SUBMITTAL SUMMARY REPORT
33138

PLAN NAME: WALMART NEIGHBORHOOD MARKET STORE #3009-1000 **LOCATION:** 9185 SE 165TH MULBERRY LN THE VILLAGES,

APPLICATION DATE: 07/25/2025 **PARCEL:** 6722-200-002

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	EVAN JACKSON	CPH, LLC
Applicant	Suzie Archer	
Engineer of Record	EVAN JACKSON	CPH, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	01/02/2026	CONDITIONAL APPROVAL subject to the developer's agreement for the access onto CR 42 being finalized and approved by the Marion Board of County Commissioners prior to final inspection of the site.	No
Conditional Comment(s)		Chris Zeigler	01/02/2026	CONDITIONAL APPROVAL subject to payment of the sidewalk fee in the amount of $6,954.25 prior to final plan approval.	Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/21/2025	10/28/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/09/2025	12/16/2025	12/24/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/02/2026	01/09/2026	01/21/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied Sheet C1.0 is missing the road name of SE Hwy 42
NO 6.2.1.F - North arrow and graphic drawing and written scale Sheet C5.15 is still missing the North Arrow. Sheet C5.3 is missing the North Arrow & Graphic Scale.
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		10/28/2025	11/10/2025	Approved

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Sewer/Central Water

Fire Marshal (Plans) (Fire)		10/28/2025	11/10/2025	Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
YES 6.18.5 - Access Control Box
YES 6.18.2.D - Fire Department Connections
YES NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/28/2025	11/10/2025	Requires Re-submit

Comments

LAND USE-APPROVED
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
YES 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
INFO 6.11.5 -[Driveways to Intersections Separated/Coordinated?] Southern access on SE 91st Phillips Court has spacing issues. Defer to OCE.
YES 6.11.4.E - [Sight Triangle Provided?]
INFO 6.11.5 - [Driveways to Driveways Separated/Coordinated?] Southern access on SE 91st Phillips Court has spacing issues. Defer to OCE.
YES 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:
ZONING-REJECT
YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Bufferings along the East of property abutting MR Landuse require type B buffers. Also please note that all buffering requiring a wall, must have plantings on the outside of the walls.
10/30 A waiver request is needed to use fencing instead of a wall. Label walls within buffers.
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to MCU
YES 2.12.9 - Show adjacent streets serving development SE HWY 42 missing from site plan.
YES 2.12.32 - Show 100yr flood zone
YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Environmental Assessment has been forwarded to the FWC
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
INFO 2.12.27 - Show location of outside storage areas Please indicate location of outside storage, and note that dumpsters need to be screened and buffered.
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Verify Secondary Springs Protection Overlay Zone on cover sheet/site plan.
INFO Additional Zoning comments Sarah Wells
Sarah.Wells@marionfl.org

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		10/28/2025	11/10/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
YES 6.7.4 - Shade tree requirements Shade trees are calculated by the area of the site, not the post-development area. Please revise and show number of trees provided
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development Provide calculations showing landscape area requirements are met
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Show and label wall for Type B east buffer 2. Show and label wall on south buffer - waiver required to use fence instead of wall
YES 6.8.7 - Parking areas and vehicular use areas
YES 6.8.8 - Building landscaping waiver approved 10/27 Fuel Center does not meet 60% landscape of public view of building, waiver required
YES 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
YES 6.19.3 - Outdoor lighting plan requirements Please submit a signed and sealed photometric plan
YES 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 10/29/25-fee due with resubmittal
7/31/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/29/25-Corrected
7/31/25-Title block on ALL sheets denoting type of application;(Major Site Plan)
YES 2.12.4.A - Type of application on front page 10/29/25-Corrected
7/31/25-Type of application (Major Site Plan)
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 7/31/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Approved

Comments

INFO Major Site Plan SunBiz and Project Map Checked 8.7.25 EMW//10.27.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
NO 2.12.8 - Topographical Contours Engineer to confirm that County Surveyor accepts the language of the survey waiver granted by DRC on 10/27/25. If not, please submit updated survey for review.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
N/A 6.13.2.C - Geotechnical Investigation Report
N/A 6.13.7 - Geotechnical Criteria
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters
N/A 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
N/A 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
YES Copy of District Permit (County Interest)
N/A 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Approved

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
YES 2.12.4.F.(2) - Surveyor and Mapper certification
YES 2.12.4.G - Show a location or vicinity map
YES 2.12.8 - Provide current boundary and topographic survey less than one year old
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
YES 2.12.11 - Provide an aerial map of the site with a layout of the development
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
YES 2.12.30 - Route Plan
YES 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
NO 6.11.3 - Traffic Impact Analysis 9/1/25 - A traffic study is under review. The traffic study must be approved before site plan approval. Any offsite improvements identified in the Traffic Study will require a separate offsite improvement plan to be approved concurrently with the site plan.
YES 6.11.4.B - Cross access
YES 6.11.4.E - Sight triangle
NO 6.11.5 - Driveway access 9/1/25 - 1. The second driveway on SE 91st Phillips Court does not meet spacing requirements and does not appear to meet sight distance requirements due to the curve in the road. 2. The existing full access onto CR 42 does not meet spacing. This should be modified to a directional access providing a left turn in or a developer 's agreement should be provided agreeing to that modification if warranted in the future if a crash history develops after the opening of the Walmart.
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
NO 6.11.9.B - Traffic signs 9/1/25 - Consider providing a multi-way stop at the intersection of SE 165th Mulberry Lane and SE 91st Phillips Court.
YES 6.11.9.C - Pavement marking 9/1/25 - Provide a crosswalk across SE 165th Mulberry Lane with the sidewalk construction on SE 91st Phillips Court and move the westbound stop bar back.
YES 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
YES 6.12.11 - Turn lanes 9/1/25 - The need for turn lane modifications on CR 42 will be identified in the Traffic Study. If needed, the modifications will require an offsite improvement plan that must be submitted separately and approved concurrently with the site plan.
NO 6.12.12 - Sidewalks 9/1/25 - 1. Sidewalk is required along SE 91st Phillips Court with a crossing at SE 165th Mulberry Lane connecting to the sidewalk on the north side of SE 165th Mulberry Lane. 2. Staff supports a waiver to not construct the sidewalk on CR 42 as there is no existing or planned sidewalk in this area. The waiver would be to allow a fee in-lieu of or for construction of a multi- use path from the Phillips Villas entrance to the VA clinic.
N/A 6.12.13 - Utility position in right-of-way
NO Additional Traffic comments 11/5/25 - The Villages Community Development District currently disputes the right of this development to access and make improvements to SE 91st Phillips Court. No approval will be granted until the Villages Community Development District consents to the proposed access and other improvements on SE 91st Phillips Court including the sidewalk and four-way stop. Please coordinate a resolution with the Villages Community Development District.

OCE Utilities (Plans) (Utilities)		10/28/2025	11/10/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (33138)

Comments

YES Marion County Utilities Contact Information Correct on cover
YES Parcel numbers identified in project match proposed site plan layout Correct 6722-200-002, #6722-200-003
INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities Service area - Project(s) proposed to connect to the existing MCU water main on SE 165th Mulberry Lane.
INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities Service area - Service Station proposed to connect to the existing MCU sanitary sewer on SE 165th Mulberry Lane. Neighborhood Market to connect to the sanitary sewer on SE 91st Phillips Court.
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements Connecting to current MCU water main. 10"
YES 6.14.2.A - Sewer Connection Requirements Connecting via manhole SM-5123 on 8" gravity sewer. No forcemain or lift station on property.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet 10/29 - Changed to 1000 Gallons. S&S by EOR. Shown on plans and submittal letter. 8/12/25 - C1.3 Maximum grease interceptor size is 1250 per FAC. (2) Grease interceptors calculations will need to be displayed, and signed and sealed by the engineer of record.
N/A 6.14.2.C - Industrial Pretreatment 10/28 Per response letter - No. Service Station will be pre-packaged. 12/25 - C1.3 Is there pre-treatment required for the fuel station? Will they be doing any food preparation, cooking or have any three compartment sinks?
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone 10/28 - Acknowledged. Secondary Springs Protection Zone
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 10/28 - Acknowledged. Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified 91,613 SQFT - Shon of C1.3, lower right. Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate 10/28 - Acknowledged. Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections All shown on plans.
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections All shown on plans.
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules No private lift station.
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas All shown on plans with measurements.
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system All shown on plans.
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system All shown on plans.
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements All shown on plans. Vertical Datum NAVD '88
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version MM reviewed all details and cleared 8/8/25. All details are current.
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) 10/28 - Acknowledged. Copies of all related permit applications and issued permits must be submitted to Marion County Utilities prior to the pre-construction meeting.

YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU 10/28 Yes. Per response letter - Identify if FDEP PWS Permit will be applied for.
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU 10/28 Yes. Per response letter - Identify if FDEP Wastewater Permit will be applied for.
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis 10/29/25 Shown in response letter 8/12/25 Has Lift Station STC-011 been evaluated for additional flow from this project?
YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: 10/28 - Shown on C0.4. MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org
YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement Not as of 8/13/25
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: 10/28 - Shown on C0.4. Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

YES 6.14.9.B - Bill of Sale 10/28 - Shown on C0.4. The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Marion County will own all infrstarture from the tap / tie ins, to the meters and or clean outs. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity 10/28 acknowledged. Marion County Utilities to provide water. (2) Defer all questions and requirements to Marion County Fire Rescue. (3) C1.3 All Private fire hydrants need to be painted yellow.
N/A 6.15.4 - Water Main Piping Installation
NO 6.15.5 - Water Service and Connection 10/28 Partial Compliance. Need to show tee with gate valve and plug. 8/12/25 - C1.3 - 3 - Move water tap out of asphalt for fuel station . (2) - 5 - Need a T and a valve after the water main connection for Walmart Neighborhood storage.
YES 6.15.6.A - Potable Water Metering - individual/banked, size Shown on plans.
YES 6.15.6.B - Irrigation Water Metering - size 10/28 - 91,613 SQFT. Bubbled on C1.3 on lower right corner, and shown on Irrigation plan sheet. -8/12/25 - C1.3 Total irrigated square foot is needs to be shown on plans.
N/A 6.15.6.C - Sewer service only (water meter required/shown)
YES 6.15.6.D - Meter Location 10/28 Shown in ROW. 8/12/25 - C1.3 All meters need to be shown in the right-of-way or within a dedicated Utility easement adjacent to the right of way. 6.14.6(F)

N/A 6.15.6.E - Meter Easements 10/28 Shown in ROW. See previous comment. If meters are placed in an easement adjacent to the right-of-way, MCU requires a minimum dedicated easement of 10' x 10'. This easement must be recorded with Marion County.
YES 6.15.6.F - Meter Boxes Shown on plans - Circle Legend
YES 6.15.6.G & H - Meter Sizing Shown on plans; 2" Irrigation meter. 3" PWS. Fire line NA
YES 6.15.7 - Cross Connection Control and Backflow Prevention Called out and shown all four (4) taps.
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
YES 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design 10/28 - Manhole G is now shown at the end of county maintenance. 8/12/25 C1.3 - If not already documented, a 15' easement needs to be provided from the property line to manhole F to cover sewer main. Manhole F will be the end of county maintenance and needs to be noted on plans.
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
YES Article 7 - Construction Standards - PLAN NOTE: 10/28 - Acknowledged. All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 10/28/25 $130.00 review fee. 8/12/25 Utilities Plan Review Fee: $415.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33138

INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

N/A Additional Utilities comments
YES Additional Utilities comments 10/28 revised 8/12/25 - C0.1 – Utility Providers: Please revise the language for Marion County Utilities to read: Developer/Contractor to install sewer and water mains and services. MCU will maintain all public infrastructure.
YES Additional Utilities comments 10/28 revised 8/12/25 - C1.3 - Oval legend needs to be added to plan page. Only circles are displayed currently. (2) What page is the oval legend on currently?
YES Additional Utilities comments 10/28 revised 8/12/25 - C1.3 Add "End of County Maintenance" at meters and sanitary sewer clean out / manhole at property line. Should be a plan note and not only shown in the legend.
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/16/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/16/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/16/2025	12/09/2025	Approved
Comments	Previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/16/2025	12/17/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/16/2025	12/11/2025	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/16/2025	12/19/2025	Approved
Recommendations	2.12.3 - Title block • Design - Major Site Plan			

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/16/2025	12/17/2025	Informational

Comments SunBiz and Project Map Checked 8.7.25 EMW//10.27.25//12.17.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/16/2025	12/16/2025	Approved

Recommendations Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/16/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/16/2025	12/11/2025	Requires Re-submit

Corrections Additional Traffic Comments (Not Resolved) - Additional Traffic Comments

Corrections 6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/16/2025	12/17/2025	Approved
Comments	Project 33138 will be connecting to Marion County Utilities (MCU)- water and wastewater. Plans were previously approved by MCU staff for connections and details.			

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/09/2026	01/06/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/09/2026	01/08/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	01/09/2026	01/02/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	01/09/2026	01/09/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/09/2026	01/08/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/09/2026	01/14/2026	Approved
Comments	Per Land Dev Mgr based on last round of reviews			
Recommendations	2.12.3 - Title block • Design - Major Site Plan			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/09/2026	01/21/2026	Informational

Comments

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: SunBiz and Project Map Checked 8.7.25 EMW
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/09/2026	01/06/2026	Approved
Recommendations	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/09/2026	01/06/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/09/2026	01/02/2026	Approved
Corrections	6.12.12 - Sidewalks (Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Corrections	Additional Traffic Comments (Resolved) - Additional Traffic Comments			

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Utilities (Plans) (Utilities)	Heather Proctor	01/09/2026	01/08/2026	Approved

Comments The site will be served by Marion County Utilities (MCU) for water and sewer service. MCU staff previously approved the plans.

Marion County
Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

33138

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 07/22/2025

A. PROJECT INFORMATION:

Project Name: Walmart Neighborhood Market Store #3009-1000
Parcel Number(s): #6722-200-002, #6722-200-003
Section 27 Township 17 S Range 23 E Land Use Commercial Zoning Classification B-2
Commercial ☑ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 9.26 Number of Lots 2 Miles of Roads N/A
Location of Property with Crossroads SE side of SE HWY 42 and SE 91st Phillips Court
Additional information regarding this submittal: Wal-Mart proposes to lease and develop 8.44 acres and owner proposes to retain 0.82 acres remainder of parcel # 6722-200-003.

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

☑ **Engineer:**
Firm Name: CPH, LLC Contact Name: Evan Jackson
Mailing Address: 500 West Fulton Street City: Sanford State: FL Zip Code: 32771
Phone #407-322-6841 Alternate Phone #
Email(s) for contact via ePlans: evan.jackson@cphcorp.com, msocha@cphcorp.com, layala@cphcorp.com

☑ **Surveyor:**
Firm Name: CPH, LLC Contact Name: Paul J. Katrek, PSM
Mailing Address: 500 West Fulton Street City: Sanford State: FL Zip Code: 32771
Phone # 407-322-6841 Alternate Phone #
Email(s) for contact via ePlans: pkatrek@cphcorp.com

Property Owner:
Owner: Nexgen Property Holdings, LLC Contact Name: Nichole Johnson
Mailing Address: 7580 Middleton Drive City: Middleton State: FL Zip Code: 34762
Phone # 352-259-6455 Alternate Phone #
Email address: Nichole.Johnson@TheVillages.com

Developer:
Developer: Wal-Mart Stores East, LP Contact Name: Mark Asplund, Senior Project Manager
Mailing Address: 2608 SE J Street City: Bentonville State: AR Zip Code: 72716-0550
Phone #479-273-4000 Alternate Phone #
Email address: mark.asplund@walmart.com

CONSTRUCTION PLANS FOR

WALMART NEIGHBORHOOD

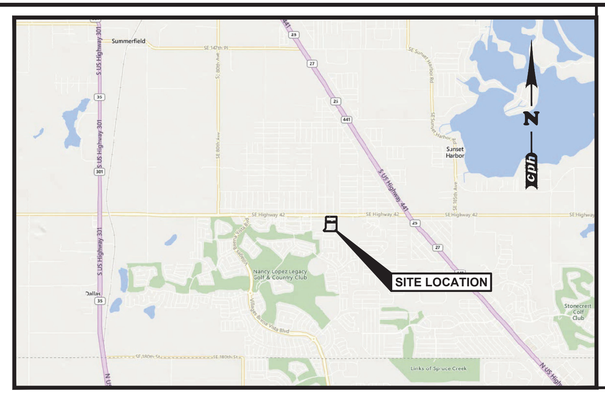
MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA

SECTION 27 - TOWNSHIP 17 SOUTH - RANGE 23 EAST

PARCEL ID(S): #6722-200-002, #6722-200-003

2 WALMART NEIGHBORHOOD MARKET ADDRESS: 16625 SE 91ST PHILLIPS COURT, THE VILLAGES, FL 32162
FUEL STATION ADDRESS: 9185 SE 165TH MULBERRY LANE, THE VILLAGES, FL 32162
3 MAJOR SITE PLAN



VICINITY MAP
SCALE: 1" = 4,000'

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

2

UTILITY/ GOVERNING AGENCIES CONTACTS	* CONTRACTOR RESPONSIBILITY–	* OTHERS RESPONSIBILITY–
GAS TECO ENERGY 316 SW 33RD AVE OCALA, FL, 34474 352-427-0743	–COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE THE EXISTING GAS LINES ARE PROTECTED PRIOR TO ASPHALT OR CURB PLACEMENT	–ANY RELOCATION OF EXISTING LINES WILL BE DONE BY TECO ENERGY.
3 TELEPHONE LUMEN TECHNOLOGY 319 SE BROADWAY STREET OCALA, FL 34471 ATTN: CURTISS GRAY O: 352-537-6005 C: 318-372-9097	–COORDINATE CONSTRUCTION ACTIVITIES WITH TELECOMMUNICATIONS COMPANY, PROVIDE (2) 4" GRAY PVC SCHEDULE 40 CONDUIT FROM BUILDING TO ROW. W/ MULE TAPE PULL CORDS AS REQUIRED BY UTILITY	–INSTALL FIBER OPTIC CABLES IN CONTRACTOR PROVIDED CONDUITS TO SERVICE WALMART.
ELECTRIC SECO ENERGY 50 W ARDICE AVE EUSTIS, FL 32726 3 ATTN: JOSE ACEVEDO O: 352-569-9636 C: 352-446-8716	3 –COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. –CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SECO ENERGY INVOICES AND COST SHALL BE REIMBURSED BY THE DEVELOPER. –PROVIDE AND INSTALL SERVICE CONDUCTORS AND CONDUIT FROM THE MAIN DISTRIBUTION PANEL TO THE TRANSFORMER. –STAKE ELECTRICAL EQUIPMENT TO SUPPORT SECO INSTALL. BELOW IS SPECIFIC LIST OF REQUIREMENTS FROM SECO. A. SITE CONDITIONS: THE SITE MUST BE AT FINAL GRADE BEFORE LANDSCAPING IS RESTORED. ANY FACILITIES THAT NEED TO BE ADJUSTED (RAISED OR LOWERED) AFTER THE INITIAL INSTALLATION WILL BE REINSTALLED AT YOUR FULL COST. B. CLEAR PATH TO TRANSFORMER LOCATION: THE PATH FROM THE CLOSEST SOURCE UP TO THE TRANSFORMER LOCATION MUST BE CLEAR OF OBSTRUCTIONS, INCLUDING DIRT PILES, CONSTRUCTION MATERIALS, EQUIPMENT, ETC. C. STAKES/FLAGS FOR NON–SECO UNDERGROUND FACILITIES: STAKES OR FLAGS MUST BE PLACED TO INDICATE THE LOCATION, DEPTH, SIZE, AND TYPE OF ALL NON–SECO UNDERGROUND FACILITIES WITHIN OR NEAR THE EASEMENT WHERE SECO DISTRIBUTION FACILITIES WILL BE INSTALLED. D. STAKING OF PULL BOXES AND TRANSFORMERS: PULL BOXES AND TRANSFORMERS MUST BE STAKED WITH GRADES, BASED ON SECO PROVIDED POINT FILE. CONTRACTOR SHALL REACH OUT TO SECO WITH ANY QUESTIONS REGARDING THIS STAKING REQUIREMENT. E. UTILITY EASEMENT: THE CONTRACTOR'S SURVEYOR SHALL STAKE EASEMENT EVERY 100' OF STRAIGHTAWAY, 50' ON CURVES. F. TRANSFORMER PAD CUT SHEET: THE CONTRACTOR'S SURVEYOR SHALL STAKE THE FOUR CORNERS OF THE PAD AND MAINTAIN THE PROPER CLEARANCE FOR THE TRANSFORMER. G. ON–SITE PRECONSTRUCTION MEETING: CONTRACTOR SHALL SCHEDULE WALK THROUGH WITH SECO TO VERIFY THE ABOVE REQUIREMENTS ARE MET BEFORE SECO BEGINS THEIR SCOPE OF WORK. –FOR ANY SERVICE 400A OR LESS: IT IS THE CUSTOMER'S RESPONSIBILITY TO INSTALL A SELF–CONTAINED METER BASE. SECO DOES NOT ALLOW METERING EQUIPMENT TO BE INSTALLED INSIDE THE ELECTRICAL ROOM. SECO REQUIRES THE INSTALLATION OF A LINE–SIDE DISCONNECT FOR ALL 3–PHASE COMMERCIAL SERVICES 400A OR LESS. ON ALL SELF–CONTAINED, METERED INSTALLATIONS THAT ARE 3–PHASE, OR THE SERVICE VOLTAGE IS 240 PHASE–TO–GROUND OR GREATER, THE CUSTOMER SHALL PROVIDE AND INSTALL A NON–AUTOMATIC (NO OVERCURRENT PROTECTION) LINE–SIDE DISCONNECT DEVICE. THIS SHALL BE IN ADDITION TO ANY LOAD–SIDE DISCONNECT. –FOR ANY SERVICE GREATER THAN 400A: CT EQUIPMENT IS NEEDED TO METER THE SERVICE. SECO DOES NOT ALLOW FOR METERING EQUIPMENT TO BE INSTALLED INSIDE OF AN ELECTRICAL ROOM. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO DETERMINE THE SIZE OF THE CT CABINET BASED ON THE SIZE AND NUMBER OF SETS OF SECONDARY CONDUCTORS BEING INSTALLED. IF THE CT CABINET IS NOT IN STOCK OR IF IT IS DETERMINED THAT A LARGER CT CABINET IS NEEDED, THEN THE CUSTOMER WILL BE RESPONSIBLE FOR SUPPLYING THE CT CABINET. SECO DOES NOT ALLOW FOR THE CT RINGS TO BE INSTALLED IN THE UTILITY TRANSFORMER. THE CUSTOMER IS RESPONSIBLE FOR THE INSTALLATION OF THE SECONDARY CONDUCTORS, CT CABINET AND RINGS, AND METER CAN. THE METER CAN MUST BE LOCATED WITHIN 10 FEET OF THE CT CABINET TO PROVIDE AN ACCURATE READING. FOR A CT SERVICE, THERE ARE NO DISCONNECTS ALLOWED BETWEEN THE UTILITY TRANSFORMER AND THE CT CABINET. IF YOU ARE REQUESTING AN EXCEPTION TO THE METERING GUIDELINES LISTED ABOVE, YOU MUST SUBMIT YOUR REQUEST IN WRITING TO THE SECO ENGINEER ASSIGNED TO YOUR PROJECT. ONCE YOUR REQUEST IS REVIEWED, A SECO ENGINEER WILL PROVIDE A WRITTEN RESPONSE TO YOUR REQUEST. NO VARIANCE WILL BE CONSIDERED IN SECO ENGINEERING WITHOUT A WRITTEN REQUEST. –PER THE VILLAGES DESIGN CRITERIA, ALL ELECTRICAL CONTROLS, METERS, ETC, MUST BE MOUNTED ON BUILDING WALLS (OR DUMPSTER ENCLOSURES). FREESTANDING ELECTRICAL RACKS ARE STRICTLY PROHIBITED. ALL BUILDING MOUNTED BOXES (IE ELECTRICAL, C.T., ETC, AND ASSOCIATED CONDUIT AND PIPING ARE TO BE PAINTED TO MATCH THE WALL THEY ARE MOUNTED TO. PAINTER IS TO MASK OFF AND PROTECT ANY INFORMATION PLATES OR METER FACES PRIOR TO PAINTING AND REMOVE MASKING WHEN COMPLETE.	–PRIMARY ELECTRIC SERVICE UP TO AND INCLUDING BUT NOT LIMITED TO PRIMARY LINES, PRIMARY CONDUITS, PULL BOXES, TRANSFORMER PAD, AND TRANSFORMER. –ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY SECO ENERGY. –SECO HAS TWO STANDARD CT CABINET SIZES: 36" X 36" X 12" AND 48" X 48" X 14". IF FEEDER CABLE FIT WITHIN ONE OF THESE CABINET SIZES, SECO WILL PROVIDE THE CT CABINET, CT RINGS, AND METER BASE. IF NOT CONTRACTOR IS RESPONSIBLE FOR PROVIDING YOUR OWN CT CABINET. NON–STANDARD CABINET CUT SHEET MUST BE SUBMITTED TO SECO FOR APPROVAL. –SECO WILL PROVIDE ELECTRICAL CONTRACTOR WITH WITH DOCUMENTATION TO PICK UP THE CT CABINET (IF APPLICABLE),CT RINGS, AND METER BASE. –SECO DOES NOT ALLOW CT'S TO BE INSTALLED INSIDE THE TRANSFORMER OR WITHIN AN ELECTRICAL ROOM.
SANITARY SEWER MARION COUNTY UTILITIES 11800 S. U.S. HIGHWAY 441 BELLEVIEW, FL, 34420 352–307–6000	3 –DEVELOPER/CONTRACTOR TO INSTALL ALL SEWER MAIN AND SERVICES. MCU WILL MAINTAIN ALL PUBLIC INFRASTRUCTURE.	
WATER MARION COUNTY UTILITIES 11800 S. U.S. HIGHWAY 441 BELLEVIEW, FL, 34420 352–307–6000	3 –DEVELOPER/CONTRACTOR TO INSTALL ALL WATER MAIN AND SERVICES. MCU WILL MAINTAIN ALL PUBLIC INFRASTRUCTURE.	–PROVIDE WATER METER
NON–POTABLE WATER N/A	–N/A	–N/A

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

OWNER

NEXGEN PROPERTY HOLDINGS, LLC
7580 MIDDLETON DRIVE,
MIDDLETON FL 34762 1
PHONE: 352-753-6260
ATTN: MARTIN L. DZURO

DEVELOPER

WAL-MART STORES EAST, LP
2608 SE J. STREET
BENTONVILLE, AR 72716
PHONE: (479) 273 - 4000
ATTN.: MARK ASPLUND

ENGINEER

CPH, LLC
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322 - 6841
ATTN.: LEOPOLDO J. AYALA, P.E.

ENVIRONMENTAL CONSULTANT

CPH, LLC
1117 E. ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 425-0452
ATTN.: AMY E. DALY

SURVEYOR

CPH, LLC
500 W. FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841
ATTN.: PAUL J. KATREK, PSM

SOIL CONSULTANT

UNIVERSAL ENGINEERING SCIENCES
4475 SW 35TH TERRACE
GAINESVILLE, FL 32606
PHONE: (652) 372-3392
ATTN.: EDUARDO SUAREZ, P.E.

TRAFFIC CONSULTANT

KIMLY-HORN & ASSOCIATES INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FL 34471
PHONE: (352) 438-3000
ATTN.: AMBER GARTNER

LANDSCAPE ARCHITECT

CPH, LLC
500 W. FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841
ATTN.: GALEN J. PUGH, RLA

BUILDING ARCHITECT

CORE STATES GROUP
111 3RD AVENUE, SUITE 400
MINNEAPOLIS, MN 55401
PHONE: (612) 547-1336
ATTN.: TROY HUFFER

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES, THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

INDEX OF SHEET	
Sheet Number	Sheet Title
C0.1	COVER SHEET
2 C0.4	SITE SPECIFIC NOTES
V0.1	BOUNDARY AND TOPOGRAPHIC SURVEY
V1.1	BOUNDARY AND TOPOGRAPHIC SURVEY
V1.2	BOUNDARY AND TOPOGRAPHIC SURVEY
V1.3	BOUNDARY AND TOPOGRAPHIC SURVEY
V1.4	BOUNDARY AND TOPOGRAPHIC SURVEY
4 V1.5	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.5	SWPPP NOTES
C0.6	SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
C0.7	PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN
C0.8	PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN
C0.9	SWPPP DETAILS
C0.10	SWPPP DETAILS
C0.11	SWPPP DETAILS
C0.12	SWPPP DETAILS
C0.13	SWPPP DETAILS
C1.0	OVERALL SITE PLAN
3 C1.0A	AERIAL PLAN
C1.1	SITE DIMENSION PLAN
C1.2	GRADING PLAN
3 C1.2A	STORM STRUCTURE LABEL PLAN
3 C1.3	UTILITY PLAN
3 C1.4	STORM SYSTEM SCHEDULES
C3.0	ENLARGED GAS STATION PLAN
C3.1	WAYFINDING PLAN
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
C5.4	DETAILS
1 C5.5	DETAILS
C5.6	VILLAGES DETAILS
C5.7	VILLAGES DETAILS
C5.8	VILLAGES DETAILS
C5.9	VILLAGES DETAILS
C5.10	VILLAGES DETAILS
C5.11	VILLAGES DETAILS
C5.12	MARION COUNTY UTILITY DETAILS
C5.13	MARION COUNTY UTILITY DETAILS
4 C5.14	MARION COUNTY UTILITY DETAILS
4 C5.14A	MARION COUNTY UTILITY DETAILS
C5.15	PHOTOMETRIC PLAN
L1.0	OVERALL LANDSCAPING PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L5.0	LANDSCAPE DETAILS
1 L5.1	LANDSCAPE DETAILS
L5.2	LANDSCAPE DETAILS
IR0.0	IRRIGATION NOTES AND DETAILS
IR1.0	OVERALL IRRIGATION PLAN
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION PLAN
IR1.3	IRRIGATION PLAN
IR1.4	IRRIGATION PLAN
IR5.0	IRRIGATION DETAILS
IR5.1	IRRIGATION SCHEDULES

4 APPROVED WAIVER REQUESTS (OCTOBER 27, 2025):
1. LDC 2.12.8. - CURRENT BOUNDARY TOPOGRAPHIC SURVEY- NOT TO EXTEND CONTOURS 100 FEET BEYOND SOUTH PROJECT BOUNDARY.
2. LDC 6.8.8.8.A.B.C.- BUILDING LANDSCAPING - NOT TO PROVIDE 60% LANDSCAPING WITHIN 25 FEET OF THE BUILDING ALONG FRONT FACADE OF THE GAS STATION CONVENIENCE STORE FACING SE HWY 42 CONDITIONED ON ADDING ADDITIONAL PLANTINGS OF 9 FEET BUFFERS OFF SE HWY 42.
3. LDC 6.12.12.A, D - SIDEWALKS - PAY A FEE IN LIEU OF SIDEWALK CONSTRUCTION ALONG SE HWY 42 AND NOT PAYING FEE IN LIEU ALONG SE 165TH MULBERRY LANE.

LAND COVERAGE SUMMARY 3

	EXISTING		PROPOSED	
WALMART LOT				
IMPERVIOUS AREA:	0 S.F.	(0.00 AC.) - 0.00%	226,782 S.F.	(5.20 AC.) - 73.90%
PERVIOUS AREA:	306,857 S.F.	(7.04 AC.) - 100.00%	80,075 S.F.	(1.84 AC.) - 26.10%
TOTAL SITE AREA:	306,857 S.F.	(7.04 AC.) - 100.00%	306,857 S.F.	(7.04 AC.) - 100.00%
FUEL LOT				
IMPERVIOUS AREA:	0 S.F.	(0.00 AC.) - 0.00%	40,782 S.F.	(0.94 AC.) - 66.95%
PERVIOUS AREA:	60,920 S.F.	(1.40 AC.) - 100.00%	20,138 S.F.	(0.46 AC.) - 33.05%
TOTAL SITE AREA:	60,920 S.F.	(1.40 AC.) - 100.00%	60,920 S.F.	(1.40 AC.) - 100.00%
OFFSITE WITHIN PROJECT AREA				
IMPERVIOUS AREA:	44,477 S.F.	(1.02 AC.) - 65.05%	57,228 S.F.	(1.31 AC.) - 83.69%
PERVIOUS AREA:	23,900 S.F.	(0.55 AC.) - 34.95%	11,149 S.F.	(0.26 AC.) - 16.31%
TOTAL OFFSITE AREA:	68,377 S.F.	(1.57 AC.) - 100.00%	68,377 S.F.	(1.57 AC.) - 100.00%

NOTES
1. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "WALMART STANDARD SITEWORK SPECIFICATIONS".
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
3. NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN, OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES DRC OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES DRC'S REPRESENTATIVE WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES DRC'S REPRESENTATIVE WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FORM THE VILLAGES DRC SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE GOVERNING AUTHORITY HAVING JURISDICTION BY THE PROJECT ENGINEER.
4. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
5. ENGINEERS SEAL DOES NOT COVER BOUNDARY & TOPOGRAPHIC SURVEY SHEETS VO.1-V1.4, VILLAGE DETAIL SHEETS, PHOTOMETRIC PLANS , OR LANDSCAPE AND IRRIGATION PLAN SHEETS.
6. IT IS THE RESPONSIBILITY OF WALMART STORES EAST, LP TO PROVIDE MAINTENANCE AND MANAGMENT OF ON-SITE COMMON AREAS AND IMPROVEMENTS.
3 7. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO STRENGTH REQUIREMENTS. A TEST FOR THE MINIMUM RADIO SIGNAL STRENGTH NEEDS TO BE CONDUCTED TO DETERMINE COVERAGE. IF THE MINIMUM RADIO SIGNAL STRENGTH IS DEEMED INSUFFICIENT TAN A RADIO ENHANCEMENT SYSTEM MUST BE INSTALLED AND BUILDING RESTESTED TO ENSURE IT MEETS THE MINIMUM CRITERIA. PLEASE PLAN THIS TEST EARLY IN YOUR PROJECT AND CONTACT MARION COUNTY FIRE RESCUE WITH ANY QUESTIONS. 352-291-8000.
8. SITE RELATED ITEMS SHALL COMPLY WITH VILLAGES STANDARD DETAILS.
9. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
3 10. THE SITE LIES IN THE SECONDARY SPRINGS PROTECTION OVERLAY ZONE ACCORDING TO THE MARION COUNTRY SPRINGS PROTECTION OVERLAY ZONE MAP 13 DATED MAY 14, 2014.
3 11. COMMERCIAL BUILDINGS WHICH CONTAIN A FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM MUST INSTALL AN ACCESS CONTROL BOX. CONTRACTOR RESPONSIBLE FOR REACHING OUT TO MARION COUNTY FIRE RESCUE TO OBTAIN/FILLOUT REQUIRED FORM AND INSTALLATION OF ACCESS CONTROL BOX. PLEASE CONTACT MARION COUNTY FIRE RESCUE OFFICE AT 352-291-8000 TO OBTAIN FORM.

VERTICAL DATUM: NAVD '88

DEVELOPER CERTIFICATION

I HEREBY CERTIFY THAT WAL-MART STORES EAST, LP SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

SIGNATURE DATE

LICENSED DESIGN PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) EXCEPT AS WAIVED.

SIGNATURE DATE

APPROVAL AGENCIES

2 CITY / TOWN / COUNTY
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COUNTY ENGINEER
412 SE 25 AVE.
OCALA, FL 34471
(352) 671-8686

1 THE VILLAGES COMMERCIAL CONSTRUCTION
7580 MIDDLETON DRIVE
MIDDLETON, FL 34762
(352) 259-6455

STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD
ORLANDO, FL 32803
(407) 897-4100

WATER MANAGEMENT DISTRICT
SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FLORIDA, 32178-1429
(386) 329-4500

WATER / SEWER
MARION COUNTY
412 SE 25TH AVE.
OCALA, FL 34471
(352) 671-8686

www.cphcorp.com
Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	11/14/25	PER COUNTY/CPH REVIEW
2	08/28/25	PER COUNTY/CPH REVIEW
3	08/05/25	PER CPH REVIEW
4	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

COVER SHEET

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
3 THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.1

J:\W131415\Civil\DWG_Current_Plan_Set\COVER.dwg, 11/25/2025 2:17:27 PM, Benjamin Hansen,

DEMOLITION NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF DEMOLITION WHERE DEMOLITION IS REQUIRED.

   A. DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT AND CONCRETE.

   B. REMOVAL OF EXISTING ON-SITE ABOVEGROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
5. PRIOR TO ANY REMOVAL OF ANY UNDERGROUND TANK AND OTHER COMPONENT, CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEMS TO AN APPROVED SANITATION TANK FOR DISPOSAL TO AN APPROVED LOCATION.
6. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVEREXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A-3 AND SHALL BE PLACED IN 4" TO 6" LOOSE LIFTS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).
7. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE; DEMOLISH COMPLETELY ON THE PREMISES.
8. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
9. ELECTRICAL, TELEPHONE, CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSITY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
10. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE UNNECESSARILY BLOCKED BY DEBRIS AND EQUIPMENT.
11. WET DOWN CONCRETE AND DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.
12. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING DEMOLITION/EXCAVATION PROCESS.
13. DISPOSAL

   A. FILL FOR LOWER LEVELS OF DEMOLISHED STRUCTURES MAY INCLUDE CONCRETE OR MASONRY RUBBLE RESULTING FROM DEMOLITION, SUBJECT TO THE E/A'S APPROVAL RUBBLE SHALL NOT EXCEED 12 INCHES IN LONGEST DIMENSION.

   B. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

   C. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
14. PAVEMENT REMOVAL

   A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACE LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.

   B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC. SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, PAINT, AND EQUIPMENT REQUIRED.
15. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
16. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO REQUIREMENTS COMMENCING DEMOLITION WORK.
17. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
18. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
20. ALL EXISTING UTILITIES WITHIN THE R.O.W. SHALL BE ADJUSTED, REMOVED OR RELOCATED AT THE CONTRACTOR'S EXPENSE. ACTUAL WORK SHALL BE COORDINATED BY THE CONTRACTOR DIRECTLY W/ THE APPROPRIATE UTILITY COMPANY. ALL EXPENSES SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS 8.44± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES SHALL BE USED, UNLESS OTHERWISE NOTED.
5. STORM PIPE SHALL BE AS NOTED ON SHEET C1.2.
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS NOTED ON SHEET C1.3
4. WATER LINES SHALL BE AS NOTED ON SHEET C1.3
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS.
7. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.A.C. RULE 62-555.314.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITH WATER TIGHT LIDS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF MARION COUNTY WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION DIVISION, 352) 307-6000, EXT. 5 OR MCUCONSTRUCTION@MARIONFL.ORG
21. FOR ANY UTILITY ASSETS BETWEEN THE WATER MAIN AND THE METER, MARION COUNTY WILL REQUIRE A BILL OF SALE AND AS-BUILTS OF THE SERVICE, PRIOR TO METER(S) BEING INSTALLED. A FINAL HOLD HAS BEEN PLACED ON PERMIT, IF APPLICABLE. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT MARION COUNTY LDC, SECTION 6.14.8
22. ANY ASSETS TO BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE COORDINATED PRIOR TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE, AND PRIOR TO MCU'S AUTHORIZATION OF THE DEP CONNECTION/CLEARANCE PACKAGE. THE BILL OF SALE FOR ANY LIFT STATION(S) MUST INCLUDE THE FIRST ELECTRIC BILL TO CAPTURE NECESSARY DATA PRIOR TO TRANSFER TO MARION COUNTY UTILITIES. ALLOW A MINIMUM OF 5 WORKING DAYS FOR PROCESSING THE BILL OF SALE INFORMATION.
23. MARION COUNTY UTILITIES, CUSTOMER SERVICE 24/7/365, ADDRESS 11800 US-441, BELLEVIEW, FL 34420, PH: (352) 307-6000.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/28/25	PER COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
© 2025

SITE SPECIFIC NOTES

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.4

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR
Walmart
AT
S.E. 165TH MULBERRY LANE
LYING IN
SECTION 27-TOWNSHIP 17 SOUTH-RANGE 23 EAST
MARION COUNTY, FLORIDA

SCHEDULE B-SECTION II PER STEWART TITLE GUARANTY CO.
COMMITMENT NO. 20240237 - REVISION NO. 1
COMMITMENT DATE OCTOBER 6, 2024 AT 8:00 A.M.

5. ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECT, BLANKET IN NATURE, AS TO ALL PARCELS)

6. RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC., AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 577, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE, AS TO ALL PARCELS, AFFECTING SPECIFIC ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM)

7. AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 6263, PAGE 975, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. (AS TO LOT 2 OF PARCEL 1)
(AFFECTS, AS TO A PORTION OF PARCEL 1, AND LOTS 1 AND 2)

8. GRANT OF EASEMENT AND MAINTENANCE AGREEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6346, PAGE 918 AND CORRECTIVE GRANT OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6414, PAGE 439, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. (AS TO PARCEL 2)
(DOES NOT AFFECT SURVEYED PARCELS, AFFECTS AS TO PARCEL 2)

9. AGREEMENT FOR MAINTENANCE CONTRIBUTION, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6427, PAGE 161 AND OFFICIAL RECORDS BOOK 6437, PAGE 1866, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, AS TO PARCEL 1 & 2, AS SHOWN HEREON)

10. GRANT OF EASEMENT AND MAINTENANCE AGREEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6437, PAGE 1860, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. (AS TO PARCEL 2)
(DOES NOT AFFECT SURVEYED PARCELS, AFFECTS AS TO PARCEL 2)

11. MARION COUNTY WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT CONTRACT NO. 16-01, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6443, PAGE 1970 AND FIRST AMENDMENT TO MARION COUNTY WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT CONTRACT NO. 16-01, RECORDED IN OFFICIAL RECORDS BOOK 8030, PAGE 354, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(DOES NOT AFFECT SURVEYED PARCELS, PLOTS ADJACENT TO PARCELS 1 AND 2)

12. EASEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 8001, PAGE 513, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, AS TO PARCEL 1 AND BLANKET TO PARCEL 3, AS SHOWN HEREON)

PROPERTY INFORMATION REPORT, BY STEWART TITLE GUARANTY COMPANY - COMMERCIAL SERVICES CHICAGO FILE NO. 20240237A, EFFECTIVE DATE OF SEARCH 12/18/1981 TO 10/07/2024 AT 8:00 AM

1. TAXES AND ASSESSMENTS FOR THE YEAR 2023 UNDER TAX I.D. NUMBER R6722-200-001, ARE PAID.
(NOT A SURVEY MATTER)

2. SPECIAL WARRANTY DEED FROM VILLAGES OF SOUTHWEST PLAZAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO COMMUNITY BANK AND TRUST OF FLORIDA, A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 6263, PAGE 986, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, BLANKET AS TO LOT 1)

3. MORTGAGE EXECUTED BY RICHARD W. SNYDER, JR. AND KELLY R. SNYDER, HUSBAND AND WIFE TO FIRST FEDERAL SAVINGS BANK OF LAKE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 3826, PAGE 189, MODIFIED IN OFFICIAL RECORDS BOOK 4853, PAGE 225, OFFICIAL RECORDS BOOK 5271, PAGE 1881, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(NOT A SURVEY MATTER)

4. RIGHT-OF-WAY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 577, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE, AS TO ALL PARCELS, AFFECTING SPECIFIC ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM)

5. FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE RECORDED IN OFFICIAL RECORDS BOOK 1253, PAGE 983, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(NOT A SURVEY MATTER)

6. NOTICE OF LIS PENDENS, RECORDED IN OFFICIAL RECORDS BOOK 5364, PAGE 1174, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(NOT A SURVEY MATTER, NOT CURRENT OWNER)

7. FINAL JUDGMENT OF FORECLOSURE, RECORDED IN OFFICIAL RECORDS BOOK 5409, PAGE 1047, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(NOT A SURVEY MATTER, NOT CURRENT OWNER)

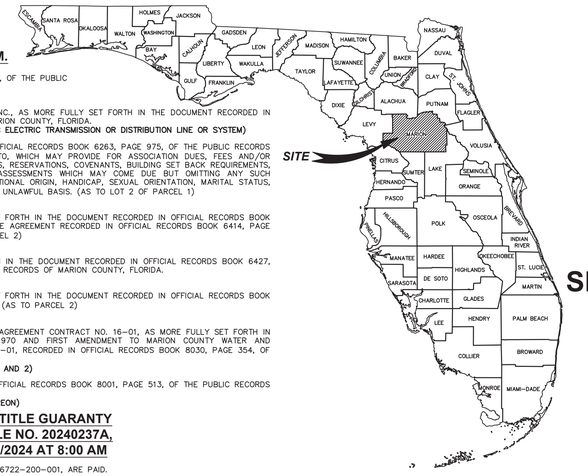
8. AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 6263, PAGE 975, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, BLANKET AS TO LOT 1)

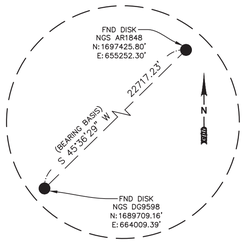
9. MARION COUNTY WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT CONTRACT NO. 16-01, RECORDED IN OFFICIAL RECORDS BOOK 6443, PAGE 1970, AS AMENDED IN OFFICIAL RECORDS BOOK 8030, PAGE 354, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(DOES NOT AFFECT LOT 1)

10. PLAT AS RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE)

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
ARV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RADIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OR	– OUTSIDE DIAMETER
C	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	– OFFICIAL RECORDS BOOK
(C)	– CALCULATED	OR	– OFFICIAL RECORDS
C	– CHORD	OUL	– OVERHEAD UTILITY LINES
CATV	– CABLE TELEVISION RISER	OTL	– OVERHEAD TRAFFIC LINES
CB	– CHORD BEARING	(P)	– PLAT
CBS	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
C.A.R.	– CERTIFIED CORNER RECORD	PC	– POINT OF CURVATURE
C&G	– CURB & GUTTER	PCC	– POINT OF COMPOUND CURVATURE
CI	– CATCH INLET	PCP	– PERMANENT CONTROL POINT
C/L	– CENTERLINE	PFF	– PROPOSED FINISHED FLOOR
CLF	– CHAIN LINK FENCE	PG	– PAGE
CM	– CONCRETE MONUMENT	PGS	– PAGES
CMP	– CORRUGATED METAL PIPE	PI	– POINT OF INTERSECTION
CO	– CLEANOUT	PIR	– PROPERTY INFORMATION REPORT
CONC	– CONCRETE	PIV	– POST INDICATOR VALVE
COR	– CORNER	PK	– PARKER KALON
CRPP	– CORRUGATED PLASTIC PIPE	POB	– POINT OF BEGINNING
CUE	– COUNTY UTILITY EASEMENT	POC	– POINT OF COMMENCEMENT
CVS	– CAN'T VERIFY SIZE	POL	– POINT ON LINE
CVS&T	– CAN'T VERIFY SIZE & TYPE	PP	– POWER POLE
CWS	– CROSSWALK SIGNAL	PRC	– POINT OF REVERSE CURVATURE
Δ	– DELTA	PRM	– PERMANENT REFERENCE MONUMENT
(D)	– DESCRIPTION	PSM	– PROFESSIONAL SURVEYOR & MAPPER
DB	– DEED BOOK	PT	– POINT OF TANGENCY
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVC	– POLYVINYL CHLORIDE PIPE
DE	– DRAINAGE EASEMENT	PVMT	– PAVEMENT
DEPT	– DEPARTMENT	R23E	– RANGE 23 EAST
DIP	– DUCTILE IRON PIPE	R	– RADIUS
DR	– DRIVE	RAD	– RADIAL
D/U	– DRAINAGE AND UTILITY EASEMENT	RCP	– REINFORCED CONCRETE PIPE
(E)	– ENGINEERING PLAN	REC	– RECOVERED
EJB	– ELECTRIC JUNCTION BOX	REV	– REVISION
EL	– UNDERGROUND ELECTRICAL LINES	R/W	– RIGHT-OF-WAY
ELEC	– ELECTRIC	RLS	– REGISTERED LAND SURVEYOR
ELEV	– ELEVATION	RP	– RADIUS POINT
ELLIP	– ELLIPTICAL	RWL	– UNDERGROUND RECLAIM WATER LINE
EOI	– END OF INFORMATION	RWM	– RECLAIMED WATER METER
EOP	– EDGE OF PAVEMENT	SE	– SPECIAL EASEMENT
FB	– FIELD BOOK	SEC 27	– SECTION 27
FDC	– FIRE DEPARTMENT CONNECTION	SMH	– SANITARY SEWER MANHOLE
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	(SP)	– STATE PLANE
FF	– FINISH FLOOR	SQ	– SQUARE
FGI	– FLAT GRATE INLET	SQ FT	– SQUARE FEET
FGLP	– FIBERGLASS LIGHT POLE	SRP	– SPIRAL RIB PIPE
FHYD	– FIRE HYDRANT	ST	– STREET
FM	– FORCE MAIN	STMH	– STORM DRAINAGE MANHOLE
FND	– FOUND	S/W	– SIDEWALK
FP&L	– FLORIDA POWER AND LIGHT	TB	– TANGENT BEARING
FS	– FLORIDA STATUTES	T17S	– TOWNSHIP 17 SOUTH
(G)	– GRID (STATE PLANE)	TELE	– TELEPHONE
GL	– UNDERGROUND GAS LINES	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GOV'T	– GOVERNMENT	TOB	– TOP OF BANK
GPR	– GROUND PENETRATING RADAR	TOE	– TOE OF SLOPE
GTMH	– GREASE TRAP MANHOLE	TR	– TELEPHONE RISER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TRANS	– TRANSFORMER
HWF	– HOG WIRE FENCE	TSB	– TRAFFIC SIGNAL BOX
ID	– IDENTIFICATION	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ICV	– IRRIGATION CONTROL VALVE	TVL	– UNDERGROUND CABLE TV LINES
INFO	– INFORMATION	(TYP)	– TYPICAL
INV	– INVERT	UE	– UTILITY EASEMENT
IP	– IRON PIPE	UNK	– UNKNOWN
IP&C	– IRON PIPE & CAP	UTL	– UNDERGROUND TELEPHONE LINES
IR	– IRON ROD	W/	– WITH
IR&C	– IRON REBAR & CAP	WF	– WROUGHT IRON FENCE
IRR	– IRRIGATION	WL	– UNDERGROUND WATER LINE
L	– ARC LENGTH	WLP	– WOOD LIGHT POLE
LB#	– LICENSED BUSINESS NUMBER	WM	– WATER METER
LP	– LIGHT POLE	WP	– WORK PROGRAM
(M)	– MEASURED	WPF	– WOOD POST FENCE
MA	– MAINTENANCE AGREEMENT	WPP	– WOOD POWER POLE
MAG	– MAGNETIC	WV	– WATER VALVE
MB	– MAP BOOK		





State Plane Bearing Basis Detail
NOT TO SCALE

Line Legend:
NOT TO SCALE

- = 1 FOOT CONTOURS
- = 5 FOOT CONTOURS
- = ADJOINER PROPERTY LINES
- = BARBED WIRE FENCE
- = BROKEN LINE
- = BURIED CABLE
- = BURIED CABLE TELEVISION
- = BURIED ELECTRIC
- = BURIED FIBER OPTICS
- = BURIED GAS
- = BURIED RECLAIMED WATER LINE
- = BURIED SANITARY LINES
- = BURIED SANITARY SEWER FORCE MAIN LINE
- = BURIED TRAFFIC CONTROL
- = BURIED TELEPHONE LINE
- = BURIED WATER LINES
- = CENTER LINE R/W
- = CHAIN LINK FENCE
- = EASEMENT LINES (EXISTING)
- = EASEMENT LINES (PROPOSED)
- = EDGE OF WATER LINES
- = EXISTING DRAINAGE PIPES
- = EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
- = FIRE WATER MAIN LINES
- = HOT WATER SUPPLY LINES
- = IRRIGATION LINES
- = OVERHEAD TRAFFIC LINES
- = OVERHEAD UTILITY LINES
- = RAILROAD TRACKS
- = RIGHT-OF-WAY LINES
- = SECTION LINES
- = STONE WALL LINES
- = TOP OF BANK LINES
- = TOE OF SLOPE LINES
- = TREE LINES
- = TRAVERSE LINES
- = UNKNOWN BURIED LINES
- = VINYL FENCE
- = WOOD FENCE
- = WETLAND LINE
- = ORANGE PAINT LINE
- = GREEN PAINT LINE
- = RED PAINT LINE
- = WHITE PAINT LINE
- = PURPLE PAINT LINE
- = BLUE PAINT LINE
- = YELLOW PAINT LINE

Symbol Legend:
NOT TO SCALE

- – AIR RELEASE VALVE
- – BORING HOLE LOCATION
- – BRICK PAVERS
- – CABLE TV RISER
- – CENTRAL ANGLE
- – CLEAN OUT
- – COMMUNICATION MANHOLE
- – CONCRETE
- – CONCRETE LIGHT POLE
- – CONCRETE LIGHT POLE (DUAL)
- – CONCRETE LIGHT POLE (TRIPLE)
- – CONCRETE LIGHT POLE (QUAD)
- – CONCRETE MITERED END SECTION
- – CONCRETE PAVERS
- – CONCRETE RIP RAP
- – CONCRETE UTILITY POLE
- – COUNTY ROAD SYMBOL
- – CROSSWALK SIGNAL POLE
- – DETECTABLE WARNING AREA
- – DUAL SUPPORT SIGN
- – ELECTRICAL MANHOLE
- – ELECTRIC METER
- – ELECTRICAL JUNCTION BOX
- – ELECTRIC OUTLET
- – ELECTRIC RISER
- – FIBER OPTIC MARKER
- – FIRE DEPARTMENT CONNECTION
- – FIRE HYDRANT
- – FLOOD LIGHT
- – FOUND CONCRETE MONUMENT (AS NOTED)
- – FOUND IRON PIPE (AS NOTED)
- – FOUND IRON REBAR (AS NOTED)
- – FOUND/SET NAIL (AS NOTED)
- – GARBAGE CAN
- – GAS MARKER
- – GAS VALVE
- – GOPHER TORTOISE HOLE
- – GRATE INLET
- – GRAVEL/DIRT
- – GREASE TRAP MANHOLE
- – GROUND LIGHT
- – GUY ANCHOR
- – HANDICAP PARKING SPACE
- – INTERSTATE SYMBOL
- – IRRIGATION CONTROL VALVE
- – LIGHT POLE
- – LIGHT POLE (DUAL)
- – LIGHT POLE (TRIPLE)
- – LIGHT POLE (QUAD)
- – MAILBOX
- – MONITOR WELLS
- – NAIL & DISC (AS NOTED)
- – PARKING SPACES (2)
- – POST INDICATOR VALVE
- – PULL BOX (AS NOTED)
- – PROPERTY INFORMATION ITEM #
- – REVISION NUMBER (3)
- – RECLAIMED WATER MARKER
- – RECLAIMED WATER METER
- – RECLAIMED WATER RISER
- – RECLAIMED WATER VALVE
- – ROOF DRAIN
- – SANITARY SEWER MANHOLE
- – SANITARY SEWER MARKER
- – SANITARY SEWER VALVE
- – TITLE OR REPORT ITEM NUMBER
- – SECTION CORNER
- – 4" X 4" CM LB #7143
- – 5/8" IR&C LB #7143
- – SIGN
- – SITE BENCH MARK
- – STORM SEWER MANHOLE
- – STRIPING (DIRECTIONAL)
- – TELEPHONE CABLE RISER
- – TELEPHONE MANHOLE
- – TELEPHONE LINE MARKER
- – TELEPHONE JUNCTION BOX
- – TELEPHONE REPEATER
- – TEST HOLE
- – TRAFFIC SIGNAL BOX
- – TRAFFIC SIGNAL SUPPORT POLE
- – UNKNOWN MANHOLE
- – UNKNOWN UTILITY MARKER
- – UNKNOWN RISER
- – UNKNOWN VALVE
- – UTILITY FLAG (AS NOTED)
- – VENT (AS NOTED)
- – WATER METER
- – WATER RISER
- – WATER SERVICE
- – WATER SPIGOT
- – WATER SPRINKLER
- – WATER VALVE
- – WELL
- – WETLAND FLAG
- – WOOD UTILITY POLE
- – WATER LINE MARKER
- – WIRE HEIGHTS (SEE CHART)

Sign Legend:
NOT TO SCALE

- (R1) – ROW NUMBER SIGN
- (B) – BUS STOP SIGN
- (DE) – DEAD END SIGN
- (DNE) – DO NOT ENTER SIGN (R5-1)
- (DT) – DRIVE-THRU PARKING
- (HC) – HANDICAP SIGN
- (HC) – DUAL HANDICAP SIGN
- (FDC) – FIRE DEPARTMENT CONNECTION
- (INFO) – INFORMATION SIGN
- (KR) – KEEP RIGHT SIGN
- (LTO) – LEFT TURN ONLY
- (ME) – MEDIAN SIGN
- (MO) – MOBILE ORDER PARKING SIGN
- (ND) – NO DUMPING SIGN
- (NL) – NO LEFT TURN SIGN (R3-2)
- (NLI) – NO LITTERING SIGN
- (NO) – NO OUTLET SIGN
- (FL) – NO PARKING FIRE LANE SIGN
- (NOR) – NO RIGHT TURN SIGN (R3-1)
- (NTT) – NO THRU TRAFFIC SIGN
- (NOT) – NO TRUCKS (R5-2)
- (NP) – NO PARKING SIGN
- (1W) – ONE WAY SIGN (R6-2)
- (PE) – PEDESTRIAN CROSSING SIGN
- (PU) – PICKUP PARKING SIGN
- (RP) – RESERVED PARKING SIGN
- (RTO) – RIGHT TURN ONLY
- (SL) – SPEED LIMIT SIGN
- (ST) – STOP SIGN (R1-1)
- (SS) – STREET SIGN
- (TZ) – TOW AWAY ZONE SIGN
- (TE) – TRUCK ENTRANCE SIGN
- (TX) – TRUCK EXIT SIGN
- (U) – UNKNOWN SIGN
- (WL) – WEIGHT LIMIT SIGN
- (WW) – WRONG WAY SIGN
- (Y) – YIELD SIGN

PARCEL NOT SURVEYED

Legal Description: (PER COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 20240237 – REVISION NO. 1, EFFECTIVE DATE OCTOBER 6, 2024 AT 8:00 AM)

PARCEL 1:

THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN UNRECORDED LEASE AGREEMENT DATED _____, 2024, BY AND BETWEEN NEXGEN PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSOR, AND WAL-MART REALTY COMPANY, AS LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE DATED _____, 2024, AND RECORDED _____, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. _____, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FOR THE FOLLOWING DESCRIBED PROPERTY:

LOTS 2 AND 3, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 2:

THAT CERTAIN STORMWATER DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL 1 PURSUANT TO THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") BY AND BETWEEN NEXGEN PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WAL-MART REALTY COMPANY DATED _____, 2024, AND RECORDED _____, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. _____, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED PROPERTY:

TRACT A, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 3:

THAT CERTAIN PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UNDERGROUND UTILITIES AND STORMWATER CONVEYANCE SYSTEMS RESERVED IN OFFICIAL RECORDS BOOK 8001, PAGE 513, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Legal Description: (PER PROPERTY INFORMATION REPORT, BY STEWART TITLE GUARANTY COMPANY – COMMERCIAL SERVICES CHICAGO FILE NO. 20240237A, EFFECTIVE DATE OF SEARCH 12/18/1981 TO 10/07/2024 AT 8:00 AM)

LOT 1, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Legal Description: (FUEL PREMISES (REVISED) PER LEASE AGREEMENT)

THE WEST 234.31 FEET OF LOT 2, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 76 AND 77, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Legal Description: (STORE PREMISES PER LEASE AGREEMENT)

LOT 3, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 76 AND 77, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Existing Zoning & Building Setbacks:
ZONING B-2
(PER MULBERRY GROVE EAST PHASE 2, PB 13, PGS 76 AND 77)
NEIGHBORHOOD MARKET
FRONT – 40'
REAR – 25'
SIDE – 10'

FUEL STATION
FRONT – 65'
REAR – 25'
SIDE – 65'
(ACCESSORY STRUCTURE 8' EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE A 25' SETBACK; GAS PUMP CANOPIES MAY PROTRUDE 10' INTO REQUIRED SETBACK

Proposed Zoning & Building Setbacks:
(PER OVERALL SITE PLAN PROVIDED BY CPH, LLC)
SITE DATA

ZONING INFORMATION

ZONING: B-2
PROPOSED USE: COMMERCIAL

TYPE OF BUILDING CONSTRUCTION:
NEIGHBORHOOD MARKET: TYPE II
FUEL STATION: VB

BUILDING HEIGHT: 50 FT. (MAX) PER MARION COUNTY

SETBACKS:
NEIGHBORHOOD MARKET
FRONT – 40'
REAR – 25'
SIDE – 10'

FUEL STATION
FRONT – 65'
REAR – 25'
SIDE – 65'
(ACCESSORY STRUCTURE 8' EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE A 25' SETBACK; GAS PUMP CANOPIES MAY PROTRUDE 10' INTO REQUIRED SETBACK

Reference Material

1) MULBERRY GROVE EAST PHASE 2, PLAT BOOK 13, PAGE 76.

