



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

September 10, 2024 10:00 AM

Commission Conference Room 124

100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. **Project Review Committee Regular Meeting August 13, 2024, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **PLATM 2404-004 Tillman Oaks Improvement Plan Modification
Parcels C36-001, C36-032, C36-034, C36-056, C36-080, & C36-082**

The applicant is seeking approval from the Project Review Committee for a modification to the approved Tillman Oaks Improvement Plan (PLAT 2210-003) revising the lot depth to 120' minimum, removing 3 lots to accommodate the amenity center on tract O7, removing the silt fence from tract C1 as this is a future development, adding the pad elevation, and updating the lot grading, stormwater pipe sizing/location, and inlet adjustment/placement on 61.99 acres, MOL. **Staff recommends approval contingent on the resolution of outstanding comment.**

2. **SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2**

Parcel G30E001C

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,600 square foot warehouse building, four parking spaces including one Florida ADA Accessible parking space, Dumpster, and associated infrastructure on 0.95 acres, MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2. **Staff recommends approval**

3. **PD 2404-001 Convenience Store with Gas Planned Development**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LG WILDWOOD LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G07-076, G07-078 & G07-250

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property which along with requirements to the existing billboard as outlined in the ordinance. **Staff recommends approval.**

VI. ADJOURNMENT

September 10, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 13, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:00 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Absent
Jessica Barnes	City Clerk	Absent
Amanda Bondi	Planner	Present
Mckenna Page	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting July 9, 2024, at 10:00 AM

The summary minutes from the July 9, 2024, meeting were approved. No comments were offered or received. Vote 5-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2312-003 SoLiv Wildwood Replat

Development Services Director Strickland read aloud case number PLAT 2312-003 SoLiv Wildwood Replat. The applicant, SoLiv Wildwood, LLC, sought a favorable recommendation from the Project Review Committee for the replat of the East Subdivision Units 1 & 2, vacating portions of the existing rights-of-way and reconfiguring the property for the construction of a multifamily development consisting of 371 units. Staff recommended approval contingent on the resolution of the outstanding comments. Andrew Sinclair and Ray Mazzie with Southern Waters Capital were present by phone on behalf of the project. Development Services Director Strickland reviewed the outstanding comments with the representative. Development Services Director Strickland mentioned the applicant was working on a developer's agreement that would address the abandonment of the city-owned potable water infrastructure within the rights-of-way of the project area. Assistant Utility Director Martin added that a new utility line would need to be laid along Huey Street to serve the existing and future homes. No further comments were offered or received. Vote 5-0.

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

2. PLATM 2402-003 Twisted Oaks Improvement Plan Modification

Development Services Director Strickland read aloud case number PLATM 2402-003 Twisted Oaks Improvement Plan Modification. The applicant, Morris Engineering & Consulting, LLC, on behalf of the property owner, KL Twisted Oaks, LLC, sought approval from the Project Review Committee for a modification, revising approved PLATM 2302-001 Twisted Oaks Improvement Plan Modification to relocate the force main, include two additional streets that will connect to N US 301, and to mitigate for parcel D31-016, which includes the northern multifamily and commercial six properties. Staff recommended approval. Stephanie Vaughn, with Kolter, was present, and Matt Morris, with Morris Engineering, was present by phone on behalf of the project. No comments were offered or received. Vote 5-0.

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

3. SP 2308-008 Canvas at Wildwood

Development Services Director Strickland read aloud case number SP 2308-008 Canvas at Wildwood. The applicant, Watermark Properties, LLC, on behalf of the owner, Blount Group Wildwood North LLC, sought a favorable recommendation from the Project Review Committee for the construction of a multifamily development consisting of a 224-unit residential community providing for fifty-eight (58) 1-bedroom units, one hundred seventeen (117) 2-bedroom units, and forty-nine (49) 3-bedroom units including an amenity area

featuring a 3,690-square-foot clubhouse, a 1,288-square-foot pool, a 3,383-square-foot large dog park, one 880-square-foot pickleball court, a game lawn area, a 450-square-foot work-out lawn area, and associated infrastructure. Staff recommended approval contingent on the resolution of the outstanding comments. Jonathan Taylor with Attwell Group and Rick Blount, owner, were present by phone on behalf of the project. Mr. Taylor stated a resubmittal was provided on August 1st. Strickland discussed comments with the representatives. Assistant Utility Director Martin added there were a significant amount of utility comments and requested the engineer contact him to discuss them. City Manager McHugh asked Martin to verify that the city considered some issues that other multifamily projects have faced to help with the avoidance of those. Strickland added the project will not be scheduled for the Planning and Zoning Board meeting until all comments were satisfied. Blount asked if Martin had seen the responses to the August 1st submission, which Martin confirmed and advised the outstanding comments remained. No further comments were offered or received. Vote 5-0.

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

4. SP 2312-010 The Railyard

Development Services Director Strickland read aloud case number SP 2312-010 The Railyard. The applicant, Austin Guenther with The Railyard, LLC/G3, sought a favorable recommendation from the Project Review Committee for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant restaurant/retail development featuring approximately 7,494 square feet of area accommodating 300 seats in a two-story building that will host two tenants on 0.34 acres MOL. Tenant 1 would feature approximately 3,392 square feet of area and Tenant 2 would have approximately 4,198 square feet. Both tenants would feature covered rooftop, outdoor seating, and amenity areas for patrons. The total area to be developed was approximately 14,748 square feet and included associated infrastructure such as enhanced hardscape, landscaping, underground storm water vault, site lighting, and four on-street parking spaces along Wonders Street of which two would be Florida ADA Accessible. The remaining required parking spaces would be provided by the newly completed parking garage. The project had outstanding comments from the City Attorney, Fire, and Utilities Departments. The comment review sheet report was included in the agenda. Additionally, the City was working with Waste Management to address dumpster/trash compactor needs for businesses in the area. Staff recommended approval contingent on the resolution of the outstanding comments. Austin Guenther with G3 Development and Jacob Crabtree with GAI Consultants were present by phone on behalf of the project. No comments were offered or received. Vote 5-0.

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

5. SP 2403-007 Highfield at Twisted Oaks Amenity Center

Development Services Director Strickland read aloud case number SP 2403-007 Highfield at Twisted Oaks Amenity Center. The applicant, Morris Engineering & Consulting, LLC, on behalf of the owner, KL Highfield, LLC, sought a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Subdivision Amenity Center, consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of the development. Staff recommended approval. Stephanie Vaughn, with Kolter, was present, and Matt Morris, with Morris Engineering, was present by phone on behalf of the project. No comments were offered or received. Vote 5-0.

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

6. SP 2405-002 VOSO Phase XI C&D Master Plan

Development Services Director Strickland read aloud case number SP 2405-002 VOSO Phase XI C&D Master Plan. The applicant, The Villages Development Company, LLC, sought a favorable recommendation from the Project Review Committee for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres MOL. Staff recommended approval. Stephen Campbell, with Clymer Farner Barley, was present for the project. No comments were offered or received. Vote 5-0.

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

7. SPM 2405-006 Evolve at Wildwood Modification

Development Services Director Strickland read aloud case number SPM 2405-006 Evolve at Wildwood Modification. The applicant, Evolve at Wildwood, LLC, sought approval from the Project Review Committee for a modification to the approved Evolve at Wildwood (SP 2303-005) to include parcel D17-065 consisting of 0.553 acres, MOL, to be used for the expansion of the amenities. During this submittal, staff determined that a utility easement would be required for the City to have access throughout the development to maintain and service the meters located at each apartment building. The City agreed the utility easement could be done once a metes and bounds description could be provided. The developer understands that no temporary certificate of occupancy (CO), partial CO, or CO will be issued or in place until the utility easement is in place. Staff recommended approval with the condition of the required utility easement in place before any certificate of occupancy is issued. James Wade, with Wade Law, was present at the meeting. John McDonald, with Evolve Companies, and Jeff Strcula, with Upham Inc, were present by phone on behalf of the project. No comments were offered or received. Vote 5-0.

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

VI. ADJOURNMENT

With no further business, the meeting was adjourned at 10:25 a.m.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLATM 2404-004 Tillman Oaks Improvement Plan Modification

REQUESTED ACTION: Staff recommends approval contingent on the resolution of outstanding comment.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLATM 2404-004 Tillman Oaks Improvement Plan Modification
Owner(s)	SCM SP Properties, LLC & Holiday Builders, Inc
Applicant	Kim Fischer
Acreage	61.99 +/-
Property Location	The subject property is generally located at the southwest corner of intersection E C 462 and CR 209.
Parcel(s)	C36-001, C36-032, C36-034, C36-056, C36-080, & C36-082
Date	September 3, 2024

The applicant is seeking approval from the Project Review Committee for a modification to the approved Tillman Oaks Improvement Plan (PLAT 2210-003) revising the lot depth to 120' minimum, removing 3 lots to accommodate the amenity center on tract O7, removing the silt fence from tract C1 as this is a future development, adding the pad elevation, and updating the lot grading, stormwater pipe sizing/location, and inlet adjustment/placement. PLATM 2404-004 meets the criteria set forth in the Land Development Regulations and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan contingent on resolution of outstanding comment.



Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLATM 2404-004 Tillman Oaks Improvement Plan Revision #1

REPRESENTATIVE: Kim Fischer - CEI

DATE: 09/03/2024

CITY OF WILDWOOD PUBLIC WORKS DEPARTMENT

1. LDR 6.10(H). Plan Sheet L1 Plant List. Caliper is not an acceptable measurement.



PROPOSED LANDSCAPING:

DBH IS TO BE MEASURED 12" ABOVE GRADE

ALL TREES TO BE FLORIDA GRADE #1 OR BETTER

PLANT LIST

KEY	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHT/WIDTH
SYMBOL TREE				
SP	33	PINUS ELLIOTTII	SLASH PINE	8' HT MIN 4" DBH
IC	32	ILEX CASSINE	DAHOON HOLLY	12' HT MIN 4" DBH
LI	69	LAGERSTROEMIA INDICA NATCHEZ	NATCHEZ CRAPE MYRTLE	8' HT MIN 4" DBH MULTI TRUNK
MG	4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8' HT MIN 4" DBH
QV	48	QUERCUS VIRGINIANA	LIVE OAK	8' HT MIN 4" CAL.
SS	550	MYRTICANTHES FRAGRANS	SIMPSON'S STOPPER	24" O.C.
	202			
		GROUND COVER		
SOD	AS REQ.	BAHIA HYBRID		QTY BY CONTRACTOR

NOT LESS THAN 100% OF THE LANDSCAPING WILL BE FLORIDA

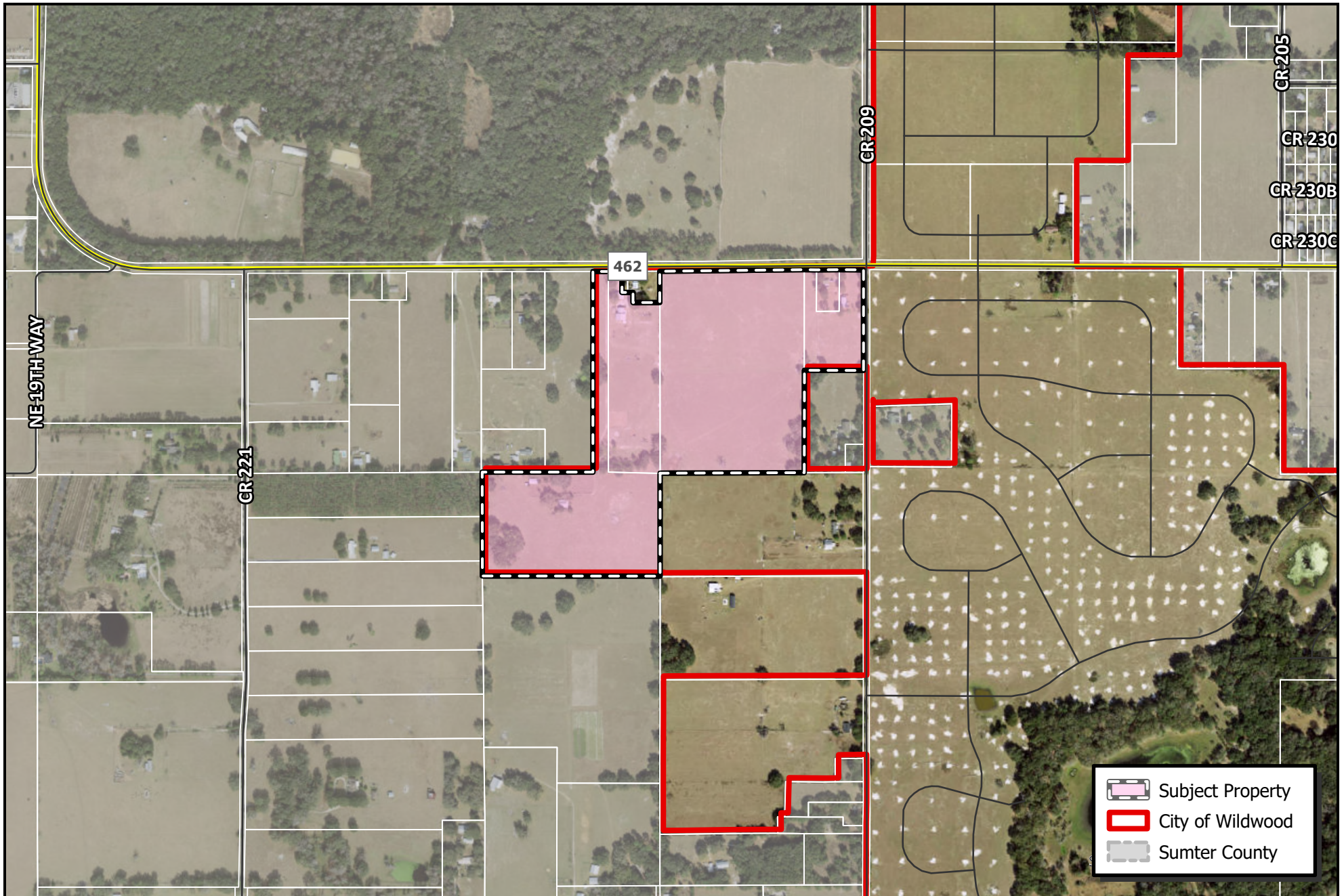
FRIENDLY IN ACCORDANCE WITH FLORIDA STATUTES CH. 373.185

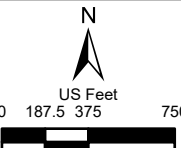
LOCAL FLORIDA FRIENDLY LANDSCAPING ORDINANCES, AND NOT

LESS THAN 100% FLORIDA FRIENDLY LANDSCAPING TO BE PROVIDED

ON EACH LOT.





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		PLATM 2404-004 TILLMAN OAKS - REVISION #1 PARCELS C36-001, C36-032, C36-034, C36-056, C36-080 & C36-082		MAP 1B LOCATION MAP APR 2024

OWNER:
PARCELS C36-001, C36-032, C36-034, C36-080
HOLIDAY BUILDERS INC.
2293 W EAU GALIE BLVD.
MELBOURNE, FL 32935
PH (321) 610-5180

OWNER:
PARCELS C36-082, C36-056
ACM SP PROPERTIES, LLC
390 VISTA OAK DR.
LONGWOOD, FL 32779
PH (407) 719-6407

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
CYCORP ENGINEERING, INC.
KIM FISCHER, P.E.
1614 WHITE DOVE DRIVE
WINTER SPRINGS, FL 32708
KIM@CYCORPENGINEERS.COM
PH (407) 405-7819

SURVEYOR:
RALPH THOMAS SNOW, PSM
2624 BENT HICKORY CIRCLE
LONGWOOD, FL 32779
PH (407) 701-6101

GEOTECH:

UNIVERSAL ENGINEERING SCIENCES, LLC
4475 SW 35th TERRACE
GAINESVILLE, FL 32608
PH (352) 372-3392

ENVIRONMENTALIST:

—

CONSTRUCTION PLANS

TILLMAN

OAKS

CITY OF WILDWOOD, FLORIDA

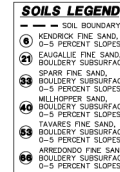


**PARCELS: C36-001
C36-032
C36-034
C36-056
C36-080
C36-082**

UTILITY CONTACTS

WATER: CITY OF WILDWOOD UTILITIES 100 N MAIN STREET WILDWOOD, FL 34785 (352) 330-1336	ELECTRIC: DUKE ENERGY PO BOX 70516 CHARLOTTE, NC 28272 (800) 777-9898
<u>SEWER / SOLID WASTE</u> CITY OF WILDWOOD UTILITIES 100 N MAIN STREET WILDWOOD, FL 34785 (352) 330-1336	<u>CABLE / INTERNET / PHONE</u> SPECTRUM 5633 SEVEN MILE DRIVE, ST WILDWOOD, FL 34785 (352) 330-1336

NOTE: DO NOT SCALE FROM DRAWINGS. CONTACT CYCORP ENGINEERING IF ADDITIONAL INFORMATION IS REQUIRED.
THESE DRAWINGS ARE THE PROPERTY OF CYCORP ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION



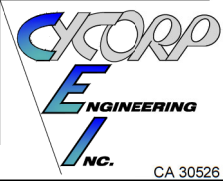
SOIL MAP
SCALE: 1"=400'

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- 1 COVER SHEET
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3 GENERAL NOTES & SPECIFICATIONS
4 EROSION CONTROL PLAN
5 EROSION CONTROL DETAILS & SPECIFICATIONS
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7A-7B SECO ENERGY EASEMENT / FEEDER PLANS
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L2 TREE REMOVAL PLAN

LEGAL DESCRIPTION:

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**CIVIL ENGINEERS
LAND PLANNERS**

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER

Engineer: KTC

Technician: CC

**TILLMAN
OAKS**

(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS

[illegible]

COVER SHEET & SHEET INDEX

Date: **SEPTEMBER 2022**

Scale: **NTS**

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND SEALED
BY KIM FISCHER, PE ON THE DATE
AND/OR TIME STAMP SHOWN USING
A DIGITAL SIGNATURE.

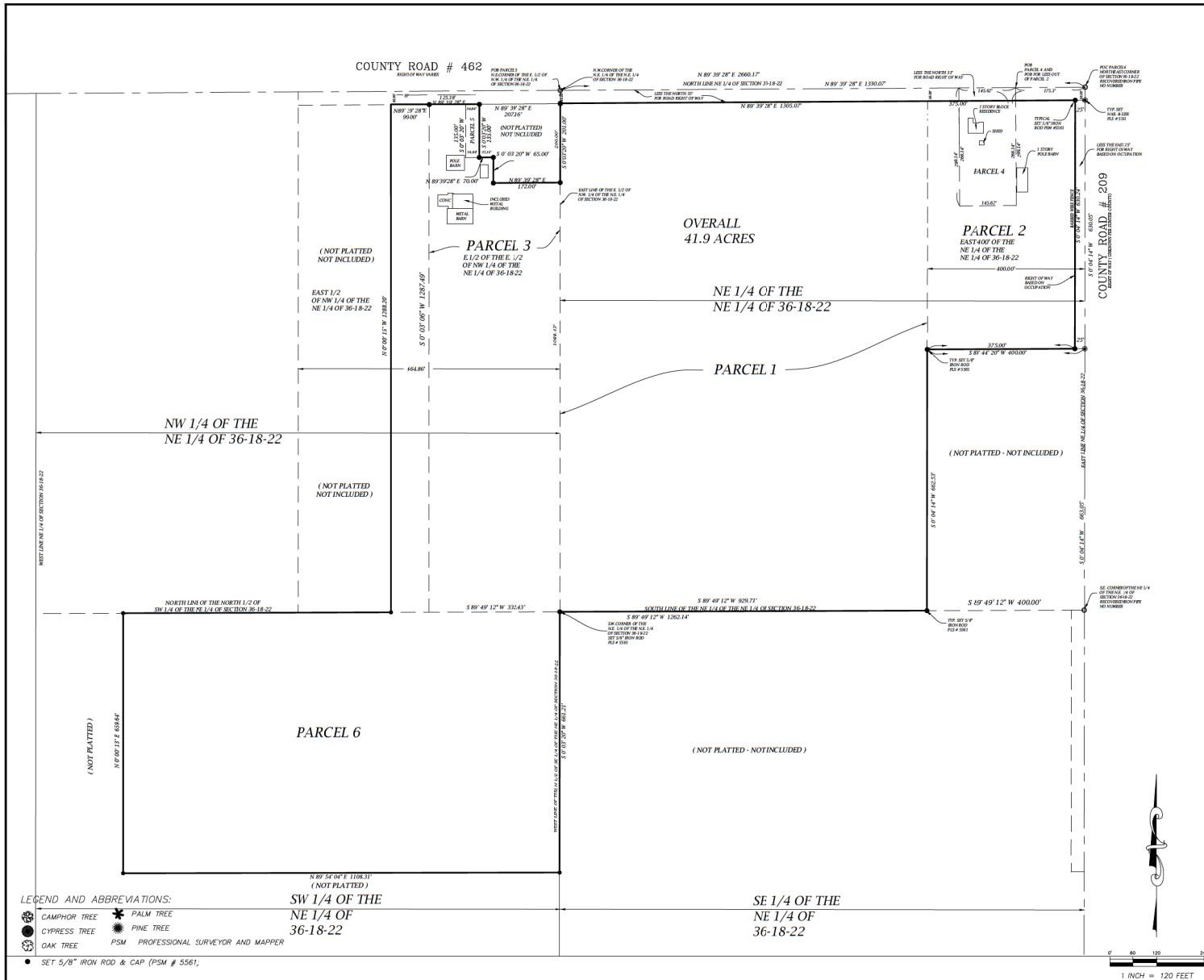
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1



LEGAL DESCRIPTION:

PARCEL 1, (PID = C36-201)
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS THE EAST 400 FEET THEREOF; LESS ROAD RIGHT OF WAY.

PARCEL 2, (PID = C36-082)
THE EAST 400 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY ON THE EAST AND NORTH SIDES THEREOF, AND LESS THE FOLLOWING:
BEGIN 175.3 FEET WEST OF THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN WEST 145.62 FEET, SOUTH 299.14 FEET, EAST 145.62 FEET, NORTH 299.14 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 33 FEET FOR CR 462 RIGHT OF WAY.

PARCEL 3, (PID = C36-032)
THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS BEGIN AT THE NE CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 172 FEET, THENCE RUN NORTH PARALLEL TO THE EAST LINE A DISTANCE OF 65 FEET, THENCE RUN WEST PARALLEL TO THE NORTH LINE A DISTANCE OF 70 FEET, THENCE RUN NORTH PARALLEL TO SAID EAST LINE A DISTANCE OF 169 FEET, TO SAID NORTH LINE OF SECTION 36, THENCE RUN EAST ALONG SAID NORTH LINE A DISTANCE OF 242 FEET TO THE POINT OF BEGINNING, AND LESS THE NORTH 34 FEET THEREOF.

PARCEL 4, (PID = C36-056)
COMMENCE AT THE NE CORNER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, THENCE RUN WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 36, 175.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE WEST 145.62 FEET, THENCE RUN SOUTH 299.14 FEET, THENCE RUN EAST 145.62 FEET, THENCE RUN NORTH 299.14 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 33.0 FEET FOR CR 462 RIGHT OF WAY, SUMTER COUNTY, FLORIDA.

PARCEL 5, (PID = C36-034)
BEGIN AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, THENCE SOUTH ALONG THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 234 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 172 FEET, THENCE NORTH PARALLEL TO SAID EAST LINE A DISTANCE OF 65 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE A DISTANCE OF 70 FEET, THENCE NORTH PARALLEL TO SAID EAST LINE A DISTANCE OF 169 FEET, TO SAID NORTH LINE OF SECTION 36, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 242 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 34 FEET THEREOF.

ALSO LESS AND EXCEPT THE FOLLOWING:
BEGIN AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, THENCE SOUTH 0 DEGREES 19 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 234 FEET, RUN THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 172 FEET, RUN THENCE NORTH 0 DEGREES 19 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 65 FEET, RUN THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 35.16 FEET, RUN THENCE NORTH 0 DEGREES 19 MINUTES 53 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 169 FEET, TO THE NORTH LINE OF SAID SECTION 36, RUN THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 36 A DISTANCE OF 207.18 FEET TO THE POINT OF BEGINNING.

PARCEL 6, (PID = C36-080)
THE EAST 99 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 33 FEET THEREOF, AND THE EAST 110 FEET OF THE NORTH 669.5 FEET, MORE OR LESS, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N 89°19'28" E ALONG THE NORTH LINE OF THE N.E. 1/4 OF SECTION 36-18-22
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12119C 0064 D, SUMTER COUNTY, FLORIDA, DATED 09/27/2013, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" UNSHADED, AND ZONE "X" AS SHOWN HEREON.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED. SITE IS VACANT OF BUILDINGS OR OTHER FIXED IMPROVEMENTS.

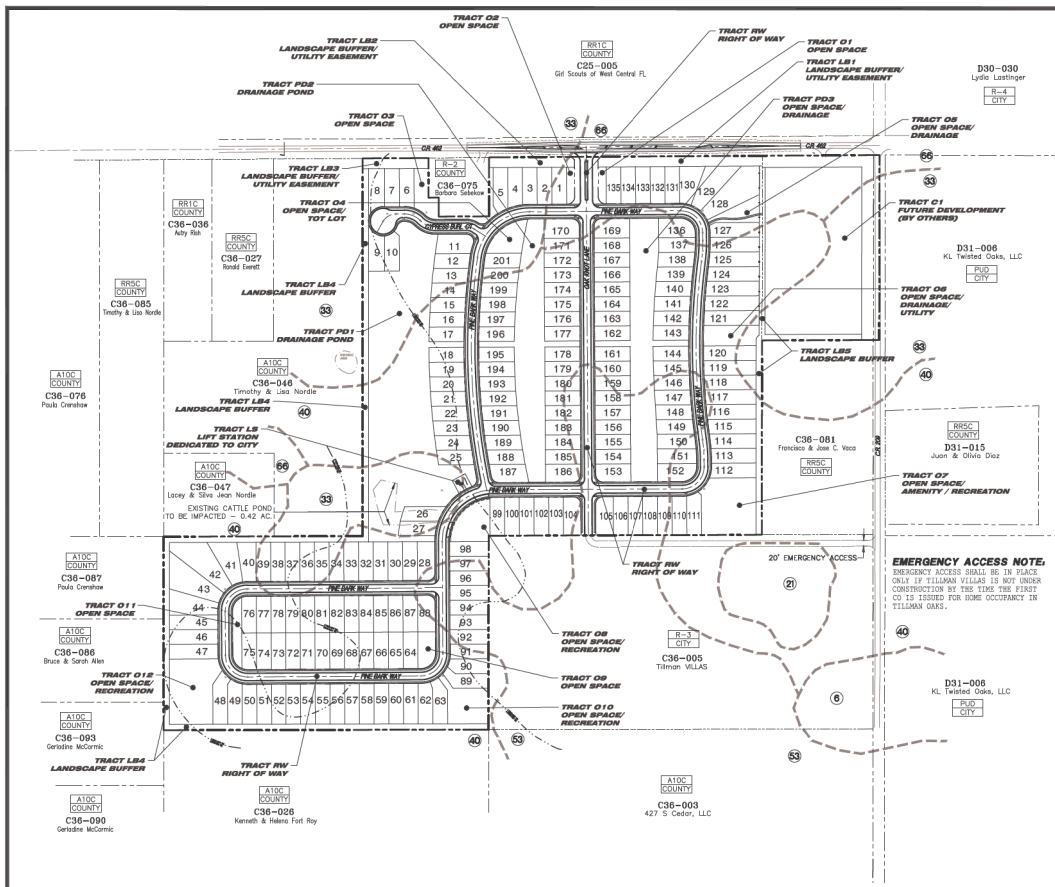
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472-002, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RALPH THOMAS SNOW
FLORIDA LICENSED SURVEYOR AND MAPPER NO. 5561
DATE 06/12/2024
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				PROJECT NO.	WILDLIFE	SCALE:	1"=120'
NO.	DATE	BY	REVISION				
1	06/12/2024	RTS	ADD PARCEL 6	1	1		
2							
3							
4							
5							
6							
7							
8							
9							
10							

RALPH THOMAS SNOW, PSM		TILLMAN OAKS		BOUNDARY SURVEY	
2624 BENT HICKORY CIRCLE LONGWOOD, FL 32779					
407-701-4101 TSNOWR@GMAIL.COM					
FLORIDA REGISTRATION NUMBER 5561					



TRACT DATA

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
RW	8.50 AC	ROW	HOA
L1	0.44 AC	LANDSCAPE BUFFER/ OPEN SPACE/ UTILITY EASEMENT	HOA / CITY OF WILDMOOD
L2	0.23 AC	LANDSCAPE BUFFER/ OPEN SPACE/ UTILITY EASEMENT	HOA / CITY OF WILDMOOD
L3	0.15 AC	LANDSCAPE BUFFER/ OPEN SPACE/ UTILITY EASEMENT	HOA / CITY OF WILDMOOD
L4	1.89 AC	LANDSCAPE BUFFER/ OPEN SPACE	HOA
L5	0.45 AC	LANDSCAPE BUFFER/ OPEN SPACE	HOA
O1	0.08 AC	OPEN SPACE	HOA
O2	0.08 AC	OPEN SPACE	HOA
O3	0.34 AC	OPEN SPACE	HOA
O4	0.25 AC	OPEN SPACE/ LOT LOT	HOA
O5	0.21 AC	OPEN SPACE/ DRAINAGE	HOA
O6	0.30 AC	UTILITY DRAINAGE/ RECREATION	HOA
O7	0.02 AC	OPEN SPACE/ UTILITY RECREATION	HOA
O8	0.32 AC	OPEN SPACE/ UTILITY RECREATION	HOA
O9	0.42 AC	OPEN SPACE	HOA
D10	0.16 AC	OPEN SPACE/ RECREATION	HOA
D11	0.16 AC	OPEN SPACE	HOA
D12	0.80 AC	OPEN SPACE/ RECREATION	HOA
P01	5.13 AC	DRAINAGE POND	HOA
P02	1.93 AC	DRAINAGE POND	HOA
P03	1.92 AC	DRAINAGE POND	HOA
C1	5.78 AC	FUTURE DEVELOPMENT	PRIVATE
L5	0.06 AC	LIFT STATION	CITY OF WILDMOOD
	31.72 AC	S.F. LOTS	PRIVATE
	61.99 AC	TOTAL SITE	

OPEN SPACE REQUIRED: 20X
(81.99 - 61.99) = 19.99 AC
OPEN SPACE PROVIDED: 20.4X
(L1-L5, O1-O10, P01-P03) = 8.98 AC + 5.0X = 4.49 AC
8.98 AC + 4.49 AC = 13.47 AC

EMERGENCY ACCESS NOTE:
EMERGENCY ACCESS SHALL BE IN PLACE ONLY IF TILLMAN VILLAS IS NOT UNDER CONSTRUCTION BY THE TIME THE FIRST C-12 IS ISSUED FOR HOME OCCUPANCY IN TILLMAN OAKS.

