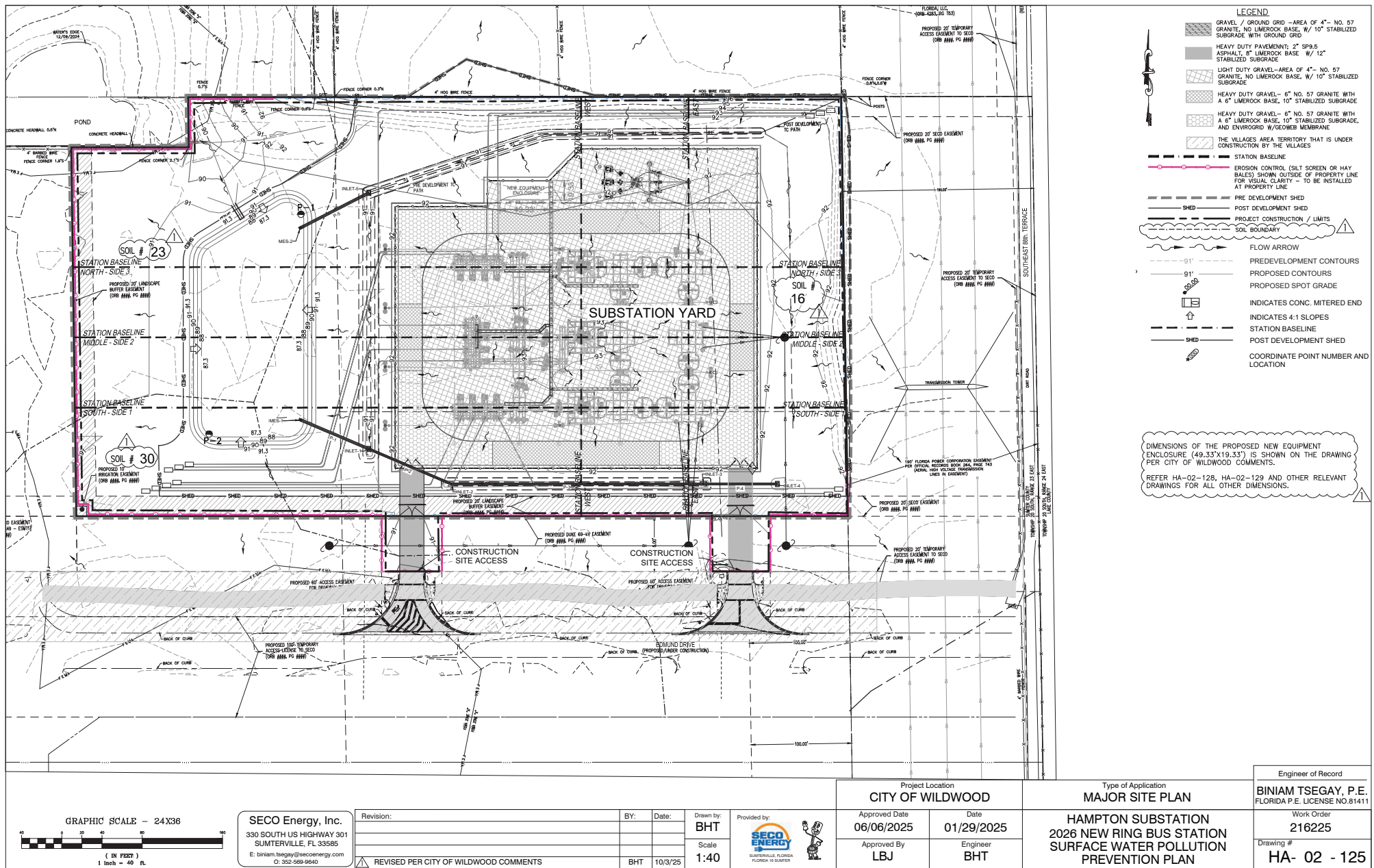
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BHT
Scale:
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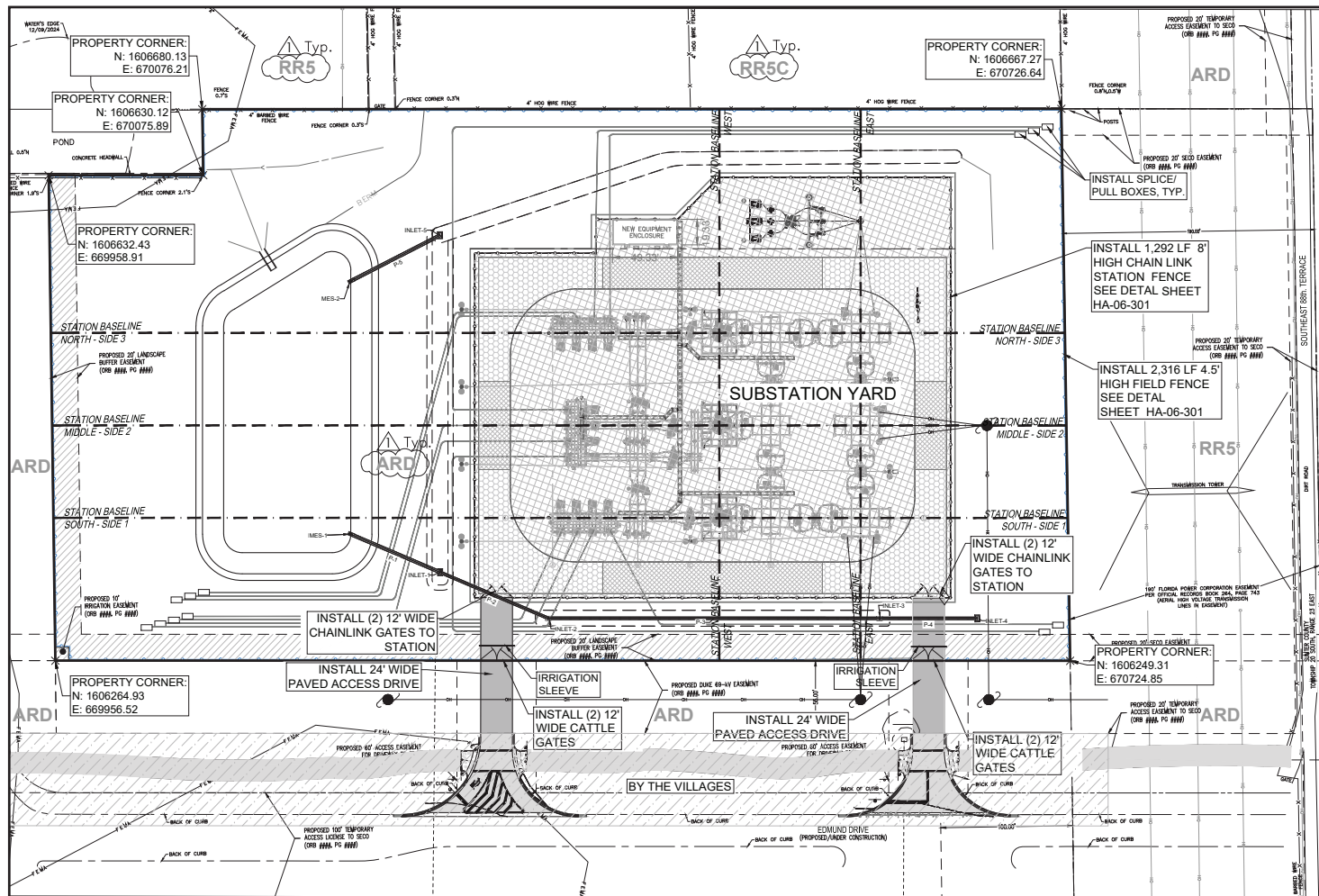
Provided by:
SECO ENERGY
SUMTERVILLE, FLORIDA
FLORIDA 15 SUMMIT

Project Location		Type of Application		Engineer of Record
CITY OF WILDWOOD		MAJOR SITE PLAN		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 SWPPP		Work Order 216225
Approved By LBJ	Engineer BHT	SOIL TRACKING DETAIL		Drawing # HA- 02 - 124

GENERAL NOTE – SOIL TRACKING NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDEDRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
- 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.
- 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.
- 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.





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:	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):		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.			

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

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

FENCING INFORMATION
(DETAILS ARE SHOWN ON SHEET HA-06-301)

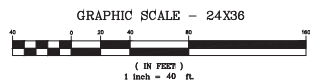
4.5' FIELD FENCE FACILITY FENCING 2,316 LF
(2)-SETS CATTLE GATES FOR 24' WIDE OPENING

8' HIGH CHAIN LINK STATION FENCING 1,292 LF
(2)-SETS GATES FOR 24' WIDE OPENINGS (EA)

ZONING CLASSIFICATION LEGEND
(ZONING AND FUTURE LAND USE)

ARD - AGE RESTRICTED DEVELOPMENT MIXED USE

RR5
RR5C - RURAL RESIDENTIAL



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BY: _____ Date: _____

Drawn by: **BHT**

Scale: **1:40**

Provided by: **SECO ENERGY**
SUMTERVILLE, FLORIDA
FLORIDA 33585

REVISED PER CITY OF WILDWOOD COMMENTS

Project Location
CITY OF WILDWOOD

Approved Date: **06/06/2025**

Approved By: **LBJ**

Date: **01/29/2025**

Engineer: **BHT**

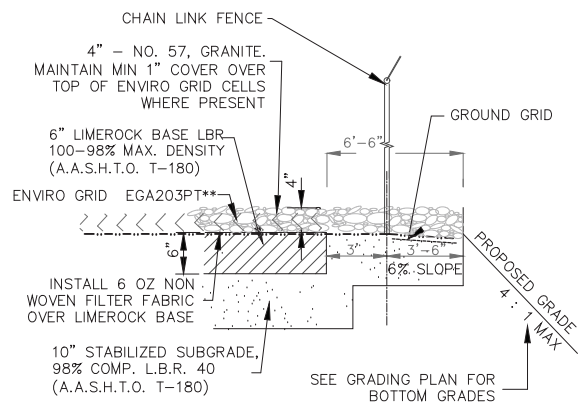
Type of Application
MAJOR SITE PLAN

HAMPTON SUBSTATION
2026 NEW RING BUS STATION
SITE PLAN
MASTER SITE PLAN

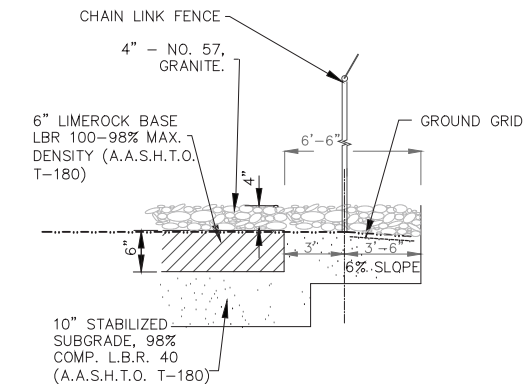
Engineer of Record
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO.81411

Work Order
216225

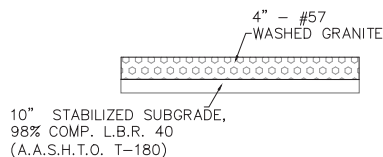
Drawing #
HA- 02 - 126



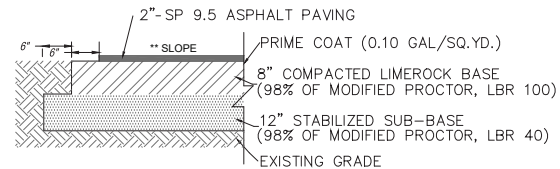
GRAVEL DRIVEWAY SECTION w/ENVIRO GRID
N.T.S.



TYPICAL STATION GRAVEL DRIVEWAY SECTION
N.T.S.

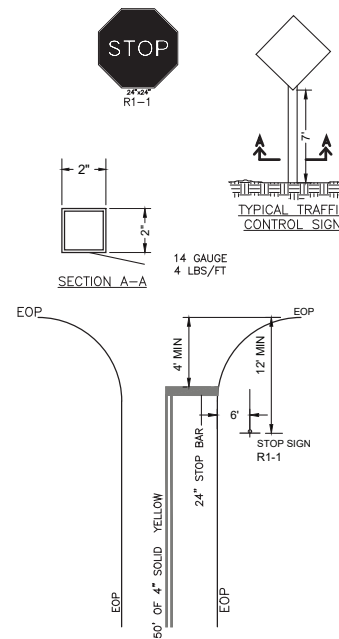


GRAVEL ONLY DETAIL
N.T.S.



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:

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.