2) VILLAGES OF MARION PHILLIPS COURT, PLAT BOOK 12, PAGES 166-169.

Utility Providers

CITY / TOWN / COUNTY
CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
(352)330-1330

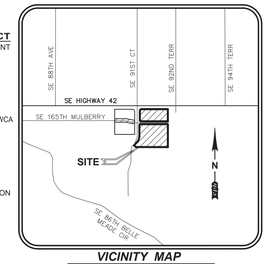
THE VILLAGES COMMERCIAL CONSTRUCTION
3619 KIESSEL ROAD
THE VILLAGES, FL 32163
(352)259-6455

STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD
ORLANDO, FL 32803
(407)897-4100

WATER MANAGEMENT DISTRICT
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT
7601 HIGHWAY 301 NORTH
TAMPA, FL 33637-6759
(352)259-6455

WATER / SEWER/ RECLAIMED
VIKUS WATER ON BEHALF OF WUDD-SSU & SIWVCA
1038 LAKE SUMTER LANDING
THE VILLAGES, FL, 32162
(352)753-4747

FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE
FLORIDA DEPARTMENT OF TRANSPORTATION
605 SUWANNEE STREET, MS 57
TALLAHASSEE, FLORIDA 32399-0450



VICINITY MAP
NOT TO SCALE

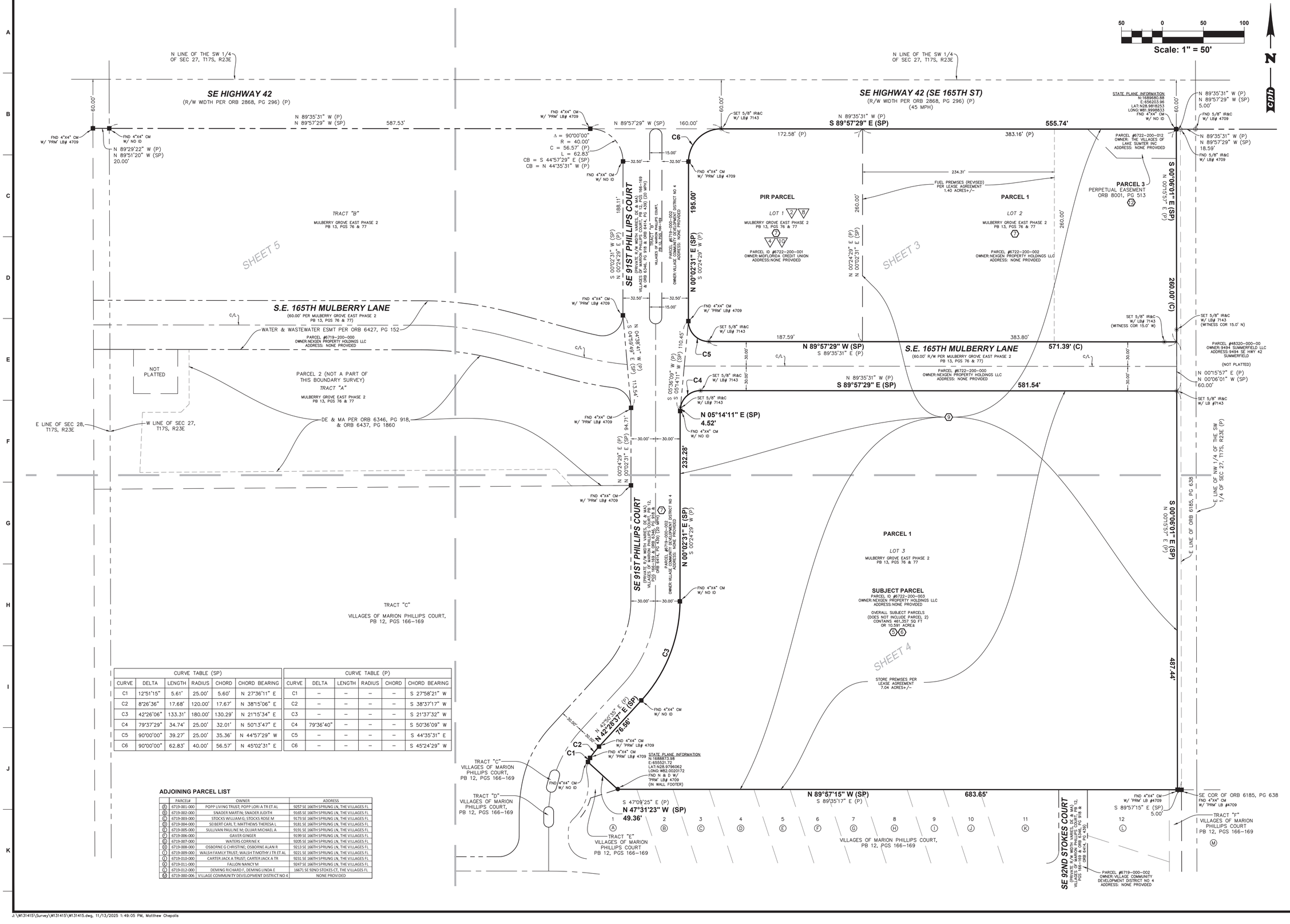
Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.004' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.063'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) POINT NAME:NGAB5134, POURED IN PLACE ROUND CONCRETE MONUMENT, 3" BRASS DISK, STATION IS AT THE WEST SIDE OF THE ON-RAMP FROM SR 441 TO SE HIGHWAY 42 AT THE SOUTH SIDE OF SE HIGHWAY 42.
   (NAVD '88) ELEVATION = 85.18

   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEETS 3 THROUGH 5 OF 6.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 6 OF 6.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 11/7/2025; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 20240237 – REVISION NO.1, EFFECTIVE DATE OCTOBER 6, 2024 AT 8:00 AM, AND PROPERTY INFORMATION REPORT, BY STEWART TITLE GUARANTY COMPANY – COMMERCIAL SERVICES CHICAGO FILE NO. 20240237A, EFFECTIVE DATE OF SEARCH 12/18/1981 TO 10/07/2024 AT 8:00 AM AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON AS (SP) ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF S 45°36'29" W (SEE SURVEY NOTE 17 AND DETAIL THIS SHEET).
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0885D, COMMUNITY PANEL NO. 120160, MARION COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE AUGUST 28, 2008, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88), THIS DETERMINATION WAS BASED ON GEOSPATIAL DATA DOWNLOADED FROM WWW.FEMA.GOV AND THE SHAPE FILE DISPLAYED HEREON WAS REFERENCED TO ABOVE GROUND IMPROVEMENTS. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR. THE EQUIPMENT US



CURVE TABLE (SP)					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	12°51'15"	5.61'	25.00'	5.60'	N 27°36'11" E
C2	8°26'36"	17.68'	120.00'	17.67'	N 38°15'06" E
C3	42°26'06"	133.31'	180.00'	130.29'	N 21°15'34" E
C4	79°37'29"	34.74'	25.00'	32.01'	N 50°13'47" E
C5	90°00'00"	39.27'	25.00'	35.36'	N 44°57'29" W
C6	90°00'00"	62.83'	40.00'	56.57'	N 45°02'31" E

CURVE TABLE (P)					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	–	–	–	–	S 27°58'21" W
C2	–	–	–	–	S 38°37'17" W
C3	–	–	–	–	S 21°37'32" W
C4	79°36'40"	–	–	–	S 50°36'09" W
C5	–	–	–	–	S 44°35'31" E
C6	–	–	–	–	S 45°24'29" W

ADJOINING PARCEL LIST

	PARCEL#	OWNER	ADDRESS
A	6719-001-000	POPP LIVING TRUST; POPP LORI A TR ET AL	9257 SE 166TH SPRUNG LN, THE VILLAGES FL
B	6719-002-000	SNADER MARTIN; SNADER JUDITH	9165 SE 166TH SPRUNG LN, THE VILLAGES FL
C	6719-003-000	STOCKS WILLIAM G; STOCKS ROSE M	9173 SE 166TH SPRUNG LN, THE VILLAGES FL
D	6719-004-000	SEIBERT CARL T; MATTHEWS THERESA L	9181 SE 166TH SPRUNG LN, THE VILLAGES FL
E	6719-005-000	SULLIVAN PAULINE M; OLIJAR MICHAEL A	9191 SE 166TH SPRUNG LN, THE VILLAGES FL
F	6719-006-000	GAVER GINGER	9199 SE 166TH SPRUNG LN, THE VILLAGES FL
G	6719-007-000	WATERS CORRINE K	9205 SE 166TH SPRUNG LN, THE VILLAGES FL
H	6719-008-000	OSBORNE G CHRISTINE; OSBORNE ALAN R	9213 SE 166TH SPRUNG LN, THE VILLAGES FL
I	6719-009-000	WALSH FAMILY TRUST; WALSH TIMOTHY J TR ET AL	9221 SE 166TH SPRUNG LN, THE VILLAGES FL
J	6719-010-000	CARTER JACK A TRUST; CARTER JACK A TR	9231 SE 166TH SPRUNG LN, THE VILLAGES FL
K	6719-011-000	FALLON NANCY M	9247 SE 166TH SPRUNG LN, THE VILLAGES FL
L	6719-012-000	DEMING RICHARD F; DEMING LINDA E	16671 SE 92ND STOKES CT, THE VILLAGES FL
M	6719-000-006	VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO 4	NONE PROVIDED

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Survey No. LB7143

No.	Date	By
1	11/07/25	MC

Scale: 1" = 30'

30 0 30 60

N

S.E. HIGHWAY 42

S.E. 165TH MULBERRY LANE

SE 91ST PHILLIPS COURT

SITE BENCHMARK #519
TOP OF MAG NAIL & DISK
WITH "BM" LB #7143
ELEV = 97.05 (NAVD '88)
N:1689702.25
E:655950.73

SITE BENCHMARK #505
TOP OF MAG NAIL & DISK
WITH "BM" LB #7143
ELEV = 93.92 (NAVD '88)
N:1689434.81
E:655449.26

SITE BENCHMARK #515
TOP OF MAG NAIL & DISK
WITH "BM" LB #7143
ELEV = 101.52 (NAVD '88)
N:1689371.59
E:656174.62

MATCHLINE "B" - SEE SURVEY SHEET 5 OF 5

MATCHLINE "A" - SEE SURVEY SHEET 4 OF 5

MATCHLINE "C" - SEE SURVEY SHEET 6 OF 6

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Survey No. LB7143

No.	Date	By
1	11/07/25	MC
1	8/28/25	PJK
1		Added Additional Topo Data
1		Added Lease Agreement Premises
1		Revision

Field Crew: M. Reigard
Drawn By: J. Fleming
Checked By: N. Lunsford
Approved By: P. Katrek
Job No.: W131415
Date: 9/6/2024

© 2025

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

Walmart

MULBERRY
SECTION 27-TOWNSHIP 17 SOUTH-RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 6 OF 6.

Survey Sheet 3

Sheet No.
V1.2

J:\W131415\Survey\W131415\W131415.dwg, 11/13/2025 1:49:30 PM, Matthew Chepolis

MATCHLINE "A" - SEE SURVEY SHEET 3 OF 5

SE 91ST PHILLIPS COURT

SITE BENCHMARK #507
TOP OF MAG NAIL & DISK
WITH "SM" LB #7143
ELEV = 98.10 (NAVD '88)
N:1689173.36
E:655554.51

SITE BENCHMARK #508
TOP OF MAG NAIL & DISK
WITH "SM" LB #7143
ELEV = 100.38 (NAVD '88)
N:1689015.50
E:655557.10

SANITARY SEWER MANHOLE
TOP RIM ELEV = 97.00
N INV ELEV = 86.27 (8"PVC)
S INV ELEV = 86.31 (8"PVC)
BOTTOM ELEV = 86.3±

STORM SEWER MANHOLE
TOP RIM ELEV = 98.15
N INV ELEV = 88.10 (42" HDPP)
S INV ELEV = 88.09 (42" HDPP)
BOTTOM ELEV = 88.0±

SANITARY SEWER MANHOLE
TOP RIM ELEV = 99.28
N INV ELEV = 87.01 (8"PVC)
SE INV ELEV = 87.16 (8"PVC)
SW INV ELEV = 87.12 (8"PVC)
BOTTOM ELEV = 87.0±

SANITARY SEWER MANHOLE
TOP RIM ELEV = 100.63
SE INV ELEV = 87.23 (8"PVC)
NW INV ELEV = 87.10 (8"PVC)
BOTTOM ELEV = 87.1±

STORM SEWER MANHOLE (CI)
TOP RIM ELEV = 99.93
NW INV ELEV = 89.31 (42" HDPP)
SE INV ELEV = (CVS&T, RECESSED)
BOTTOM ELEV = 89.3±

STORM SEWER MANHOLE
TOP RIM ELEV = 100.80
NW INV ELEV = 89.31 (42" HDPP)
BOTTOM ELEV = 89.3±

STORM SEWER MANHOLE (CI)
TOP RIM ELEV = 99.97
N INV ELEV = 88.93 (42" HDPP)
SE INV ELEV = 88.94 (42" HDPP)
BOTTOM ELEV = 88.8±

SANITARY SEWER MANHOLE
TOP RIM ELEV = 102.19
NE INV ELEV = 88.15 (8"PVC)
SW INV ELEV = 88.19 (8"PVC)
BOTTOM ELEV = 88.1±

STORM SEWER MANHOLE (CI)
TOP RIM ELEV = 102.08
S INV ELEV = 97.18 (RECESSED, CVS HDPP)
BOTTOM ELEV = 97.1±

FLAT GRATE INLET
TOP GRATE ELEV = 103.47
E INV ELEV = 94.45 (42" HDPP)
W INV ELEV = 94.43 (42" HDPP)
BOTTOM ELEV = 94.4±

SANITARY SEWER MANHOLE
TOP RIM ELEV = 103.27
NE INV ELEV = 88.82 (8"PVC)
E INV ELEV = 90.34 (8"PVC)
S INV ELEV = 88.86 (8"PVC)
W INV ELEV = 88.91 (8"PVC)
BOTTOM ELEV = 88.8±

STORM SEWER MANHOLE
TOP RIM ELEV = 103.45
N INV ELEV = 103.45 (RECESSED, CVS HDPP)
E INV ELEV = 93.00 (42" HDPP)
NW INV ELEV = 91.44 (60" HDPP)
S INV ELEV = 91.55 (48" HDPP)
BOTTOM ELEV = 91.4±

FLAT GRATE INLET
TOP GRATE ELEV = 102.39
N INV ELEV = 92.10 (48" HDPP)
S INV ELEV = 92.12 (48" HDPP)
SE INV ELEV = 97.66 (15" HDPP)
SW INV ELEV = 99.77 (HDPP)
BOTTOM ELEV = 92.0±

SANITARY SEWER MANHOLE
TOP RIM ELEV = 102.69
N INV ELEV = 89.54 (8"PVC)
S INV ELEV = 89.58 (8"PVC)
BOTTOM ELEV = 89.5±

GOPHER TORTOISE HOLE
DRIP LINE
4' WOOD FENCE
3' WOOD FENCE
6.5' FENCE
ELEC TRANS
BFP - FIBER OPTICS PULL BOX
DRAIN 1'X1'
4" CONDUIT
MES (METAL), 60" HDPP INV ELEV = 90.16±
VOICE COM
LIGHT
LIFT GATE
UNK POST
CAMERA POLE
PVC POST
10 MPH NO OUTLET
5 MPH
PHILLIPS VILLAS BRICK SIGN
CONC BLOCK WALL HEIGHT = 6'
WALL ON PROPERTY LINE
SE 92ND STOKES COURT
ASPHALT
GRASS

Scale: 1" = 30'

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Survey No. LB7143

No.	Date	By
3	11/07/25	MC
		Added Additional Topo Data
2	8/28/25	P.JK
		Added Lease Agreement Premises
1		
		Revision

MATCHLINE "D" - SEE SURVEY SHEET 6 OF 6

Field Crew: M. Reigard
Drawn By: J. Fleming
Checked By: N. Lunsford
Approved By: P. Katrek
Job No.: W131415
Date: 9/6/2024 | © 2025

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

Walmart

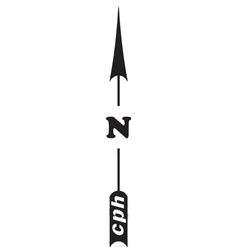
MULBERRY
SECTION 27-TOWNSHIP 17 SOUTH-RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 6 OF 6.

Survey Sheet 4

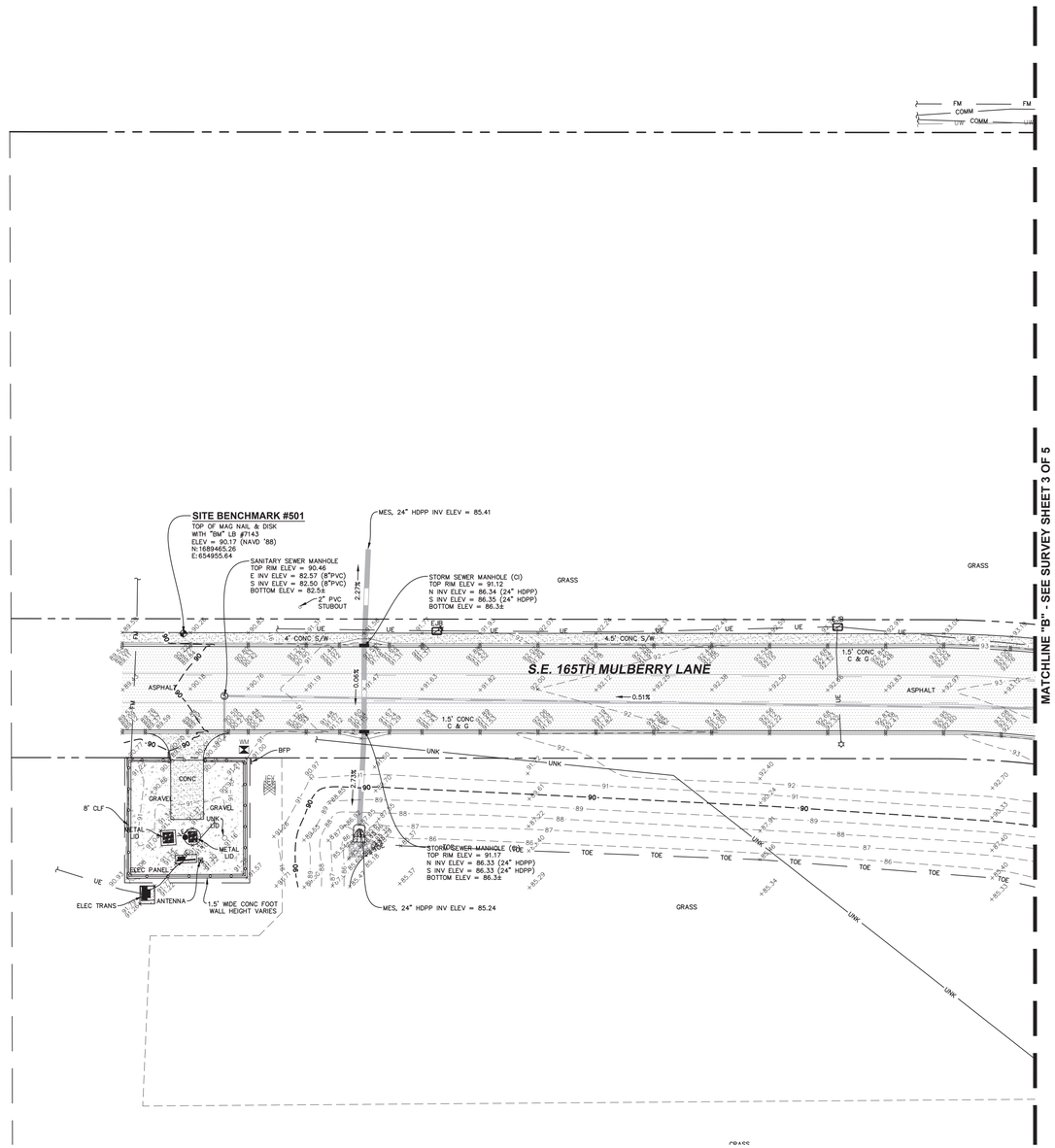
Sheet No.
V1.3

J:\W131415\Survey\W131415\W131415.dwg, 11/13/2025 1:49:17 PM, Matthew Chepolis



30 0 30 60

Scale: 1" = 30'



cph

www.cphcorp.com

Building Better Communities Together

500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Survey No. LB7143

No.	Date	By
1	11/07/25	MC
		P.JK
		Added Additional Topo Data
		Added Lease Agreement Premises
		Revision

Field Crew: M. Reigard
Drawn By: J. Fleming
Checked By: N. Lunsford
Approved By: P. Katrek
Job No.: W131415
Date: 9/6/2024 © 2025

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

Walmart

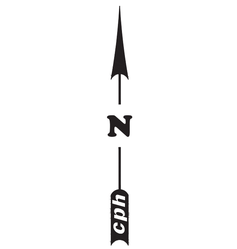
MULBERRY
SECTION 27-TOWNSHIP 17 SOUTH-RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 6 OF 6.

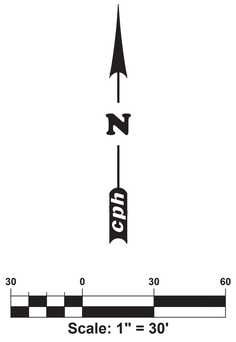
Survey Sheet 5

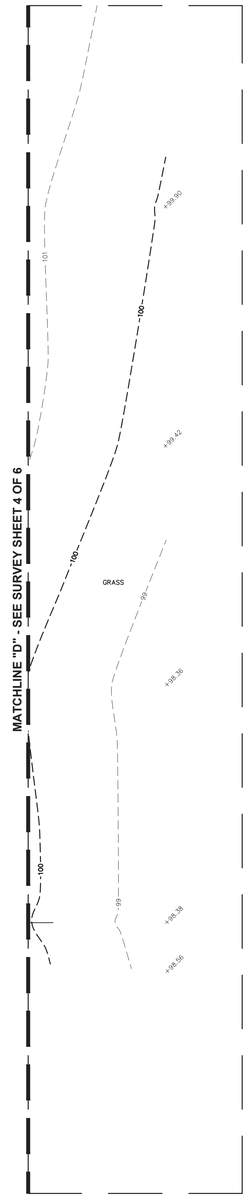
Sheet No.
V1.4

J:\W131415\Survey\W131415\W131415.dwg, 11/13/2025 1:48:53 PM, Matthew Chepolis









cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
State of Florida License:
Survey No. LB7143

No.	Date	By
3	11/07/25	MC
2	8/28/25	PJK
1	Added Additional Topo Data	
	Added Lease Agreement Premises	
	Revision	

Field Crew: M. Reigard
Drawn By: J. Fleming
Checked By: N. Lunsford
Approved By: P. Katrek
Job No.: W131415
Date: 9/6/2024 © 2025

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

Walmart

MULBERRY
SECTION 27-TOWNSHIP 17 SOUTH-RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 6 OF 6.

Survey Sheet 6

Sheet No.
V1.5

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): 2.50 AC
OFFSITE WORK INCLUDES THE CONSTRUCTION OF SIDEWALK ABUTTING THE SITE ALONG CR 42 AND SIDEWALK/ACCESS/UTILITY CONNECTIONS ALONG MULBERRY LANE AND SE PHILLIPS COURT.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT VERIFY:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART 3.2 OF THE GENERIC PERMIT AND INCLUDE THE FOLLOWING, PROVIDED THAT THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART 1.5 OF THE GENERIC PERMIT.

1. DISCHARGES FROM FIREFIGHTING ACTIVITIES.
2. FIRE HYDRANT FLUSHINGS.
3. WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
4. WATERS USED TO CONTROL DUST.
5. POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
6. LANDSCAPE IRRIGATION WATER AND DRAINAGE.
7. ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
8. PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
9. AIR CONDITIONING CONDENSATE.
10. SPRING WATER.
11. FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
12. NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

13. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (1-800-320-0519, HTTP://DEP.STATE.FL.US/OER/REPORTABLE_INCIDENT.HTM))

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR ANY QUANTITY THAT COMES INTO CONTACT WITH STATE WATERS PER F.A.C. 62-780.210

DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS OF LESS THAN 25 GALLONS THAT ARE NOT ADDRESSED PURSUANT TO SUBSECTION 62-780.560(1), F.A.C., SHALL BE REPORTED WITHIN ONE WEEK OF DISCOVERY. DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS EQUAL TO, OR EXCEEDING, 25 GALLONS ONTO PERVIOUS SURFACES OR ANY DISCHARGE TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WATCH OFFICE OR FDEP OFFICE OF EMERGENCY RESPONSE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE. THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE EPA LISTS AT HTTP://WWW2.EPA.GOV/EPCRA/CONSOLIDATED-LIST-LISTS.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

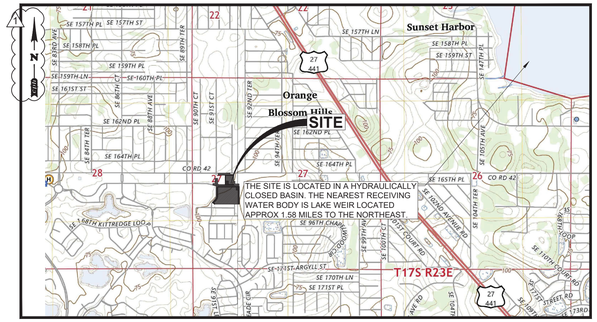
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

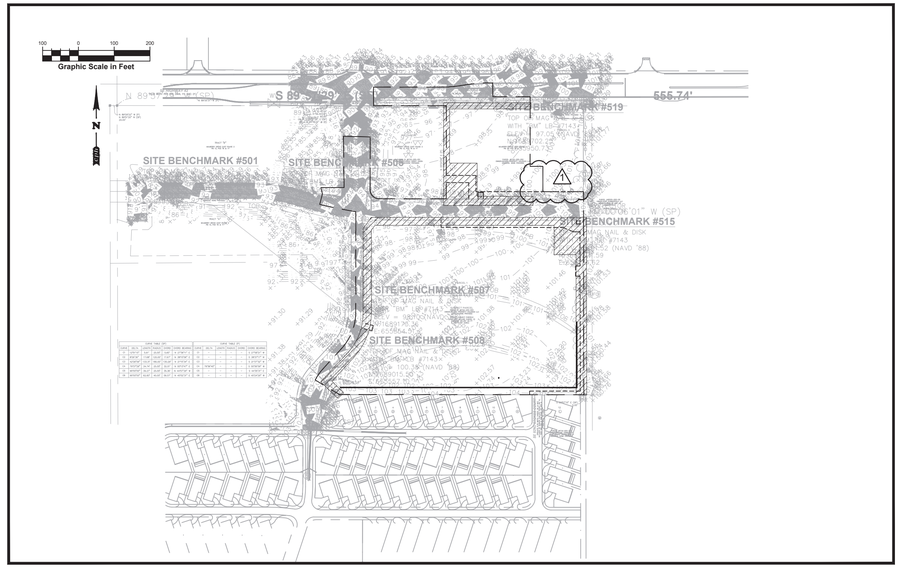
3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

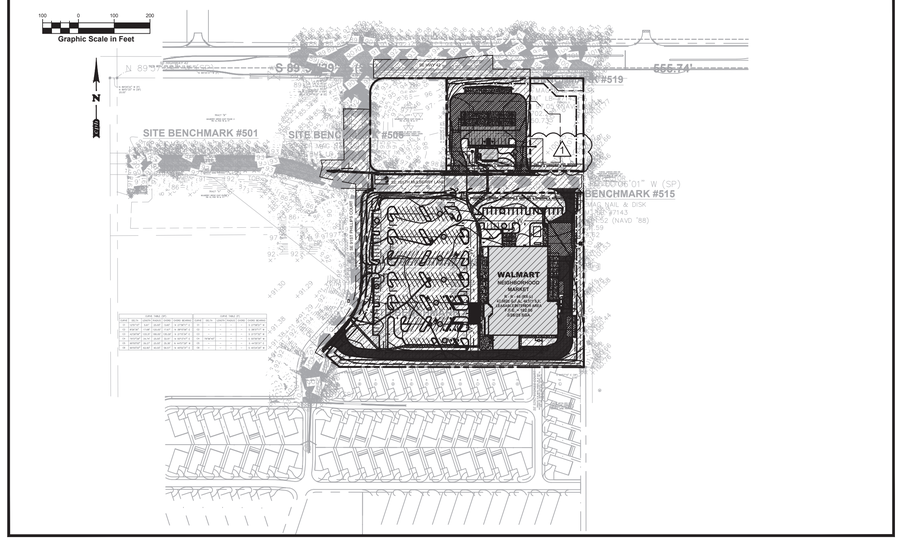
6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.


Sunset Harbor
Orange Blossom Hills
SITE
THE SITE IS LOCATED IN A HYDRAULICALLY CLOSED BASIN. THE NEAREST RECEIVING WATER BODY IS LAKE WEIR LOCATED APPROX 1.58 MILES TO THE NORTHEAST
T17S R23E
CR 42
SE 157TH LN
SE 158TH PL
SE 159TH ST
SE 159TH PL
SE 159TH LN
SE 160TH PL
SE 161ST ST
SE 162ND PL
SE 164TH PL
SE 165TH PL
SE 166TH PL
SE 167TH PL
SE 168TH PL
SE 169TH PL
SE 170TH LN
SE 171ST PL
SE 171ST ARGYLL ST
SE 96TH CHASE
SE 100TH COURT RD
SE 100TH PLACE RD
SE 100TH LOOP
SE 100TH CT
SE 102ND PLACE RD
SE 102ND AVENUE RD
SE 104TH PLACE RD
SE 104TH LOOP
SE 104TH COURT RD
SE 104TH AVENUE RD
SE 106TH PLACE RD
SE 106TH COURT RD
SE 106TH AVENUE RD
SE 107TH PLACE RD
SE 107TH COURT RD
SE 107TH AVENUE RD
SE 108TH PLACE RD
SE 108TH COURT RD
SE 108TH AVENUE RD
SE 109TH PLACE RD
SE 109TH COURT RD
SE 109TH AVENUE RD
SE 110TH PLACE RD
SE 110TH COURT RD
SE 110TH AVENUE RD
SE 111TH PLACE RD
SE 111TH COURT RD
SE 111TH AVENUE RD
SE 112TH PLACE RD
SE 112TH COURT RD
SE 112TH AVENUE RD
SE 113TH PLACE RD
SE 113TH COURT RD
SE 113TH AVENUE RD
SE 114TH PLACE RD
SE 114TH COURT RD
SE 114TH AVENUE RD
SE 115TH PLACE RD
SE 115TH COURT RD
SE 115TH AVENUE RD
SE 116TH PLACE RD
SE 116TH COURT RD
SE 116TH AVENUE RD
SE 117TH PLACE RD
SE 117TH COURT RD
SE 117TH AVENUE RD
SE 118TH PLACE RD
SE 118TH COURT RD
SE 118TH AVENUE RD
SE 119TH PLACE RD
SE 119TH COURT RD
SE 119TH AVENUE RD
SE 120TH PLACE RD
SE 120TH COURT RD
SE 120TH AVENUE RD
SE 121ST PLACE RD
SE 121ST COURT RD
SE 121ST AVENUE RD
SE 122ND PLACE RD
SE 122ND COURT RD
SE 122ND AVENUE RD
SE 123RD PLACE RD
SE 123RD COURT RD
SE 123RD AVENUE RD
SE 124TH PLACE RD
SE 124TH COURT RD
SE 124TH AVENUE RD
SE 125TH PLACE RD
SE 125TH COURT RD
SE 125TH AVENUE RD
SE 126TH PLACE RD
SE 126TH COURT RD
SE 126TH AVENUE RD
SE 127TH PLACE RD
SE 127TH COURT RD
SE 127TH AVENUE RD
SE 128TH PLACE RD
SE 128TH COURT RD
SE 128TH AVENUE RD
SE 129TH PLACE RD
SE 129TH COURT RD
SE 129TH AVENUE RD
SE 130TH PLACE RD
SE 130TH COURT RD
SE 130TH AVENUE RD
SE 131ST PLACE RD
SE 131ST COURT RD
SE 131ST AVENUE RD
SE 132ND PLACE RD
SE 132ND COURT RD
SE 132ND AVENUE RD
SE 133RD PLACE RD
SE 133RD COURT RD
SE 133RD AVENUE RD
SE 134TH PLACE RD
SE 134TH COURT RD
SE 134TH AVENUE RD
SE 135TH PLACE RD
SE 135TH COURT RD
SE 135TH AVENUE RD
SE 136TH PLACE RD
SE 136TH COURT RD
SE 136TH AVENUE RD
SE 137TH PLACE RD
SE 137TH COURT RD
SE 137TH AVENUE RD
SE 138TH PLACE RD
SE 138TH COURT RD
SE 138TH AVENUE RD
SE 139TH PLACE RD
SE 139TH COURT RD
SE 139TH AVENUE RD
SE 140TH PLACE RD
SE 140TH COURT RD
SE 140TH AVENUE RD
SE 141ST PLACE RD
SE 141ST COURT RD
SE 141ST AVENUE RD
SE 142ND PLACE RD
SE 142ND COURT RD
SE 142ND AVENUE RD
SE 143RD PLACE RD
SE 143RD COURT RD
SE 143RD AVENUE RD
SE 144TH PLACE RD
SE 144TH COURT RD
SE 144TH AVENUE RD
SE 145TH PLACE RD
SE 145TH COURT RD
SE 145TH AVENUE RD
SE 146TH PLACE RD
SE 146TH COURT RD
SE 146TH AVENUE RD
SE 147TH PLACE RD
SE 147TH COURT RD
SE 147TH AVENUE RD
SE 148TH PLACE RD
SE 148TH COURT RD
SE 148TH AVENUE RD
SE 149TH PLACE RD
SE 149TH COURT RD
SE 149TH AVENUE RD
SE 150TH PLACE RD
SE 150TH COURT RD
SE 150TH AVENUE RD
SE 151ST PLACE RD
SE 151ST COURT RD
SE 151ST AVENUE RD
SE 152ND PLACE RD
SE 152ND COURT RD
SE 152ND AVENUE RD
SE 153RD PLACE RD
SE 153RD COURT RD
SE 153RD AVENUE RD
SE 154TH PLACE RD
SE 154TH COURT RD
SE 154TH AVENUE RD
SE 155TH PLACE RD
SE 155TH COURT RD
SE 155TH AVENUE RD
SE 156TH PLACE RD
SE 156TH COURT RD
SE 156TH AVENUE RD
SE 157TH PLACE RD
SE 157TH COURT RD
SE 157TH AVENUE RD
SE 158TH PLACE RD
SE 158TH COURT RD
SE 158TH AVENUE RD
SE 159TH PLACE RD
SE 159TH COURT RD
SE 159TH AVENUE RD
SE 160TH PLACE RD
SE 160TH COURT RD
SE 160TH AVENUE RD
SE 161ST PLACE RD
SE 161ST COURT RD
SE 161ST AVENUE RD
SE 162ND PLACE RD
SE 162ND COURT RD
SE 162ND AVENUE RD
SE 163RD PLACE RD
SE 163RD COURT RD
SE 163RD AVENUE RD
SE 164TH PLACE RD
SE 164TH COURT RD
SE 164TH AVENUE RD
SE 165TH PLACE RD
SE 165TH COURT RD
SE 165TH AVENUE RD
SE 166TH PLACE RD
SE 166TH COURT RD
SE 166TH AVENUE RD
SE 167TH PLACE RD
SE 167TH COURT RD
SE 167TH AVENUE RD
SE 168TH PLACE RD
SE 168TH COURT RD
SE 168TH AVENUE RD
SE 169TH PLACE RD
SE 169TH COURT RD
SE 169TH AVENUE RD
SE 170TH PLACE RD
SE 170TH COURT RD
SE 170TH AVENUE RD
SE 171ST PLACE RD
SE 171ST COURT RD
SE 171ST AVENUE RD
SE 172ND PLACE RD
SE 172ND COURT RD
SE 172ND AVENUE RD
SE 173RD PLACE RD
SE 173RD COURT RD
SE 173RD AVENUE RD
SE 174TH PLACE RD
SE 174TH COURT RD
SE 174TH AVENUE RD
SE 175TH PLACE RD
SE 175TH COURT RD
SE 175TH AVENUE RD
SE 176TH PLACE RD
SE 176TH COURT RD
SE 176TH AVENUE RD
SE 177TH PLACE RD
SE 177TH COURT RD
SE 177TH AVENUE RD
SE 178TH PLACE RD
SE 178TH COURT RD
SE 178TH AVENUE RD
SE 179TH PLACE RD
SE 179TH COURT RD
SE 179TH AVENUE RD
SE 180TH PLACE RD
SE 180TH COURT RD
SE 180TH AVENUE RD
SE 181ST PLACE RD
SE 181ST COURT RD
SE 181ST AVENUE RD
SE 182ND PLACE RD
SE 182ND COURT RD
SE 182ND AVENUE RD
SE 183RD PLACE RD
SE 183RD COURT RD
SE 183RD AVENUE RD
SE 184TH PLACE RD
SE 184TH COURT RD
SE 184TH AVENUE RD
SE 185TH PLACE RD
SE 185TH COURT RD
SE 185TH AVENUE RD
SE 186TH PLACE RD
SE 186TH COURT RD
SE 186TH AVENUE RD
SE 187TH PLACE RD
SE 187TH COURT RD
SE 187TH AVENUE RD
SE 188TH PLACE RD
SE 188TH COURT RD
SE 188TH AVENUE RD
SE 189TH PLACE RD
SE 189TH COURT RD
SE 189TH AVENUE RD
SE 190TH PLACE RD
SE 190TH COURT RD
SE 190TH AVENUE RD
SE 191ST PLACE RD
SE 191ST COURT RD
SE 191ST AVENUE RD
SE 192ND PLACE RD
SE 192ND COURT RD
SE 192ND AVENUE RD
SE 193RD PLACE RD
SE 193RD COURT RD
SE 193RD AVENUE RD
SE 194TH PLACE RD
SE 194TH COURT RD
SE 194TH AVENUE RD
SE 195TH PLACE RD
SE 195TH COURT RD
SE 195TH AVENUE RD
SE 196TH PLACE RD
SE 196TH COURT RD
SE 196TH AVENUE RD
SE 197TH PLACE RD
SE 197TH COURT RD
SE 197TH AVENUE RD
SE 198TH PLACE RD
SE 198TH COURT RD
SE 198TH AVENUE RD
SE 199TH PLACE RD
SE 199TH COURT RD
SE 199TH AVENUE RD
SE 200TH PLACE RD
SE 200TH COURT RD
SE 200TH AVENUE RD
SE 201ST PLACE RD
SE 201ST COURT RD
SE 201ST AVENUE RD
SE 202ND PLACE RD
SE 202ND COURT RD
SE 202ND AVENUE RD
SE 203RD PLACE RD
SE 203RD COURT RD
SE 203RD AVENUE RD
SE 204TH PLACE RD
SE 204TH COURT RD
SE 204TH AVENUE RD
SE 205TH PLACE RD
SE 205TH COURT RD
SE 205TH AVENUE RD
SE 206TH PLACE RD
SE 206TH COURT RD
SE 206TH AVENUE RD
SE 207TH PLACE RD
SE 207TH COURT RD
SE 207TH AVENUE RD
SE 208TH PLACE RD
SE 208TH COURT RD
SE 208TH AVENUE RD
SE 209TH PLACE RD
SE 209TH COURT RD
SE 209TH AVENUE RD
SE 210TH PLACE RD
SE 210TH COURT RD
SE 210TH AVENUE RD
SE 211TH PLACE RD
SE 211TH COURT RD
SE 211TH AVENUE RD
SE 212TH PLACE RD
SE 212TH COURT RD
SE 212TH AVENUE RD
SE 213TH PLACE RD
SE 213TH COURT RD
SE 213TH AVENUE RD
SE 214TH PLACE RD
SE 214TH COURT RD
SE 214TH AVENUE RD
SE 215TH PLACE RD
SE 215TH COURT RD
SE 215TH AVENUE RD
SE 216TH PLACE RD
SE 216TH COURT RD
SE 216TH AVENUE RD
SE 217TH PLACE RD
SE 217TH COURT RD
SE 217TH AVENUE RD
SE 218TH PLACE RD
SE 218TH COURT RD
SE 218TH AVENUE RD
SE 219TH PLACE RD
SE 219TH COURT RD
SE 219TH AVENUE RD
SE 220TH PLACE RD
SE 220TH COURT RD
SE 220TH AVENUE RD
SE 221ST PLACE RD
SE 221ST COURT RD
SE 221ST AVENUE RD
SE 222ND PLACE RD
SE 222ND COURT RD
SE 222ND AVENUE RD
SE 223RD PLACE RD
SE 223RD COURT RD
SE 223RD AVENUE RD
SE 224TH PLACE RD
SE 224TH COURT RD
SE 224TH AVENUE RD
SE 225TH PLACE RD
SE 225TH COURT RD
SE 225TH AVENUE RD
SE 226TH PLACE RD
SE 226TH COURT RD
SE 226TH AVENUE RD
SE 227TH PLACE RD
SE 227TH COURT RD
SE 227TH AVENUE RD
SE 228TH PLACE RD
SE 228TH COURT RD
SE 228TH AVENUE RD
SE 229TH PLACE RD
SE 229TH COURT RD
SE 229TH AVENUE RD
SE 230TH PLACE RD
SE 230TH COURT RD
SE 230TH AVENUE RD
SE 231ST PLACE RD
SE 231ST COURT RD
SE 231ST AVENUE RD
SE 232ND PLACE RD
SE 232ND COURT RD
SE 232ND AVENUE RD
SE 233RD PLACE RD
SE 233RD COURT RD
SE 233RD AVENUE RD
SE 234TH PLACE RD
SE 234TH COURT RD
SE 234TH AVENUE RD
SE 235TH PLACE RD
SE 235TH COURT RD
SE 235TH AVENUE RD
SE 236TH PLACE RD
SE 236TH COURT RD
SE 236TH AVENUE RD
SE 237TH PLACE RD
SE 237TH COURT RD
SE 237TH AVENUE RD
SE 238TH PLACE RD
SE 238TH COURT RD
SE 238TH AVENUE RD
SE 239TH PLACE RD
SE 239TH COURT RD
SE 239TH AVENUE RD
SE 240TH PLACE RD
SE 240TH COURT RD
SE 240TH AVENUE RD
SE 241ST PLACE RD
SE 241ST COURT RD
SE 241ST AVENUE RD
SE 242ND PLACE RD
SE 242ND COURT RD
SE 242ND AVENUE RD
SE 243RD PLACE RD
SE 243RD COURT RD
SE 243RD AVENUE RD
SE 244TH PLACE RD
SE 244TH COURT RD
SE 244TH AVENUE RD
SE 245TH PLACE RD
SE 245TH COURT RD
SE 245TH AVENUE RD
SE 246TH PLACE RD
SE 246TH COURT RD
SE 246TH AVENUE RD
SE 247TH PLACE RD
SE 247TH COURT RD
SE 247TH AVENUE RD
SE 248TH PLACE RD
SE 248TH COURT RD
SE 248TH AVENUE RD
SE 249TH PLACE RD
SE 249TH COURT RD
SE 249TH AVENUE RD
SE 250TH PLACE RD
SE 250TH COURT RD
SE 250TH AVENUE RD
SE 251ST PLACE RD
SE 251ST COURT RD
SE 251ST AVENUE RD
SE 252ND PLACE RD
SE 252ND COURT RD
SE 252ND AVENUE RD
SE 253RD PLACE RD
SE 253RD COURT RD
SE 253RD AVENUE RD
SE 254TH PLACE RD
SE 254TH COURT RD
SE 254TH AVENUE RD
SE 255TH PLACE RD
SE 255TH COURT RD
SE 255TH AVENUE RD
SE 256TH PLACE RD
SE 256TH COURT RD
SE 256TH AVENUE RD
SE 257TH PLACE RD
SE 257TH COURT RD
SE 257TH AVENUE RD
SE 258TH PLACE RD
SE 258TH COURT RD
SE 258TH AVENUE RD
SE 259TH PLACE RD
SE 259TH COURT RD
SE 259TH AVENUE RD
SE 260TH PLACE RD
SE 260TH COURT RD
SE 260TH AVENUE RD
SE 261ST PLACE RD
SE 261ST COURT RD
SE 261ST AVENUE RD
SE 262ND PLACE RD
SE 262ND COURT RD
SE 262ND AVENUE RD
SE 263RD PLACE RD
SE 263RD COURT RD
SE 263RD AVENUE RD
SE 264TH PLACE RD
SE 264TH COURT RD
SE 264TH AVENUE RD
SE 265TH PLACE RD
SE 265TH COURT RD
SE 265TH AVENUE RD
SE 266TH PLACE RD
SE 266TH COURT RD
SE 266TH AVENUE RD
SE 267TH PLACE RD
SE 267TH COURT RD
SE 267TH AVENUE RD
SE 268TH PLACE RD
SE 268TH COURT RD
SE 268TH AVENUE RD
SE 269TH PLACE RD
SE 269TH COURT RD
SE 269TH AVENUE RD
SE 270TH PLACE RD
SE 270TH COURT RD
SE 270TH AVENUE RD
SE 271ST PLACE RD
SE 271ST COURT RD
SE 271ST AVENUE RD
SE 272ND PLACE RD
SE 272ND COURT RD
SE 272ND AVENUE RD
SE 273RD PLACE RD
SE 273RD COURT RD
SE 273RD AVENUE RD
SE 274TH PLACE RD
SE 274TH COURT RD
SE 274TH AVENUE RD
SE 275TH PLACE RD
SE 275TH COURT RD
SE 275TH AVENUE RD
SE 276TH PLACE RD
SE 276TH COURT R



PHASE 1 LIMITS OF WORK

1"=200'



PHASE 2 LIMITS OF WORK

1"=200'

LEGEND

LIMITS OF DISTURBANCE:

PERMITTED LIMITS OF DISTURBANCE

LIMITS OF WORK

SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREAS/CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENTED IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

1. **INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.**
2. **STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.** CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN WORKING ADJACENT TO SENSITIVE AREAS SUCH AS IDENTIFIED WETLAND AREAS AND FDOT POND AREAS TO ENSURE THAT THEY ARE PROTECTED AND NOT DISTURBED DURING CONSTRUCTION.
3. **INSTALL PERIMETER SEDIMENT CONTROL AND INLET PROTECTION BMPS IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXITS, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.**
4. **INSTALL STABILIZED CONSTRUCTION EXIT(S) WITH SEDIMENT TRAPS AS REQUIRED , AND SET THE PROJECT OFFICE TRAILER.**
5. **INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS AND INLET PROTECTION DEVICES, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPS.**
6. PREPARE TEMPORARY PARKING AND STORAGE AREA.
7. **HALT ALL ACTIVITIES**

CONTACT THE CEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY SHOULD BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 24-HOURS. BMPS MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 24-HOURS OF THE BMP CERTIFICATION BY THE CEC.

IF THE CEC IS UNABLE TO CERTIFY THAT SITE CONDITIONS ARE PER PLANS AND SPECIFICATIONS, THE CERTIFICATION OF BMPS MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER BMPS CAN BE CERTIFIED.

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CEC, OWNER'S CONSTRUCTION MANAGER, AGENCY(IES) AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE BMPS & PRECONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE CEC.

PHASE 2

1. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. BEGIN GRADING THE SITE.
3. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
4. **TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.**
5. **IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.**
6. **INSTALL APPROPRIATE INLET PROTECTION DEVICES OVER EXISTING INLETS AS REQUIRED AS CONSTRUCTION PROGRESSES.**
7. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
8. **INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.**
9. PREPARE SITE FOR PAVING.
10. PAVE SITE.
11. **INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS CONSTRUCTION PROGRESSES, PER BMP DETAILS.**
12. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING OUT LOTS AND PONDS.
13. OBTAIN CONCURRENCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
    A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS),
    B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS, AND
    C. ASK THE CM TO CONTACT THE CEC TO COMPLETE THE CEC PRE-NOT SITE INSPECTION AND REPORT (ONLY CM MAY DO THIS).
15. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENATION CONTROL OPERATION TIME SCHEDULE ON SHEET C0.9.

Always call 811 two full business days before you dig

Sunshine811.com

www.sunshine811.com

MINIMIZATION OF DISTURBED AREAS:

1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

OWNER: NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	DEVELOPER: WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEONARDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/28/25	PER CPH REVIEW

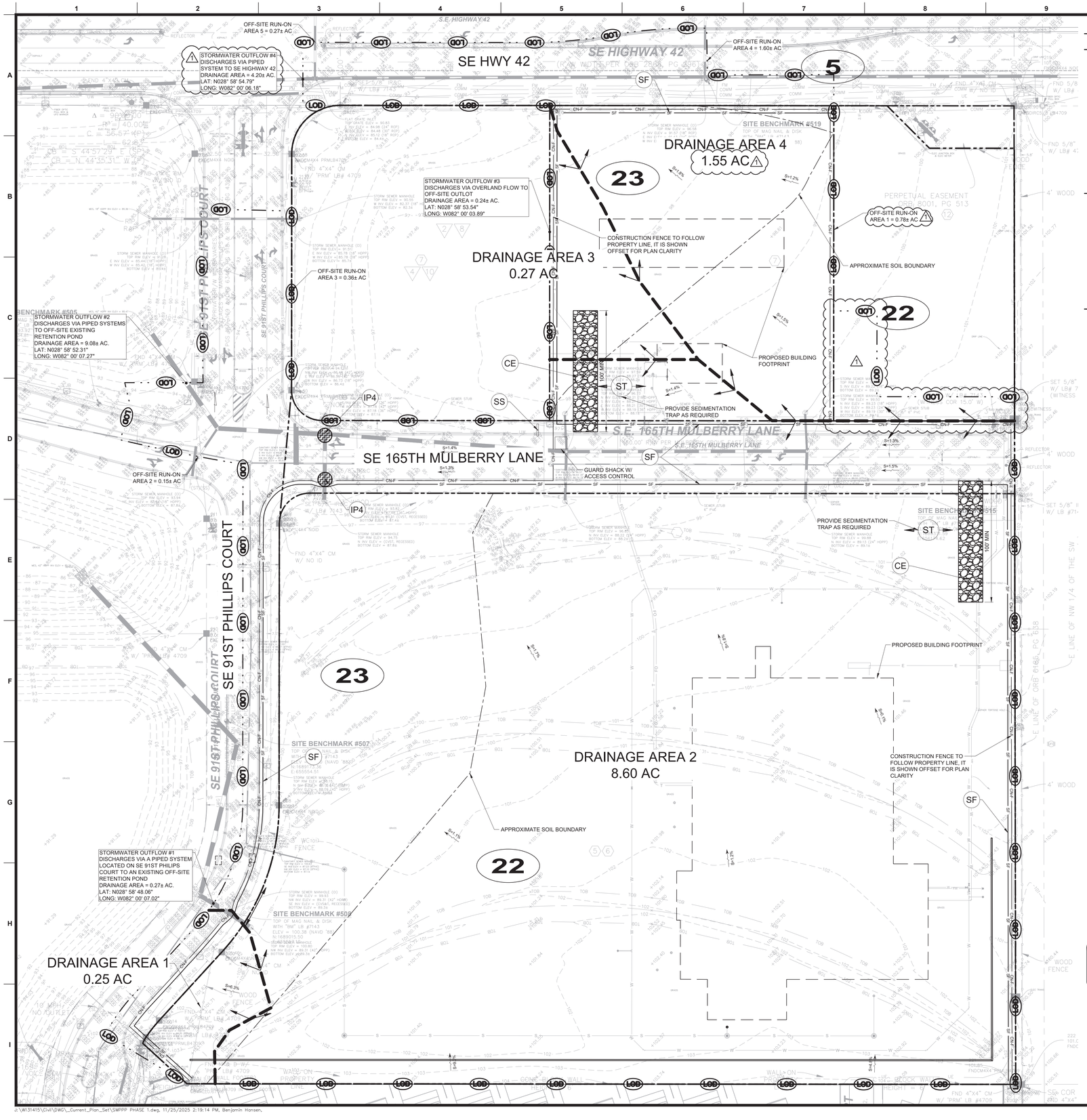
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.6



LEGEND

SITE FEATURES:

- PROPERTY LINE
- LIMITS OF DISTURBANCE (LOD)
- EXISTING CONTOUR (77)
- EXISTING STORM PIPE
- DIRECTION OF OVERLAND FLOW (X.XX%)
- LIMITS OF DRAINAGE SUB-BASIN
- SOIL BOUNDARY
- CONSTRUCTION FENCE (CN-F)

EROSION NOTES:

- 5 — SOIL TYPE: APOPKA SAND
- 22 — SOIL TYPE: CANDLER SAND
- 23 — SOIL TYPE: CANDLER SAND

EROSION DETAILS:

- CE — TEMPORARY CONSTRUCTION EXIT
- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- SS — SWPPP INFORMATION SIGN
- IP4 — FILTER SACK (GRATED CURB INLETS)
- ST — SEDIMENT TRAP

40 0 40 80
Graphic Scale in Feet

N

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

TEMPORARY BENCHMARK

THE SITE BENCHMARK IS THE TOP OF MAG NAIL & DISC WITH "BM" LB #7143
NORTHING: 1689015.50
EASTING: 655557.10
ELEV. = 100.38 (NAVD 88')

NOTE TO GENERAL CONTRACTOR:
ENTIRE PROPERTY TO BE SECURED DURING CONSTRUCTION VIA TEMPORARY CONSTRUCTION FENCE (CN-F). SEE PLAN VIEW THIS SHEET. CONTRACTOR TO PROVIDE GUARD SHACK AND CONTROLLED ACCESS WITH LOCKING GATE AT TEMPORARY CONSTRUCTION ACCESS AT MULBERRY LANE.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA — No. 55524 — STATE OF FLORIDA — REGISTERED ENGINEER — PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/28/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
© 2025

PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN

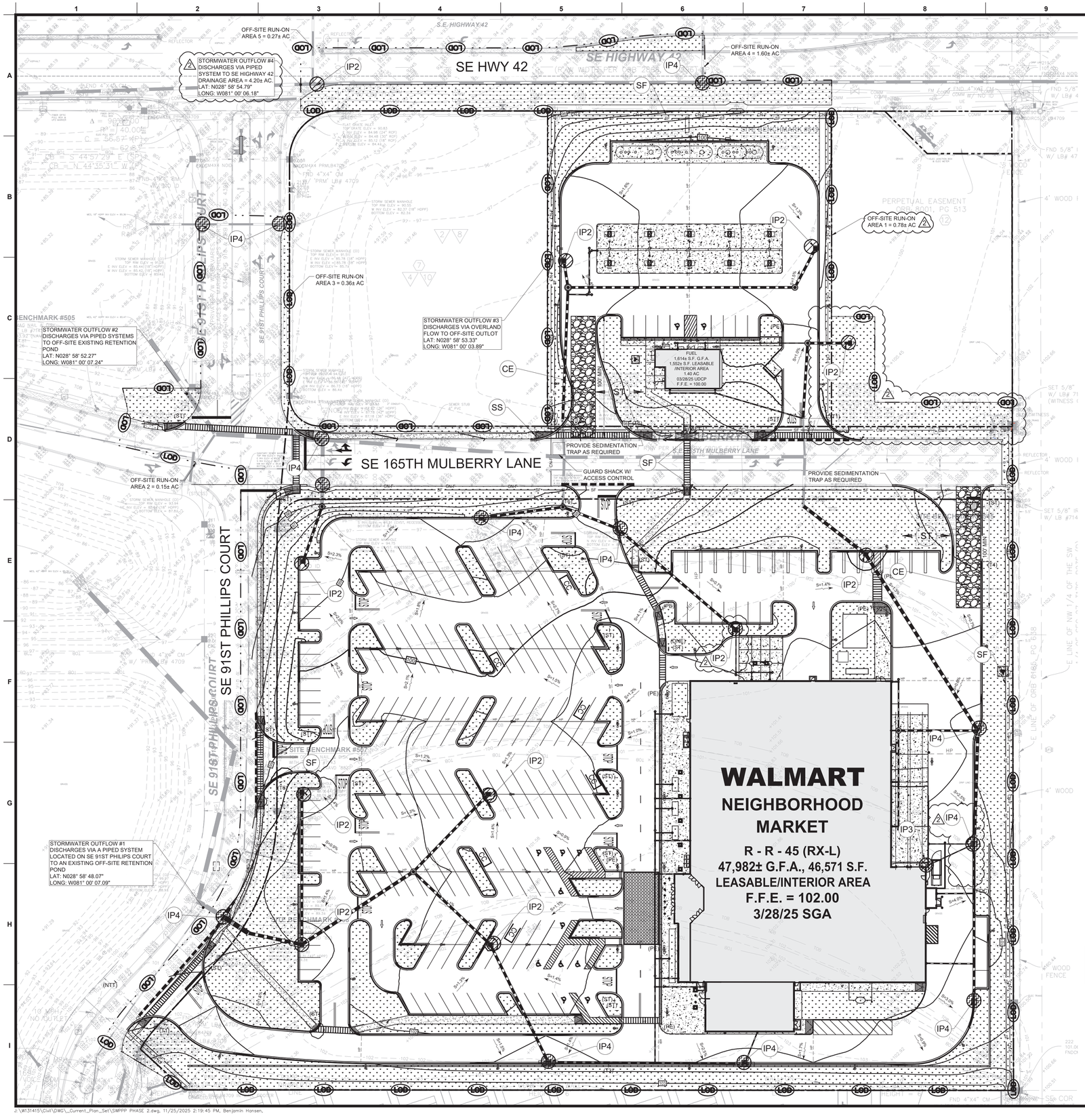
MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.7

J:\W131415\Civil\DWG_Current_Plan_Set\SWPPP PHASE 1.dwg, 11/25/2025 2:19:14 PM, Benjamin Hansen,



LEGEND

- PROPERTY LINE
- PROPOSED FUEL PERIMETER LINE
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- FLUME
- CURB INLETS

EROSION DETAILS:

- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- IP2 — INLET PROTECTION FILTER SACK
- IP3 — TRUCK WELL INLET PROTECTION
- IP4 — FILTER SACK (GRATED CURB INLETS)
- CE — TEMPORARY CONSTRUCTION EXIT
- SS — SWPPP INFORMATION SIGN
- ST — SEDIMENT TRAP

EROSION NOTES:

- PS — PERMANENT SEEDING, SOD, OR MULCHING (SEE LANDSCAPE PLANS)
- PROPOSED FDOT TYPE III BARRICADES PER FDOT INDEX 102-600 WITH ROAD CLOSURE SIGN (R11-2)

40 0 40 80
Graphic Scale in Feet

N

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

NOTE TO GENERAL CONTRACTOR:
PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

TEMPORARY BENCHMARK

THE SITE BENCHMARK IS THE TOP OF MAG NAIL & DISC WITH "BM" LB #7143
NORTHING: 1689015.50
EASTING: 655557.10
ELEV. = 100.38 (NAVD 88')

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

NOTE TO GENERAL CONTRACTOR:
ENTIRE PROPERTY TO BE SECURED DURING CONSTRUCTION VIA TEMPORARY CONSTRUCTION FENCE (CN-F). SEE PLAN VIEW THIS SHEET. CONTRACTOR TO PROVIDE GUARD SHACK AND CONTROLLED ACCESS WITH LOCKING GATE AT TEMPORARY CONSTRUCTION ACCESS AT MULBERRY LANE.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA — LICENSE No. 55524 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/28/25	PER CPH REVIEW
2	08/05/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.8

J:\W131415\Civil\DWG__Current_Plan_Set\SWPPP PHASE 2.dwg, 11/25/2025 2:19:45 PM, Benjamin Hansen,

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR ESTIMATED PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASIN(S)/TRAP(S)																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADING																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
FINISH GRADING																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR MUST COMPLETE TABLE WITH ESTIMATED DATES OF PROJECT ACTIVITIES PRIOR TO BMP CERTIFICATION.
2) TIME SCHEDULE MUST COINCIDE WITH THE SWPPP IMPLEMENTATION SEQUENCE.