1. OPEN SPACE TRACTS WILL MEET THE REQUIREMENTS OF THE CITY OF WILDMOOD.
A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED (34.21 ACRES x 20%) = 6.84 ACRES

2. DENSITY CALCULATIONS:
TOTAL AREA: 61.99 AC
FUTURE DEVELOPMENT: 5.78 AC
BUTTABLE AREA: 56.21 AC
PROPOSED DENSITY = 201 / 56.21 = 3.58 UNITS/ACRE
BCC APPROVED MAX DENSITY = 4 UNITS/ACRE

3. SOILS LEGEND

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	201	0.249	50
MIDDLE	201	0.114	22
HIGH	201	0.124	24
TOTAL = 96			

TRAFFIC GENERATION

ITE CODE	LAND USE	UNITS	TRIP RATE	TRIP RATE	TOTAL	PM PEAK HOUR	DMF	
210	SINGLE FAMILY RESIDENTIAL	201	10.67	2.145	1.00	201	127	74

SOURCE: ITE TRIP GENERATION 19th EDITION

UTILITY DEMANDS FOR RESIDENTIAL
CITY OF WILDMOOD WILL SUPPLY WATER AND SEWER

GRAPHIC SCALE

0 100 200 300 400 500
1" = 200'

SITE DATA

TOTAL AREA = 61.99 ACRES
PROPOSED DEVELOPMENT = SINGLE FAMILY RESIDENTIAL
PARCEL ID: C36-001, C36-012, C36-056, C36-060, C36-082
CURRENT ZONING = R-2, C-3
CURRENT FLD = MER, COM
MINIMUM LOT WIDTHS = 50 FT
MINIMUM LOT DEPTHS = 120 FT
PROPOSED LOTS = 201
PROPOSED DENSITY = 3.24 UNITS / ACRE
MINIMUM LOT AREA = 6,250 SF
LOT SIDE SETBACKS = 5 FT
LOT FRONT SETBACK = 20 FT
LOT REAR SETBACK = 20 FT
STREET SIDE SETBACK = 15 FT
MAX BLDG HEIGHT = 35 FT (2 STORIES)
MAX ALLOWABLE DENSITY = 4 UNITS PER ACRE
61.99 TOTAL ACRES
COMMERCIAL PARCELS (5.78AC)
56.21 AC.
4 X 56.21 = 224 UNITS

THE FOLLOWING MAX ALLOWED = 4 X 56.21 = 224 UNITS

SITE NOTES

- PROJECT IS WITHIN THE JURISDICTION OF THE CITY OF WILDMOOD.
- PROJECT WILL COMPLY WITH CITY OF WILDMOOD LDR & DOS.
- THE STORMWATER MGMT SYSTEM WILL COMPLY WITH SWMM.
- WATER, SEWER AND REUSE WILL COMPLY WITH THE CITY OF WILDMOOD REQUIREMENTS.
- FIRE PROTECTION WILL COMPLY WITH THE CITY OF WILDMOOD.
- ROADS WILL BE PRIVATE.
- A MANDATORY HOA SHALL BE CREATED.
- FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS & ELECTRIC UTILITY EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS. POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE. AN CONDITION UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS THERE IS A MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OF THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- A LIEK INSTRUMENT WILL BE CREATED FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
- ALL OPEN SPACE SHALL BE PLACED IN TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF CITY OF WILDMOOD LDR & DOS.
- 20% OF COMMON USABLE OPEN SPACE, INCLUDING UP TO 50% OF ALL RETENTION AREAS, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NOT LESS THAN 100% OF THE LANDSCAPING IN THE COMMON AREAS THAT ARE REQUIRED BY THE CITY OF WILDMOOD LDR & DOS, WILL BE LANDSCAPED BY THE CITY OF WILDMOOD. LOCAL, FLORIDA FRIENDLY LANDSCAPING ORGANIZATIONS AND MATERIALS SHALL BE SELECTED. THE HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO MAINTAIN THE LANDSCAPING. THE HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO MAINTAIN THE LANDSCAPING. THE HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO MAINTAIN THE LANDSCAPING.
- THE PROJECT LIES WITHIN THE 100 YR FLOOD ZONE AND X, PER FEMA PANEL NO. 121702090, DATED SEP. 28, 2007.
- ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY, AND/OR ROCK WILL BE REMOVED BEFORE PLACING OF FILL.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATUTES REGARDING THE INSTALLATION.
- FIRE FIGHTING CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATUTES REGARDING THE INSTALLATION.
- CORNER LOTS IN RESIDENTIAL DEVELOPMENT WITH FRONTAGE ON AN ARTERIAL AND ANOTHER ROAD SHALL BE ALLOWED A DRAINAGE CONNECTION TO THE ROAD WITH THE LOWEST FUNCTIONAL CLASSIFICATION.
- NON-RESIDENTIAL CORNER LOTS WITH FRONTAGE ON AN ARTERIAL OR COLLECTOR AND ANOTHER ROAD MAY BE ALLOWED A DRAINAGE CONNECTION TO THE ROAD WITH THE LOWEST FUNCTIONAL CLASSIFICATION.
- 100 YR FLOOD ELEVATION = 54.49

FIRE NOTES

- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.4.5).
- A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER ALI IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS POSSIBLE. WATER ACCUMULATES THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS (NFPA 1, 16.4.3.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK (NFPA 1, 16.4.3.1.3).
- NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SF OR LESS SHALL PROVIDE 1,000 GPM IN ACCORDANCE WITH 18.4.5.1.1 AND HOMES EXCEEDING 5,000 SF SHALL PROVIDE THE FLOW IN ACCORDANCE WITH 18.4.5.2.1 OF NFPA 1. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FT BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM FOR 18.4.5.1.1.
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- A 36 IN. CLOW SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. (NFPA 1, 18.5.2.1).
- HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6 IN. THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
- ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SDB AND SUMMIT COUNTY ANX KEY SWITCH. (NFPA 1, 18.2.2.2).

SEWER SERVICE DEMANDS

LAND USE	UNIT	GF/UNIT	4 UNITS	ADD GPD	ADD GPM	MOD GPM	PEAK GPM
SINGLE FAMILY RESIDENTIAL	DWELLING UNIT	250	201	50,250	34.90	69.79	139.58

WATER SERVICE DEMANDS

LAND USE	UNIT	GF/UNIT	4 UNITS	ADD GPD	ADD GPM	MOD GPM	PEAK GPM
SINGLE FAMILY RESIDENTIAL	DWELLING UNIT	350	201	70,350	48.85	97.71	195.42

UTILITY DEMANDS FOR RESIDENTIAL

CITY OF WILDMOOD WILL SUPPLY WATER AND SEWER

CA 30526

**CIVIL ENGINEERS
LAND PLANNERS**

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Winter Springs, Florida 32708
Tel: (407) 405-7819

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Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

TILLMAN OAKS

(SECTION - 36 TOWNSHIP - 18 RANGE - 22 EAST)

CONSTRUCTION PLANS

CITY OF WILDMOOD

Description	Revisions	Date	By
1 PER CITY OF WILDMOOD	2/27/23	KF	
2 PER CITY OF WILDMOOD	4/24/23	KF	
3 PER CITY OF WILDMOOD	7/24/23	KF	
4 PER PARK SQUARE CLUBHOUSE	2/22/24	KF	
5 PER SEC2 ENERGY COMMENTS	6/12/24	KF	

OVERALL SITE DATA PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 200'**

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10/25/22
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Sheet Number: **7**

Page 18 of 87



**CIVIL ENGINEERS
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KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION- 06 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS		
Description	Date	By
1 PER SECO ENERGY COMMENTS	6/12/23	KF

**SECO ENERGY
EASEMENT/
FEEDER PLAN**

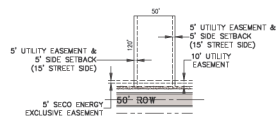
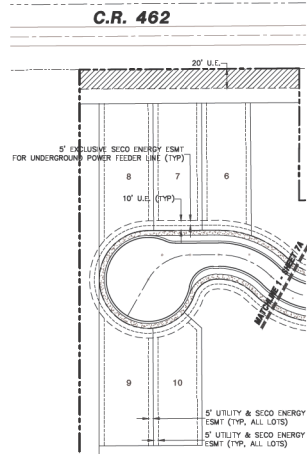
Date: **SEPTEMBER 2022**

Scale: **1" = 60'**

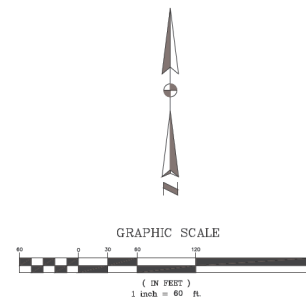
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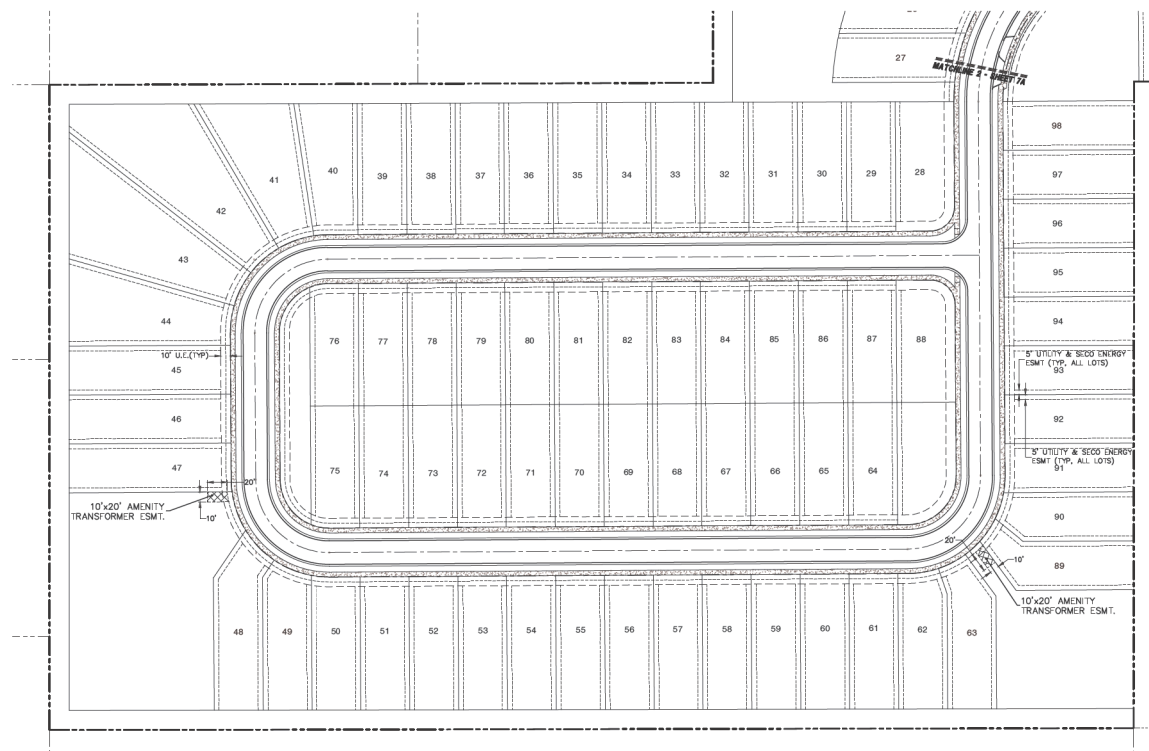
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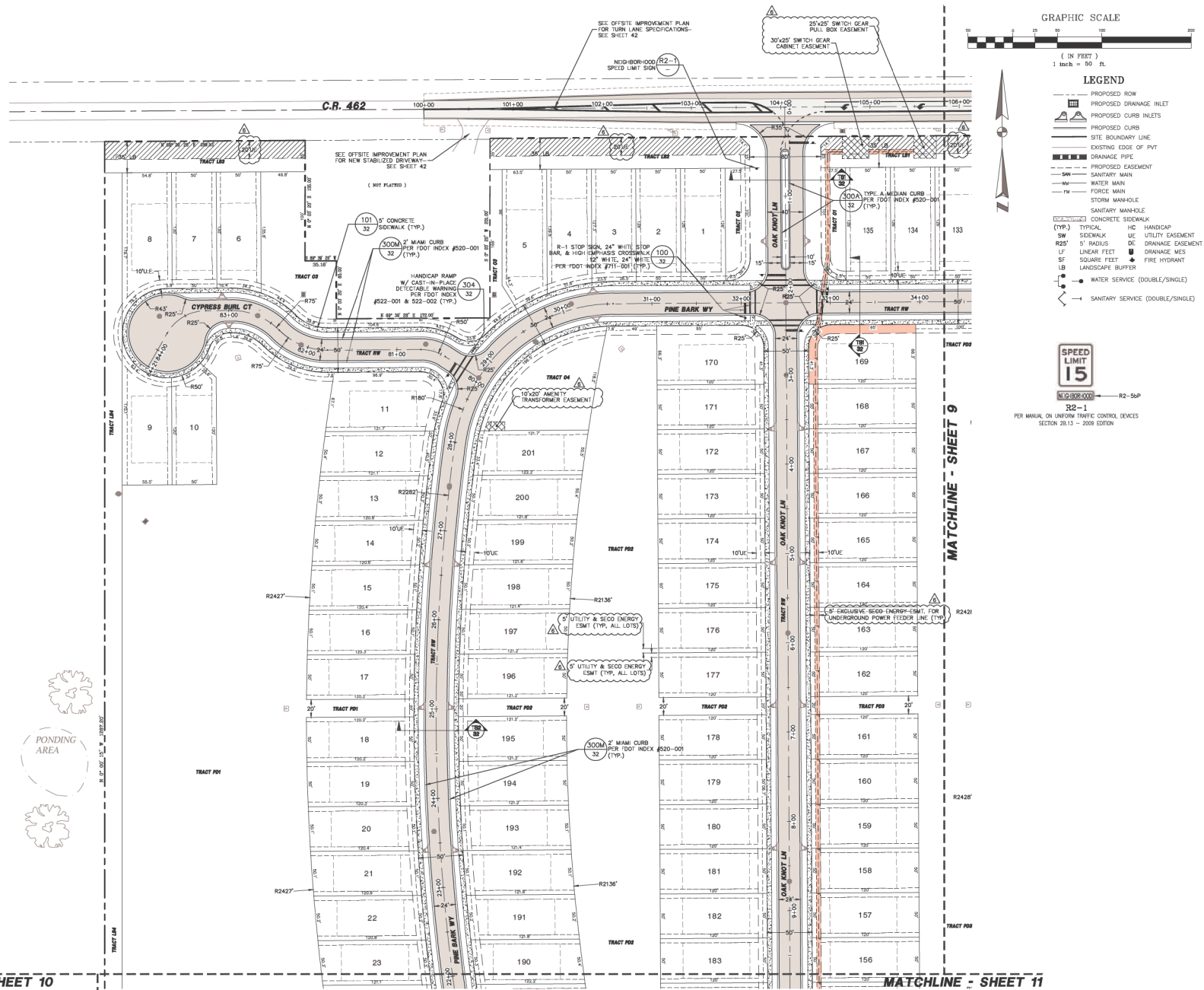


EASEMENT NOTES
1. SECO WILL PLACE FACILITIES IN THE BACK 5 FEET OF THE 10 FOOT UTILITY EASEMENTS.
TYPICAL 50' LOT EASEMENTS
NOT TO SCALE



△ SHEET ADDED





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**TILLMAN
OAKS**
 (SECTION: 36 TOWNSHIP- 18 RANGE- 22 EAST)
**CONSTRUCTION
PLANS**
CITY OF WILDWOOD

Description	Date	By
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2 PER CITY OF WILDWOOD	4/24/23	KF
3 PER CITY OF WILDWOOD	5/24/23	KF
4 PER SUMMIT COUNTY/CITY OF WILDWOOD	7/24/23	KF
5 PER PARK SQUARE CLUBHOUSE	2/22/24	KF
6 PER SECO ENERGY COMMENTS	6/12/24	KF

SITE PLAN

Date: **SEPTEMBER 2022**
 Scale: **1" = 50'**

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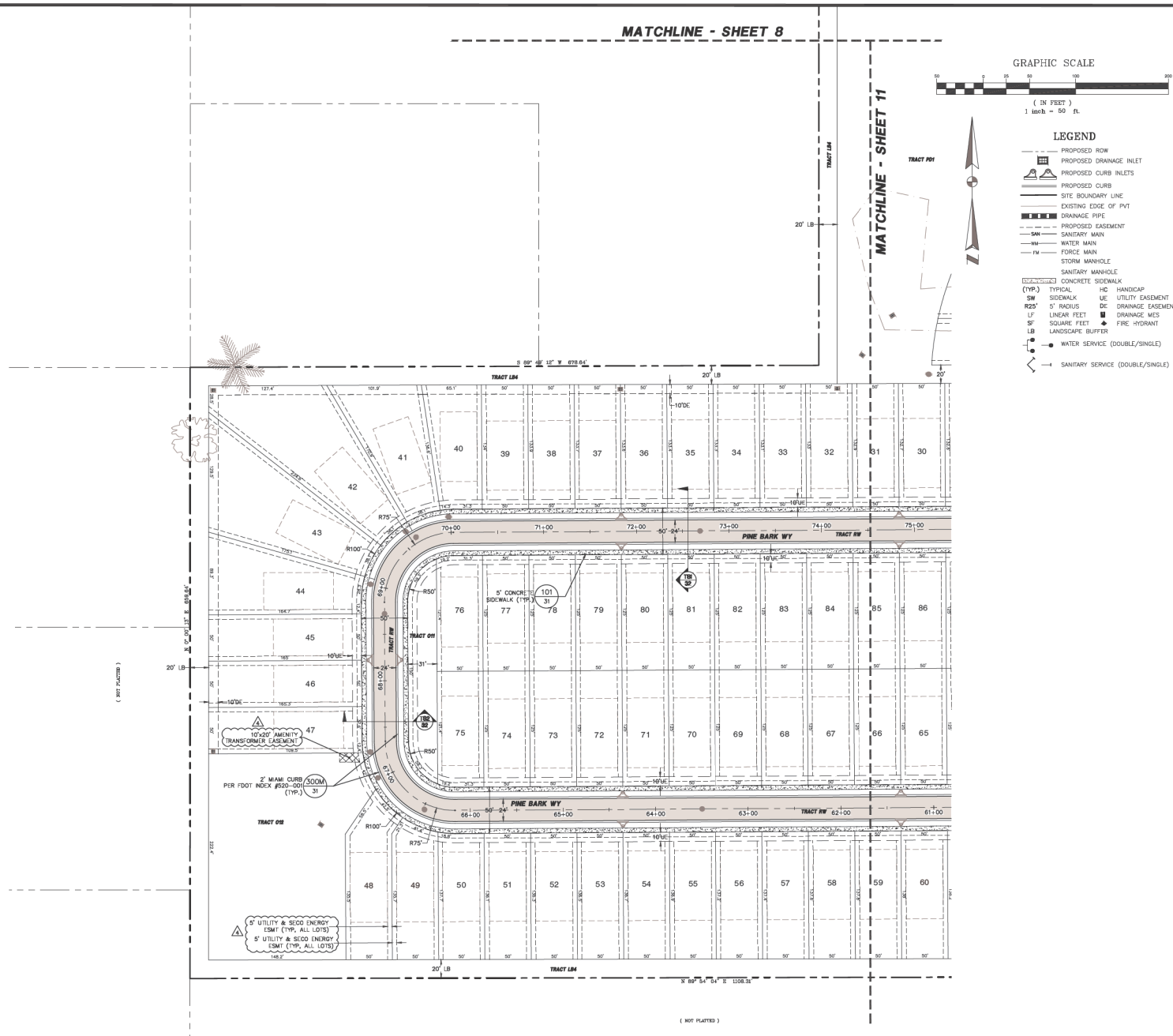
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MATCHLINE - SHEET 10

MATCHLINE - SHEET 11



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**TILLMAN
OAKS**
(SECTION: 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS			
Description	Date	By	
1 PER CITY OF WILDWOOD	2/27/23	KF	
2 PER CITY OF WILDWOOD	4/24/23	KF	
3 PER PARK SQUARE CLUBHOUSE	2/22/24	KF	
3 PER PARK SQUARE CLUBHOUSE	6/12/24	KF	

SITE PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 50'**

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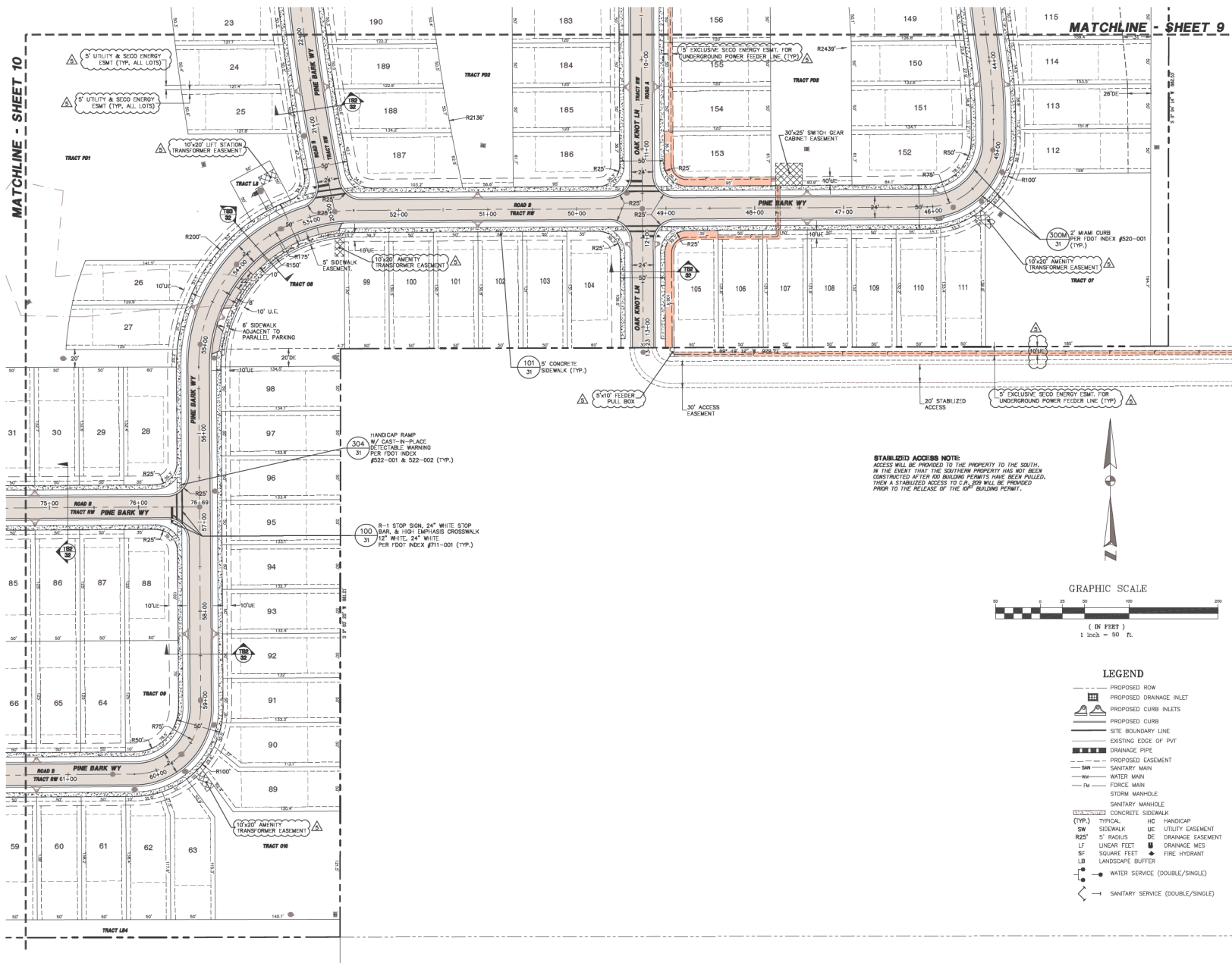
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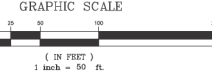
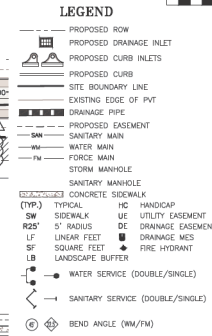
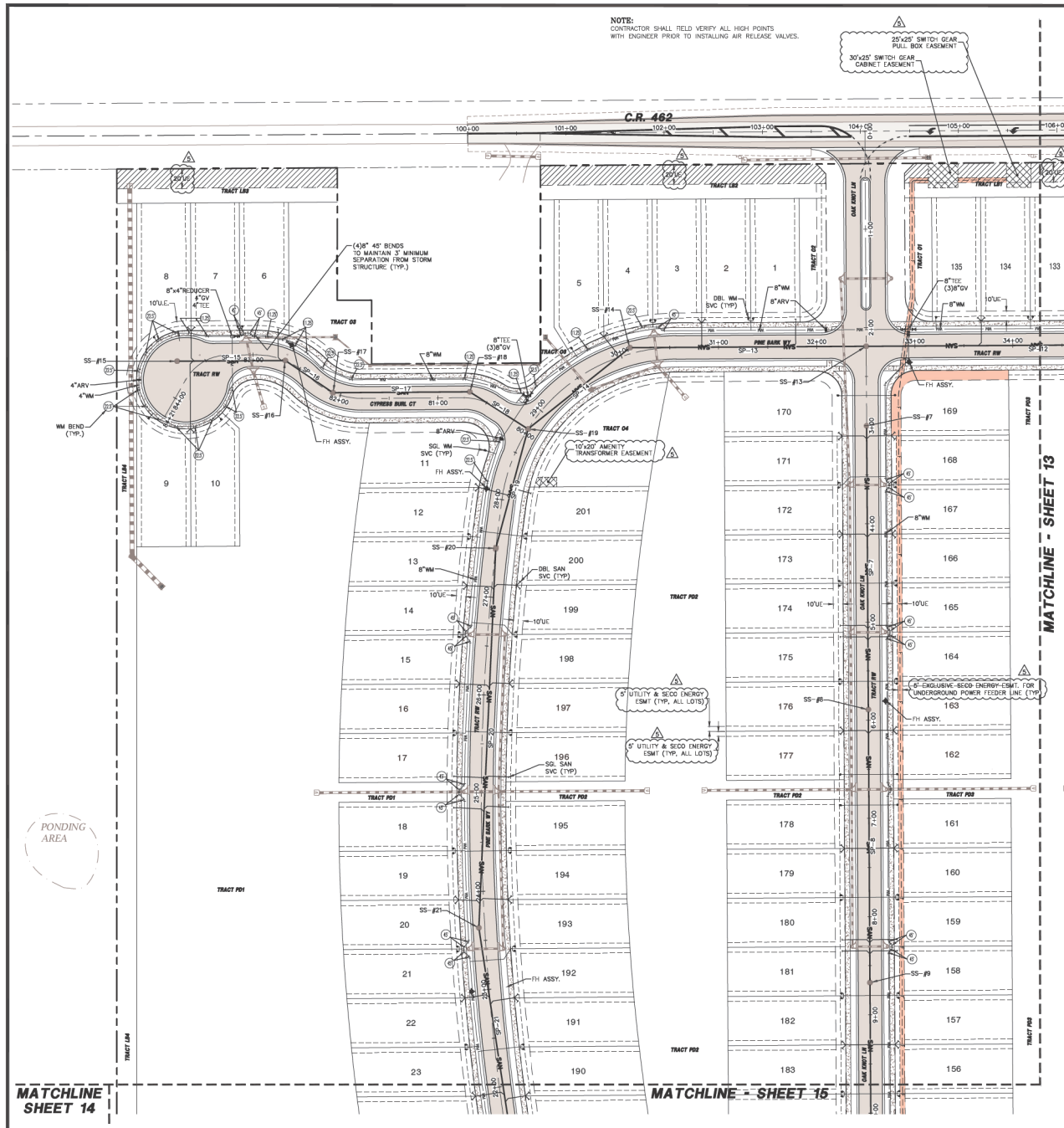