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

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Revision:

BY:

Date:

Drawn by:

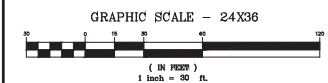
Scale

NTS

Provided by:



Project Location		Type of Application		Engineer of Record
CITY OF WILDWOOD		MAJOR SITE PLAN		BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411
Approved Date	Date	HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE DETAILS SECTIONS		Work Order 216225
06/06/2025	01/29/2025			Drawing # HA- 02 - 127
Approved By	Engineer			
LBJ	BHT			



Revision:	BY:	Date:

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SUNTERVILLE, FLORIDA
FLORIDA 16 SUMMIT

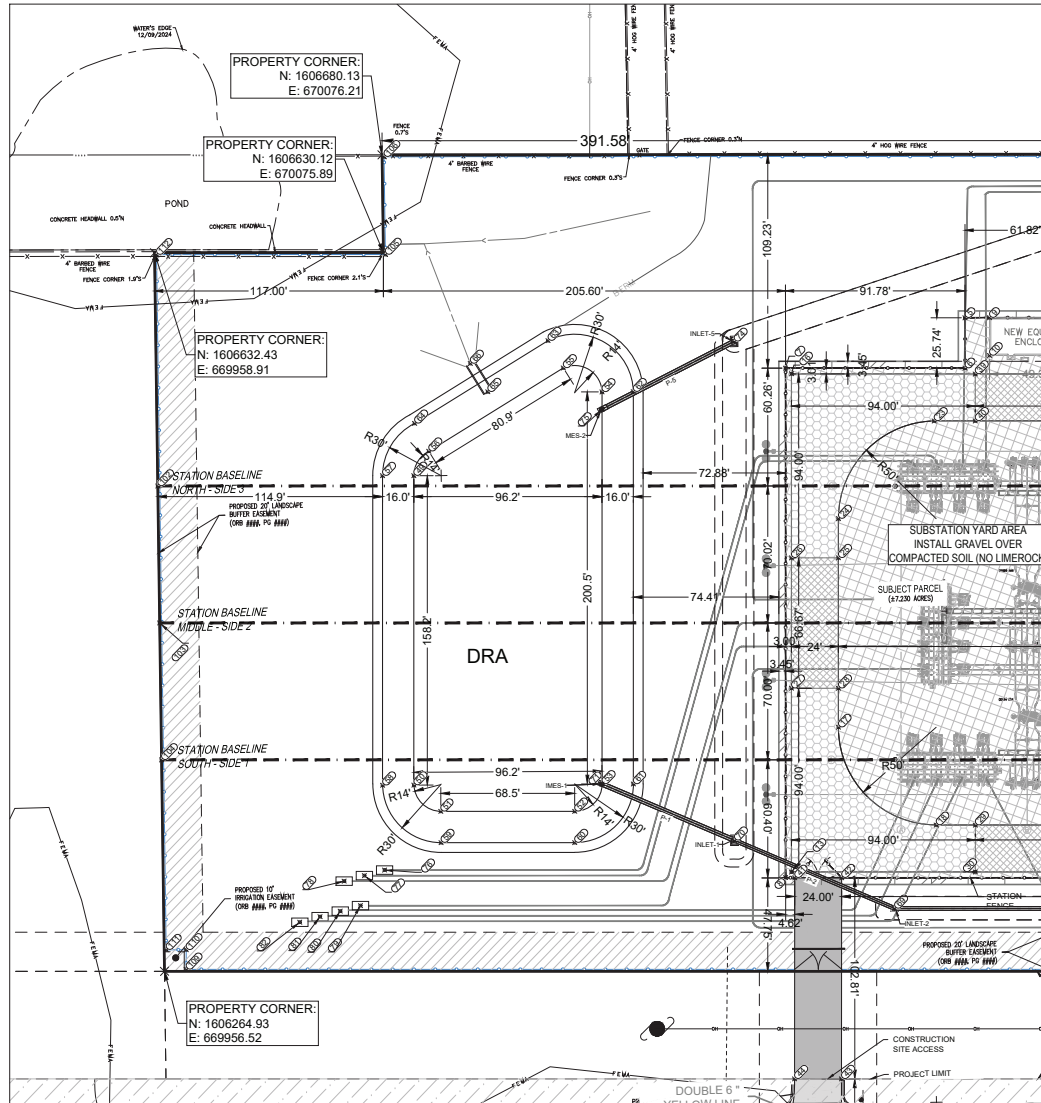


Type of Application
MAJOR SITE PLAN
HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE PLAN ENLARGED STATION YARD SITE PLAN

Work Order
216225

Drawing #
HA- 02 - 128

FIELD FENCE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
105	1606629.10	6070076.89	90.99
106	1606679.10	6070077.21	88.01
107	1606666.29	607025.64	96.43
108	1606250.32	607023.86	91.80
109	1606265.71	6069967.82	90.98
110	1606275.71	6069967.83	90.99
111	1606275.92	6069957.59	90.99
112	1606631.41	6069959.90	90.73

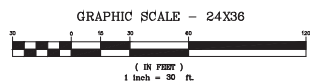


- LEGEND**
- GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
 - HEAVY DUTY PAVEMENT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
 - LIGHT DUTY GRAVEL - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED 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			
Point #	Northing	Easting	Elevation
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	670099.94	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

DRAINAGE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
67	1606282.88	670655.22	90.70
68	1606284.37	670581.21	90.70
69	1606289.49	670330.37	90.70
70	1606326.00	670249.20	90.70
71	1606356.07	670182.13	87.30
72	1606632.75	670646.45	91.16
73	1606634.38	670426.61	90.60
74	1606581.05	670254.27	90.22
75	1606547.69	670186.01	87.30

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



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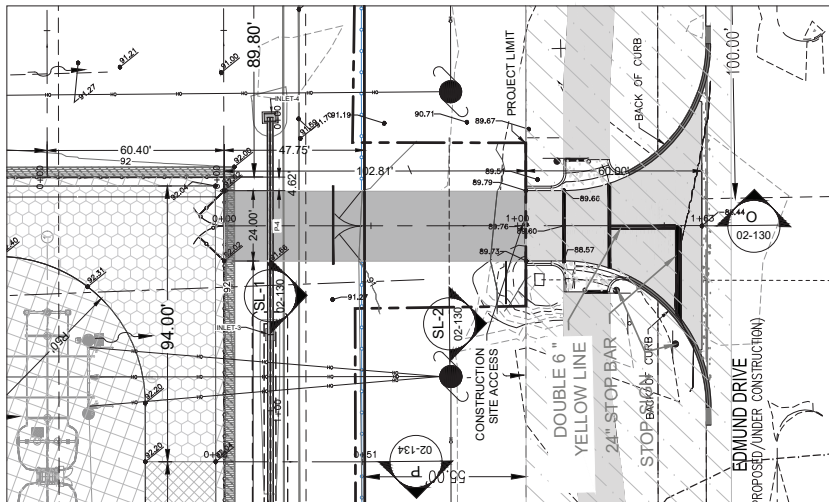
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BY: Date:

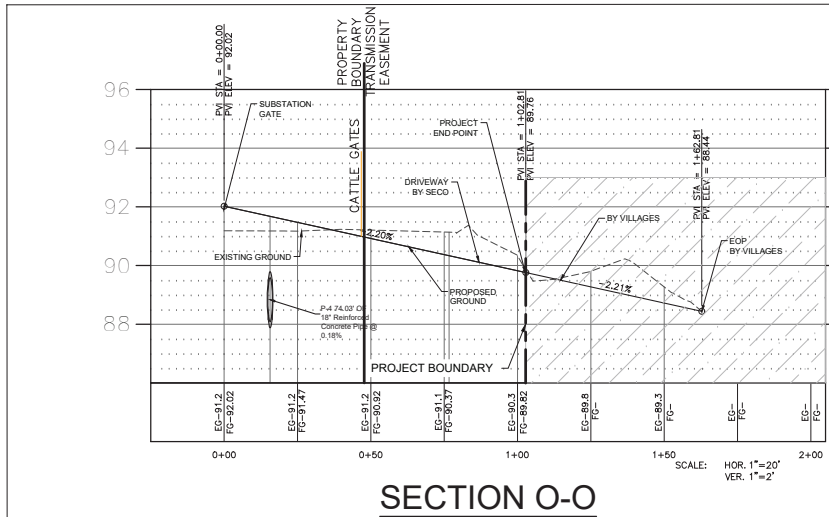
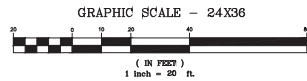
Drawn by:
BHT
Scale:
1:30



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 SITE PLAN DRA	Work Order 216225
Approved By LBJ	Engineer BHT		Drawing # HA- 02 - 129



EASTERN ASPHALT DRIVEWAY PLAN



SECTION O-O

SECO Energy, Inc.
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BY:

Date:

Drawn by:

BHT

Scale

1:20

Provided by:



Project Location
CITY OF WILDWOOD

Approved Date

06/06/2025

Approved By

LBJ

Date

01/29/2025

Engineer

BHT

Type of Application
MAJOR SITE PLAN

**HAMPTON SUBSTATION
2026 NEW RING BUS STATION
DRIVEWAY DETAILS & PROFILES
SECO SUBSTATION**

Engineer of Record

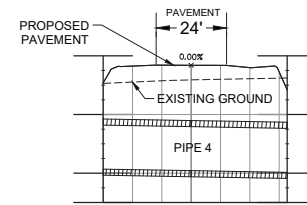
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO. 81411

Work Order

216225

Drawing #

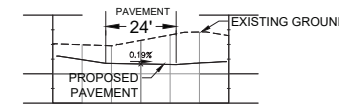
HA- 02 - 130



EXISTING ELEVATIONS	L	L	O	R	R	R
PROPOSED ELEVATIONS	-91.65	-91.10	-91.65	-91.15	-91.65	-91.15
OFFSET						

ROAD CROSS-SECTION SL-1

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



EXISTING ELEVATIONS	L	L	L	O	R	R	R
PROPOSED ELEVATIONS	-90.45	-90.95	-90.35	-90.95	-90.35	-90.95	-90.35
OFFSET							

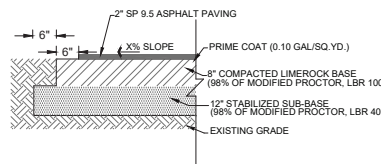
ROAD CROSS-SECTION SL-2

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
 - HEAVY DUTY PAVEMENT: 2" SP 9.5 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

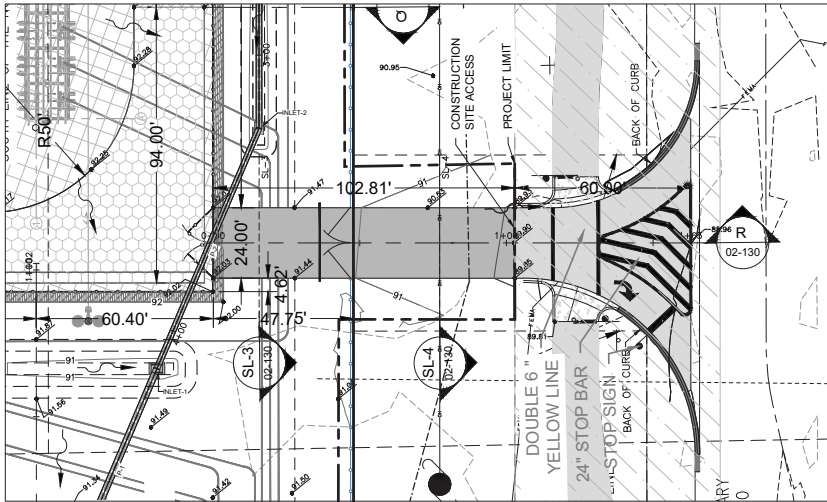
NOTE:

- 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.

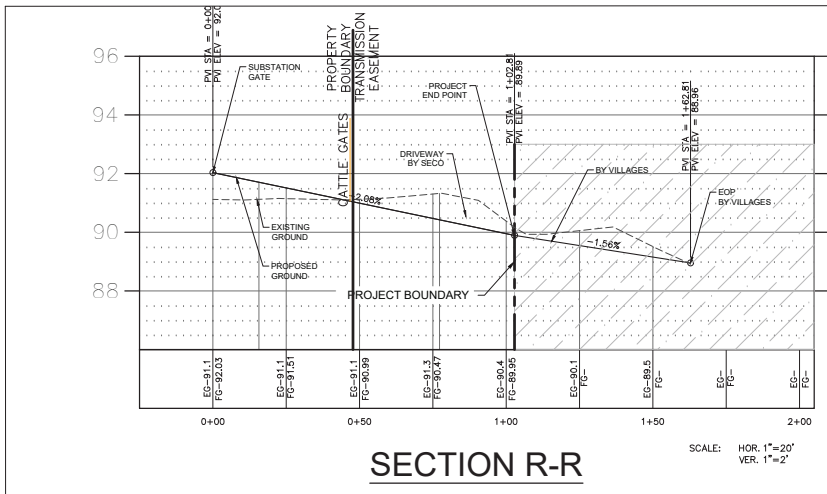
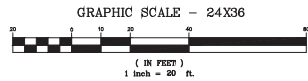


HEAVY DUTY PAVEMENT DETAIL

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



WESTERN ASPHALT DRIVEWAY PLAN



SECTION R-R

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

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Revision:

BY:

Date:

Drawn by:

BHT

Scale

1:20

Provided by:



Project Location
CITY OF WILDWOOD

Approved Date
06/06/2025

Approved By
LBJ

Date
01/29/2025

Engineer
BHT

Type of Application
MAJOR SITE PLAN

**HAMPTON SUBSTATION
2026 NEW RING BUS STATION
DRIVEWAY DETAILS & PROFILES
SECO SUBSTATION**

Engineer of Record

BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO.81411

Work Order
216225

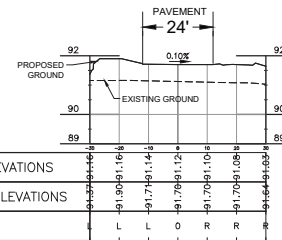
Drawing #
HA- 02 - 131

LEGEND

- GRAVEL / GROUND GRID - AREA OF 4" NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENT: 2" SP9.5 ASPHALT, 8" LIMEROCK BASE, W/ 12" STABILIZED SUBGRADE
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- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES

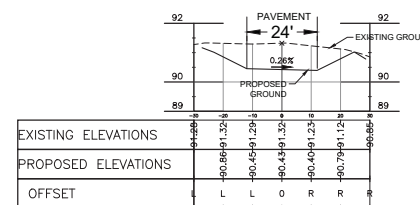
NOTE:

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.