LAST REVISED:	WAL-MART STANDARD DETAIL
APRIL 30, 2011	

ACREAGE SUMMARY
(IN ACRES)

1	WAL-MART PROPERTY AREA	8.50
2	PERMITTED AREA WITHIN WAL-MART PROPERTY	8.50
3	PERMITTED AREA OUTSIDE OF WAL-MART PROPERTY	2.50
4	TOTAL PERMITTED PROJECT AREA (MUST MATCH NOI)	11.00
5	IMPERVIOUS AREA BEFORE PROJECT	1.50 (2)
6	IMPERVIOUS AREA AT COMPLETION	6.50
7	PERVIOUS AREA AT COMPLETION	4.50

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

OFF-SITE RUN-ON SUMMARY

OFF-SITE DRAINAGE AREA	FLOW (CFS)	AREA (ACRES)	AVERAGE SLOPE	MAXIMUM SLOPE	COVER TYPE
AREA #1 (1) (2)	1.15	0.78	1.50%	1.75%	GRASS AND DIRT
AREA #2	1.00	0.15	1.65%	1.20%	PAVEMENT
AREA #3	2.40	0.36	1.70%	1.90%	PAVEMENT
AREA #4	2.30	1.60	1.50%	2.10%	PAVEMENT
AREA #5	1.80	0.27	1.50%	1.80%	PAVEMENT

(1) OFF-SITE RUN-ON DESCRIPTION:

1. FLOW BASED ON 10YR / 24 HR STORM = 7.40 INCHES/HR., TC = 10 MINUTES, C= 0.20 FOR GRASS AND C = 0.90 FOR IMPERVIOUS AREAS.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 39
POST-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 81.92

(1)

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE LOCATION SUMMARY

ADDRESS:	SOUTHEAST SIDE OF SE HWY 42. AND SE 91ST PHILLIPS CT. IN THE VILLAGES, MARION COUNTY, FLORIDA, 32162
CENTER OF SITE:	
LATITUDE:	N28°58'50.2" (N28.980596)
LONGITUDE:	W82°0'3.41" (W82.000946)
ADJACENT SURROUNDING PROPERTIES:	LARGE SCALE SINGLE FAMILY RESIDENTIAL AREA TO THE SOUTH. MARION COUNTY PROPERTY ID: 6719-001-00. IN THE WEST-9494 SUMMERFIELD, LLC, EAST-VILLAGE CDD AND SE HWY 42 IN THE NORTH.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE:	92.22' (NAVD 88)
HIGHEST ELEVATION OF PROJECT SITE:	104.24' (NAVD 88)
PERCENT SLOPE VARIATION:	SLOPES RANGE FROM 0.44% TO 11%
TOPOGRAPHY CHANGES:	APPROXIMATELY 104± FEET ABOVE MEAN SEA LEVEL. TOPOGRAPHIC GRADIENT OF THE SITE IS RELATIVELY FLAT.
VEGETATION:	THE MAJORITY OF THE SITE CONSISTS OF BARE SOIL WITH MINIMUM GRASS IN POOR CONDITION.
AVERAGE SLOPE:	1.7%

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

SITE SOILS SUMMARY

SOIL TYPE AND TEXTURE:	PER THE NRCS WEB SOIL SURVEY, THE SITE CONTAINS THE FOLLOWING SOIL TYPES: CANDLER SAND (22), CANDLER SAND (23), AND APOPKA SAND (5).
AVERAGE DEPTH OF TOPSOIL:	6 TO 12 INCHES
AVERAGE DEPTH TO GROUNDWATER:	45 TO 55'

NOTE: THE ABOVE SOILS INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES, CONSTRUCTION COSTS OR ESTIMATING.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE RAINFALL SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVGERAGE RAINFALL IN INCHES	2.76	3.23	3.69	2.76	3.77	7.05	7.64	7.31	6.02	3.15	1.92	2.80

THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS: (A) 52.1 INCHES

THE DESIGN RAIN EVENT FOR THE PROJECT IS: 10YR-24HR

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEONARDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	11/14/25	PER CPH REVIEW
2	08/28/25	PER CPH REVIEW
3	08/05/25	PER CPH REVIEW

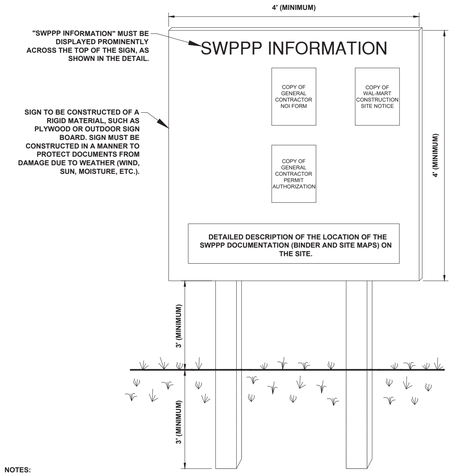
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

SWPPP DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.9

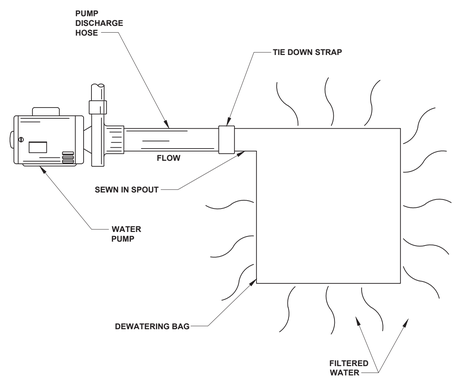


NOTES:

1. **THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.**
2. **ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.**
3. **ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.**
4. **CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.**
5. **SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.**
6. **SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.**
7. **CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.**

SS SWPPP INFORMATION SIGN
N.T.S.

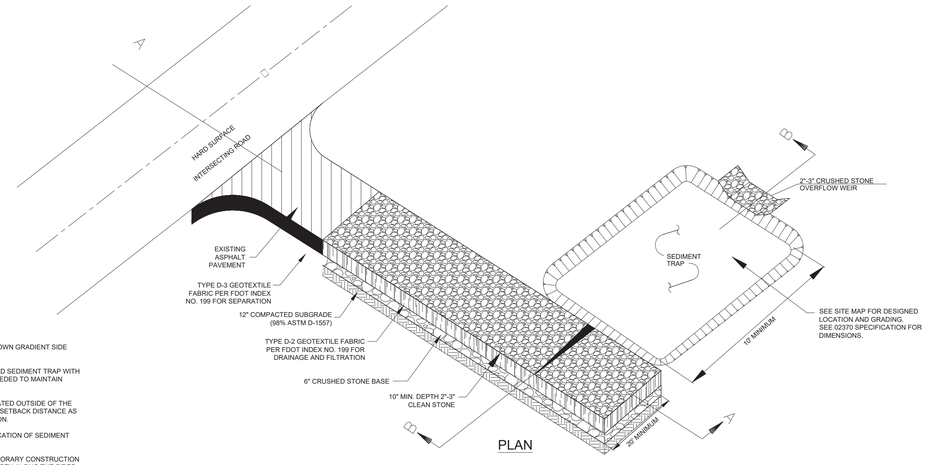
LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	



NOTE:
DEWATERING BAG SHALL BE PLACED ON A LEVEL SURFACE.

DEWATERING BAG DETAIL
N.T.S.

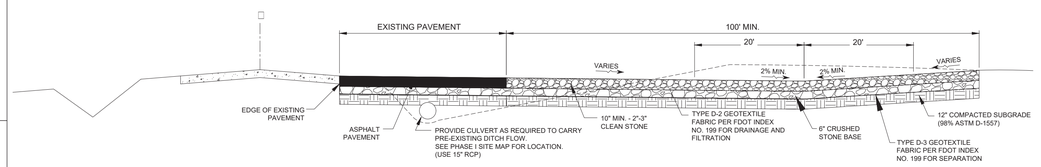
CPH STANDARD DETAIL

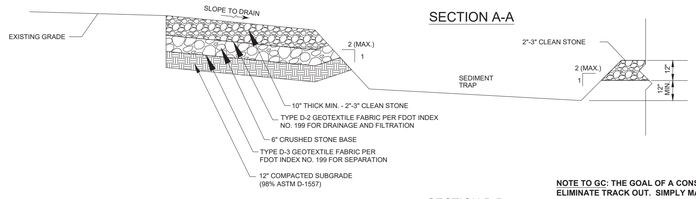


PLAN

NOTES:

1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. SEE SWPPP SITE MAPS FOR LOCATION OF SEDIMENT TRAP(S).
5. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.





SECTION B-B

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH), CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE SWCT VIA THE ONLINE CRITICAL INCIDENT REPORT.

CE CONSTRUCTION EXIT
N.T.S.

LAST REVISED:	WAL-MART MODIFIED DETAIL
JUNE 2012	

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

SWPPP DETAILS

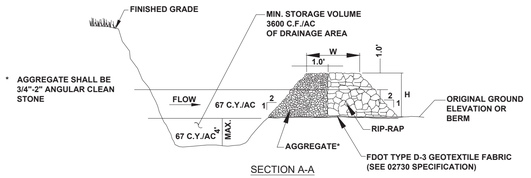
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

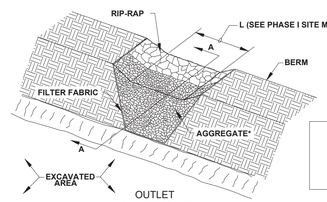
Sheet No.
C0.10

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.



SECTION A-A



OUTLET
ISOMETRIC VIEW

MAX DRAINAGE AREA: 5 ACRES

L (IN FEET) = 6' OR 1 x DRAINAGE AREA (AC) WHICHEVER IS LARGER

SEDIMENT TRAPS								
TRAP NAME	L	W	H	DRAINAGE AREA (ACRES)	DESIGN VOLUME (CU.FT.)	DESIGNED RETENTION TIME (HRS.)	PERMANENT (Y OR N)	EMERGENCY OUTLET TYPE
TRAP 1								

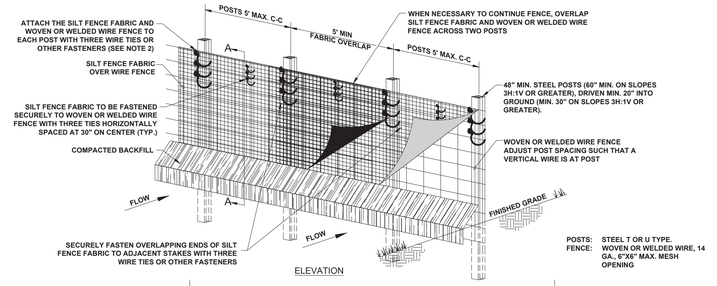
MAINTENANCE NOTES:

1. **SEDIMENT TRAPS MUST BE INSPECTED AND MUST BE CLEANED WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR LESS, AS REQUIRED BY THE GOVERNING AGENCY.**
2. **ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR FROM TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED.**
3. **VERIFY THAT NO EROSION IS OCCURRING AT DISCHARGE POINTS TO AND FROM IMPOUNDMENTS AND VERIFY THAT TRAP SIDE SLOPES ARE STABILIZED AND SHOW NO SIGNS OF EROSION.**

ST TEMPORARY SEDIMENT TRAP
N.T.S.

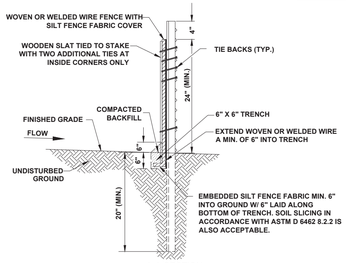
LAST REVISED:	WAL-MART MODIFIED DETAIL
JUNE 2012	

EDITOR NOTES:
1. COMPLETE THE SEDIMENT TRAP TABLE TO PROVIDE DIMENSIONS, DRAINAGE AREAS AND VOLUME CALCULATIONS FOR EACH AND EVERY SEDIMENT TRAP SHOWN ON THE SITE MAPS, AS STIPULATED IN THE CONSTRUCTION GENERIC PERMIT, AGENCY REQUIREMENTS, OR STANDARD ENGINEERING PRACTICE. DEMONSTRATE ADEQUATE VOLUME TO RETAIN RUNOFF AND ALLOW SETTLEMENT OF SUSPENDED SOILS BEFORE DISCHARGING DOWNSTREAM OR BEFORE DEWATERING.
2. STATE THE TRAPS, IF ANY, WHICH WILL BE CONVERTED TO A PERMANENT STORMWATER BMP AT THE COMPLETION OF THE CONSTRUCTION PROJECT.

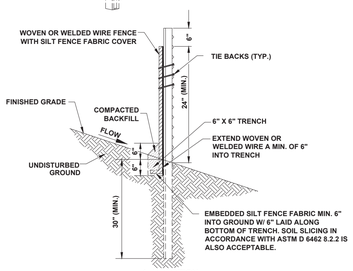


ELEVATION

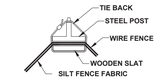
POSTS: STEEL T OR U TYPE.
FENCE: WOVEN OR WELDED WIRE, 14 GA., 6"X6" MAX. MESH OPENING



A-A-SECTION
(FOR SLOPES LESS THAN 3:1)



A-A-SECTION
(FOR SLOPES 3:1 AND GREATER)



INSIDE CORNER - PLAN VIEW

SILT FENCE				
SILT FENCE SECTION	TYPE (WIRE BACK OR SLICED)	SECTION LENGTH (FT)	DRAINAGE AREA (ACRES)	AVERAGE SLOPE OF AREA
A	WIRE	2074	8.57	2.76
B	WIRE	198	0.27	2.32
C	WIRE	405	0.24	1.20
D	WIRE	536	1.43	1.00

TABLE 1 Temporary Silt Fence Material Property Requirements

		Test Method	Units	Supported [A] Silt Fence	Unsupported [A] Silt Fence	Type of Value
Grab Strength		ASTM D 4632	N (lbs)			
	Machine Direction			400 (90)	550 (90)	MARV
	X-Machine Direction			400 (90)	450 (90)	MARV [C]
Permittivity [B]		ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size [B]		ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. ARV
Ultraviolet Stability [C]		ASTM D 4355	% Retained Strength	70% after 500 h of exposure	70% after 500 h of exposure	Typical

[A] Silt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.
[B] These default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotextile tests in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.
[C] As measured in accordance with Test Method D 4632.

TABLE 1 TAKEN FROM ASTM D 6461-99 (2007)

SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SPECIFICATIONS FOR SILT FENCE INSTALLATION

1. **MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.**
2. **INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.**
3. **ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.**
4. **WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.**
5. **ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL, "SILT FENCE INSTALLATION (SLICING METHOD)".**
6. **WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.**
7. **COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.**
8. **ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.**

MAINTENANCE NOTES

1. **SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON-THIRD THE HEIGHT OF THE SILT FENCE.**
2. **ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.**
3. **SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.**
4. **IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CEC APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.**
5. **SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.**

NOTES:

1. **CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.**
2. **SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MULCH PER THE CONSTRUCTION DRAWINGS AND THE 02900 PLANTING SPECIFICATION IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.**
3. **THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LANDSCAPING COVER (STONE, MULCH, ETC.), OR HAVE A STAND OF GRASS WITH A MINIMUM OF 70 PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA, OR GREATER IN ACCORDANCE WITH THE GENERAL PERMIT REQUIREMENTS.**
4. **VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.**
5. **THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERAL PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.**
6. **RIP-RAP, MULCH, GRAVEL, DECOMPOSED GRANITE OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING AUTHORITY APPROVAL.**
7. **ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.**

SVR SEEDING/VEGETATION REQUIREMENTS
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. **THE GC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.**
2. **THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.**
3. **ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS, AND ALL MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.**
4. **ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).**
5. **IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.**
6. **ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, SPRAY-ON SOIL GLUES/BINDERS, AND ROLLED EROSION CONTROL PRODUCTS.**
7. **ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT QDOR(TM) STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF QDOR(TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.**
8. **ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.**

TS TEMPORARY SEEDING OR STABILIZATION
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. **PERMANENT STABILIZATION SHALL BE ACCOMPLISHED IN ALL DISTURBED AREAS BY COVERING THE SOIL WITH PAVEMENT, BUILDING STRUCTURES, VEGETATION, OR OTHER FORMS OF SOIL STABILIZATION.**
2. **THE GC IS REQUIRED TO INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE. FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 14 DAYS, THE CONTRACTOR SHOULD INITIATE TEMPORARY STABILIZATION PER THE TEMPORARY SEEDING OR STABILIZATION DETAIL.**
3. **THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.**
4. **SOILS MUST BE PREPARED BEFORE INSTALLATION OF SOD OR SEED. SEE 02900 SPECIFICATION FOR INSTRUCTION ON PROPER SOIL PREPARATION.**
5. **AT THE COMPLETION OF GROUND-DISTURBING ACTIVITIES, THE ENTIRE SITE MUST HAVE PERMANENT VEGETATIVE COVER MEETING VEGETATIVE DENSITY REQUIREMENTS IN THE GENERAL PERMIT, OR MULCH PER LANDSCAPE PLAN, IN ALL AREAS NOT COVERED BY HARDSCAPE (STONE, PAVEMENT, BUILDINGS, ETC.).**
6. **SEEDED AREAS SHALL BE PROTECTED WITH STRAW MULCH, HYDRAULIC MULCH OR A ROLLED EROSION CONTROL PRODUCT. STRAW MULCH MUST BE TACKIFIED OR CRIMPED BY DISC OR OTHER MACHINERY, AND ROLLED EROSION CONTROL PRODUCTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. ONLY ROLLED EROSION CONTROL PRODUCTS ARE PERMITTED TO BE USED IN FLOW CONVEYANCES.**
7. **ALL AREAS TO BE SEEDED MUST MEET TOPSOIL DEPTH, PH AND ORGANIC CONTENT REQUIREMENTS.**
8. **FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.**

PS PERMANENT SEEDING, SOD OR MULCHING
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA — No. 55524 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

No.	Date	Revision
1	12/19/25	Per Review Comments

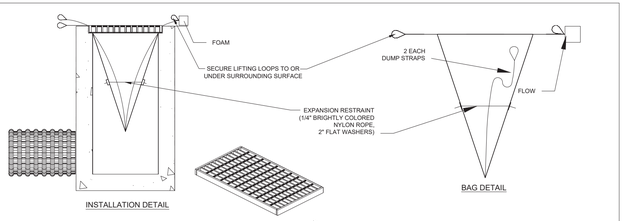
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

SWPPP DETAILS

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

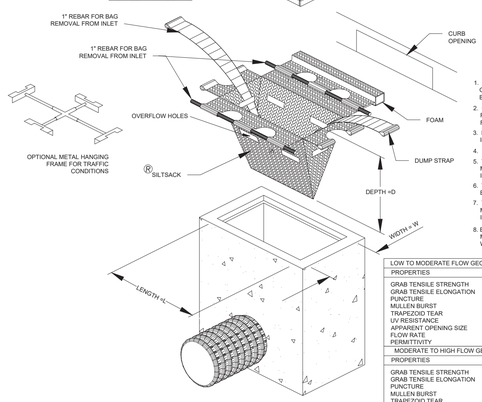
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.11



INSTALLATION DETAIL

BAG DETAIL



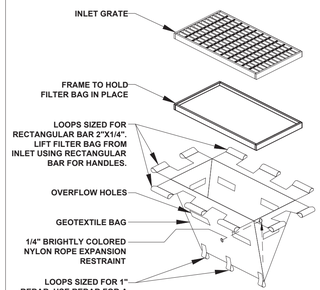
1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. EXTRA CARE SHALL BE TAKEN TO ENSURE REGULAR MAINTENANCE OF FILTER SACKS USED IN RIGHT OF WAY TO ENSURE ADEQUATE DRAINAGE CAPACITY

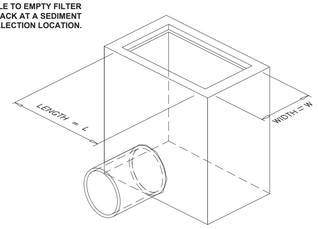
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

FILTER SACKS (GRATED CURBED INLETS)

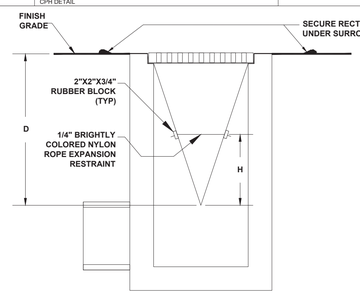
NTS — IP4

12/08/11	CPH DETAIL





ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

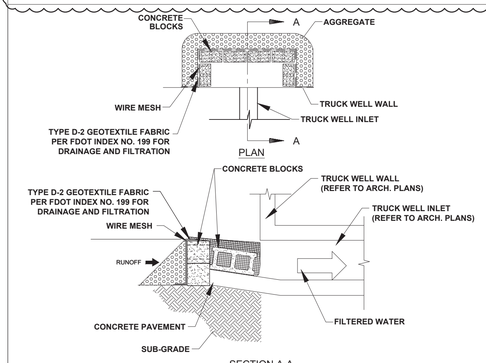
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

INLET PROTECTION FILTER SACK

IP2 — N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

LAST REVISED:	WAL-MART STANDARD DETAIL
APRIL 30, 2011	



SECTION A-A

NOTES:

1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF TRUCK WELL INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4", 8", OR 12" BLOCKS. TOP OF BARRIER MUST BE LOWER THAN TOP OF CURB ELEVATIONS ADJACENT TO THE INLET. MAX. HEIGHT SHALL BE 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE 3/4" - 2" ANGULAR CLEAN STONE WHICH WILL SLOW THE FLOW OF WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT-TYPE DEVICE) OR UPGRADIENT OF THE INLET.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

TRUCK WELL INLET PROTECTION

IP3 — N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
OCTOBER 2012	

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA — No. 55524 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/05/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 — © 2025

SWPPP DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.12

NOTES:

1. SKIMMER OR DEWATERING BMP MUST DRAW WATER FROM THE TOP OF THE WATER COLUMN (I.E., WATER SURFACE) PER US EPA CGP.
2. DO NOT USE RISERS WITH PERFORATED PIPE OR ANY OTHER SYSTEM/BMP THAT DRAWS WATER FROM BELOW THE WATER SURFACE.

SK SKIMMER

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. IMPORTANT: GC SHALL NOT APPLY FLOCCULANTS WITHOUT PREVIOUS REVIEW AND WRITTEN CONFIRMATION BY CEC. FLOCCULANTS MUST BE USED ONLY IN LOCATIONS SHOWN ON THE SWPPP MAPS, AT RATES AND METHODS SPECIFIED AND AS APPROVED BY CEC. CEC SHALL CONFIRM WHETHER TO FOLLOW MANUFACTURER DIRECTION, OR MODIFY MANUFACTURER'S DIRECTION.
2. FLOCCULANTS SHALL BE USED AS FAR UPSTREAM OF BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS AS POSSIBLE. THE EFFECTIVENESS OF FLOCCULANTS DEPENDS ON THE TRAVEL TIME AND AGITATION OF THE WATER, FOR PROPER MIXING.
3. ALL SEDIMENTATION/SETTLING MUST OCCUR WITHIN THE LOD. THAT IS, VELOCITY OF FLOW IN WATER CONTAINMENT SHOULD BE NEAR ZERO, AND THE TIME OF RESIDENCE AS LONG AS POSSIBLE.
4. FLOC BLOCKS, FLOCCULANT-IMPREGNATED WATTLES, AND ANY OTHER CONTROL MEASURES WHICH SUPPLY FLOCCULANTS MUST BE REGULARLY INSPECTED AND MAINTAINED, AS ARE ALL OTHER CONTROL MEASURES.
5. STANDARD EROSION AND SEDIMENT CONTROLS ARE REQUIRED BOTH PRIOR TO AND AFTER CHEMICAL TREATMENT IN ACCORDANCE WITH THE SWPPP PLANS.

CES CHEMICALLY-ENHANCED SETTLEING PASSIVE TREATMENT SYSTEMS

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. VERIFY WITH CEC WHICH DISCHARGES FROM DEWATERING ACTIVITIES ARE ALLOWED OR ARE NOT ALLOWED NON-STORMWATER DISCHARGES UNDER THE GENERAL PERMIT AND OTHER REGULATIONS. OBTAIN ALL DEWATERING PERMITS AND AUTHORIZATIONS REQUIRED BY STATE AND LOCAL REGULATIONS. SEE THE REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS TABLE BELOW. GC MUST COMPLETE COLUMNS 3 AND 4.
2. GC MUST WAIT TO HAVE WRITTEN COPY OF ALL REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BEFORE PERFORMING DEWATERING ACTIVITIES.
3. DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE. UNDER NO CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE DISCHARGE RUNOFF.
4. IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.
5. DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE WATER BODY.
6. DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE CEC AND RECEIVE WRITTEN APPROVAL.

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS			
1	2	3	4
GOVERNING AGENCY	PERMIT NAME/TYPE	PERMIT NO. (GC TO COMPLETE)	DATE PERMIT WAS ISSUED BY AGENCY (GC TO COMPLETE)
NPDES STORMWATER NOTICES CENTER MS #3585 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	FDEP NPDES GENERIC PERMIT FOR LARGE AND SMALL CONSTRUCTION SITES		

DW DEWATERING

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE CEC).
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION DETAIL. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
3. PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
4. STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.
5. STOCKPILE LOCATIONS SHALL BE NOTED ON THE SITE MAPS.

SP STOCKPILES

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. USING WATER FROM BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS FOR IRRIGATION MINIMIZES DISCHARGES FROM THE SITE, AND IT MAY SATISFY OTHER NEEDS OF THE CONSTRUCTION PROJECT, SUCH AS DUST CONTROL, VEGETATIVE ESTABLISHMENT, ETC.
2. CARE SHOULD BE TAKEN THAT WATER UTILIZED FROM CONTAINMENT AREAS ON-SITE FOR CONSTRUCTION PURPOSES DOES NOT DISCHARGE OFF-SITE. IF DISCHARGE IS ANTICIPATED OR OBSERVED, DEWATERING PROCEDURES STATED IN THE DEWATERING DETAIL MUST BE FOLLOWED.
3. GC SHALL IMPLEMENT IRRIGATION OR DISPERSION AS PRACTICABLE TO REDUCE WATER VOLUME IN IMPOUNDMENTS AND TO FOSTER VEGETATION GROWTH.

ID IRRIGATION OR DISPERSION

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. LARGE AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
2. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE CEC.
3. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
5. IN ADDITION TO BMPS, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.

DC DUST CONTROL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. STORM DRAIN INLET PROTECTION MEASURES SHALL PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS.
2. TEMPORARY CONTROLS SHALL BE CONSTRUCTED BEFORE THE SURROUNDING AREA IS DISTURBED.
3. TO PREVENT CLOGGING, STORM DRAIN CONTROL STRUCTURES MUST BE MAINTAINED FREQUENTLY.
4. CHECK ALL TEMPORARY CONTROL MEASURES DAILY, AND AFTER EACH STORM EVENT.
5. CONTROL MEASURES MUST BE BUILT PER DETAIL AND PLANS, AND MUST BE IN GOOD WORKING CONDITION AT ALL TIMES.

IP INLET PROTECTION

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

SWD SOLID WASTE DISPOSAL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
2. HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED ACCESS.
3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
4. HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT DOCUMENTS.

HWD HAZARDOUS WASTE DISPOSAL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE. OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

SAF SANITARY FACILITIES

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

TP TEMPORARY PARKING

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS, EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

MLSA MATERIAL LAYDOWN AND STORAGE AREA

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. THE STATE OFFLORIDA PROHIBITS CONCRETE WASH OUT ONSITE
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ONLY COMMERCIALLY AVAILABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

CW CEMENT AND CONCRETE WASHOUT

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
2. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
3. PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

PSW PAINT AND STUCCO WASHOUT

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.
2. RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.
3. THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

MA MASONS' AREA

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.
2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

FPSU FUEL AND PETROLEUM STORAGE AND USE

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

EMA EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	04/11/25	PERMIT SUBMITTAL

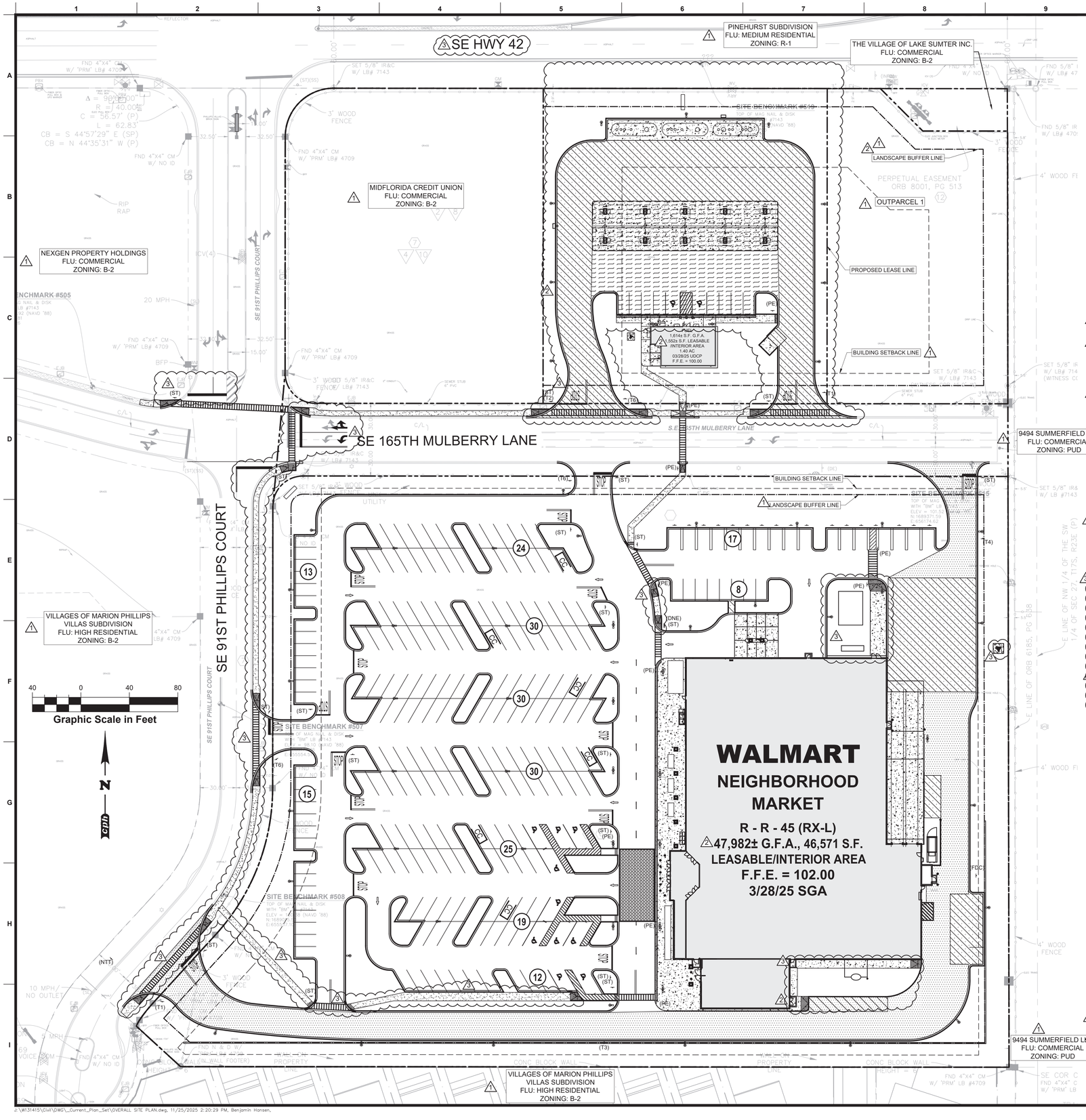
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

SWPPP DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.13



PROPOSED PAVEMENT LEGEND

- SIDEWALK: PER DETAIL SHEET
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- HEAVY DUTY CONCRETE: PER DETAIL SHEET
- HEAVY DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- 3 — STANDARD DUTY CONCRETE: PER DETAIL SHEET
- STANDARD DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- (10) — PARKING SPACE COUNT
- CC CC — CART CORRAL
- TRANSFORMER

SITE DATA

ZONING INFORMATION

ZONING/LAND USE: B-2 (COMMUNITY BUSINESS)
FLOOD ZONE CLASSIFICATION: ZONE X-MINIMAL FLOODING FIRM PANEL NO. 12083C0885D

TYPE OF BUILDING CONSTRUCTION:
NEIGHBORHOOD MARKET: TYPE II
2 FUEL STATION: VB

BUILDING HEIGHT: 50 FT (MAX PER MARION COUNTY) / 35 FT (MAX. PER THE VILLAGES)
2 PROPOSED BUILDING HEIGHT:
NEIGHBORHOOD MARKET: 26 FT - 8 IN (TOP OF PARAPET)
FUEL STATION: 16 FT (TOP OF PARAPET)
CANOPY: 17 FT - 8 IN (TOP)

MAXIMUM FLOOR RATIO: 1.0 (ALLOWED PER MARION COUNTY)
2 PROPOSED FLOOR RATIO:
NEIGHBORHOOD MARKET: 0.156 (47,982 S.F. G.F.A. / 306,857 S.F.)
FUEL STATION: 0.026 (1,614 S.F. G.F.A. / 60,920 S.F.)

SETBACKS: MIN REQD.
FUEL STATION:
65' FRONT
25' REAR
65' SIDE
NEIGHBORHOOD MARKET: 1
40' FRONT
25' REAR
10' SIDE

ACCESSORY STRUCTURES 8' EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE A 25' SETBACK;GAS PUMP CANOPIES MAY PROTRUDE 10' INTO REQUIRED SETBACK.

2 LANDSCAPE BUFFERS: MIN REQD PER MARION COUNTY.
15 FT. FROM MULBERRY LANE
15 FT. FROM PHILLIPS COURT
20 FT. FROM SOUTH AND EAST (WHERE ABUTTING RESIDENTIAL)
15 FT. FROM SE HWY 42

3 LAND COVERAGE SUMMARY WM LOT

IMPERVIOUS AREA - BUILDINGS:	47,982 S.F.	(1.10 AC.)	- 15.64% OF SITE
IMPERVIOUS AREA - PARKING/SIDEWALKS:	178,800 S.F.	(4.10 AC.)	- 58.26% OF SITE
TOTAL IMPERVIOUS AREA:	226,782 S.F.	(5.20 AC.)	- 73.90% OF SITE
PERVIOUS AREA/OPEN AREA:	80,075 S.F.	(1.84 AC.)	- 26.10% OF SITE
TOTAL SITE AREA:	306,857 S.F.	(7.04 AC.)	- 100.00% OF SITE

LAND COVERAGE SUMMARY FUEL LOT

IMPERVIOUS AREA - BUILDINGS AND FUEL STATION CANOPY:	7,734 S.F.	(0.18 AC.)	- 12.70% OF SITE
1 IMPERVIOUS AREA - PARKING/SIDEWALKS:	33,048 S.F.	(0.76 AC.)	- 54.25% OF SITE
TOTAL IMPERVIOUS AREA:	40,782 S.F.	(0.94 AC.)	- 66.95% OF SITE
PERVIOUS AREA/OPEN AREA:	20,138 S.F.	(0.46 AC.)	- 33.05% OF SITE
TOTAL SITE AREA:	60,920 S.F.	(1.40 AC.)	- 100.00% OF SITE

LAND COVERAGE SUMMARY OUTLOTS

OUTLOT 1:	35,684	(0.82 AC.)

BUILDING INFORMATION

		BUILDING STORIES
WALMART BUILDING:	2 47,982 S.F. G.F.A.	1
FUEL STATION C-STORE:	1,614 S.F. G.F.A.	1
FUEL STATION CANOPY:	6,120 SF (APPROX.)	1

PARKING INFORMATION

PARKING REQUIRED PER MARION COUNTY:

WALMART NEIGHBORHOOD MARKET: 47,982 S.F. G.F.A. / 300 = 160 SPACES
FUEL STATION C-STORE: 1,614 S.F. G.F.A. / 300 = 6 SPACES
TOTAL REQUIRED = 2 166 PARKING SPACES

PARKING PROVIDED:

WALMART NEIGHBORHOOD MARKET:

10 FT. X 20 FT SPACES =	2 150
10 FT. X 18 FT SPACES =	46
12 FT. X 18 FT PICKUP SPACES =	17
12 FT. X 20 FT ADA SPACES =	9
12 FT. X 18 FT ADA SPACES =	1
SUBTOTAL =	223 PARKING SPACES**

**EXCLUDES 6 SPACES UTILIZED BY CART CORRALS

FUEL STATION:

10 FT. X 18 FT SPACES =	8
12 FT X 18 FT ADA SPACES =	2
1 SUBTOTAL =	10

2 TOTAL PROVIDED = 233 PARKING SPACES**

WALMART PARKING:

4.65 SPACES PER 1,000 SF OF PROTO BUILDING AREA (47,982 SF) = 223 SPACES
FUEL STATION: 6.20 SPACES PER 1,000 SF (1,614 S.F.) = 10 SPACES
MEDIAN AGE: 73.4

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEONARDO JOSE AYALA
LICENSED
No. 55524
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision
1	06/10/25	PER THE VILLAGES/CPH REVIEW
2	07/16/25	PER CPH REVIEW
3	08/28/25	PER COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

OVERALL SITE PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.0

J:\W131415\Civil\DWG_Current_Plan_Set\OVERALL SITE PLAN.dwg, 11/25/2025 2:20:29 PM, Benjamin Hansen,



40 0 40 80

Graphic Scale in Feet

N

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEONARDO JOSE AYALA
LICENSED
No. 55524
STATE OF FLORIDA
PROFESSIONAL ENGINEER

No.	Date	Revision

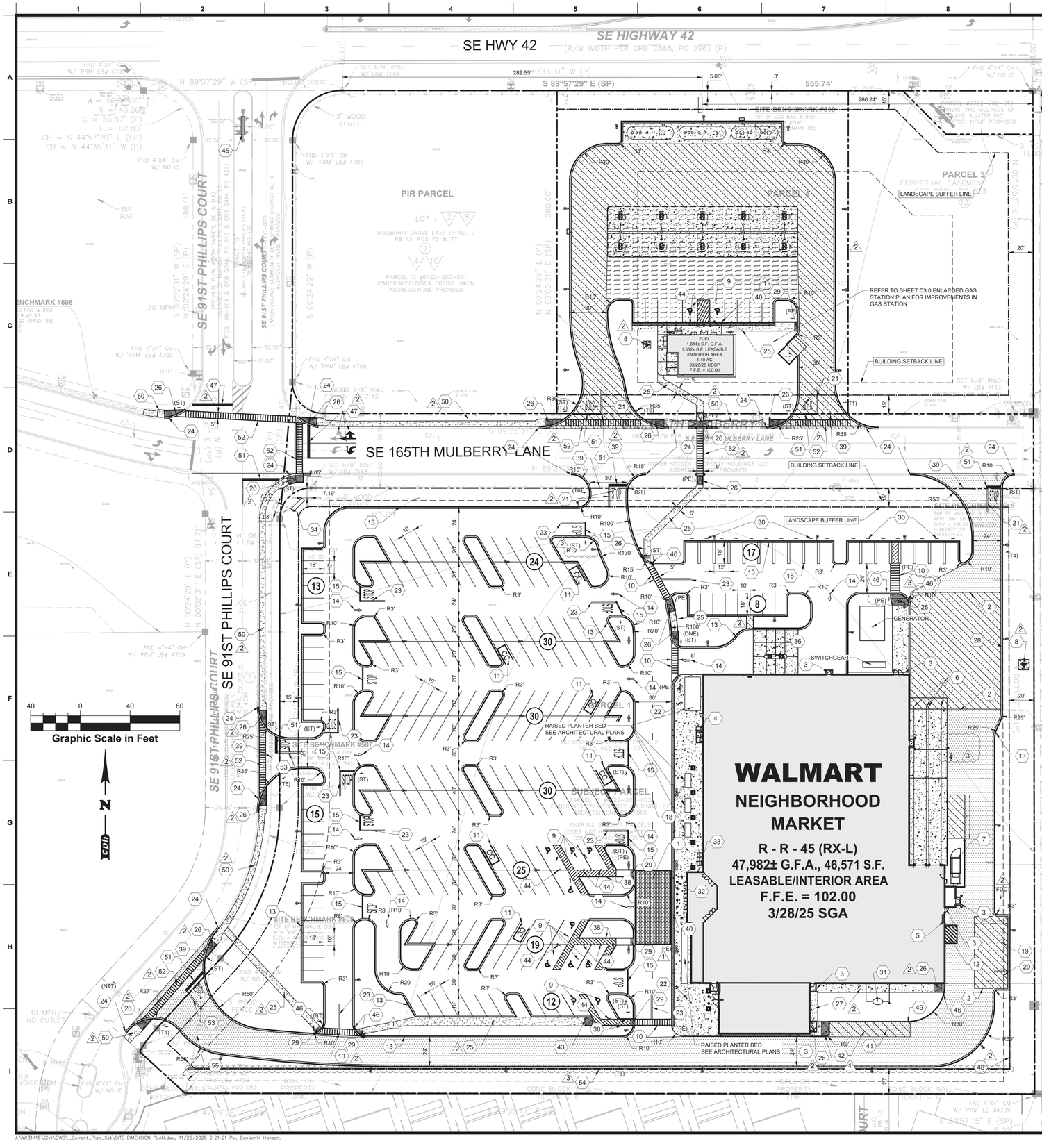
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
© 2025

AERIAL PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.0A



PROPOSED LEGEND

- PROPERTY LINE
- MIN. LANDSCAPE BUFFER LINE
- MIN. BUILDING SETBACK LINE

PROPOSED PAVEMENT LEGEND

- SIDEWALK: PER DETAIL SHEET
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- HEAVY DUTY CONCRETE: PER DETAIL SHEET
- HEAVY DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- 2 STANDARD DUTY CONCRETE: PER DETAIL SHEET
- STANDARD DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- (10) PARKING SPACE COUNT
- CC CG CART CORRAL
- TRANSFORMER

PAINTING STRIPING LEGEND

SWSL	SINGLE WHITE SOLID LINE
SYSL	SINGLE YELLOW SOLID LINE
DYSL	DOUBLE YELLOW SOLID LINE
SWDL	SINGLE WHITE DASHED LINE
SBYL	SINGLE BROKEN YELLOW LINE

SIGN LEGEND

- (DNE) DO NOT ENTER (R5-1)
- (RTO) RIGHT TURN ONLY (R3-5R)
- (ST) STOP (30"X30")(R1-1)
- (ST1) STOP (36"X36")(R1-1)
- (P1) PICK UP SIGN (ARROW STRAIGHT)
- (P2) PICK UP SIGN (ARROW LEFT)
- (P3) PICK UP SIGN (ARROW RIGHT)
- (T1) TRUCK ENTRY SIGN (W/ ARROW LEFT)
- (T2) TRUCK ENTRY SIGN (W/ ARROW RIGHT)
- (T3) TRUCK ENTRY SIGN (W/ ARROW STRAIGHT)
- (T4) TRUCK EXIT SIGN (W/ ARROW LEFT)
- (T5) TRUCK EXIT SIGN (W/ ARROW RIGHT)
- (T6) TRUCK TRAFFIC PROHIBITED SIGN (R14-5 NO ARROW)
- (A1) ADVANCE INTERSECTION LANE CONTROL SIGN (R3-8)
- (PE) STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)
- 2 (NTT) NO THRU TRAFFIC RESIDENTS ONLY (18" X 24")
- (FDC) NO PARKING FIRE DEPARTMENT CONNECTION (SEE DETIAL SHEET C5.8)

SITE LEGEND

1. PEDESTRIAN CROSSWALK AT ALL VESTIBULE ENTRIES SHALL BE INSTALLED WITH A RUNNING BOND PATTERN STAMPED DECORATIVE HEAVY DUTY CONCRETE, COLOR: LIGHT BROWN FROM THE BOMANITE CLASSICS COLOR CHART. 8" WIDE WHITE STRIPE IS TO OUTLINE BOTH ENDS OF CROSSWALK WIDTH. SEE DETAIL SHEET C5.3.
2. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
3. EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
4. PROPANE TANKS, REFER TO ARCH PLANS.
5. AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
6. 4" WIDE x 130' LONG SOLID WHITE LINE 4" WIDE INSTALLED OVER 8" BLACK LINE TRUCK ALIGNMENT STRIPES TYPICAL.
7. CONCRETE COMPACTOR PAD AND HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
8. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR DETAILS.
9. ACCESSIBLE PARKING SPACES. SEE DETAIL SHEET C5.3
10. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, SEE DETAIL SHEET C5.3.
11. CART CORRAL. SEE DETAIL SHEET C5.0.
12. 10' X 15' STRIPED AREA PAINTED SINGLE WHITE LINE 4" INSTALLED OVER 8" BLACK LINE AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
13. 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C5.1.
14. ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET C5.2.
15. STOP BAR AND STOP TEXT. SEE DETAIL SHEET C5.2.
2 16. DYSL / (THERMO) 6" PER FDOT INDEX NO. 711-001.
17. ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET C5.1.
18. 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
19. BALE AND PALLET RECYCLE AREA (45' X 12') WITH 6" WHITE SKIP, SEE ARCH PLANS.
20. ORGANIC CONTAINER AREA (15' X 12') WITH 6" WHITE SKIP, SEE ARCH PLANS.
2 21. FDOT STOP MESSAGE AND DYSL / (THERMO) 6" PER FDOT INDEX NO. 711-001.
22. FLUSH PAVEMENT AND SIDEWALK AREA.
23. PROPOSED DYSL / 4" (LINES TO BE EXTENDED FROM THE STOP BAR OR CROSSWALK).
24. NEATLY SAWCUT AND CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT.
2 25. PROPOSED SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE. SEE DETAIL SHEET C5.1
26. PROPOSED HANDICAP RAMP 1:12 MAX, PER VILLAGES DETAILS ON SHEET C5.7 AND C5.8. WITH EXPOSED AGGREGATE DECORATIVE CONCRETE.
27. CONCRETE SIDEWALK, SEE ARCH. PLAN FOR SPECIFICATION AND DETAILS.
28. PROPOSED INTEGRAL CURB AND GUTTER, SEE DETAIL SHEET C5.1.
29. PROPOSED 2' EXPOSED AGGREGATE DECORATIVE CONCRETE.
30. NEW PICKUP PARKING SPACE SIGNS "STALL DESIGNATION SIGN", "CALL IN SIGN" AND "LARGE LOGO SIGN" (TYP). SEE SHEET C3.1.
2 31. 1000 GAL. GREASE INTERCEPTORS. SEE ARCH/MEP PLANS FOR SPECIFICATIONS.
32. PROPOSED PIPE BOLLARD PER THE VILLAGES DETAIL R-5.2 ON SHEET C5.9.
33. VENDING MACHINES, REFER TO ARCH. PLANS.
34. PROPOSED MONUMENT SIGN LOCATION, SEE ARCH PLANS FOR DETAILS.
35. PROPOSED 18" CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
36. 10'X28' CONCRETE PAD AT PHARMACY DRIVE THRU. SEE ARCH. PLANS FOR DETAILS.
37. PROPOSED EXPOSED AGGREGATE DECORATIVE CONCRETE TACTILE WARNING AT CROSSWALKS
38. PROPOSED VERTICAL CURB, SEE SHEET C5.1.
39. REMOVE FENCE IN PROPOSED PAVING AREA TO NEAREST POST IN RIGHT OF WAY.
1 40. 6" FLUSH CURB WITH 24" WIDE EXPOSED AGGREGATE DECORATIVE CONCRETE.
1 41. SWSL / 4" AT 45 DEGREE @ 5'-0" O.C. PERPENDICULAR TO DRIVE.
1 42. UNLOADING / LOADING AREA FOR LIQUOR STORE.
1 43. DECORATIVE HANDICAP SIGN POST. SEE DETAIL HC-3.4 PAGE 1 OF 2 ON SHEET C5.8.
1 44. DECORATIVE HANDICAP SIGN POST. SEE DETAIL HC-3.4 PAGE 2 OF 2 ON SHEET C5.8.
2 45. PROPOSED REVISION TO MONUMENT SIGN FACE. SEE ARCH/MEP PLANS FOR SPECIFICATIONS.
2 46. PROPOSED NOSE DOWN CURB, SEE SHEET C5.1.
2 47. PROPOSED REMOVAL OF EXISTING STRIPING AND REPLACE WITH PAVEMENT MARKINGS PER FDOT 711-001.
2 48. PROPOSED 8' HIGH PRECAST WALL BY PERMACAST (COLOR TO MATCH BUILDING)
2 49. PROPOSED RIBBON CURB, SEE SHEET C5.1.
2 50. PROPOSED SIDEWALK, 5% LONGITUDINAL SLOPE, 2% CROSS SLOPE PER THE VILLAGES REQUIREMENTS. SEE SHEET C5.8.
2 51. 24" THERMO STOP BAR PER FDOT INDEX NO. 711-001.
2 52. SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX NO. 711-001.
2 53. FDOT STOP MESSAGE AND DYSL / THERMO 6" PER FDOT INDEX NO. 711-001.
3 2 54. PROPOSED 6' HIGH PRECAST WALL BY PERMACAST (COLOR TO MATCH BUILDING).
2 55. REMOVE EXISTING FARM FENCE.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA — LICENSE No. 55524 — STATE OF FLORIDA — REGISTERED PROFESSIONAL ENGINEER

No.	Date	Revision
1	11/14/25	PER COUNTY/CPH REVIEW
2	08/28/25	PER CPH/COUNTY REVIEW
3	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

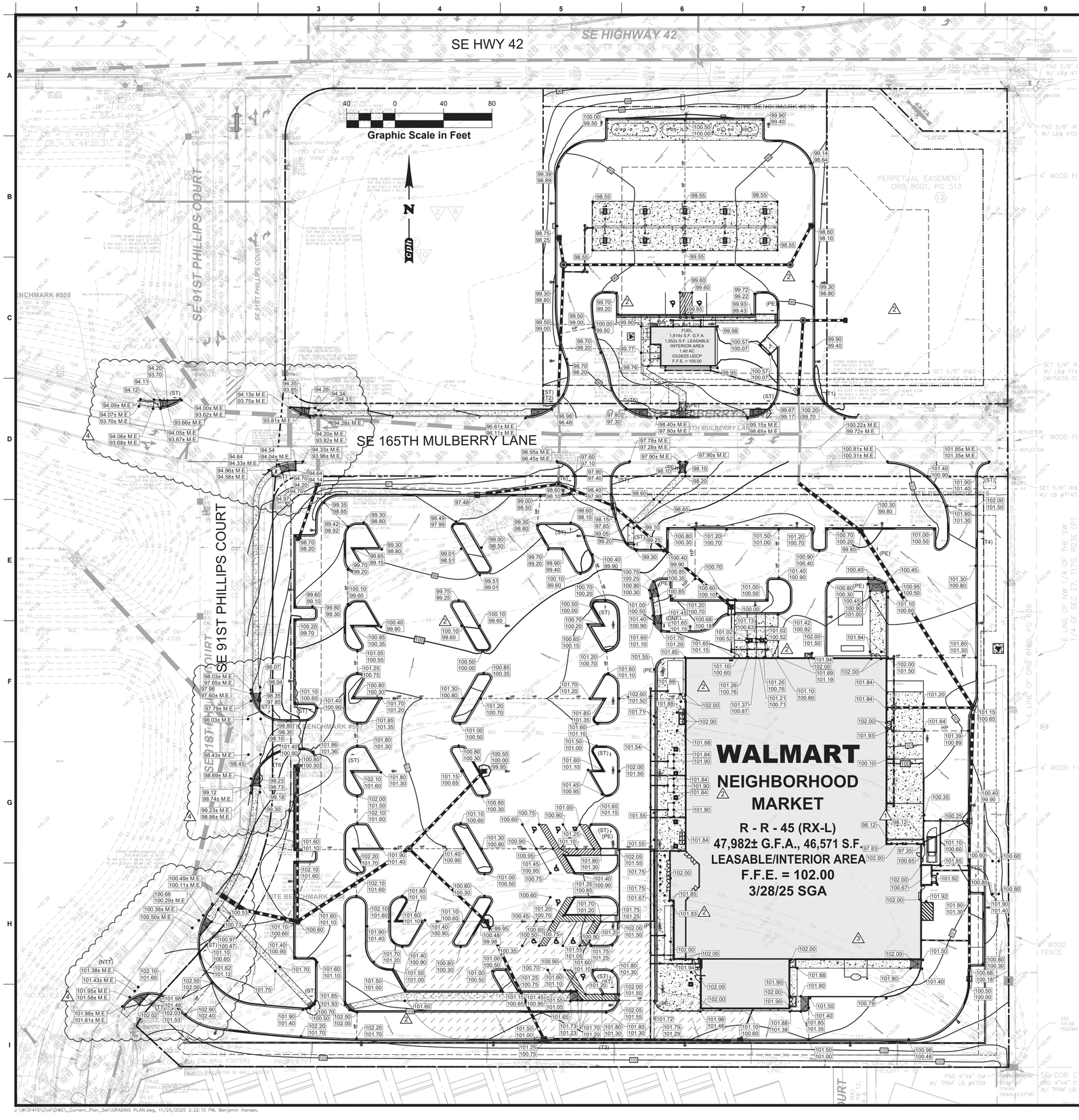
SITE DIMENSION PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.1

J:\W131415\Civil\DWG_Current_Plan_Set\SITE DIMENSION PLAN.dwg, 11/25/2025 2:21:21 PM, Benjamin Hansen,



LEGEND

- PROPERTY LINE
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- TOP OF CURB ELEV. / PAVEMENT ELEV.
- PAVEMENT ELEV.
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- FLUME
- CURB INLETS

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUNDWATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

PIPE MATERIALS:

STORMWATER PIPE

RCP PIPE SHALL COMPLY WITH ASTM C76
ERCP PIPE SHALL COMPLY WITH ASTM C507
HDPE PIPE SHALL COMPLY WITH ASTM D3350
PVC PIPE SHALL COMPLY WITH ASTM D3034, SDR 35

NOTES:

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. THE FOLLOWING MINIMUM SLOPES SHALL BE PROVIDED BY THE CONTRACTOR:
   a. ASPHALT PAVEMENT: MIN. 1% SLOPE
   b. CONCRETE PAVEMENT: MIN. 1% SLOPE
   c. GUTTERS: MIN 0.5%
2. STRUCTURE BOTTOMS SHALL BE TYPE 'P' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE 'J' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ADA AREAS ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT ANY INFORMATION SHOWN ON THIS PLAN MAY NOT BE IN COMPLIANCE THEY SHALL NOTIFY THE ENGINEER PRIOR TO THE WORK BEING COMPLETED.
4. ALL PROPOSED INLET GRATES ARE TO BE RETICULINE STEEL.
5. PIPE LENGTHS ASSOCIATED WITH MITER END SECTIONS DO NOT INCLUDE THE SEGMENT TO BE INCLUDED UNDER THE UNIT PRICE FOR MES (AKA DIMENSION F, FDOT INDEX NO'S. 430-021 AND 430-022).
6. ALL DOWNSPOUTS/INTERNAL ROOF DRAINS TO BE CONNECTED TO UNDERGROUND STORM PIPING SYSTEM PER THE VILLAGES DESIGN CRITERIA.