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SANITARY STRUCTURE TABLE			
NAME	DETAILS	PIPES IN	PIPES OUT
SS-#1	SANITARY MH	RM=61.76	SP-1: INV OUT=54.73
SS-#2	SANITARY MH	RM=58.50	SP-2: INV OUT=54.22
SS-#3	SANITARY MH	RM=60.72	SP-1: INV IN=53.33 SP-2: INV IN=53.33
SS-#4	SANITARY MH	RM=60.40	SP-3: INV IN=52.63
SS-#5	SANITARY MH	RM=58.51	SP-4: INV IN=51.34
SS-#6	SANITARY MH	RM=59.16	SP-5: INV IN=50.92
SS-#7	SANITARY MH	RM=62.28	SP-6: INV IN=50.82
SS-#8	SANITARY MH	RM=60.86	SP-7: INV IN=53.10
SS-#9	SANITARY MH	RM=58.53	SP-8: INV IN=51.94
SS-#10	SANITARY MH	RM=60.00	SP-9: INV IN=50.73
SS-#11	SANITARY MH	RM=58.42	SP-10: INV IN=50.63
SS-#12	SANITARY MH	RM=58.42	SP-11: INV IN=49.33
SS-#13	SANITARY MH	RM=62.83	SP-12: INV IN=48.43
SS-#14	SANITARY MH	RM=61.71	SP-13: INV IN=53.45
SS-#15	SANITARY MH	RM=60.83	SP-14: INV IN=52.38
SS-#16	SANITARY MH	RM=60.63	SP-15: INV IN=52.28
SS-#17	SANITARY MH	RM=60.59	SP-16: INV IN=52.15
SS-#18	SANITARY MH	RM=60.93	SP-17: INV IN=52.03
SS-#19	SANITARY MH	RM=60.56	SP-18: INV IN=51.75
SS-#20	SANITARY MH	RM=62.23	SP-19: INV IN=51.75
SS-#21	SANITARY MH	RM=61.63	SP-20: INV IN=51.15
SS-#22	SANITARY MH	RM=58.68	SP-21: INV IN=49.50
SS-#23	SANITARY MH	RM=59.36	SP-22: INV IN=48.85
SS-#24	SANITARY MH	RM=59.00	SP-23: INV IN=47.86
SS-#25	SANITARY MH	RM=58.89	SP-24: INV IN=52.25
SS-#26	SANITARY MH	RM=59.04	SP-25: INV IN=51.79
SS-#27	SANITARY MH	RM=58.99	SP-26: INV IN=50.47
SS-#28	SANITARY MH	RM=59.14	SP-27: INV IN=53.02
SS-#29	SANITARY MH	RM=59.00	SP-28: INV IN=51.82
SS-#30	SANITARY MH	RM=59.00	SP-29: INV IN=50.52
SS-#31	SANITARY MH	RM=59.19	SP-30: INV IN=50.10
SS-#32	SANITARY MH	RM=58.98	SP-31: INV IN=49.74
SS-#33	SANITARY MH	RM=58.89	SP-32: INV IN=48.77
SS-#34	SANITARY MH	RM=58.89	SP-33: INV IN=47.85
SS-#35	SANITARY MH	RM=58.94	SP-34: INV IN=47.45
SS-#36	SANITARY MH	RM=59.15	SP-35: INV IN=46.59
SS-#37	LIFT STATION (8FT WET WELL)	RM=61.60	SP-36: INV IN=46.30

SANITARY PIPE TABLE			
NAME	LENGTH	SIZE	MAT'L
SP-1	356 LF	8"	PVC
SP-2	223 LF	8"	PVC
SP-3	149 LF	8"	PVC
SP-4	300 LF	8"	PVC
SP-5	78 LF	8"	PVC
SP-6	349 LF	8"	PVC
SP-7	289 LF	8"	PVC
SP-8	278 LF	8"	PVC
SP-9	300 LF	8"	PVC
SP-10	161 LF	8"	PVC
SP-11	345 LF	8"	PVC
SP-12	351 LF	8"	PVC
SP-13	241 LF	8"	PVC
SP-14	133 LF	8"	PVC
SP-15	110 LF	8"	PVC
SP-16	59 LF	8"	PVC
SP-17	139 LF	8"	PVC
SP-18	70 LF	8"	PVC
SP-19	126 LF	8"	PVC
SP-20	387 LF	8"	PVC
SP-21	363 LF	8"	PVC
SP-22	64 LF	8"	PVC
SP-23	177 LF	8"	PVC
SP-24	89 LF	8"	PVC
SP-25	307 LF	8"	PVC
SP-26	400 LF	8"	PVC
SP-27	300 LF	8"	PVC
SP-28	300 LF	8"	PVC
SP-29	81 LF	8"	PVC
SP-30	65 LF	8"	PVC
SP-31	217 LF	8"	PVC
SP-32	183 LF	8"	PVC
SP-33	89 LF	8"	PVC
SP-34	84 LF	8"	PVC
SP-35	48 LF	8"	PVC



**CIVIL ENGINEERS
LAND PLANNERS**

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KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION: 36 TOWNSHIP: 18 RANGE: 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

Description	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF
2 PER CITY OF WILDWOOD	4/24/23	KF
3 PER CITY OF WILDWOOD	7/24/23	KF
4 PER PARK SQUARE CLUBHOUSE	2/22/24	KF
5 PER SEC'D ENERGY COMMENTS	6/12/24	KF

UTILITY PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 50'**

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Sheet Number: **12**

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MATCHLINE - SHEET 10

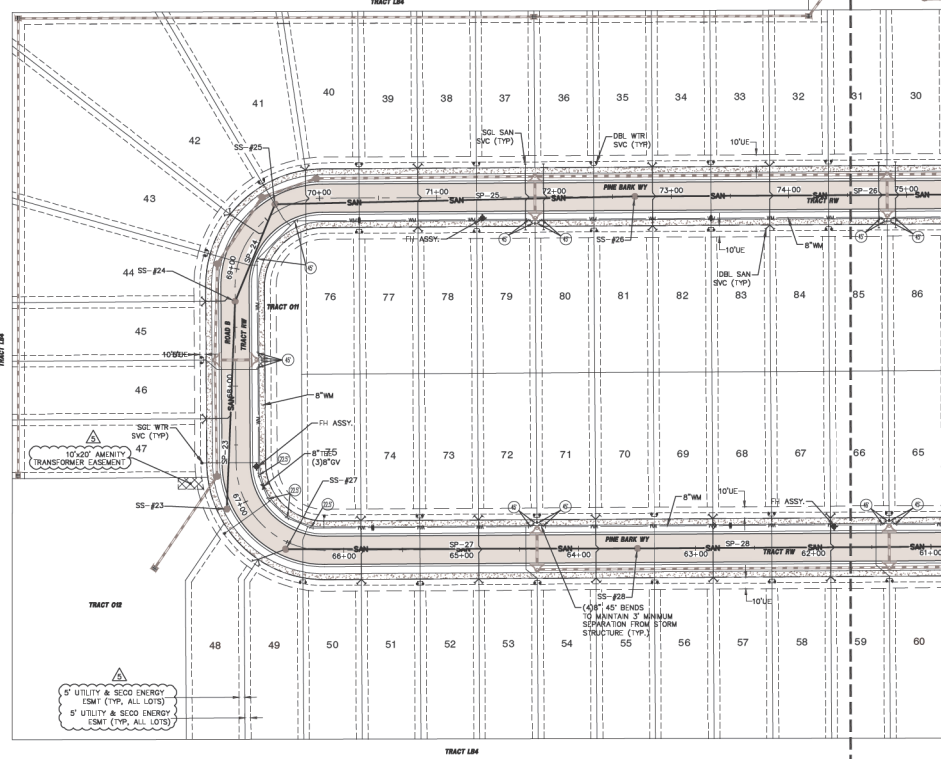
NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL HIGH POINTS
WITH ENGINEER PRIOR TO INSTALLING AIR RELEASE VALVES.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- PROPOSED ROW
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLETS
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EDGE OF PVT
- DRAINAGE PIPE
- PROPOSED EASEMENT
- SANITARY MAIN
- WATER MAIN
- FORCE MAIN
- STORM MANHOLE
- SANITARY MANHOLE
- CONCRETE SIDEWALK
- (TYP.) TYPICAL
- HC HANDICAP
- SW SIDEWALK
- 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET
- LB LANDSCAPE BUFFER
- WATER SERVICE (DOUBLE/SINGLE)
- SANITARY SERVICE (DOUBLE/SINGLE)
- BEND ANGLE (WM/FM)
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DR DRAINAGE MTS
- FI FIRE HYDRANT



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Technician: CC

**TILLMAN
OAKS**
(SECTION: 06 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS		
Description	Date	By
1. PER CITY OF WILDWOOD	2/27/23	KF
2. PER CITY OF WILDWOOD	4/24/23	KF
3. PER CITY OF WILDWOOD	7/24/23	KF
4. PER PARK SQUARE CLUBHOUSE	2/22/24	KF
5. PER SECO ENERGY COMMENTS	6/12/24	KF

UTILITY PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 50'**

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CA 30526

**CIVIL ENGINEERS
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Project Manager: K. FISCHER

Engineer: KTC

Technician: CC

**TILLMAN
OAKS**

(SECTION - 36 TOWNSHIP - 18 RANGE - 22 EAST)

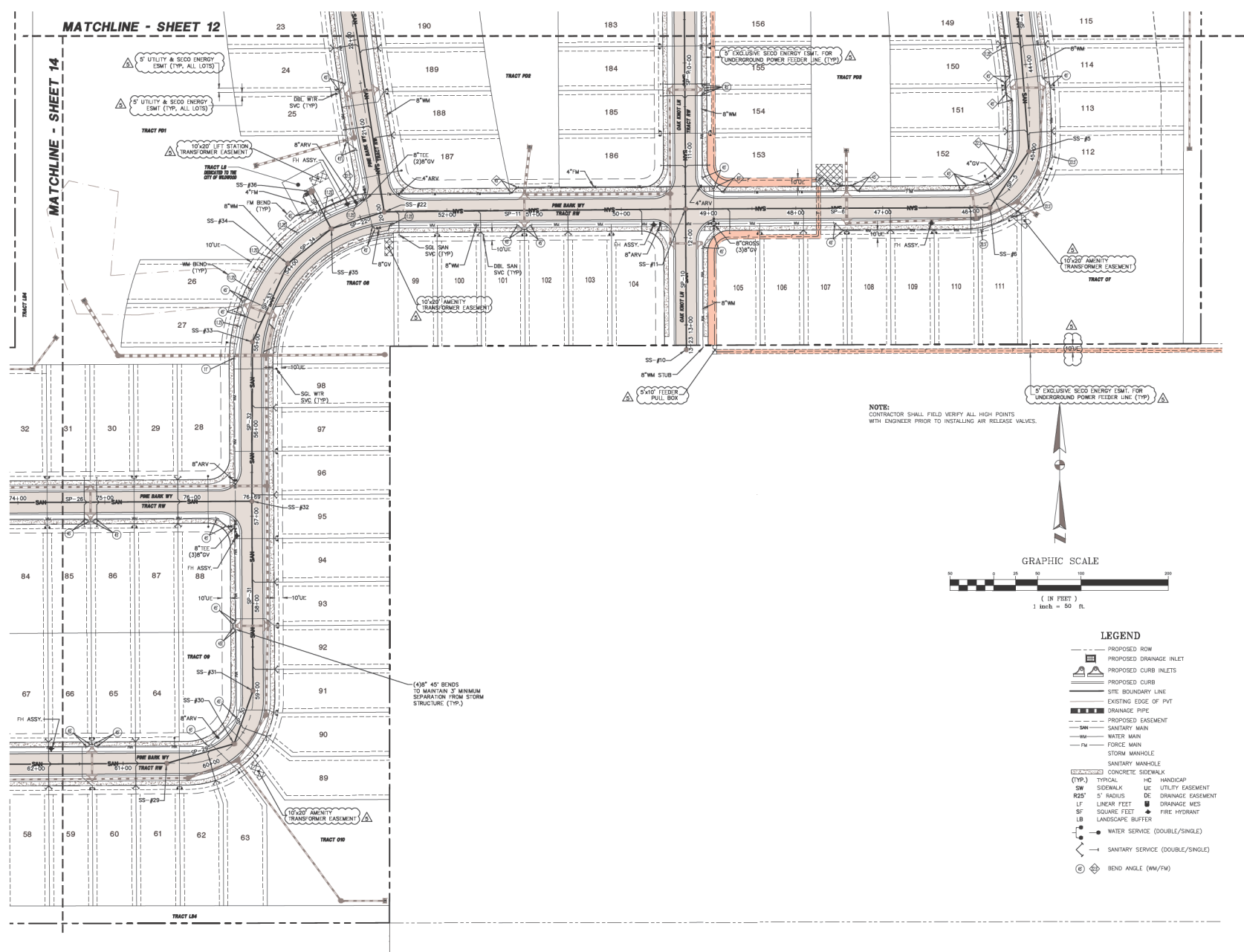
**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS

Description	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF
2 PER CITY OF WILDWOOD	4/24/23	KF
3 PER CITY OF WILDWOOD	7/24/23	KF
4 PER PARK SQUARE CLUBHOUSE	2/22/24	KF
5 PER SECO ENERGY COMMENTS	6/12/24	KF

UTILITY PLANDate: **SEPTEMBER 2022**Scale: **1" = 50'**THIS ITEM HAS BEEN
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Sheet Number:

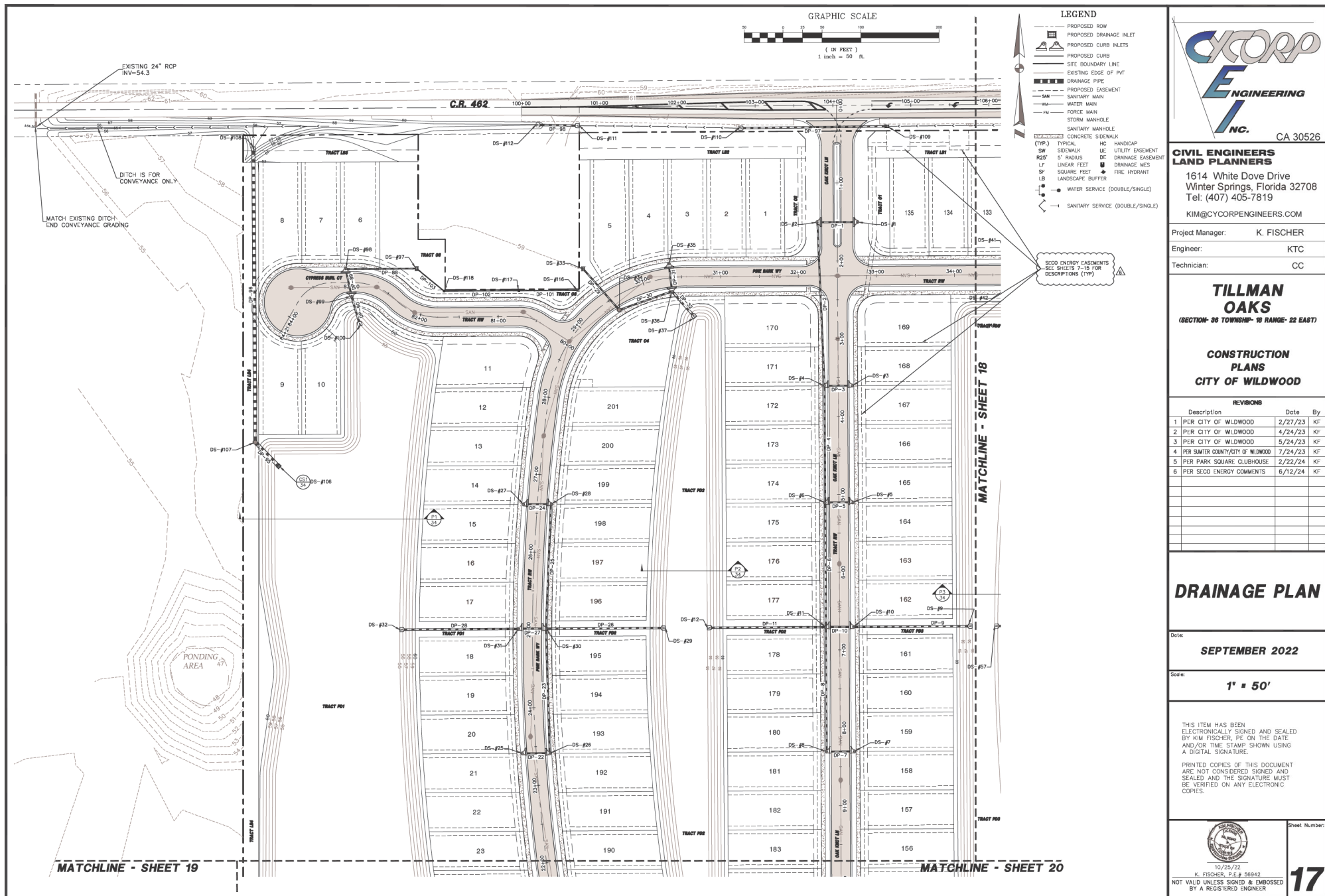
15

STORM STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DS-#1 TYPE 4 CURB INLET	RM=62.40 EOP=62.02	DP-1, 18" HDPE INV.56.14	DP-1, 18" HDPE INV.56.14
DS-#2 TYPE 4 CURB INLET	RM=62.40 EOP=62.02	DP-1, 18" HDPE INV.56.04	DP-2, 18" HDPE INV.56.04
DS-#3 TYPE 3 CURB INLET	RM=62.11 EOP=61.73	DP-3, 15" HDPE INV.55.69	DP-3, 15" HDPE INV.55.69
DS-#4 TYPE 3 CURB INLET	RM=62.11 EOP=61.73	DP-3, 15" HDPE INV.55.62	DP-4, 18" HDPE INV.55.62
DS-#5 TYPE 3 CURB INLET	RM=61.38 EOP=61.00	DP-5, 18" HDPE INV.55.39	DP-5, 18" HDPE INV.55.39
DS-#6 TYPE 3 CURB INLET	RM=61.38 EOP=61.00	DP-5, 18" HDPE INV.55.32	DP-6, 24" HDPE INV.55.32
DS-#7 TYPE 3 CURB INLET	RM=59.84 EOP=59.46	DP-7, 18" HDPE INV.55.39	DP-7, 18" HDPE INV.55.39
DS-#8 TYPE 3 CURB INLET	RM=59.84 EOP=59.46	DP-7, 18" HDPE INV.55.32	DP-8, 18" HDPE INV.55.32
DS-#9 CONCRETE M.E.S.	RM=60.81 EOP=60.33	DP-9, 24" HDPE INV.55.00	DP-9, 24" HDPE INV.55.00
DS-#10 TYPE 3 CURB INLET	RM=60.81 EOP=60.33	DP-10, 24" HDPE INV.55.00	DP-11, 24" HDPE INV.55.00
DS-#11 TYPE 3 CURB INLET	RM=60.81 EOP=60.33	DP-11, 24" HDPE INV.55.00	DP-11, 24" HDPE INV.55.00
DS-#12 CONCRETE M.E.S.	RM=58.88 EOP=58.50	DP-12, 18" HDPE INV.54.00	DP-12, 18" HDPE INV.54.00
DS-#13 TYPE 4 CURB INLET	RM=58.88 EOP=58.50	DP-12, 18" HDPE INV.53.93	DP-13, 18" HDPE INV.53.93
DS-#14 TYPE 3 CURB INLET	RM=58.47 EOP=58.09	DP-14, 18" HDPE INV.53.87	DP-14, 18" HDPE INV.53.87
DS-#15 TYPE 3 CURB INLET	RM=58.47 EOP=58.09	DP-14, 18" HDPE INV.53.80	DP-15, 18" HDPE INV.53.80
DS-#16 TYPE 3 CURB INLET	RM=58.15 EOP=57.77	DP-15, 18" HDPE INV.53.69	DP-16, 30" HDPE INV.53.69
DS-#17 STORM MH	RM=58.15 EOP=57.77	DP-15, 18" HDPE INV.53.69	DP-17, 18" HDPE INV.53.69
DS-#18 TYPE 4 CURB INLET	RM=58.95 EOP=58.57	DP-18, 30" HDPE INV.53.36	DP-18, 30" HDPE INV.53.36
DS-#19 TYPE 4 CURB INLET	RM=58.95 EOP=58.57	DP-18, 30" HDPE INV.53.36	DP-19, 18" HDPE INV.53.36
DS-#20 TYPE 4 CURB INLET	RM=58.88 EOP=58.50	DP-19, 18" HDPE INV.52.91	DP-20, 18" HDPE INV.52.91
DS-#21 TYPE 4 CURB INLET	RM=58.88 EOP=58.50	DP-19, 18" HDPE INV.52.98	DP-20, 18" HDPE INV.52.98
DS-#22 STORM MH	RM=58.75 EOP=58.37	DP-20, 18" HDPE INV.52.81	DP-21, 24" HDPE INV.52.81
DS-#23 TYPE 4 CURB INLET	RM=55.50 EOP=55.12	DP-21, 24" HDPE INV.52.81	DP-21, 24" HDPE INV.52.81
DS-#24 TYPE 3 CURB INLET	RM=59.84 EOP=59.46	DP-22, 18" HDPE INV.55.32	DP-22, 18" HDPE INV.55.32
DS-#25 TYPE 3 CURB INLET	RM=59.84 EOP=59.46	DP-22, 18" HDPE INV.55.32	DP-23, 18" HDPE INV.55.32
DS-#26 TYPE 3 CURB INLET	RM=61.34 EOP=60.96	DP-24, 18" HDPE INV.55.32	DP-24, 18" HDPE INV.55.32
DS-#27 TYPE 3 CURB INLET	RM=61.34 EOP=60.96	DP-24, 18" HDPE INV.55.32	DP-24, 18" HDPE INV.55.32
DS-#28 TYPE 3 CURB INLET	RM=61.34 EOP=60.96	DP-24, 18" HDPE INV.55.32	DP-24, 18" HDPE INV.55.32
DS-#29 CONCRETE M.E.S.	RM=58.90 EOP=58.52	DP-28, 24" HDPE INV.55.00	DP-28, 24" HDPE INV.55.00
DS-#30 TYPE 4 CURB INLET	RM=61.80 EOP=61.42	DP-28, 18" HDPE INV.56.28	DP-29, 18" HDPE INV.56.28
DS-#31 TYPE 4 CURB INLET	RM=61.80 EOP=61.42	DP-30, 18" HDPE INV.56.19	DP-31, 18" HDPE INV.56.19
DS-#32 TYPE 4 CURB INLET	RM=61.80 EOP=61.42	DP-30, 18" HDPE INV.56.12	DP-32, 30" HDPE INV.56.12
DS-#33 CONCRETE M.E.S.	RM=60.17 EOP=59.79	DP-32, 30" HDPE INV.56.00	DP-33, 18" HDPE INV.57.41
DS-#34 TYPE 4 CURB INLET	RM=61.80 EOP=61.42	DP-33, 18" HDPE INV.57.08	DP-34, 18" HDPE INV.57.08
DS-#35 STORM MH	RM=61.80 EOP=61.42	DP-34, 18" HDPE INV.56.89	DP-35, 18" HDPE INV.56.89

STORM STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DS-#41 TYPE 4 CURB INLET	RM=61.88 EOP=61.50	DP-36, 18" HDPE INV.56.75	DP-36, 18" HDPE INV.56.75
DS-#42 TYPE 4 CURB INLET	RM=61.88 EOP=61.50	DP-36, 18" HDPE INV.56.68	DP-37, 30" HDPE INV.56.68
DS-#43 CONCRETE M.E.S.	RM=61.72 EOP=61.34	DP-37, 30" HDPE INV.56.00	DP-37, 30" HDPE INV.56.00
DS-#44 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-38, 18" HDPE INV.56.05	DP-38, 18" HDPE INV.56.05
DS-#45 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-38, 18" HDPE INV.55.98	DP-39, 18" HDPE INV.55.98
DS-#46 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-40, 18" HDPE INV.55.61	DP-40, 18" HDPE INV.55.61
DS-#47 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-40, 18" HDPE INV.55.54	DP-41, 18" HDPE INV.55.54
DS-#48 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-41, 18" HDPE INV.55.54	DP-42, 18" HDPE INV.55.89
DS-#49 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-42, 18" HDPE INV.55.89	DP-42, 18" HDPE INV.55.89
DS-#50 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-42, 18" HDPE INV.55.89	DP-43, 18" HDPE INV.55.89
DS-#51 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-43, 18" HDPE INV.55.89	DP-44, 15" HDPE INV.56.54
DS-#52 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-44, 15" HDPE INV.56.54	DP-44, 15" HDPE INV.56.54
DS-#53 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-44, 15" HDPE INV.56.54	DP-45, 24" HDPE INV.55.74
DS-#54 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-45, 24" HDPE INV.55.74	DP-45, 24" HDPE INV.55.74
DS-#55 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-46, 18" HDPE INV.55.74	DP-46, 18" HDPE INV.55.74
DS-#56 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-47, 18" HDPE INV.55.74	DP-47, 18" HDPE INV.55.74
DS-#57 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-48, 18" HDPE INV.55.74	DP-48, 18" HDPE INV.55.74
DS-#58 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-48, 18" HDPE INV.55.74	DP-49, 18" HDPE INV.55.74
DS-#59 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-49, 18" HDPE INV.55.74	DP-50, 24" HDPE INV.55.74
DS-#60 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-50, 24" HDPE INV.55.74	DP-50, 24" HDPE INV.55.74
DS-#61 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-51, 18" HDPE INV.53.72	DP-51, 18" HDPE INV.53.72
DS-#62 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-51, 18" HDPE INV.53.72	DP-52, 18" HDPE INV.53.72
DS-#63 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-52, 18" HDPE INV.53.72	DP-53, 18" HDPE INV.53.72
DS-#64 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-53, 18" HDPE INV.53.72	DP-54, 15" HDPE INV.53.72
DS-#65 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-54, 15" HDPE INV.53.72	DP-54, 15" HDPE INV.53.72
DS-#66 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-55, 24" HDPE INV.53.44	DP-55, 24" HDPE INV.53.44
DS-#67 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-55, 24" HDPE INV.53.44	DP-56, 18" HDPE INV.54.08
DS-#68 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-56, 18" HDPE INV.54.08	DP-57, 24" HDPE INV.53.04
DS-#69 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-57, 24" HDPE INV.53.04	DP-58, 30" HDPE INV.52.97
DS-#70 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-58, 30" HDPE INV.52.97	DP-59, 30" HDPE INV.52.00
DS-#71 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-59, 30" HDPE INV.52.00	DP-59, 30" HDPE INV.52.00
DS-#72 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-60, 18" HDPE INV.54.00	DP-60, 18" HDPE INV.54.00
DS-#73 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-60, 18" HDPE INV.53.93	DP-61, 18" HDPE INV.53.93
DS-#74 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-61, 18" HDPE INV.53.93	DP-62, 18" HDPE INV.54.08
DS-#75 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-62, 18" HDPE INV.54.08	DP-63, 18" HDPE INV.54.08
DS-#76 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-63, 18" HDPE INV.54.08	DP-64, 18" HDPE INV.54.08
DS-#77 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-64, 18" HDPE INV.54.08	DP-65, 24" HDPE INV.53.26
DS-#78 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-65, 24" HDPE INV.53.26	DP-66, 24" HDPE INV.53.26
DS-#79 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-66, 24" HDPE INV.53.26	DP-67, 15" HDPE INV.53.84
DS-#80 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-67, 15" HDPE INV.53.84	DP-68, 15" HDPE INV.53.84
DS-#81 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-68, 15" HDPE INV.53.84	DP-69, 24" HDPE INV.53.02
DS-#82 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-69, 24" HDPE INV.53.02	DP-70, 24" HDPE INV.53.02
DS-#83 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-70, 24" HDPE INV.53.02	DP-71, 18" HDPE INV.54.00
DS-#84 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-71, 18" HDPE INV.54.00	DP-72, 30" HDPE INV.52.81
DS-#85 TYPE 3 CURB INLET	RM=61.72 EOP=61.34	DP-72, 30" HDPE INV.52.81	DP-72, 30" HDPE INV.52.81