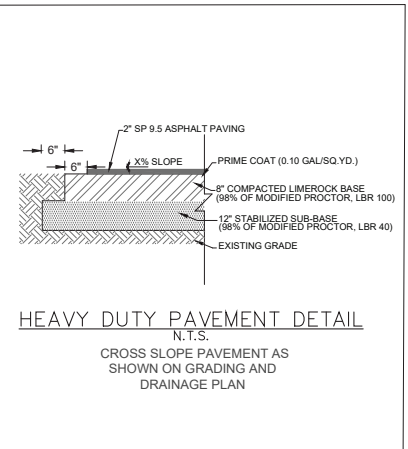
ROAD CROSS-SECTION SL-3

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



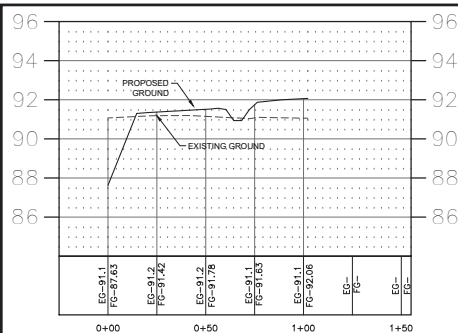
ROAD CROSS-SECTION SL-4

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

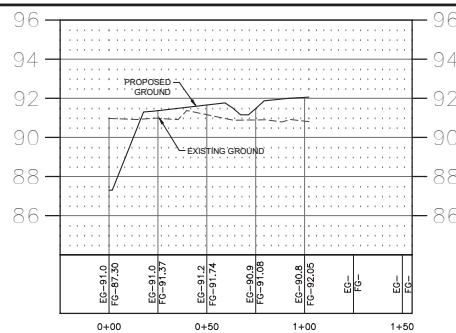


HEAVY DUTY PAVEMENT DETAIL

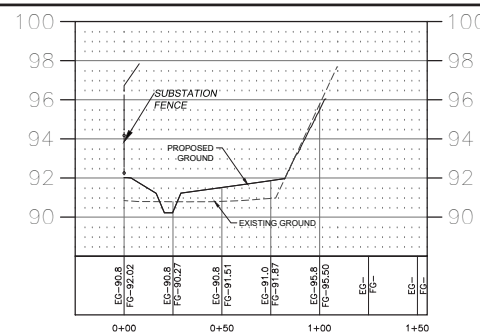
N.T.S.
CROSS SLOPE PAVEMENT AS SHOWN ON GRADING AND DRAINAGE PLAN



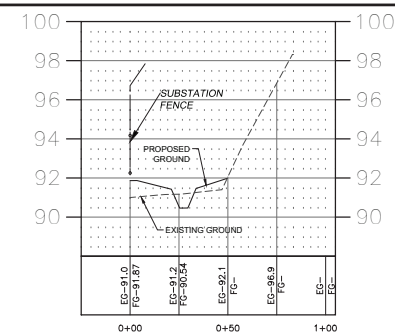
SECTION E-E



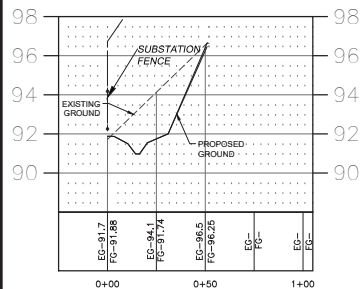
SECTION F-F



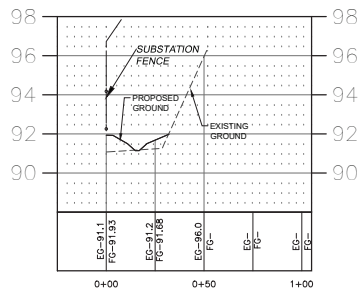
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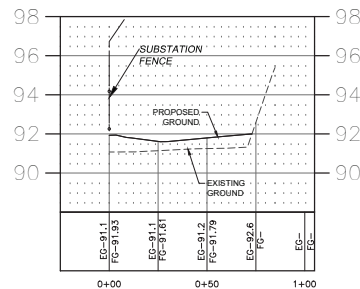
SECTION H-H



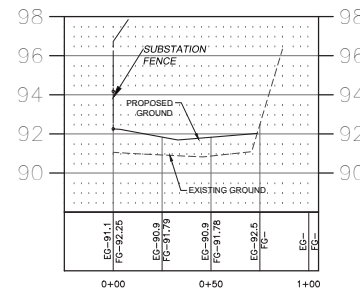
SECTION I-I



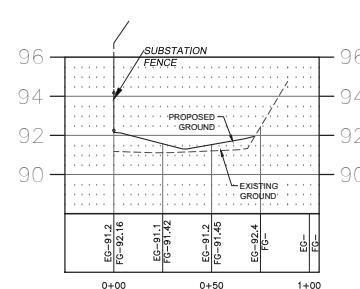
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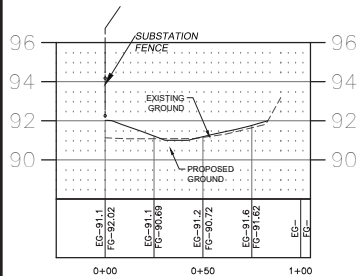
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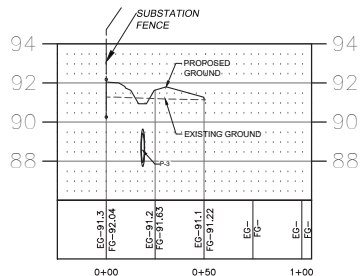
SECTION L-L



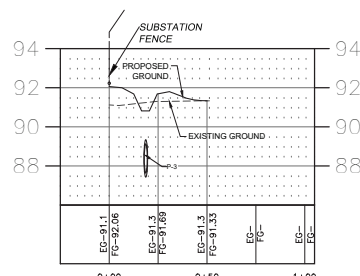
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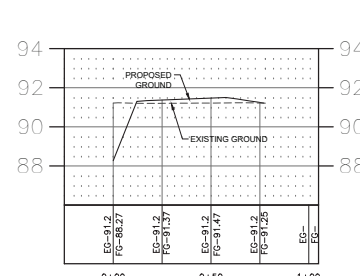
SECTION N-N



SECTION P-P



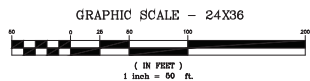
SECTION Q-Q



SECTION S-S

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

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



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Revision:
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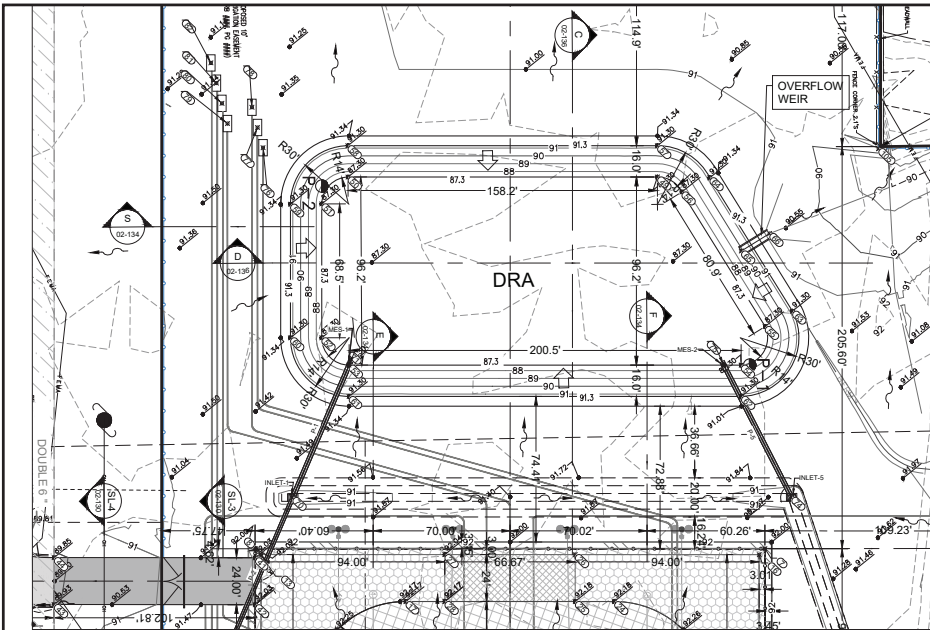
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Project Location CITY OF WILDWOOD		Type of Application MAJOR SITE PLAN		Engineer of Record BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411
Approved Date 06/06/2025	Date 01/29/2025	HAMPTON SUBSTATION 2026 NEW RING BUS STATION SITE GRADING SECTIONS		Work Order 216225
Approved By LBJ	Engineer BHT			Drawing # HA- 02 - 134



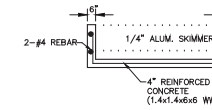
DRA COORDINATE POINTS			
Point #	Northing	Easting	Elevation
49	1606515.73	670089.12	87.30
50	1606357.55	670085.94	87.30
51	1606343.83	670099.41	87.30
52	1606342.45	670167.87	87.30
53	1606356.17	670182.15	87.30
54	1606556.60	670186.19	87.30
55	1606569.26	670166.68	87.30
56	1606528.06	670097.03	87.30
57	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:

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

LEGEND:

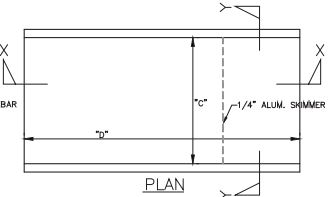
GRAVEL / GROUND GRID - AREA OF 4" - NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
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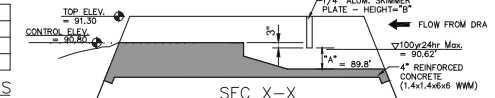
SEC Y-Y

"A"	9"
"B"	9"
"C"	4"
"D"	17.0"

DIMENSIONS



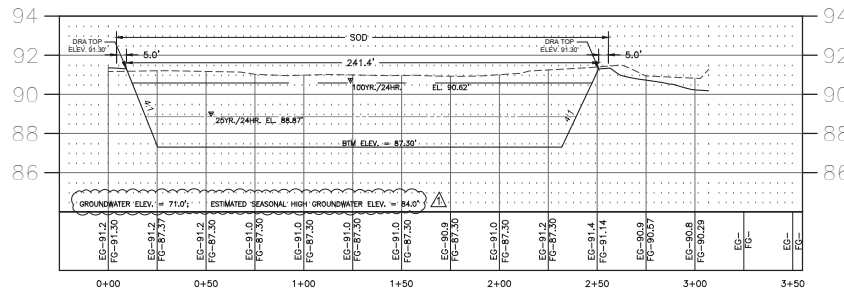
PLAN



SEC X-X

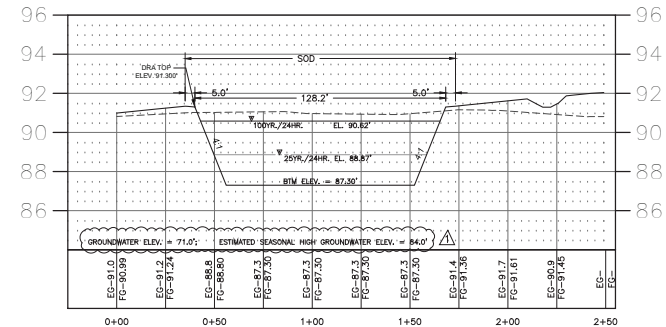
WEIR DETAIL

SCALE: N.T.S.



SECTION D-D

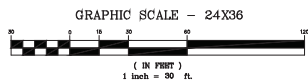
SCALE: HOR. 1"=30'
VER. 1"=3'



SECTION C-C

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

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: BHT
 Scale: 1:30
 PER FDEP COMMENTS ON RAI #1

Approved by: _____
 Date: 07/29/25
 Scale: 1:30

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

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 IN TRENCHING 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 REPLACED OR PREVENTED 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 A 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 GOVERN 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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Project Location

CITY OF WILDWOOD

Approved Date

06/06/2025

Approved By

LBJ

Date

01/29/2025

Engineer

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 #

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18.BASIS OF PAYMENT

THE CONTRACTOR SHALL RECEIVE AND ACCEPT COMPENSATION AS OUTLINED 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

1. 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.
2. 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.
3. CERTIFICATES OF COMPLIANCE WITH THE SPECIFICATIONS FURNISHED BY THE MATERIAL SUPPLIER SHALL BE SUBMITTED ON ALL MATERIALS USED IN THE COMPLETION OF THIS WORK.
4. 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.
5. 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.
6. 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.
7. 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).

8. 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 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).

- (2) 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.

- (3) 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.

- (4) SURFACE COURSE
AN ASPHALTIC CONCRETE SURFACE COURSE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWING 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.

- (4) 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.

- (5) GRAVEL
GRAVEL SHALL BE COMPOSED OF #57 WASHED GRANITE.

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

- (A) SUBGRADE
DEPTH, DENSITY AND LIMEROCK BEARING RATIO.
- (B) BASE
DEPTH, DENSITY AND LIMEROCK BEARING RATIO.
- (C) SURFACE
WIDTH, DEPTH, EXTRACTION AND STABILITY.
- (D) 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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Provided by:



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 INSTALLATION SPECIFICATIONS

Engineer of Record
BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO. 81411
Work Order
216225
Drawing #
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- (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 SHELF 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 TRENCH 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 LOWERED TO WITHIN TWO (2) FEET ABOVE THE TOP OF PIPES 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: 352-999-9940

Revision:

BY:

Date:

Drawn by:

Provided by:

Scale

NA



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
INSTALLATION
SPECIFICATIONS