THE ELEVATIONS SHOWN IN OUR PLANS ARE BASED ON NAVD 88. TO CONVERT TO THE VILLAGES DATUM SUBTRACT 2.564 FT.

2 AREA IDENTIFIED MAY REQUIRE UNDERCUT DUE TO SHALLOW SAND–CLAY MIXTURES ENCOUNTERED IN BORING B29–B31 IN GEOTECHNICAL REPORT AS PER FDOT INDEX 120–002. EXTENT OF UNDERCUT SHOULD BE FIELD VERIFIED. RECOMMEND PROOF ROLLING TO HELP DETERMINE EXTENTS OF UNDERCUTS.

2

FINAL FOUNDATION SUBSURFACE PREPARATION-WALMART STORE BUILDING
WALMART NEIGHBORHOOD MARKET STORE NO. 3009-1000
THE VILLAGES, MARION COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES. APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST, THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE, THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR DELETERIOUS UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOF-ROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP_SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS

LOCATION WITH RESPECT TO FINAL GRADE	P.I. L.L.
BUILDING AREA, BELOW UPPER 4 FEET	NP NP
BUILDING AREA, UPPER 4 FEET	NP NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D_1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED-PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW THE BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +98 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WALMART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. 0795.2400092.0000, REPORT NO: 2102565. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

AN E_MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.: esuarez@teamues.com

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	11/14/25	PER COUNTY/CPH REVIEW
2	08/28/25	PER COUNTY/CPH REVIEW
3	08/05/25	PER CPH REVIEW
4	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

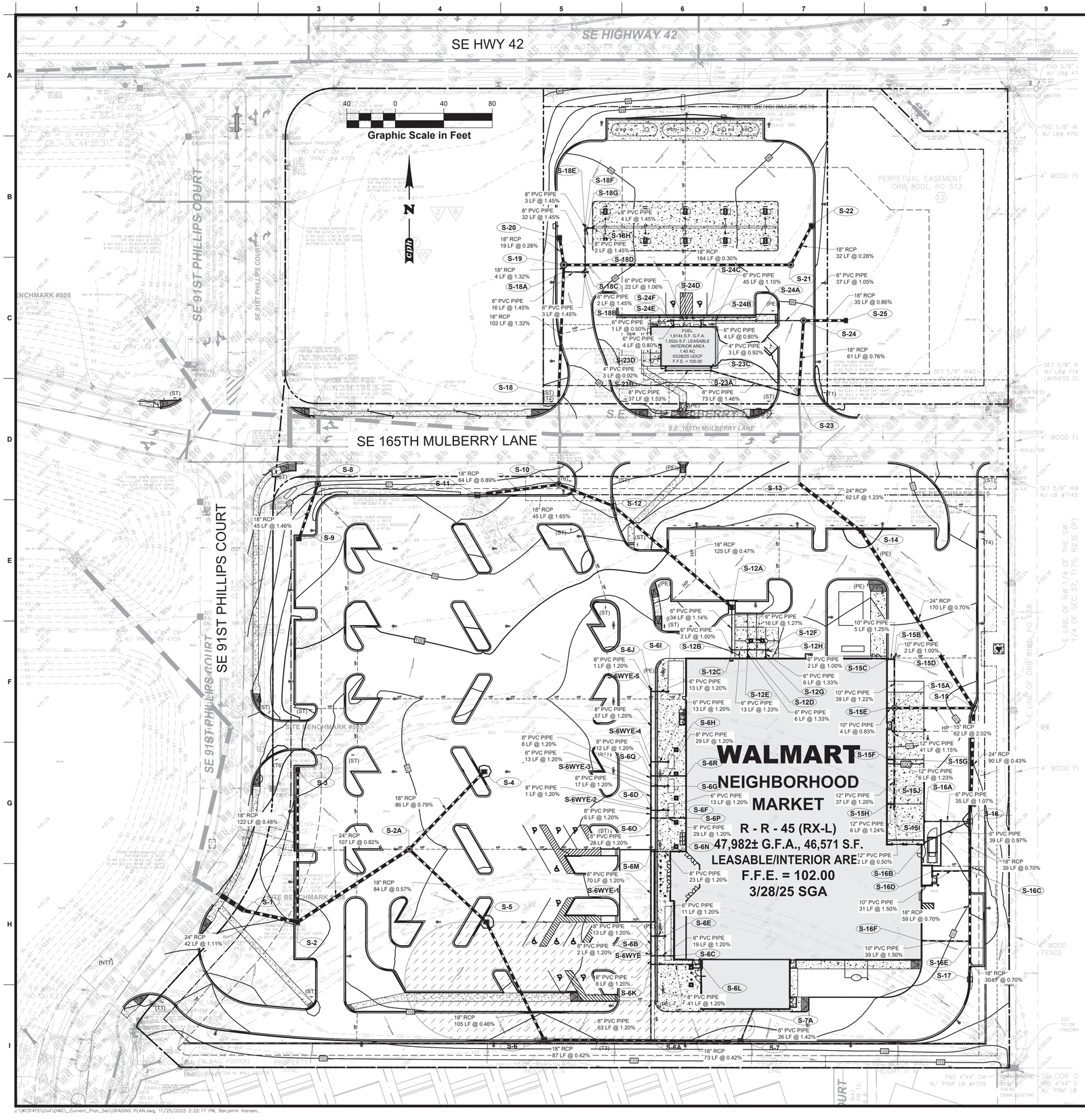
GRADING PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.2

J:\W131415\Civil\DWG_Current_Plan_Set\GRADING PLAN.dwg, 11/25/2025 2:22:10 PM, Benjamin Hansen,



DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUNDWATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

AREA IDENTIFIED MAY REQUIRE UNDERCUT DUE TO SHALLOW SAND–CLAY MIXTURES ENCOUNTERED IN BORING B29–B31 IN GEOTECHNICAL REPORT AS PER FDOT INDEX 120–002. EXTENT OF UNDERCUT SHOULD BE FIELD VERIFIED. RECOMMEND PROOF ROLLING TO HELP DETERMINE EXTENTS OF UNDERCUTS.

PIPE MATERIALS:

STORMWATER PIPE

RCP PIPE SHALL COMPLY WITH ASTM C76
ERCP PIPE SHALL COMPLY WITH ASTM C507
HDPE PIPE SHALL COMPLY WITH ASTM D3350
PVC PIPE SHALL COMPLY WITH ASTM D3034, SDR 35

NOTES:

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. THE FOLLOWING MINIMUM SLOPES SHALL BE PROVIDED BY THE CONTRACTOR:
   a. ASPHALT PAVEMENT: MIN. 1% SLOPE
   b. CONCRETE PAVEMENT: MIN. 1% SLOPE
   c. GUTTERS: MIN 0.5%
2. STRUCTURE BOTTOMS SHALL BE TYPE 'P' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE 'J' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ADA AREAS ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT ANY INFORMATION SHOWN ON THIS PLAN MAY NOT BE IN COMPLIANCE THEY SHALL NOTIFY THE ENGINEER PRIOR TO THE WORK BEING COMPLETED.
4. ALL PROPOSED INLET GRATES ARE TO BE RETICULINE STEEL.
5. PIPE LENGTHS ASSOCIATED WITH MITER END SECTIONS DO NOT INCLUDE THE SEGMENT TO BE INCLUDED UNDER THE UNIT PRICE FOR MES (AKA DIMENSION F, FDOT INDEX NO'S. 430-021 AND 430-022).
6. ALL DOWNSPOUTS/INTERNAL ROOF DRAINS TO BE CONNECTED TO UNDERGROUND STORM PIPING SYSTEM PER THE VILLAGES DESIGN CRITERIA.

THE ELEVATIONS SHOWN IN OUR PLANS ARE BASED ON NAVD 88. TO CONVERT TO THE VILLAGES DATUM SUBTRACT 2.564 FT.

FINAL FOUNDATION SUBSURFACE PREPARATION-WALMART STORE BUILDING
WALMART NEIGHBORHOOD MARKET STORE NO. 3009-1000
THE VILLAGES, MARION COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES. APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDINGS PROPER (REFER TO DRAWING SHEET SP1). TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST, THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE, THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP_SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	P.I. LL.
BUILDING AREA, BELOW UPPER 4 FEET	NP NP
BUILDING AREA, UPPER 4 FEET	NP NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D_1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED-PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW THE BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +98 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WALMART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. 0795.2400092.0000, REPORT NO: 2102565. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

AN E_MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.: esuarez@teamues.com

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
© 2025

STORM STRUCTURE LABEL PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.2A

J:\W131415\Civil\DWG_Current_Plan_Set\GRADING PLAN.dwg, 11/25/2025 2:22:17 PM, Benjamin Hansen,

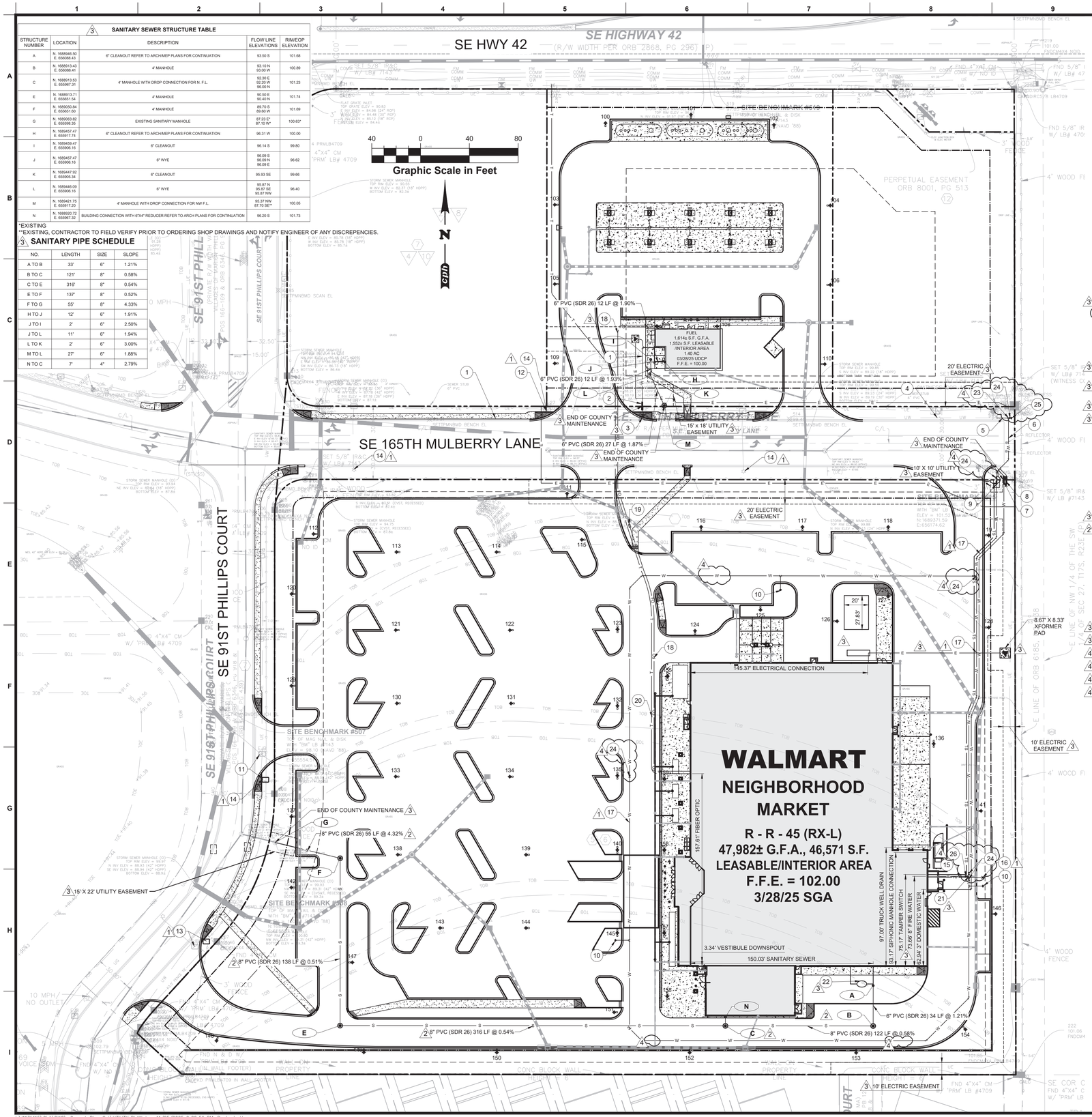
3 SANITARY SEWER STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
A	N. 1688946.50 E. 656088.43	6" CLEANOUT REFER TO ARCH/MEP PLANS FOR CONTINUATION	93.50 S	101.68
B	N. 1688913.43 E. 656088.41	4' MANHOLE	93.10 N 93.00 W	100.89
C	N. 1688913.53 E. 655967.31	4' MANHOLE WITH DROP CONNECTION FOR N. F.L.	92.30 E 92.20 W 96.00 N	101.23
E	N. 1688913.71 E. 655951.54	4' MANHOLE	90.50 E 90.40 N	101.74
F	N. 1689050.84 E. 655951.60	4' MANHOLE	89.70 S 89.60 W	101.69
G	N. 1689063.82 E. 655998.35	EXISTING SANITARY MANHOLE	87.23 E* 87.10 W*	100.63*
H	N. 1689457.47 E. 655917.74	6" CLEANOUT REFER TO ARCH/MEP PLANS FOR CONTINUATION	96.31 W	100.00
I	N. 1689459.47 E. 655906.16	6" CLEANOUT	96.14 S	99.80
J	N. 1689457.47 E. 655906.16	6" WYE	96.09 S 96.09 N 96.09 E	96.62
K	N. 1689447.92 E. 655965.34	6" CLEANOUT	95.93 SE	99.66
L	N. 1689446.09 E. 655906.16	6" WYE	95.87 N 95.87 SE 95.87 NW	96.40
M	N. 1689421.75 E. 655917.20	4' MANHOLE WITH DROP CONNECTION FOR NW F.L.	95.37 NW 87.70 SE**	100.05
N	N. 1688920.72 E. 655967.32	BUILDING CONNECTION WITH 8"X4" REDUCER REFER TO ARCH PLANS FOR CONTINUATION	96.20 S	101.73

*EXISTING
**EXISTING, CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING SHOP DRAWINGS AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

3 SANITARY PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
A TO B	33'	6"	1.21%
B TO C	121'	8"	0.58%
C TO E	316'	8"	0.54%
E TO F	137'	8"	0.52%
F TO G	55'	8"	4.33%
H TO J	12'	6"	1.91%
J TO I	2'	6"	2.50%
J TO L	11'	6"	1.94%
L TO K	2'	6"	3.00%
M TO L	27'	6"	1.88%
N TO C	7'	4"	2.79%



LEGEND

- PROPERTY LINE
- EASEMENT
- E — ELECTRIC LINE
- FO — FIBER OPTIC
- FW — FIRE WATER (PVC, C900, DR 14) 1
- TS — TAMPER SWITCH (1" CONDUIT)
- S — SANITARY SEWER (SDR 26)
- T — TELEPHONE LINE
- W — WATER MAIN
- IR — NON-POTABLE IRRIGATION WATER
- C.O. — CLEAN OUT
- D.S. — DOWN SPOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER LINE FITTINGS
- GATE VALVE
- REDUCER
- POST INDICATOR VALVE
- PC1 — PIPE CROSSING
- 101 — SITE LIGHTING AND LOCATION POINT

PROPOSED UTILITY LEGEND 1

1. PROPOSED 2" POLYETHYLENE TUBING (AWWA C800 AND C901) WATER SERVICE TO FUEL STATION.
2. 3 PROPOSED 2" WATER METER AND 2" WILKINS 375XL RPZ BACKFLOW PREVENTER INSTALLED PER DETAIL UT-209.
3. PROPOSED 10"X 2" TAPPING SLEEVE AND VALVE ASSEMBLY PER DETAIL UT 108.
4. EXISTING 10" PVC WATER.
5. CONNECT TO EXISTING VALVE.
6. PROPOSED 10" (C900, DR18) WATER.
7. 3 PROPOSED 3" PVC (ASTM D2241, DR 21) WATER SERVICE TO WALMART BUILDING. 3" METER AND 3" WILKINS 375XL RPZ BACKFLOW PREVENTER PER DETAIL UT-213.
8. 3 PROPOSED 2" WATER SERVICE FOR IRRIGATION. 2" METER AND 2" WILKINS 375XL RPZ BACKFLOW PREVENTER PER DETAIL UT-209/SHEET C5.14. REFERENCE IRRIGATION PLANS FOR CONTINUATION.
9. 3 PROPOSED 10" AMES 3000SS DOUBLE DETECTOR CHECK VALVE AND METER ASSEMBLY PER DETAIL UT 208.
10. 3 PROPOSED FIRE HYDRANT PER DETAIL UT 210. FIRE HYDRANTS ARE PRIVATE AND SHALL BE PAINTED YELLOW IN ACCORDANCE WITH MARION COUNTY FIRE RESCUE REQUIREMENTS.
11. RELOCATE EXISTING LIGHT POLE SOUTH TO ROW.
12. RELOCATE EXISTING LIGHT POLE NORTH BEYOND SIDEWALK.
13. RELOCATE EXISTING EJB NORTH TO ROW.
14. EXISTING LEASED LIGHTS FROM SECO TO THE VILLAGES TO BE TRANSFERRED TO WAL-MART. (TYP OF 4)
15. PROPOSED 6" FIRE WATER LINE TO FDC.
16. PROPOSED FIRE DEPARTMENT CONNECTION W/ 6" CHECK VALVE LOCATED IN VERTICAL RISER ABOVE GROUND.
17. 3 PROPOSED 10" PVC (C900, DR 18) WATER
18. 2 CONDUITS TO FUEL STATION
TWO (2) 2" CONDUITS FOR FIBER OPTIC CABLE AND TELEPHONE LINE REQUIRED FROM THE BUILDING TO FUEL STATION. 300' MAX.BETWEEN PULL BOXES WITH NO ELLS AND NO MORE THAN TWO (2) 90 DEGREE TURNS IN A 100' CONDUIT RUN WITHOUT PULL BOXES. THE CONDUITS SHALL BE 2" DIAMETER CARLTON TYPE "DB" TELEPHONE DUCT OR 2" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED FIBER OPTIC CABLE WORKING, 12" ABOVE THE CONDUITS.
19. ALL PULL BOXES LOCATED IN PAVEMEMENT AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PGI730BA28 BOX WITH PGI730HHO LID,OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS.
20. TWO (2) 4" DIAMETER SCHEULE 40 PVC CONDUITS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AND ORANGE DETECTABLE HAZARD TAPE WITH ITEGRAL "BURIED CABLE" WORDING, 12" A BOVE CONDUIT.
3 21. 10"X8" MJ TEE
3 22. 1000 GAL. GREASE INTERCEPTORS. SEE ARCH/MEP PLANS FOR SPECIFICATIONS.
4 23. 10"X10" TEE
4 24. 10" GATE VALVE
4 25. 10" PLUG
4 26. 8" GATE VALVE

1

LIGHT POLE LOCATIONS		
NO.	NORTHING	EASTING
100	1689653.2033	655869.0354
101	1689660.1689	655939.0937
102	1689651.8163	656007.0979
103	1689586.2763	655827.4522
104	1689585.7203	656053.2854
105	1689521.2763	655827.4522
106	1689520.7203	656053.2851
107	1689486.7572	655911.1691
108	1689486.7266	655960.4407
109	1689456.2763	655827.4522
110	1689455.7203	656048.7848
111	1689349.6923	655837.6007
112	1689316.5579	655629.7527
113	1689301.7594	655697.7479
114	1689301.7043	655779.7317
115	1689311.8656	655849.6275
116	1689322.3548	655947.4237
117	1689322.2990	656030.4717
118	1689322.2517	656100.7438
119	1689315.4553	656183.1649

LIGHT POLE LOCATIONS		
NO.	NORTHING	EASTING
120	1689267.4043	655611.7223
121	1689237.7598	655697.1164
122	1689237.6969	655790.6472
123	1689238.4673	655878.8690
124	1689237.1817	655942.4206
125	1689254.3284	655996.0306
126	1689245.0616	656058.8315
127	1689265.1835	656100.6077
128	1689239.9063	656183.1649
129	1689192.1333	655611.6748
130	1689177.7592	655698.0458
131	1689177.6964	655791.5766
132	1689175.6953	655878.8268
133	1689117.7598	655697.0579
134	1689117.6969	655790.5887
135	1689118.4774	655878.7884
136	1689144.6373	656138.0412
137	1689084.9198	655611.6129
138	1689053.7586	655698.8077
139	1689053.6880	655803.8854

LIGHT POLE LOCATIONS		
NO.	NORTHING	EASTING
140	1689057.6322	655878.7413
141	1689089.6423	656176.8319
142	1689026.8713	655611.5756
143	1688993.7353	655733.4083
144	1688993.6880	655803.8451
145	1688989.6505	655878.7014
146	1689005.2053	656188.7907
147	1688965.4873	655661.5548
148	1688901.3272	655550.2587
149	1688891.8499	655670.9777
150	1688891.6258	655779.9777
151	1688924.6402	655876.0909
152	1688891.5195	655937.9777
153	1688891.4277	656074.4687
154	1688910.5444	656164.0287
155	1689199.8814	655919.8431
156	1689057.6163	655917.2469
157	1688989.6218	655917.2015
158	1688937.8225	655919.6669
159	1689115.8373	655917.2858

3 NOTE: THE TOTAL IRRIGATED AREA FOR THE COMBINED WALMART NEIGHBORDHOOD MARKET AND FUEL SITE INCLUDING OFF-SITE AREAS IS 91,613 SF. REFER TO IRRIGATION PLAN SHEETS IR0.0-IR5.1.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW
2	08/28/25	PER CPH/COUNTY REVIEW
3	08/05/25	PER CPH REVIEW
4	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

UTILITY PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.3

J:\W131415\Civil\DWG__Current_Plan_Set\UTILITY PLAN.dwg, 11/25/2025 2:22:56 PM, Benjamin Hansen,

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
S-1	N. 1689003.19 E. 655574.26	EXISTING STORM NETWORK CONNECTION	91.90 E 89.31 NW*	99.93*
S-2	N. 1688993.71 E. 655618.31	TYPE F INLET PER FDOT 425-053	92.40 W 92.40 NE 92.40 N	100.60
S-2A	N. 1689053.75 E. 655710.35	STORM MANHOLE PER FDOT 425-001	93.30 SW 93.30 NE 93.30 SE	101.24
S-3	N. 1689119.05 E. 655618.39	TYPE F INLET PER FDOT 425-053	93.00 S	100.30
S-4	N. 1689117.70 E. 655772.14	TYPE F INLET PER FDOT 425-053	94.00 SW	99.95
S-5	N. 1688993.71 E. 655773.87	TYPE F INLET PER FDOT 425-053	93.80 SE 93.80 NW	99.95
S-6	N. 1688896.57 E. 655821.65	TYPE 6 CURB INLET PER FDOT 425-021	94.30 E 94.30 NW	100.65
S-6A	N. 1688895.98 E. 655909.66	INSERTATEE	94.67 W 94.67 E 94.67 N	
S-6B	N. 1688967.88 E. 655909.69	6" CLEANOUT	95.53 S 95.53 N	101.69
S-6C	N. 1688965.86 E. 655928.76	BUILDING CONNECTION	95.74 W	
S-6D	N. 1689087.88 E. 655909.71	6" CLEANOUT	96.97 N 96.97 S	101.52
S-6E	N. 1688982.09 E. 655921.27	RAISED PLANTER CONNECTION	95.84 W	
S-6F	N. 1689085.87 E. 655923.87	RAISED PLANTER CONNECTION	97.12 W	
S-6G	N. 1689105.87 E. 655923.88	RAISED PLANTER CONNECTION	97.36 W	
S-6H	N. 1689125.84 E. 655923.90	RAISED PLANTER CONNECTION	97.60 W	
S-6I	N. 1689183.86 E. 655923.80	RAISED PLANTER CONNECTION	98.29 W	
S-6J	N. 1689185.87 E. 655909.74	6" CLEANOUT	98.15 S	101.59
S-6K	N. 1688958.86 E. 655909.68	6" WYE	95.42 N 95.42 S 95.42 E	
S-6L	N. 1688958.84 E. 655950.74	DOWNSPOUT	95.92 W	
S-6M	N. 1689051.86 E. 655909.70	8" WYE	96.54 N 96.54 S 96.54 E	
S-6N	N. 1689051.86 E. 655933.04	DOWNSPOUT	96.82 W	
S-6O	N. 1689079.45 E. 655909.71	8" WYE	96.87 N 96.87 S 96.87 E	
S-6P	N. 1689079.45 E. 655938.43	DOWNSPOUT	97.22 W	
S-6Q	N. 1689114.19 E. 655909.72	8" WYE	97.29 N 97.29 S 97.29 E	
S-6R	N. 1689114.19 E. 655938.52	DOWNSPOUT	97.63 W	

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
S-6WYE	N. 1688965.88 E. 655909.68	8" WYE	95.51 E 95.51 N 95.51 S	
S-6WYE-1	N. 1688982.09 E. 655909.69	8"X6" WYE	95.70 N 95.70 S 95.70 E	
S-6WYE-2	N. 1689085.88 E. 655909.71	8"X6" WYE	96.95 N 96.95 S 96.95 E	
S-6WYE-3	N. 1689105.88 E. 655909.71	8"X6" WYE	97.19 N 97.19 S 97.19 E	
S-6WYE-4	N. 1689125.85 E. 655909.72	8"X6" WYE	97.43 N 97.43 S 97.43 E	
S-6WYE-5	N. 1689183.87 E. 655909.74	8"X6" WYE	98.12 E 98.12 S 98.12 N	
S-7	N. 1688895.49 E. 655983.70	TYPE 6 CURB INLET PER FDOT 425-021	94.98 W 97.30 N	100.60
S-7A	N. 1688921.58 E. 655994.10	DOWNSPOUT	97.70 S	
S-8	N. 1689354.90 E. 655634.94	EXISTING STORM NETWORK CONNECTION	91.80 S 88.22 N*	96.60**
S-9	N. 1689309.45 E. 655619.38	TYPE C INLET PER FDOT 425-052	92.50 N	98.10
S-10	N. 1689354.55 E. 655833.63	EXISTING STORM NETWORK CONNECTION	92.10 W 92.20 E 88.22 N*	98.10***
S-11	N. 1689345.71 E. 655766.62	TYPE 6 CURB INLET PER FDOT 425-021	92.70 E	97.48
S-12	N. 1689336.74 E. 655878.87	TYPE 6 CURB INLET PER FDOT 425-021	93.00 W 93.00 SE	97.65
S-12A	N. 1689253.25 E. 655976.45	TYPE C INLET PER FDOT 425-052	96.00 S 93.60 NW	100.00
S-12B	N. 1689218.16 E. 655976.42	INSERT-A-TEE	96.40 S 96.40 N 96.40 E	
S-12C	N. 1689216.16 E. 655976.42	6" CLEANOUT	96.42 N	101.02
S-12D	N. 1689218.15 E. 655989.40	INSERT-A-TEE	96.56 E 96.56 W 96.56 S	
S-12E	N. 1689212.15 E. 655989.40	DOWNSPOUT	96.64 N	
S-12F	N. 1689218.14 E. 656004.40	INSERT-A-TEE	96.75 E 96.75 W 96.75 S	
S-12G	N. 1689212.14 E. 656004.40	DOWNSPOUT	96.83 N	
S-12H	N. 1689218.14 E. 656006.40	6" CLEANOUT	96.77 W	100.76
S-13	N. 1689355.46 E. 656031.96	EXISTING STORM NETWORK CONNECTION	90.40 SE 89.13 N*	99.88*
S-14	N. 1689315.60 E. 656083.41	TYPE C INLET PER FDOT 425-052	91.20 SE 91.20 NW	99.80
S-15	N. 1689170.11 E. 656176.00	TYPE 6 CURB INLET WITH J BOTTOM PER FDOT 425-021	92.40 NW 92.40 S 92.40 W	100.65
S-15A	N. 1689170.25 E. 656110.52	STORM MANHOLE PER FDOT 425-001	96.05 W 93.72 S 96.52 N 93.72 E	101.74

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
S-15B	N. 1689212.41 E. 656110.52	6" CLEANOUT	97.03 S	101.40
S-15C	N. 1689210.41 E. 656104.91	DOWNSPOUT	97.08 E	
S-15D	N. 1689210.41 E. 656110.52	INSERT-A-TEE	97.01 N 97.01 S 97.01 W	
S-15E	N. 1689170.25 E. 656104.52	DOWNSPOUT	96.10 E	
S-15F	N. 1689127.74 E. 656104.83	DOWNSPOUT	94.28 E	
S-15G	N. 1689127.74 E. 656110.50	INSERT-A-TEE	94.21 S 94.21 N 94.21 W	
S-15H	N. 1689091.10 E. 656104.83	DOWNSPOUT	94.72 E	
S-15I	N. 1689089.10 E. 656110.47	6" CLEANOUT	94.66 N	98.94
S-15J	N. 1689091.10 E. 656110.47	INSERT-A-TEE	94.65 S 94.65 N 94.65 W	
S-16	N. 1689076.67 E. 656172.83	TYPE 6 CURB INLET PER FDOT 425-021	92.80 N 94.50 S 92.80 SW 92.80 W	99.90
S-16A	N. 1689076.69 E. 656135.49	DOWNSPOUT	93.20 E	
S-16B	N. 1689059.39 E. 656135.48	TRUCK WELL DRAIN	93.20 NE	
S-16C	N. 1689035.89 E. 656172.82	INSERT-A-TEE	94.78 S 94.79 N 94.78 W	
S-16D	N. 1689035.72 E. 656142.13	DOWNSPOUT	95.25 E	
S-16E	N. 1688977.84 E. 656172.80	INSERT-A-TEE	95.19 S 95.19 N 95.19 W	
S-16F	N. 1688978.27 E. 656133.42	DOWNSPOUT	95.78 E	
S-17	N. 1688946.45 E. 656172.78	TYPE 6 CURB INLET PER FDOT 425-021	95.41 N	100.00
S-18	N. 1689426.73 E. 655833.60	EXISTING STORM NETWORK CONNECTION	91.60 N 88.27 S*	97.59*
S-18A	N. 1689529.87 E. 655837.67	INSERT-A-TEE	92.96 N 92.96 S 92.96 E	
S-18B	N. 1689529.66 E. 655853.45	8"X6" WYE	93.19 NE 93.19 W 93.19 E	
S-18C	N. 1689529.66 E. 655857.45	6" CLEANOUT	93.25 W	98.70
S-18D	N. 1689531.66 E. 655855.45	8" BEND	92.23 N 93.23 SW	
S-18E	N. 1689564.04 E. 655855.45	8"X6" WYE	92.70 NE 92.70 S 92.70 N	
S-18F	N. 1689568.04 E. 655855.45	6" CLEANOUT	92.76 S	98.45
S-18G	N. 1689566.04 E. 655857.45	8" BEND	92.74 E 92.74 SW	

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
S-18H	N. 1689566.04 E. 655861.95	FUEL CANOPY CONNECTION	92.81 W	
S-19	N. 1689535.62 E. 655837.90	CONTECH CDS2015-S-C. REFER TO DETAIL SHEET C5.5	93.04 N 93.04 S 93.04 E	98.50
S-20	N. 1689557.68 E. 655834.45	TYPE F INLET PER FDOT 425-053	93.10 S	98.10
S-21	N. 1689535.62 E. 656025.03	STORM MANHOLE	93.60 NE 93.60 W	98.63
S-22	N. 1689567.61 E. 656042.00	TYPE F INLET PER FDOT 425-053	93.70 SW	98.10
S-23	N. 1689427.61 E. 656031.73	EXISTING STORM NETWORK CONNECTION	89.23 N 93.20 W 89.23 S*	99.85*
S-23A	N. 1689448.49 E. 655959.27	8"X4" REDUCING TEE WITH 8"X6" REDUCING WYE WITH 6" C.O.	94.30 N 94.30 W 94.30 E	99.80
S-23B	N. 1689448.52 E. 655921.94	8"X4" REDUCING TEE WITH 8"X6" REDUCING WYE WITH 6" C.O.	94.87 N 94.87 E	99.73
S-23C	N. 1689451.76 E. 655959.27	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	94.33 S	
S-23D	N. 1689451.78 E. 655921.94	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	94.90 S	
S-24	N. 1689489.70 E. 656035.56	STORM MANHOLE PER FDOT 425-001	89.70 S 89.70 E 94.70 W	99.20
S-24A	N. 1689489.70 E. 655996.46	6" CLEANOUT	95.11 E 95.11 W	99.62
S-24B	N. 1689489.73 E. 655950.98	INSERT-A-TEE	95.61 E 95.61 W 95.61 S	
S-24C	N. 1689484.74 E. 655950.98	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	95.65 N	
S-24D	N. 1689489.75 E. 655928.29	INSERT-A-TEE	95.85 E 95.85 W 95.85 S	
S-24E	N. 1689484.75 E. 655928.29	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	95.89 N	
S-24F	N. 1689489.75 E. 655926.29	6" CLEANOUT	95.86 E	99.92
S-25	N. 1689489.70 E. 656070.56	TYPE C INLET PER FDOT 425-052	90.00 W	100.00

* EXISTING
** CONTRACTOR TO RAISE EXISTING MANHOLE RIM ELEVATION FROM 94.75' TO 96.60'
***CONTRACTOR TO RAISE EXISTING MANHOLE RIM ELEVATION FROM 96.83' TO 98.10'

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-1 TO S-2	42'	24" RCP	1.11%
S-2 TO S-2A	107'	24" RCP	0.82%
S-2 TO S-3	122'	18" RCP	0.48%
S-2A TO S-4	86'	18" RCP	0.79%
S-2A TO S-5	84'	18" RCP	0.57%
S-5 TO S-6	105'	18" RCP	0.46%
S-6 TO S-6A	87'	18" RCP	0.42%
S-6A TO S-7	73'	18" RCP	0.42%
S-6D TO S-6WYE-2	1'	8" PVC Pipe	1.20%
S-6E TO S-6WYE-1	11'	6" PVC Pipe	1.20%
S-6F TO S-6WYE-2	13'	6" PVC Pipe	1.20%
S-6G TO S-6WYE-3	13'	6" PVC Pipe	1.20%
S-6H TO S-6WYE-4	13'	6" PVC Pipe	1.20%
S-6I TO S-6WYE-5	13'	6" PVC Pipe	1.20%
S-6J TO S-6WYE-5	1'	8" PVC Pipe	1.20%
S-6K TO S-6A	63'	8" PVC Pipe	1.20%
S-6L TO S-6K	41'	8" PVC Pipe	1.20%
S-6M TO S-6WYE-1	70'	8" PVC Pipe	1.20%
S-6N TO S-6M	23'	8" PVC Pipe	1.20%
S-6O TO S-6M	28'	8" PVC Pipe	1.20%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-6P TO S-6O	29'	8" PVC Pipe	1.20%
S-6Q TO S-6WYE-3	8'	8" PVC Pipe	1.20%
S-6R TO S-6Q	29'	8" PVC Pipe	1.20%
S-6WYE-1 TO S-6B	13'	8" PVC Pipe	1.20%
S-6WYE-2 TO S-6O	6'	8" PVC Pipe	1.20%
S-6WYE-3 TO S-6D	17'	8" PVC Pipe	1.20%
S-6WYE-4 TO S-6Q	12'	8" PVC Pipe	1.20%
S-6WYE-5 TO S-6WYE-4	57'	8" PVC Pipe	1.20%
S-6WYE TO S-6B	2'	8" PVC Pipe	1.20%
S-6WYE TO S-6C	19'	8" PVC Pipe	1.20%
S-6WYE TO S-6K	8'	8" PVC Pipe	1.20%
S-7A TO S-7	26'	8" PVC Pipe	1.42%
S-8 TO S-9	45'	18" RCP	1.46%
S-10 TO S-11	64'	18" RCP	0.89%
S-10 TO S-12	45'	18" RCP	1.65%
S-12A TO S-12	125'	18" RCP	0.47%
S-12B TO S-12A	34'	6" PVC Pipe	1.14%
S-12C TO S-12B	2'	6" PVC Pipe	1.00%
S-12D TO S-12B	13'	6" PVC Pipe	1.23%
S-12E TO S-12D	6'	6" PVC Pipe	1.33%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-12F TO S-12D	16'	6" PVC Pipe	1.27%
S-12G TO S-12F	6'	6" PVC Pipe	1.33%
S-12H TO S-12F	2'	6" PVC Pipe	1.00%
S-13 TO S-14	62'	24" RCP	1.23%
S-14 TO S-15	170'	24" RCP	0.70%
S-15 TO S-16	90'	24" RCP	0.43%
S-15A TO S-15	62'	15" RCP	2.02%
S-15B TO S-15D	2'	10" PVC Pipe	1.00%
S-15C TO S-15D	5'	10" PVC Pipe	1.25%
S-15D TO S-15A	39'	10" PVC Pipe	1.22%
S-15E TO S-15A	4'	10" PVC Pipe	0.83%
S-15F TO S-15G	6'	12" PVC Pipe	1.23%
S-15G TO S-15A	41'	12" PVC Pipe	1.15%
S-15H TO S-15J	6'	12" PVC Pipe	1.24%
S-15I TO S-15J	2'	12" PVC Pipe	0.50%
S-15J TO S-15G	37'	12" PVC Pipe	1.20%
S-16 TO S-16B	39'	6" PVC Pipe	0.97%
S-16A TO S-16	35'	6" PVC Pipe	1.07%
S-16C TO S-16	39'	18" RCP	0.70%
S-16D TO S-16C	31'	10" PVC Pipe	1.50%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-16E TO S-16C	59'	18" RCP	0.70%
S-16F TO S-16E	39'	10" PVC Pipe	1.50%
S-17 TO S-16E	30'	18" RCP	0.70%
S-18A TO S-18	102'	18" RCP	1.32%
S-18B TO S-18A	16'	8" PVC Pipe	1.45%
S-18C TO S-18B	3'	8" PVC Pipe	1.45%
S-18D TO S-18B	2'	8" PVC Pipe	1.45%
S-18E TO S-18D	32'	8" PVC Pipe	1.45%
S-18F TO S-18E	3'	8" PVC Pipe	1.45%
S-18G TO S-18E	2'	8" PVC Pipe	1.45%
S-18H TO S-18G	4'	8" PVC Pipe	1.45%
S-19 TO S-18A	4'	18" RCP	1.32%
S-19 TO S-20	19'	18" RCP	0.28%
S-21 TO S-19	184'	18" RCP	0.30%
S-22 TO S-21	32'	18" RCP	0.28%
S-23 TO S-24	61'	18" RCP	0.76%
S-23A TO S-23	73'	8" PVC Pipe	1.46%
S-23B TO S-23A	37'	8" PVC Pipe	1.53%
S-23C TO S-23A	3'	4" PVC Pipe	0.92%
S-23D TO S-23B	3'	4" PVC Pipe	0.92%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-24 TO S-24A	37'	6" PVC Pipe	1.05%
S-24A TO S-24B	45'	6" PVC Pipe	1.10%
S-24B TO S-24C	4'	6" PVC Pipe	0.80%
S-24B TO S-24D	22'	6" PVC Pipe	1.06%
S-24D TO S-24E	4'	6" PVC Pipe	0.80%
S-24D TO S-24F	1'	6" PVC Pipe	0.50%
S-25 TO S-24	35'	18" RCP	0.86%

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEONARDO JOSE AYALA — LICENSE No. 55524 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

No.	Revision	Date
1	PER COUNTY REVIEW	08/28/25
2	PER CPH REVIEW	08/05/25
3	PER CPH REVIEW	06/10/25

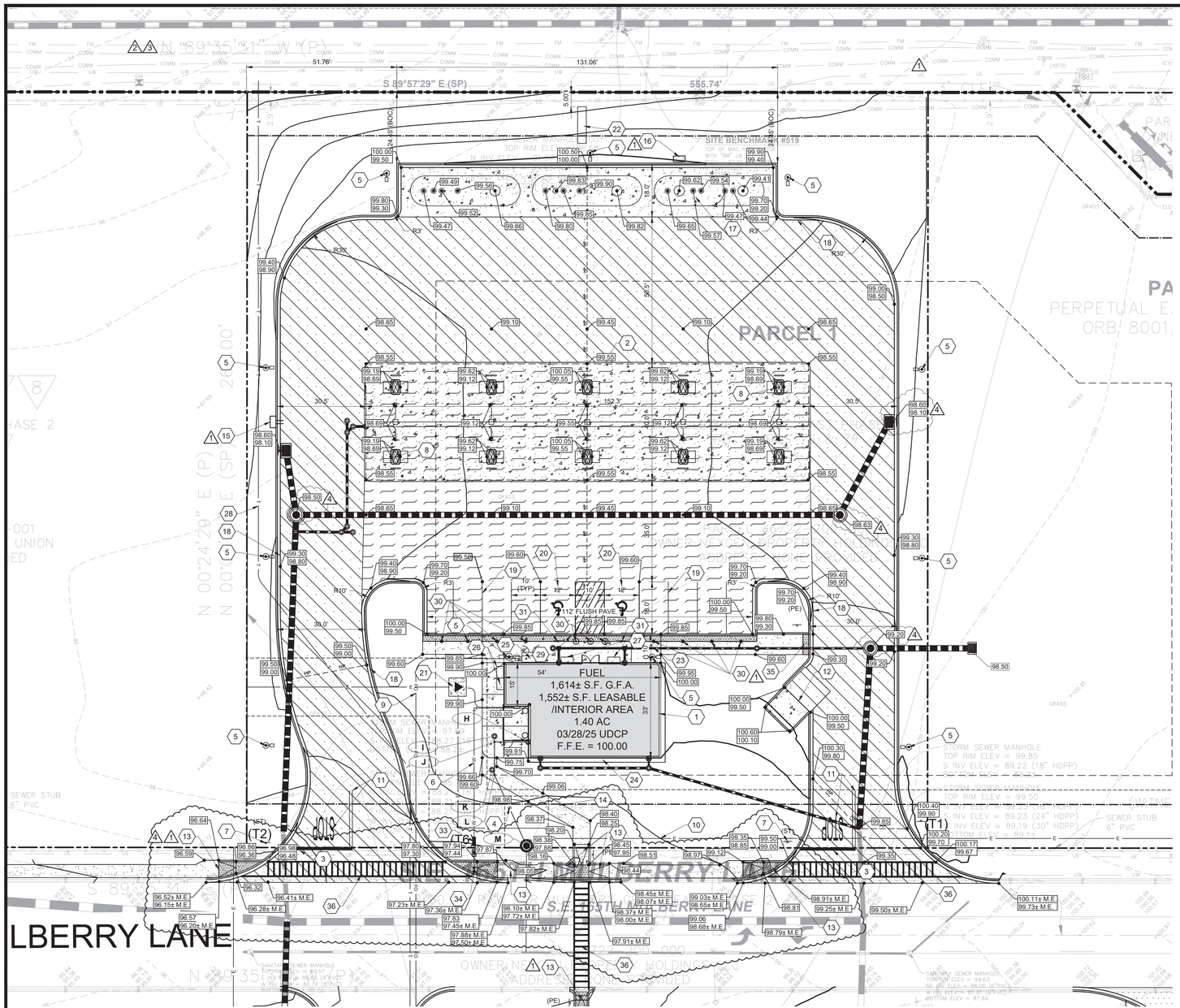
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

STORM SYSTEM SCHEDULES

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.4



SIGN LEGEND

(DNE)	DO NOT ENTER (R5-1)
(FL)	NO PARKING - FIRE LANE (R7-94)
(RTO)	RIGHT TURN ONLY (R3-5R)
(ST)	STOP (R1-1)
(P1)	PICK UP SIGN (ARROW STRAIGHT)
(P2)	PICK UP SIGN (ARROW LEFT)
(P3)	PICK UP SIGN (ARROW RIGHT)
(T1)	TRUCK ENTRY SIGN (ARROW RIGHT)(R14-4)
(T2)	TRUCK EXIT SIGN (ARROW STRAIGHT)
(T3)	TRUCK EXIT SIGN (ARROW LEFT)
(T4)	TRUCK ENTRY SIGN (ARROW STRAIGHT)
(T5)	TRUCK EXIT SIGN (ARROW RIGHT)
3 (T6)	TRUCK TRAFFIC PROHIBITED SIGN (R14-S NO ARROW)
(PE)	STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED BUFFER LINE
- FENCE (AS NOTED ON PLAN)
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- EASEMENT
- E — ELECTRIC LINE
- FO — FIBER OPTIC
- FW — FIRE WATER
- IC — IRRIGATION LINE
- S — SANITARY SEWER
- TS — TAMPER SWITCH
- T — TELEPHONE LINE
- W — WATER MAIN
- SLOPE OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- C.O. — CLEAN OUT
- D.S. — DOWN SPOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER LINE FITTINGS
- GATE VALVE
- REDUCER

PAINTING STRIPING LEGEND

SWSL	SINGLE WHITE SOLID LINE
SYSL	SINGLE YELLOW SOLID LINE
DYSL	DOUBLE YELLOW SOLID LINE

PROPOSED PAVEMENT LEGEND

- 3 — HEAVY DUTY CONCRETE: PER DETAIL SHEET
- CONCRETE SIDEWALK
- 4 — ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- 3 — STANDARD DUTY CONCRETE: PER DETAIL SHEET
- TRANSFORMER

Graphic Scale in Feet: 20 0 20 40

N

SITE LEGEND

1. SEE ARCH PLANS FOR BUILDING DETAILS AND MEASUREMENTS.
2. SEE STRUCTURAL PLANS FOR GAS STATION CANOPY DETAILS.
3. 24" WIDE STOP BAR PER FDOT INDEX NO. 711-001.
4. 6" SANITARY SEWER SERVICE.
5. LIGHT POLE LOCATION, SEE SHEET C1.3.
6. 2" POLYETHYLENE TUBING (AWWA C800 AND C901) DOMESTIC WATER SERVICE.
7. STOP SIGNS PER DETAIL SN-5.3, SEE SHEET C5.10.
8. FUEL PUMP, SEE GAS STATION MEP PLANS FOR DETAILS.
9. FIBER OPTIC SERVICE CONDUITS.
10. ELECTRICAL SERVICE CONDUIT.
11. FDOT STOP MESSAGE AND DYSL / THERMO 6" PER FDOT INDEX NO. 711-00.
12. DUMPSTER ENCLOSURE, SEE DETAILS ON SHEETS C5.9 .
13. SIDEWALK HANDICAP RAMP 1:12 MAX, PER THE VILLAGES RAMP DETAILS WITH EXPOSED AGGREGATE DECORATIVE CONCRETE.
14. CONCRETE SIDEWALK.
15. AIR PUMP, SEE GAS STATION MEP PLANS FOR DETAILS.
16. TANK REMOTE VENT WITH 2'X4' CONCRETE PAD, SEE GAS STATION MEP PLANS FOR DETAILS.
17. UNDERGROUND TANK FIELD, SEE GAS STATION MEP PLANS FOR DETAILS.
18. 18" CONCRETE CURB AND GUTTER.
19. STANDARD PARKING SPACES, 4" SWSL.
20. ADA PARKING SPACES, SEE DETAIL HC-2.2 ON SHEET C5.7.
21. ELECTRIC TRANSFORMER PAD LOCATION.
22. PROPOSED MONUMENT SIGN LOCATION, SEE ARCH PLANS FOR DETAILS.
23. ARCHITECTURAL CONCRETE, SEE ARCH. PLANS.
24. PROPOSED 18" CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
25. ICE MERCHANDISER, REFER TO ARCH. PLANS.
26. PROPANE EXCHANGE, REFER TO ARCH. PLANS.
27. EXTERIOR MERCHANDISER, REFER TO ARCH. PLANS.
28. TELEPHONE SERVICE CONDUITS.
29. 6" FLUSH CURB WITH 24" WIDE EXPOSED AGGREGATE DECORATIVE CONCRETE.
30. PIPE BOLLARD, PER THE VILLAGES DETAIL R5.2, SHEET C5.8.
31. DECORATIVE HANDICAP SIGN POST. SEE DETAIL SHEET CH-3.4 PAGE 2 OF 2 SHEET C5.8.
32. EMERGENCY PUMP SHUT OFF. REFER TO ARCH PLANS
33. 2" WATER METER AND RPZ 2" WILKINS 375XL BACKFLOW PREVENTER INSTALLED PER DETAIL UT-209
34. 10"X2" TAPPING SLEEVE AND VALVE ASSEMBLY PER DETAIL UT 108.
35. PROPOSED 2' EXPOSED DECORATIVE AGGREGATE CONCRETE
36. SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX NO. 711.001.

FINAL FOUNDATION SUBSURFACE PREPARATION-WALMART FUEL STATION SERVICE BUILDING
WALMART NEIGHBORHOOD MARKET STORE NO. 3009-1000
THE VILLAGES, MARION COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE FUEL STATION SERVICE BUILDING AND SERVICE BUILDING FLATWORK AREAS, AS WELL AS DIRECTLY BENEATH CANOPY FOUNDATIONS. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

AT THE SERVICE BUILDING AND FLATWORK SLABS, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. AT THE CANOPY FOUNDATION, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CANOPY CONCRETE FOUNDATIONS. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FOUNDATION THICKNESS. AT THE CANOPY SLAB, THE MINIMUM 4-INCH THICK "FREE DRAINING" BASE MATERIAL SHALL CONFORM TO FDOT GRADED AGGREGATE BASE. AT ALL LOCATIONS IN THE FUEL STATION AREA, THE BASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS. SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP_SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA, BELOW UPPER 4 FEET	NP	NP
BUILDING AREA, UPPER 4 FEET	NP	NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D_1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +96 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WALMART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. 0795.2400092.0000, REPORT NO. 2102565. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.
AN E_MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.: esuarez@teamues.com

SANITARY SEWER STRUCTURE TABLE 1

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
H	N. 1689457.47 E. 655917.74	6" CLEANOUT REFER TO ARCH/MEP PLANS FOR CONTINUATION	96.31 W	100.00
I	N. 1689459.47 E. 655906.16	6" CLEANOUT	96.14 S	99.79
J	N. 1689457.47 E. 655906.16	6" WYE	96.09 S 96.09 N 96.09 E	
K	N. 1689446.92 E. 655905.34	6" CLEANOUT	95.93 SE	99.66
L	N. 1689446.09 E. 655906.16	6" WYE	95.87 N 95.87 SE 95.87 NW	
M	N. 1689421.75 E. 655917.20	4' MANHOLE WITH DROP CONNECTION FOR NW F.L.	95.37 NW 87.70 SE**	98.55

* EXISTING
** EXISTING, CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING SHOP DRAWINGS AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

3 REFER TO SHEET C1.2A FOR STORM STRUCTURE LABELS AND SHEET C1.4 FOR STORM SYSTEM SCHEDULE.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW
2	08/28/25	PER CPH/COUNTY REVIEW
3	08/12/25	PER CPH REVIEW
4	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

ENLARGED GAS STATION PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C3.0

J:\W131415\Civil\DWG__Current_Plan_Set\FUEL STATION PLAN.dwg, 11/25/2025 2:25:18 PM, Benjamin Hansen,

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
PICKUP LEFT	18 X 24	4
PICKUP RIGHT	18 X 24	3
PICKUP LOGO SIGN	18 X 36	--
PICKUP LOGO SIGN - NO SPARK	18 X 36	17
STALL DESIGNATION SIGN	18 X 18	17
CALL IN SIGN	8 X 18	17
INFORMATIONAL SIGN	18 X 36	--

ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA THE QUICKBASE APP. REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.

CALL IN # FOR "PHONE NUMBER" AND "TEMPORARY" SIGNS

___-___-____

FINISH LEGEND	
P101	GUSTO GOLD SW #6904
P76	WALMART BLUE SW#076
P5E	SAFETY YELLOW

LEGEND

(A) NEW SIGN MOUNTING AND BASE IN PAVEMENT.

(B) NEW SIGN MOUNTING AND BASE IN CURBED ISLAND.

(C) NEW PICKUP WAY FINDING SIGN AS SHOWN.

PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM RIGHT-OF-WAY TO PICKUP ENTRANCE)

N

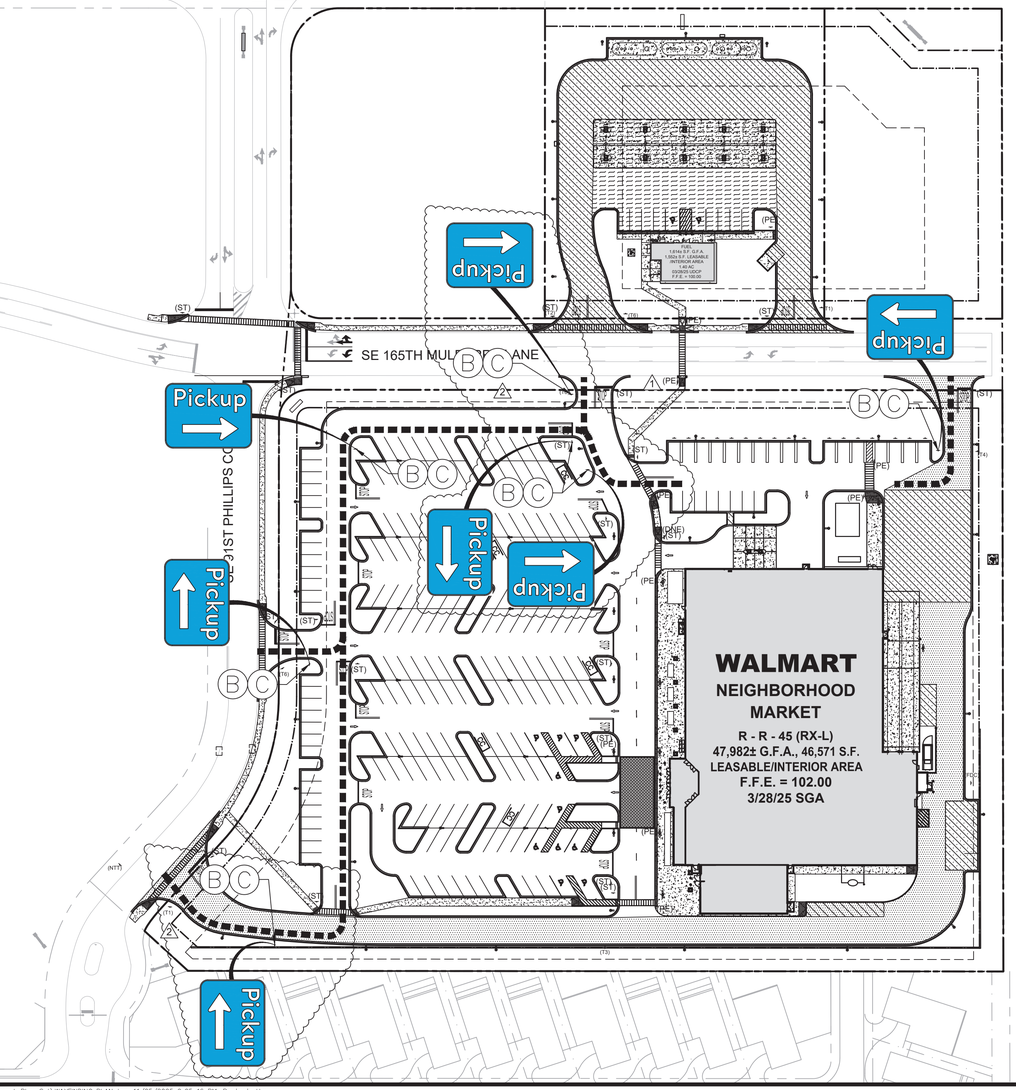
60 0 60 120

Scale: 1" = 60'

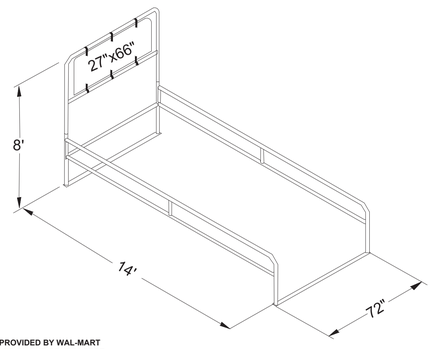
SE HWY 42

SE 165TH MULTIPLE LANE

SE 61ST PHILLIPS CIRCLE


Pickup
Pickup
Pickup

1 VILLAGE DESIGN TO PROVIDE APPROVAL OF CART CORRAL COLOR/FINISH PRIOR TO ORDERING/INSTALLATION. GALVANIZED IS ACCEPTABLE

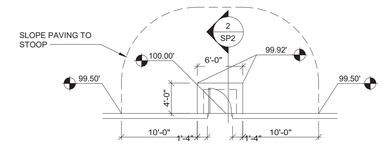


CART CORRALS WILL BE PROVIDED BY WAL-MART AND ASSEMBLED/INSTALLED BY THE CONTRACTOR AT THE LOCATIONS SHOWN ON THE SITE PLAN.

CART CORRAL

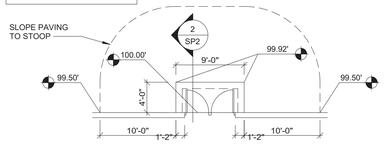
N.T.S.

DTCARTSG | 01/21/03



NOTE:
SPOT ELEVATIONS INDICATED ARE TYPICAL UNLESS NOTED OTHERWISE ON 1-SP1

SINGLE DOOR

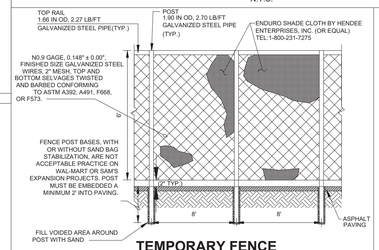


NOTE:
THIS DETAIL PROVIDED FOR INFORMATION ONLY, SEE ARCH PLANS FOR FULL DETAILS.

DOUBLE DOOR

DOOR STOOP DETAIL

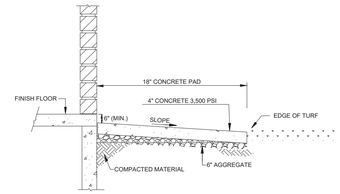
N.T.S.



TEMPORARY FENCE

N.T.S.

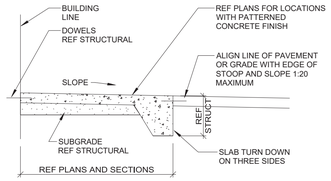
DTTMFENC | 09/17/07



VEGETATION FREE ZONE

N.T.S.

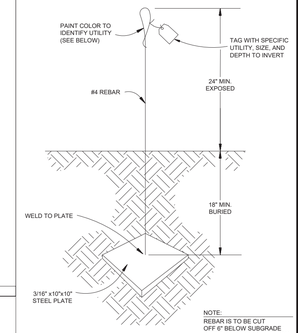
DTVFZDT | 01/24/03



NOTE:
THIS DETAIL PROVIDED FOR INFORMATION ONLY, SEE ARCH PLANS FOR FULL DETAILS.