STORM STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DS-#86 TYPE 3 CURB INLET	RM=59.50 EOP=59.12	DP-73, 15" HDPE INV.54.66	DP-73, 15" HDPE INV.54.66
DS-#87 STORM MH	RM=58.65 EOP=58.27	DP-74, 15" HDPE INV.54.47	DP-74, 15" HDPE INV.54.47
DS-#88 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-75, 18" HDPE INV.54.27	DP-75, 18" HDPE INV.54.27
DS-#89 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-76, 18" HDPE INV.54.27	DP-76, 18" HDPE INV.54.27
DS-#90 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-77, 18" HDPE INV.54.11	DP-77, 18" HDPE INV.54.11
DS-#91 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-78, 18" HDPE INV.53.97	DP-78, 18" HDPE INV.53.97
DS-#92 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-79, 18" HDPE INV.53.87	DP-79, 18" HDPE INV.53.87
DS-#93 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-80, 18" HDPE INV.54.00	DP-80, 18" HDPE INV.54.00
DS-#94 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-81, 24" HDPE INV.53.50	DP-81, 24" HDPE INV.53.50
DS-#95 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-82, 18" HDPE INV.53.93	DP-82, 18" HDPE INV.53.93
DS-#96 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-83, 24" HDPE INV.52.90	DP-83, 24" HDPE INV.52.90
DS-#97 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-84, 30" HDPE INV.52.49	DP-84, 30" HDPE INV.52.49
DS-#98 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-85, 24" HDPE INV.52.56	DP-85, 24" HDPE INV.52.56
DS-#99 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-86, 36" HDPE INV.52.20	DP-86, 36" HDPE INV.52.20
DS-#100 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-87, 36" HDPE INV.51.86	DP-87, 36" HDPE INV.51.86
DS-#101 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-88, 18" HDPE INV.51.86	DP-88, 18" HDPE INV.51.86
DS-#102 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-89, 18" HDPE INV.51.86	DP-89, 18" HDPE INV.51.86
DS-#103 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-90, 24" HDPE INV.50.00	DP-90, 24" HDPE INV.50.00
DS-#104 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-91, 15" HDPE INV.54.10	DP-91, 15" HDPE INV.54.10
DS-#105 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-92, 15" HDPE INV.53.22	DP-92, 15" HDPE INV.53.22
DS-#106 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-93, 15" HDPE INV.53.22	DP-93, 15" HDPE INV.53.22
DS-#107 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-94, 15" HDPE INV.52.65	DP-94, 15" HDPE INV.52.65
DS-#108 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-95, 36" HDPE INV.56.55	DP-95, 36" HDPE INV.56.55
DS-#109 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-96, 36" HDPE INV.56.47	DP-96, 36" HDPE INV.56.47
DS-#110 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-97, 36" HDPE INV.56.47	DP-97, 36" HDPE INV.56.47
DS-#111 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-98, 36" HDPE INV.56.47	DP-98, 36" HDPE INV.56.47
DS-#112 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-99, 15" HDPE INV.51.78	DP-99, 15" HDPE INV.51.78
DS-#113 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-100, 15" HDPE INV.51.78	DP-100, 15" HDPE INV.51.78
DS-#114 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-101, 8" HDPE INV.57.33	DP-101, 8" HDPE INV.57.33
DS-#115 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-102, 8" HDPE INV.56.95	DP-102, 8" HDPE INV.56.95
DS-#116 TYPE 3 CURB INLET	RM=58.65 EOP=58.27	DP-103, 8" HDPE INV.56.47	DP-103, 8" HDPE INV.56.47

STORM PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
DP-1	18"	51 LF	0.20%
DP-2	18"	210 LF	0.20%
DP-3	15"	35 LF	0.20%
DP-4	18"	150 LF	0.20%
DP-5	18"	35 LF	0.20%
DP-6	24"	160 LF	0.20%
DP-7	18"	35 LF	0.20%
DP-8	18"	160 LF	0.20%
DP-9	24"	152 LF	0.00%
DP-10	24"	35 LF	0.00%
DP-11	24"	153 LF	0.00%
DP-12	18"	35 LF	0.20%
DP-13	18"	119 LF	0.20%
DP-14	18"	35 LF	0.00%
DP-15	18"	97 LF	0.20%
DP-16	30"	168 LF	0.20%
DP-17	18"	35 LF	0.20%
DP-18	30"	55 LF	2.47%
DP-19	18"	35 LF	0.20%
DP-20	18"	51 LF	0.20%
DP-21	24"	118 LF	0.26%
DP-22	18"	35 LF	0.20%
DP-23	18"	160 LF	0.20%
DP-24	18"	35 LF	0.20%
DP-25	18"	160 LF	0.20%
DP-26	24"	154 LF	0.00%
DP-27	24"	35 LF	0.00%
DP-28	24"	153 LF	0.00%
DP-29	18"	70 LF	0.20%
DP-30	18"	70 LF	0.20%
DP-31	18"	35 LF	0.20%
DP-32	30"	45 LF	0.27%
DP-33	18"	174 LF	0.20%
DP-34	18"	86 LF	0.20%
DP-35	18"	103 LF	0.20%
DP-36	18"	35 LF	0.20%
DP-37	30"	32 LF	2.08%
DP-38	18"	151 LF	0.20%
DP-39	18"	35 LF	0.20%
DP-40	18"	110 LF	0.20%
DP-41	18"	17 LF	0.20%



**CIVIL ENGINEERS
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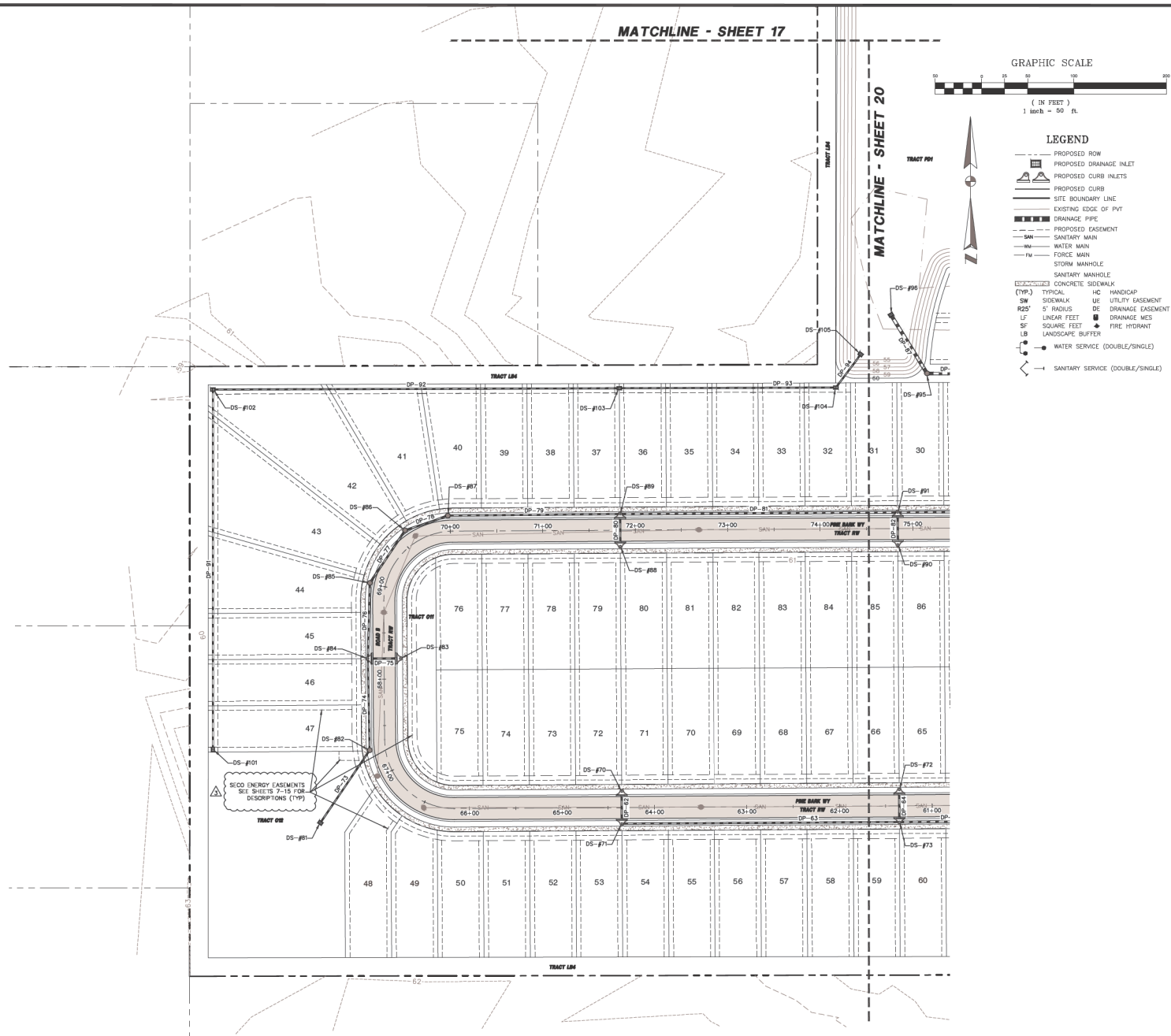
Project Manager: K. FISCHER
 Engineer: KTC
 Technician: CC

**TILLMAN
OAKS**
 (SECTION: 06 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

DRAINAGE PLAN

Sheet Number: **17**



**CIVIL ENGINEERS
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Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION- 06 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS		
Description	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF
2 PER PARK SQUARE CLUBHOUSE	2/22/24	KF
3 PER SEC0 ENERGY COMMENTS	6/12/24	KF

DRAINAGE PLAN

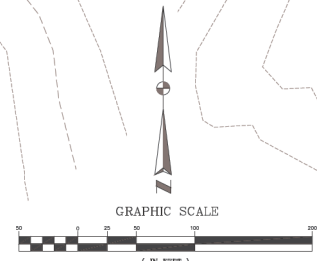
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Sheet Number: **19**



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Engineer:	KTC
Technician:	CC

**TILLMAN
OAKS**

(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

[illegible]

DRAINAGE PLAN

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Sheet Number:

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GRADING, FINISH FLOOR ELEV, STORM REVISED

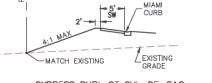
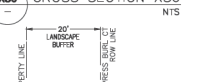
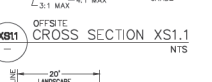
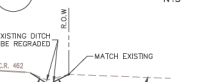
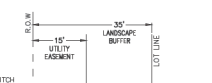
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- PROPOSED ROW
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLETS
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EDGE OF PVT
- DRAINAGE PIPE
- PROPOSED EASEMENT
- SANITARY MAIN
- WATER MAIN
- FORCE MAIN
- STORM MANHOLE
- SANITARY MANHOLE
- CONCRETE SIDEWALK
- TYPICAL
- HC HANDICAP
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DRAINAGE MES
- PIRE HYDRANT
- WATER SERVICE (DOUBLE/SINGLE)
- SANITARY SERVICE (DOUBLE/SINGLE)

SECO ENERGY COMMENTS
SEE SHEETS 7-15 FOR
DESCRIPTIONS (TYP)



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Engineer: KTC
Technician: CC

TILLMAN
OAKS

(SECTION: 36 TOWNSHIP- 18 RANGE- 22 EAST)

CONSTRUCTION
PLANS
CITY OF WILDWOOD

REVISIONS	Date	By
1. PER CITY OF WILDWOOD	2/27/23	KF
2. PER CITY OF WILDWOOD	4/24/23	KF
3. PER CITY OF WILDWOOD	5/24/23	KF
4. PER SUMMIT COUNTY/CITY OF WILDWOOD	7/24/23	KF
5. PER PARK SQUARE CLUBHOUSE	2/22/24	KF
6. PER SECO ENERGY COMMENTS	6/12/24	KF

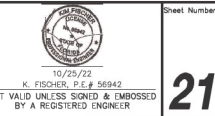
GRADING PLAN

Date: SEPTEMBER 2022

Scale: 1" = 50'

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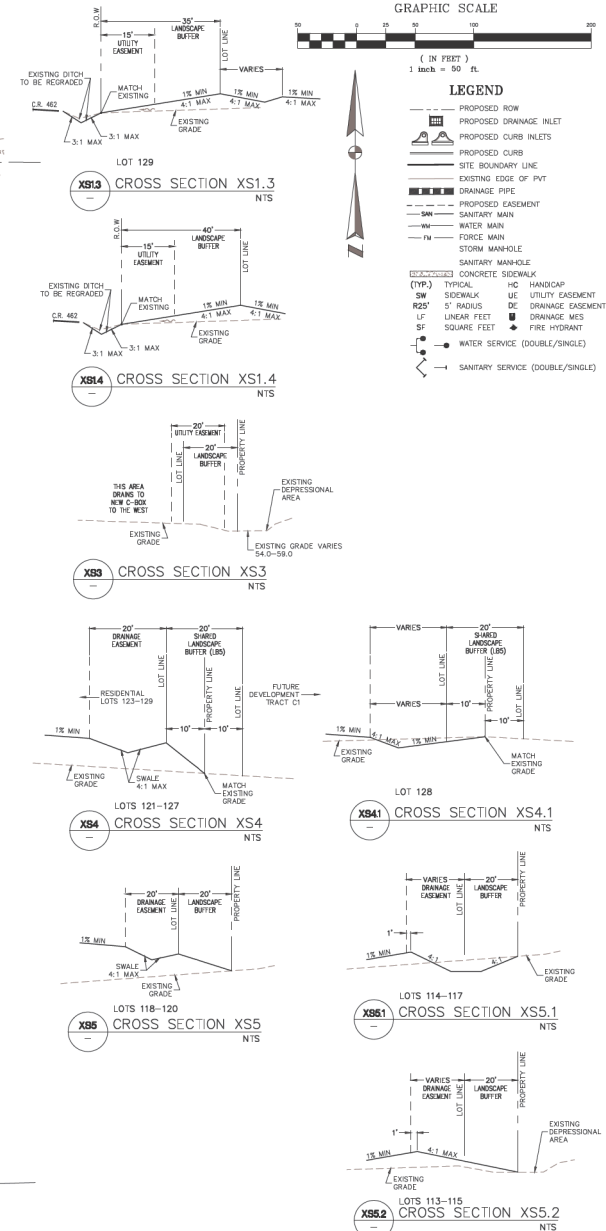
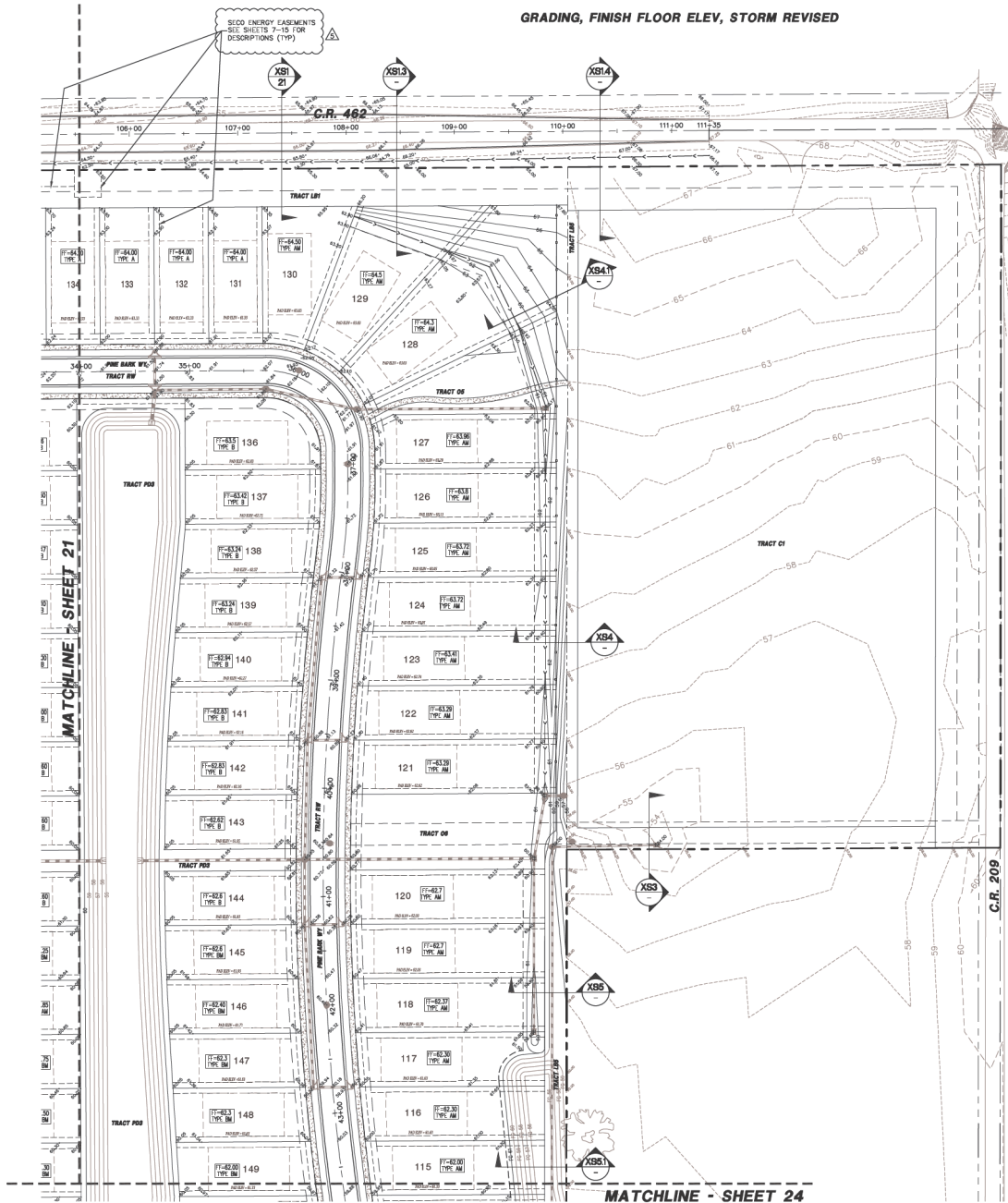


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Sheet Number:

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GRADING, FINISH FLOOR ELEV, STORM REVISED



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Engineer: KTC

Technician: CC

TILLMAN OAKS

(SECTION: 36 TOWNSHIP- 18 RANGE- 22 EAST)

CONSTRUCTION PLANS CITY OF WILDWOOD

REVISIONS		
Description	Date	By
1. PER CITY OF WILDWOOD	2/27/23	KF
2. PER CITY OF WILDWOOD	5/24/23	KF
3. PER SUMNER COUNTY/CITY OF WILDWOOD	7/24/23	KF
4. PER PARK SQUARE CLUBHOUSE	2/22/24	KF
5. PER SECO ENERGY COMMENTS	6/12/24	KF

GRADING PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 50'**

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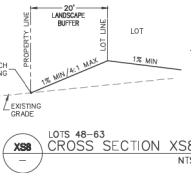
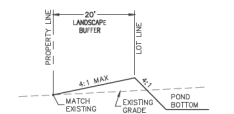
MATCHLINE - SHEET 21
GRADING, FINISH FLOOR ELEV, STORM REVISED

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- PROPOSED ROW
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLETS
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EDGE OF PVT
- USDA RPP
- PROPOSED EASEMENT
- SW - SANITARY MAIN
- WM - WATER MAIN
- FM - FORCE MAIN
- STORM MANHOLE
- SANITARY MANHOLE
- CONCRETE SIDEWALK
- (TYP.) TYPICAL
- SW - SIDEWALK
- R25' - 25' RADIUS
- LF - LINEAR FEET
- SF - SQUARE FEET
- WATER SERVICE (DOUBLE/SINGLE)
- SANITARY SERVICE (DOUBLE/SINGLE)
- HC - HANDICAP
- UE - UTILITY EASEMENT
- DC - DRAINAGE EASEMENT
- DM - DRAINAGE MES
- FD - FIRE HYDRANT



SEC. ENERGY EASEMENTS
SEE SHEETS 7-15 FOR
DESCRIPTIONS (TYP.)



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Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS**
CITY OF WILDWOOD

REVISIONS		
Description	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF
2 PER PARK SQUARE CUBHOUSE	2/22/24	KF
3 PER SEC. ENERGY COMMENTS	6/12/24	KF

GRADING PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 50'**

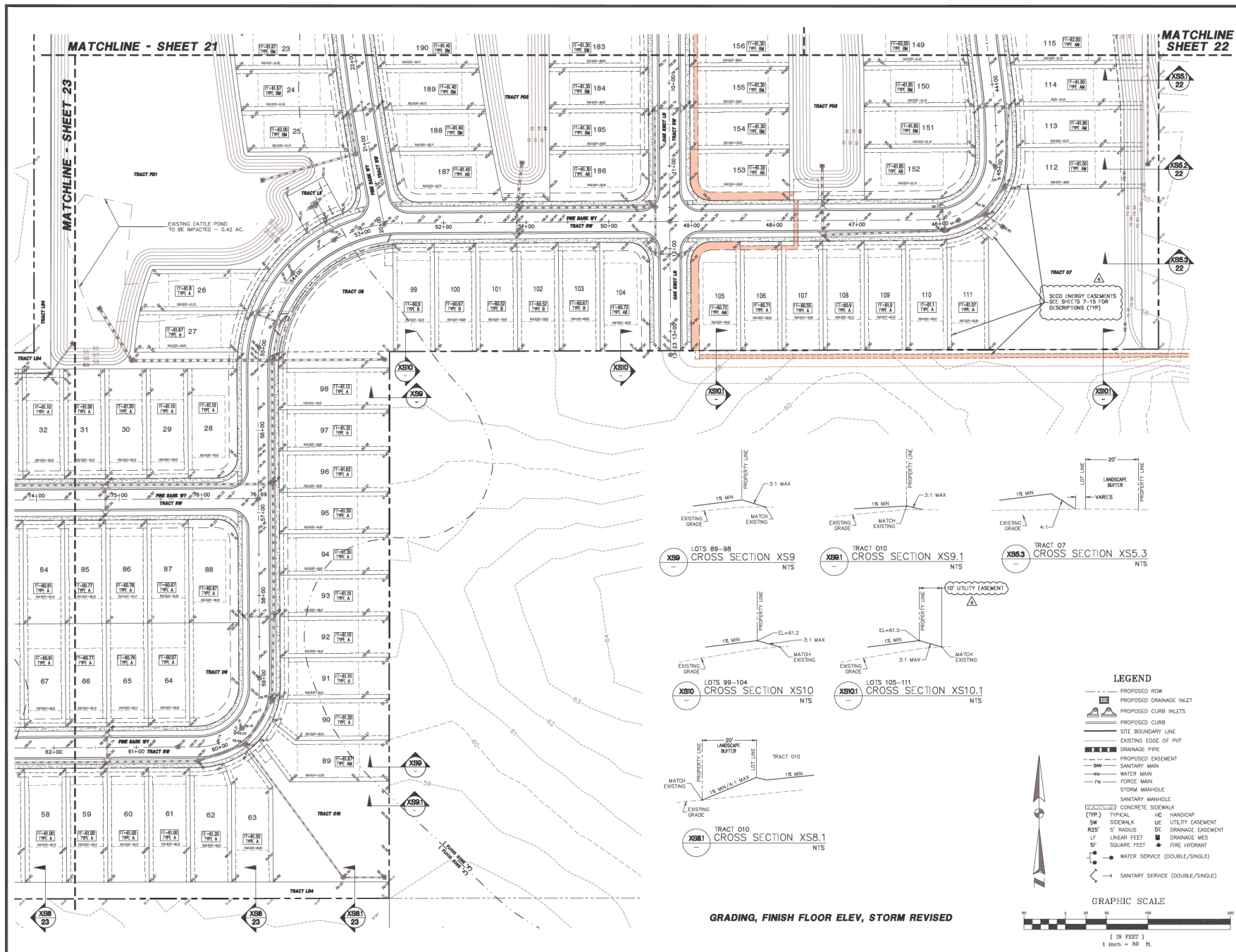
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Technician: CC

**TILLMAN
OAKS**
(SECTION - 36 TOWNSHIP - 18 RANGE - 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

Description	Date	By
1. PER CITY OF WILDWOOD	2/27/23	KF
2. PER CITY OF WILDWOOD	7/24/23	KF
3. PER PARK SQUARE CLUBHOUSE	2/22/24	KF
4. PER SCCO ENERGY COMMENTS	6/12/24	KF

GRADING PLAN

Date: **SEPTEMBER 2022**

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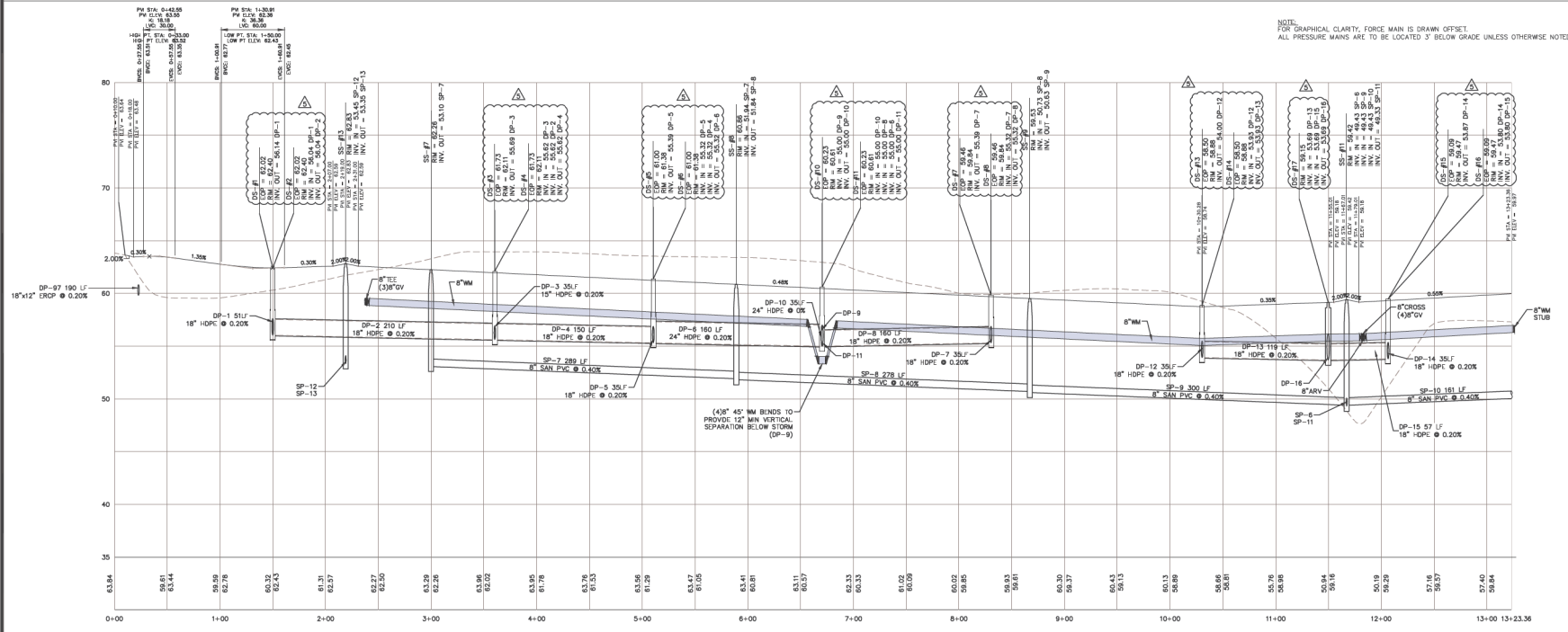
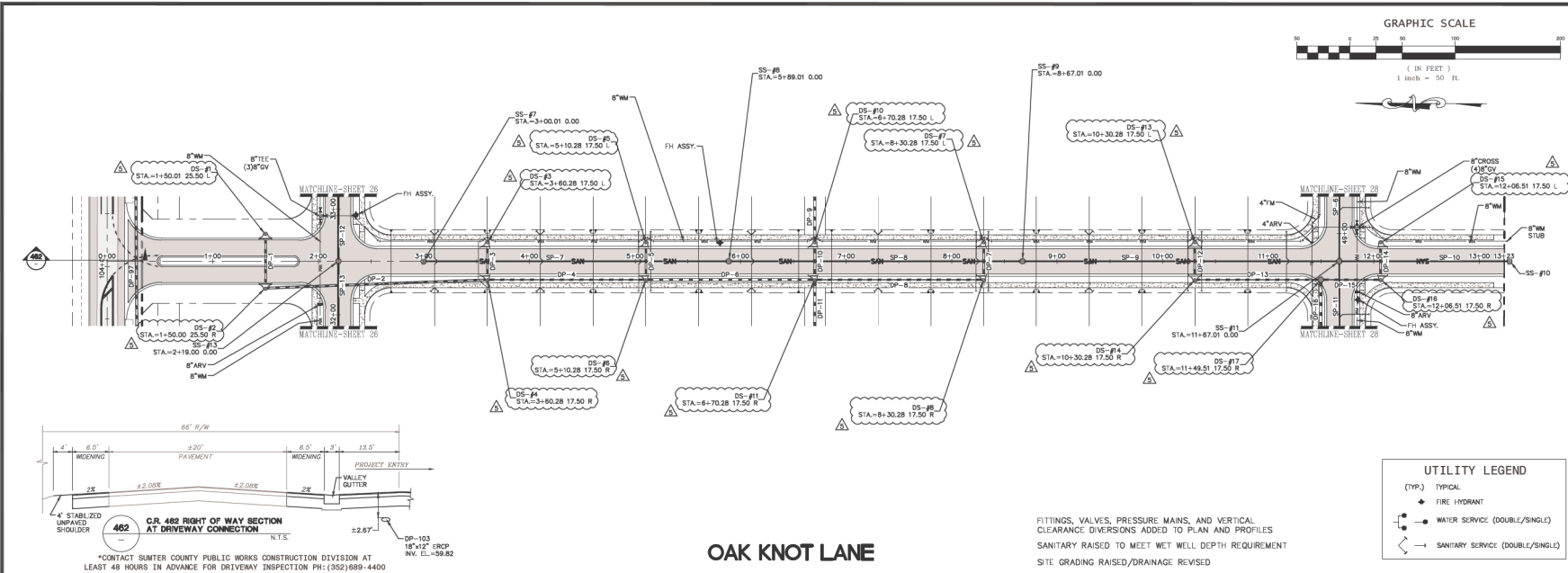
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Technician: CC

**TILLMAN
OAKS**
(SECTION- 26 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS		
Description	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF
2 PER CITY OF WILDWOOD	4/24/23	KF
3 PER CITY OF WILDWOOD	5/24/23	KF
4 PER SUMMIT COUNTY/CITY OF WILDWOOD	7/24/23	KF
5 PER PARK SQUARE CLUBHOUSE	2/22/24	KF