Engineer of Record

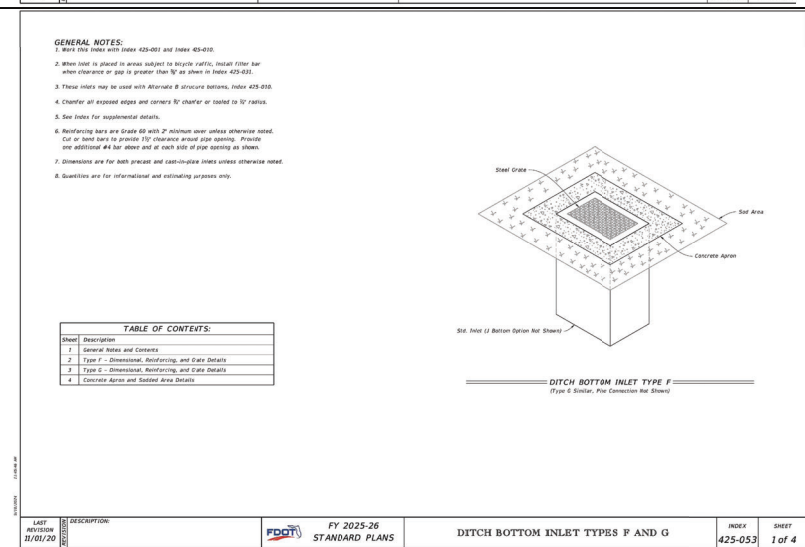
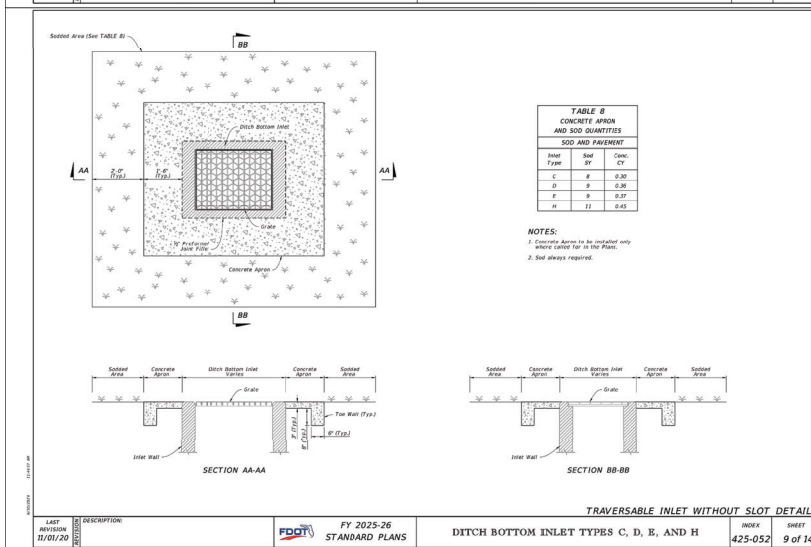
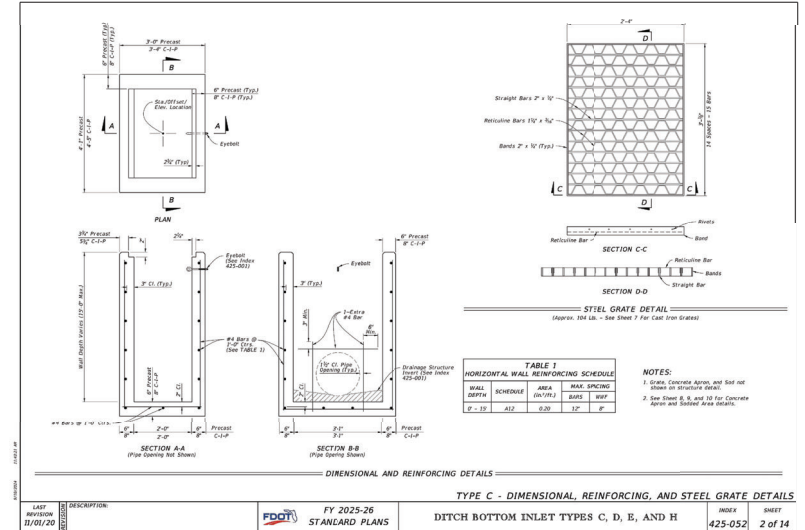
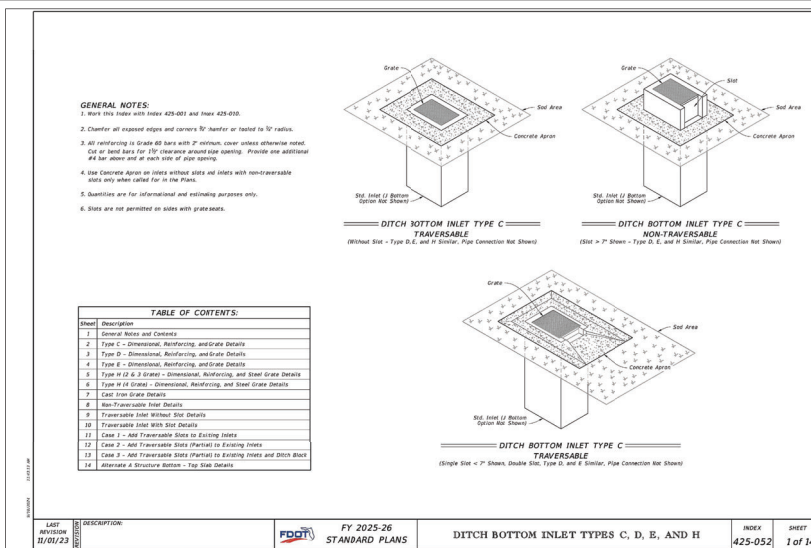
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO. 81411

Work Order

216225

Drawing #

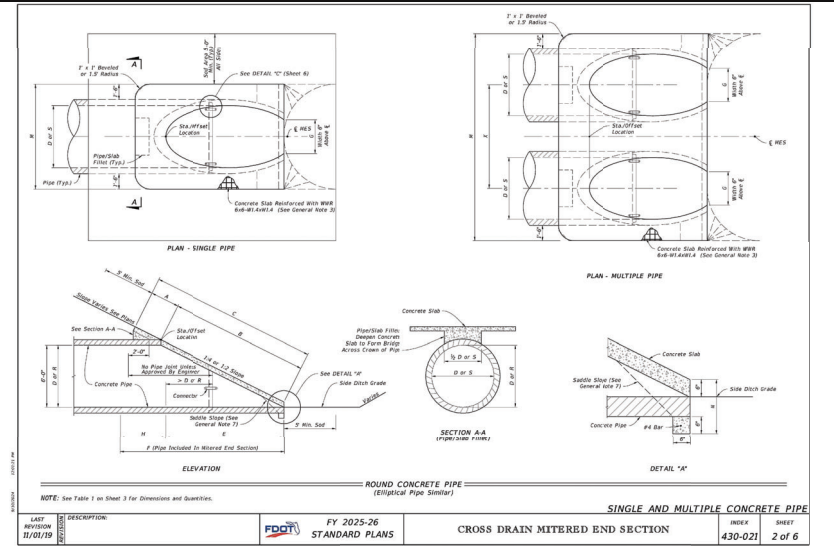
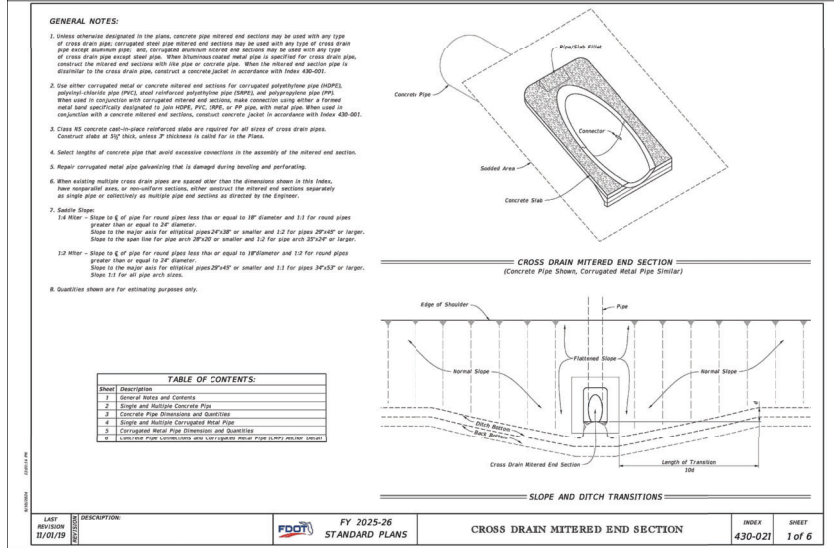
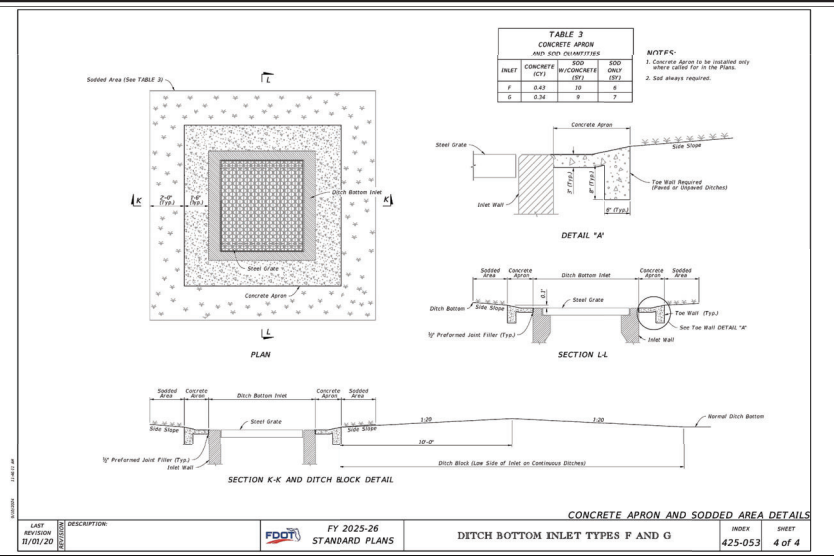
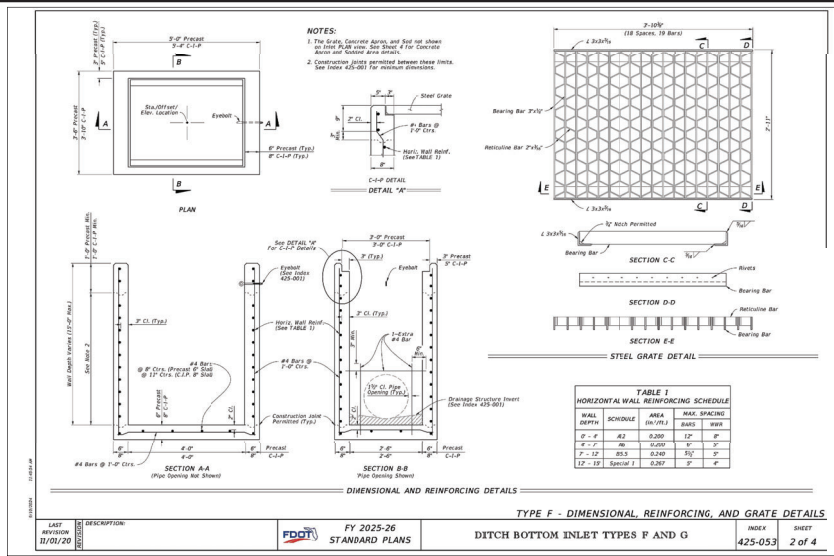
HA- 02 - 139



Revision:	BY:	Date:

Drawn by:	Provided by:
BHT	SECO ENERGY
Scale	SUNTAVILLE, FLORIDA IS SHOWN
NTS	

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	Work Order 216225
Approved By LBJ	Engineer BHT		Drawing # HA- 02 - 140



Revision:				BY:	Date:	Drawn by:	Provided by:	Project Location	Type of Application	Work Order
						BHT	SECO ENERGY	CITY OF WILDWOOD	MAJOR SITE PLAN	216225
						NTS	FLORIDA POWER & LIGHT	Approved Date	Date	
								06/06/2025	01/29/2025	
								Approved By	Engineer	Drawing #
								LBJ	BHT	HA- 02 - 141
								HAMPTON SUBSTATION 2026 NEW RING BUS STATION FDOT DETAILS		

08/07/2014 P.1164 AM

1

INDEX	SHEET
430.031	3 of 6

430-021 3 of 6

[illegible]

Sheet	Description
1	General Notes and Contents
2	Single and Multiple Concrete Pipe
3	Concrete Pipe Dimensions and Quantities and Permissible Pavement Modifications
4	Single and Multiple Corrugated Metal Pipe
5	Corrugated Metal Dimensions and Quantities
6	Concrete Pipe Connection and Corrugated Metal Pipe Anchor Details
7	Fastener Unit and Grate Details



1999

11

[illegible]

SIDE DRAIN MITERED END SECTION

INDEX	SHEET
129-022	1-67

430-022	1 of 7
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1

INDEX	SHEET
430.031	6-64

1. Anchors required for CRP only.
2. Use galvanized steel for all anchors, nuts, and washers.
3. Bend anchor where required to center in concrete slab.
4. Repair damaged surfaces after bending.
5. Space anchors a distance equal to four (4) corrugations.
6. Place the anchors in the outside crest of corrugation.
7. Place flat washers on inside wall of pipe.
8. Drill or punch holes in the mined end pipe; burning not permitted.
9. A 6" x 1/2" bolt substitution is permitted.



3

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[illegible]

SIDE DRAIN MITERED END SECTION

INDEX	SHEET
122-022	2-67

430-022 2 of 7

Drawn by: BHT
Scale NTS

Provided by:



SUMTERVILLE, FLORIDA
FLORIDA 16 SUMTER

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 FDOT DETAILS

Work Order 216225
Drawing # HA- 02 - 142

$\Delta 6.42$	$\Delta 6.25$	Dimensions permitted to allow use of 8' standard pipe lengths.
$\Delta 10.02$	$\Delta 10.10$	Dimensions permitted to allow use of 12' standard size length.



TONGUE AND GROOVE CONNECTOR DETAIL

Concrete Pipe

Tongue Length L

270° x 1/2" Steel Bar (See Detail "C")

4x Bolt Dia.

Varies

4x Bolt Dia.

Pipe Shell Thickness (Varies)

FLOW

BELL AND SPOT CONNECTOR DETAIL

Concrete Pipe

270° Min.

270° Min.

270° x 1/2" Steel Bar (See Detail "C")

4x Bolt Dia.

Varies

4x Bolt Dia.

Pipe Shell Thickness (Varies)

FLOW

STEEL BAR

Option Shape

270° x 1/2" Steel Bar

4x Bolt Dia.

4x Bolt Length ± 20% Min.

4x Bolt Dia.

Bolt Dia. ± 1/8"

2x Bolt Dia.

NOTES:

1. Use galvanized steel for all bars, nuts, washers, and washers.
2. Two connectors required per joint, rotated 90° (right and left) at bottom corner of pipe.
3. Bolt holes in pipe shell are to be drilled.

Bolt Dia.	Pipe Dia.
1/2"	18" to 30"
3/4"	42 to 72"

ANCHOR DETAIL

48" Dia.

(See Note "B")

10" Min.

Fit Washer (1 Req.)