DOOR STOOP SLAB DETAIL

N.T.S.



NOTE:
REBAR IS TO BE CUT OFF 6" BELOW SUBGRADE AFTER UTILITY CONNECTION IS COMPLETED AND PRIOR TO PAVING

USE AT CAPPED END OF ALL UTILITY SERVICE CONNECTIONS TOFROM SAM'S CLUB, WAL*MART STORES & SUPERCENTERS

UTILITY	COLOR
SEWER	GREEN
WATER	BLUE
STORM DRAIN	WHITE
ELECTRICAL	RED
GAS	YELLOW
TELCO/CATV	ORANGE
FUTURE SITE LIGHTING	PINK
FIBER OPTIC (GAS STATION)	PURPLE

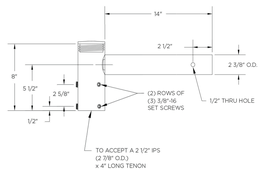
DETAIL: P.O.C. LOCATION

N.T.S.

DTPOCLOC | 12/21/04

CONFIGURATION OPTIONS

KAB STREET LIGHT BRACKET



Single Arm

EPA & WEIGHT

Catalog Number	Mount Type	# of Arms	L (in)	EPA (sq ft)	Wt. (lbs)
KAB-A-T-1-14	Tenon	1	14	0.48	4
KAB-A-T-1-18	Tenon	1	18	0.55	4.5
KAB-A-T-2-14	Tenon	2	14	0.73	5.5
KAB-A-T-2-18	Tenon	2	18	0.88	6.5
KAB-A-T-3-14	Tenon	3	14	0.78	6.5
KAB-A-T-3-18	Tenon	3	18	0.97	8
KAB-A-T-4-14	Tenon	4	14	0.94	8
KAB-A-T-4-18	Tenon	4	18	1.16	10

Round Class B - Medium Duty Pole

Round, Class B - Medium Duty Pole

Physical Details:
- Round symmetrically tapered shaft.
- 4.75" diameter pole tip.
- 0.18" per linear ft. taper increase.
- 900 lb. transverse bencing strength (2 ft. from tip).
- Mold finish is standard but optional etched Decor colors are available.
- For various luminaire mounting cetails, please reference arms and accessories

Direct Embedment

Pole Catalog Number	Pole Height Above Grade	Assumed Embedment Depth*	Overall Pole Length	Pole Butt Diameter (Inches)	Ultimate Ground-Line Moment (ft. lbs.**)	Nominal Weight (lbs.)
E-250-BPR-G	20' 0"	5' 0"	25' 0"	9.25	16200	960
E-275-BPR-G	22' 6"	5' 0"	27' 6"	9.70	19450	1110
E-300-BPR-G	25' 0"	5' 0"	30' 0"	10.15	20700	1265
E-325-BPR-G	27' 0"	5' 6"	32' 6"	10.60	22500	1430
E-350-BPR-G	29' 6"	5' 6"	35' 0"****	11.05	24750	1605
E-375-BPR-G	32' 0"	5' 6"	37' 6"	11.50	27000	1820
E-400-BPR-G	34' 0"	6' 0"	40' 0"	11.95	28800	2035
E-425-BPR-G	36' 6"	6' 0"	42' 6"	12.40	31050	2265
E-450-BPR-G	39' 0"	6' 0"	45' 0"	12.85	33300	2505

Base Plate

Pole Catalog Number	Pole Height Above Grade	Pole Butt Diameter (Inches)	Base Plate Size (Inches)	Bolt Circle*** (Inches)	Ultimate Ground-Line Moment (ft. lbs.**)	Nominal Weight (lbs.)
P-250-BPR-G	25' 0"	9.25	14.5 x 14.5	17	20700	1040
P-275-BPR-G****	27' 6"	9.70	14.5 x 14.5	17	22950	1185
P-300-BPR-G	30' 0"	10.15	14.5 x 14.5	17	25200	1340
P-325-BPR-G	32' 6"	10.60	14.5 x 14.5	17	27450	1505
P-350-BPR-G	35' 6"	11.05	14.5 x 14.5	17	29700	1685
P-375-BPR-G	37' 6"	11.50	14.5 x 14.5	17	31950	1900
P-400-BPR-G	40' 0"	11.95	14.5 x 14.5	17	34200	2130

* Recommended burial depth for normal soils. Where large imbalanced loads are applied or soil strength is questionable, deeper burial may be necessary.
** Ultimate Ground Line Moment = Height above grade minus 2 ft x transverse bending strength.
***Anchor bolt information - 17" BC uses 1" x 36" anchor bolts.
**** Pole is custom length of 26'-6" to allow for 3' concrete base while maintaining 29'-6" mounting height.
***** Pole is custom length of 35'-6" to allow 6'-0" embedment (see 5/SE-4)

Class - EPA Loading

	Pole Height Above Grade	Post Top & Bal. Loads	Imbalanced Loads 4' arm	6' arm	8' arm
90 mph	20	26	24 1/2	23	21 1/2
	25	24 1/2	23	22 1/4	21
	30	23	22	21 1/4	20 1/4
	35	22 1/4	20 3/4	20 1/4	19 1/2
	40	21 3/4	20 3/4	20 1/4	19 1/2
100 mph	20	21	19 1/2	18 1/2	17 1/4
	25	19 1/2	18 1/2	17 3/4	16 3/4
	30	18 1/4	17 1/2	16 3/4	16
	35	17 1/4	16 1/2	16	15 1/4
	40	16 1/4	15 1/2	15 1/4	4 1/2
110 mph	20	12	16	15	14
	25	11	15	14 1/4	13 1/4
	30	14 3/4	14	13 1/2	13
	35	14	13 1/4	12 3/4	12 1/4
	40	13	12 1/2	12 1/4	11 3/4
120 mph	20	14 1/4	13 1/4	12 1/2	11 3/4
	25	13 1/4	12 1/4	11 3/4	11 1/4
	30	12 1/4	11 3/4	11 1/4	10 3/4
	35	11 1/2	10 3/4	10 1/2	9
	40	10 1/4	9 3/4	9 1/2	9
130 mph	20	12	11 1/4	10 1/2	9 3/4
	25	11	10 1/4	10	9 1/4
	30	10	9 1/2	9 1/4	8 3/4
	35	9	8 3/4	8 1/2	7 3/4
	40	8	8 1/4	7 1/2	7 1/4
140 mph	20	10	9 1/4	8 3/4	8 1/4
	25	9 1/4	8 1/2	8 1/4	7 3/4
	30	8 1/4	7 3/4	7 1/2	7
	35	7 1/4	7	6 1/2	6 1/2
	40	6 1/4	5 3/4	5 1/2	5 1/4
150 mph	20	8 1/2	7 3/4	7 1/4	6 3/4
	25	7 3/4	7	6 3/4	6 1/4
	30	6 3/4	6 1/4	6	5 3/4
	35	5 3/4	5 1/4	5	4 3/4
	40	4 3/4	4 1/4	4 1/4	4

Decor Colors & Finishes

Color / Finish	Eclipse (Black)	Ash White	Pearl Gray	Dusty Rose	Aztec Jade (Green)	Desert Sand (Buff)	Saluki Bronze (Brown)
Etched Finish	E11	E35	E40	E41	E51	E70	E90

Mold finish, catalog #M00, is standard on all poles. Decor colors and finishes must be specified. A clear acrylic coating is standard on all Decor poles.

When selecting a pole strength class, care must be taken to ensure it will carry the desired EPA loading of arm and luminaire for the wind conditions at your location. If you are unsure of your location's wind condition, please reference Isotach Map in General and Technical section.

StressCrete

LP-5

Streetlighting Arms and Accessories

Spun concrete poles can be adapted to fit most arms or accessories. Our standards are detailed in the "Arms and Accessories" section of this catalog. If a specific item is not shown, please call your local representative or our sales office.

When requesting StressCrete to supply arms, please ensure compatability with luminaire.

Finishes

Mold finish is standard on all poles. If a Decor or custom finish is desired it must be specified in the pole catalog number. Please see lower right front page for information, or turn to Decor section.

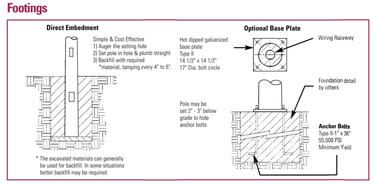
Standard Openings and Handholes

(For more detailed information, please reference General and Technical section.)
- 2 1/2" x 8" is the standard handhole box located 18" above grade. Both it and the tight fitting coverplate are available in non-metallic, non-conductive injection molded material or a rugged high density cast zinc.
- Standard coverplate fasteners are 1/4" stainless steel with either Allen (hex) head for the United States or black Robertson #3 (square) head in Canada. Tamperproof and non-standard fasteners are available but must be specified.
- Standard above grade wiring apertures vary with arm selection but are generally 1 1/4" diameter holes or 1 1/2" x 3" openings. Below grade apertures are 2 1/2" x 5" double openings 18" below grade in line with handhole.
- Non-standard sizes can be made available on request; please contact our sales office.
- Galvanized steel or zinc inserts are available in 1/8" increments from 1/4" through 3/4".
- Through holes are nominal 1/2", 3/4", or 1".

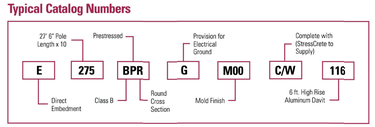
Electrical Grounding

The last letter of our pole catalog number "G" specifies that the pole will be supplied complete with a #6 stranded copper ground wire. When properly connected, this will electrically ground the pole. If pole is not to be electrically grounded, simply delete the letter "G" from the catalog number.

Footings



Typical Catalog Numbers

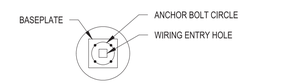


Typical for all types:
1. Select footing type - direct embedment or base plate.
2. Select pole length - if direct embedded allow for embedment length.
3. Select shape and strength of pole.
4. If required, select provision for electrical grounding of pole.
5. If desired, select Decor color and finish.
6. Select luminaire mounting style - see arms and accessories.

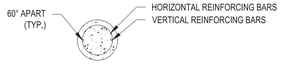
LP-6

2

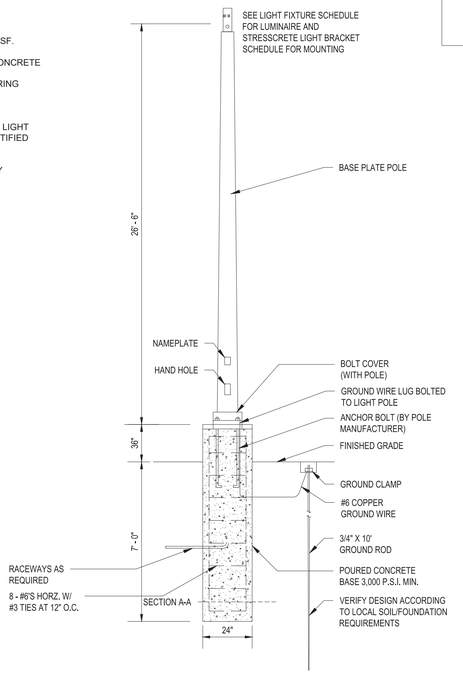
NOTES:
1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE 3000 PSF. NOTIFY ENGINEER IF BEARING PRESSURE IS LESS.
2. 3000 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REBAR.
3. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
4. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL. AN INSPECTION DURING THE CONSTRUCTION OF THE SITE LIGHT POLE MUST BE PERFORMED AND RECORDED BY A CERTIFIED SPECIAL INSPECTOR EMPLOYED BY THE OWNER.
5. AIR ENTRAINMENT: 4 TO 6%
6. POLE SHALL BE CERTIFIED FOR 140 MPH WIND LOAD BY MANUFACTURER.



FOUNDATION PLAN



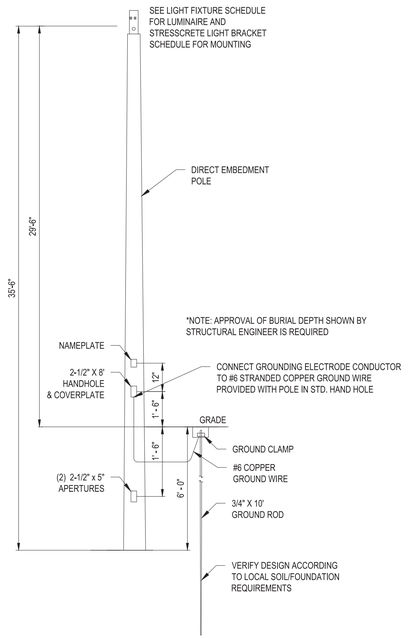
SECTION A-A



FOUNDATION ELEVATION

*NOTE: APPROVAL OF FOUNDATION BY STRUCTURAL ENGINEER IS REQUIRED

4 STRESSCRETE LIGHT BRACKET



1 POLE FOR POLE-MOUNTED LUMINAIRES

2 POLES IN PAVED AREAS

3 POLES IN LANSCAPED AREAS

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA — No. 55524 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/28/25	PER CPH REVIEW
2	09/10/25	PER THE VILLAGES REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 | © 2025

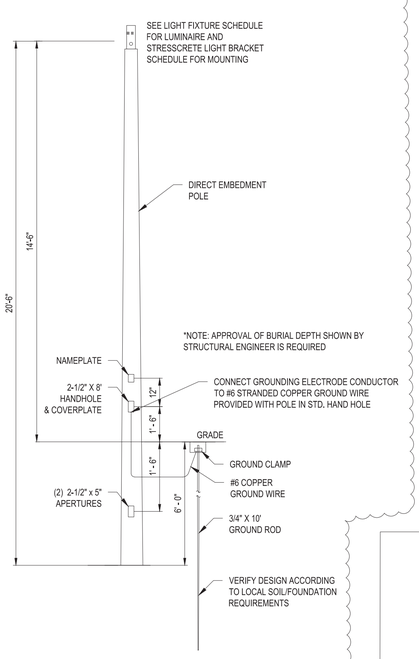
DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

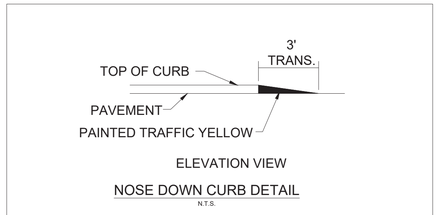
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.0

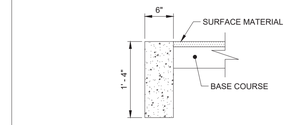
J:\W131415\civil\dwg_Current_Plan_Set\DETAILS.dwg, 11/25/2025 2:26:21 PM, Benjamin Hansen



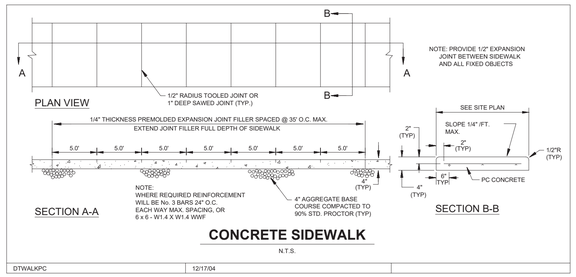
3A POLES IN LANSCAPED AREAS 2



NOSE DOWN CURB DETAIL
N.T.S.

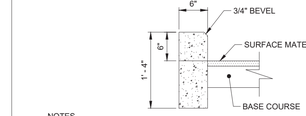


RIBBON CURB
N.T.S.



CONCRETE SIDEWALK
N.T.S.

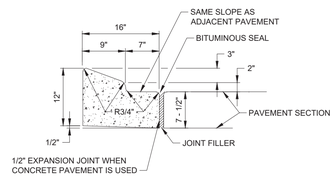
DTWALKPC	12/17/04	



NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

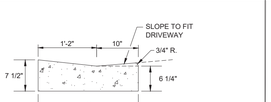
VERTICAL CURB
N.T.S.



NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

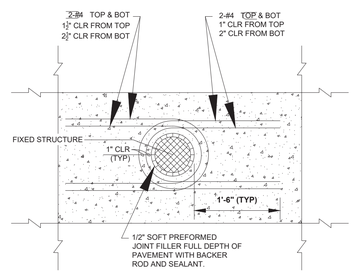
MOUNTABLE CURB DETAIL
N.T.S.



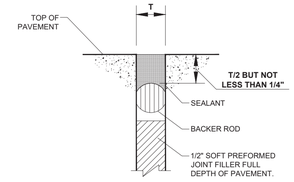
GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

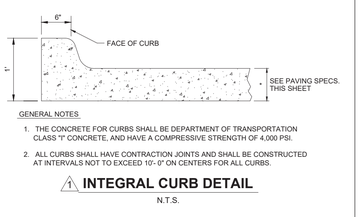
CONCRETE DROP CURB
N.T.S.



TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL
USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS



BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



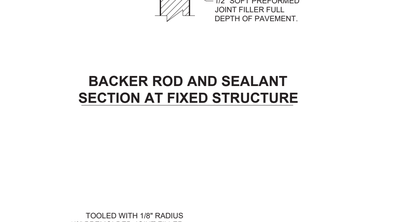
GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

1 INTEGRAL CURB DETAIL
N.T.S.



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL
USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



ISOLATION JOINT

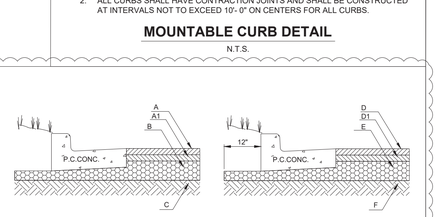
NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
N.T.S.

DTISOJNT	12-04-08	

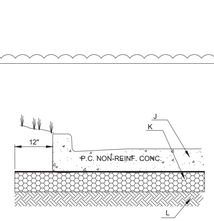


(J) 5" STANDARD DUTY CONCRETE SURFACE COURSE WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI, AND MIN. 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 600 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM TEST SAMPLES. 10' X 10' MAX. CONTROL JOINT SPACING @ 1 1/4 INCH DEPTH.

(K) 4" MINIMUM FREE DRAINING (K > 1 X 10^-3 CM/SEC) BASE COURSE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100.

(L) 4" MINIMUM FREE DRAINING (K > 1 X 10-3 CM/SEC) STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) WITH A MINIMUM LIMEROCK BEARING RATIO OF 40.

2 STANDARD DUTY CONCRETE PAVING



(J) 6" HEAVY DUTY CONCRETE SURFACE COURSE WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI, AND MIN. 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 600 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM TEST SAMPLES. 12' X 12' MAX. CONTROL JOINT SPACING @ 1 1/2 INCH DEPTH.

(K) 4" MINIMUM FREE DRAINING (K > 1 X 10^-3 CM/SEC) BASE COURSE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100.

(L) 4" MINIMUM FREE DRAINING (K > 1 X 10-3 CM/SEC) STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) WITH A MINIMUM LIMEROCK BEARING RATIO OF 40.

HEAVY DUTY CONCRETE PAVING

CONCRETE PAVING NOTES:

1. AS AN ALTERNATE, IF RECOMMENDED "FREE DRAINING" MATERIALS ARE NOT AVAILABLE, AND VERY POOR DRAINAGE BASE MATERIAL SUCH AS CRUSHED CONCRETE AGGREGATE BASE MATERIAL OVER COMPACTED SUBGRADE IS USED, THE CONCRETE THICKNESS SHOULD BE INCREASED FROM 5" TO 6" FOR STANDARD DUTY CONCRETE AND 6" TO 7" FOR HEAVY DUTY CONCRETE. THE STABILIZED SUBGRADE SHALL BE DENSIFIED TO AT LEAST 98 PERCENT OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D1557/AASHTO T-180) TO A DEPTH OF AT LEAST 12 INCHES AND HAVE A MINIMUM LBR VALUE OF 40. THE 6" CONCRETE SHALL HAVE 10' X 10' MAX. CONTROL JOINT SPACING @ 1 1/2 INCH DEPTH. THE 7" CONCRETE SHALL HAVE 12' X 12' MAX. CONTROL JOINT SPACING @ 1 3/4 INCH DEPTH.
2. THE SURFACE OF SUBGRADE SOILS MUST BE LEVEL, AND ANY DISTURBANCES OR WHEEL RUTTING CORRECTED PRIOR TO PLACEMENT OF CONCRETE.
3. LAYOUT OF THE SAWCUT CONTROL JOINTS SHOULD FORM SQUARE PANELS, AND THE DEPTH OF THE SAWCUT JOINTS SHOULD BE 1/4 OF THE CONCRETE SLAB THICKNESS. THE CONTROL JOINTS SHOULD BE SAWED WITHIN 6 HOURS OF CONCRETE PLACEMENT OR AS SOON AS THE CONCRETE HAS SUFFICIENT STRENGTH TO SUPPORT WORKERS OR EQUIPMENT.
4. FOR FURTHER DETAILS ON CONCRETE PAVEMENT CONSTRUCTION, REFERENCE THE "GUIDE TO JOINTING OF NON-REINFORCED CONCRETE PAVEMENTS" PUBLISHED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION, INC., AND "BUILDING QUALITY CONCRETE PARKING AREAS", PUBLISHED BY THE PORTLAND CEMENT ASSOCIATION.

PAVEMENT SECTIONS
(CPH DETAIL)
N.T.S.

(A) 1.5" FDOT TYPE SP-9.5 ASPHALT SURFACE COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

(A1) 1.5" FDOT TYPE SP-12.5 ASPHALT BINDER COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

(B) 6" MINIMUM LIMEROCK OR CRUSHED CONCRETE BASE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100. LIMEROCK SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT VERSION OF THE FDOT SSRBC, SECTION 200, AND SECTION 911 AND BE MINED OR SUPPLIED FROM AN FDOT APPROVED SOURCE. ALTERNATIVELY CRUSHED CONCRETE SHOULD BE SUPPLIED BY AN FDOT APPROVED PLANT WITH WITH QUALITY CONTROL PROCEDURES. THE GRADATION OF CRUSHED CONCRETE SHALL MEET THE CURRENT REQUIREMENTS OF AGGREGATE BASE PER SECTION 207, FDOT SSRBC, PAGES 206-208.

(C) 6" MINIMUM STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914. FOR CRUSHED CONCRETE BASE, SUBGRADE MATERIAL SHOULD BE "FREE DRAINING" (K> 1 x 10^-3 CM/SEC) AND THEREFORE CLAYEY SOILS OR OTHER IMPERMEABLE STABILIZATION MATERIAL SHOULD NOT BE USED FOR THE STABILIZED SUBGRADE WITH A CRUSHED CONCRETE BASE.

STANDARD DUTY ASPHALT PAVING

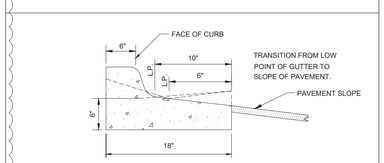
(D) 1.5" FDOT TYPE SP-9.5 ASPHALT SURFACE COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

(D1) 2.5" FDOT TYPE SP-12.5 ASPHALT BINDER COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

(E) 6" MINIMUM LIMEROCK OR CRUSHED CONCRETE BASE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100. LIMEROCK SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT VERSION OF THE FDOT SSRBC, SECTION 200, AND SECTION 911 AND BE MINED OR SUPPLIED FROM AN FDOT APPROVED SOURCE ALTERNATIVELY CRUSHED CONCRETE SHOULD BE SUPPLIED BY AN FDOT APPROVED PLANT WITH WITH QUALITY CONTROL PROCEDURES. THE GRADATION OF CRUSHED CONCRETE SHALL MEET THE CURRENT REQUIREMENTS OF AGGREGATE BASE PER SECTION 207, FDOT SSRBC, PAGES 206-208.

(F) 6" MINIMUM STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED 12" PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914. FOR CRUSHED CONCRETE BASE, SUBGRADE MATERIAL SHOULD BE "FREE DRAINING" (K> 1 x 10^-3 CM/SEC) AND THEREFORE CLAYEY SOILS OR OTHER IMPERMEABLE STABILIZATION MATERIAL SHOULD NOT BE USED FOR THE STABILIZED SUBGRADE WITH A CRUSHED CONCRETE BASE.

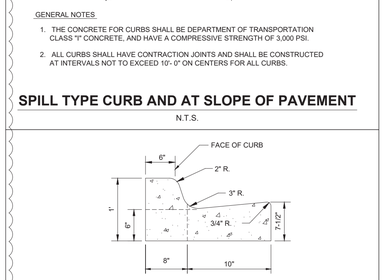
HEAVY DUTY ASPHALT PAVING



GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

SPILL TYPE CURB AND AT SLOPE OF PAVEMENT
N.T.S.



GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

STANDARD CONCRETE CURB AND GUTTER DETAIL
N.T.S.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
LEONARDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/28/25	PER CPH REVIEW
2	09/10/25	PER THE VILLAGES REVIEW

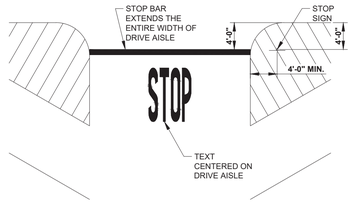
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

DETAILS

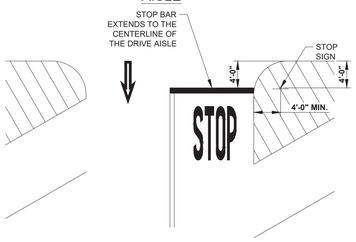
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

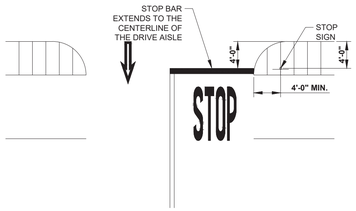
Sheet No.
C5.1



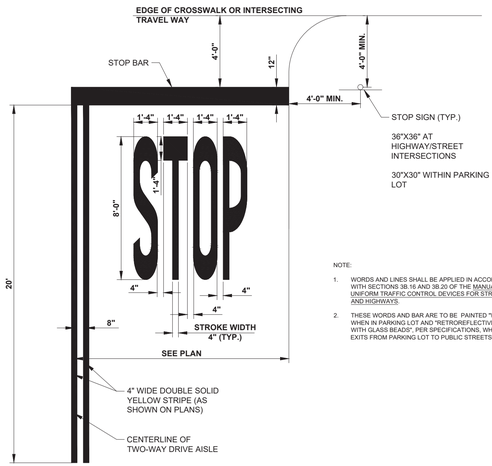
60° PARKING - ONE-WAY DRIVE AISLE



60° PARKING - TWO-WAY DRIVE AISLE



90° PARKING



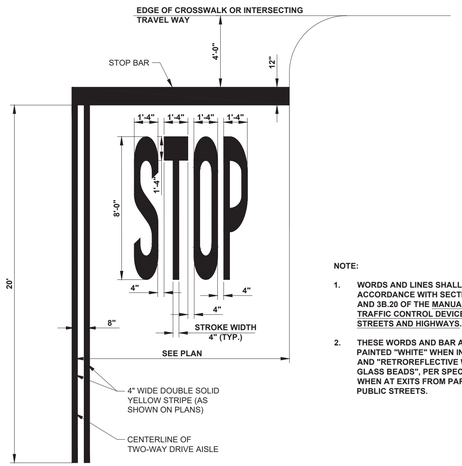
NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

03/16/20



NOTE:

1. **WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.**
2. **THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.**

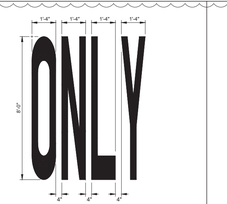
STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

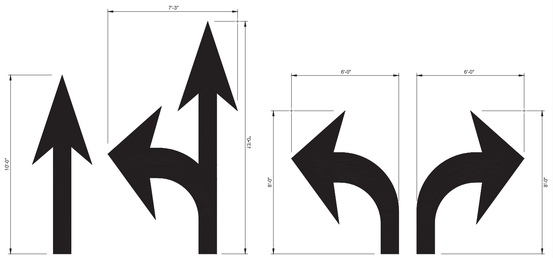
03/16/20

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

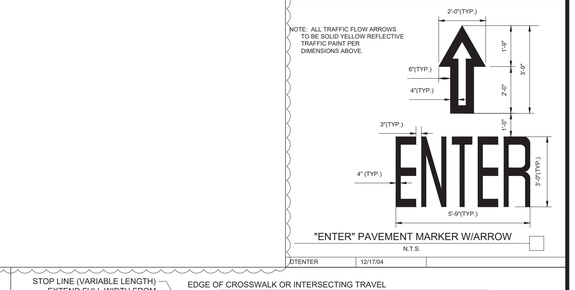


SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

SOLID ARROW PAVEMENT MARKINGS

N.T.S.

DTRLTURN | 04/28/14

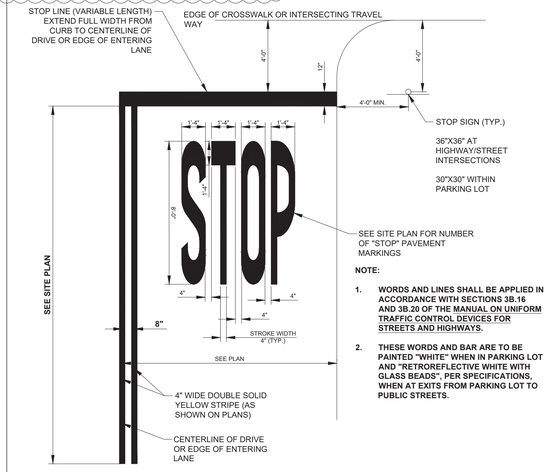


NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

"ENTER" PAVEMENT MARKER W/ARROW

N.T.S.

DTENTER | 12/17/04



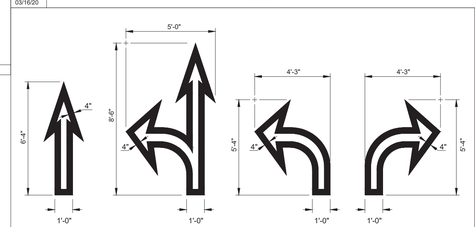
NOTE:

1. **WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.**
2. **THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.**

STOP PAVEMENT MARKINGS - STREETS AND ROADS

N.T.S.

03/16/20



OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

OPEN ARROW PAVEMENT MARKINGS

N.T.S.

DTRLTURN | 04/28/14

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	06/10/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 | © 2025

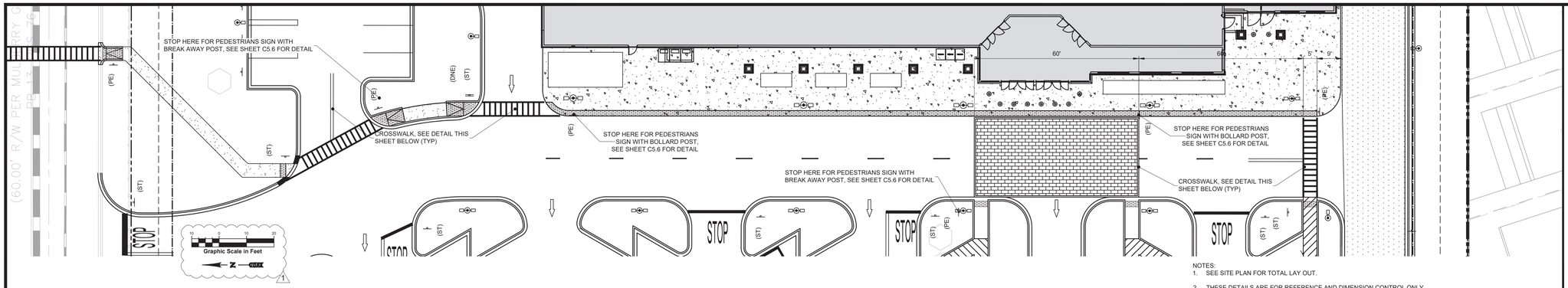
DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

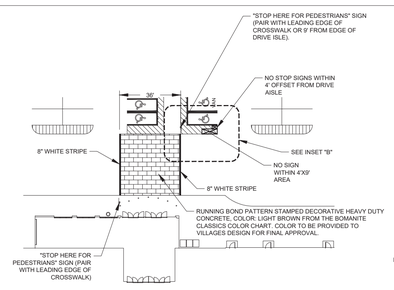
Sheet No.
C5.2

J:\W131415\Civil\DWG_Current_Plan_Set\DETAILS.dwg, 11/25/2025 2:26:24 PM, Benjamin Hansen,

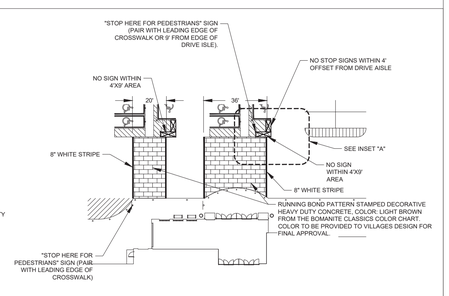


NOTES:
1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001

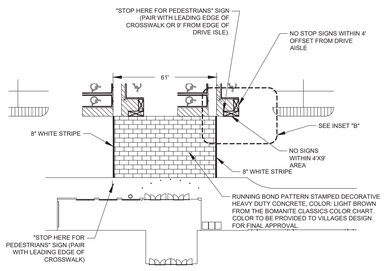
CROSSWALK AND PEDESTRIAN CROSSING SIGNS



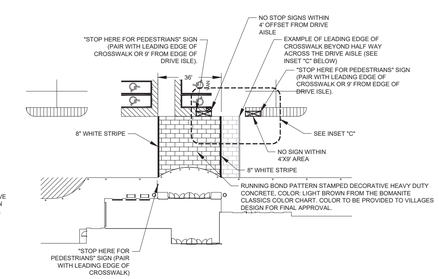
CROSSWALK OFF-SET FROM CENTER OF VESTIBULE



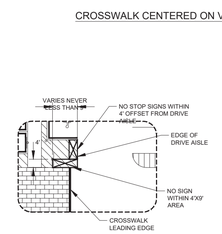
CROSSWALK OFF-SET FROM CENTER OF VESTIBULE



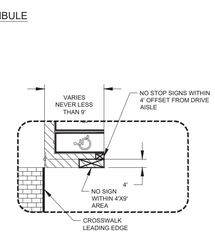
CROSSWALK CENTERED ON VESTIBULE



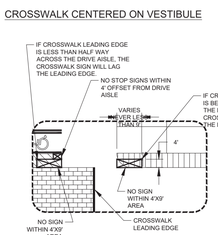
CROSSWALK CENTERED ON VESTIBULE



INSET "A"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK LANDS BETWEEN DRIVE AISLE AND ACCESSIBLE PATH.



INSET "B"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK IS ALIGNED WITH EDGE OF ACCESSIBLE PATH.



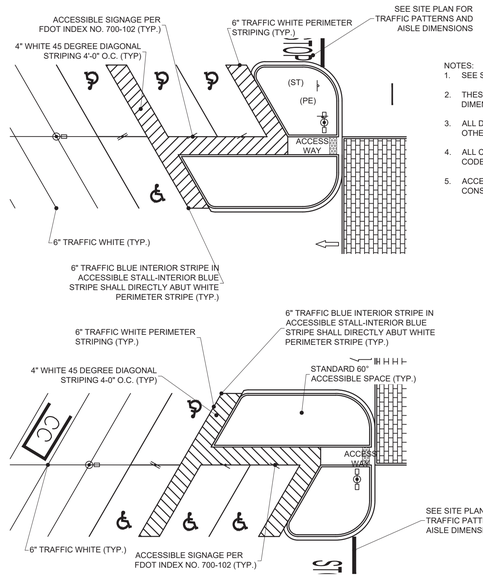
INSET "C"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK LANDS BEFORE OR WITHIN DRIVE AISLE.

NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT. DIMENSIONS AND SIGN LOCATION.
2. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.

SIGN LOCATION AND VESTIBULE CROSSWALK STRIPING

N.T.S.

02/19/19

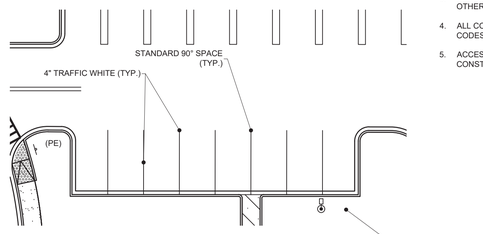


60° STRIPING DETAIL

NOTES:
1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001

ACCESSIBLE STALLS PARKING STRIPING

N.T.S.

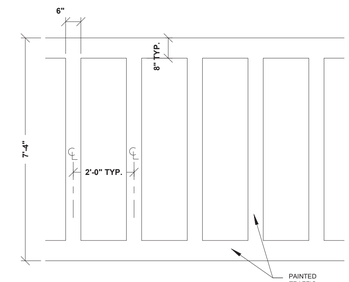


90° STRIPING DETAIL

NOTES:
1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001

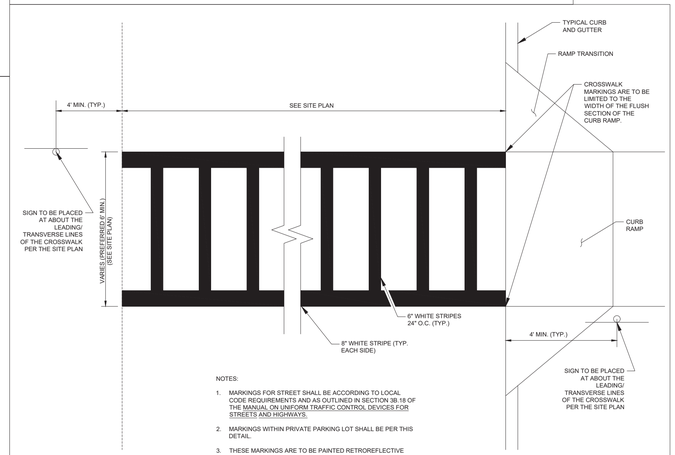
STANDARD PARKING STRIPING

N.T.S.



PICKUP CROSSWALK MARKING

N.T.S.



NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

CROSSWALK MARKING W/ LONGITUDINAL STRIPES

N.T.S.

02/15/19

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
LEOPOLDO JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	11/14/25	PER COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

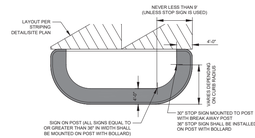
DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

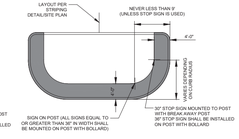
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.3

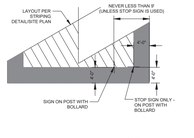
NOTE:
ALL SIGNS, SIGN POSTS AND MOUNTING BASES ARE TO FOLLOW THE REQUIREMENTS OF THE VILLAGES, SEE DETAIL SHEET C5.19



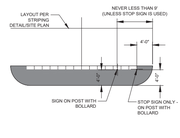
CURBED ISLAND - 60"
SIGN LOCATIONS - 60° PARKING



CURBED ISLAND - 90"
SIGN LOCATIONS - 90° PARKING



PAINTED ENDCAP - 60"
SIGN LOCATIONS - 60° PARKING

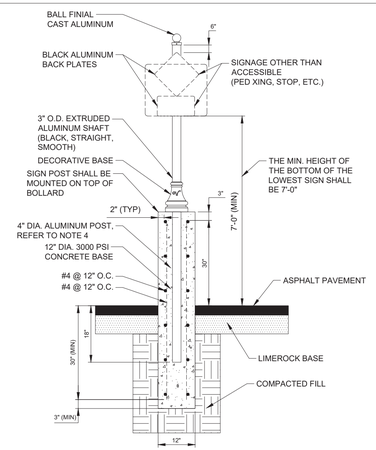


PAINTED ENDCAP - 90"
SIGN LOCATIONS - 90° PARKING

SIGN MOUNTING AND BASE PLACEMENT WITHIN PARKING LOT
N.T.S.

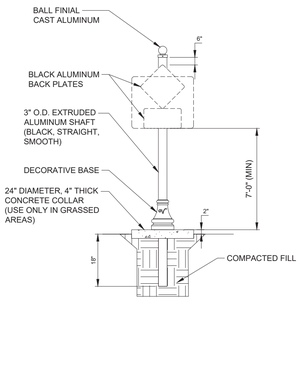
CPH MODIFIED DETAIL

CPH MODIFIED
WALMART DETAIL TO
CONFORM TO THE
VILLAGES STANDARDS



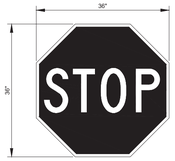
SINGLE POST ON BOLLARD
IN CONCRETE OR PAVED
AREAS

NOTES:
1. COMPACT BACKFILL BELOW FOOTER TO 98% MAX DENSITY PER ASTM D-1557.
2. CONCRETE TO BE 3000 PSI.
3. REBAR TO BE GRADE 60.
4. ALUMINUM POST SHALL BE COATED PER MANUFACTURE RECOMMENDATION TO PREVENT DIRECT CONTACT BETWEEN ALUMINUM AND CONCRETE OR A SLEEVE SHALL BE PROVIDED IN THE CONCRETE BASE.
5. EXPOSED CONCRETE BASE SHALL NOT BE PAINTED.
6. ALL SIGNAGE SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. ALL SIGNAGE IN PAVEMENT SHALL BE DECORATIVE PER THE VILLAGE STANDARD DETAILS.
8. ALL SIGNAGE IN PAVEMENT SHALL BE ON BOLLARDS PER THE VILLAGES DETAIL.
9. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
10. ALL FASTENERS SHALL BE STAINLESS STEEL.
11. ALL MOUNTED HEIGHTS ARE MEASURED FROM BOTTOM OF SIGN.
12. MANUFACTURER: SPECIAL LITE.
13. 1534 LATROBE-DERRY ROAD LOYALHANNA, PA 15661
14. CONTACT: LTS & COMPANY INC TOM VEAZEY (321)-689-3450 TOM@VEAZEYLTG.COM



SINGLE POST IN GRASS OR
LANDSCAPED AREA
INSTALLATION

NOTES FOR SINGLE POST IN GRASS OR LANDSCAPED AREA INSTALLATION:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. ALL SIGNAGE IN PAVEMENT SHALL BE ON BOLLARDS PER THE VILLAGES DETAIL.
3. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
4. ALL FASTENERS SHALL BE STAINLESS STEEL.
5. ALL MOUNTED HEIGHTS ARE MEASURED FROM BOTTOM OF SIGN.
6. MANUFACTURER: SPECIAL LITE.
7. 1534 LATROBE-DERRY ROAD LOYALHANNA, PA 15661
8. CONTACT: LTS & COMPANY INC TOM VEAZEY (321)-689-3450 TOM@VEAZEYLTG.COM



WHITE LEGEND RED BACKGROUND

R1-1

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

36"X36" "STOP" SIGN
WITHIN PARKING LOT
N.T.S.

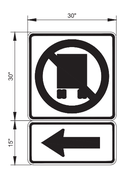


BLACK LEGEND ON WHITE BACKGROUND

R3-5R

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"RIGHT TURN ONLY" SIGN
N.T.S.



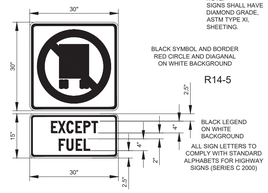
BLACK SYMBOL AND BORDER
RED CIRCLE AND DIAGANAL
ON WHITE BACKGROUND

R14-5

BLACK ARROW AND BORDER
ON WHITE BACKGROUND
(RIGHT OR LEFT ARROW AS
SHOWN ON PLANS)

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"TRUCK TRAFFIC
PROHIBITED" SIGN
N.T.S.



NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

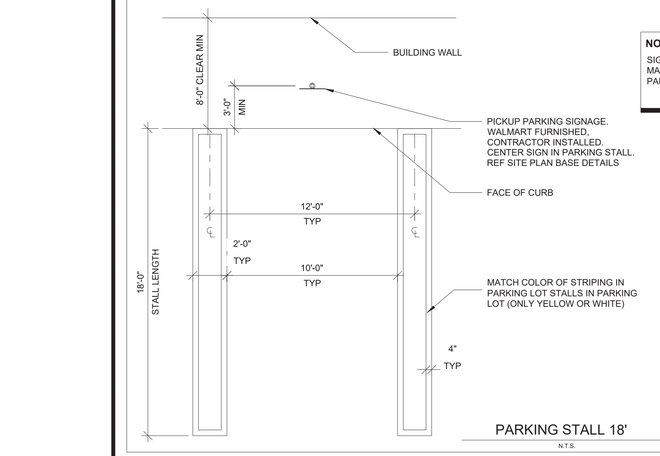
BLACK SYMBOL AND BORDER
RED CIRCLE AND DIAGANAL
ON WHITE BACKGROUND

R14-5

BLACK LEGEND
ON WHITE
BACKGROUND

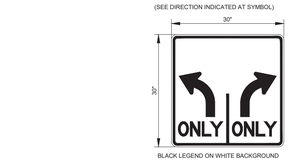
ALL SIGN LETTERS TO
COMPLY WITH STANDARD
ALPHABETS FOR HIGHWAY
SIGNS (SERIES C 2000)

"TRUCK TRAFFIC PROHIBITED"
WITH "EXCEPT FUEL" SIGN
N.T.S.



PARKING STALL 18'
N.T.S.

NOTE TO CONTRACTOR:
SIGN WILL BE MOUNTED DIRECTLY TO WALL W/ (4) 1/4" MASONRY SCREWS AT EACH SIGN IF CANOPY OR PARKING SPACE IS WITHIN 8'-0" OF BUILDING.

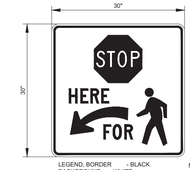


BLACK LEGEND ON WHITE BACKGROUND

R3-8

ADVANCE INTERSECTION
LANE CONTROL SIGNS
N.T.S.

NOTES:
1. 30"X30" SIGN SHALL BE MOUNTED ON A 4" DIAMETER VILLAGE STANDARD DECORATIVE SIGN POST
2. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

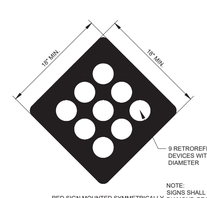


LEGEND, BORDER - BLACK
BACKGROUND - WHITE
(RETOREFLECTIVE)
STOP SYMBOL - RED
(RETOREFLECTIVE)

R1-5b

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"STOP HERE FOR PEDESTRIANS" SIGN
N.T.S.



9 RETROREFLECTIVE DEVICES WITH A 3" MIN. DIAMETER

RED SIGN MOUNTED SYMMETRICALLY

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"END OF ROADWAY" SIGN
N.T.S.

09/06/18



WHITE LEGEND RED BACKGROUND

R1-1

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

30"X30" "STOP" SIGN
WITHIN PARKING LOT
N.T.S.

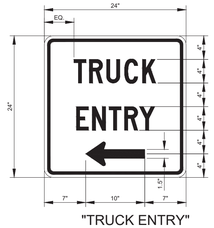


STANDARD RED AND WHITE SIGN

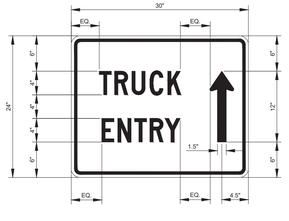
R5-1

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"DO NOT ENTER"
SIGN
N.T.S.

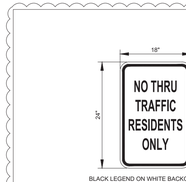


"TRUCK ENTRY"
SIGN (W/ ARROW)
N.T.S.



ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)

BLACK LEGEND ON WHITE BACKGROUND (TYP)
HORIZONTAL ALIGNMENT (TYP)
VERTICAL ALIGNMENT (TYP)



BLACK LEGEND ON WHITE BACKGROUND

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"NO THRU TRAFFIC
RESIDENTS ONLY" SIGN
N.T.S.

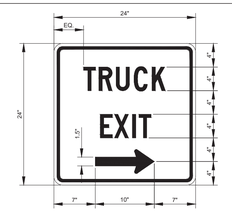


RED LEGEND ON WHITE BACKGROUND

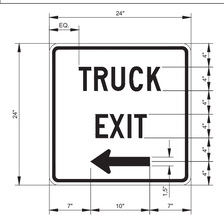
R7-6

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

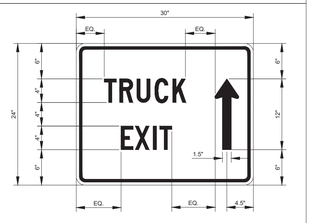
"NO PARKING - LOADING
ZONE" SIGN
N.T.S.



ALL SIGN LETTERS TO COMPLY WITH STANDARD
ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)



"TRUCK EXIT"
SIGN (W/ ARROW)
N.T.S.



BLACK LEGEND ON WHITE BACKGROUND (TYP)
HORIZONTAL ALIGNMENT (TYP)
VERTICAL ALIGNMENT (TYP)

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEODOLO JOSE AYALA
No. 55524
STATE OF FLORIDA
REGISTERED ENGINEER
PROFESSIONAL

No.	Date	Revision
1	08/28/25	PER CPH REVIEW

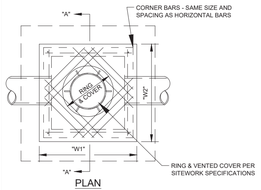
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

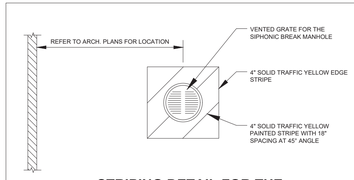
Sheet No.
C5.4



PLAN

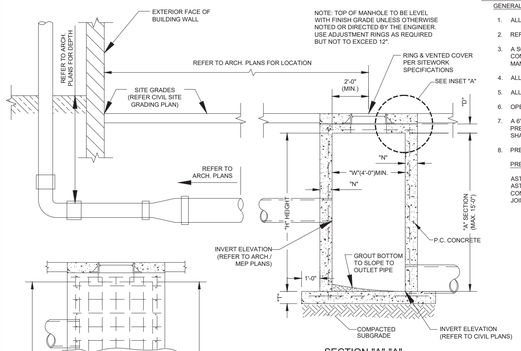


CORNER BAR

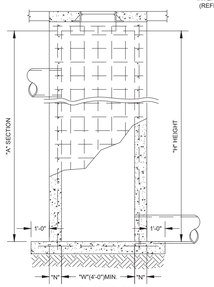


STRIPING DETAIL FOR THE SIPHONIC BREAK MANHOLE

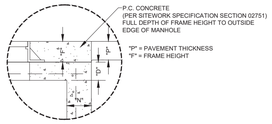
N.T.S.



SECTION "A"-"A"



ELEVATION



INSET "A"

SIPHONIC BREAK CONCRETE STORM MANHOLE DETAIL

N.T.S.

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. REFER GRADING PLAN FOR PIPE SIZES, LOCATIONS, AND INVERTS.
3. A SQUARE OR RECTANGULAR MANHOLE MAY BE USED IN LIEU OF A ROUND MANHOLE. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE MANHOLE. CONNECTION SHALL NOT BE MADE AT CORNERS OF MANHOLE.
4. ALL REINFORCING BARS TO BE GRADE 60.
5. ALL REINFORCING BARS TO HAVE 2" COVER.
6. OPENINGS FOR INLET & OUTLET PIPES ARE LOCATED AS REQUIRED PER GRADING PLAN.
7. A 6'x6' PAINTED STRIPED AREA SHALL BE CENTERED ON THE SIPHONIC BREAK STORM MANHOLE TO PREVENT ANY PARKING OR COVERING OF THE VENTED GRATE WITH ANY OBJECTS. THIS STRIPED AREA SHALL BE PAINTED WITH 4" SOLID TRAFFIC YELLOW STRIPES WITH 18" SPACING AT 45° ANGLE.
8. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

ASTM C478 - PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 - PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.

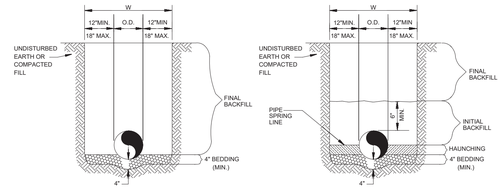
TABLE OF 'W' DIMENSIONS				
PIPE SIZE	SKEW OF CROSS DRAIN			
SINGLE	STRAIGHT	30°	45°	
24"	4'-0"	4'-0"	4'-10"	
30"	4'-0"	4'-7"	5'-8"	
36"	4'-0"	5'-3"	6'-5"	
42"	5'-3"	5'-11"	7'-3"	
48"	5'-10"	6'-7"	8'-0"	
60"	7'-0"	7'-10"	9'-8"	
DOUBLE	FOR "A" SECTION ONLY			
24"	7'-0"	7'-10"	9'-5"	
30"	8'-2"	9'-2"	11'-0"	
36"	9'-4"	10'-6"	12'-6"	
42"	10'-6"	11'-10"	14'-2"	
48"	11'-8"	13'-2"	15'-10"	

REINFORCEMENT SCHEDULE, WALLS				
SECTION	WIDTH ("W")		HOR.	VERT.
"A"	4'		#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'		#6's @ 9"	#4's @ 10"
	GREATER THAN 7'		#5's @ 4 1/2"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"

REINFORCEMENT SCHEDULE, TOP			
DIMENSIONS	STEEL	SPECIAL PATTERN	
W1 = 7' OR LESS	#4's @ 6" E.W.	DIAGONAL @ COVER	
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER	
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	

DTSPHNCMH	02-16-15



REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"Ø

N.T.S.

ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

N.T.S.

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 9" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698, CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

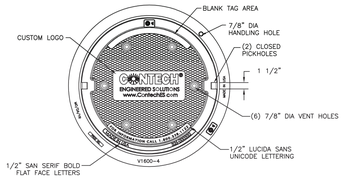
STORM SEWER TRENCH AND BEDDING

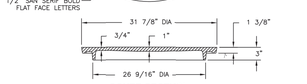
N.T.S.

DTTRENCH	12/20/04	

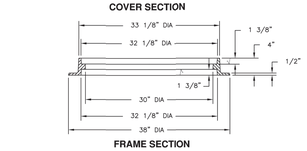
1

1810B4 V1600-4 Assembly





COVER SECTION



FRAME SECTION

Product Number
41600483

Design Features
-Materials
Cover
Gray Iron (CL35B)
Frame
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
n/a
-Coating
Undipped
- _ Designates Machined Surface

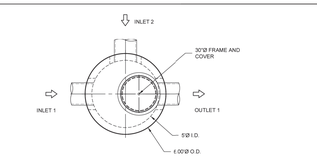
Certification
-
- ASTM A48
-
-Country of Origin:USA

Major Components
00180783
41600410

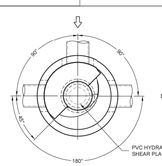
Drawing Revision
05/09/2007 Designer: SMH
6/26/2017 Revised By: DAE

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. Are subject to change. Not to modify specifications without prior notice.
CONFIDENTIAL: This drawing is the property of EJ GROUP, Inc. and contains confidential information, registered marks, patents, trade secret information, and/or know how that is the property of EJ GROUP, Inc. Copyright © 2012 EJ GROUP, Inc. All rights reserved.

Contact
800 626 4653
ejco.com



PLAN VIEW
INTERNALS NOT SHOWN

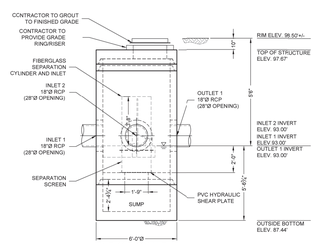


PLAN VIEW FOR PIPE ORIENTATION
TOP SLAB NOT SHOWN

MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	2015-5-CUSTOM CONCEN*RIC FIBERGLASS INSERT	CONTECH
1	2015, 2400 micron, 2.17' O.D. x 1.67' SCREEN, GREEN FLANGE UP	CONTECH
1	20, 30, 40 SERIES HARDWARE KIT	CONTECH
1	20 SERIES PVC HYDRAULIC SHEAR PLATE*	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1	30"Ø X 4" FRAME AND COVER, EJ #41600483, OR EQUIV.	CONTRACTOR

* SEE HYDRAULIC SHEAR PLATE DETAIL



ELEVATION VIEW

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE MANHOLE.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

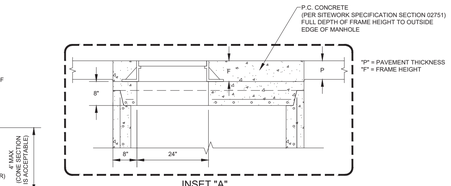
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 12000 LBS.
STRUCTURE IS DELIVERED IN 4 PIECES

MAX FOOTPRINT = 6.00Ø

CONTECH
PROPOSAL
DRAWING

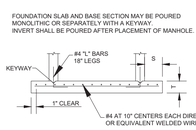
RNK-GCS
LAYOUT 1A



PRECAST BASE SECTION SET ON CONCRETE BLOCKS
FOUNDATION SLAB AND INVERT POURED MONOLITHIC.

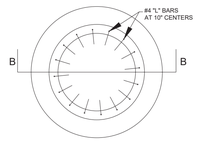
SECTION "A"-"A"

INSET "A"

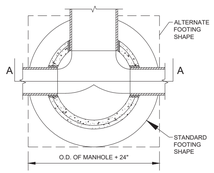


S = 0 FOR DEPTHS LESS THAN OR EQUAL TO 6' ; S = 9" FOR DEPTHS GREATER THAN 6'.
T = 6" FOR DEPTHS LESS THAN OR EQUAL TO 6' ; T = 9" FOR DEPTHS GREATER THAN 6'.

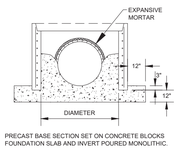
SECTION "B"-"B"



PRECAST FOUNDATION SLAB

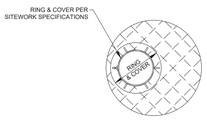


PLAN OF FOOTING



PRECAST BASE SECTION SET ON CONCRETE BLOCKS
FOUNDATION SLAB AND INVERT POURED MONOLITHIC.

ALTERNATE FOOTING



PLAN OF MANHOLE TOP

BASE SECTION DIMENSIONS	
SIZE OF PIPE	MIN. DIA.
24" OR SMALLER	48"
30" - 36"	60"
42" - 48"	72"

GENERAL NOTES:

1. PRECAST MANHOLE SHALL BE MANUFACTURED PER LATEST ASTM C478 AND C913 SPECIFICATIONS.
2. THE CONFIGURATION DETAILS SHOWN ARE DESCRIPTIVE ONLY AND MAY BE VARIED TO CONFORM WITH AN ESTABLISHED MANUFACTURING PROCEDURE.
3. FORMED OR CUT OUT OPENINGS SHALL BE PROVIDED WHERE PIPE INLETS AND OUTLETS ARE SHOWN ON THE PLANS.
4. THE TOP OF THE INLET SHALL NOT BE SET BELOW THE TOP OF THE OUTLET PIPE.
5. REINFORCEMENT SHALL BE CUT AT PIPE OPENINGS.
6. WHERE PIPES DO NOT ENTER OR EXIT RADIALLY, USE NEXT LARGER SIZE MANHOLE.
7. CIRCUMFERENTIAL REINFORCEMENT SIZE AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS TO A MAXIMUM DEPTH OF 20 FEET, OVER 20 FOOT DEPTH CIRCUMFERENTIAL REINFORCEMENT IS INCREASED TO 0.24 SQUARE INCHES STEEL REQUIRED PER LINEAR FOOT, TO A MAXIMUM DEPTH OF 30 FEET.
8. FOR PIPE CONNECTIONS, A RUBBER GASKET IN ACCORDANCE WITH ASTM RUBBER GASKET SPECIFICATIONS C443 OR C923 AND CAST INTEGRALLY IN MANHOLE MAY BE USED AS AN ALTERNATE TO EXPANSIVE MORTAR.