**PLAN & PROFILE
OAK KNOT LANE**

Date: **SEPTEMBER 2022**

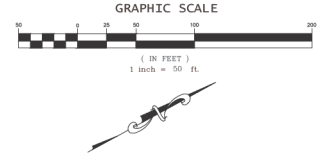
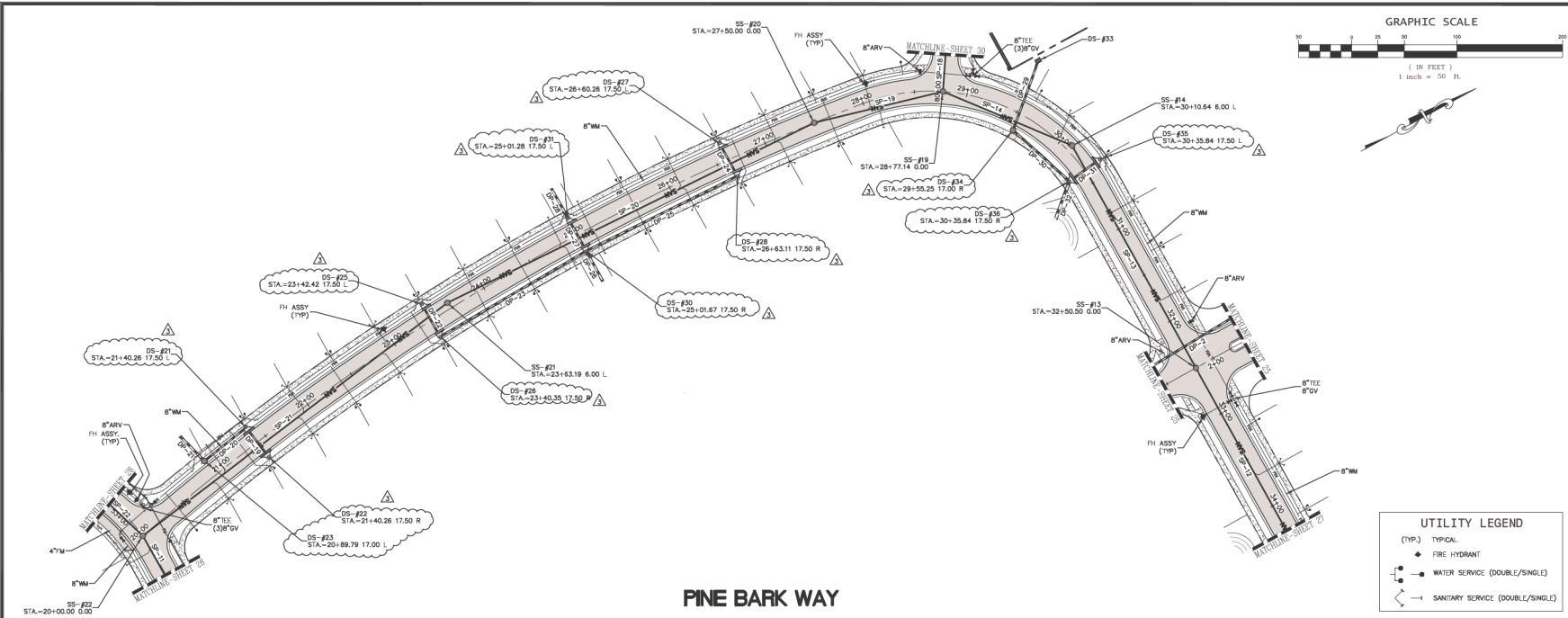
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Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION: 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS			
Description	Date	By	
1 PER CITY OF WILDWOOD	2/27/23	KF	
2 PER CITY OF WILDWOOD	4/24/23	KF	
3 PER PARK SQUARE CLUBHOUSE	2/22/24	KF	

**PLAN & PROFILE
PINE BARK WAY
(STA. 20+00 - 34+25)**

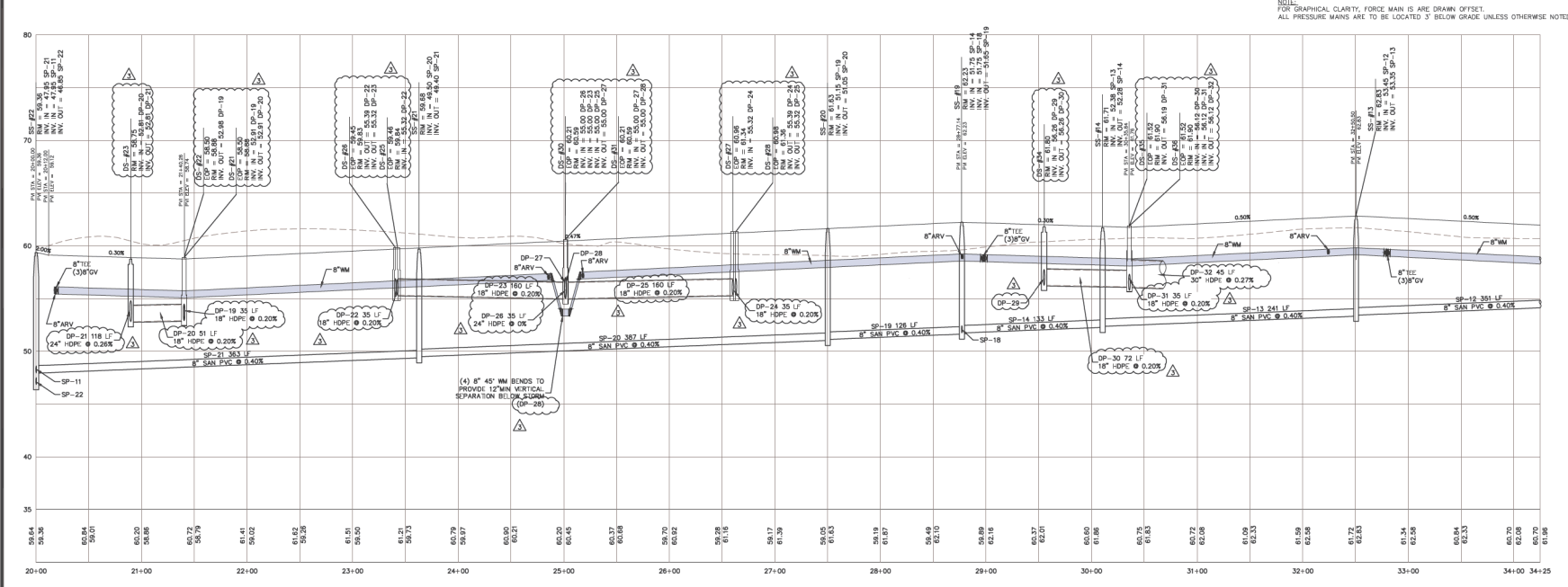
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KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION - 36 TOWNSHIP - 18 RANGE - 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS			
Description	Date	By	
1. PER CITY OF WILDWOOD	2/27/23	KF	
2. PER CITY OF WILDWOOD	4/24/23	KF	
3. PER CITY OF WILDWOOD	7/24/23	KF	
4. PER PARK SQUARE CLUBHOUSE	2/22/24	KF	

**PLAN & PROFILE
PINE BARK WAY
(STA. 34+25 - 48+50)**

Date: **SEPTEMBER 2022**

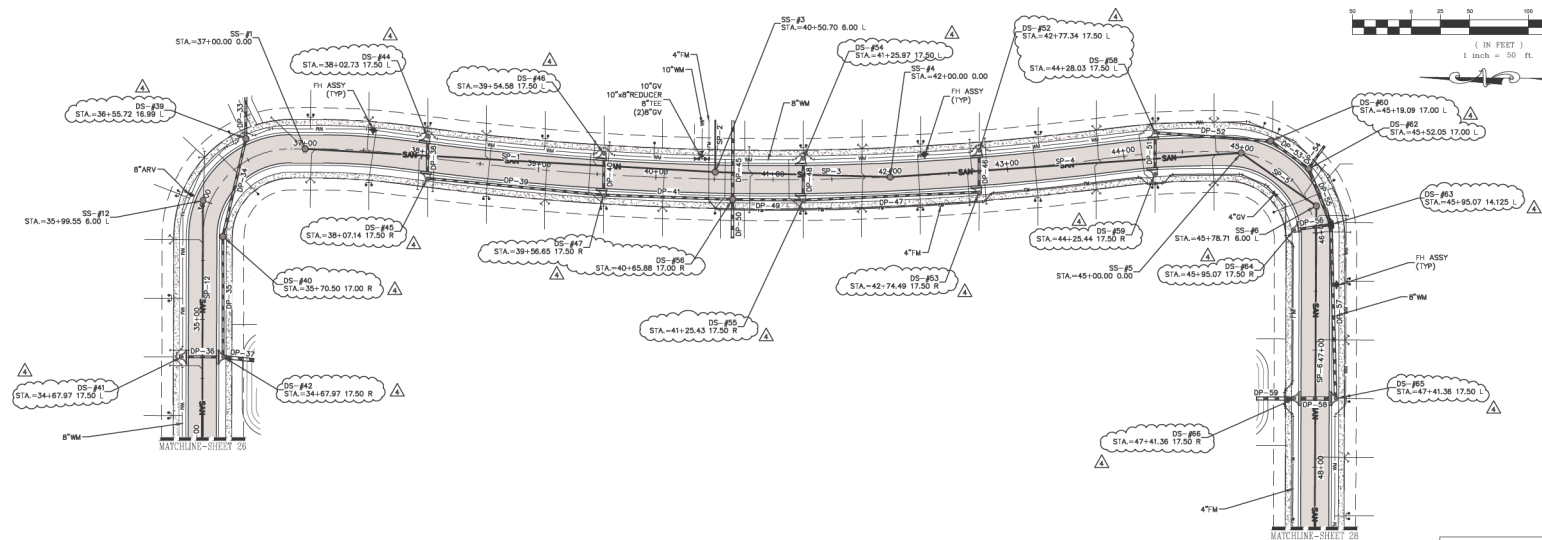
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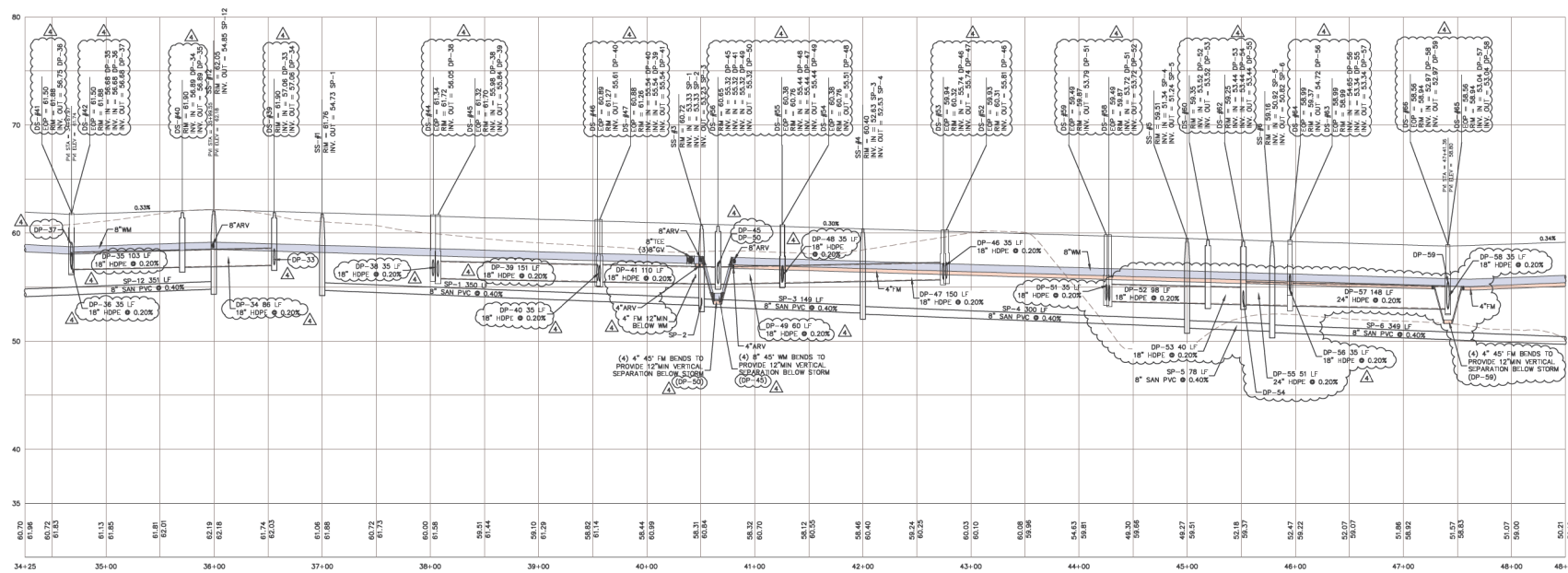
GRAPHIC SCALE

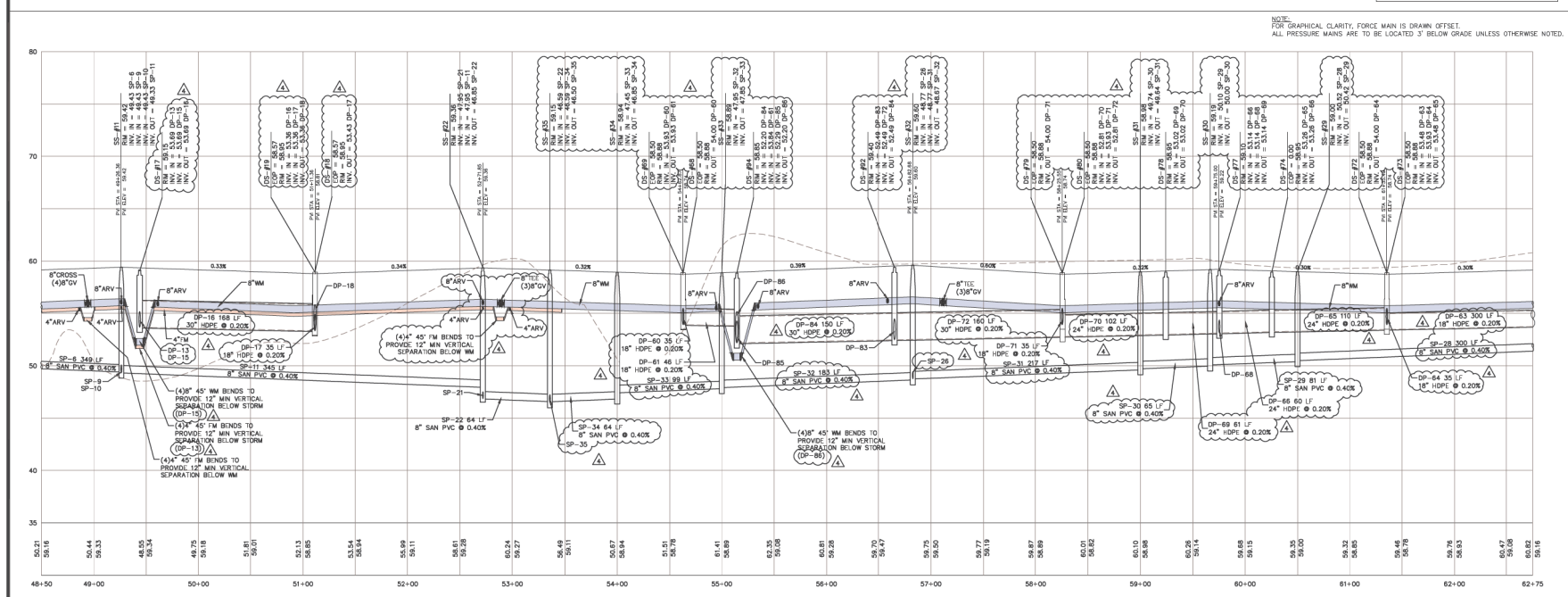
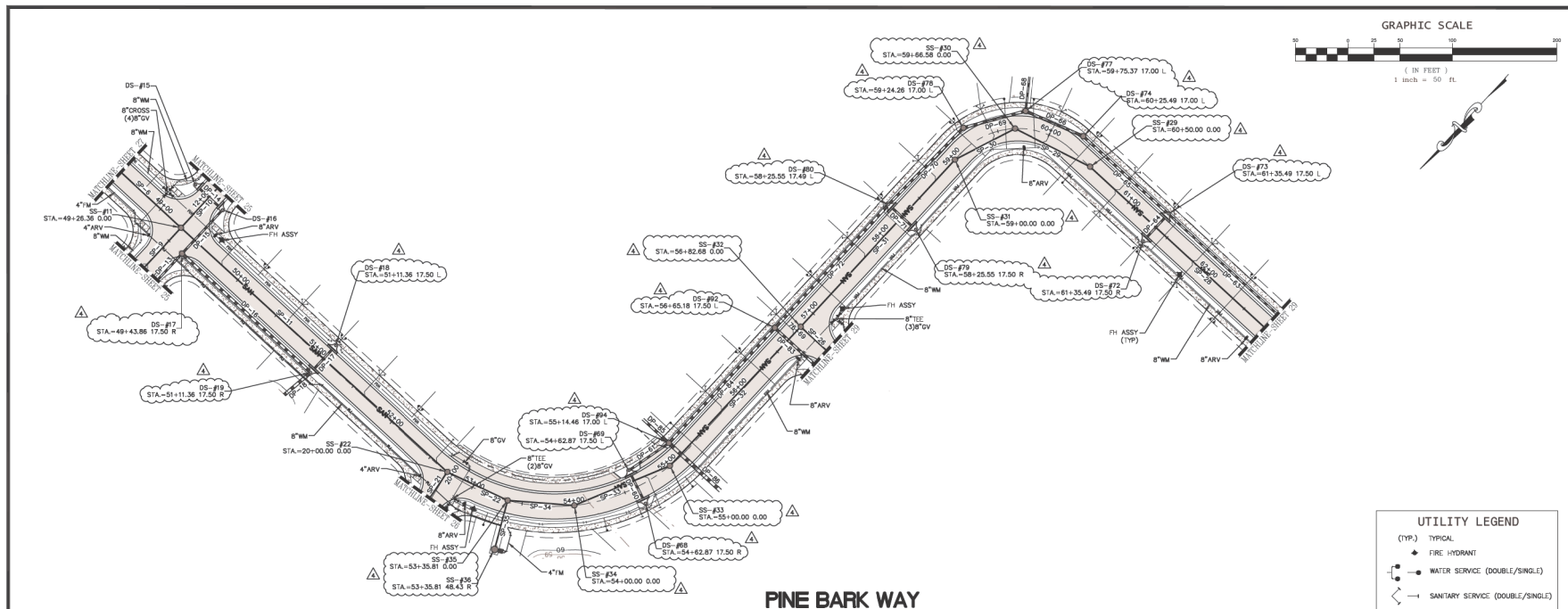


UTILITY LEGEND	
(TYP.)	TYPICAL
●	FIRE HYDRANT
—	WATER SERVICE (DOUB./C./SINGL.)
—	SANITARY SERVICE (DOUB./C./SINGL.)

PINE BARK WAY

NOTE: FOR GRAPHICAL CLARITY, FORCE MAIN IS DRAWN OFFSET. ALL PRESSURE MAINS ARE TO BE LOCATED 3' BELOW GRADE UNLESS OTHERWISE NOTED.





**CIVIL ENGINEERS
LAND PLANNERS**
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION: 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS			
Description	Date	By	
1. PER CITY OF WILDWOOD	2/27/23	KF	
2. PER CITY OF WILDWOOD	4/24/23	KF	
3. PER CITY OF WILDWOOD	7/24/23	KF	
4. PER PARK SQUARE CLUBHOUSE	2/22/24	KF	

**PLAN & PROFILE
PINE BARK WAY
(STA. 48+50 - 62+75)**

Date: **SEPTEMBER 2022**

Scale: **H: 1" = 50'**
V: 1" = 5'

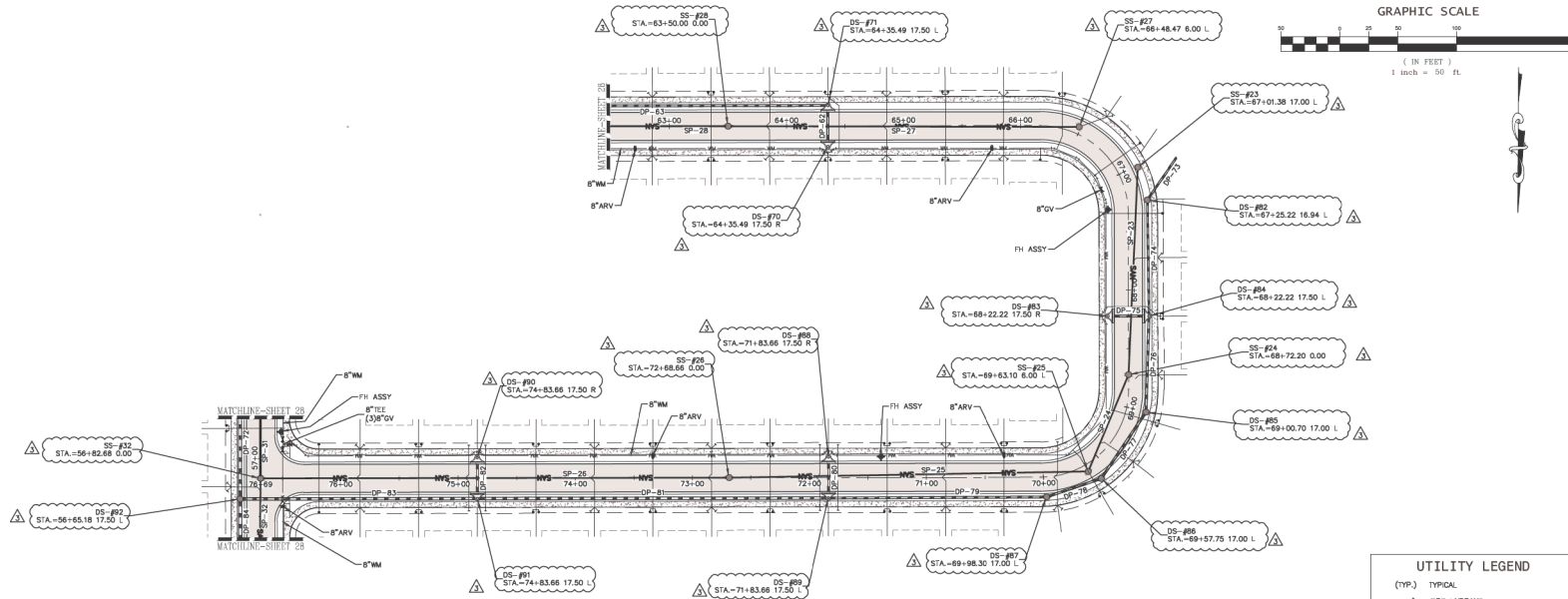
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BY A REGISTERED ENGINEER

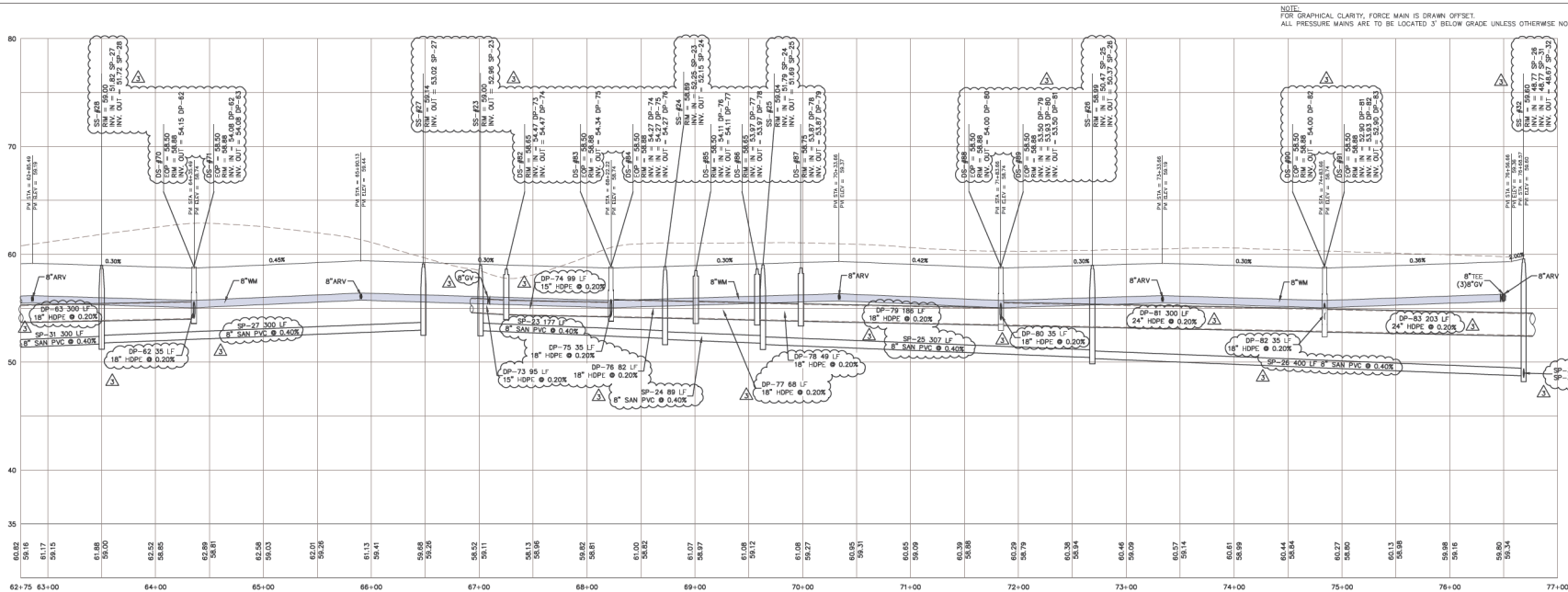
Sheet Number:

28



PINE BARK WAY

UTILITY LEGEND	
(TYP)	TYPICAL
+	FIRE HYDRANT
—	WATER SERVICE (DOUBLE/SINGLE)
—	SANITARY SERVICE (DOUBLE/SINGLE)



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Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS			
Description	Date	By	
1. PER CITY OF WILDWOOD	2/27/23	KF	
2. PER CITY OF WILDWOOD	4/24/23	KF	
3. PER PARK SQUARE CLUBHOUSE	2/22/24	KF	

**PLAN & PROFILE
PINE BARK WAY
(STA. 62+75 - 76+68.57)**

Date: **SEPTEMBER 2022**

Scale: **H: 1" = 50'**
V: 1" = 5'

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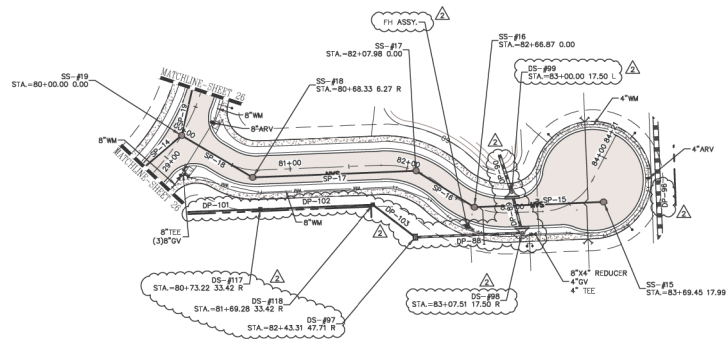
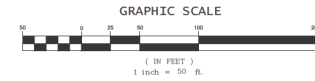
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Sheet Number:

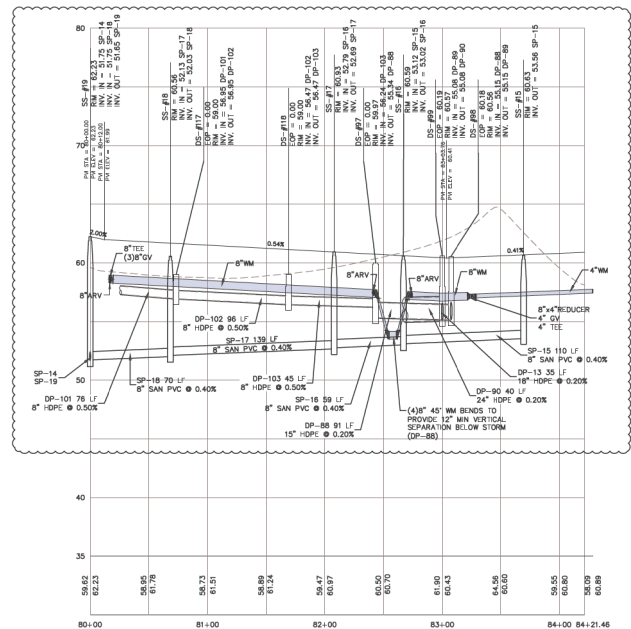
29



CYPRESS BURL COURT

UTILITY LEGEND			
(TYP.)	TYPICAL		
	FIRE HYDRANT		
	WATER SERVICE (DOUBLE/SINGLE)		
	SANITARY SERVICE (DOUBLE/SINGLE)		

NOTE:
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ALL PRESSURE MAINS ARE TO BE LOCATED 3' BELOW GRADE UNLESS OTHERWISE NOTED.