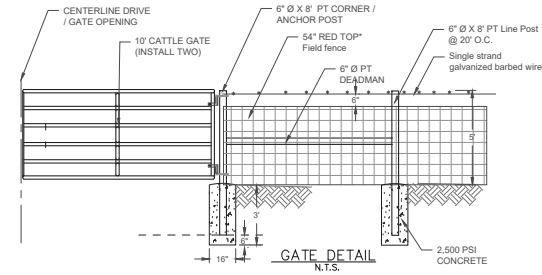
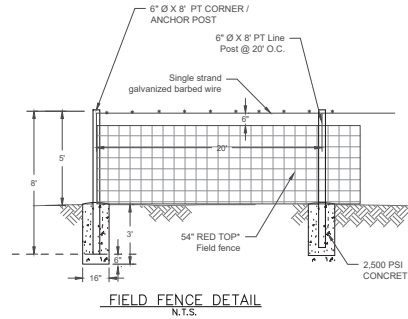
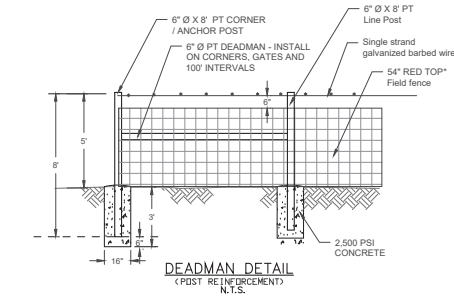
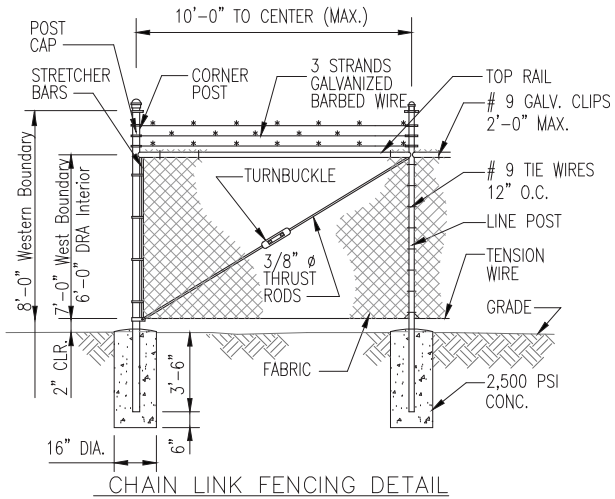
Nut Nuts (2 Req.)

- NOTES:**
1. Anchors required for CRP only.
 2. Use galvanized steel for all anchors, nuts, and washers.
 3. Bend anchor where required to center in concrete slab.
 4. Repair damaged surfaces after bending.
 5. Space anchors a distance equal to four (4) corrugations.
 6. Place the anchors in the outside crest of corrugation.
 7. Place flat washers on inside wall of pipe.
 8. Drill or punch holes in the liner and pipe; burning not permitted.
 9. A 6" x 1/2" bolt substitution is permitted.

Bolt Dia.	Pipe Dia.
1/2"	15" to 26"
5/8"	42" to 72"

LAST REVISION 11/01/19	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAILS	INDEX 430-022	SHEET 6 of 7
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FIELD FENCE DETAIL

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

Revision:	BY:	Date:

Drawn by:
BHT
Scale
NTS

Provided by:
SECO ENERGY
SUMTERVILLE, FLORIDA
FLORIDA 16 SUMTER

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

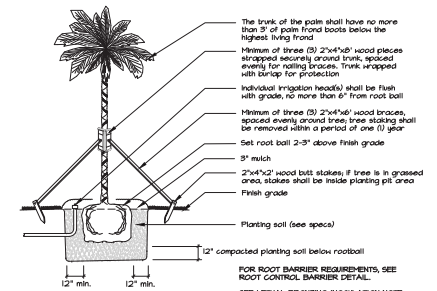
Type of Application MAJOR SITE PLAN
HAMPTON SUBSTATION 2026 NEW RING BUS STATION FENCE DETAILS

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

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

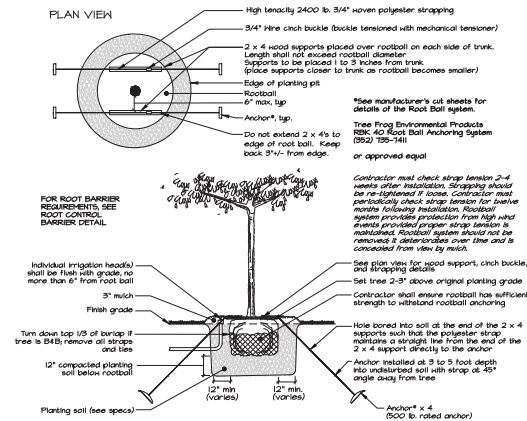
- The Landscape Contract shall generally include the following work:
 - Finish grading 4" in all areas of the work.
 - Root pruning existing tree critical root zones prior to permanent irrigation installation, including off-site trees along perimeter boundary of site.
 - Thorough removal of existing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

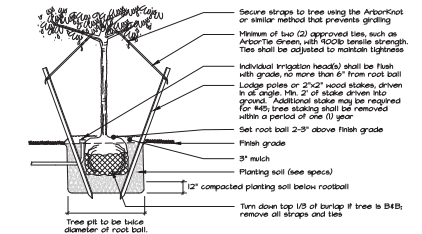


PALM INSTALLATION DETAIL

FOR ROOT BARRIER REQUIREMENTS, SEE ROOT CONTROL BARRIER DETAIL.
SEE LETHAL BRONZING INOCULATION NOTE.

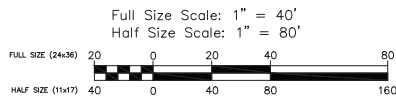


TREE INSTALLATION DETAIL
FOR 3-4" CAL., 65-100" GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL.



TREE INSTALLATION DETAIL

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



MPA Michael Page & Associates, P.A.

2335 SE 17th Street, Ocala, FL 34471 • 352.233.3333 • www.mpa-la.com

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

SECO
SUNTAVILLE, FLORIDA
FLORIDA 32158-1501



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. LA6666862	
Work Order 216225	
Drawing # HA - 02 - 202	

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: Project Review Committee 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/Applicant	West Property, LLC
Property Location	The subject property is generally located north along C 466A, approximately 0.13 miles east of the intersection of C 466A and E C 462.
Acreage	1.04 +/-
Parcel	G04N249
Date	February 26, 2026

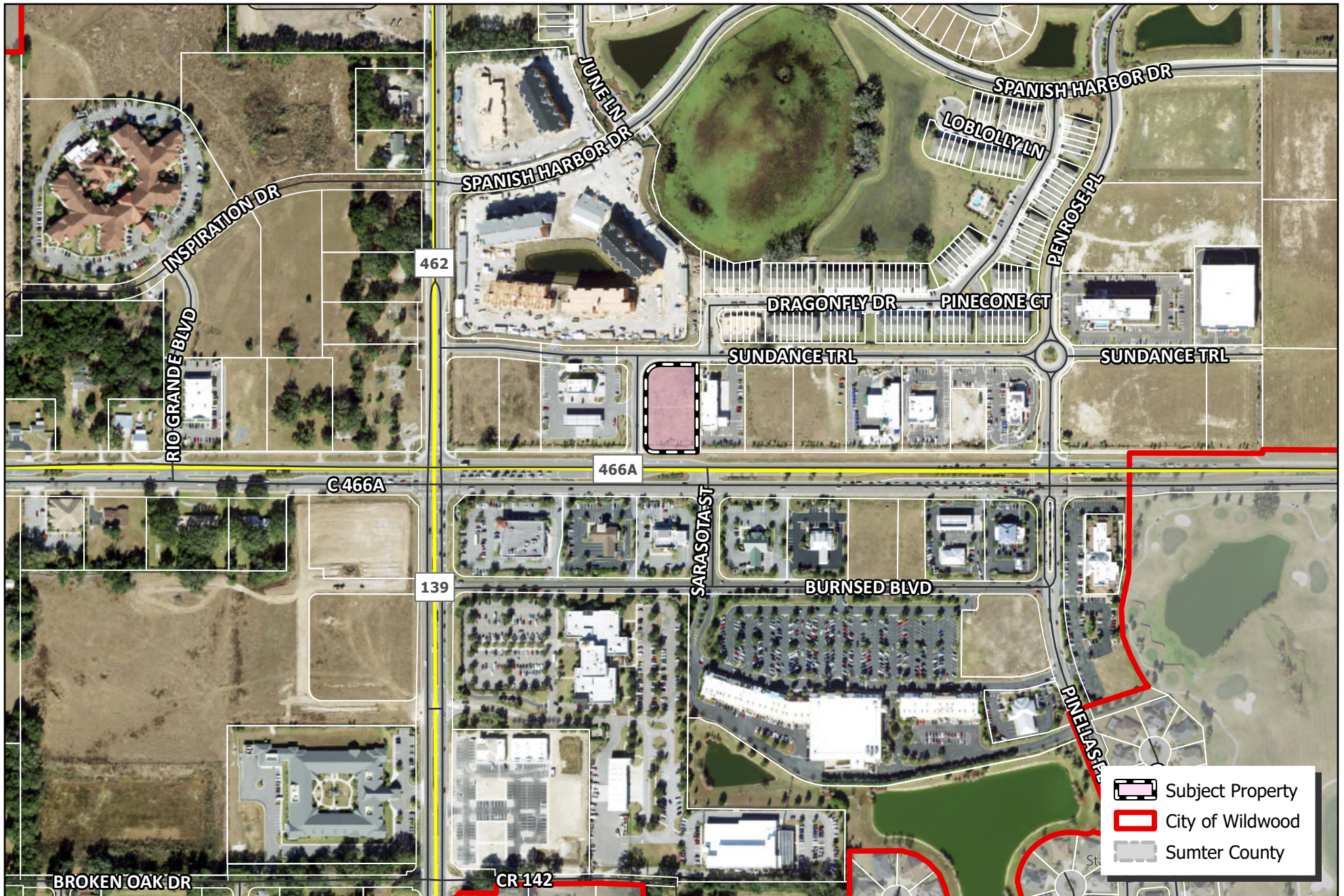
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a medical office building which consists of an eight thousand and sixty-four (8,064) square-foot medical office, providing thirty-six (36) parking spaces, including thirty-four (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.

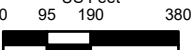
As of writing this report, the City Attorney has one outstanding comment regarding an easement. The applicant is actively working with staff to resolve the final outstanding comment. A technical waiver has been approved to waive the requirement for a loading zone. Please see the attached technical waiver and comment.

25-4280 meets the criteria of the Land Development Regulations with the Beaumont Planned Development Overlay (O2020-25) and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Alex Lammers
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 95 190 380 	#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: Wildwood Medical Office Building

PROJECT NUMBER: A25-4280

1. Briefly describe your waiver request:

We are requesting a waiver from LDR6.6(H) to eliminate the requirement for a 10'x40' loading zone and substitute a 10'x20' standard parking space.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:
LDR6.6(H)

3. Please provide the justification for your waiver request:

Due to the size and nature of this building, a 10'x40' loading space is not needed. Typical deliveries for this building include FEDEX and UPS type trucks, which can utilize a standard 10'x20' parking space. This project proposes 3 more standard spaces than required by code; therefore, ample parking (size and quantity) are available for the proposed building. 

Name (print): Selby G. Weeks

Date: 2/2/26

Signature: Selby G Weeks

Digitally signed by Selby G Weeks
DN: cn=Selby G Weeks, o=City of Wildwood, ou=City of Wildwood, email=selby.g.weeks@cityofwildwood.com, c=US
Date: 2026.02.02 10:25:21 -0500

FOR OFFICE USE ONLY

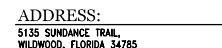
☒ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other: _____

 2.10.20
Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

CITY OF WILDWOOD, FLORIDA
JANUARY 2026



PARCEL AREA:
1.04 AC/ 45,451 SF

LOT 249, BEAUMONT PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 13, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE PROPOSED CONSTRUCTION CONSISTS OF A ONE-STORY, 8,064 SF MEDICAL OFFICE BUILDING, PARKING LOT, ASSOCIATED WATER, SEWER AND STORMWATER.

SITE: VACANT COMMERCIAL
NORTH: SUNDANCE TRAIL/ APARTMENTS
SOUTH: COUNTY ROAD 466A/ BANK OF AMERICA
EAST: MAVIS TIRES & BRAKES
WEST: SUNDANCE TRAIL/ 7-11 CONVENIENCE STORE & GAS STATION

SUBJECT SITE:	CMU CENTRAL MIXED USE - PD OVERLAY (BEAUMONT PD)
NORTH:	CMU CENTRAL MIXED USE - PD OVERLAY (BEAUMONT PD)
EAST:	CMU CENTRAL MIXED USE - PD OVERLAY (BEAUMONT PD)
WEST:	CMU CENTRAL MIXED USE - PD OVERLAY (BEAUMONT PD)
SOUTH:	CR 466A, Y-WW DRI - THE VILLAGES OF WILDWOOD DRI

SUBJECT SITE: CMU CENTRAL MIXED USE
NORTH: CMU CENTRAL MIXED USE
EAST: CMU CENTRAL MIXED USE
WEST: CMU CENTRAL MIXED USE
SOUTH: CR 466A, V-WW DRI - THE VILLAGES OF WILDWOOD DRI

OWNER:
WEST PROPERTY, LLC
MATTEO SONATORI
100 W LUCERNE CIRCLE, SUITE 501
ORLANDO, FL 32801
TEL: 786-877-9136
E-MAIL: MATTEO@LWSCOMMERCIALREALESTATE.COM

ARCHITECT:
SMA ARCHITECTURE & INTERIORS
SCOTT MALENOCK, AIA
100 COLONIAL CENTER PKWY, SUITE 230
LAKE MARY, FL 32746
TEL: 407-585-0330
E-MAIL: SCOTT@SM-ARCH.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, LLC.
BILLY JOE JENKINS, JR. P.S.M.
3110 RED FOX RUN
KISSIMMEE, FL 34746
TEL: 407-654-6183
EMAIL: JOE@BENCHMARKSURVEYINGANDMAPPING.COM

SITE LIGHTING ENGINEER:
DARIUS ADAMS, P.E., LEED-AP
CLEAR ENGINEERING, LLC
13651 CRYSTAL RIVER DRIVE
ORLANDO, FL 32828
TEL: 407-277-3431
E-MAIL: DARIUS@CLEAR-ENGR.COM