PRECAST MANHOLE

N.T.S.

DTPRCSTMH	10/12/09	

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LEOPOLDO JOSE AYALA — LICENSE No. 55524 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

No.	Date	Revision
1	08/28/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

DETAILS

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

CDS2015-5-C - 870846-010
WALMART NEIGHBORHOOD MARKET
3009-1000-WNM-NEW
7745 SE 165TH CR 42, FT.
SITE DESIGNATION: WOLI

CONTECH ENGINEERED SOLUTIONS LLC
CDS

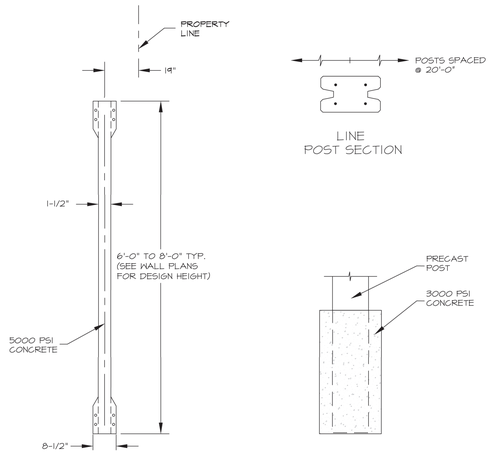
DATE	09/12/25	
DESIGNED	JS	DRAWN JS
CHECKED	XXX	APPROVED XXX
PROJECT No.	870846	DESIGNED No. 010
SHEET	1	OF 1

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.5

These drawings and specifications are the property and copyright of Contech Engineered Solutions LLC and shall not be reproduced or copied in whole or in part. They are to be used only for the project and by the licensees shown. They are not to be assigned to any third party, nor to be used by any licensee on any other project, without the written agreement of Contech Engineered Solutions LLC. This restriction includes preparation or alteration of electronic media versions of these drawings. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

No.	DATE	REVISION DESCRIPTION	BY



WALL PANEL SECTION

LINE POST SECTION

POST FOOTING

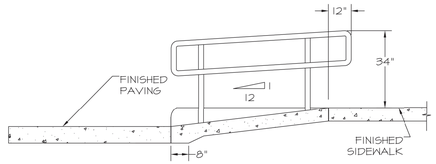
NOTE: DESIGN, MANUFACTURE & INSTALLATION BY PERMACAST

ISSUE DATE 5-8-17 — NOT TO SCALE

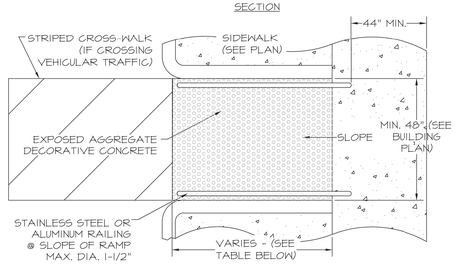
REVISIONS	4-1-22							

PRECAST WALL DETAIL — PAGE G-1.2

© Holding Company of The Villages, Inc., All Rights Reserved



SECTION



PLAN VIEW

HANDICAP RAMPS

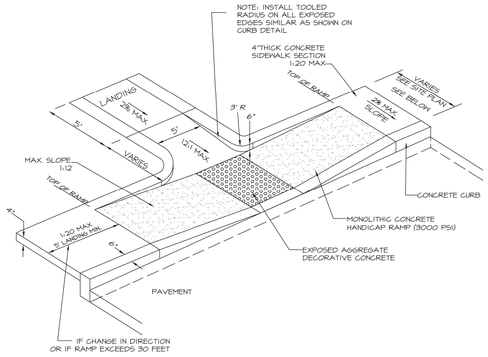
SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.34
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

REVISIONS	2-1-19							

CURB HANDICAP RAMP DETAIL — PAGE HC-1.2

© Holding Company of The Villages, Inc., All Rights Reserved



* 4'-0" MIN.

SIDEWALK WIDTH REQUIREMENTS

5' MIN. IF NOT ADJACENT TO HANDICAP PARKING

7' MIN. IF ADJACENT TO HANDICAP PARKING

HANDICAP RAMPS

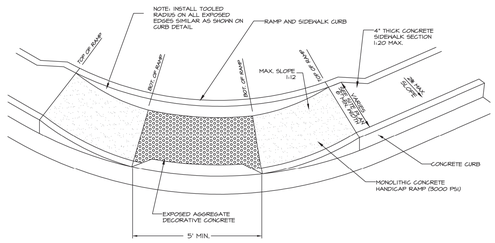
SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.34
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — 2 OF 4 — NOT TO SCALE

REVISIONS	2-1-18	2-1-19						

SIDEWALK HANDICAP RAMP DETAIL — PAGE HC-1.3

© Holding Company of The Villages, Inc., All Rights Reserved



* 4'-0" MIN.

HANDICAP RAMPS

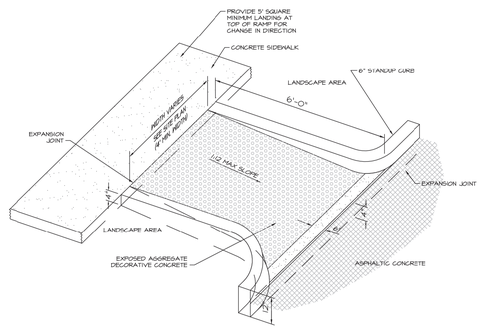
SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.34
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — 3 OF 4 — NOT TO SCALE

REVISIONS	2-1-19							

SIDEWALK HANDICAP RAMP DETAIL — PAGE HC-1.3

© Holding Company of The Villages, Inc., All Rights Reserved

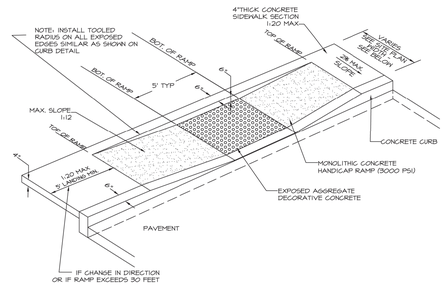


ISSUE DATE 5-8-17 — NOT TO SCALE

REVISIONS	2-1-19							

RETURNED CURB HANDICAP DETAIL — PAGE HC-1.4

© Holding Company of The Villages, Inc., All Rights Reserved



* 4'-0" MIN.

SIDEWALK WIDTH REQUIREMENTS

5' MIN. IF NOT ADJACENT TO HANDICAP PARKING

7' MIN. IF ADJACENT TO HANDICAP PARKING

HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.34
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — 1 OF 4 — NOT TO SCALE

REVISIONS	2-1-19							

SIDEWALK HANDICAP RAMP DETAIL — PAGE HC-1.3

© Holding Company of The Villages, Inc., All Rights Reserved

cph
www.cphcorp.com
Building Stronger Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leopoldo J. Ayala
55524 FL

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 — © 2025

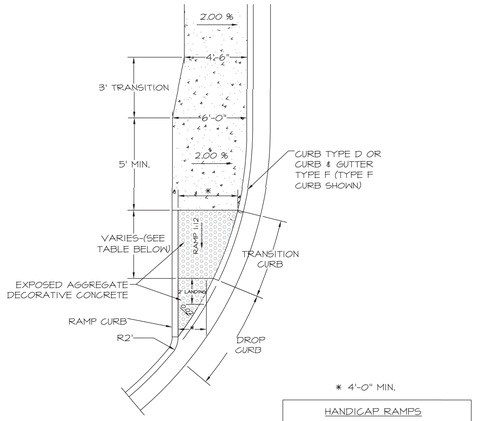
VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.6

J:\W131415\Civil\DWG_Current_Plan_Set\VILLAGES DETAILS.dwg, 11/25/2025 2:27:05 PM, Benjamin Hansen,



WITHOUT UTILITY STRIP

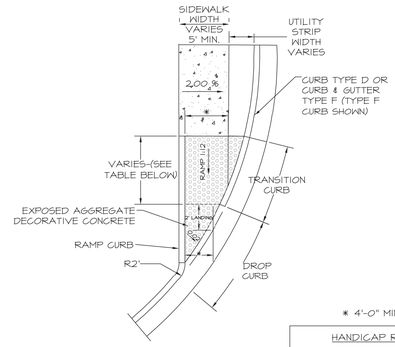
HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.39
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	2-1-18	PAGE
CURB CUT RAMP DETAIL		HC-1.5



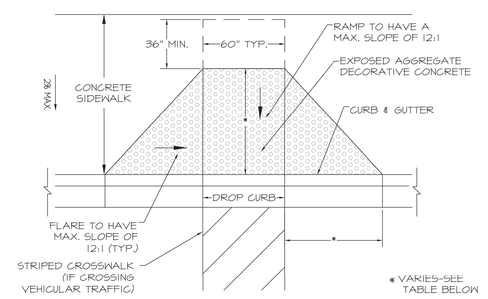
HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.39
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	2-1-18	PAGE
CURB CUT RAMP WITH UTILITY STRIP DETAIL		HC-1.6



NOTE: 12:1 MAX SLOPE REQ'D

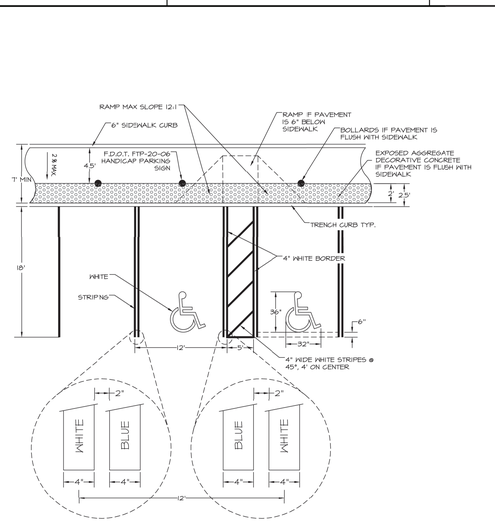
HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.39
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	2-1-18	PAGE
FLARED HANDICAP RAMP DETAIL		HC-1.7

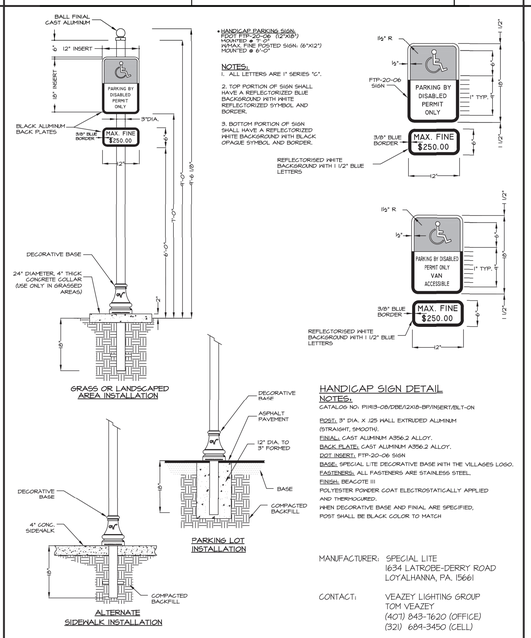


NOTE:
WHEELCHAIR SYMBOL TO BE IN CENTER OF PARKING SPACE

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	2-1-18	4-1-22	PAGE
HANDICAP PARKING STRIPING DETAIL			HC-2.2



HANDICAP SIGN DETAIL

NOTES:
CATALOG NO: PI#13-08/DBE/12X18-BP/INSERT/BLT-ON

POST: 3" DIA. X .125 WALL EXTRUDED ALUMINUM (STRAIGHT, SMOOTH).
FINIAL: CAST ALUMINUM A356.2 ALLOY.
BACK PLATE: CAST ALUMINUM A356.2 ALLOY.
DOT INSERT: FTP-20-06 SIGN
BASE: SPECIAL LITE DECORATIVE BASE WITH THE VILLAGES LOGO.
FASTENERS: ALL FASTENERS ARE STAINLESS STEEL.
FINISH: BEACOTE III
POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED.
WHEN DECORATIVE BASE AND FINIAL ARE SPECIFIED, POST SHALL BE BLACK COLOR TO MATCH

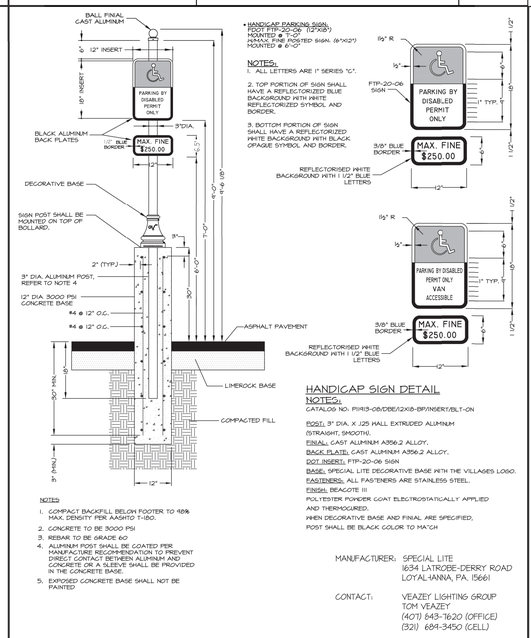
MANUFACTURER: SPECIAL LITE
1634 LATROSE-DERRY ROAD
LOYALHANNA, PA. 15661

CONTACT: VEAZEY LIGHTING GROUP
TOM VEAZEY
(407) 843-1620 (OFFICE)
(321) 684-3450 (CELL)

ISSUE DATE 5-8-17 — 1 OF 2 (STANDARD INSTALLATION) — NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22	PAGE
DECORATIVE HANDICAP SIGN POST DETAIL		HC-3.4



NOTES:
1. COMPACT BACKFILL BELOW FOOTER TO 98% MAX. DENSITY PER AASHTO T-180.
2. CONCRETE TO BE 3000 PSI
3. REBAR TO BE GRADE 60
4. ALUMINUM POST SHALL BE COATED PER MANUFACTURE RECOMMENDATION TO PREVENT DIRECT CONTACT BETWEEN ALUMINUM AND CONCRETE OR A SLEEVE SHALL BE PROVIDED IN THE CONCRETE BASE.
5. EXPOSED CONCRETE BASE SHALL NOT BE PAINTED

HANDICAP SIGN DETAIL

NOTES:
CATALOG NO: PI#13-08/DBE/12X18-BP/INSERT/BLT-ON

POST: 3" DIA. X .125 WALL EXTRUDED ALUMINUM (STRAIGHT, SMOOTH).
FINIAL: CAST ALUMINUM A356.2 ALLOY.
BACK PLATE: CAST ALUMINUM A356.2 ALLOY.
DOT INSERT: FTP-20-06 SIGN
BASE: SPECIAL LITE DECORATIVE BASE WITH THE VILLAGES LOGO.
FASTENERS: ALL FASTENERS ARE STAINLESS STEEL.
FINISH: BEACOTE III
POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED.
WHEN DECORATIVE BASE AND FINIAL ARE SPECIFIED, POST SHALL BE BLACK COLOR TO MATCH

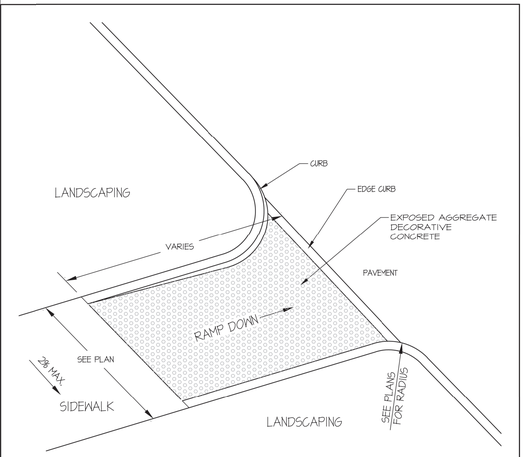
MANUFACTURER: SPECIAL LITE
1634 LATROSE-DERRY ROAD
LOYALHANNA, PA. 15661

CONTACT: VEAZEY LIGHTING GROUP
TOM VEAZEY
(407) 843-1620 (OFFICE)
(321) 684-3450 (CELL)

ISSUE DATE 5-8-17 — 2 OF 2 (CONCRETE BASE INSTALLATION) — NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22	PAGE
DECORATIVE HANDICAP SIGN POST DETAIL		HC-3.4



ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	2-1-18	2-1-19	PAGE
CURB RETURN AT SIDEWALK RAMP DETAIL			HC-1.9

cph
www.cphcorp.com
Building Stronger Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leonardo J. Ayala
69524 FL

No.	Date	Revision
1	12/1/25	Per Comments

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 — © 2025

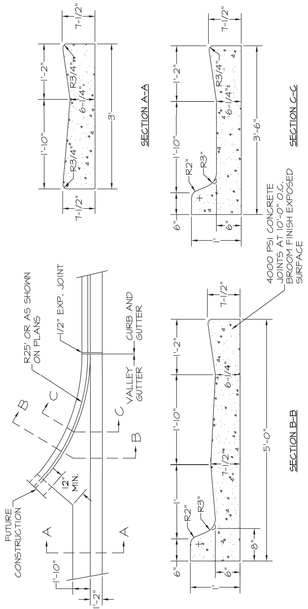
VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.7

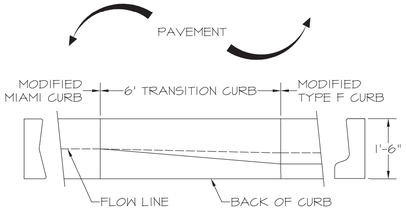
J:\W131415\Civil\DWG_Current_Plan_Set\VILLAGES DETAILS.dwg, 11/25/2025 2:27:15 PM, Benjamin Hansen,



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages	REVISIONS	VALLEY GUTTER DETAIL	PAGE R-2.12

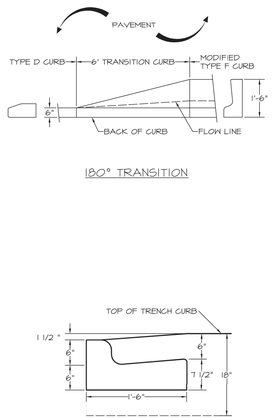
© Holding Company of The Villages, Inc., All Rights Reserved



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages	REVISIONS	TRANSITION CURB MODIFIED MIAMI TO MODIFIED TYPE "F" DETAIL	PAGE R-2.13

© Holding Company of The Villages, Inc., All Rights Reserved



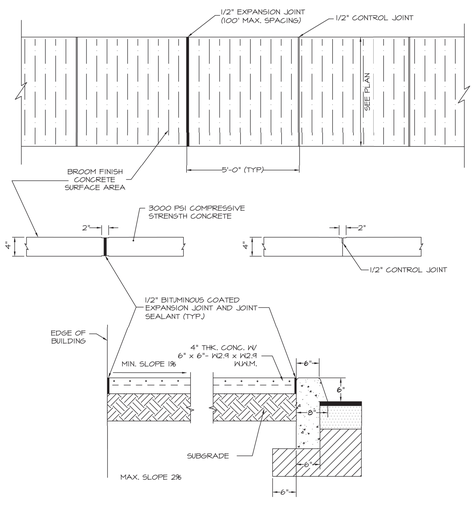
180° TRANSITION

90° TRANSITION

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages	REVISIONS	TRANSITION CURB TYPE "D" TO MODIFIED TYPE "F" DETAIL	PAGE R-2.14

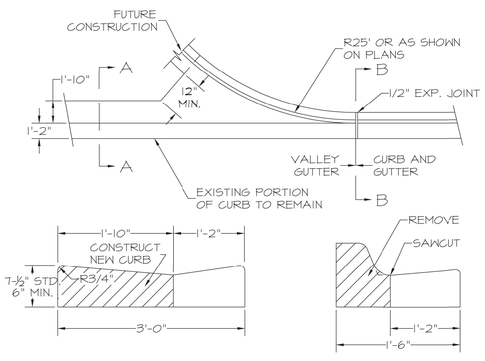
© Holding Company of The Villages, Inc., All Rights Reserved



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages	REVISIONS 2-1-19	CONCRETE SIDEWALK DETAIL	PAGE R-6.1

© Holding Company of The Villages, Inc., All Rights Reserved



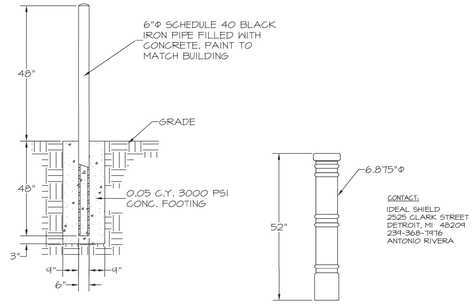
SECTION A-A

SECTION B-B

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages	REVISIONS	DRIVEWAY CONSTRUCTION DETAIL	PAGE R-10.1

© Holding Company of The Villages, Inc., All Rights Reserved



CONTACT:
IDEAL SHIELD
2525 CLARK STREET
DETROIT, MI 48209
234-368-7976
ANTONIO RIVERA

NOTE 1: LO-DENSITY POLYETHYLENE BOLLARD SLEEVE REQUIRED OVER ALL BOLLARDS AT FRONT ENTRANCES

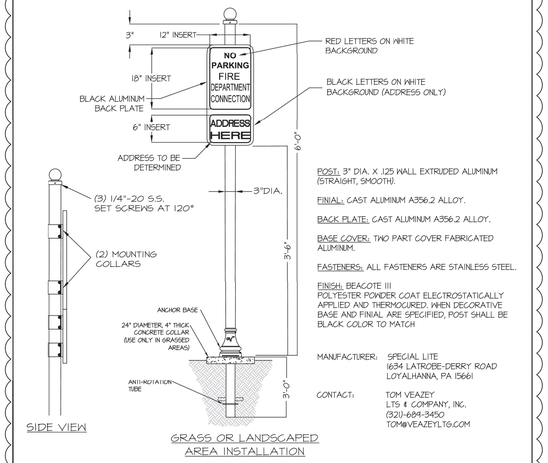
NOTE 2: BOLLARD SLEEVE CONFIGURATION TO BE SIMILIAR TO 6" METRO BOLLARD - COLOR TO BE BLACK

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages	REVISIONS	PIPE BOLLARD DETAIL	PAGE R-5.2

© Holding Company of The Villages, Inc., All Rights Reserved

W11-11, 18"X12"
WITH W3-2 ALT., 6"X12"
ON THE VILLAGES STANDARD
BASE AND 4" SMOOTH POLE



POST: 3" DIA. X .125 WALL EXTRUDED ALUMINUM (STRAIGHT, SMOOTH).

FINIAL: CAST ALUMINUM A356.2 ALLOY.

BACK PLATE: CAST ALUMINUM A356.2 ALLOY.

BASE COVER: TWO PART COVER FABRICATED ALUMINUM.

FASTENERS: ALL FASTENERS ARE STAINLESS STEEL.

FINISH: BEACOTE III
POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED. WHEN DECORATIVE BASE AND FINIAL ARE SPECIFIED, POST SHALL BE BLACK COLOR TO MATCH

MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: TOM VEAZEY
LTS & COMPANY, INC.
(321)-684-3450
TOM@VEAZEYLTG.COM

"NO PARKING FIRE DEPARTMENT CONNECTION" DETAIL

ISSUE DATE 6-13-23 NOT TO SCALE

The Villages	REVISIONS 5-9-24	NO PARKING FDC SIGN DETAIL	PAGE SN-19.2

©2024 Holding Company of The Villages, Inc., All Rights Reserved

cph
www.cphcorp.com
Building Stronger Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
Leopoldo J. Ayala
65524 FL

No.	Date	Revision
1	08/28/25	PER CPH REVIEW
2	09/10/25	PER THE VILLAGES REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

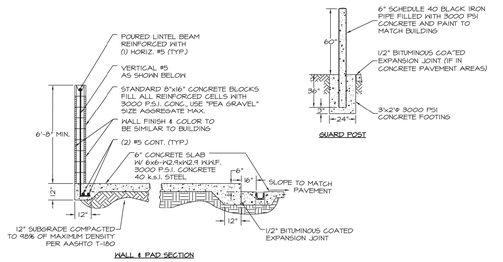
VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

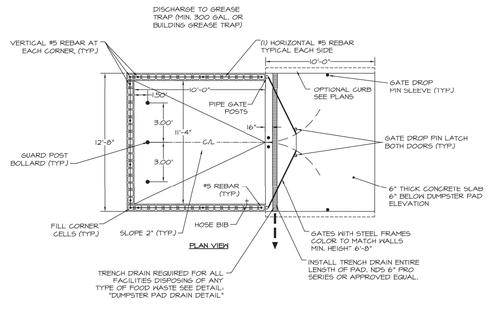
Sheet No.
C5.8

J:\W131415\Civil\DWG_Current_Plan_Set\VILLAGES DETAILS.dwg, 11/25/2025 2:27:28 PM, Benjamin Hansen,



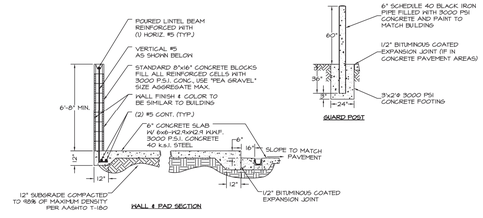
WALL & PAD SECTION

GUARD POST



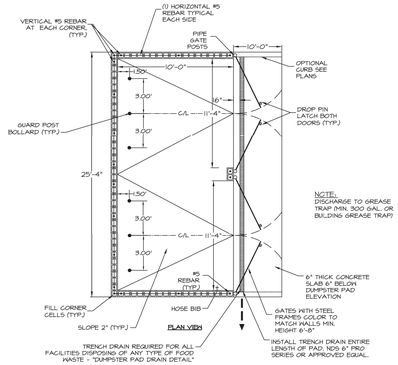
PLAN VIEW

© Holding Company of The Villages, Inc., All Rights Reserved



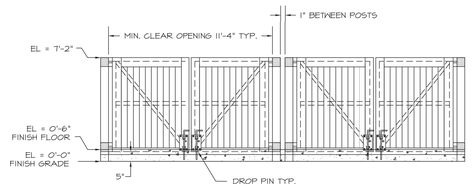
WALL & PAD SECTION

GUARD POST



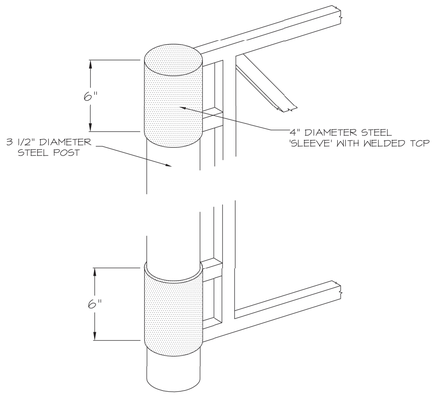
PLAN VIEW

© Holding Company of The Villages, Inc., All Rights Reserved



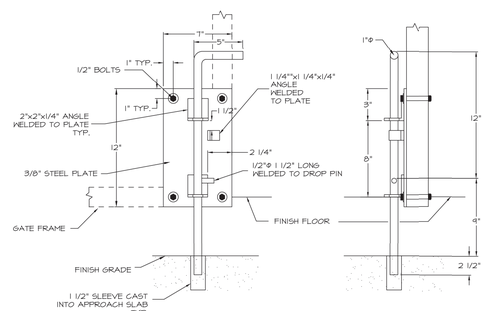
DOUBLE ENCLOSURE GATE

© Holding Company of The Villages, Inc., All Rights Reserved



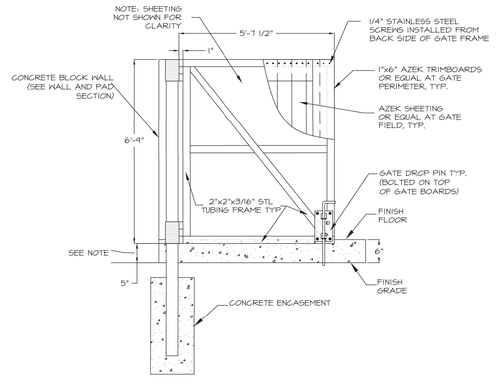
GATE HINGE

© Holding Company of The Villages, Inc., All Rights Reserved



GATE DROP PIN

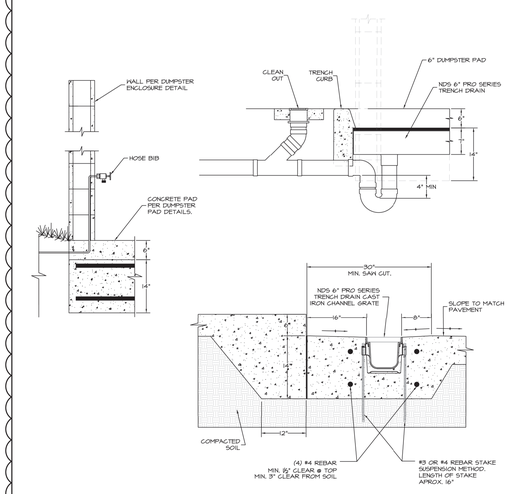
© Holding Company of The Villages, Inc., All Rights Reserved



GATE FRAME

NOTE: IN THOSE CASES WHEN THE CURBING RUNS PARALLEL AND IN LINE WITH THE ENCLOSURE SIDE WALLS THE BOTTOM OF THE GATES SHALL BE 1" ABOVE THE CONCRETE APPROACH PAD.

© Holding Company of The Villages, Inc., All Rights Reserved



© Holding Company of The Villages, Inc., All Rights Reserved

cph
www.cphcorp.com
Building Stronger Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leopoldo J. Ayala
55524 FL

No.	Date	Revision
⚠1	4-1-22	ADDED DUMPSTER PAD DRAIN DETAIL
⚠2	2-1-19	ADDED DUMPSTER PAD DRAIN DETAIL
⚠3	2-1-18	ADDED DUMPSTER PAD DRAIN DETAIL

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 | © 2025

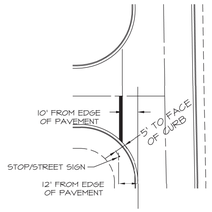
VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

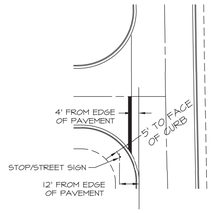
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.9

J:\W131415\Civil\DWG_Current_Plan_Set\VILLAGES DETAILS.dwg, 11/25/2025 2:27:42 PM, Benjamin Hansen,



STREET INTERSECTION



COMMERCIAL DRIVEWAY CONNECTION

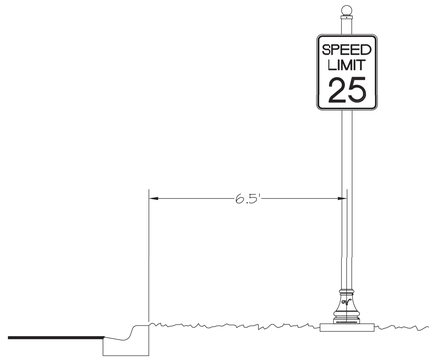
ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22							

STOP SIGN, STOP BAR & STREET NAME SIGN LOCATION DETAIL

PAGE SN-2.1



ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

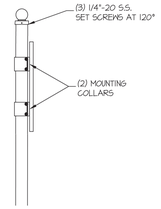
REVISIONS	2-1-19	4-1-22						

ROADWAY SIGN LOCATION DETAIL

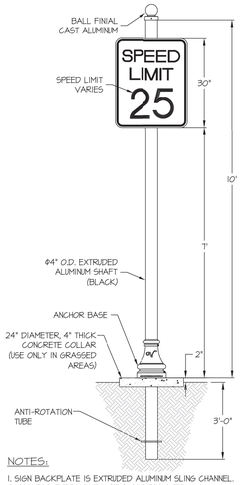
PAGE SN-2.2

R2-1, 24"X30"

ON FLAGLER BASE AND 4" SMOOTH POLE



SIDE VIEW



MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-689-3450
TOM@VEAZEYLTG.COM

NOTES:

1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.
4. SIGN NUMBERS FOLLOWED BY AN "A" INDICATE SIGN TO BE MOUNTED ON AN EXISTING POLE. CONTRACTOR TO VERIFY POST DIAMETER FOR COLLAR SIZE.

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

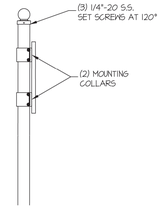
REVISIONS	2-1-19	4-1-22						

SPEED LIMIT SIGN DETAIL

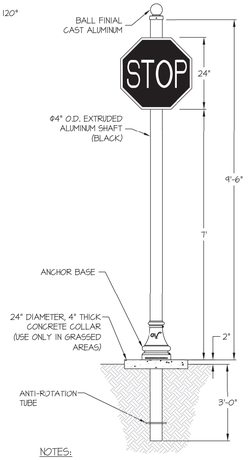
PAGE SN-4.1

R1-1, 24"X24"

ON FLAGLER BASE AND 4" SMOOTH POLE



SIDE VIEW



MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-689-3450
TOM@VEAZEYLTG.COM

NOTES:

1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.
4. SIGN NUMBERS FOLLOWED BY AN "A" INDICATE SIGN TO BE MOUNTED ON AN EXISTING POLE. CONTRACTOR TO VERIFY POST DIAMETER FOR COLLAR SIZE.

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

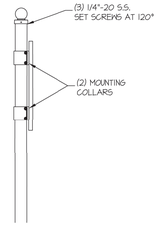
REVISIONS	2-1-19	4-1-22						

STOP (24") SIGN DETAIL

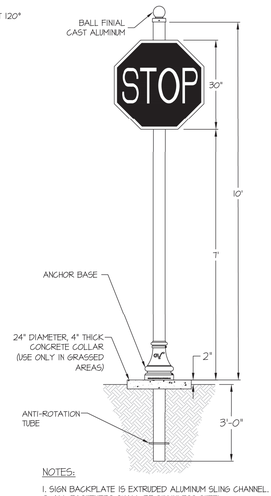
PAGE SN-5.2

R1-1, 30"X30"

ON FLAGLER BASE AND 4" SMOOTH POLE



SIDE VIEW



MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-689-3450
TOM@VEAZEYLTG.COM

NOTES:

1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.
4. SIGN NUMBERS FOLLOWED BY AN "A" INDICATE SIGN TO BE MOUNTED ON AN EXISTING POLE. CONTRACTOR TO VERIFY POST DIAMETER FOR COLLAR SIZE.

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

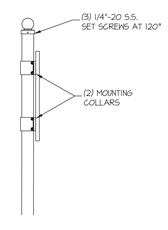
REVISIONS	2-1-19	4-1-22						

STOP (30") SIGN DETAIL

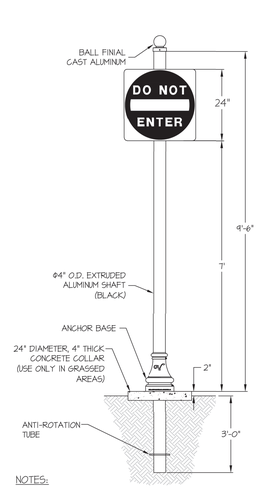
PAGE SN-5.3

R5-1, 24"X24"

ON FLAGLER BASE AND 4" SMOOTH POLE



SIDE VIEW



MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-689-3450
TOM@VEAZEYLTG.COM

NOTES:

1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.

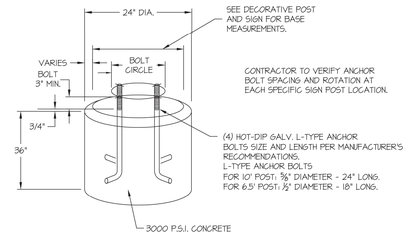
ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	2-1-19	4-1-22						

DO NOT ENTER (24") SIGN DETAIL

PAGE SN-8.1



NOTE:

SET TOP OF BASE 2" ABOVE SURROUNDING FINISHED GRADE.

CONTRACTOR TO VERIFY ANCHOR BOLT SPACING AND ROTATION AT EACH SPECIFIC SIGN POST LOCATION.

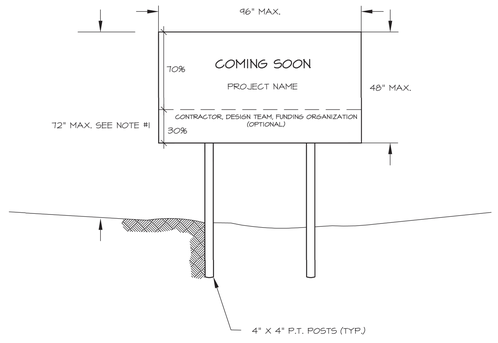
ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS								

DECORATIVE SIGN POST BASE DETAIL

PAGE SN-22.1



NOTES:

1. DIMENSION MAY BE INCREASED TO 96" IF SIGN IS INSTALLED BEHIND AN EXISTING 4-BOARD FENCE
2. NO OTHER TYPES OF CONSTRUCTION SIGNS ARE ALLOWED

ISSUE DATE 5-8-17 — NOT TO SCALE

The Villages®
© Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS								

TEMPORARY CONSTRUCTION SIGN DETAIL

PAGE MISC-2.1

cph
www.cphcorp.com
Building Stronger Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leopoldo J. Ayala
55504 FL

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 — © 2025

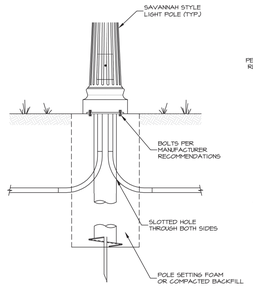
VILLAGES DETAILS

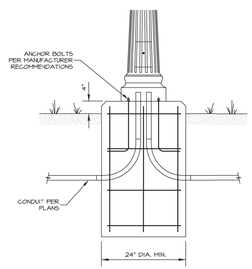
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.10

J:\W131415\Civil\DWG_Current_Plan_Set\VILLAGES DETAILS.dwg, 11/25/2025 2:27:57 PM, Benjamin Hansen,





DIRECT BURIAL OPTION (PREFERRED)

POLE SETTING FOAM

RAINBOW TECHNOLOGY #749101 (YIELD 1 C.F.)

GRESCO UTILITY SUPPLY
6421 CR 219
WILDWOOD, FL 34785
(352) 748-0550
(352) 748-9333 FAX
MARK GRANT

CONCRETE BASE

SUPPLIER: STOCK 24 POLE BASE CORP.
(352) 459-1401
JEFFDAVISTOCK24@GMAIL.COM
WWW.STOCK24POLEBASE.COM
JEFF DAVIS

FOUNDATION OPTION

"SCREW-IN" TYPE POLE FOUNDATION

HUBBELL POWER SYSTEMS (CHANCE) T112-0359
6" DIA., 48" LONG

MACLEAN-DIXIE LLC D-65119-14
6" DIA., 60" LONG

SUPPLIER: GRESCO UTILITY SUPPLY
6421 CR 219
WILDWOOD, FL 34785
(352) 748-0550
(352) 748-9333 FAX
MARK GRANT

ISSUE DATE 5-8-17 | 2 OF 2 | NOT TO SCALE

REVISIONS	8-1-24							

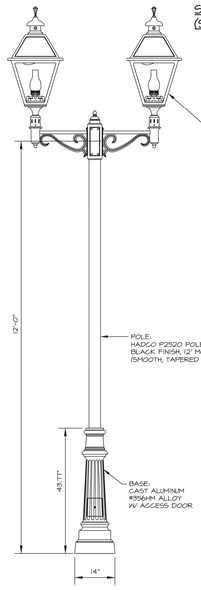
The Villages®

SAVANNAH STYLE
SITE LIGHT DETAIL

PAGE TR-7.1

©2024 Holding Company of The Villages, Inc., All Rights Reserved

SUMTER ELECTRIC COOPERATIVE (SECO) SERVICE TERRITORY ONLY



SUPPLIER: GRESCO UTILITY SUPPLY
6421 CR 219
WILDWOOD, FL 34785
(352) 748-0622
(352) 748-9333 FAX
MARK GRANT

ISSUE DATE 5-8-17 | 1 OF 2 | NOT TO SCALE

REVISIONS	4-1-22	8-1-24						

The Villages®

SAVANNAH STYLE
SITE LIGHT DETAIL

PAGE TR-7.1

©2024 Holding Company of The Villages, Inc., All Rights Reserved

1

cph
www.cphcorp.com
Building Stronger Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leopoldo J. Ayala
55524 FL

No.	Date	Revision
1	08/28/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

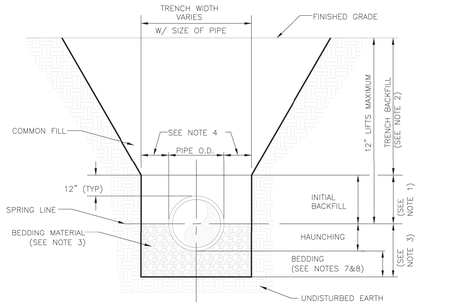
VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

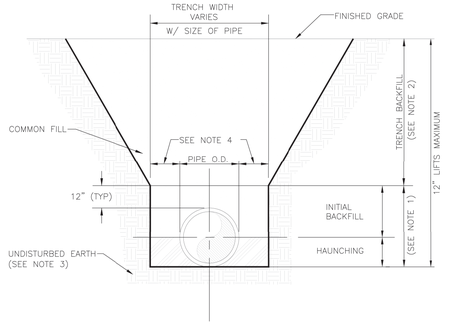
Sheet No.
C5.11

J:\W131415\Civil\DWG_Current_Plan_Set\VILLAGES DETAILS.dwg, 11/25/2025 2:28:00 PM, Benjamin Hansen,



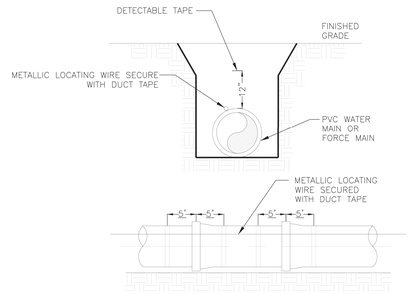
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 1	7.3.2 UT 102
	REVISION # 2		



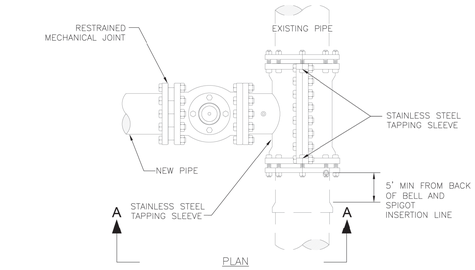
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 2	7.3.2 UT 103
	REVISION # 2		



NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2 UT 104
	REVISION # 2		



NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

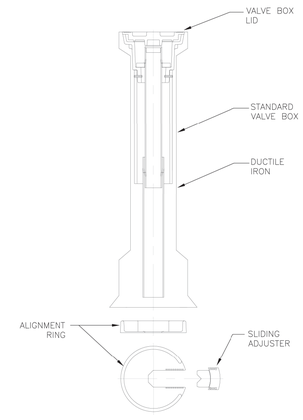
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2 UT 108
	REVISION # 1		

RECLAIMED WATER

SEWER

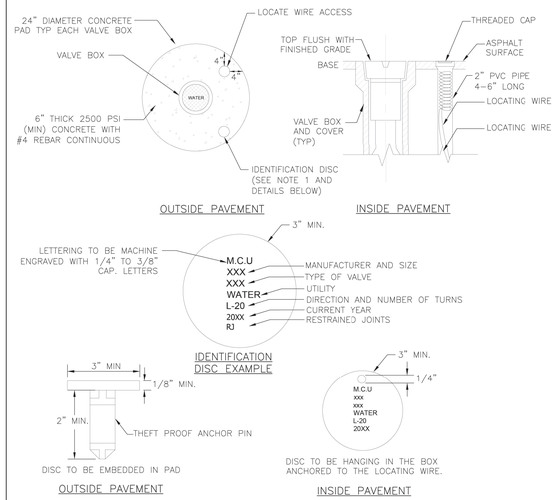
POTABLE WATER

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2 UT 110
	REVISION # NA		



NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SEALED VALVE BOX, ADJUSTABLE	7.3.2 UT 111
	REVISION # 1		



NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2 UT 112
	REVISION # 1		

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leopoldo J Ayala
65526 FL

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

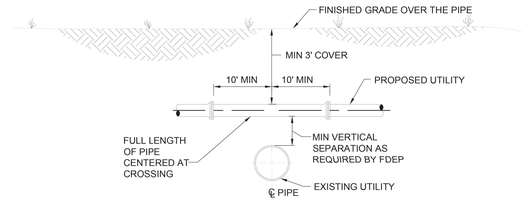
MARION COUNTY UTILITY DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

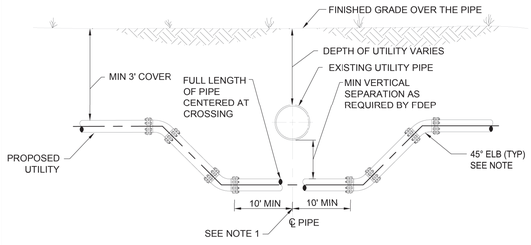
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.12

J:\W131415\Civil\DWG_Current_Plan_Set\MARION COUNTY UTILITY DETAILS.dwg, 11/25/2025 2:28:20 PM, Benjamin Hansen,



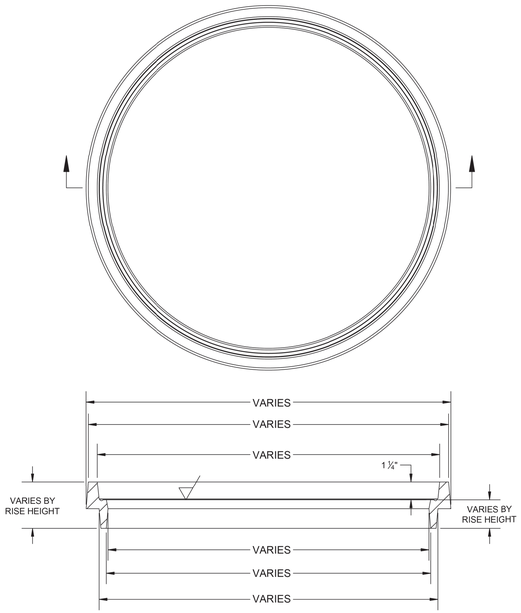
CONDITION 1 (SUFFICIENT COVER AND SEPARATION AVAILABLE)



CONDITION 2 (SUFFICIENT SEPARATION AVAILABLE, SUFFICIENT COVER NOT AVAILABLE)

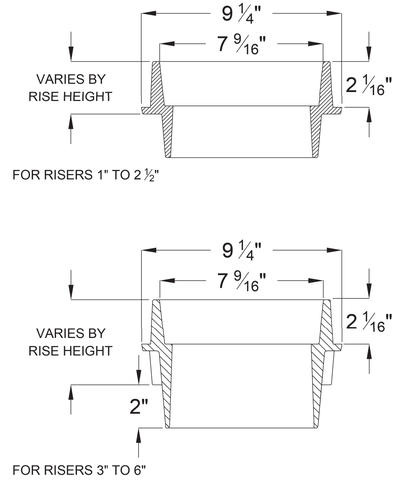
NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER UTILITIES.
2. IF NOT DIP, CONCRETE AND CASING PER FDEP.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | UTILITY CONFLICT | 7.3.2 UT 113



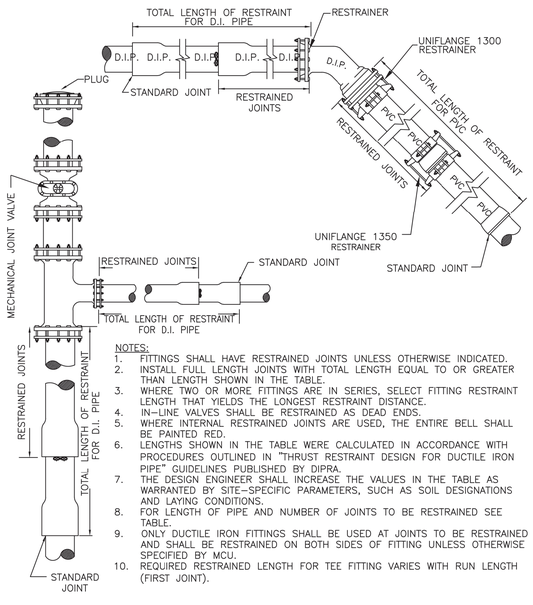
NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | MANHOLE RISER | 7.3.2 UT 114



NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | VALVE BOX RISER | 7.3.2 UT 115



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116 A

MINIMUM RESTRAINED LENGTH (FT) – EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC

H=HORIZONTAL
VU=VERTICAL-UP
VD=VERTICAL-DOWN

WATER MAIN: PRESSURE: 150 PSI. DEPTH OF COVER: 3.0 ft.

Bend Type		Pipe Length (ft)						
		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	2	3	4	5	5	6	8	9
	VD	6	9	11	13	16	20	24	28
22-1/2°	H	4	6	7	9	10	12	15	17
	VU	4	6	7	9	10	12	15	17
	VD	12	17	22	27	31	40	48	56
45°	H	8	11	15	17	20	25	30	35
	VU	8	11	15	17	20	25	30	35
	VD	25	35	46	55	65	82	99	115
90°	H	19	27	35	41	48	61	72	83
	VU	19	27	35	41	48	61	72	83
	VD	61	85	111	132	155	198	238	277
DEAD END PLUG AND VALVE		61	85	111	132	155	198	238	277

TEE FITTING		Pipe Length (ft)						
		Diameter of Run						
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	39	28	18	6	0	0	0	0
	6"		63	55	48	40	22	4	0
	8"			89	82	77	63	49	34
	10"				110	105	95	84	71
	12"					133	124	115	105
	16"						175	168	161
	20"							215	209
	24"								254

REDUCER FITTING		Pipe Length (ft)						
		Diameter of Large Pipe						
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe	4"	44	80	108	135	183	226	268
	6"		47	81	113	167	214	257
	8"			45	83	145	196	243
	10"				46	118	175	226
	12"					84	149	205
	16"						84	151
	20"							83

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

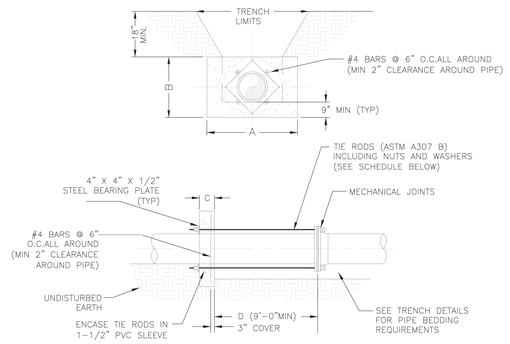
Bend Type		Pipe Length (ft)						
		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	9	11	14	16	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	15	21	27	32	38	48	57	66
	VU	15	21	27	32	38	48	57	66
	VD	46	65	85	102	121	155	187	219
DEAD END PLUG AND VALVE		46	65	85	102	121	155	187	219

TEE FITTING		Pipe Length (ft)						
		Diameter of Run						
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	25	14	4	0	0	0	0	0
	6"		43	36	28	21	5	0	0
	8"			63	57	52	39	26	12
	10"				80	75	66	55	44
	12"					98	90	81	72
	16"						132	126	119
	20"							164	159
	24"								196

REDUCER FITTING		Pipe Length (ft)						
		Diameter of Large Pipe						
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe	4"	34	61	83	105	143	178	212
	6"		36	63	88	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	120
	20"							66

FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116B



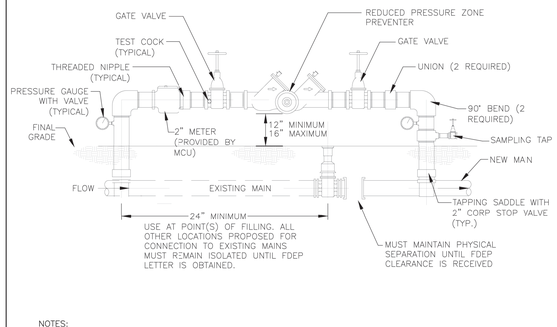
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D.	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | THRUST COLLAR WATER MAINS | 7.3.2 UT 201



NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 8" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | TEMPORARY JUMPER CONNECTION | 7.3.2 UT 203

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
Leopoldo J Ayala 65529 # FL

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW

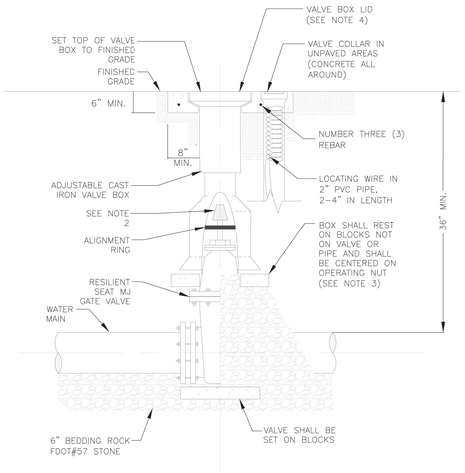
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

MARION COUNTY UTILITY DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

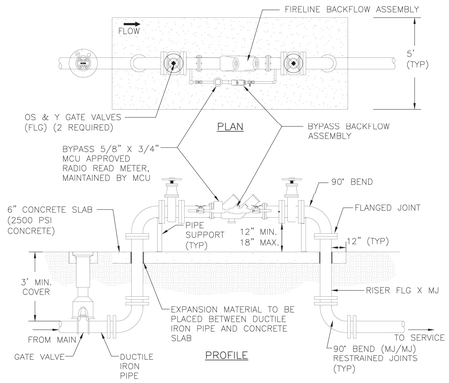
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.13



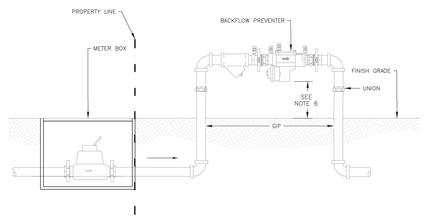
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2 UT 204
	REVISION # 2		



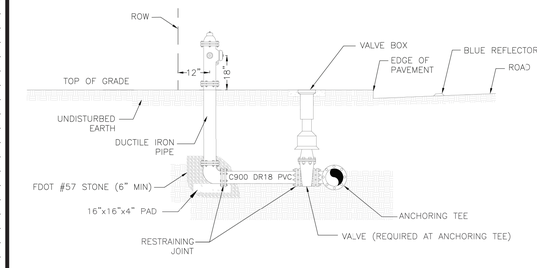
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

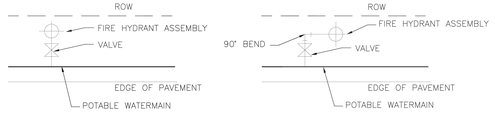
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208
	REVISION # 2		



NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

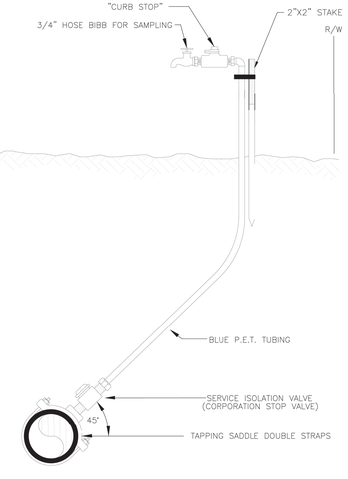
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 UT 209
	REVISION # 1		





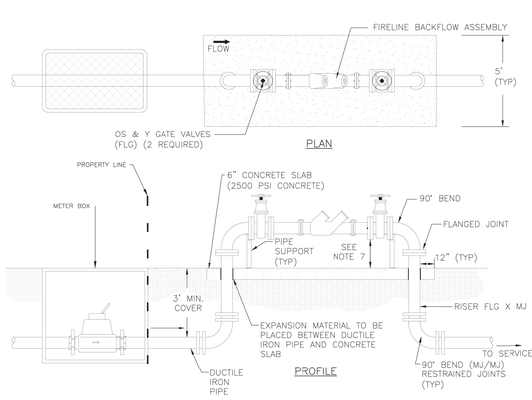
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
	REVISION # 2		



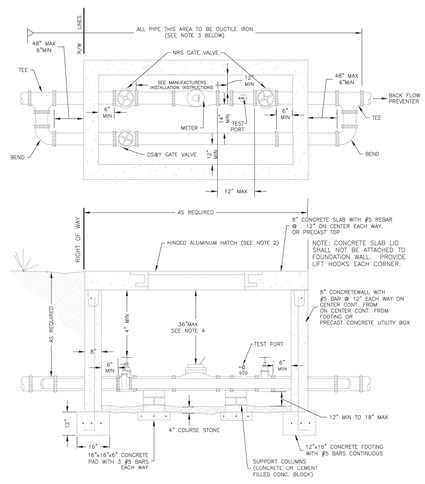
NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TEMPORARY SAMPLE POINT	7.3.2 UT 211
	REVISION # 1		



NOTES:
1. NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
3. MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE ASSEMBLY FOR TESTING.
4. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.
5. BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE ON UT 116A & UT 116B.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC).
7. BACKFLOW PREVENTION ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
6. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
7. MIN. 12" MAX. 18" ABOVE FINISHED GRADE AND FLOODPLAIN.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW ASSEMBLY (SINGLE SERVICE: 3" – 10")	7.3.2 UT 213
	REVISION # NA		



PROFILE VIEW

NOTES
1. METERS SHALL BE FURNISHED WITH STRAINERS APPROVED BY THE METER MANUFACTURER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. ALUMINUM HATCH SHALL BE 30" X 30" FOR METERS 3" AND 4". HATCH FOR METERS 6" AND ABOVE SHALL BE 42" X 42".
3. UNLESS OTHERWISE NOTED, ALL EXPOSED FITTINGS SHALL BE FLANGED AND ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT.
4. METER INSTALLATION REQUIRES INSTALLATION OF A REMOTE READING DEVICE.
5. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AFTER THE METER ASSEMBLY AND BYPASS AS APPROVED BY MCU.
6. METER TO BE FURNISED BY MCU.
7. CHAIN TO BE PROVIDED BY CONTRACTOR, LOCK TO BE PROVIDED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FLOWMETER AND VAULT ASSEMBLY	7.3.2 UT 214
	REVISION # NA		

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
Leopoldo J. Ayala
55526 FL

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW

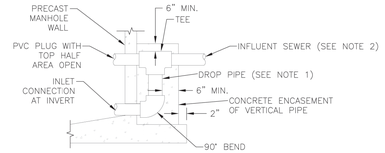
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

MARION COUNTY UTILITY DETAILS

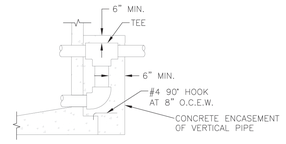
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