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Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION- 06 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS			
Description	Date	By	
1 PER CITY OF WILDWOOD	2/27/23	KF	
2 PER PARK SQUARE CLUBHOUSE	2/22/24	KF	

**PLAN & PROFILE
CYPRESS BURL COURT**

Date: **SEPTEMBER 2022**

Scale: **H: 1" = 50'**
V: 1" = 5'

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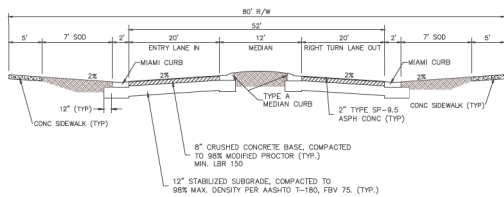
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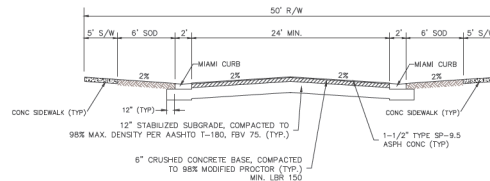
10/25/22
K. FISCHER, P.E. # 56942
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Sheet Number:

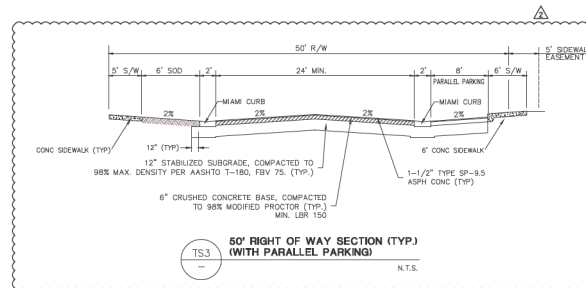
30



TS1
—
TYPICAL ENTRY - RIGHT OF WAY SECTION
N.T.S.



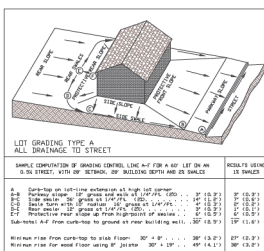
TS2
—
60' RIGHT OF WAY SECTION (TYP.)
N.T.S.



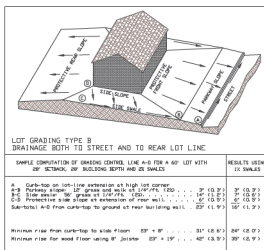
TS3
—
60' RIGHT OF WAY SECTION (TYP.)
(WITH PARALLEL PARKING)
N.T.S.

PAVEMENT SECTION SPECIFICATIONS
INTERNAL DRIVEWAYS & PARKING

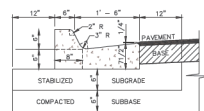
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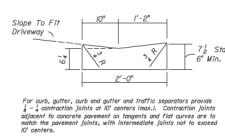
900A
—
FHA TYPE 'A' LOT GRADING
N.T.S.



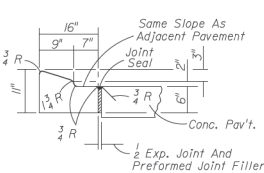
900B
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FHA TYPE 'B' LOT GRADING
N.T.S.



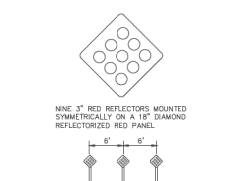
300F
—
TYPE F CURB ? GUTTER
N.T.S.



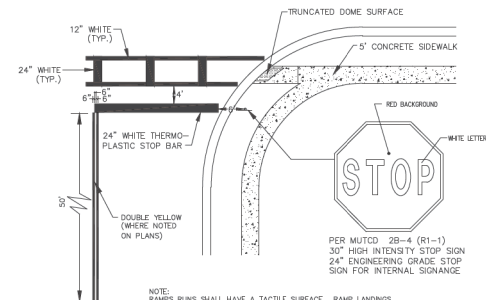
300M
—
MIAMI CURB
N.T.S.



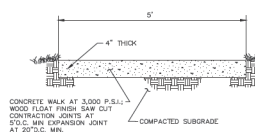
300A
—
TYPE A MEDIAN CURB
N.T.S.



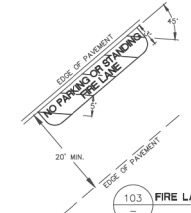
110
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END OF ROADWAY MARKERS
N.T.S.



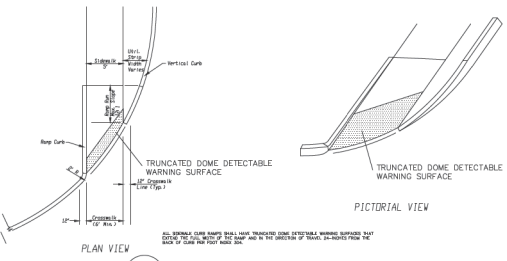
100
—
STOP SIGN, BAR AND HIGH EMPHASIS CROSSWALK
N.T.S.



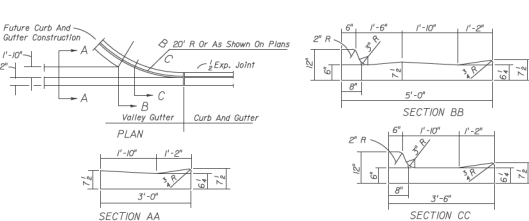
101
—
CONC SIDEWALK
N.T.S.



103
—
FIRE LANE STRIPING
N.T.S.



304
—
RAMPS FOR PEDESTRIAN TRAFFIC
N.T.S.



300V
—
3' VALLEY GUTTER
N.T.S.



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TILLMAN
OAKS
(SECTION - 36 TOWNSHIP - 18 RANGE - 22 EAST)

CONSTRUCTION
PLANS
CITY OF WILDWOOD

REVISIONS		
Description	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF
2 PER PARK SQUARE CLUBHOUSE	2/22/24	KF

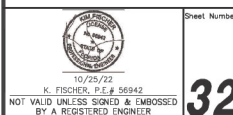
CONSTRUCTION
DETAILS

Date: SEPTEMBER 2022

Scale: NTS

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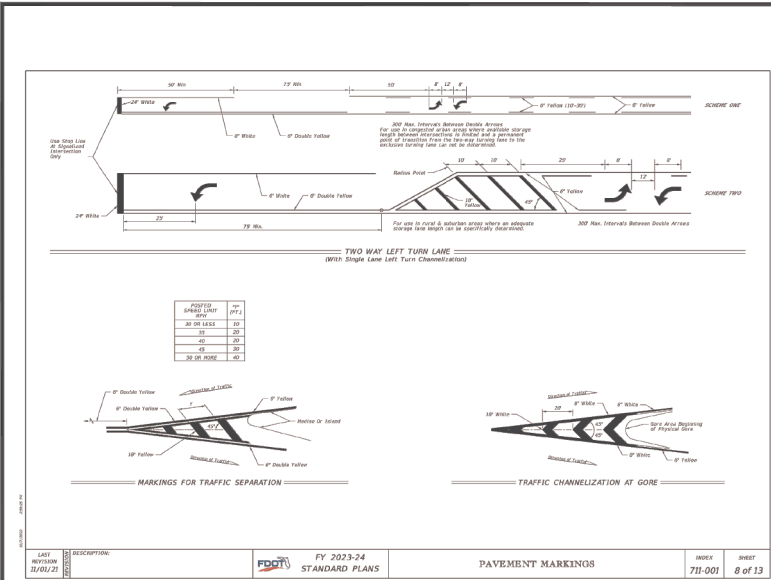
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32

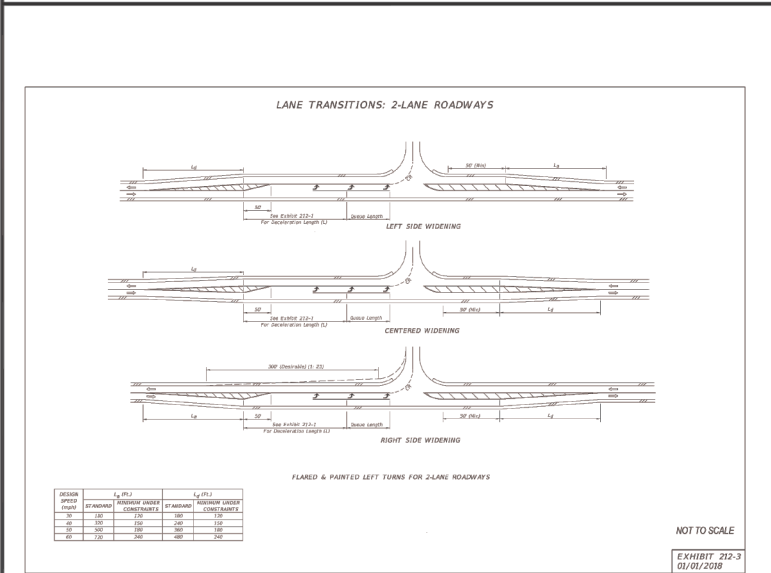
Description	Date	By
—	—	—
—	—	—
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—	—	—
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—	—	—
—	—	—
—	—	—

SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES
(ALL SLABS 8" THICK - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

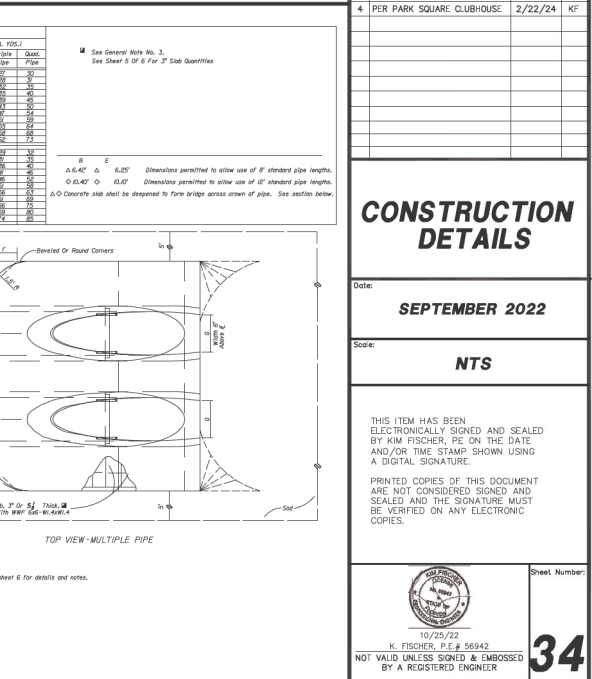
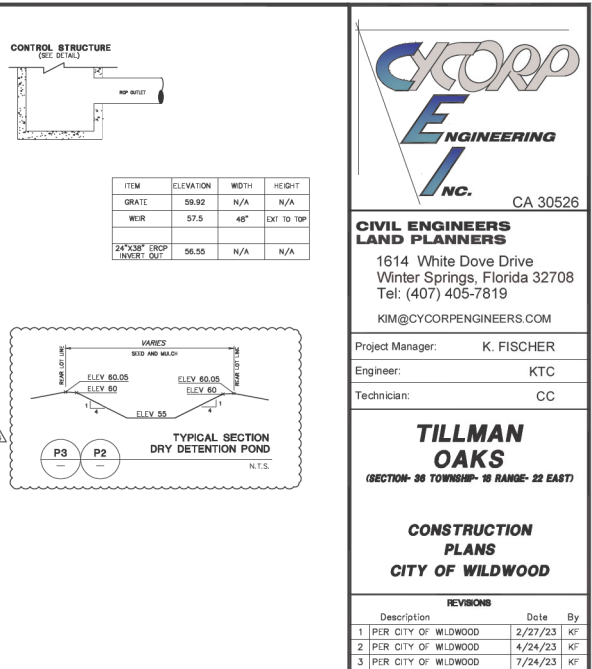
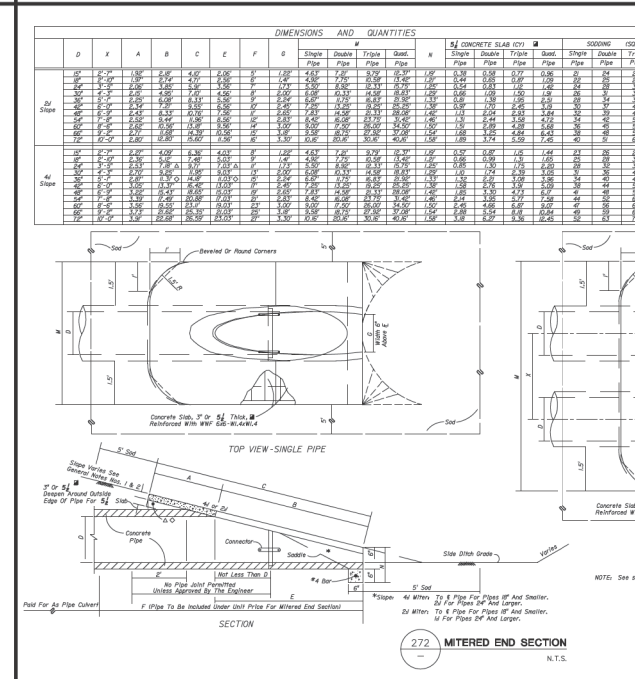
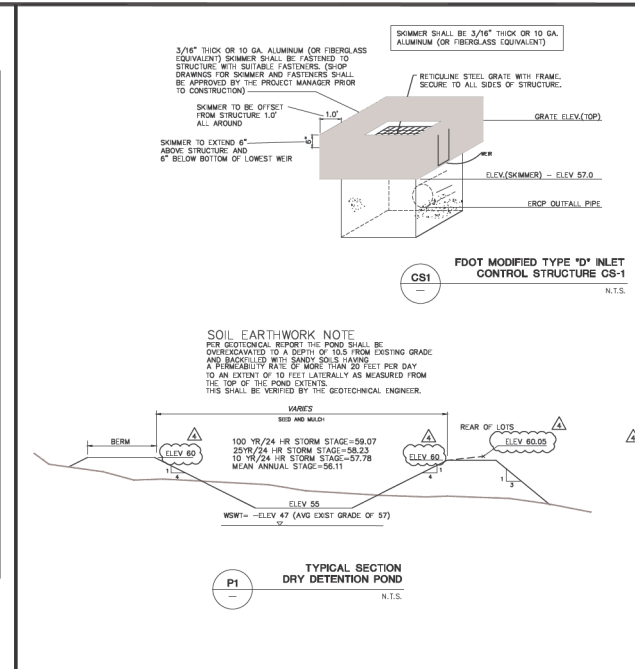
SHORT-WAY				LONG-WAY				SHORT-WAY				LONG-WAY			
SLAB DEPTH	SCHEDULE	SLAB DEPTH	SCHEDULE	SLAB DEPTH	SCHEDULE	SLAB DEPTH	SCHEDULE	SLAB DEPTH	SCHEDULE	SLAB DEPTH	SCHEDULE	SLAB DEPTH	SCHEDULE		
SIZES 3'-0" x UNLIMITED				SIZES 4'-0" x UNLIMITED				SIZES 5'-0" x 7'-0"				SIZES 6'-0" x 7'-0"			
2'-0" to 2'-6"	1	2'-6" to 3'-0"	2	3'-0" to 3'-6"	3	3'-6" to 4'-0"	4	3'-0" to 3'-6"	1	3'-6" to 4'-0"	2	4'-0" to 4'-6"	3		
3'-0" to 3'-6"	2	3'-6" to 4'-0"	3	4'-0" to 4'-6"	4	4'-6" to 5'-0"	5	4'-0" to 4'-6"	3	4'-6" to 5'-0"	4	5'-0" to 5'-6"	5		
3'-6" to 4'-0"	3	4'-0" to 4'-6"	4	4'-6" to 5'-0"	5	5'-0" to 5'-6"	6	4'-6" to 5'-0"	4	5'-0" to 5'-6"	5	5'-6" to 6'-0"	6		
4'-0" to 4'-6"	4	4'-6" to 5'-0"	5	5'-0" to 5'-6"	6	5'-6" to 6'-0"	7	5'-0" to 5'-6"	5	5'-6" to 6'-0"	6	6'-0" to 6'-6"	7		
4'-6" to 5'-0"	5	5'-0" to 5'-6"	6	5'-6" to 6'-0"	7	6'-0" to 6'-6"	8	5'-6" to 6'-0"	6	6'-0" to 6'-6"	7	6'-6" to 7'-0"	8		
5'-0" to 5'-6"	6	5'-6" to 6'-0"	7	6'-0" to 6'-6"	8	6'-6" to 7'-0"	9	6'-0" to 6'-6"	7	6'-6" to 7'-0"	8	7'-0" to 7'-6"	9		
5'-6" to 6'-0"	7	6'-0" to 6'-6"	8	6'-6" to 7'-0"	9	7'-0" to 7'-6"	10	6'-6" to 7'-0"	8	7'-0" to 7'-6"	9	7'-6" to 8'-0"	10		
6'-0" to 6'-6"	8	6'-6" to 7'-0"	9	7'-0" to 7'-6"	10	7'-6" to 8'-0"	11	7'-0" to 7'-6"	9	7'-6" to 8'-0"	10	8'-0" to 8'-6"	11		
6'-6" to 7'-0"	9	7'-0" to 7'-6"	10	7'-6" to 8'-0"	11	8'-0" to 8'-6"	12	7'-6" to 8'-0"	10	8'-0" to 8'-6"	11	8'-6" to 9'-0"	12		
7'-0" to 7'-6"	10	7'-6" to 8'-0"	11	8'-0" to 8'-6"	12	8'-6" to 9'-0"	13	8'-0" to 8'-6"	11	8'-6" to 9'-0"	12	9'-0" to 9'-6"	13		
7'-6" to 8'-0"	11	8'-0" to 8'-6"	12	8'-6" to 9'-0"	13	9'-0" to 9'-6"	14	8'-6" to 9'-0"	12	9'-0" to 9'-6"	13	9'-6" to 10'-0"	14		
8'-0" to 8'-6"	12	8'-6" to 9'-0"	13	9'-0" to 9'-6"	14	9'-6" to 10'-0"	15	9'-0" to 9'-6"	13	9'-6" to 10'-0"	14	10'-0" to 10'-6"	15		
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10'-0" to 10'-6"	16	10'-6" to 11'-0"	17	11'-0" to 11'-6"	18	11'-6" to 12'-0"	19	11'-0" to 11'-6"	17	11'-6" to 12'-0"	18	12'-0" to 12'-6"	19		
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14'-0" to 14'-6"	24	14'-6" to 15'-0"	25	15'-0" to 15'-6"	26	15'-6" to 16'-0"	27	15'-0" to 15'-6"	25	15'-6" to 16'-0"	26	16'-0" to 16'-6"	27		
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15'-0" to 15'-6"	26	15'-6" to 16'-0"	27	16'-0" to 16'-6"	28	16'-6" to 17'-0"	29	16'-0" to 16'-6"	27	16'-6" to 17'-0"	28	17'-0" to 17'-6"	29		
15'-6" to 16'-0"	27	16'-0" to 16'-6"	28	16'-6" to 17'-0"	29	17'-0" to 17'-6"	30	16'-6" to 17'-0"	28	17'-0" to 17'-6"	29	17'-6" to 18'-0"	30		
16'-0" to 16'-6"	28	16'-6" to 17'-0"	29	17'-0" to 17'-6"	30	17'-6" to 18'-0"	31	17'-0" to 17'-6"	29	17'-6" to 18'-0"	30	18'-0" to 18'-6"	31		
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17'-0" to 17'-6"	30	17'-6" to 18'-0"	31	18'-0" to 18'-6"	32	18'-6" to 19'-0"	33	18'-0" to 18'-6"	31	18'-6" to 19'-0"	32	19'-0" to 19'-6"	33		
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18'-0" to 18'-6"	32	18'-6" to 19'-0"	33	19'-0" to 19'-6"	34	19'-6" to 20'-0"	35	19'-0" to 19'-6"	33	19'-6" to 20'-0"	34	20'-0" to 20'-6"	35		
18'-6" to 19'-0"	33	19'-0" to 19'-6"	34	19'-6" to 20'-0"	35	20'-0" to 20'-6"	36	19'-6" to 20'-0"	34	20'-0" to 20'-6"	35	20'-6" to 21'-0"	36		
19'-0" to 19'-6"	34	19'-6" to 20'-0"	35	20'-0" to 20'-6"	36	20'-6" to 21'-0"	37	20'-0" to 20'-6"	35	20'-6" to 21'-0"	36	21'-0" to 21'-6"	37		
19'-6" to 20'-0"	35	20'-0" to 20'-6"	36	20'-6" to 21'-0"	37	21'-0" to 21'-6"	38	20'-6" to 21'-0"	36	21'-0" to 21'-6"	37	21'-6" to 22'-0"	38		
20'-0" to 20'-6"	36	20'-6" to 21'-0"	37	21'-0" to 21'-6"	38	21'-6" to 22'-0"	39	21'-0" to 21'-6"	37	21'-6" to 22'-0"	38	22'-0" to 22'-6"	39		
20'-6" to 21'-0"	37	21'-0" to 21'-6"	38	21'-6" to 22'-0"	39	22'-0" to 22'-6"	40	21'-6" to 22'-0"	38	22'-0" to 22'-6"	39	22'-6" to 23'-0"	40		
21'-0" to 21'-6"	38	21'-6" to 22'-0"	39	22'-0" to 22'-6"	40	22'-6" to 23'-0"	41	22'-0" to 22'-6"	39	22'-6" to 23'-0"	40	23'-0" to 23'-6"	41		
21'-6" to 22'-0"	39	22'-0" to 22'-6"	40	22'-6" to 23'-0"	41	23'-0" to 23'-6"	42	22'-6" to 23'-0"	40	23'-0" to 23'-6"	41	23'-6" to 24'-0"	42		
22'-0" to 22'-6"	40	22'-6" to 23'-0"	41	23'-0" to 23'-6"	42	23'-6" to 24'-0"	43	23'-0" to 23'-6"	41	23'-6" to 24'-0"	42	24'-0" to 24'-6"	43		
22'-6" to 23'-0"	41	23'-0" to 23'-6"	42	23'-6" to 24'-0"	43	24'-0" to 24'-6"	44	23'-6" to 24'-0"	42	24'-0" to 24'-6"	43	24'-6" to 25'-0"	44		
23'-0" to 23'-6"	42	23'-6" to 24'-0"	43	24'-0" to 24'-6"	44	24'-6" to 25'-0"	45	24'-0" to 24'-6"	43	24'-6" to 25'-0"	44	25'-0" to 25'-6"	45		
23'-6" to 24'-0"	43	24'-0" to 24'-6"	44	24'-6" to 25'-0"	45	25'-0" to 25'-6"	46	24'-6" to 25'-0"	44	25'-0" to 25'-6"	45	25'-6" to 26'-0"	46		
24'-0" to 24'-6"	44	24'-6" to 25'-0"	45	25'-0" to 25'-6"	46	25'-6" to 26'-0"	47	25'-0" to 25'-6"	45	25'-6" to 26'-0"	46	26'-0" to 26'-6"	47		
24'-6" to 25'-0"	45	25'-0" to 25'-6"	46	25'-6" to 26'-0"	47	26'-0" to 26'-6"	48	25'-6" to 26'-0"	46	26'-0" to 26'-6"	47	26'-6" to 27'-0"	48		
25'-0" to 25'-6"	46	25'-6" to 26'-0"	47	26'-0" to 26'-6"	48	26'-6" to 27'-0"	49	26'-0" to 26'-6"	47	26'-6" to 27'-0"	48	27'-0" to 27'-6"	49		
25'-6" to 26'-0"	47	26'-0" to 26'-6"	48	26'-6" to 27'-0"	49	27'-0" to 27'-6"	50	26'-6" to 27'-0"	48	27'-0" to 27'-6"	49	27'-6" to 28'-0"	50		
26'-0" to 26'-6"	48	26'-6" to 27'-0"	49	27'-0" to 27'-6"	50	27'-6" to 28'-0"	51	27'-0" to 27'-6"	49	27'-6" to 28'-0"	50	28'-0" to 28'-6"	51		
26'-6" to 27'-0"	49	27'-0" to 27'-6"	50	27'-6" to 28'-0"	51	28'-0" to 28'-6"	52	27'-6" to 28'-0"	50	28'-0" to 28'-6"	51	28'-6" to 29'-0"	52		
27'-0" to 27'-6"	50	27'-6" to 28'-0"	51	28'-0" to 28'-6"	52	28'-6" to 29'-0"	53	28'-0" to 28'-6"	51	28'-6" to 29'-0"	52	29'-0" to 29'-6"	53		
27'-6" to 28'-0"	51	28'-0" to 28'-6"	52	28'-6" to 29'-0"	53	29'-0" to 29'-6"	54	28'-6" to 29'-0"	52	29'-0" to 29'-6"	53	29'-6" to 30'-0"	54		
28'-0" to 28'-6"	52	28'-6" to 29'-0"	53	29'-0" to 29'-6"	54	29'-6" to 30'-0"	55	29'-0" to 29'-6"	53	29'-6" to 30'-0"	54	30'-0" to 30'-6"	55		
28'-6" to 29'-0"	53	29'-0" to 29'-6"	54	29'-6" to 30'-0"	55	30'-0" to 30'-6"	56	29'-6" to 30'-0"	54	30'-0" to 30'-6"	55	30'-6" to 31'-0"	56		
29'-0" to 29'-6"	54	29'-6" to 30'-0"	55	30'-0" to 30'-6"	56	30'-6" to 31'-0"	57	30'-0" to 30'-6"	55	30'-6" to 31'-0"	56	31'-0" to 31'-6"	57		
29'-6" to 30'-0"	55	30'-0" to 30'-6"	56	30'-6" to 31'-0"	57	31'-0" to 31'-6"	58	30'-6" to 31'-0"	56	31'-0" to 31'-6"	57	31'-6" to 32'-0"	58		
30'-0" to 30'-6"	56	30'-6" to 31'-0"	57	31'-0" to 31'-6"	58	31'-6" to 32'-0"	59	31'-0" to 31'-6"	57	31'-6" to 32'-0"	58	32'-0" to 32'-6"	59		
30'-6" to 31'-0"	57	31'-0" to 31'-6"	58	31'-6" to 32'-0"	59	32'-0" to 32'-6"	60	31'-6" to 32'-0"	58	32'-0" to 32'-6"	59	32'-6" to 33'-0"	60		
31'-0" to 31'-6"	58	31'-6" to 32'-0"	59	32'-0" to 32'-6"	60	32'-6" to 33'-0"	61	32'-0" to 32'-6"	59	32'-6" to 33'-0"	60	33'-0" to 33'-6"	61		
31'-6" to 32'-0"	59	32'-0" to 32'-6"	60	32'-6" to 33'-0"	61	33'-0" to 33'-6"	62	32'-6" to 33'-0"	60	33'-0" to 33'-6"	61	33'-6" to 34'-0"	62		
32'-0" to 32'-6"	60	32'-6" to 33'-0"	61	33'-0" to 33'-6"	62	33'-6" to 34'-0"	63	33'-0" to 33'-6"	61	33'-6" to 34'-0"	62	34'-0" to 34'-6"	63		
32'-6" to 33'-0"	61	33'-0" to 33'-6"	62	33'-6" to 34'-0"	63	34'-0" to 34'-6"	64	33'-6" to 34'-0"	62	34'-0" to 34'-6"	63	34'-6" to 35'-0"	64		
33'-0" to 33'-6"	62	33'-6" to 34'-0"	63	34'-0" to 34'-6"	64	34'-6" to 35'-0"	65	34'-0" to 34'-6"	63	34'-6" to 35'-0"	64	35'-0" to 35'-6"	65		
33'-6" to 34'-0"	63	34'-0" to 34'-6"	64	34'-6" to 35'-0"	65	35'-0" to 35'-6"	66	34'-6" to 35'-0"	64	35'-0" to 35'-6"	65	35'-6" to 36'-0"	66		
34'-0" to 34'-6"	64	34'-6" to 35'-0"	65	35'-0" to 35'-6"	66	35'-6" to 36'-0"	67	35'-0" to 35'-6"	65	35'-6" to 36'-0"	66	36'-0" to 36'-6"	67		
34'-6" to 35'-0"	65	35'-0" to 35'-6"	66	35'-6" to 36'-0"	67	36'-0" to 36'-6"	68	35'-6" to 36'-0"	66	36'-0" to 36'-6"	67	36'-6" to 37'-0"	68		
35'-0" to 35'-6"	66	35'-6" to 36'-0"	67	36'-0" to 36'-6"	68	36'-6" to 37'-0"	69	36'-0" to 36'-6"	67	36'-6" to 37'-0"	68	37'-0" to 37'-6"	69		
35'-6" to 36'-0"	67	36'-0" to 36'-6"	68	36'-6" to 37'-0"	69	37'-0" to 37'-6"	70	36'-6" to 37'-0"	68	37'-0" to 37'-6"	69	37'-6" to 38'-0"	70		
36'-0" to 36'-6"	68	36'-6" to 37'-0"	69	37'-0" to 37'-6"	70	37'-6" to 38'-0"	71	37'-0" to 37'-6"	69	37'-6" to 38'-0"	70	38'-0" to 38'-6"	71		
36'-6" to 37'-0"	69	37'-0" to 37'-6"	70	37'-6" to 38'-0"	71	38'-0" to 38'-6"	72	37'-6" to 38'-0"	70	38'-0" to 38'-6"	71	38'-6" to 39'-0"	72		
37'-0" to 37'-6"	70	37'-6" to 38'-0"	71	38'-0" to 38'-6"	72	38'-6" to 39'-0"	73	38'-0" to 38'-6"	71	38'-6" to 39'-0"	72	39'-0" to 39'-6"	73		
37'-6" to 38'-0"	71	38'-0" to 38'-6"	72	38'-6" to 39'-0"	73	39'-0" to 39'-6"	74	38'-6" to 39'-0"	72	39'-0" to 39'-6"	73	39'-6" to 40'-0"	74		
38'-0" to 38'-6"	72	38'-6" to 39'-0"	73	39'-0" to 39'-6"	74	39'-6" to 40'-0"	75	39'-0" to 39'-6"	73	39'-6" to 40'-0"	74	40'-0" to 40'-6"	75		
38'-6" to 39'-0"	73	39'-0" to 39'-6"	74	39'-6" to 40'-0"	75	40'-0" to 40'-6"	76	39'-6" to 40'-0"	74	40'-0" to 40'-6"	75	40'-6" to 41'-0"	76		
39'-0" to 39'-6"	74	39'-6" to 40'-0"	75	40'-0" to 40'-6"	76	40'-6" to 41'-0"	77	40'-0" to 40'-6"	75	40'-6" to 41'-0"	76	41'-0" to 41'-6"	77		
39'-6" to 40'-0"	75	40'-0" to 40'-6"	76	40'-6" to 41'-0"	77	41'-0" to 41'-6"	78	40'-6" to 41'-0"	76	41'-0" to 41'-6"	77	41'-6" to 42'-0"			