AGENT/ CIVIL ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
SELBY G. WEEKS, P.E., LEED AP
385 DOUGLAS AVE., STE. 2100
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407-478-8750
E-MAIL: SWEEKS@KLIMAWEEKS.COM

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
TODD W. BONNETT, RLA
400 S. ORLANDO AVE., STE. 201
MAITLAND, FL 32751
TEL: 407-622-1588
E-MAIL: TODD@BONNETTDESIGNGROUP.COM

GEOTECHNICAL ENGINEER:
ARDAMAN & ASSOCIATES, INC.
800B S. ORANGE AVENUE
ORLANDO, FL 32809
TEL: 407-855-3860
E-MAIL: CCJUNNINGHAM@ARDAMAN.COM

SHEET INDEX	
C000	COVER SHEET
1 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
2 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
C100	SITE PLAN
C101	VEHICLE TURNING PLAN
C200	EROSION CONTROL & DEMOLITION PLAN
C300	GEOMETRY, SIGNAGE & STRIPING PLAN
C400	GRADING & DRAINAGE PLAN
C401	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C600	SITE DETAILS
C700	DRAINAGE & UTILITY DETAILS
C800	WILDWOOD UTILITY NOTES
C801	WILDWOOD UTILITY NOTES
C802	WILDWOOD UTILITY DETAILS
C803	WILDWOOD UTILITY DETAILS
C804	WILDWOOD UTILITY DETAILS

L400	LANDSCAPE PLAN
 L410	LANDSCAPE DETAILS & NOTES
L500	IRRIGATION PLAN
 L510	IRRIGATION DETAILS & NOTES
L511	IRRIGATION DETAILS & NOTES

A401	NOTED EXTERIOR ELEVATIONS
A402	NOTED EXTERIOR ELEVATIONS
A412	COLORLED EXTERIOR VIEWS
A801	DUMPSTER ENCLOSURE DETAILS

E201	SITE PHOTOMETRIC PLAN
E202	PHOTOMETRIC DETAILS

TELEPHONE/CABLE SERVICE:
CHARTER COMMUNICATIONS
DUFFY MCCLELLAND
2850 S LECANTO HIGHWAY
LECANTO, FL 34461
TEL: 352-527-2189

WATER & WASTEWATER:
CITY OF WILDWOOD UTILITIES
100 N MAIN ST
WILDWOOD, FL 34785
TEL: 352-330-1334

GAS:
TECO PEOPLES GAS-OCALA
BRIANA VELEZ
8416 PALM RIVER RD
TAMPA, FL 33619
TEL: 813-275-3700 EXT. 8326

SOLID WASTE:
WASTE MANAGEMENT
CITY OF WILDWOOD PHYSICAL
ENVIRONMENT DEPARTMENT
TEL: 352-330-1336

ELECTRIC:
SECO ELECTRIC
HILLARY BREWER
330 S US HIGHWAY 301
SUMTERVILLE, FL 33585
TEL: 352-770-7326

GAS:
TECO PEOPLES GAS-OCALA
BRIANA VELEZ
8416 PALM RIVER RD
TAMPA, FL 33619
TEL: 813-275-3700 EXT. 8326



SITE SOIL COMPOSITION:
No.: 4 CANDLER SAND (HYDROLOGIC SOIL GROUP A)
No.: 13 TAVARES FINE SAND (HYDROLOGIC SOIL GROUP A)



AERIAL MAP

Scale: 1 in = 300 ft



Scale: 1 in = 1,000 ft

Selby G. Weeks 56901

85 COUGLAS AVENUE, STE 2100
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407.478.8750
FACSIMILE 407.478.8749
www.klimaworks.com

Klima
Weeks
CIVIL ENGINEERING

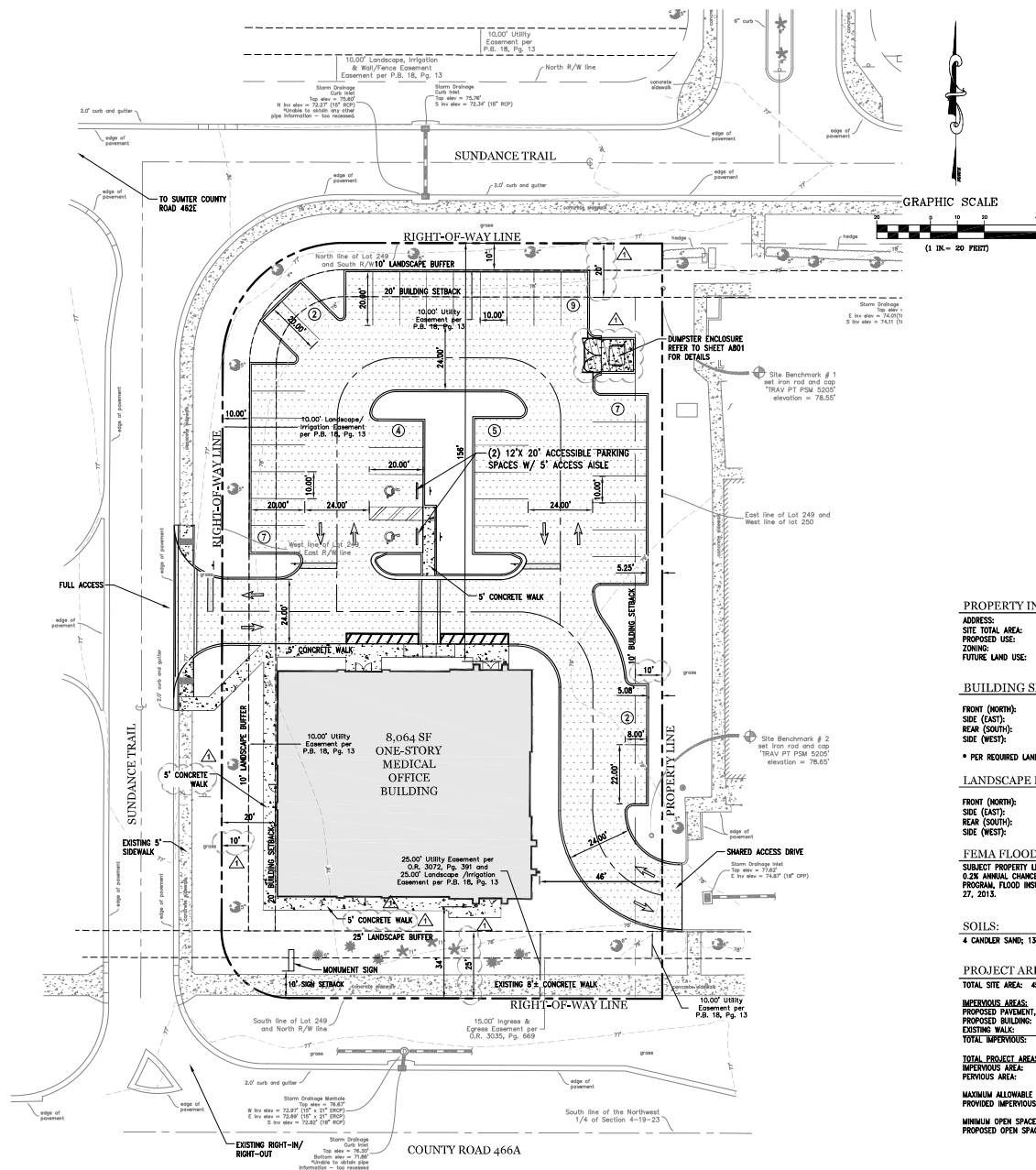
NO.	REVISION	BY	DATE
1	CITY COMMENTS	DB/EG	01.21.2
2			
3			
4			



Digitally signed by Selby G. Weeks
 DN: cn=Selby G. Weeks
 o=Selby G. Weeks, ou=Professional Engineering, c=US
 Reason: I have signed digitally
 using my CA G. Weeks [CA], on the
 date [signature] for content and
 email [email]
 Date: 2005.04.11 10:04:30-0500

Cooo

SHEET 01 OF 28



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 SUBSURFACE 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 EXPENSES 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 WILWOOD, WILWOOD UTILITIES (WATER & WASTEWATER CONSTRUCTION), FLORIDA BUILDING CODE AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FOOT 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:
 - TYPE "C" INLET (INDEX No. 425-052)
 - CURB TRANSITION (INDEX No. 520-001)
 - TYPE "D" CURB (INDEX No. 520-001)
 - TYPE "T" CURB AND GUTTER (INDEX No. 520-001)
 - CURB RAMP (INDEX No. 522-002)
 - CROSSWALK, STOP BAR (INDEX No. 711-001)
 - PAVEMENT ARROWS & MESSAGE SIZE & SPACING (INDEX No. 711-001)
 - CONCRETE BUMPER GUARD (WHEEL STOP) (INDEX No. 520-001)
 - STRUCTURE BOTTOMS TYPE "1" AND "2" (INDEX No. 425-010)
 - 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 WILWOOD UTILITIES, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, FOOT AND CITY OF WILWOOD REQUIREMENTS.

PROPERTY INFORMATION:

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

BUILDING SETBACKS:

	REQUIRED:	PROVIDED:
FRONT (NORTH):	20'	150'
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 Candler Sand; 13 Tavares Fine Sand

PROJECT AREA CALCULATIONS:

TOTAL SITE AREA: 45,451 SF / 1.04 AC

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

	SF	AC	%
TOTAL PROJECT AREAS:	30,470	0.70	67.0
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)	HEIGHT
	8,064	1-STORY

FBC CONSTRUCTION TYPE: IB

MAX. ALLOWABLE FAR: 0.75

PROPOSED FAR: 0.18

MAXIMUM ALLOWED HEIGHT: 35' / 1-STORY

PROPOSED HEIGHT: 1-STORY, 25'-0"

20'-8" (TOP OF HIGH PARAPET)

18'-8" (TOP OF LOW PARAPET)

28'-0" (TOP ARCHITECTURAL FEATURES)

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 2028.

NUMBER OF EMPLOYEES: 16

PARCEL ID:

GO4N249

LEGEND:

- CONCRETE WALKS (REFER TO DETAIL ON SHEET C800)
- DUMPSTER PAD SECTION (REFER TO DETAIL ON SHEET C800)
- ASPHALT PAVEMENT SECTION (REFER TO DETAIL ON SHEET C800)

Sally G. Weeks sglays

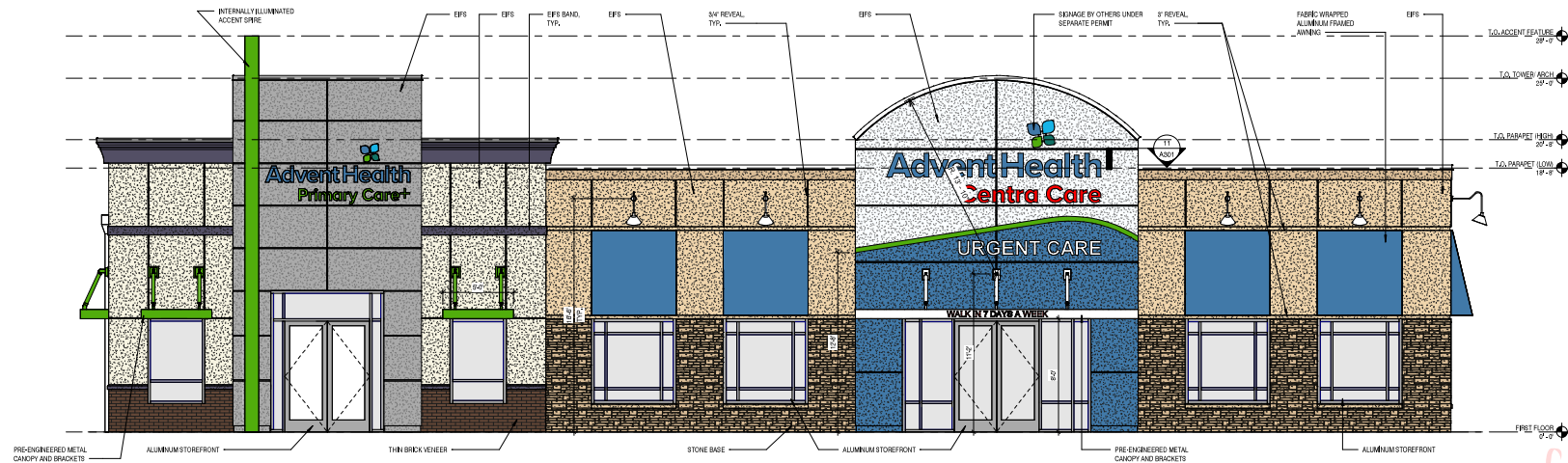
WILWOOD MEDICAL OFFICE BUILDING 5135 SUNDANCE TRAIL WILWOOD, FL 34785 SITE PLAN

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

drawn by: KZ
checked by: SW
date: 05/12/2025
plot scale: AS SHOWN
project number: 25HEEM0608
file name: C:\Users\KZ\OneDrive\2025\24040608 - Medical Office.dwg