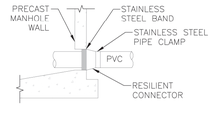
Sheet No.
C5.14



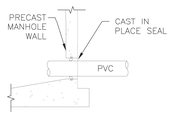
GRAVITY OUTSIDE DROP CONNECTION (NEW MANHOLE)



GRAVITY OUTSIDE DROP CONNECTION (EXISTING MANHOLE)



BOOT CONNECTION

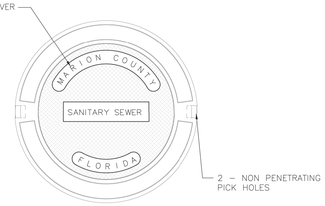


LINK SEAL

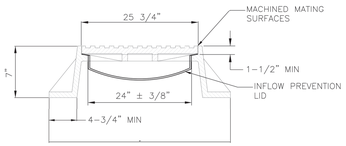
STANDARD CONNECTION

NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
	REVISION # 2		



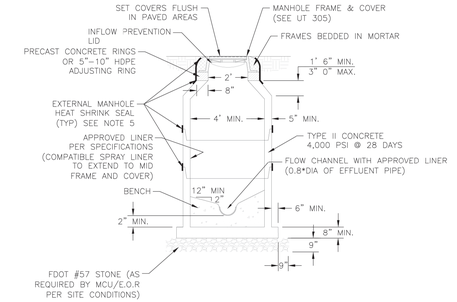
PLAN



ELEVATION

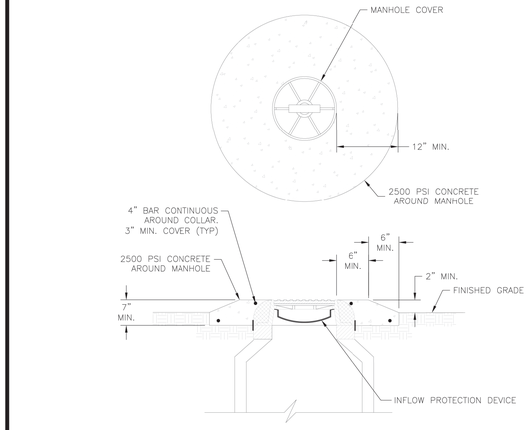
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 UT 305
	REVISION # 2		



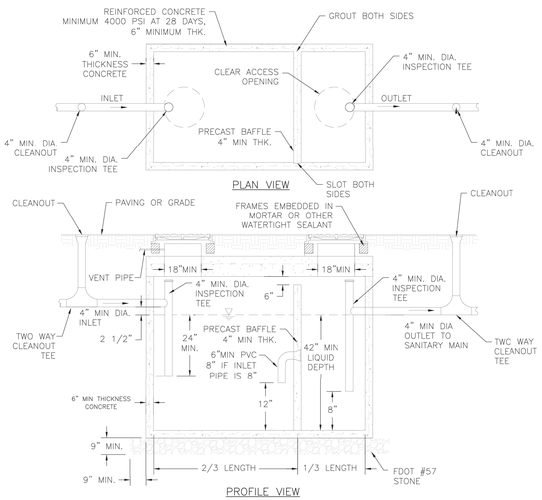
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCJ APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
	REVISION # 2		



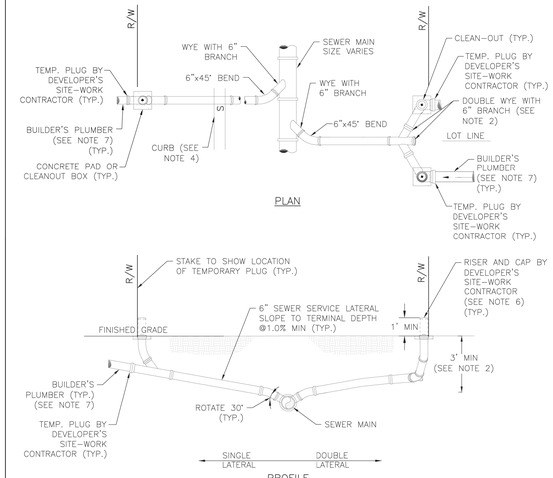
NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANHOLE IN NON-PAVED AREA	7.3.2 UT 309
	REVISION # 1		



NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THROUGH GREASE INTERCEPTOR. RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
5. BAFFLE REQUIRED; ALTERNATIVE DESIGNS ARE ACCEPTABLE. DESIGN MUST MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
6. LOADS: H-20 TRUCK WHEELS WITH 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GREASE INTERCEPTOR	7.3.2 UT 310
	REVISION # 1		



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2 UT 312
	REVISION # 2		

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leopoldo J Ayala
65528 FL

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW

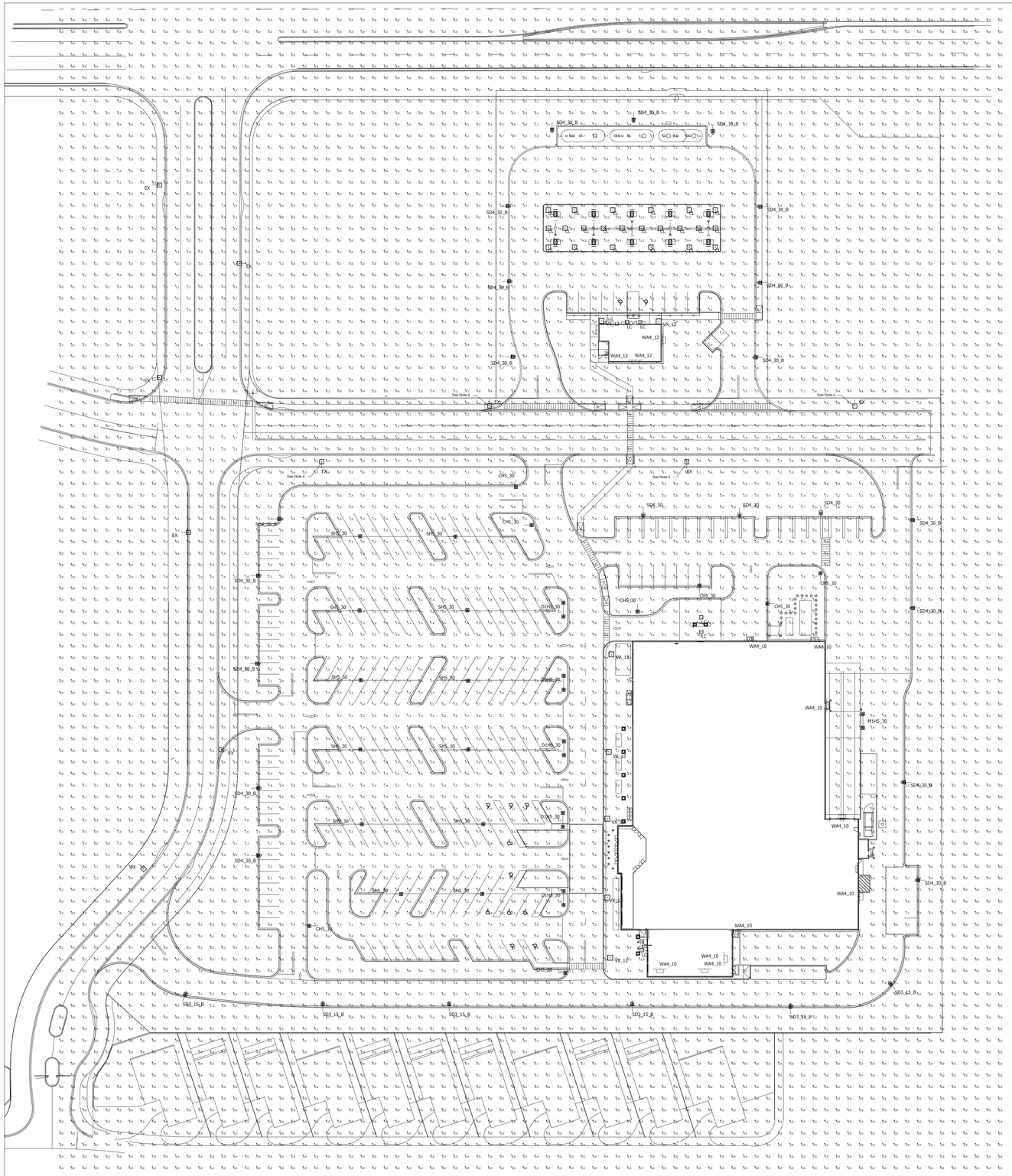
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
© 2025

MARION COUNTY UTILITY DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.14A



Scale: 1 inch= 50 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arrangement Watts	Luminaire Lumens	BUG Rating
	8	CH5_30	Single	0.837	EALS03_D5SH730NDD1BLCKF - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	64	9400	B3-U0-G2
	22	CL	Single	0.850	SCV-LED-10L-UNV-40-WH - By Others	67	9928	B3-U0-G1
	5	D1H5_30	Back-Back	0.837	EALS03_D5SH730NDD1BLCKF - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	128	9400	B3-U0-G2
	10	EX	Single	0.800	Existing 400W HPS Lights	465	37276	B4-U0-G4
	6	LC	Single	0.813	CRUS-SC-LED-SLW-30-UE-WHT-DFL - By Others	38	5585	B2-U0-G1
	1	M1H5_30	Back-Back	0.837	EALS03_D5SH730NDD1BLCKF - 30' Mounting Height on 27' Stresscrete Ecplise Black Pole on 3' Base (No Substitutions)	128	9400	B3-U0-G2
	6	SD3_15_B	SINGLE	0.837	1-EALS03D3AW730NDC1BLCKF - Back Shield- 15' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	70	8600	B1-U0-G2
	3	SD4_30	SINGLE	0.828	1-EALS035D4AF730NDD1BLCKF - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	70	9800	B2-U0-G2
	18	SD4_30_B	SINGLE	0.837	1-EALS03D4AH730NDC1BLCKF w/ 1-ELS-EAL-RBL-BLCK back shield - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	70	8800	B1-U0-G2
	12	SH5_30	Single	0.837	EALS03_D5SH730NDD1BLCKF 30' Mounting Height on 27' Stresscrete Ecplise Black Pole on 3' Base (No Substitutions)	64	9400	B3-U0-G2
	7	VX_12	Single	0.860	VX671 (By Others)	75	7086	B3-U3-G2
	9	WA4_10	SINGLE	0.837	ARC1LED-P3-30K-MVOLT-PE-DBLX - By Others	24.525	2859	B1-U0-G1
	3	WA4_12	SINGLE	0.837	EWAS-01-0-A4-AF-7-30-N1-FM-BLCK - Mounted at 12'	21	2900	B1-U0-G1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Thru Lane	Illuminance	Fc	2.26	8.7	1.2	1.88	7.25
Entry Drive 1	Illuminance	Fc	1.81	3.5	1.1	1.65	3.18
Entry Drive 2	Illuminance	Fc	2.21	4.1	1.6	1.38	2.56
Entry Drive 3	Illuminance	Fc	1.94	8.3	0.2	9.70	41.50
Front Drive	Illuminance	Fc	3.12	4.8	2.2	1.42	2.18
Fuel Area	Illuminance	Fc	2.12	7.0	1.1	1.93	6.36
Left Side Parking	Illuminance	Fc	1.90	2.1	1.6	1.19	1.31
Main Parking	Illuminance	Fc	1.65	3.0	0.7	2.36	4.29
Mulberry Lane	Illuminance	Fc	2.22	5.9	0.7	3.17	8.43
ODP Area	Illuminance	Fc	2.22	2.7	1.8	1.23	1.50
Overall Area	Illuminance	Fc	1.08	27.3	0.0	N.A.	N.A.
Phillips Court	Illuminance	Fc	2.12	5.7	0.1	21.20	57.00
Property Line	Illuminance	Fc	0.54	5.8	0.0	N.A.	N.A.
Rear Drive Lane	Illuminance	Fc	1.64	8.6	0.0	N.A.	N.A.
Rear Entry Drive	Illuminance	Fc	1.45	2.2	1.0	1.45	2.20

LED STATISTICS SHOWN ARE AT 50000 HOURS L92 & L93RATING (~12 YEARS @ 12 HRS/DAY)
L92 = OPERATING HOURS AT WHICH AN AVERAGE OF 8% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 92% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.
L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.
IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

Notes:
1) Acad site plan provided 02/20/25
2) Material shown is standard Walmart.
3) Some spill considered beneficial to adjacent sidewalk, cross walk and intersections for pedestrian visibility.
4) Existing light leased by The Villages from Seco will become the responsability of WalMart.

25 0 25 50
Graphic Scale in Feet
N

Current

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

ANSI / IES LS-6-20
Lighting Science: Calculation of Light and its Effects

Provided for:
Miguel Lomeli
CPH Corp
Patick Kelly-Current

Provided BY:
Application Solution Center
apps@currentlighting.com
1-828-393-3774

3010 Spartanburg Hwy.,
East Flat Rock, NC 28726

Designer: DHK
Date:7/23/2025
REVISED 11/14/25 - PER COUNTY
Drawing #: A250301R6.AGI

WALMART NHM #3009 MAJOR SITE PLAN
Mulberry, FL
Evolve LED Area EALS03 3000K @ 25ft
Designed to Local Ordiance
Horizontal FC's at grade & vert at 5ft
Values at 50000 hours
* new site plan *

C5.15

SE HWY 42

NORTH ZONING: R-1, FLU: MR

L1.1

L1.2

L1.3

L1.4

FUEL
1,614± S.F. G.F.A.
1,552± S.F. LEASABLE
INTERIOR AREA
1.40 AC
03/28/25 UDCP
F.F.E. = 100.00

SE 165TH MULBERRY LANE

SE 91ST PHILLIPS COURT

WEST ZONING: PUD, FLU: COMM

EAST ZONING: PUD, FLU: COMM

SITE ZONING: B-2, FLU: COMM

MARKET

R - R - 45 (RX-L)
47,982± G.F.A., 46,571 S.F.
LEASABLE/INTERIOR AREA
F.F.E. = 102.00
3/28/25 SGA

PROP. WALL. REFER TO SHT C1.1 FOR ADDITIONAL INFORMATION

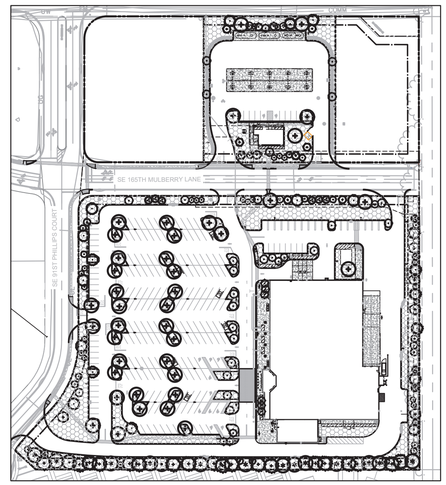
SOUTH ZONING: HR / PUD

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

N

40 0 40 80
Graphic Scale in Feet



LANDSCAPE CALCULATIONS

NTS

FOUNDATION PLANTING AREA (SEC.6.8.8.B):
60% ADJACENT TO OR W/IN 25' OF WALL, 5' MIN WIDTH, 2' MIN. FROM WALL
(PLANTING AREA IN FRONT OF FUEL PROVIDED BY ENHANCED BUFFER AT ROW)

OPEN SPACE (SEC.6.8.4): MIN. 20% LANDSCAPE AREA
WALMART = 306,857 SF (20%) = 61,372 SF MIN. REQUIRED / 83,945 SF PROVIDED
FUEL STATION = 60,920 SF (20%) = 12,184 SF MIN. REQUIRED / 20,949 SF PROVIDED

SEC.6.7.4 = 1 SHADE TREE REQ / 3000 SF OF AREA
WALMART: 306857 / 3000 = 102 TREES
FUEL STATION: 60920 / 3000 = 20 TREES

WALMART (SEC. 6.8.6):
NORTH LANDSCAPE BUFFER ROW TYPE C:
(581.54-36.05-43.81-5 = 540.49 LF)
REQUIRED: 540.5 LF / 100 = 5.4
5.4 x 2 = 10.8 = 11 CANOPY TREES
5.4 x 3 = 16.2 = 16 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR.

EAST LANDSCAPE BUFFER TYPE B: (487.44 LF)
REQUIRED: 487.44 LF / 100 = 4.9
4.9 x 2 = 9.8 = 10 CANOPY TREES
4.9 x 3 = 14.7 = 15 UNDERSTORY TREES
3 BUFFER WALL SEGMENT
50% SHRUBS / GC 3' HT W/IN 1 YR

SOUTH LANDSCAPE BUFFER TYPE B: (733.1 LF)
REQUIRED: 733.1 LF / 100 = 7.3
7.3 x 2 = 14.6 = 15 CANOPY TREES
7.3 x 3 = 21.9 = 22 UNDERSTORY TREES
EXISTING BUFFER WALL TO REMAIN
50% SHRUBS / GC 3' HT W/IN 1 YR (DRC)
32 CANOPY TREES & 5 UNDERSTORY TREES
PROP. FOR ADDITIONAL SCREEN OF NEIGHBORHOOD

WEST LANDSCAPE BUFFER ROW TYPE C:
(504.68-54.16-27.54 = 422.98 LF)
REQUIRED: 422.98 LF / 100 = 4.2
4.2 x 2 = 8.4 = 8 CANOPY TREES
4.2 x 3 = 12.6 = 13 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR.

1 VEHICULAR USE AREA REQUIREMENT (COUNTY SEC.6.8.7.):
1 SHADE TREE PER ISLAND. 2 SHADE TREES PER DOUBLE PARKING LOT ISLAND. SUBSTITUTE ACCENT / ORNAMENTAL TREES WHERE LIGHTING FIXTURES OR SIGN VISIBILITY CONFLICTS. 1 SHADE TREE / 50 LF OF DIVIDER MEDIANS. PARKING LOT ISLANDS SHALL BE COMPLETELY PLANTED WITH SHRUBS / GROUNDCOVER. 18 DOUBLE ISLANDS = 36 SHADE TREES; 17 SINGLE ISLANDS = 17 SHADE TREES
DIVIDER MEDIAN: 1 SHADE TREE / 50 LF = 330 LF TOTAL = 7 SHADE TREES
(PALMS OR UNDERSTORY TREES WHERE LIGHTING / SIGNAGE CONFLICTS.)

VEHICULAR USE AREA REQUIREMENT (DRC): TOTAL PARKING SPACES = 233
1 LARGE SHADE TREE (LIVE OAK) PER 5 SPACES, FIRST 50 SPACES = 10 REQUIRED
1 LARGE SHADE TREE (LIVE OAK) PER EVERY 10 SPACES ABOVE 50 = 18 REQUIRED
LARGE SHADE TREES = 28 REQUIRED / 60 PROVIDED (TREE TYPE VARIES DUE TO COUNTY REQUIREMENT OF 50% MAX. OF ONE TREE SPECIES.) (INCL. IN VUA REQ.)

LANDSCAPE REQUIREMENTS 3

TYPE	LOCATION	AHJ REQUIRED	PROVIDED
TREES**	ISLANDS	60	60
	PERIMETER	131	131
	MITIGATED	9	9
SHRUBS*	ISLANDS	100%	100%
	PERIMETER	50%/100%	50%/100%
GROUNDCOVER*	ALL	100%/50%	100%/50%

*ISLANDS 100% SHRUBS AND GROUNDCOVER
PERIMETER: REQUIRED BUFFERS = 50% MIN.
VUA PERIMETER WHEN NO BUFFER REQUIRED = 100%
**VEHICULAR USE TREES ARE ISLAND TREES AND BUFFER TREES ARE ALL PERIMETER TREE REQUIREMENTS. MITIGATED = ADDITIONAL SHADE TREES PER SEC. 6.7.4 NOT SATISFIED BY BUFFER / VUA TREE COUNTS.

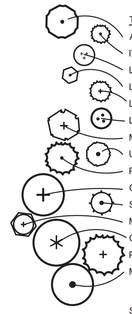
FUEL STATION (SEC. 6.8.6):
NORTH LANDSCAPE BUFFER ROW TYPE C:
REQUIRED: 234.3 LF / 100 = 2.3
2.3 x 2 = 4.6 = 5 CANOPY TREES
2.3 x 3 = 6.9 = 7 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR.

EAST LANDSCAPE BUFFER - NONE REQUIRED:
SOUTH LANDSCAPE BUFFER TYPE C:
(234.31-39.15-39.58-5 = 150.58 LF)
REQUIRED: 150.6 LF / 100 = 1.5
1.5 x 2 = 3 = 3 CANOPY TREES
1.5 x 3 = 4.5 = 6 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR
WEST LANDSCAPE BUFFER - NONE REQUIRED:

VEHICULAR USE AREA REQ (SEC.6.8.7.):
PARKING PERIMETER ONLY WHERE NO BUFFER REQ.: 5' MIN. LANDSCAPE SCREEN EXCLUDING TURF GRASS. MIN. 3' HT. W/IN 1 YR. (REFER TO VIEW ABOVE FOR LOCATIONS)

3 PLANT LEGEND

SYM COMMON NAME



TREES
AR FLORIDA FLAME RED MAPLE (C)
IV1 PRIDE OF HOUSTON HOLLY (U)
LX ACOMA CRAPE MYRTLE (U)
LI TONTO CRAPE MYRTLE (U)
LI2 TWILIGHT CRAPE MYRTLE (U)
LJ TREE LIGUSTRUM (U)
MG SOUTHERN MAGNOLIA (C)
UA WINGED ELM (C)
PE SLASH PINE (C)
QV LIVE OAK (C)
SP CABBAGE PALM (P)
ML LITTLE GEM MAGNOLIA (C)
QV1 LIVE OAK (C)
PE1 SLASH PINE (C)
MG1 SOUTHERN MAGNOLIA (C)

SHRUBS
LC LOROPETALUM
VO SWEET VIBURNUM
VO2 WALTER'S VIBURNUM
PN WILD COFFEE

*REFER TO ENLARGEMENT SHEETS FOR SHRUB / GROUNDCOVER AREAS. REFER TO PLANT LIST SHT. L5.0 FOR ADDITIONAL PLANT INFO.

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

LANDSCAPE ARCHITECT
PUGH
STATE OF FLORIDA
REGISTERED
GALEN G.
LA0001522

Galen G. Pugh, RLA
LA0001522
Nov. 24, 2025

No.	Date	Revision
1	11/14/25	PER COUNTY COMMENTS / CPH REVIEW
2	8/28/25	PER COUNTY / CPH REVIEW
3	7/25/25	CPH REVIEW
4	6/10/25	THE VILLAGES / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025
© 2025

OVERALL LANDSCAPE PLAN

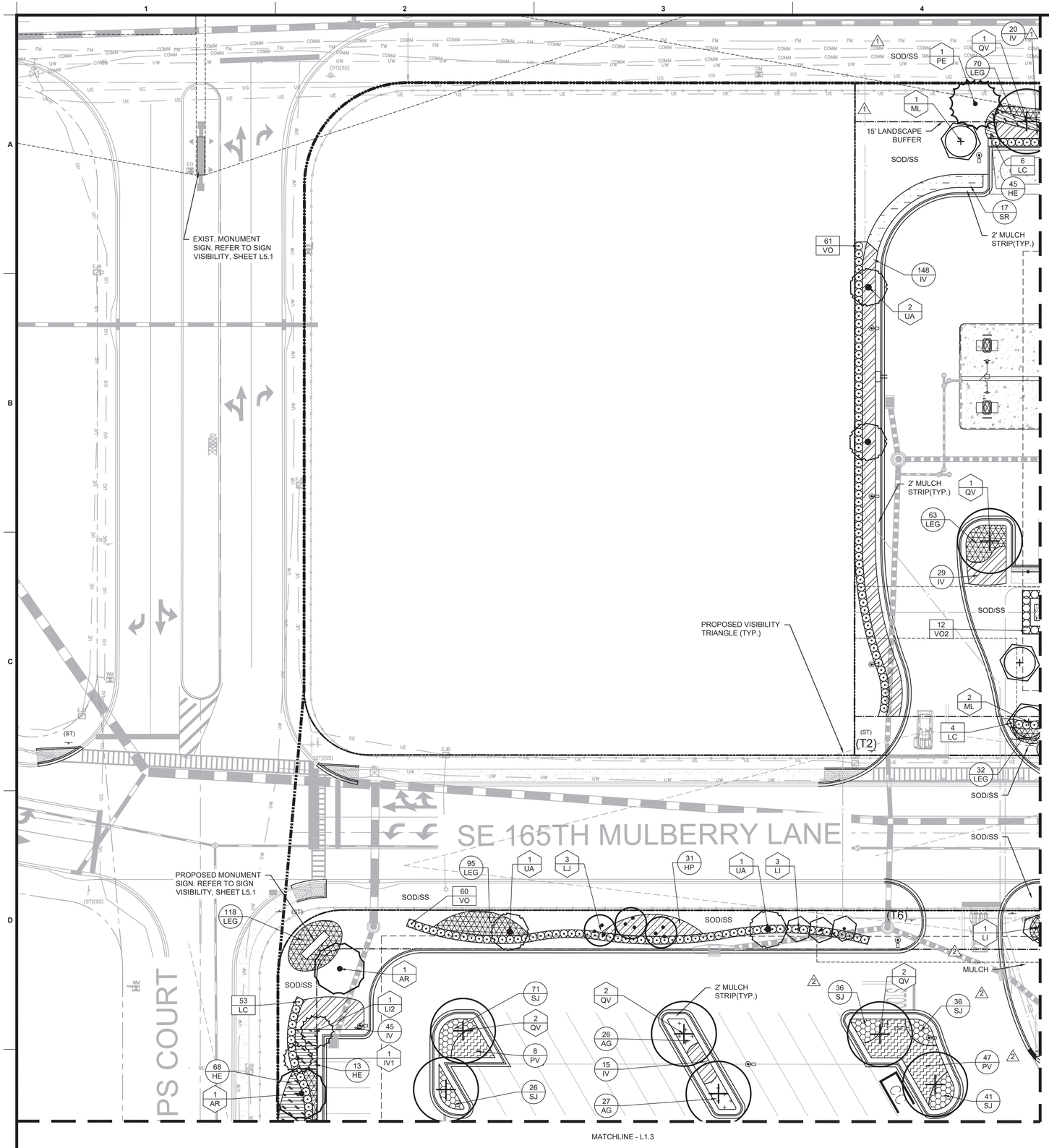
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

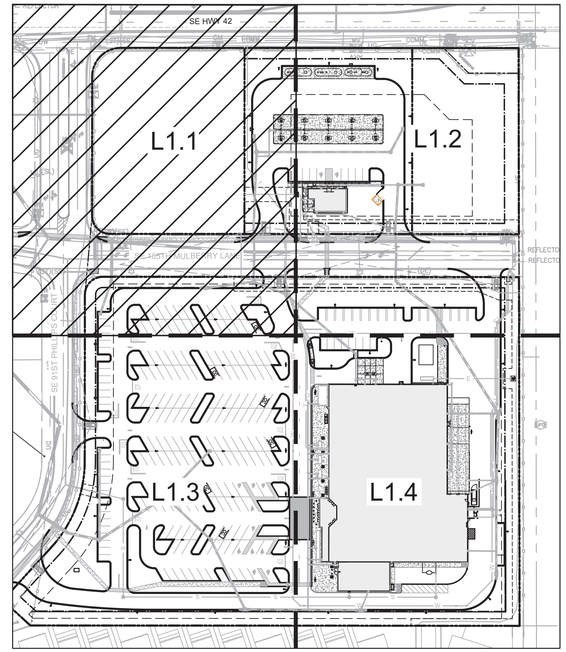
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L1.0

J:\W131415\Landscape\DWG\PreliminaryDesign\Plans\W131415-LSP.dwg, 11/24/2025 6:52:43 AM, Michelle Aguiar,





KEY MAP
SCALE 1:100

PLANT LEGEND

SYM COMMON NAME

TREES
- AR FLORIDA FLAME RED MAPLE (C)
- IV1 PRIDE OF HOUSTON HOLLY (U)
- LX ACOMA CRAPE MYRTLE (U)
- LI TONTO CRAPE MYRTLE (U)
- LI2 TWILIGHT CRAPE MYRTLE (U)
- LJ TREE LIGUSTRUM (U)
- MG SOUTHERN MAGNOLIA (C)
- UA WINGED ELM (C)
- PE SLASH PINE (C)
- QV LIVE OAK (C)
- SP CABBAGE PALM (P)
- ML LITTLE GEM MAGNOLIA (C)
- QV1 LIVE OAK (C)
- PE1 SLASH PINE (C)
- MG1 SOUTHERN MAGNOLIA (C)

SHRUBS
- LC LOROPETALUM
- VO SWEET VIBURNUM
- VO2 WALTER'S VIBURNUM
- PN WILD COFFEE

SHRUB / GROUNDCOVER AREAS
- HE DAYLILY
- IV DWARF YAUPON HOLLY
- HP FIREBUSH
- LEG EMERALD GODDESS LIRIOPE
- AG PERENNIAL PEANUT
- PV VARIEGATED PITTOSPORUM
- SJ BLUE PORTERWEED
- ZF COONTIE
- SR SILVER SAW PALMETTO
- MC MUHLY GRASS
- SB SAND CORDGRASS
- ES PURPLE LOVEGRASS

BAHIA ARGENTINE BAHIA SOD
SOD/SS ST. AUGUSTINE GRASS
MULCH PINE STRAW

N

20 0 20 40
Graphic Scale in Feet

3 REVISED NORTH BUFFER, AND ADDED TREES FOR OPEN SPACE REQ.

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

REGISTERED LANDSCAPE ARCHITECT GARY S. PUGH LA0001522 STATE OF FLORIDA
Gary S. Pugh, FLA LA0001522 Oct 17, 2025

No.	Date	Revision
1	6/10/25	THE VILLAGES / CPH REVIEW
2	7/25/25	CPH REVIEW
3	8/28/25	PER COUNTY / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2025

LANDSCAPE PLAN

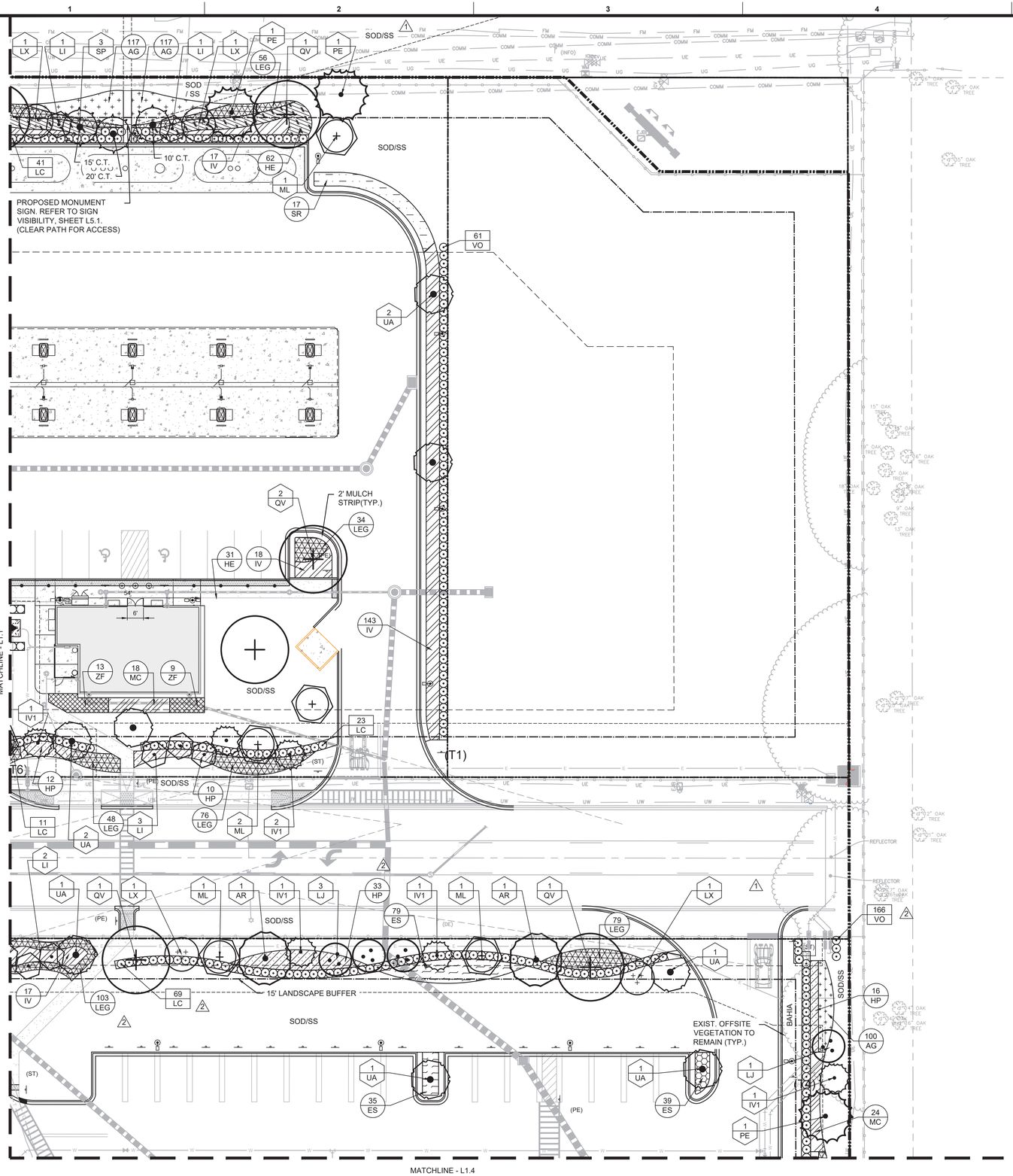
MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

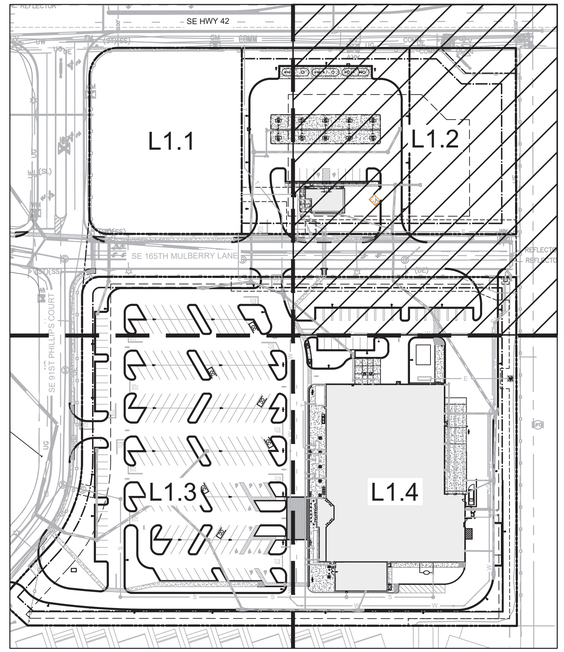
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L1.1

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415-LSP.dwg, 10/17/2025 1:53:40 PM, Michelle Aguiar,





KEY MAP
SCALE 1:100

PLANT LEGEND

SYM COMMON NAME

TREES

AR	FLORIDA FLAME RED MAPLE (C)
IV1	PRIDE OF HOUSTON HOLLY (U)
LX	ACOMA CRAPE MYRTLE (U)
LI	TONTO CRAPE MYRTLE (U)
LI2	TWILIGHT CRAPE MYRTLE (U)
LJ	TREE LIGUSTRUM (U)
MG	SOUTHERN MAGNOLIA (C)
UA	WINGED ELM (C)
PE	SLASH PINE (C)
QV	LIVE OAK (C)
SP	CABBAGE PALM (P)
ML	LITTLE GEM MAGNOLIA (C)
QV1	LIVE OAK (C)
PE1	SLASH PINE (C)
MG1	SOUTHERN MAGNOLIA (C)

SHRUBS

LC	LOROPETALUM
VO	SWEET VIBURNUM
VO2	WALTER'S VIBURNUM
PN	WILD COFFEE

SHRUB / GROUNDCOVER AREAS

HE	DAYLILY
IV	DWARF YAUPON HOLLY
HP	FIREBUSH
LEG	EMERALD GODDESS LIRIOPE
AG	PERENNIAL PEANUT
PV	VARIEGATED PITTOSPORUM
SJ	BLUE PORTERWEED
ZF	COONTIE
SR	SILVER SAW PALMETTO
MC	MUHLY GRASS
SB	SAND CORDGRASS
ES	PURPLE LOVEGRASS

BAHIA	ARGENTINE BAHIA SOD
SOD/SS	ST. AUGUSTINE GRASS
MULCH	PINE STRAW

N

20 0 20 40

Graphic Scale in Feet

3 REVISED NORTH BUFFER, AND ADDED TREES FOR OPEN SPACE REQ. TO FUEL STATION. REVISED EAST BUFFER FOR STORE

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

Gabriel Pugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
3	8/28/25	PER COUNTY / CPH REVIEW
2	7/25/25	CPH REVIEW
1	6/10/25	THE VILLAGES / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2025

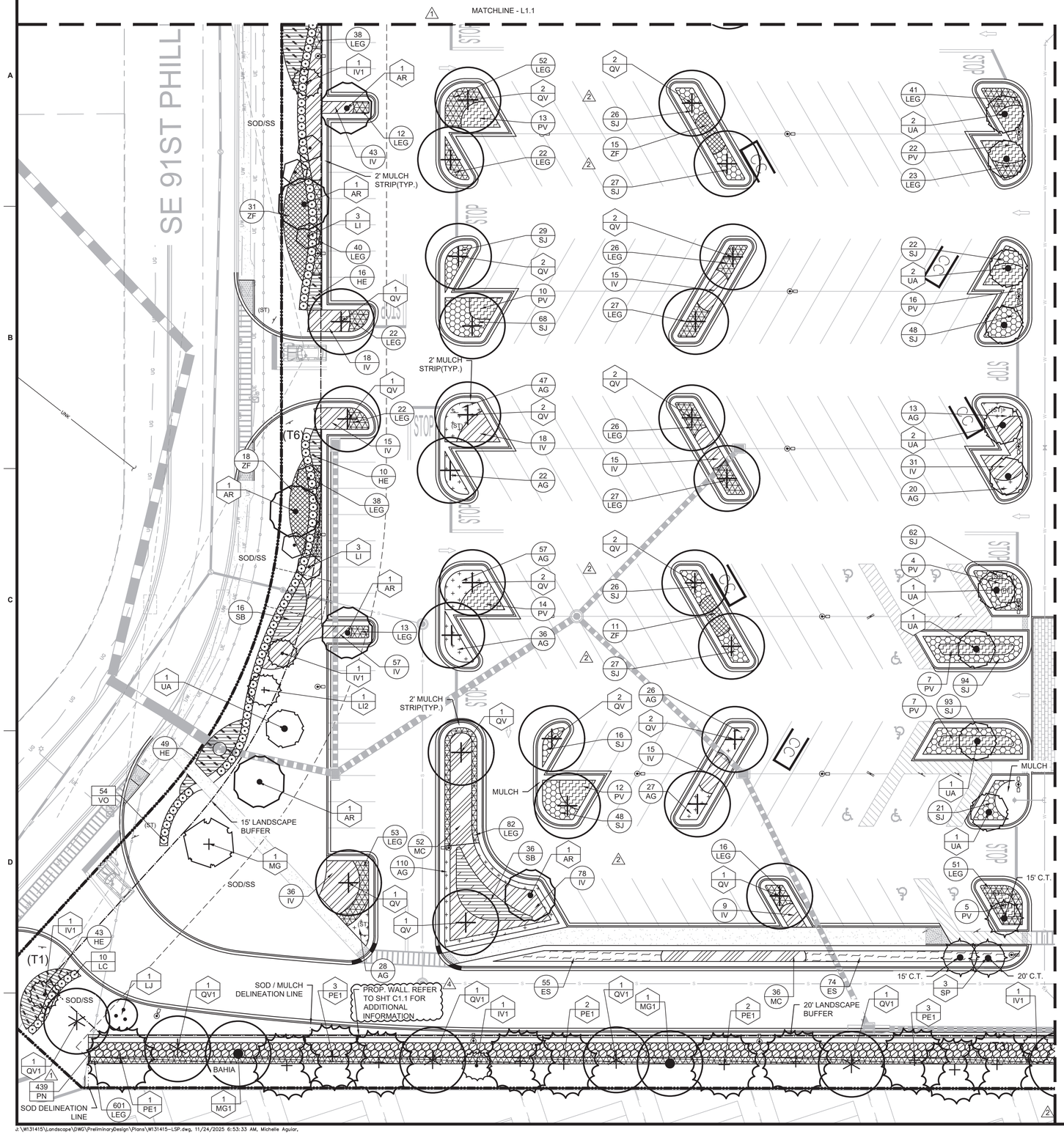
LANDSCAPE PLAN

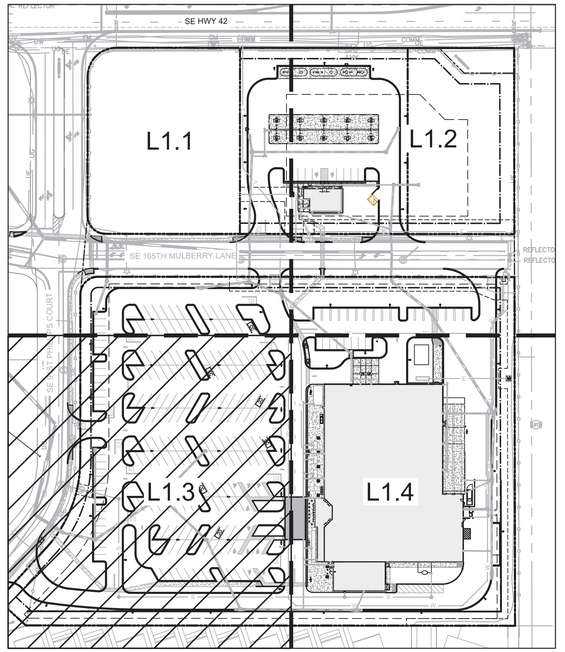
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L1.2

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415-LSP.dwg, 10/17/2025 1:53:52 PM, Michelle Aguiar,



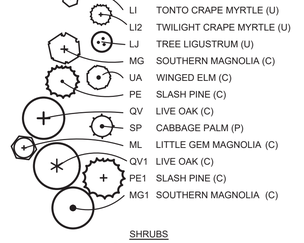


KEY MAP
SCALE 1:100

MATCHLINE - L1.4

3 PLANT LEGEND

SYM COMMON NAME

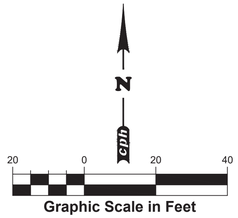


TREES
- AR FLORIDA FLAME RED MAPLE (C)
- IV1 PRIDE OF HOUSTON HOLLY (U)
- LX ACOMA CRAPE MYRTLE (U)
- LI TONTO CRAPE MYRTLE (U)
- LI2 TWILIGHT CRAPE MYRTLE (U)
- LJ TREE LIGUSTRUM (U)
- MG SOUTHERN MAGNOLIA (C)
- UA WINGED ELM (C)
- PE SLASH PINE (C)
- QV LIVE OAK (C)
- SP CABBAGE PALM (P)
- ML LITTLE GEM MAGNOLIA (C)
- QV1 LIVE OAK (C)
- PE1 SLASH PINE (C)
- MG1 SOUTHERN MAGNOLIA (C)

SHRUBS
- LC LOROPETALUM
- VO SWEET VIBURNUM
- VO2 WALTER'S VIBURNUM
- PN WILD COFFEE

SHRUB / GROUNDCOVER AREAS
- HE DAYLILY
- IV DWARF YAUPON HOLLY
- HP FIREBUSH
- LEG EMERALD GODDESS LIRIOPE
- AG PERENNIAL PEANUT
- PV VARIEGATED PITTOSPORUM
- SJ BLUE PORTERWEED
- ZF COONTIE
- SR SILVER SAW PALMETTO
- MC MUHLY GRASS
- SB SAND CORDGRASS
- ES PURPLE LOVEGRASS

BAHIA ARGENTINE BAHIA SOD
SOD/SS ST. AUGUSTINE GRASS
MULCH PINE STRAW



3 REVISED SOUTH BUFFER, AREA ALONG SW, AND PALM HTS.

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

REGISTERED LANDSCAPE ARCHITECT GARY W. PUGH LA0001522 STATE OF FLORIDA
Gary W. Pugh, RLA
LA0001522
Nov 24, 2025

No.	Date	Revision
1	11/14/25	PER COUNTY COMMENTS / CPH REVIEW
2	8/28/25	PER COUNTY / CPH REVIEW
3	7/25/25	CPH REVIEW
4	6/10/25	THE VILLAGES / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2025

LANDSCAPE PLAN

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

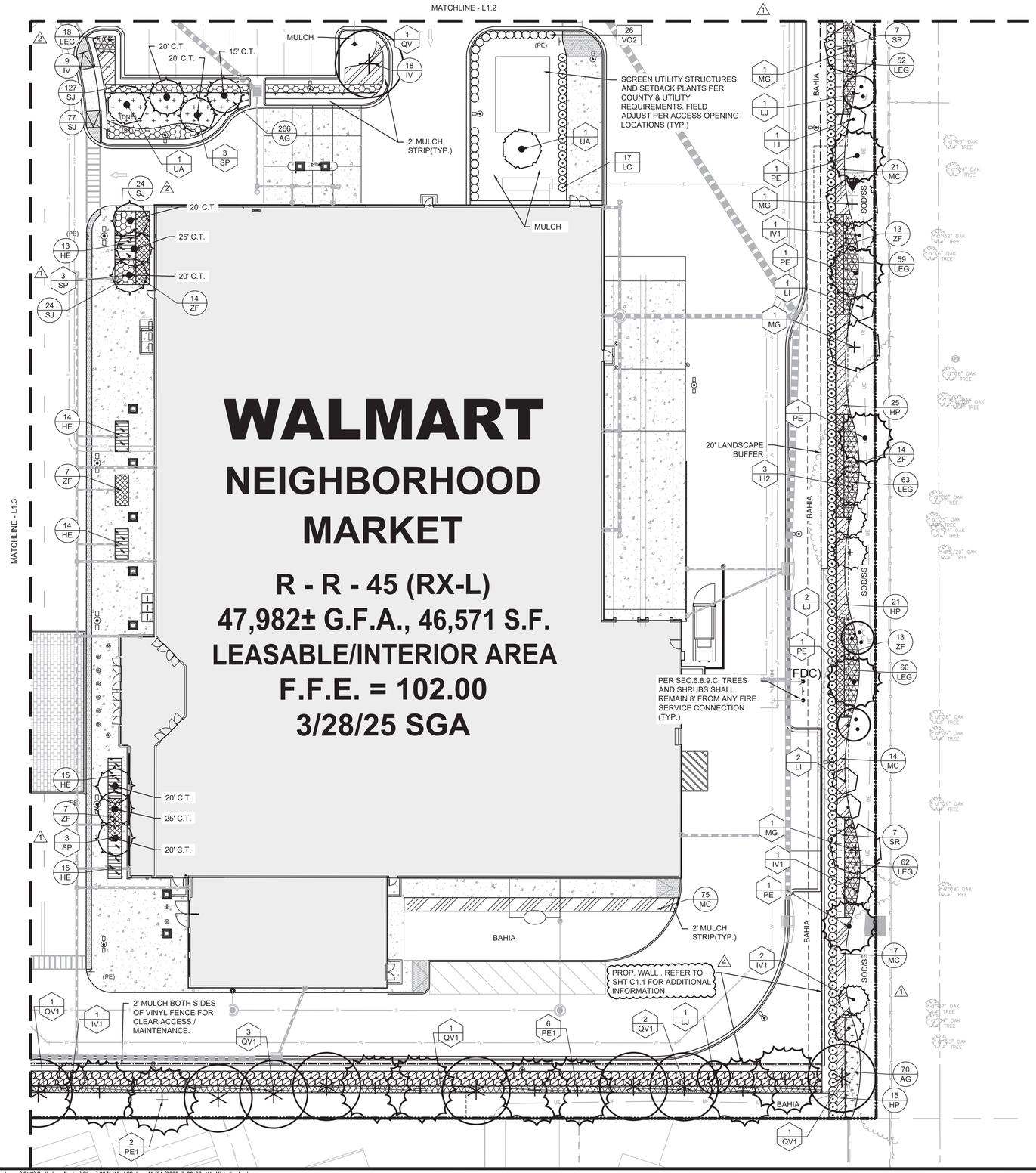
THE VILLAGES/MARION COUNTY/FLORIDA

3

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L1.3

J:\W131415\Landscape\DWG\PreliminaryDesign\Plans\W131415-LSP.dwg, 11/24/2025 6:53:33 AM, Michelle Aguiar,



KEY MAP
SCALE 1:100

PLANT LEGEND

SYM COMMON NAME

TREES
- AR FLORIDA FLAME RED MAPLE (C)
- IV1 PRIDE OF HOUSTON HOLLY (U)
- LX ACOMA CRAPE MYRTLE (U)
- LI TONTO CRAPE MYRTLE (U)
- LI2 TWILIGHT CRAPE MYRTLE (U)
- LJ TREE LIGUSTRUM (U)
- MG SOUTHERN MAGNOLIA (C)
- UA WINGED ELM (C)
- PE SLASH PINE (C)
- QV LIVE OAK (C)
- SP CABBAGE PALM (P)
- ML LITTLE GEM MAGNOLIA (C)
- QV1 LIVE OAK (C)
- PE1 SLASH PINE (C)
- MG1 SOUTHERN MAGNOLIA (C)

SHRUBS
- LC LOROPETALUM
- VO SWEET VIBURNUM
- VO2 WALTER'S VIBURNUM
- PN WILD COFFEE

SHRUB / GROUNDCOVER AREAS
- HE DAYLILY
- IV DWARF YAUPON HOLLY
- HP FIREBUSH
- LEG EMERALD GODDESS LIRIOPE
- AG PERENNIAL PEANUT
- PV VARIEGATED PITTOSPORUM
- SJ BLUE PORTERWEED
- ZF COONTIE
- SR SILVER SAW PALMETTO
- MC MUHLY GRASS
- SB SAND CORDGRASS
- ES PURPLE LOVEGRASS

BAHIA ARGENTINE BAHIA SOD
SOD/SS ST. AUGUSTINE GRASS
MULCH PINE STRAW

N

20 0 20 40
Graphic Scale in Feet

REVISED SOUTH AND EAST BUFFERS, TRANSFORMER PAD AND PALM HTS.

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

GARY E. PUGH ARCHITECT REGISTERED STATE OF FLORIDA
Gary E. Pugh, RLA
LA0001522
Nov 24, 2025

No.	Date	Revision
6	6/10/25	THE VILLAGES / CPH REVIEW
5	7/25/25	CPH REVIEW
4	8/28/25	PER COUNTY / CPH REVIEW
3	11/14/25	PER COUNTY COMMENTS / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2025

LANDSCAPE PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L1.4

J:\W131415\Landscape\DWG\PreliminaryDesign\Plans\W131415-LSP.dwg, 11/24/2025 7:00:28 AM, Michelle Aguiar,

LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
9. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
10. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
11. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. The caliper measurement of tree trunks is to be according to Florida Grades and Standards for Nursery Plants.
12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
13. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
14. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
15. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
16. All trees and all palms shall be guyed or staked or braced. Staking of trees and shrubs, if required, shall be done as per staking and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guys and stakes from the trees and job site after a period of 1 year.
17. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
18. Sod shall be of a species specified on the drawings and originate from a commercial turf grower. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 16 inch by 24 inch or in 24 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be place adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples at top corners of pieces and along top of sod roll every 2'. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivar provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative. It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
19. The Landscape Contractor shall ensure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to ensure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
20. The Landscape Contractor shall ensure that his work does not interrupt established or projected drainage patterns.
21. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
22. Mulch - All plant beds shall be top dressed with 4" pine straw mulch (refer to specifications for information).
23. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
24. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

    Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

    During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

    At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

    GUARANTEE AND REPLACEMENT:

    All plant materials shall be guaranteed for 12-19 months following the substantial completion date in accordance with the Extended Maintenance / Warranty Chart included in Part 3 of the specifications and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period

    At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

    All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

25. TOPSOIL

    Topsoil shall be ASTM D 5268, natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.

26. UNSUITABLE SUBSOILS

    Locations containing unsuitable subsoil shall be treated by one or more of the following:

    A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

    B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

    C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

    D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

REQUIRED DRC PLAN NOTES:

1. This plan has been approved by The Villages DRC. No changes shall occur to the layout, design, plants, mulch, sod, or any other aspect of the plan, without application to and approval by The Villages DRC. This plan shall be maintained in perpetuity as originally approved and installed, by the Parcel Developer, his franchisee, operator, manager, and maintenance personnel, including any successors and assigns.
2. Upon completion of the irrigation and landscape installation, The Villages DRC shall be contacted by the Owner and/or his representatives to inspect the site to determine whether the completed job meets the form, intent, and quality called for in the approved submittal plans and specifications, and whether additional landscape measures may be required to meet The Villages' Development Design Criteria, in the opinion of The Villages DRC's representative, due to conditions and circumstances that were not indicated by the submittals provided. The Parcel Developer shall be responsible for contacting The Villages DRC to specifically request a landscape inspection by The Villages DRC's representative, upon completion of the installation. Any deficiencies found by The Villages DRC's representative will be identified in writing and submitted to the Parcel Developer, who shall then be responsible for immediately taking all corrective action necessary to remedy the deficiencies.
3. The Owner and/or all successors and assigns, shall provide perpetual grounds maintenance to insure generally that: all grounds and landscaped areas shall be kept free of trash, leaves and dead landscape material; all landscaped areas shall be maintained regularly, including trimming, fertilization, mowing, and replacement of diseased, damaged, or dead plant materials as required; all annual/perennial bedding plants shall be replaced as necessary to maintain seasonal color; all irrigation systems shall be thoroughly inspected periodically, shall be kept in good repair, and shall be adjusted as necessary to provide continued proper coverage; all parking lots, sidewalks, and other areas shall be swept regularly and otherwise kept free from accumulations of grass clippings, leaves, and other debris; any exterior lighting shall be periodically checked, lamps replaced, and aiming adjusted, as required. No trees shall be topped or unnaturally and abusively pruned at any time. Any trees so damaged shall be subject to immediate replacement per the original plan.

POST-INSTALLATION MAINTENANCE REQUIREMENTS

A. It is a requirement for all commercial projects in The Villages that the Landscape Contractor that installs the project perform the first year's landscape maintenance for the project, commencing at the time or project turnover to the Owner/Parcel Developer ("Tenant"). The Landscape Contractor bidders to submit the one-year maintenance contract price with the installation bid, as a separate line item but inclusive in the total job cost.

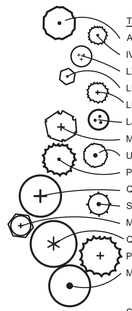
B. It is expected that the installing Landscape Contractor has the in-house capability to provide the one- year maintenance services required. If the installing Landscape Contractor is not also in the maintenance business and does not have such in-house capabilities, it shall be their responsibility to sub-contract this service and include it in their bid for the project, as specified. Only a qualified, licensed and insured local landscape maintenance company may undertake this sub-contracted responsibility, and the specifics of such an arrangement shall be subject to DRC approval.

C. It shall be the Project Landscape Architect's responsibility to see that this requirement is enforced through his/her Construction Administration duties for the project. The DRC likewise shall enforce this provision, by requiring documentation from Project Landscape Architect that the plan and bid documents include this requirement, and at the time of--and as a condition for--final project acceptance and turnover, by requiring written documentation that the Landscape Contractor has the one-year maintenance contract in force with the Owner/Parcel Developer ("Tenant")

WALMART GENERAL NOTES:

1. All landscaped areas are to receive a minimum of 4" of topsoil. See 2900 specification.
2. All plant material shall be healthy, vigorous, and free of pests and disease.
3. All plant material shall be container grown or as indicated in the plant list.
4. All trees shall have a straight trunk and full head and meet all requirements specified.
5. All materials are subject to the approval of the landscape architect or their designated representative before, during, and after installation.
6. All trees must be guyed or staked as shown in the details.
7. All planting areas shall be completely mulched as specified.
8. The contractor shall be responsible for verifying all quantities shown on these plans before pricing the work.
9. Contractor shall be responsible for delivery schedule and protection between delivery and planting per specifications to maintain healthy plant conditions.
10. The contractor shall be responsible for fully maintaining (including but not limited to: watering, spraying, mulching, fertilizing, etc.) all of the plant materials and lawn for the period of time shown in the 02900 spec.
11. Any plant material which is diseased, distressed, dead, or rejected (prior to substantial completion) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.
12. The contractor shall completely guarantee all plant material for a period defined in the 02900 spec. the contractor shall promptly make all replacements during the normal planting season.
13. After being dug at the nursery source, all trees in leaf shall be acclimated for two (2) weeks under a mist system prior to installation.
14. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
15. Where shown on the plans and details, planting beds are to be completely covered with pine straw mulch from a local source harvested in a sustainable manner to a minimum depth of three inches.
16. Refer to Walmart specifications for information needed for implementation of planting plans.
17. Per jurisdiction, weed mat is not permitted.
18. All plant material quantities shown are approximate. contractor shall be responsible for complete coverage of all planting beds at spacing shown.
19. This plan is to be implemented cooperatively with SWPPP plan, as needed, to maximize the effectiveness of the SWPPP plan for this site.
20. The contractor is encouraged to complete temporary or permanent seeding or sodding in stages for soil stabilization as areas are completed after grading.
21. This plan does not present any temporary stabilization required as part of SWPPP plan.
22. Contractor is cautioned that stormwater conveyances and pond banks and bottom can be damaged if machine mowed while these soils are wet. Any associated damages are the responsibility of the contractor to repair at no expense to owner.
23. If conflicts between these notes and the landscape notes, contact landscape architect.