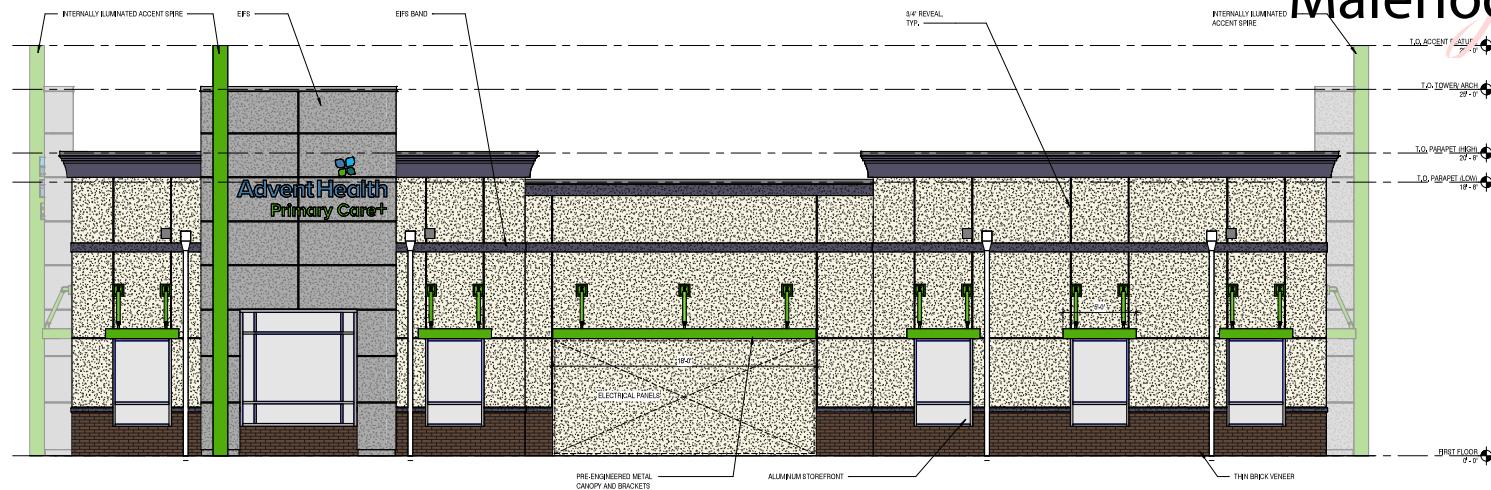
C100

SHEET 04 OF 28



NORTH ELEVATION

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



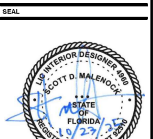
EAST ELEVATION

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

SMA

ARCHITECTURE
and INTERIORS

SMA ARCHITECTURE • INTERIORS
100 COLUMBIA CENTER DRIVE
SUITE 200
LAKE MARY, FL 32746
PHONE: (407) 986-0300
WEB: SMAARCH.COM



**Scott
Malenock**

Digitally signed by
Scott Malenock
Date: 2025.10.23
13:36:59 -0400

**WILDWOOD MEDICAL
OFFICE BUILDING**

PROJECT ADDRESS
9108 SUDBURY TRAIL
WILDWOOD, FL 34785

PROJECT NO.: 250014
ACTIVE DESIGN PHASE
FOR REVIEW ONLY
☒ FOR PERMITTING
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION SETTING
☐ CONSTRUCTION DOCUMENTS
☐ AS-BUILT RECORD SET

REVISION INFORMATION

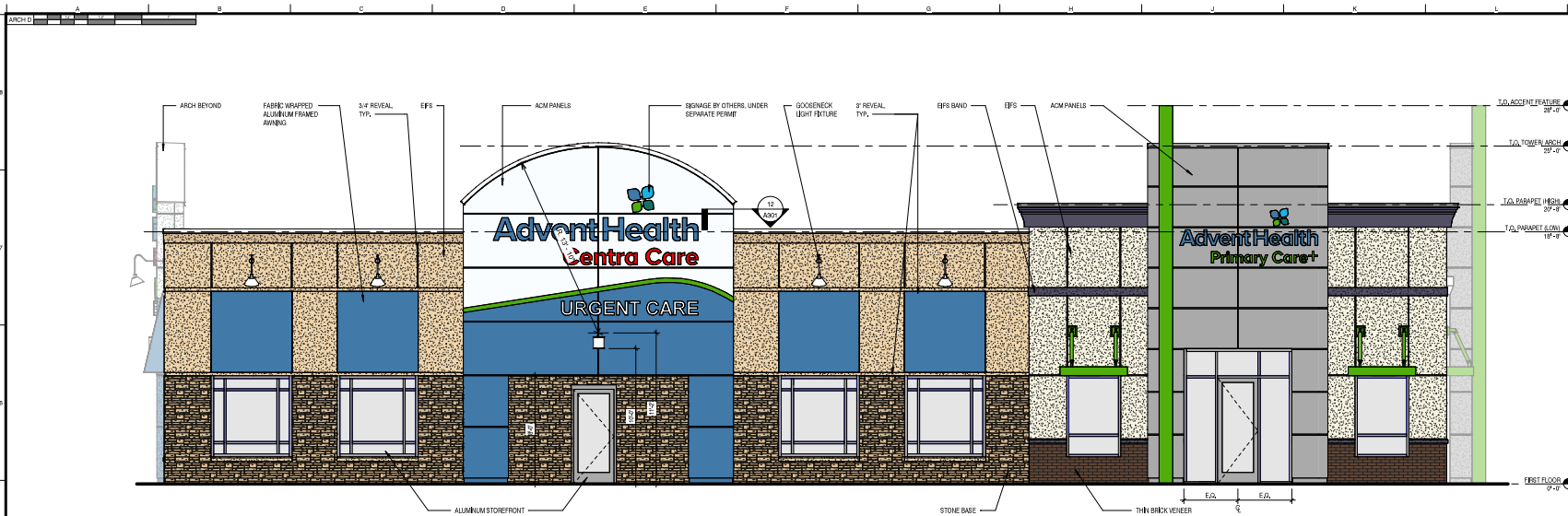
NO.	DATE	DESCRIPTION

KEY PLAN

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

**NOTED EXTERIOR
ELEVATIONS**

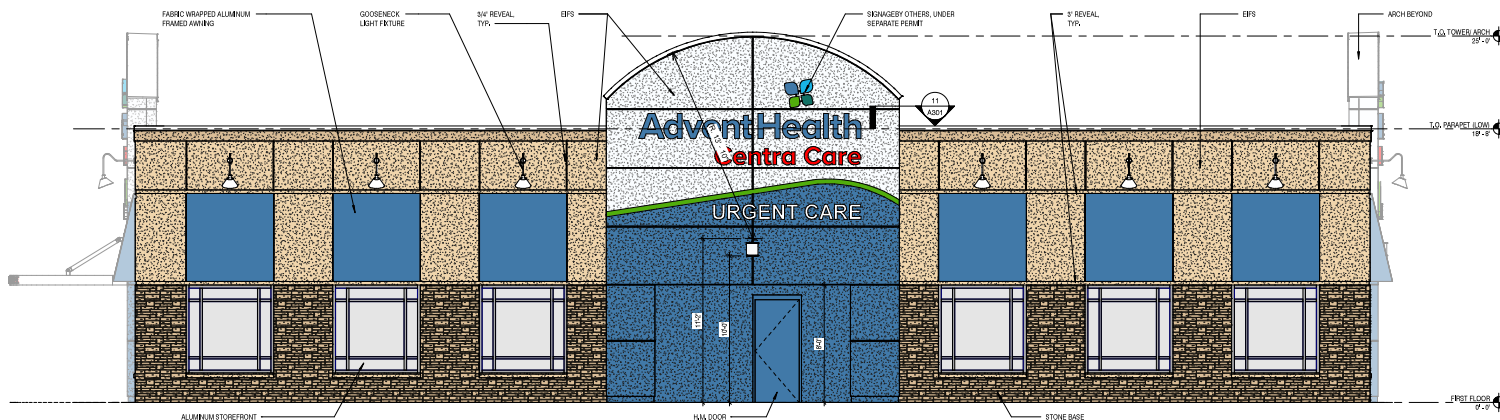
SHEET NO.: **A401**



SOUTH ELEVATION

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

1



WEST ELEVATION

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

2



SMA

ARCHITECTURE
and INTERIORS

SMA INTERIORS • INTERIORS
100 COLUMBIA CENTER DRIVE
LAKE MARY, FL 32846
(407) 965-0300
WWW.SMAARCH.COM

REAL



SCOTT D. MALEONCO
REGISTERED ARCHITECT
FLORIDA #12345

PROJECT INFORMATION

PROJECT: **WILDWOOD MEDICAL OFFICE BUILDING**

PROJECT ADDRESS: **9108 SUDBURY TRAIL, WILDWOOD, FL 34785**

PROJECT NO.: **2020018**

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: **08/18/2020**

DESIGNED BY: **SOM**

DRAWN BY: **LDA**

REVIEWED BY: **SOM**

SHEET TITLE: **NOTED EXTERIOR ELEVATIONS**

SHEET NO.: **A402**

ARCH D A B C D E F G H I J K L M



NORTHEAST ELEVATION

SCALE:

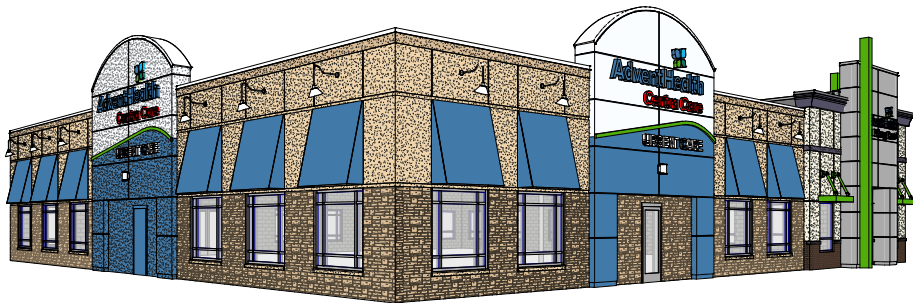
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SOUTHEAST ELEVATION

SCALE:

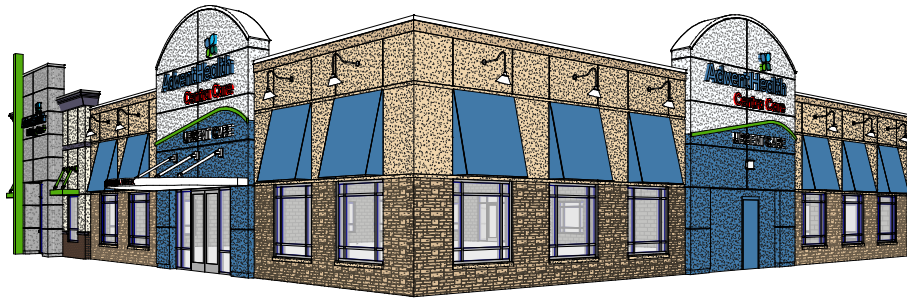
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SOUTHWEST ELEVATION

SCALE:

3



NORTHWEST ELEVATION

SCALE:

4

SMA

ARCHITECTURE
and INTERIORS

SMA INTERIORS - 888-888-8888
100 COLUMBIA CENTER DRIVE
LAKE MARY, FL 32846
(407) 961-0300
WEB: SMAARCH.COM

PHONE: SMAARCH.COM
WEB: SMAARCH.COM



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PROJECT INFORMATION

PROJECT: WILDWOOD MEDICAL OFFICE BUILDING

PROJECT ADDRESS: 9108 SUDBURY TRAIL, WILDWOOD, FL 34785

PROJECT NO.: 2020118

ACTIVE DESIGN PHASE

FOR REVIEW ONLY

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION SETTING

CONSTRUCTION DOCUMENTS

AS-BUILT RECORD SET

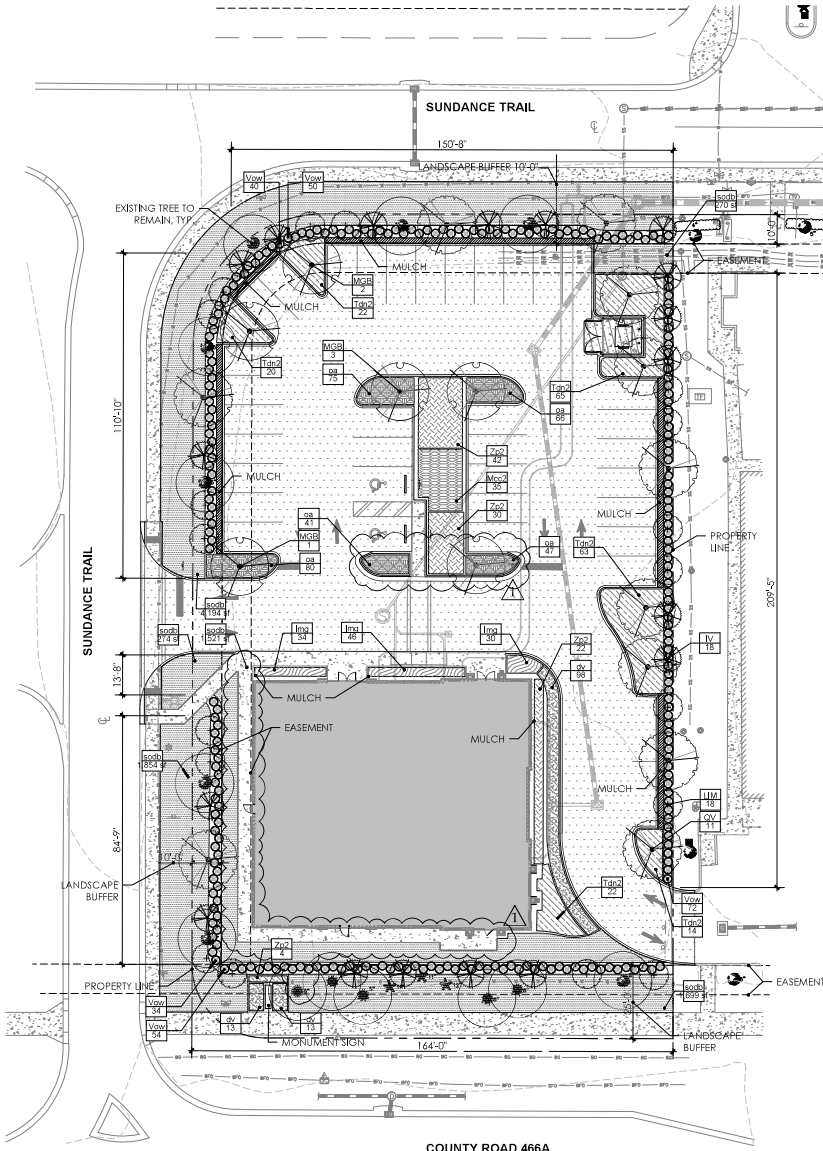
REVISION INFORMATION

NO. DATE DESCRIPTION

COLORED EXTERIOR VIEWS

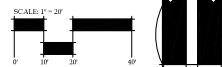
SHEET NO.