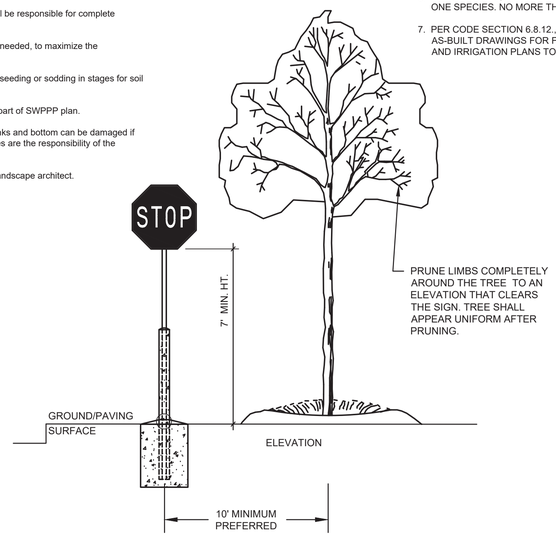
PLANT LIST



SYM	COMMON NAME	BOTANICAL NAME	DESCRIPTION	NATIVE	QTY.
TREES					
AR	FLORIDA FLAME RED MAPLE (C)	ACER RUBRUM 'FLORIDA FLAME'	65 GAL., 4"CAL., 12' HT.	Y	10
IV1	PRIDE OF HOUSTON HOLLY (U)	ILEX VOMITORIA 'PRIDE OF HOUSTON'	30 GAL., 7'-8' HT.	Y	15
LX	ACOMA CRAPE MYRTLE (U)	LAGERSTROEMIA X 'ACOMA'	30 GAL., 7'-8' HT.	N	4
LI	TONTO CRAPE MYRTLE (U)	LAGERSTROEMIA X 'TONTO'	30 GAL., 7'-8' HT.	N	21
LI2	TWILIGHT CRAPE MYRTLE (U)	LAGERSTROEMIA INDICA 'TWILIGHT'	30 GAL., 7'-8' HT.	N	5
LJ	TREE LIGUSTRUM (U)	LIGUSTRUM JAPONICUM	65 GAL., 7'-8' HT.	N	14
MG	SOUTHERN MAGNOLIA (C)	MAGNOLIA GRANDIFLORA	65 GAL., 3.5"CAL., 12' HT.	Y	5
UA	WINGED ELM (C)	ULMUS ALATA	65 GAL., 3.5"CAL., 12' HT.	Y	25
PE	SLASH PINE (C)	PINUS ELLIOTTII	65 GAL., 3.5"CAL., 14' HT.	Y	9
QV	LIVE OAK (C)	QUERCUS VIRGINIANA	65 GAL., 4"CAL., 12' HT.	Y	40
SP	CABBAGE PALM (P)	SABAL PALMETTO	C.T. HTS, REFER TO PLAN	Y	15
ML	LITTLE GEM MAGNOLIA (C)	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	65 GAL., 3.5"CAL., 12' HT.	Y	8
QV1	LIVE OAK (C)	QUERCUS VIRGINIANA	FG., 6.5"CAL., 20' HT., 12' SPRD.	Y	13
PE1	SLASH PINE (C)	PINUS ELLIOTTII	FG., 4" CAL., 15' HT., 6' SPRD.	Y	19
MG1	SOUTHERN MAGNOLIA (C)	MAGNOLIA GRANDIFLORA	200 GAL., 6"CAL., 14' HT., 7' SPRD	Y	2
					TOTAL: 205 (77%)
		(C) CANOPY (U) UNDERSTORY (P) PALM			146 (C) / 74 (U)(P)
SHRUBS					
LC	LOROPETALUM	LOROPETALUM CHINENSIS	7 GAL., 30" HT., 36" O.C.	N	234
VO	SWEET VIBURNUM	VIBURNUM ODORATISSIMUM	7 GAL., 30" HT., 36" O.C.	N	402
VO2	WALTER'S VIBURNUM	VIBURNUM OBOVATUM	30 GAL., 6' HT., 36" O.C.	Y	38
PN	WILD COFFEE	PSYCHOTRIA NERVOSA	7 GAL., 30" HT., 36" O.C.	Y	439
SHRUB / GROUNDCOVER AREAS					
HE	DAYLILY	HEMEROCOALLIS SPP	1 GAL., FULL, 24" O.C	N	408
IV	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3 GAL., 12" MIN. HT., 12" SPRD., 30" O.C.	Y	829
HP	FIREBUSH	HAMELIA PATENS	3 GAL., 12" MIN. HT., 12" SPRD., 30" O.C.	Y	163
LEG	EMERALD GODDESS LIRIOPE	LIRIOPE MUSCARI 'EMERALD GODDESS'	1 GAL., FULL, 18" O.C.	N	2320
AG	PERENNIAL PEANUT	ARACHIS GLABRATA	1 GAL., FULL, 18" O.C.	N	1109
PV	VARIEGATED PITTOSPORUM	PITTOSPORUM TOBIRA 'VARIEGATA'	3 GAL., 14" MIN. HT., 14" SPRD., 36" O.C.	N	165
SJ	BLUE PORTERWEED	STACHYTARPHETA JAMAICENSIS	1 GAL., FULL, 18" O.C.	Y	1069
ZF	COONTIE	ZAMIA FLORIDANA	3 GAL., 12" MIN. HT., 12" SPRD., 36" O.C.	Y	165
SR	SILVER SAW PALMETTO	SERENOA REPENS 'CINEREA'	3 GAL., FULL, 48" O.C.	Y	48
MC	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL., 15" HT., 10" SPRD., 30" O.C.	Y	257
SB	SAND CORDGRASS	SPARTINA BAKERI	1 GAL., FULL, 36" O.C.	Y	52
ES	PURPLE LOVEGRASS	ERAGROSTIS SPECTABILIS	1 GAL., FULL, 24" O.C.	Y	282
					TOTAL: 7,980 (41%)
BAHIA SOD/SS MULCH	ARGENTINE BAHIA SOD ST. AUGUSTINE GRASS PINE STRAW	PASPALUM NOTATUM 'ARGENTINE' STENOTAPHRUM SECUNDATUM 'FLORATAM'	SOLID SOD, CONTRACTOR TO VERIFY QTY. SOLID SOD, CONTRACTOR TO VERIFY QTY. CONTRACTOR TO VERIFY QTY		

NOTE:

1. PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
2. IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT, COUNTY STAFF AND THE VILLAGES DRC.
3. ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
4. ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
5. CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
6. PER SEC 6.8.10, 35% OF TOTAL PLANT QUANTITIES SHALL BE NATIVE (EXCLUDES TURF). 50% OF SHADE TREES NATIVE WITH NO MORE THAN 50% TO BE OF ONE SPECIES. NO MORE THAN 25% OF REQUIRED TREES TO BE PALMS.
7. PER CODE SECTION 6.8.12., LANDSCAPE AND IRRIGATION AS-BUILTS ARE REQUIRED . CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH IRRIGATION AS-BUILT DRAWINGS FOR FIELD VERIFICATION / CERTIFICATION. LANDSCAPE ARCHITECT WILL PROVIDE SIGNED AND SEALED AS-BUILTS OF LANDSCAPE AND IRRIGATION PLANS TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE CERTIFICATE OF OCCUPANCY OF THE PROJECT BEING ISSUED.



TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS WHEN POSSIBLE. FOR THOSE LOCATED CLOSER THAN 10', TREES SHALL BE PRUNED TO CLEAR THE SIGN.

TREE PLANTING AT TYPICAL SIGN
N.T.S.

NOTES TO CONTRACTOR:

24" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS/BUFFERS, EITHER A 16" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND POND BANKS AND BOTTOM CAN BE DAMAGED IF MACHINE MOWED WHILE THESE SOILS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO OWNER.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

PERMANENT GRASS CHART

SYMBOL	ACREAGE	VARIETY	SEEDING RATE
SOD^			
SOD/SS	0.86	ST. AUGUSTINE	N/A
BAHIA	0.28	ARGENTINE BAHIA	N/A
OFFSITE	0.35	ST. AUGUSTINE	N/A

^SOD SPECIES CALLED OUT ON ENLARGEMENT SHEETS. CONTRACTOR TO VERIFY SOD QUANTITIES.

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

GARY E. PUGH LANDSCAPE ARCHITECT LA0001522 STATE OF FLORIDA REGISTERED
Gary E. Pugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
1	6/10/25	THE VILLAGES / CPH REVIEW
2	7/25/25	CPH REVIEW
3	8/28/25	PER COUNTY / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2025

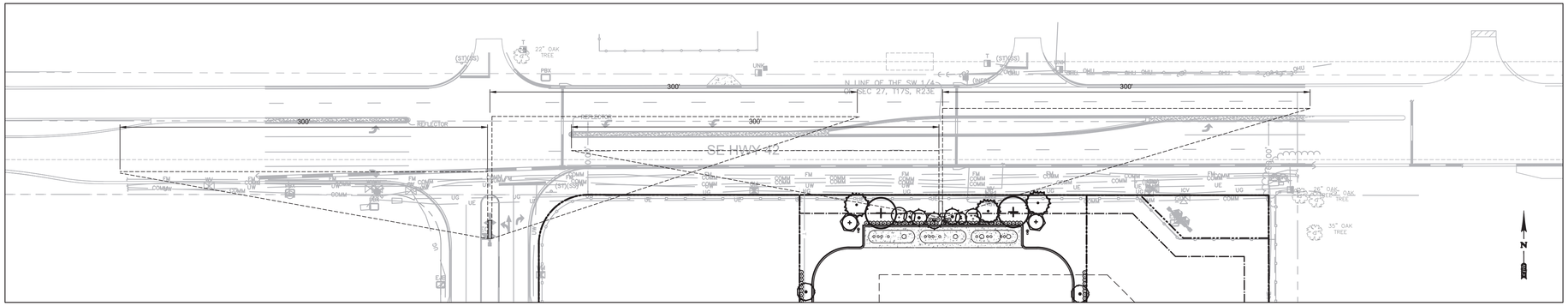
LANDSCAPE NOTES AND DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

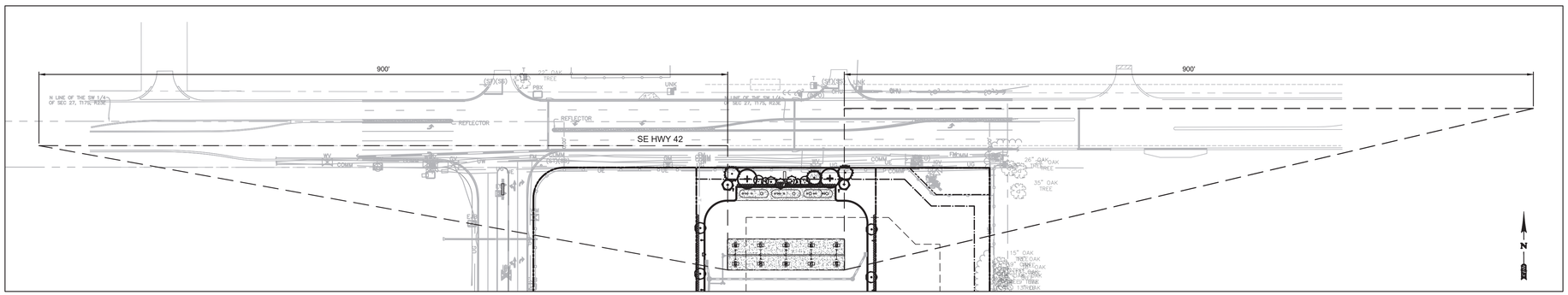
Sheet No.
L5.0

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415-LSP.dwg, 10/17/2025 1:54:31 PM, Michelle Aguiar,



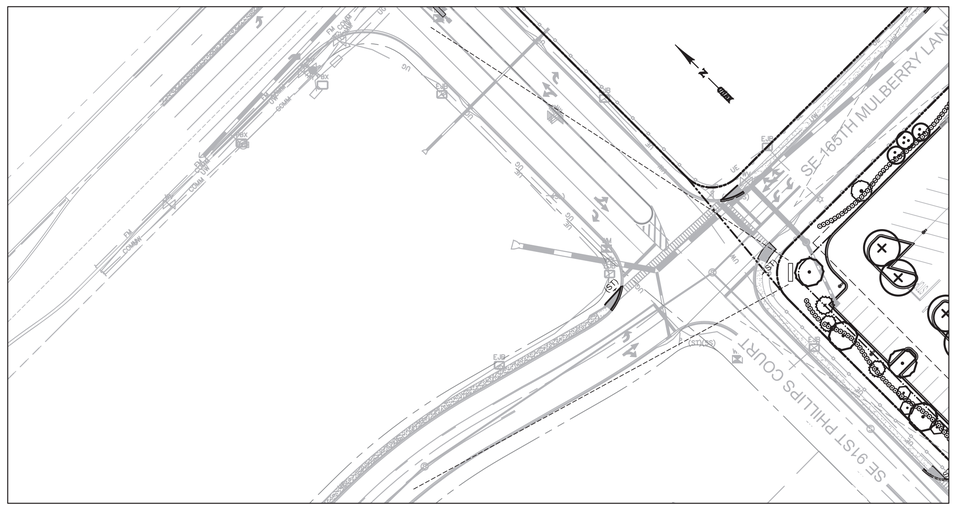
SIGN VISIBILITY CORRIDORS

SCALE: 1" = 50'



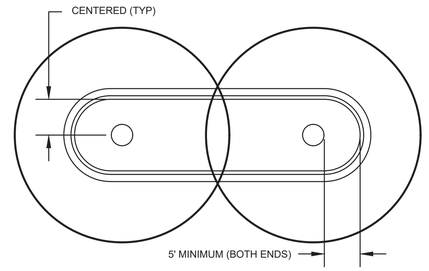
FUEL CANOPY VISIBILITY CORRIDOR

SCALE: 1" = 80'



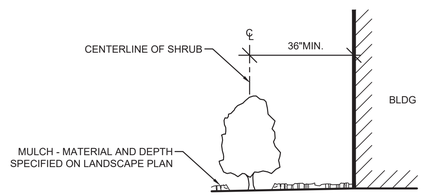
SIGN VISIBILITY CORRIDOR

SCALE: 1" = 50'



ALL TREES PLANTED IN LANDSCAPE ISLANDS OR ANY LANDSCAPED AREAS SHOULD BE A MINIMUM OF 5' OFF OF BACK OF CURB UNLESS ABSOLUTELY NECESSARY DUE TO UTILITY LINES/PIPES LOCATION.

TYPICAL ISLAND PLANTING



NOTES:
INSTALL SHRUBS ALONG BUILDING A MINIMUM OF 36" AWAY FROM WALL OR PAVING UNLESS OTHERWISE APPROVED BY THE L.A. OF RECORD.

TYPICAL SECTION - SHRUB PLANTING OFFSET AT BLDG FOUNDATION AND PAVING

N.T.S.

⚠1 PLANT LIST

SYM	COMMON NAME
TREES	
AR	FLORIDA FLAME RED MAPLE (C)
IV1	PRIDE OF HOUSTON HOLLY (U)
LX	ACOMA CRAPE MYRTLE (U)
LI	TONTO CRAPE MYRTLE (U)
LI2	TWILIGHT CRAPE MYRTLE (U)
LJ	TREE LIGUSTRUM (U)
MG	SOUTHERN MAGNOLIA (C)
UA	WINGED ELM (C)
PE	SLASH PINE (C)
QV	LIVE OAK (C)
SP	CABBAGE PALM (P)
ML	LITTLE GEM MAGNOLIA (C)
QV1	LIVE OAK (C)
PE1	SLASH PINE (C)
MG1	SOUTHERN MAGNOLIA (C)

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig

Sunshine811.com

www.sunshine811.com

cph

www.cphcorp.com

Building Better Communities Together

1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

LICENSED LANDSCAPE ARCHITECT GREGORY L. PUGH LA0001522 STATE OF FLORIDA

Gregory L. Pugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
⚠1	8/28/25	PER COUNTY / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2025

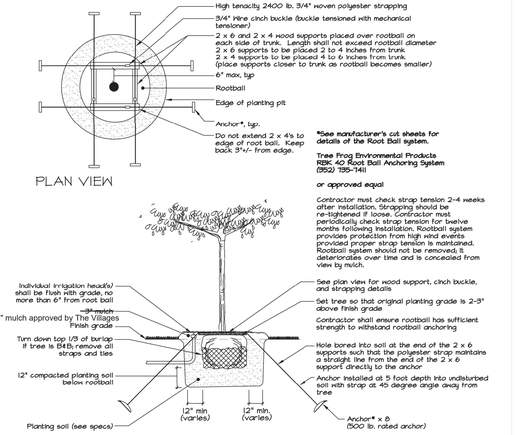
LANDSCAPE DETAILS

MAJOR SITE PLAN - WALMART
⚠1
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L5.1

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415-LSP.dwg, 10/17/2025 1:54:51 PM, Michelle Aguiar,



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

Tree Frog Environmental Products
RBK 40 Root Ball Anchoring System
(352) 735-7411

or approved equal

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

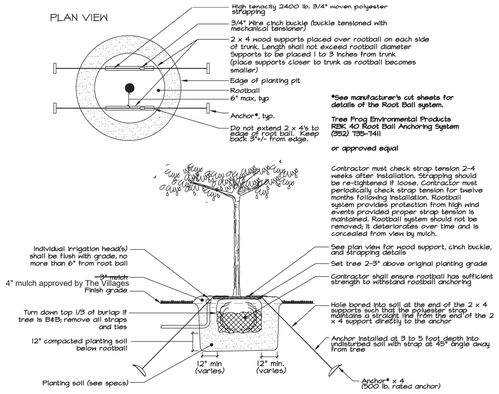
FOR 5-6" CAL., 100-200 GAL. TREES OR B&B TREES TO 60" DIAMETER ROOTBALL

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22							

LARGE TREE INSTALLATION DETAIL — PAGE L-1.1



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

Tree Frog Environmental Products
RBK 40 Root Ball Anchoring System
(352) 735-7411

or approved equal

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

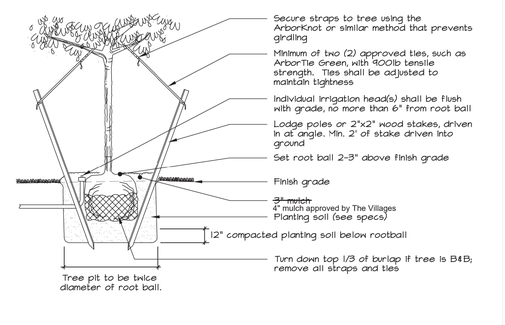
FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22							

MEDIUM TREE INSTALLATION DETAIL — PAGE L-1.2



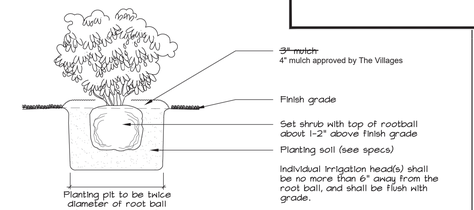
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22							

SMALL TREE INSTALLATION DETAIL — PAGE L-1.3

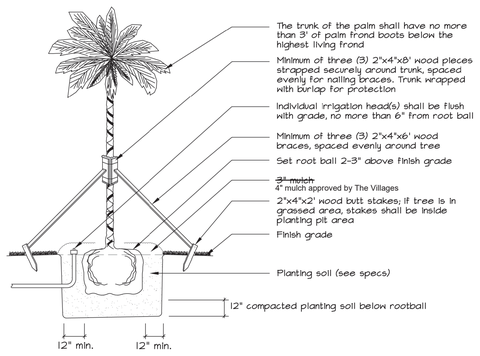


ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22							

SHRUB INSTALLATION DETAIL — PAGE L-1.5



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS	4-1-22							

PALM TREE INSTALLATION DETAIL — PAGE L-1.4

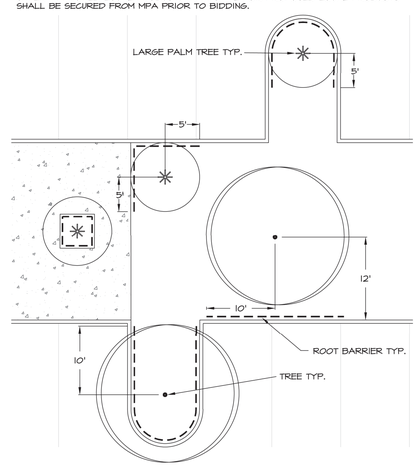
NOTES:

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

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

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

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

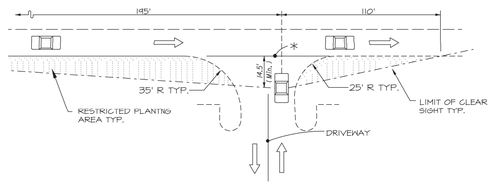


ISSUE 4-1-22 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS								

ROOT CONTROL BARRIER DETAIL — PAGE L-1.6



* EDGE OF MAJOR ROAD TRAVELED WAY

THE TRAVELED WAY IS THE PORTION OF THE ROADWAY FOR THE MOVEMENT OF VEHICLES, EXCLUSIVE OF SHOULDERS AND MARKED BICYCLE LANES.

DIMENSIONS ARE APPLICABLE TO SPEED LIMITS OF 25 MPH OR LESS ON THE THROUGH ROADWAY.

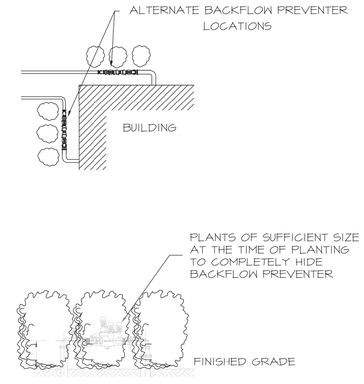
RESTRICTED PLANTING AREA IS RESTRICTED TO GROUND COVER THAT WILL NOT EXCEED 18" IN HEIGHT AT MATURITY AND TREES NOT EXCEEDING 4" IN DIAMETER, 6' ABOVE THE GROUND. TREE CANOPY OR FOLIAGE SHALL BE AT LEAST 8.5 FEET ABOVE GROUND LEVEL. TREE CANOPY SHALL NOT BLOCK VISIBILITY OF THE DRIVEWAY STOP SIGN.

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS								

RESTRICTED PLANTING AREA DETAIL — PAGE L-2.1



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — © Holding Company of The Villages, Inc., All Rights Reserved

REVISIONS								

BACKFLOW PREVENTER SCREENING DETAIL — PAGE L-3.1

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

Oct 17, 2025

No.	Date	Revision
1	8/28/25	PER COUNTY / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2025

LANDSCAPE DETAILS

MAJOR SITE PLAN - WALMART
1
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L5.2

J:\W131415\Landscape\DWG\PreliminaryDesign\Plans\W131415-LSP Details.dwg, 10/17/2025 2:04:36 PM, Michelle Aguiar,

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 70 PSI, AT A DESIGN FLOW OF 60 GPM AT THE 2-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACK FLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:

△2
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. SPRAY HEADS, BUBBLERS AND ROTOR LOCATIONS AS SHOWN ON IRRIGATION PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. THIS PROJECT, INCLUDING BOTH HORIZONTAL AND VERTICAL CONSTRUCTION, SHALL INCORPORATE WATERSENSE™ PLUMBING FIXTURES AND ENERGY STAR® APPLIANCES AS REQUIRED BY CHAPTER 175 OF THE CITY OF OCOEE'S CODE OF ORDINANCES.
13. HIGH VOLUME IRRIGATION AREAS SHALL NOT EXCEED 60% OF THE TOTAL IRRIGATED AREA, IN ACCORDANCE WITH CHAPTER 175 OF THE CITY OF OCOEE CODE. SEE CALCULATIONS PROVIDED ON THIS SHEET.
14. ALL IRRIGATION ZONES SHALL BE EQUIPPED WITH APPROPRIATE FILTRATION TO PROTECT EMITTERS AND MAINTAIN CONSISTENT COVERAGE. FILTERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
15. ALL IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE INSTALLED A MINIMUM OF FOUR (4) INCHES AWAY FROM PAVEMENT AND DESIGNED TO PREVENT WATER WASTE, INCLUDING OVER SPRAY ONTO BUILDINGS, ROADWAYS, DRIVEWAYS, OR OTHER HARDSCAPE SURFACES.
16. DEVELOPER/ CONTRACTOR SHALL COORDINATE WITH UTILITIES DEPARTMENT FOR WATER 18. CONSERVATION INSPECTION OF PLUMBING AND IRRIGATION SYSTEM BY CALLING 407-905-3159.

IRRIGATION SYSTEM DESIGN PARAMETERS

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

MINIMUM PRESSURE REQUIREMENT AT POC	70 PSI
MINIMUM FLOW REQUIRED AT POC	60 GPM
MAXIMUM FLOW AT FURTHEST POINTS OF THE SYSTEM	60 GPM
TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	12 HRS

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE OWNER PROVIDER, CONTRACTOR INSTALL.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.

IRRIGATION SLEEVE LEGEND

△2 * ALL SLEEVES SHALL BE CLASS 200 PVC AND SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH, ALL CONTROL WIRE SLEEVES SHALL BE 2-INCH

IRRIGATION LEGEND

- POINT-OF-CONNECTION: POTABLE WATER TAP PER LOCAL AND STATE CODES.
- M — **IRRIGATION WATER TAP AND WATER METER. SIZE INDICATED ON PLAN. PROVIDED BY THE SITE UTILITY CONTRACTOR, PER LOCAL CODES.**
- SLEEVES: **CLASS 200 PVC**
- MAINLINE PIPE: **CLASS 200 PVC 2.5-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO IN LINE TUBING RINGS FOR TREES: **CLASS 200 PVC 3/4-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO SPRINKLERS: **CLASS 200 PVC 3/4-INCH SIZE UNLESS OTHERWISE INDICATED**
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER: **RAIN BIRD PESB-PRS VALVE SERIES OR EQUAL (SIZE INDICATED ON PLAN)**
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- BACKFLOW PREVENTION ASSEMBLY: **FEBCO 825YA (2")**
- F — PVC TEE TYPE FLOW SENSOR - HYDROPOINT #HYDROPOINT0029 PROVIDE 10X DIAMETER UP STREAM & 5X DIAMETER DOWN STREAM CLEAR PIPE. MOUNT IN 19" STANDARD VALVE BOX.
- MASTER VALVE - HYDROPOINT #HYDROPOINT0038 WIRE INTO THE CONTROLLER MASTER VALVE STATION. MOUNT IN 19" STANDARD VALVE BOX.

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

△2 C — IRRIGATION CONTROLLER UNIT WITH WEATHER BASED INTERNET CONNECTED COMMUNICATION HYDROPOINT MODEL #HYDROPOINT0020 - 42 STATION PEDESTAL MOUNT + HYDROPOINT RAIN SWITCH #HYDROPOINT0042 **CONTROLLER TO BE OWNER PROVIDER, CONTRACTOR INSTALL.**

CW — IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE

- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/RVAN14 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **8 FEET TO 14 FEET**
  FLOW (GPM): **Q-0.32 H-0.63 F-1.27**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/RVAN18 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **13 FEET TO 18 FEET**
  FLOW (GPM): **Q-0.50 H-1.02 F-1.85**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/RVAN24 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **17 FEET TO 24 FEET**
  FLOW (GPM): **Q-0.92 H-1.84 F-3.67**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/RVAN STRIP SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **ADJUSTABLE RECTANGULAR SPRAY**
  FLOW (GPM): **SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1812-SAM-PRS W/RVAN14 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **8 FEET TO 14 FEET**
  FLOW (GPM): **Q-0.32 H-0.63 F-1.27**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1812-SAM-PRS W/RVAN18 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **13 FEET TO 18 FEET**
  FLOW (GPM): **Q-0.50 H-1.02 F-1.85**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1812-SAM-PRS W/RVAN24 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **17 FEET TO 24 FEET**
  FLOW (GPM): **Q-0.92 H-1.84 F-3.67**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1812-SAM-PRS W/RVAN STRIP SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **ADJUSTABLE RECTANGULAR SPRAY**
  FLOW (GPM): **SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24**
- TWO (2) PRESSURE COMPENSATING BUBBLERS PER TREE PROVIDE TWO 0.25 GPM BUBBLERS ON ORNAMENTAL & CANOPY TREES ALL TREE IRRIGATION TO BE ON SEPARATE TREE IRRIGATION ZONES.

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

GARY L. HUGH LANDSCAPE ARCHITECT REGISTERED LA0001522 STATE OF FLORIDA
Gary L. Hugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
1	8/28/25	PER COUNTY / CPH REVIEW
2	6/10/25	THE VILLAGES / CPH REVIEW

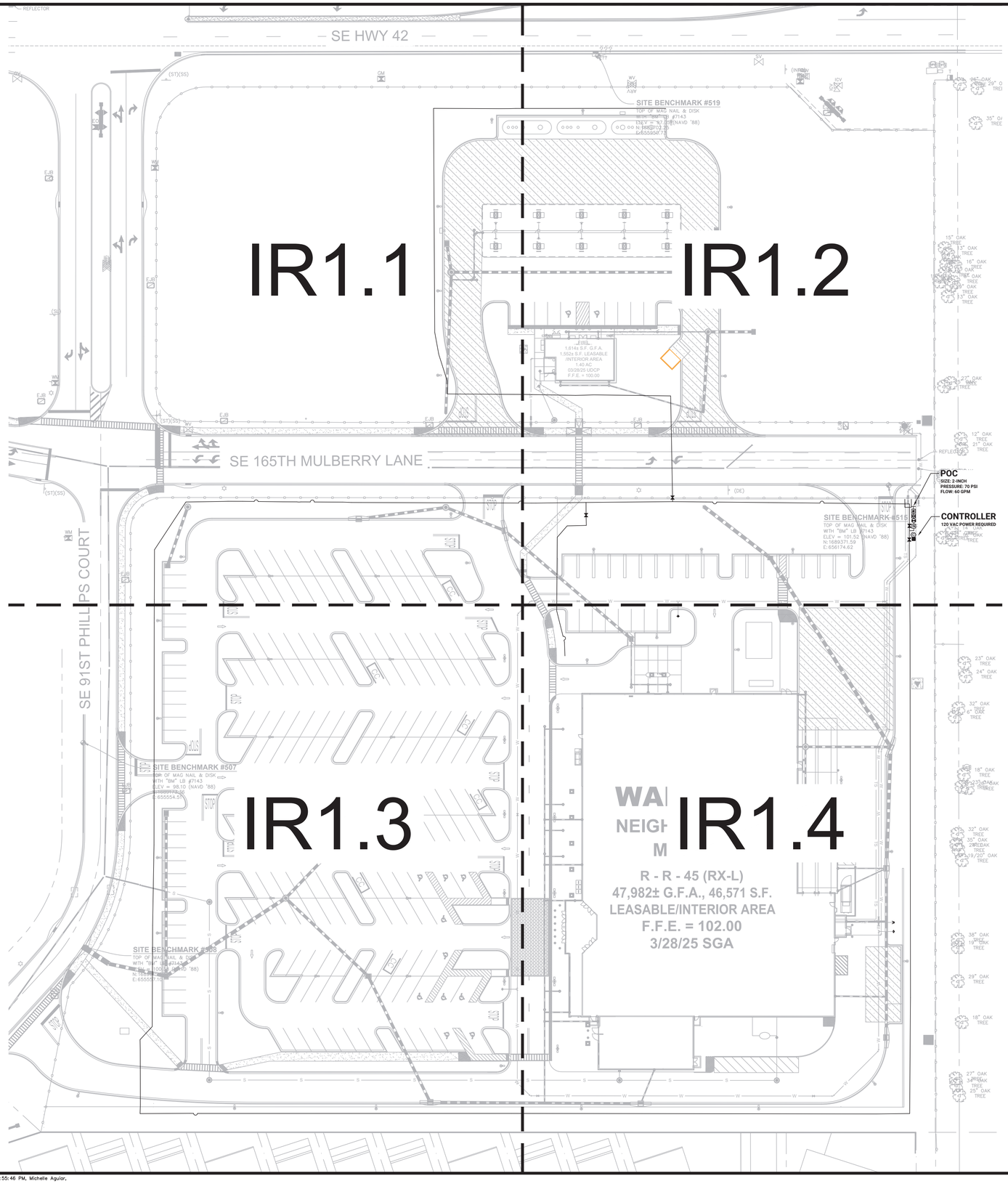
Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2025

IRRIGATION NOTES AND DETAILS

MAJOR SITE PLAN - WALMART △2
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No. △1
IR0.0



MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

LANDSCAPE ARCHITECT GALTEN HUGH STATE OF FLORIDA REGISTERED LA0001522

Galten Hugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
3	8/28/25	PER COUNTY / CPH REVIEW
2	6/10/25	THE VILLAGES / CPH REVIEW
1		

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2025

OVERALL IRRIGATION PLAN

(MAJOR SITE PLAN - WALMART) 2
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No. 1
IR1.0

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415--IRR.dwg, 10/17/2025 1:55:46 PM, Michelle Aguilar,

SE HWY 42

SE 165TH MULBERRY LANE

PS COURT

C1
33.0
1½"
Turf

C2
41.3
1½"
Shrub

C3
9
1"
Tree

C8
21.6
1"
Turf

C29
42.9
1½"
Shrub

C30
41.9
1½"
Turf

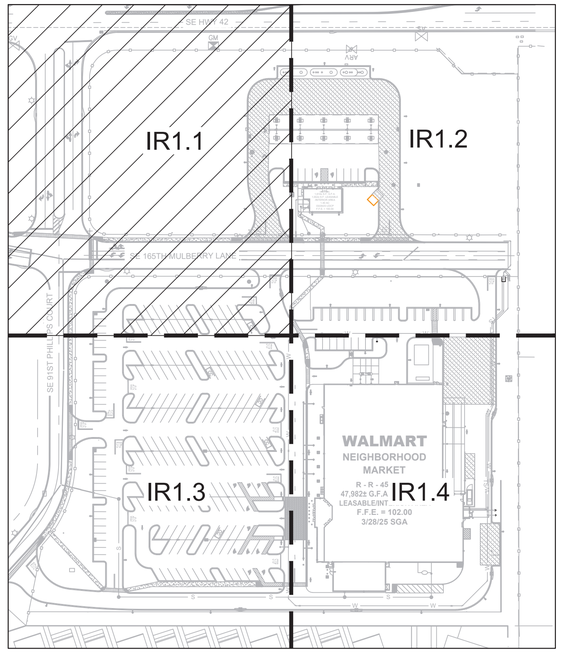
C31
35.1
1½"
Shrub

C32
18
1"
Tree

C33
38.5
1½"
Turf

MATCHLINE - IR1.2

MATCHLINE - IR1.3



KEY MAP
SCALE 1:100

20 0 20 40
Graphic Scale in Feet

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

REGISTERED LANDSCAPE ARCHITECT GALEN D. HUGH LA0001522 STATE OF FLORIDA

Galen D. Hugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
1	8/28/25	PER COUNTY / CPH REVIEW
2	6/10/25	THE VILLAGES / CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2025

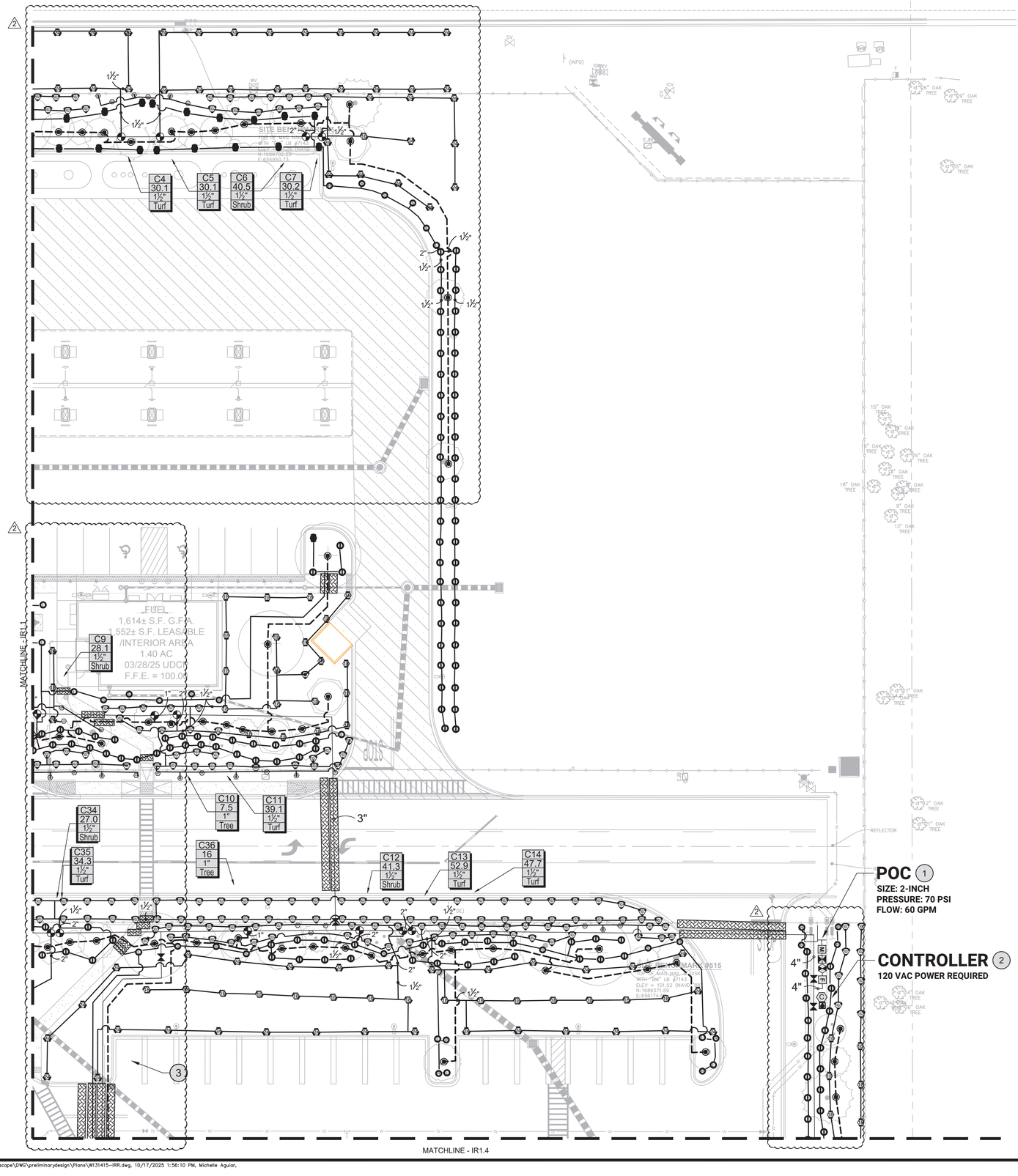
IRRIGATION PLAN

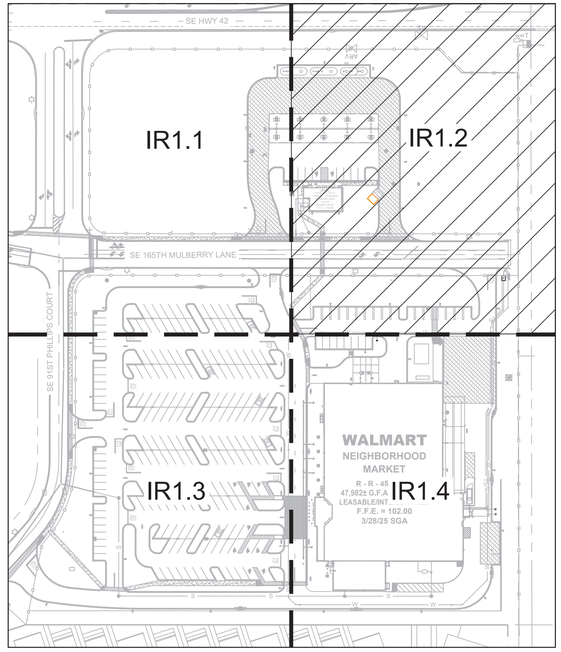
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
IR1.1

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415-IRR.dwg, 10/17/2025 1:55:58 PM, Michelle Aguilar,





KEY MAP
SCALE 1:100

N

Graphic Scale in Feet
20 0 20 40

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

REGISTERED LANDSCAPE ARCHITECT GALTEN HUGH STATE OF FLORIDA LA0001522
Galten Hugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
2	8/28/25	PER COUNTY / CPH REVIEW
1	6/10/25	THE VILLAGES / CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2025

IRRIGATION PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No. 2
IR1.2

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415--IRR.dwg, 10/17/2025 1:56:10 PM, Michelle Aguilar,

MATCHLINE - IR1.1

SE 91ST PHILL

C28
39.3
1½"
Turf

C27
19
1"
Tree

C26
19.6
1"
Shrub

C25
44.9
1½"
Turf

C24
42.7
1½"
Shrub

C22
20.3
1"
Turf

C23
26.5
1½"
Turf

C21
46.7
1½"
Shrub

C20
45.1
1½"
Shrub

STOP

MATCHLINE - IR1.4

SE HWY 42

SE 165TH MULBERRY LANE

SE 91ST PLACE COURT

IR1.1

IR1.2

IR1.3

IR1.4

WALMART
NEIGHBORHOOD
MARKET
R - R - 45
47,392± G.F.A.
LEASABLE/INT
F.F.E. = 102.00
3/28/25 SGA

KEY MAP
SCALE 1:100

REVISED SOUTH BUFFER AND AREA ALONG SW 2

N

20 0 20 40

Graphic Scale in Feet

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

REGISTERED LANDSCAPE ARCHITECT GALEN D. HUGH LA0001522 STATE OF FLORIDA

Galen D. Hugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
2	8/28/25	PER COUNTY / CPH REVIEW
1	6/10/25	THE VILLAGES / CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2025

IRRIGATION PLAN

MAJOR SITE PLAN - WALMART
2 NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No. 1
IR1.3

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415-IRR.dwg, 10/17/2025 1:56:23 PM, Michelle Aguilar,

MATCHLINE - IR1.2

MATCHLINE - IR1.3

C37
5.39
1"
Shrub

C15
30.8
1½"
Turf

C16
43.8
1½"
Shrub

C17
31.8
1½"
Turf

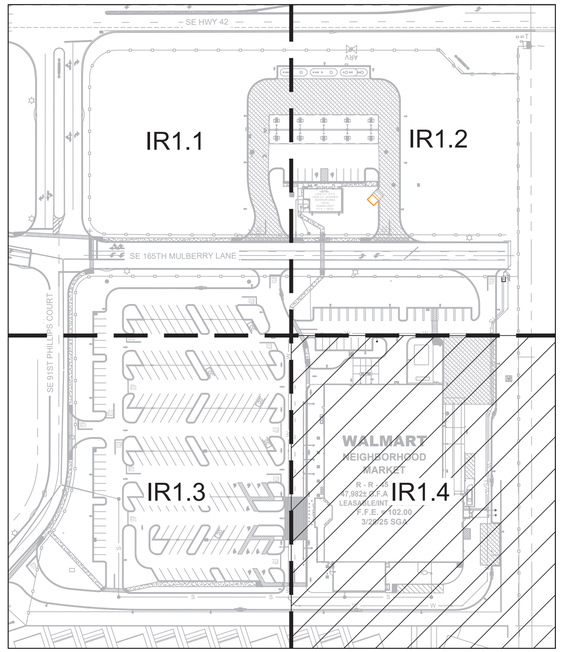
C18
46.1
1½"
Shrub

C19
33
1½"
Tree

RAISED PLANTER (TYP.)
REFER TO GRADING PLAN FOR STORM DRAIN CONNECTION INFORMATION.

WALMART
NEIGHBORHOOD MARKET

R - R - 45 (RX-L)
47,982± G.F.A., 46,571 S.F.
LEASABLE/INTERIOR AREA
F.F.E. = 102.00
3/28/25 SGA



KEY MAP
SCALE 1:100

REVISED SOUTH & EAST BUFFER AND ALONG BLDG 2

N

20 0 20 40
Graphic Scale in Feet

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

REGISTERED LANDSCAPE ARCHITECT GALEN D. HUGH LA0001522 STATE OF FLORIDA
Galen D. Hugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
2	8/28/25	PER COUNTY / CPH REVIEW
1	6/10/25	THE VILLAGES / CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2025

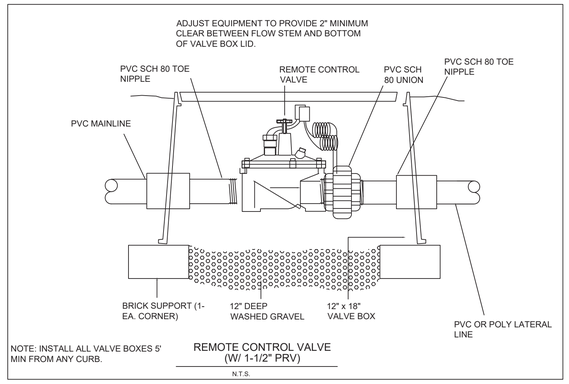
IRRIGATION PLAN

MAJOR SITE PLAN - WALMART 2
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

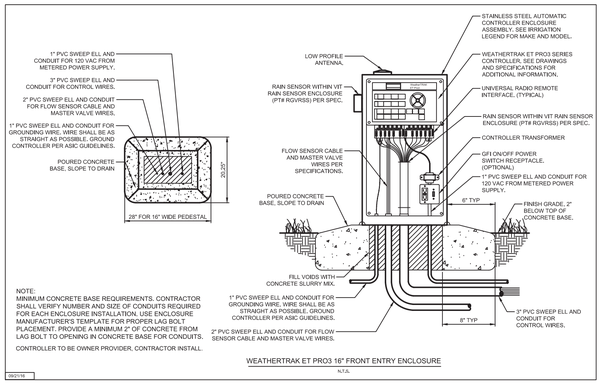
Sheet No. 1
IR1.4

J:\W131415\landscape\DWG\preliminarydesign\Plans\W131415-IRR.dwg, 10/17/2025 1:56:35 PM, Michelle Aguiar,



REMOTE CONTROL VALVE (W/ 1-1/2" PRV)

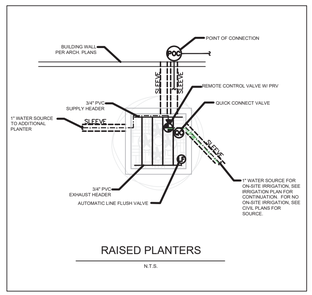
N.T.S.



WEATHERTRAK ET PRO3 16" FRONT ENTRY ENCLOSURE

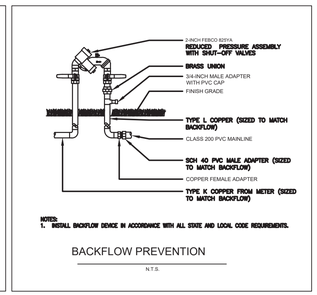
N.T.S.

09/21/16



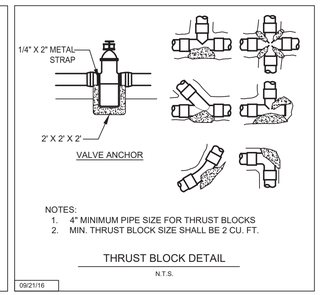
RAISED PLANTERS

N.T.S.



BACKFLOW PREVENTION

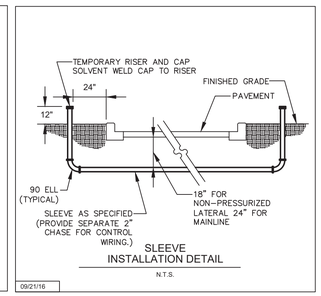
N.T.S.



THRUST BLOCK DETAIL

N.T.S.

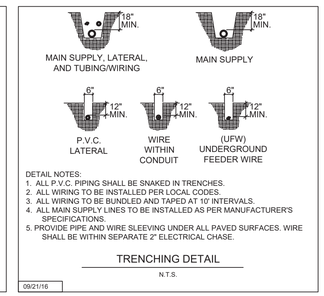
09/21/16



SLEEVE INSTALLATION DETAIL

N.T.S.

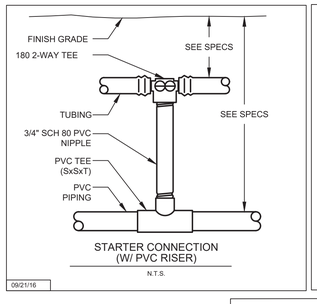
09/21/16



TRENCHING DETAIL

N.T.S.

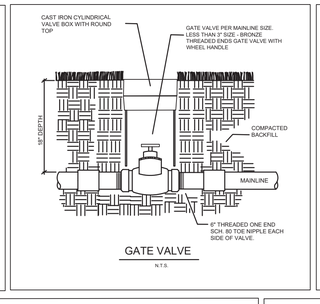
09/21/16



STARTER CONNECTION (W/ PVC RISER)

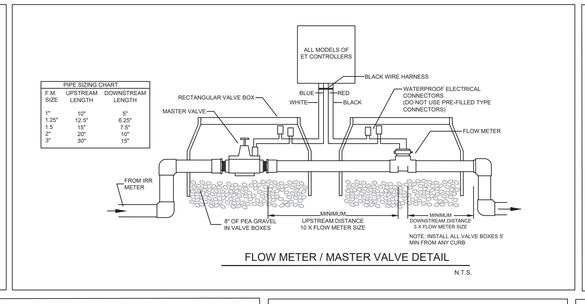
N.T.S.

09/21/16



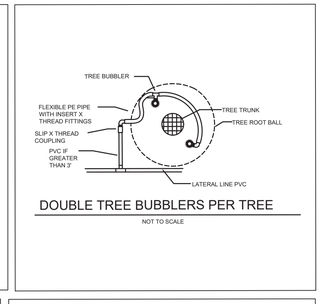
GATE VALVE

N.T.S.



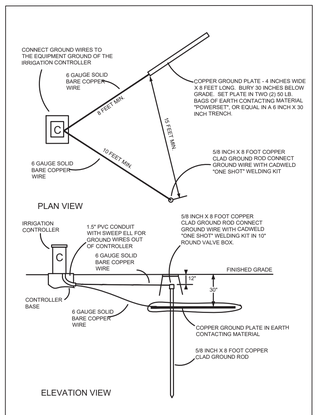
FLOW METER / MASTER VALVE DETAIL

N.T.S.



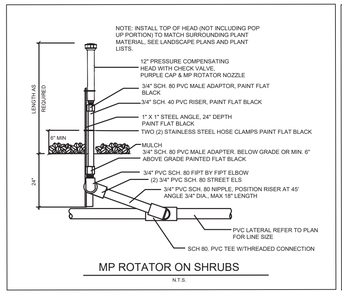
DOUBLE TREE BUBBLERS PER TREE

NOT TO SCALE



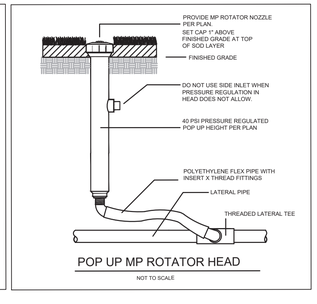
CONTROLLER GROUNDING

NOT TO SCALE



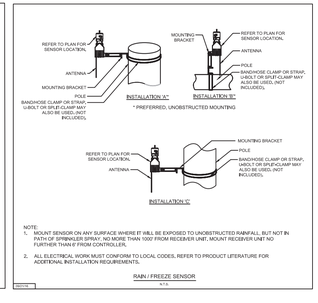
MP ROTATOR ON SHRUBS

N.T.S.



POP UP MP ROTATOR HEAD

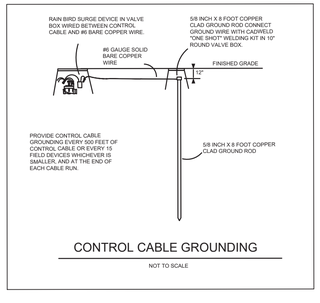
NOT TO SCALE



RAIN / FREEZE SENSOR

N.T.S.

09/21/16



CONTROL CABLE GROUNDING

NOT TO SCALE

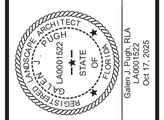
REMOVED UNNECESSARY DETAILS 2

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm



Galten Pugh, PLA
LA0001522
Oct 17, 2025

No.	Date	Revision
1	8/28/25	PER COUNTY / CPH REVIEW
2	6/10/25	THE VILLAGES / CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025
© 2025

IRRIGATION DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

2

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No. 1
IR5.0

J: \W131415\landscape\DWG\preliminarydesign\Plans\W131415-IRR.dwg, 10/17/2025 1:56:39 PM, Michelle Aguiar,

MATERIALS SCHEDULE

1	M	IRRIGATION WATER METER. SIZE INDICATED ON PLAN. PROVIDED BY THE SITE UTILITY CONTRACTOR, PER LOCAL CODES.
1		BRASS MASTER VALVE - HYDROPOINT #HYDROPOINT0038 WIRE INTO THE CONTROLLER MASTER VALVE STATION. MOUNT IN 19" STANDARD VALVE BOX.
1		REDUCED PRESSURE BACKFLOW PREVENTER. PROVIDED BY IRRIGATION INSTALLER, PER LOCAL CODES. WATTS 909, OR EQUAL.
1	F	PVC TEE TYPE FLOW SENSOR - HYDROPOINT #HYDROPOINT0029 PROVIDE 10X DIAMETER UP STREAM & 5X DIAMETER DOWN STREAM CLEAR PIPE. MOUNT IN 19" STANDARD VALVE BOX.
4		IRRIGATION ISOLATION VALVE. SIZE SAME SIZE AS PIPE. MOUNT IN 19" RECTANGULAR VALVE BOX WITH 8" NDS DRAIN PIPE EXTENSION AS NEEDED. 2.5" AND SMALLER - BRONZE THREAD ON TYPE WITH WHEEL HANDLE.
1	C	WEATHER BASED INTERNET CONNECTED PEDESTAL MOUNT CONTROLLER WITH RAIN SWITCH AND GROUNDING. HYDROPOINT MODEL #HYDROPOINT0020 HYDROPOINT RAIN SWITCH #HYDROPOINT0042
9	1"	IRRIGATION CONTROL VALVE IN 12" VALVE BOXES. PLASTIC BODY WITH PRESSURE REGULATOR + FLOW CONTROL + VALVE ID TAG. RAINBIRD PESB-PRS VALVE SERIES, OR EQUAL.
28	1.5"	
3,150 lf		PVC MAIN LINE PIPE. CLASS 200, PVC. INSTALL 18" DEEP. 2.5" AND SMALLER, SOLVENT WELD PVC PIPE AND FITTINGS.
23,275 lf		PVC LATERAL LINE PIPE. INSTALL 12" DEEP. 3/4" AND LARGER, CLASS 200, PVC. 1/2" PIPE SIZE, CLASS 315, PVC. 2.5" AND SMALLER, SOLVENT WELD PVC PIPE AND FITTINGS.
2,580 lf		PVC SLEEVE PIPE. CLASS 200, PVC. SOLVENT WELD PVC PIPE AND FITTINGS.
215		TREE IRRIGATION - TREE BUBBLERS - 0.25 GPM PRESSURE REGULATED BUBBLERS PER ORNAMENTAL AND CANOPY TREE
721		6" POP-UP PRESSURE REGULATED TURF SPRAY HEADS WITH ROTARY NOZZLES
927		12" POP-UP PRESSURE REGULATED SHRUB SPRAY HEADS WITH ROTARY NOZZLES

VALVE SCHEDULE

NUMBER	SIZE	TYPE	GPM
C1	1-1/2"	Turf Rotary	32.98
C2	1-1/2"	Shrub Rotary	41.3
C3	1"	Bubbler	9
C4	1-1/2"	Turf Rotary	30.13
C5	1-1/2"	Turf Rotary	30.13
C6	1-1/2"	Shrub Rotary	40.51
C7	1-1/2"	Turf Rotary	30.2
C8	1"	Turf Rotary	21.58
C9	1-1/2"	Shrub Rotary	28.14
C10	1"	Bubbler	7.5
C11	1-1/2"	Turf Rotary	39.06
C12	1-1/2"	Shrub Rotary	41.34
C13	1-1/2"	Turf Rotary	52.92
C14	1-1/2"	Turf Rotary	47.68
C15	1-1/2"	Turf Rotary	30.76
C16	1-1/2"	Shrub Rotary	43.81
C17	1-1/2"	Turf Rotary	31.75
C18	1-1/2"	Shrub Rotary	46.09
C19	1-1/2"	Bubbler	33
C20	1-1/2"	Shrub Rotary	45.11
C21	1-1/2"	Shrub Rotary	46.72
C22	1"	Turf Rotary	20.26
C23	1-1/2"	Turf Rotary	26.51
C24	1-1/2"	Shrub Rotary	42.68
C25	1-1/2"	Turf Rotary	44.9
C26	1"	Shrub Rotary	19.55
C27	1"	Bubbler	19
C28	1-1/2"	Turf Rotary	39.31
C29	1-1/2"	Shrub Rotary	42.95
C30	1-1/2"	Turf Rotary	41.89
C31	1-1/2"	Shrub Rotary	35.1
C32	1"	Bubbler	18
C33	1-1/2"	Turf Rotary	38.45
C34	1-1/2"	Shrub Rotary	27.01
C35	1-1/2"	Turf Rotary	34.28
C36	1"	Bubbler	16
C37	1"	Shrub Rotary	5.39

SPRAY AND ROTOR IRRIGATION ZONES ARE HIGH WATER USE ZONES.
TREE IRRIGATION ZONES ARE MEDIUM WATER USE ZONES.

WATERING SCHEDULE

NUMBER	TYPE	PRECIP	MIN./WEEK
C1	Turf Rotary	0.73 in/h	62
C2	Shrub Rotary	0.75 in/h	61
C3	Bubbler	1.7 in/h	27
C4	Turf Rotary	0.85 in/h	53
C5	Turf Rotary	0.81 in/h	56
C6	Shrub Rotary	0.72 in/h	63
C7	Turf Rotary	0.81 in/h	56
C8	Turf Rotary	0.84 in/h	54
C9	Shrub Rotary	0.66 in/h	69
C10	Bubbler	1.7 in/h	27
C11	Turf Rotary	0.8 in/h	57
C12	Shrub Rotary	0.6 in/h	76
C13	Turf Rotary	0.8 in/h	57
C14	Turf Rotary	0.83 in/h	55
C15	Turf Rotary	0.8 in/h	57
C16	Shrub Rotary	0.73 in/h	62
C17	Turf Rotary	0.8 in/h	57
C18	Shrub Rotary	0.71 in/h	63
C19	Bubbler	1.7 in/h	27
C20	Shrub Rotary	0.73 in/h	62
C21	Shrub Rotary	0.73 in/h	62
C22	Turf Rotary	0.72 in/h	63
C23	Turf Rotary	0.7 in/h	65
C24	Shrub Rotary	1.42 in/h	32
C25	Turf Rotary	0.8 in/h	57
C26	Shrub Rotary	0.63 in/h	72
C27	Bubbler	1.7 in/h	27
C28	Turf Rotary	0.73 in/h	63
C29	Shrub Rotary	0.63 in/h	72
C30	Turf Rotary	0.83 in/h	55
C31	Shrub Rotary	0.73 in/h	62
C32	Bubbler	1.7 in/h	27
C33	Turf Rotary	0.75 in/h	60
C34	Shrub Rotary	0.54 in/h	84
C35	Turf Rotary	0.82 in/h	56
C36	Bubbler	1.7 in/h	27
C37	Shrub Rotary	0.55 in/h	82

ALL NOZZLES AND EMITTERS ARE PRESSURE REGULATED AT THE MANUFACTURER'S RECOMMENDATIONS

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

GARRETT REECE HUGH JR. LANDSCAPE ARCHITECT STATE OF FLORIDA LA0001522
Garrett Reece Hugh, RLA
LA0001522
Oct 17, 2025

No.	Date	Revision
2	8/28/25	PER COUNTY / CPH REVIEW
1	6/10/25	THE VILLAGES / CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2025

IRRIGATION SCHEDULES

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
IR5.1

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com