A412



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



Wildwood Design District Standards						
Chapter 1 (G)(2) and (3) Required Buffer Widths						
NORTH BUFFER LANDSCAPE REQUIREMENT						
Total Linear Feet	Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided	Includes existing trees
130.67	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	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	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	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.	SEE VEHICULAR LANDSCAPE REQUIREMENTS CHART
(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.	SEE LANDSCAPE PLANS FOR PARKING AREA PLANTING
(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 PLANTINGS REQUIREMENTS CHART

(a) VEHICULAR LANDSCAPE REQUIREMENTS (IN SF)	
TOTAL VUA	20,035
LANDSCAPE REQUIRED (10% of VUA)	2,004
LANDSCAPE PROVIDED	5,340
SURPLUS (SF)	3,336

(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 'Muskegee'	Muskegee Crape Myrtle	2" DBH, 8' ht. min.	NO	LOW	As Shown	
MG	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								
Vow	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	Dietsa vegeta	African Iris	1 gal.	NO	LOW	24" o.c.	
lmg	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.

Bd
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400 South Orlando Ave. Suite 201
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385 Douglas Avenue, Ste 2100
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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: RLM
checked by: LAE
date: 01/21/2026
plot scale: AS SHOWN
project number: WILDWOOD
file name: 2025.150_KW_AH Wildwood MDR_L400.dwg

L400

SHEET 18 OF 28

Project Application #25-4280 Wildwood Medical Office Building
City Attorney
2nd Submittal

1. 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.**
2. City Attorney reserves the right to make further comments upon resubmittal.
 - A. **Response: Noted.**
 - I. **Acknowledged; Standing comment.**

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 26-0205 - V - Open Bible Lutheran Church Sign Variance

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-0205 - V - Open Bible Lutheran Church Sign Variance
Owner(s)	Open Bible EV Lutheran Church at the Villages Corp
Applicant(s)	LPG Urban & Regional Planners, LLC
Acreage	4.86 +/-
Property Location	The subject property is generally located approximately 0.27 miles northeast of the E C 466 and CR 103 intersection, approximately 0.11 miles east of CR 103, south along Bellwether Lane.
Parcel Number	D08-043
Date	February 20, 2026

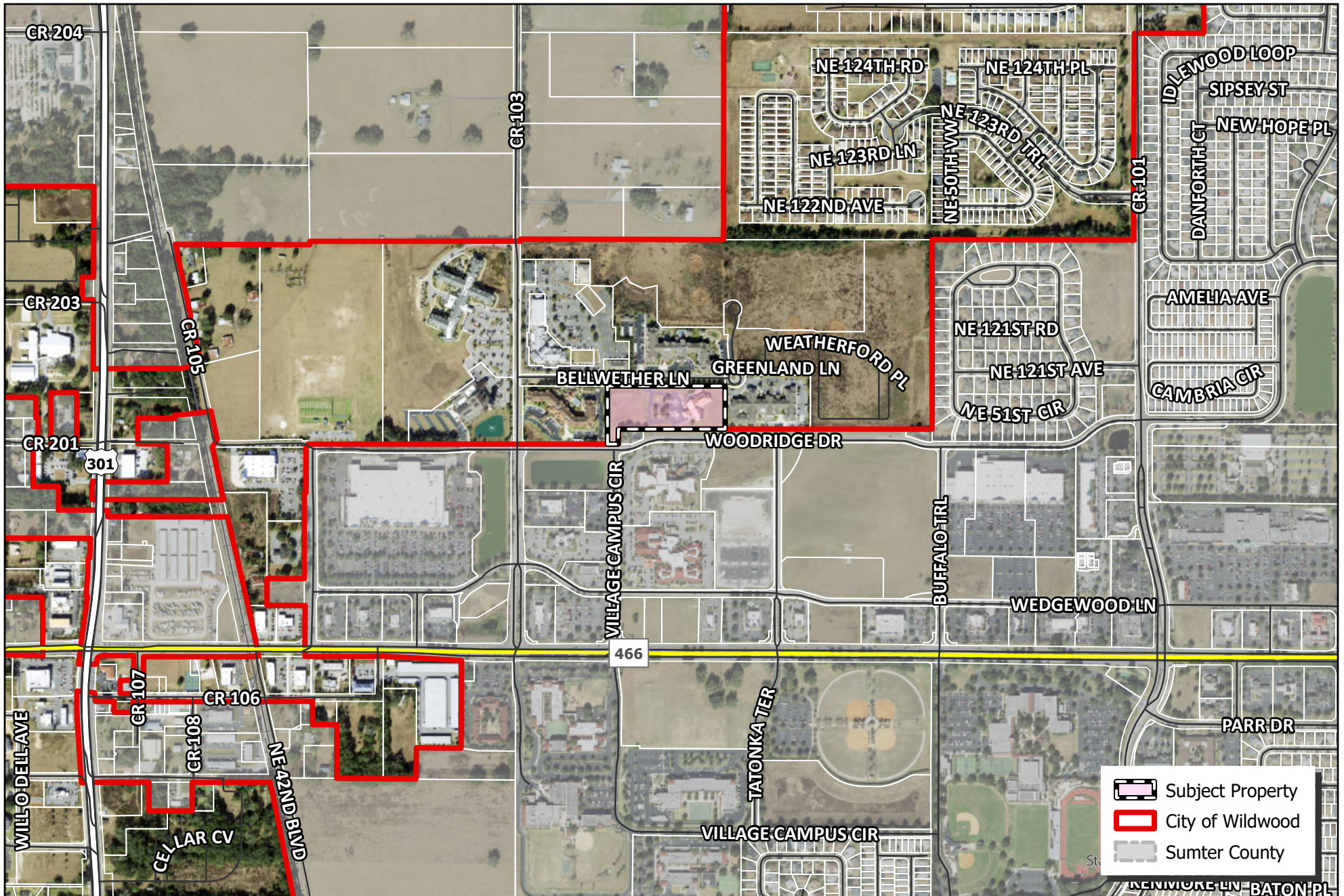
The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a variance to increase the height allowed per code for a religious monument sign by 2 feet due to an adjacent 4-foot fence.

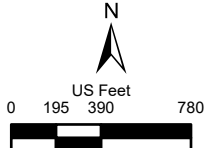
The Land Development Regulations (LDR) Chapter 3, Section 24 (3.24), Subsection G(1)(d) limits the monument sign height for religious use to 8 feet. The applicant submitted a justification letter, attached, identifying the 2-foot increase is needed to ensure clear sign visibility as the monument sign will be placed on Woodridge Dr, a privately owned and maintained road, on which there is a 4-foot fence running along the north side. The applicant will meet all other signage standards, which include, but not limited to, compliance with maximum sign area, landscaping at the base of the sign, not located within the sight visibility triangle, and maintaining a design consistent with the Design District Standards (DDS).

Per LDR 3.12(A), staff would classify the adjacent fence as a “non-self-created condition by the current or previous owner”, creating an unnecessary hardship for the owner to ensure residents can safely and clearly read sign information. A sign permit review has been conducted, and the monument sign presented within the staff report meets the other sign standards as required by the LDR and DDS, contingent on the approval of this variance.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" and last name "Bondi" clearly distinguishable.

Amanda Bondi
Planning Manager, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 195 390 780	#26-0205 OPEN BIBLE LUTHERAN CHURCH PARCEL D08-043	MAP 1B
			LOCATION
			MAP
			FEB 2026



Variance Justification

December 2025

Prepared By:



2050 Classique Lane
Tavares, Florida 32778
(352) 385-1940

City of Wildwood

OPEN BIBLE LUTHERAN CHURCH

Requested Variance

The Applicant requests a variance from the City of Wildwood Land Development Regulations to allow a permanent monument sign with a maximum height of ten (10) feet, where a maximum height of eight (8) feet is otherwise permitted, for the use of a church.

Justification for Variance

The subject property is developed as a church, a use that relies on clear and visible signage for public access, and visitor orientation. A privately owned fence located between the proposed monument sign location on and the adjacent public right-of-way partially obstructs visibility of a monument sign that complies with the eight (8) foot height limitation. This physical condition is not common to similarly zoned properties and creates a practical difficulty in achieving adequate visibility under strict application of the code. There is currently a monument sign on the parcel that will be removed before the new sign is constructed. Please find within the .Zip file the construction plans.

The requested variance is limited to a two (2) foot increase in sign height, from eight (8) feet to ten (10) feet, and represents the minimum relief necessary to ensure the sign is visible above the existing fence. All other sign standards will be met, including:

- Compliance with maximum sign area requirements.
- Landscaping at the base of the sign.
- No encroachment into any required corner sight visibility triangle pursuant to Design District Standards, Chapter 1, Section (G)(6)
- Compatibility with surrounding development.

The intent of the code is to regulate monument signage in a manner that protects public safety, visual character, and traffic visibility. Granting the requested variance supports this intent by:

- Improving visibility and wayfinding for congregants and visitors.
- Avoiding unsafe or confusing site access conditions.
- Maintaining an attractive and orderly sign design consistent with community standards.

The proposed ten (10) foot monument sign will not create adverse impacts on adjacent properties or the public realm. The sign height remains modest in scale, is comparable to other freestanding signage along similar corridors, and will not obstruct views or create traffic hazards.



MONUMENT SIGN

S1

PROJECT NAME:

Open Lutheran Church

ADDRESS:

4671 Bellwether Ln
Oxford, FL 34484

SIGN TYPE:

Double Sided Illuminated Monument Sign

DATE OF LAST REVISION:

2/19/2026

PROJECT MANAGER:

Parker Martin
Sales@signcraftersflorida.com

DESIGNER:

Danny Melendez
Danny@signcraftersflorida.com

STANDARD REQUIREMENTS

ELECTRICAL REQUIREMENTS

SIGNCRAFTERS WILL MAKE FINAL CONNECTION TO EXISTING SIGN CIRCUITS WHEN AVAILABLE, WITHIN 6 FEET OF SIGN WHICH FALLS WITHIN THE SCOPE OF ES LICENSE PROVIDED. IF CIRCUIT IS FURTHER THAN 6 FEET AWAY, SIGNCRAFTERS CAN MOUNT A UL APPROVED REMOTE TRANSFORMER ENCLOSURE AT THE FINAL CONNECTION POINT AND RUN SECONDARY WIRE TO SIGN. IF NO CIRCUIT IS AVAILABLE, CUSTOMER IS RESPONSIBLE FOR CONTRACTING A LICENSED ELECTRICIAN OR CONTRACTOR FOR A DEDICATED 20 AMP CIRCUIT TO CONNECT WITHIN 6 FT AND HAVE A VISIBLE MARKED BREAKER IN SERVICE PANEL.

SIGN REQUIREMENTS

A DEDICATED SINGLE PHASE 120V 20A CIRCUIT JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN. THREE (3) WIRES: LINE, GROUND, NEUTRAL.

NEC CODE REQUIREMENTS

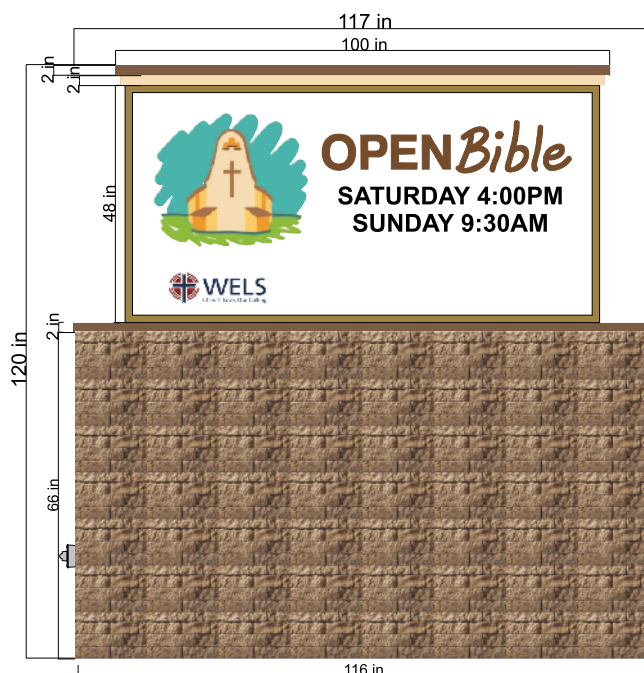
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2020 NEC CODE. REQUIREMENTS 600-6 AND 600-5 AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



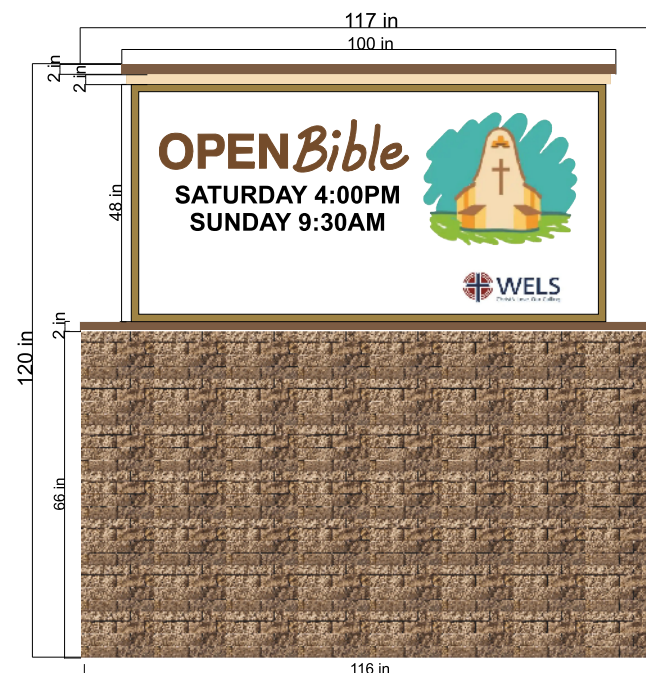
1915 Greenleaf Lane
Leesburg, FL 34748
Office: 352-323-1862
signcraftersflorida.com



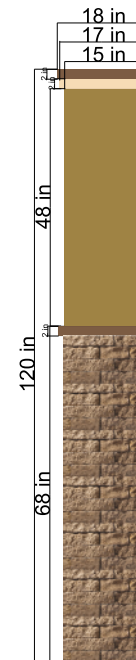
E512001170



← CHURCH EAST



WEST → CHURCH



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By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable) and install location, as well as wording/spelling outlined. Should any changed be requested following the signing of this document, additional fees may apply.

Client

Date