LAST REVISION 11/01/21	DESCRIPTION	FDOT	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
					712-001	8 of 13



SECTION INDEX 11/01/21	DESCRIPTION	FDOT	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
					712-001	8 of 13



CA 30526

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Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

REVISIONS

Description	Date	By
1. PER CITY OF WILDWOOD	2/27/23	KF
2. PER CITY OF WILDWOOD	4/24/23	KF
3. PER CITY OF WILDWOOD	7/24/23	KF
4. PER PARK SQUARE CLUBHOUSE	2/22/24	KF

**CONSTRUCTION
DETAILS**

Date: **SEPTEMBER 2022**

Scale: **NTS**

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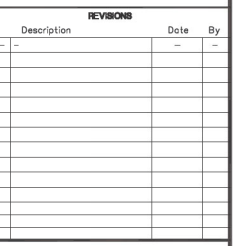
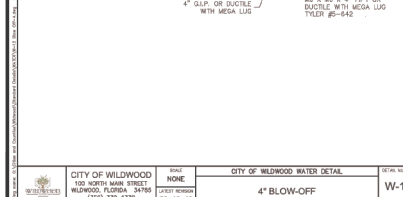
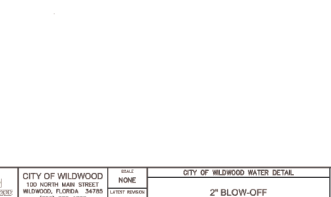
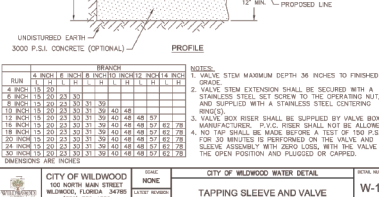
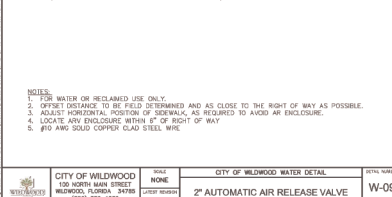
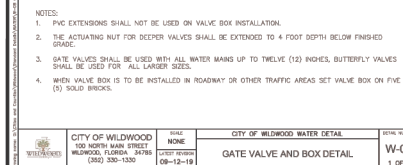
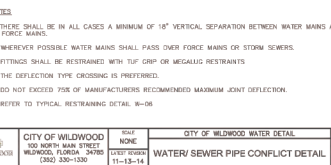
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10/25/22
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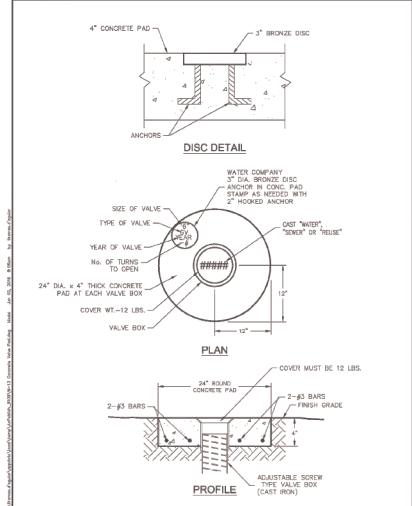
Sheet Number: **34**



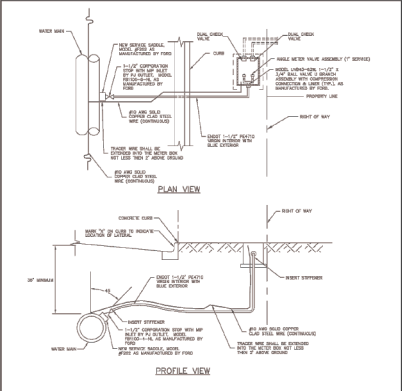
NOTES:			
ALL DATA IN ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:			
1. SOIL TYPE - <u>SD</u>	2. TRENCH TYPE - <u>3</u>	3. TEST PRESSURE - <u>150 PSI</u>	
4. SAFETY FACTOR - <u>1.5</u>	5. DEPTH OF BURIAL - <u>3'</u>	6. VERTICAL OFFSET - <u>3'</u>	
7. THE RESTRAINED PIPE LENGTHING APPLY TO DUCTILE IRON AND PVC PIPE.			
8. ALL JOINTS BETWEEN LIPSE AND DRENCH ENDS SHALL BE RESTRAINED.			
9. RESTRAINED PIPE LENGTHING FOR ALL OTHER TYPES OF JOINTS SHALL BE DETERMINED BY THE USER.			
10. THIS TABLE IS FOR SP. SOILS. THE ENGINEER IS TO BE NOTIFIED IF OTHER TYPES OF SOILS ARE ENCOUNTERED.			
11. ALL PIPES SHALL BE RESTRAINED FOR THE LENGTH AS REQUIRED IN THE ABOVE TABLE. THE JOINTS BETWEEN THESE RESTRAINED JOINTS SHALL BE CONSIDERED IN ADDITION TO THE COST OF THE JOINTS.			
12. ANY CALLS OUT TO THE PLAN OR THE PLAN FOR "GIRP" RESTRAINTS OR "MEGALONG" ARE IN ADDITION TO THOSE AS NOTED AND CALLED FOR IN THE ABOVE TABLE.			



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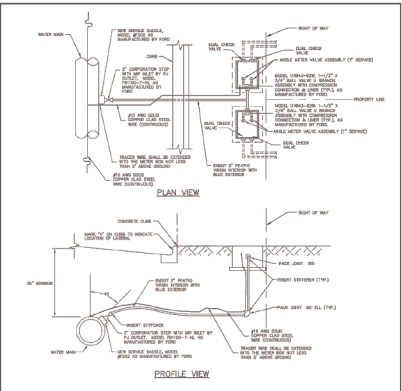
CITY OF WILDWOOD	DATE	CITY OF WILDWOOD WATER DETAIL	REVISION
100 NORTH MAIN STREET WILDMOOD, FLORIDA 34786 (352) 330-1330	02-03-21	CONCRETE VALVE PAD	W-13 1 OF 1



NOTES:

1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DPM-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36P) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE CONCRETE WITH A CAST IRON LID.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTERNAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.

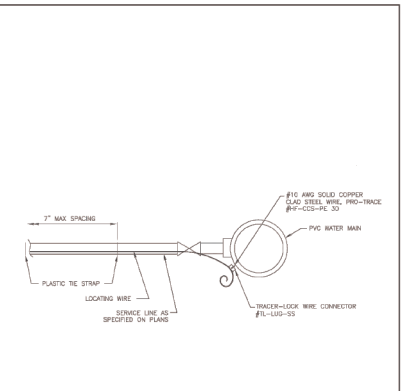
CITY OF WILDWOOD	DATE	CITY OF WILDWOOD WATER DETAIL	REVISION
100 NORTH MAIN STREET WILDMOOD, FLORIDA 34786 (352) 330-1330	02-03-21	SINGLE WATER SERVICE CONNECTION	W-14 1 OF 2



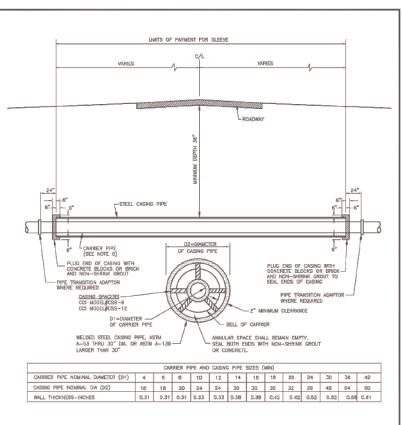
NOTES:

1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DPM-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36P) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE CONCRETE WITH A CAST IRON LID.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTERNAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICES.

CITY OF WILDWOOD	DATE	CITY OF WILDWOOD WATER DETAIL	REVISION
100 NORTH MAIN STREET WILDMOOD, FLORIDA 34786 (352) 330-1330	02-03-21	DUAL WATER SERVICE CONNECTION	W-14 2 OF 2



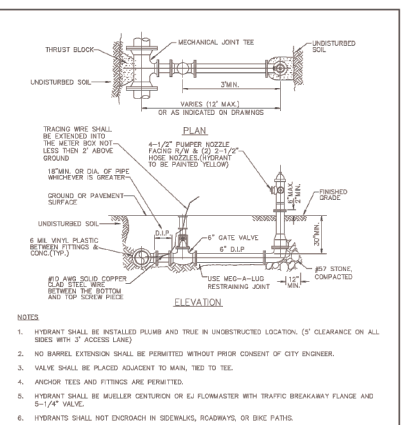
CITY OF WILDWOOD	DATE	CITY OF WILDWOOD WATER DETAIL	REVISION
100 NORTH MAIN STREET WILDMOOD, FLORIDA 34786 (352) 330-1330	09-10-19	LOCATING WIRE DETAIL	W-15 1 OF 1



NOTES:

1. THE HOLE DIAMETER OF THE CARRIED SHALL BE A MINIMUM OF 4" GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLER.
2. CARRIAGE FOR THE FORCE MAIN AND SHARP BENDERS SHALL BE RETIRED WITH A 3" NEW PVC WARE REQUIRED AT THE END EXTENDING NOT LESS THAN 4' FROM EXISTING CURBLINE AND WHERE THE CARRIER EXTENSION IS 40' OR MORE, THE USE OF 100' AND 200' PIPES SHALL BE USED AND HOLE SIZE SHALL BE 50' FEET.
3. HYPERTON SHALL INCLUDE CARRIAGE AND ENCLOSURES, HYPERTON CARRIAGE, USE WITH AND SHOWN.
4. INITIAL CARRIAGE ENCLOSE TO PROVIDE A MINIMUM OF THREE FEET FOR JOINT OF PIPE, BELL OR AS REQUIRED WITH THE UNDISTURBED'S.
5. PIPING HOLE CARRIAGE IS TO BE RESTORED JOINT PIPING.

CITY OF WILDWOOD	DATE	CITY OF WILDWOOD WATER DETAIL	REVISION
100 NORTH MAIN STREET WILDMOOD, FLORIDA 34786 (352) 330-1330	04-07-16	UTILITY SLEEVE DETAIL	W-16 1 OF 1



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNDISTURBED LOCATION. (5' CIRCUMFERENCE ON ALL SIDES WITH 3' ACCESS LANE).
2. NO BARREL EXTENSION SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF CITY ENGINEER.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.
5. HYDRANT SHALL BE MUELLER CENTURION OR EJ FLOWMASTER WITH TRAFFIC BREAKAWAY FLANGE AND 5-1/4" VALVE.
6. HYDRANTS SHALL NOT ENDOURCH IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
7. ON RUNS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED AT THE HYDRANT.
8. ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH SUITER COUNTY FIRE PREVENTION.
9. IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE ENGINEERING DEPT. (SEE ROLLERS DETAIL P. 5.2)
10. FIRE HYDRANTS INSTALLED BUT NOT YET IN SERVICE SHALL BE COVERED WITH BLACK PLASTIC OR BURIAL SACK.
11. HYDRANT SHALL BE YELLOW IN COLOR, FLOW TESTED PRIOR TO PLACING INTO SERVICE AND BONNET COLOR COLORED BY PRESSURE/FLOW AS REQUIRED.

CITY OF WILDWOOD	DATE	CITY OF WILDWOOD WATER DETAIL	REVISION
100 NORTH MAIN STREET WILDMOOD, FLORIDA 34786 (352) 330-1330	10-02-19	FIRE HYDRANT ASSEMBLY	W-19 1 OF 1



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Engineer: KTC
Technician: CC

TILLMAN OAKS

CONSTRUCTION PLANS SUMTER COUNTY

Description	Revisions	Date	By
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CITY OF WILDWOOD DETAILS

Date: **SEPTEMBER 2022**

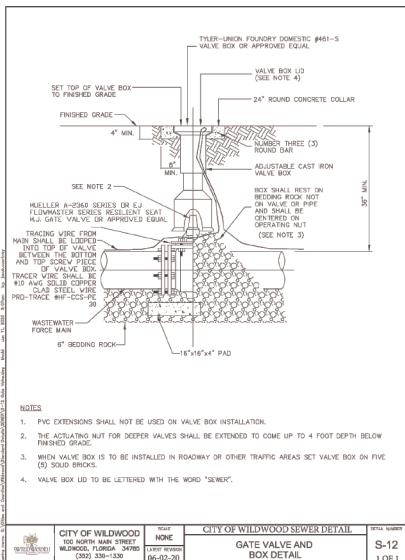
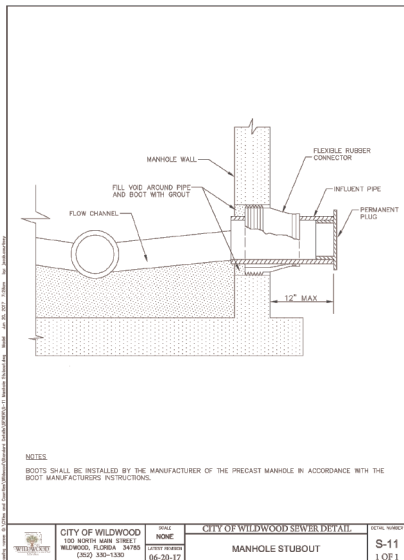
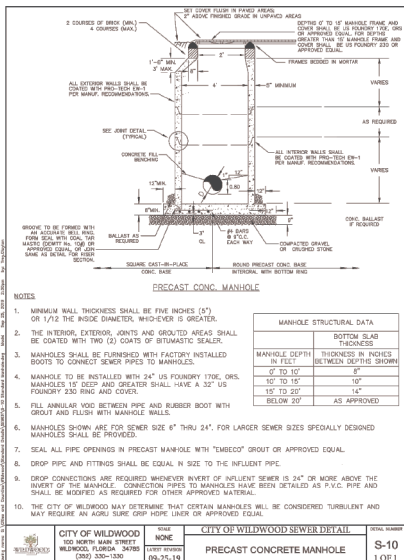
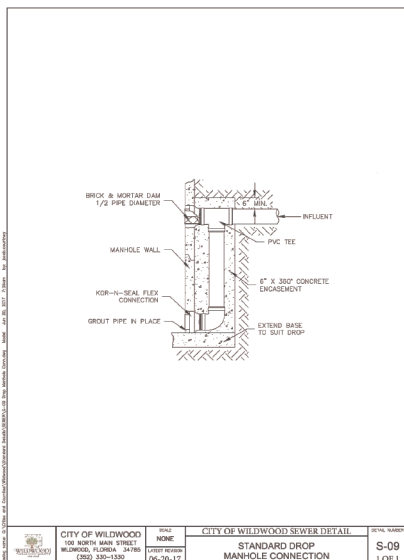
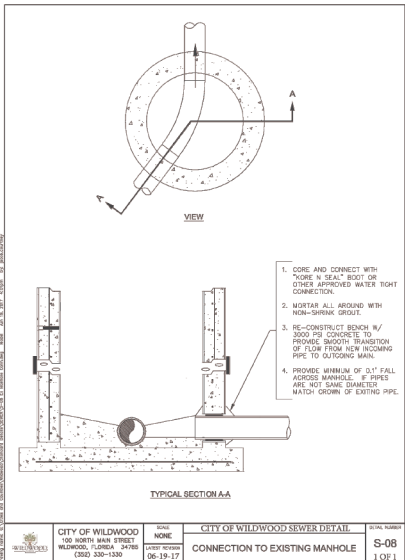
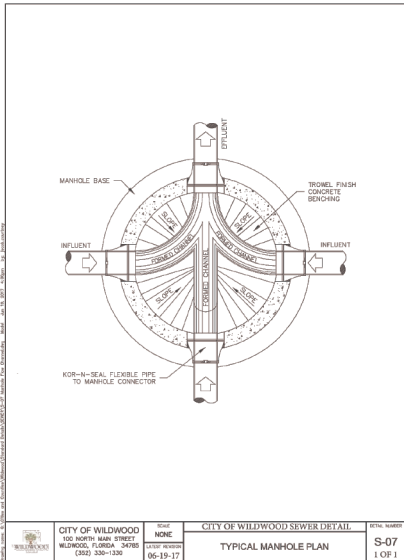
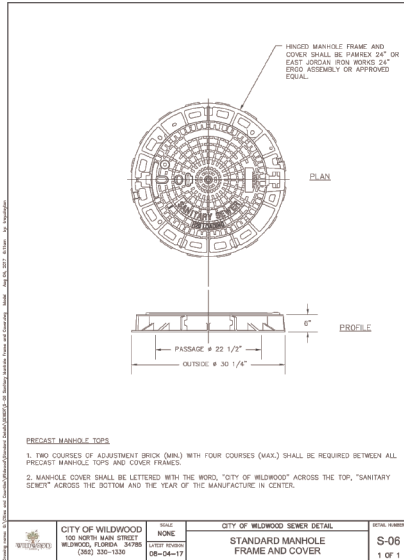
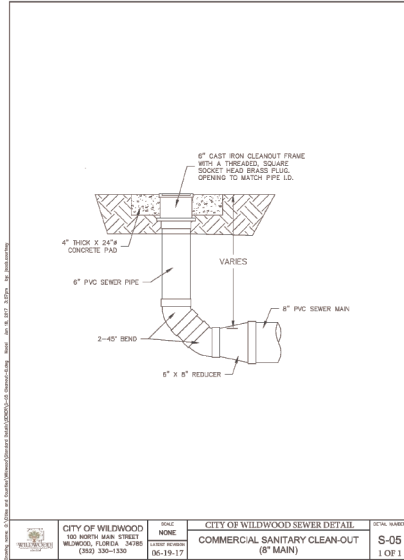
Scale: **NTS**

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Project Manager: K. FISCHER
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Technician: CC

**TILLMAN
OAKS**

**CONSTRUCTION
PLANS
SUMTER COUNTY**

REVISIONS		
Description	Date	By

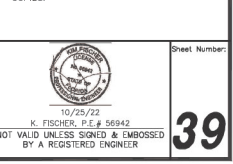
**CITY OF
WILDOOD
DETAILS**

Date: **SEPTEMBER 2022**

Scale: **NTS**

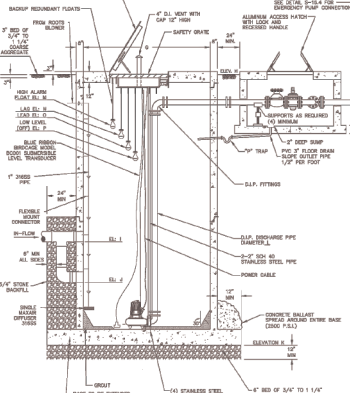
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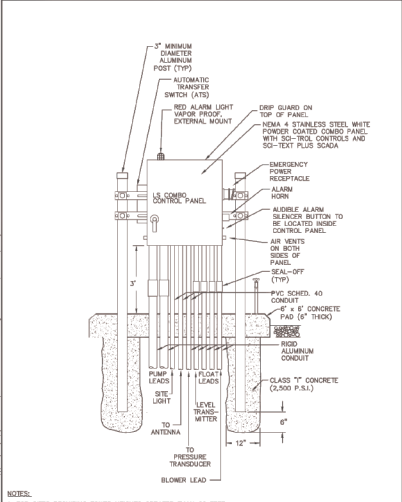


Sheet Number: **39**

LIFT STATION DATA	
PUMPING STATION	DIMENSION/ELEVATION
G	8'
H	61.6
I	46.3
PUMPING STATION	DIMENSION/ELEVATION
J	45.8
K	42.52
L	4"
PUMPING STATION	DIMENSION/ELEVATION
M	46.30
N	46.30
O	45.50
P	44.02
Q	NA



CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
01-12-21
LIFT STATION SECTION VIEW
S-16
2 OF 8



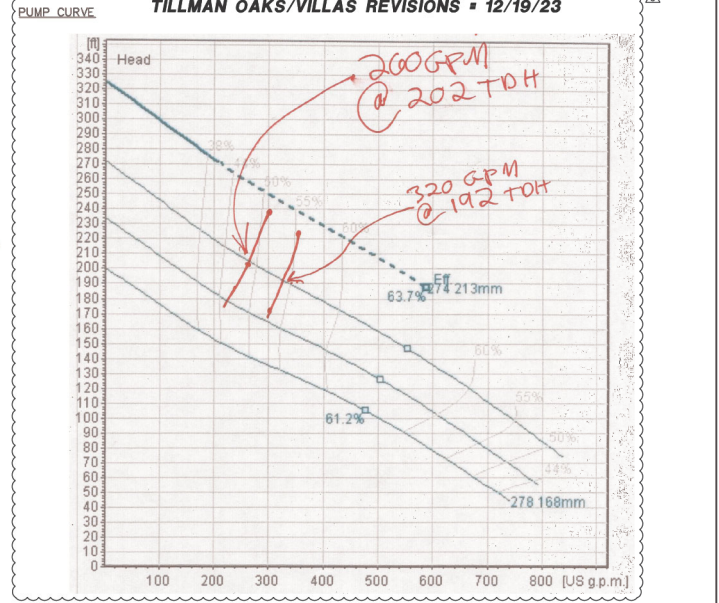
CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
01-12-21
LIFT STATION CONTROL PANEL
S-16
5 OF 8

- GENERAL NOTES**
- ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF COAL TAR EPOXY.
 - BASE AND FIRST RIGID UNIT TO BE CAST MONOLITHIC.
 - VALVE VAULT SHALL BE SIZED BY MANUFACTURER AND SHALL PERMIT EASY REMOVAL OF CHECK VALVE SPOULES WITH MINIMUM CLEARANCES AS SHOWN FOR 8" DIAMETER PIPE AND SMALLER. MINIMUM CLEARANCE IS 12".
 - VALVE VAULT AND FLOW METER VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
 - ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE MET WELL OR VALVE VAULT SHALL BE MADE WATER TIGHT WITH WALL SLEEVE OR NON-SHINK GROUT.
 - THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN THE MET WELL.
 - MET WELL, VALVE VAULT, AND FLOW METER VAULT ACCESS HATCH SHALL BE ALUMINUM WITH 316 SS HARDWARE AND LOCK KEYS BY US FOSBERY, HULLAND, OR APPROVED EQUAL.
 - MET WELL ACCESS HATCH SHALL BE EQUIPPED W/ OPT-GRATE AS MANUFACTURED BY HALLOWAY PRODUCTS OR EQUAL.
 - FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
 - ALL HARDWARE IN MET WELL AND VALVE VAULT TO BE STAINLESS STEEL.
 - LIFT STATION CONTROL PANEL WILL BE CONSTRUCTED UTILIZING 30"-RIGID CONTROLS AND 50"-TEXT PLUS SCADA PANEL.
 - BASE AND FIRST RIGID UNIT TO BE CAST MONOLITHIC.
 - ALL INTERIOR WALLS OF THE MET WELL SHALL BE CONSTRUCTED WITH "AGRI-BURR" BRP HOPE OR APPROVED EQUAL.
 - ALL INTERIOR WALLS OF THE VALVE VAULT SHALL BE COATED WITH A MINIMUM OF TWO (2) COATS OF COAL TAR (8 MILS. EA.).
 - MET WELL AND VALVE VAULT SHALL BE COATED WITH COAL TAR OUTSIDE (2 COATS 8 MILS EACH).
 - PUMPS SHALL BE FLYGT. ONE PUMP SHALL BE INSTALLED WITH A "FLYGT MIX-FLUSH" VALVE.
 - MET WELL LIQUID LEVEL CONTROLS SHALL BE "BLUE RIBBON BROADCAST MODEL 8000" LEVEL TRANSDUCER WITH BACK-UP REDUNDANT FLOATS.
 - FENCE AROUND VALVE VAULT AND MET WELL MINIMUM 25'x25' (CHAIN LINK OR APPROVED EQUAL).
 - 2"x6" PRESSURE TREATED WOOD AROUND OUTSIDE 1 FOOT BEYOND FENCE AND ROCK.
 - PROVIDE GROUNDING GRID AROUND PERIMETER OF STATION.
 - ALL PANELS TO BE 16 GA. STAINLESS STEEL. PANEL TO INCLUDE OTS FOR MONITORING.
 - EMERGENCY PUMPING CAPABILITY SHALL BE PROVIDED FOR ALL PUMP STATIONS.
 - IF REQUIRED, LIFT STATIONS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, KOLAR, INCH, OR APPROVED EQUAL.
 - A. AN AUTOMATIC TRANSFER SWITCH SHALL BE INSTALLED BETWEEN THE GENERATOR AND THE ELECTRIC PANEL.
 - B. THE GENERATOR SHALL BE RATED AT THE MAXIMUM STATION AMPS PLUS 25 PERCENT.
 - C. THE GENERATOR SHALL HAVE AN OIL FULL STORAGE SUFFICIENT TO RUN THE GENERATOR FOR A MINIMUM OF 24 HOURS.
 - D. THE GENERATOR SHALL BE ENCLOSED BY A NEMA RATED WATERPROOF ENCLOSURE AND BE SOUND ATTENUATED.
 - E. CONTRACTOR SHALL BE RESPONSIBLE FOR A MANUFACTURER'S START UP WITH THE CITY IN ATTENDANCE.
 - F. GENERATOR SHALL BE LOCATED ON A 24 DAY, 3,000 PSI, 8"-THICK THICK SLAB WITH A MINIMUM TWO FOOT SHORT ON ALL FOUR SIDES.
 - OUTSIDE PIPE SHALL BE EQUIPPED WITH A REDUNDANT PRESSURE TRANSDUCER, MODEL 8000 WITH LOCAL DISPLAY (0-150 PSI) AND MAXIFLEX MARK 7000 FLOWMETER WITH LOCAL DISPLAY. THE FLOW METER AND PRESSURE TRANSDUCER DISPLAYS SHALL BE 4" IN THE AND 4" IN THE. THE FLOW METER, PRESSURE TRANSDUCER, AND VALVE SHALL BE SUBMITTED AND APPROVED BY THE CITY. THE VALVE SHALL BE 4"x4" (MINIMUM) FOR 4"-8" DISCHARGE PIPING. THE VALVE SHALL BE 5"x5" (MINIMUM) FOR 8"-10" DISCHARGE PIPING.
 - ALL LIFT STATIONS SHALL HAVE INSTALLED A NOISE BLOWER, CIVIL ENGINEERED BY MET WELL VOLUME WITH A MINIMUM OF 2000 CFM. BLOWER SHALL HAVE INSTALLED A NOISE BLOWER, CIVIL ENGINEERED BY MET WELL VOLUME WITH A MINIMUM OF 2000 CFM. BLOWER SHALL HAVE INSTALLED A NOISE BLOWER, CIVIL ENGINEERED BY MET WELL VOLUME WITH A MINIMUM OF 2000 CFM.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
06-20-17
LIFT STATION
GENERAL NOTES
S-16
7 OF 8

LIFT STATION PUMP SPECIFICATIONS	
PUMP MANUFACTURER	FLYGT
PUMP MODEL	N-3171-2 POLES
IMPELLER SIZE	SEE CURVE
DESIGN POINT	260 GPM
PUMP POWER AND SPEED	35 HP
ELECTRICAL DATA	3 PHASE
INTAKE PIPE DIAMETER	4
DISCHARGE PIPING DIAMETER	4

NOTE
DESIGN ENGINEER TO PROVIDE PUMP CURVE FOR SPECIFIED IMPELLER. CURVE TO SHOW HEAD IN FEET, FLOW RATE IN GPM, MOTOR HORSE POWER LIMITS, PUMPING EFFICIENCIES, AND ANTICIPATED SYSTEM HEAD.



CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
06-20-17
PUMP SPECIFICATIONS
S-16
8 OF 8



**CIVIL ENGINEERS
LAND PLANNERS**
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM
Project Manager: K. FISCHER
Engineer: KTC
Technician: CC

**TILLMAN
OAKS**
(SECTION: 36 TOWNSHIP: 18 RANGE: 22 EAST)

**CONSTRUCTION
PLANS
CITY OF WILDWOOD**

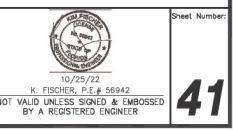
Description	Date	By
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2. PER SUMTER COUNTY	8/23/23	KF
3. REVISED FOR TILLMAN VILLAS	12/19/23	KF

**LIFT STATION
DETAILS**

Date: **SEPTEMBER 2022**

Scale: **NTS**

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Sheet Number: **41**

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FDOT
STANDARD PLANS

SP 252-24

GENERAL INFORMATION FOR TRAFFIC
CONTROL, THROUGH WORK ZONES

INDEX

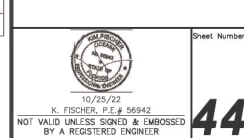
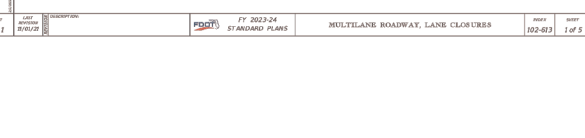
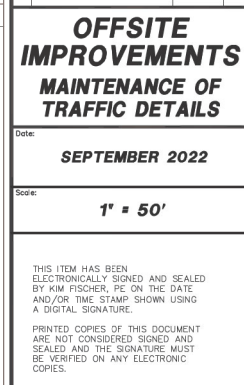
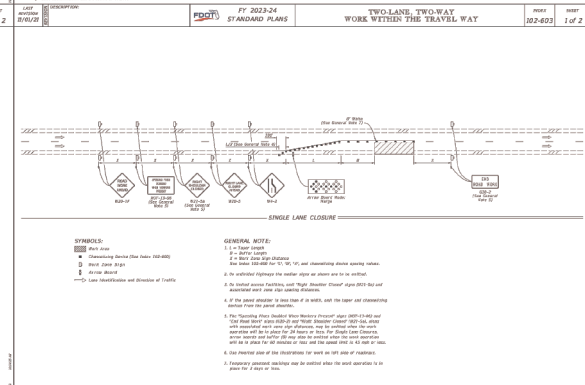
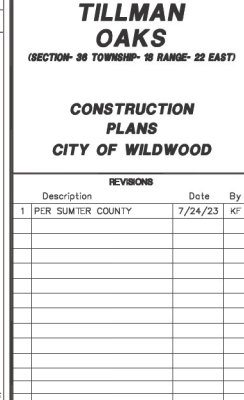
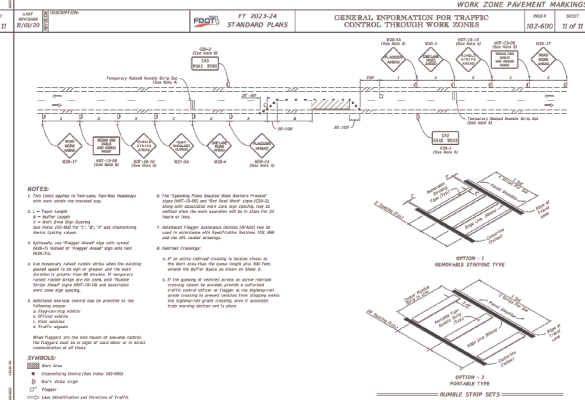
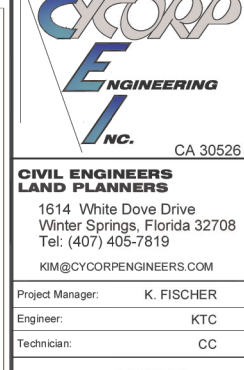
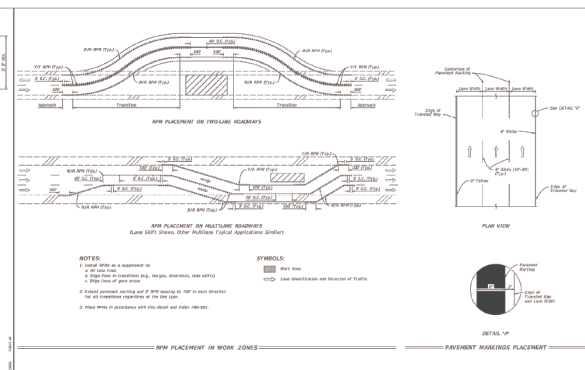
3 of 11

 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	 R-10	
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	FY 2023-24 STANDARD PLANS	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	SHEET 102-600	SHEET 9 of 11
	 SHEET ADDED			

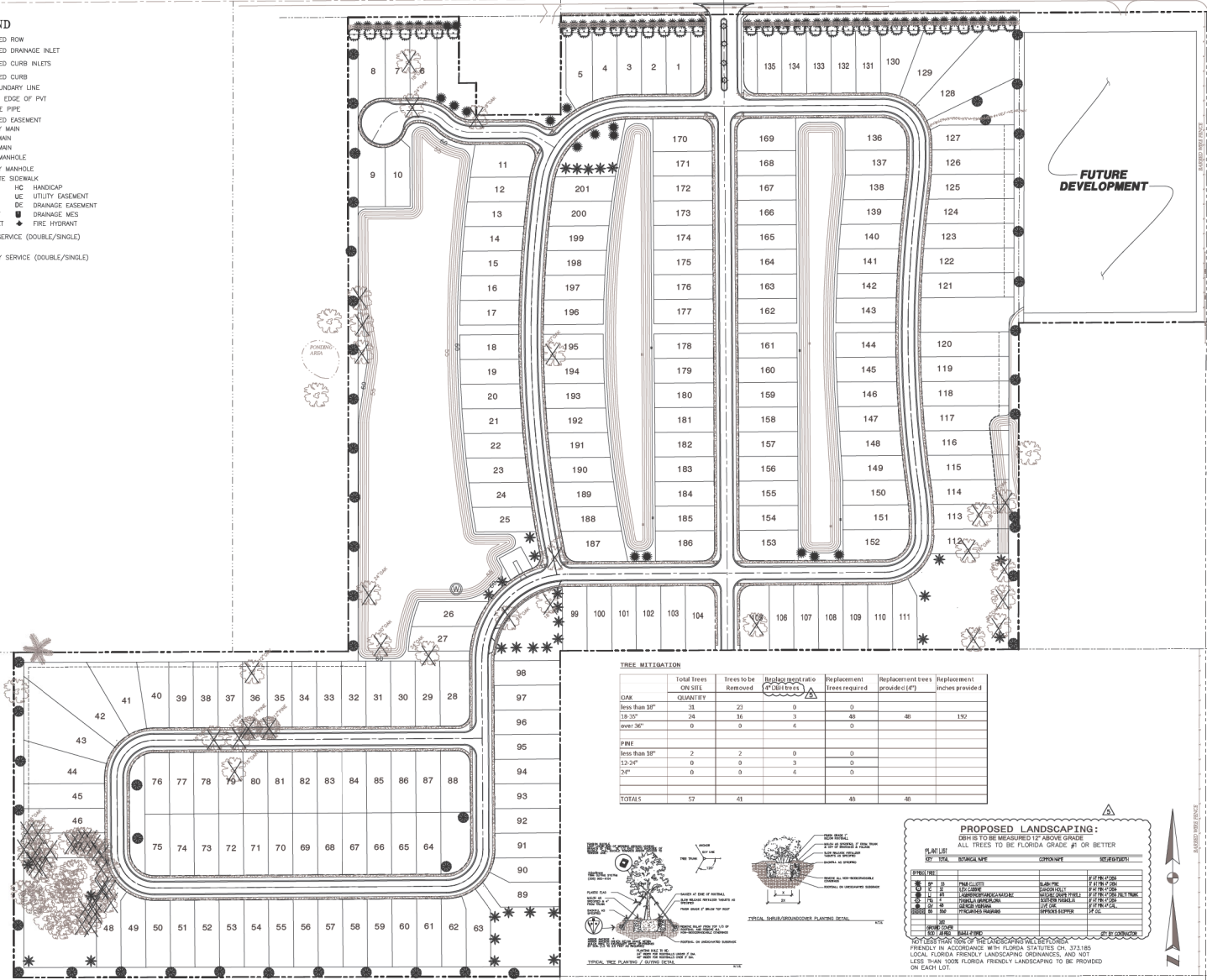
 CA 30526		
CIVIL ENGINEERS LAND PLANNERS		
1614 White Dove Drive Winter Springs, Florida 32708 Tel: (407) 405-7819 KIM@CYCORPENGINEERS.COM		
Project Manager: K. FISCHER		
Engineer: KTC		
Technician: CC		
TILLMAN OAKS (SECTION- 38 TOWNSHIP- 10 RANGE- 22 EAST)		
CONSTRUCTION PLANS CITY OF WILDWOOD		
REVISIONS		
Description	Date	By
1 PER SUMTER COUNTY	7/24/23	KF
OFFSITE IMPROVEMENTS MAINTENANCE OF TRAFFIC DETAILS		
Date:		
SEPTEMBER 2022		
Scale:		
1" = 50'		
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COUNTY ROAD # 462

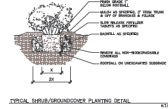
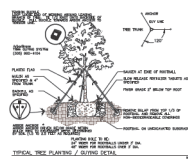
LEGEND

	PROPOSED ROW
	PROPOSED DRAINAGE INLET
	PROPOSED CURB INLETS
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EDGE OF PVI
	DRAINAGE PIPE
	PROPOSED EASEMENT
	SANITARY MAIN
	WATER MAIN
	FORCE MAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CONCRETE SIDEWALK
	TYPICAL
	HC HANDICAP
	UE UTILITY EASEMENT
	DE DRAINAGE EASEMENT
	DM DRAINAGE MES
	FH FIRE HYDRANT
	WS WATER SERVICE (DOUBLE/SINGLE)
	SS SANITARY SERVICE (DOUBLE/SINGLE)



TREE MITIGATION

	Total Trees On Site	Trees to be Removed	Replacement ratio (1:1)	Replacement trees required	Replacement trees provided (47)	Replacement inches provided
OAK						
less than 30"	38	23	0	0	0	0
30" - 34"	24	16	3	48	48	192
35" - 39"	0	0	0	0	0	0
PINE						
less than 30"	2	2	0	0	0	0
30" - 34"	0	0	3	0	0	0
35" - 39"	0	0	0	0	0	0
TOTALS	62	41		48	48	

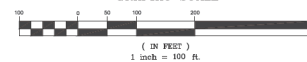


PROPOSED LANDSCAPING:
 GRASS TO BE MAINTAINED 1" ABOVE GRADE
 ALL TREES TO BE FLORIDA GRADE #1 OR BETTER

PLANT	BY	QUANTITY	CONTRACT	NOTES
1. SP. 1	SP. 1	1	SP. 1	SP. 1
2. SP. 2	SP. 2	1	SP. 2	SP. 2
3. SP. 3	SP. 3	1	SP. 3	SP. 3
4. SP. 4	SP. 4	1	SP. 4	SP. 4
5. SP. 5	SP. 5	1	SP. 5	SP. 5
6. SP. 6	SP. 6	1	SP. 6	SP. 6
7. SP. 7	SP. 7	1	SP. 7	SP. 7
8. SP. 8	SP. 8	1	SP. 8	SP. 8
9. SP. 9	SP. 9	1	SP. 9	SP. 9
10. SP. 10	SP. 10	1	SP. 10	SP. 10

NOTES: 1. ALL TREES TO BE MAINTAINED 1" ABOVE GRADE.
 2. ALL TREES TO BE FLORIDA GRADE #1 OR BETTER.
 3. ALL TREES TO BE MAINTAINED 1" ABOVE GRADE.
 4. ALL TREES TO BE FLORIDA GRADE #1 OR BETTER.
 5. ALL TREES TO BE MAINTAINED 1" ABOVE GRADE.
 6. ALL TREES TO BE FLORIDA GRADE #1 OR BETTER.
 7. ALL TREES TO BE MAINTAINED 1" ABOVE GRADE.
 8. ALL TREES TO BE FLORIDA GRADE #1 OR BETTER.
 9. ALL TREES TO BE MAINTAINED 1" ABOVE GRADE.
 10. ALL TREES TO BE FLORIDA GRADE #1 OR BETTER.

GRAPHIC SCALE



COUNTY ROAD # 209



CIVIL ENGINEERS LAND PLANNERS

1614 White Dove Drive
 Winter Springs, Florida 32708
 Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER
 Engineer: KTC
 Technician: CC

TILLMAN OAKS

(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

CONSTRUCTION PLANS CITY OF WILDWOOD

Description	Date	By
1. PER CITY OF WILDWOOD	2/27/23	KF
2. PER CITY OF WILDWOOD	4/24/23	KF
3. PER CITY OF WILDWOOD	7/24/23	KF
4. PER PARK SQUARE CLUBHOUSE	2/22/24	KF
5. PER CITY OF WILDWOOD	7/22/24	KF

LANDSCAPE PLAN

Date: SEPTEMBER 2022

Scale: 1" = 100'

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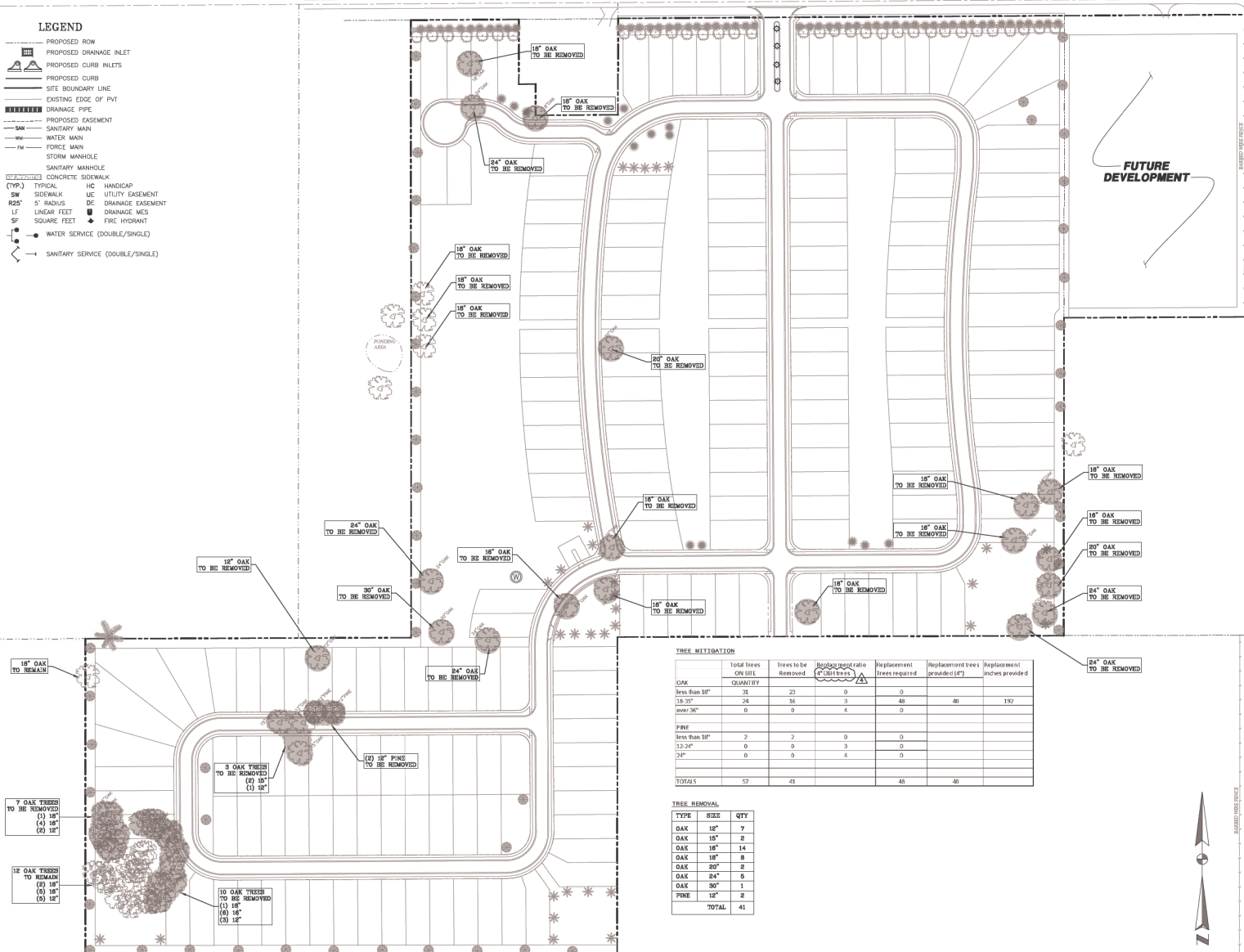
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 K. FISCHER, P.E. # 56942
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Sheet Number:

L1

COUNTY ROAD # 462

- LEGEND**
- PROPOSED ROW
 - PROPOSED DRAINAGE INLET
 - PROPOSED CURB INLETS
 - PROPOSED CURB
 - SITE BOUNDARY LINE
 - EXISTING EDGE OF PAVT
 - DRAINAGE PIPE
 - PROPOSED EASEMENT
 - SANITARY MAIN
 - WATER MAIN
 - FORCE MAIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - CONCRETE SIDEWALK
 - (TYP.) TYPICAL
 - HC HANDICAP
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - 5' 5' RADIUS
 - LF LINEAR FEET
 - SF SQUARE FEET
 - WATER SERVICE (DOUBLE/SINGLE)
 - SANITARY SERVICE (DOUBLE/SINGLE)



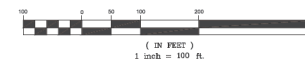
TREE MITIGATION

	Total Trees ON SITE	Trees to be Removed	Replacement ratio (1:1 minimum)	Replacement Trees required	Replacement trees provided (47)	Replacement inches provided
OAK						
less than 18"	35	23	0	0		
18-30"	24	16	3	48	48	192
over 30"	0	0	4	0		
PINE						
less than 18"	2	2	0	0		
18-30"	0	0	3	0		
over 30"	0	0	4	0		
TOTALS	57	41		48	48	

TREE REMOVAL

TYPE	SIZE	QTY
OAK	12"	7
OAK	15"	2
OAK	18"	14
OAK	18"	8
OAK	20"	2
OAK	24"	5
OAK	30"	1
PINE	12"	2
TOTAL		41

GRAPHIC SCALE



COUNTY ROAD # 209



CIVIL ENGINEERS LAND PLANNERS

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Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER
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TILLMAN OAKS

(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

CONSTRUCTION PLANS CITY OF WILDWOOD

REVISIONS

Description	Date	By
1. PER CITY OF WILDWOOD	4/24/23	KF
2. PER CITY OF WILDWOOD	7/24/23	KF
3. PER PARK SQUARE CLUBHOUSE	2/22/24	KF
4. PER CITY OF WILDWOOD	7/22/24	KF

TREE REMOVAL PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 100'**

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Sheet Number:

L2

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2401-003 South Wildwood Industrial Park, Lot 1C Bldg 2
Owner/Applicant(s)	Harry Harmer
Acreage	0.95 +/-
Property Location	The subject property is addressed as 3018 NE 37th Place, Wildwood, FL 34785 and it's generally located approximately 0.26 miles west of N US 301 and approximately 0.75 miles north of E Warm Springs Ave
Parcel(s)	G30E001C

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,600 square foot warehouse building featuring two roll up doors, four parking spaces including one Florida ADA Accessible parking space, one Dumpster, and associated infrastructure on 0.95 acres MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2, per the attached plans.

The site will be serviced by City water and private on-site Septic Tank System for waste disposal. SP 2401-003 meets the criteria set forth within the Land Development Regulations, Design District Standards and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 9/3/2024

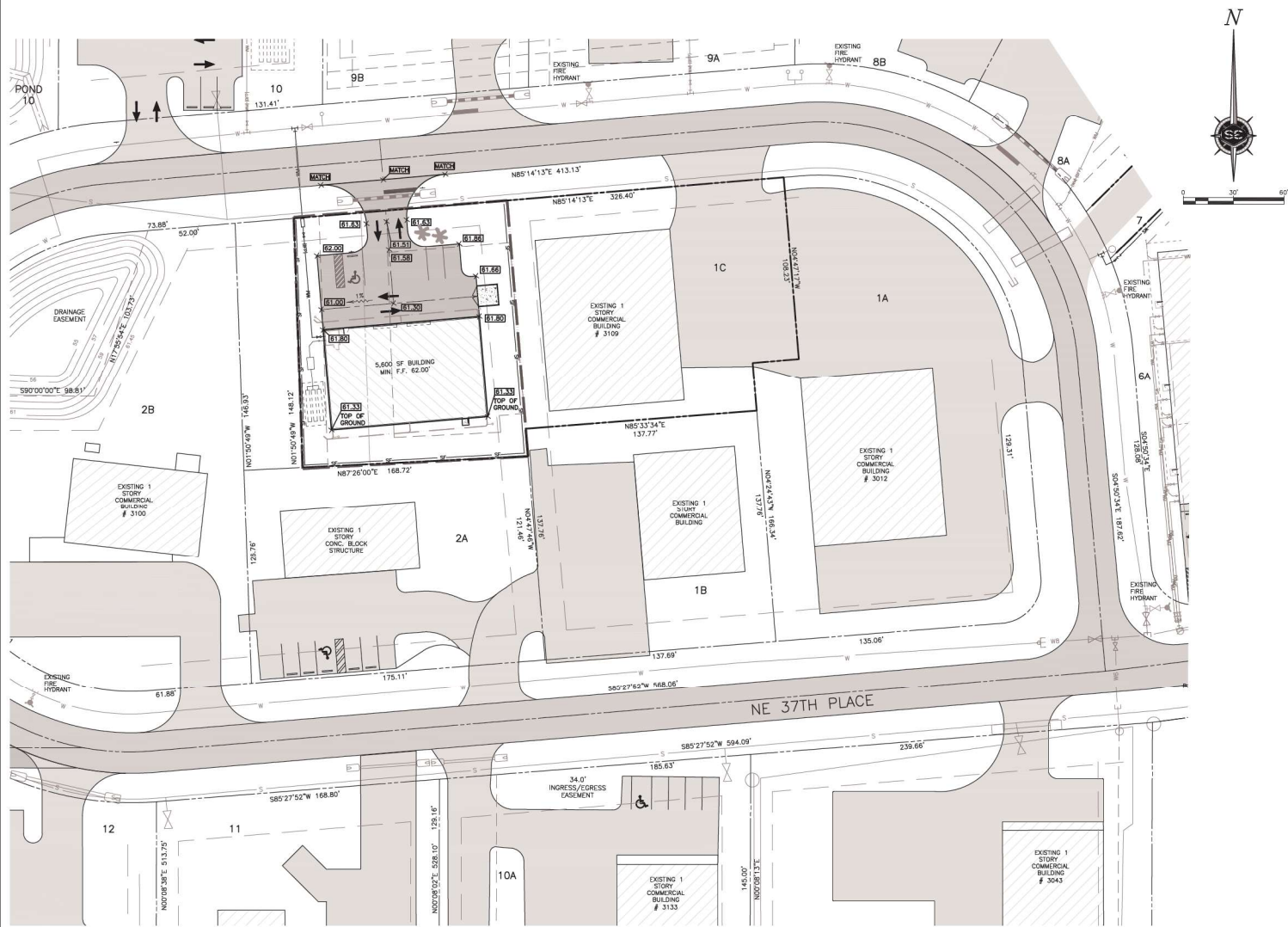


Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 200 400	SP 2401-003 SOUTH WILDWOOD INDUSTRIAL PARK PARCEL G30E001C	MAP 1B LOCATION MAP JANUARY 2024
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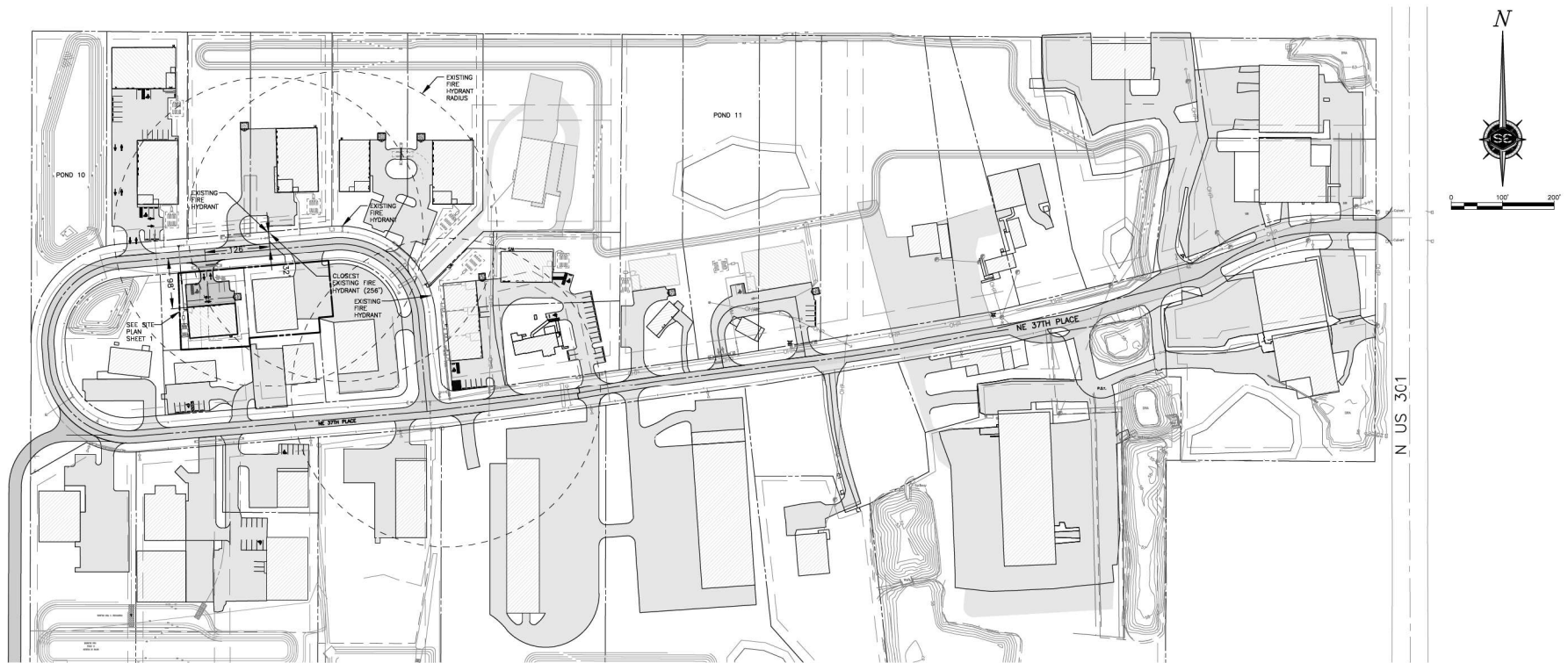


GRADING PLAN
SCALE: 1"=30'

LEGEND	
	PROPERTY BOUNDARY
	BUILDING SETBACKS
	PRE-DEVELOPMENT CONTOUR
	PROPOSED WATERLINE
	FINISHED GRADE FLOW
	PROPOSED SANITARY SEWER
	SILT FENCE
	PROJECT AREA
	MATCH SLOPE LINE
	PROPOSED SPOT ELEVATION
	FINISHED GRADE CONTOUR
	SOL. DIVIDE
	EXISTING SPOT ELEVATION

CLIENT: HARMER CONSTRUCTION		DATE: 12/23
PROJECT: SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2		DESCRIPTION: GRADING PLAN
DRAWING: 2 of 9		NOV. REV. 9
Springstead Engineering, Inc. Consulting Engineers Planners CA-0001723 LD-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		
SCALE: 1"=30'	FILE: 12/23	DATE: 12/23
AS SHOWN: DWS	DRAWN: SKK	CHECKED: [Signature]
DRAWING: GRADING PLAN		
CLIENT: HARMER CONSTRUCTION SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2		
JOB NO.: 121005.028	SHEET: 2	OF: 9

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OVERALL SITE PLAN
SCALE: 1"=30'

LEGEND	
	PROPERTY BOUNDARY
	BUILDING FOOTPRINTS
	PRE-DEVELOPMENT CONTOUR
	PROPOSED WATERLINE
	FINISHED GRADE FLOW
	PROPOSED SANITARY SEWER
	SILT FENCE
	PROJECT AREA
	MATCH SLOPE LINE
	FINISHED SPOT ELEVATION
	FINISHED GRADE CONTOUR
	SOIL DIVIDE
	EXISTING SPOT ELEVATION

CLIENT: HARMER CONSTRUCTION		NOV. BY: [Signature]	DATE: [Blank]	DESK: [Blank]	DATE: [Blank]
PROJECT: SOUTH WILLOW INDUSTRIAL PARK PARCEL 1C BUILDING 2		DESCRIPTION: [Blank]			
DRAWING: OVERALL SITE PLAN		NOV. BY: [Signature]			
3 of 9		DATE: [Blank]			

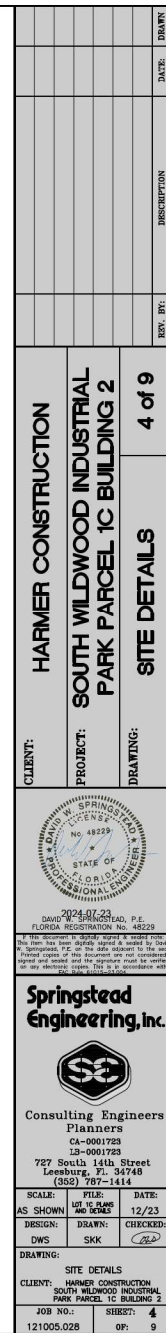
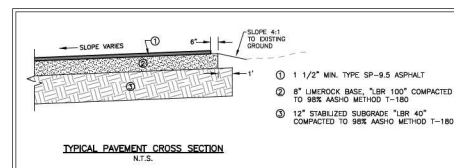
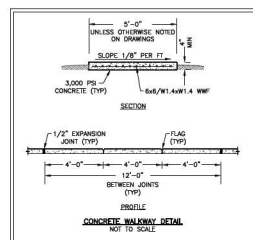
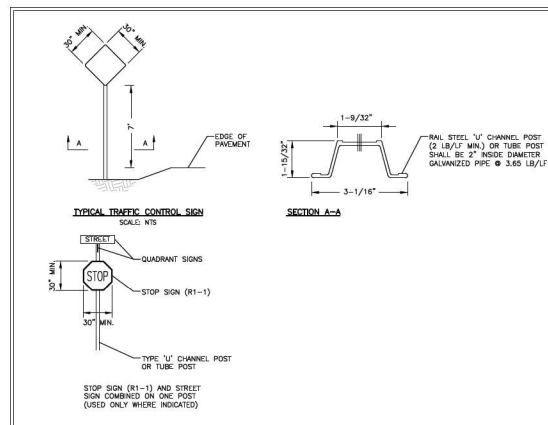
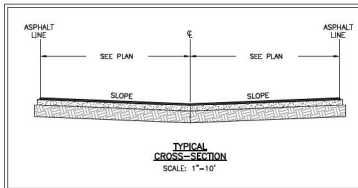
DAVID SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 48229
I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the design and content of the above drawings, and that I am a duly qualified and licensed Professional Engineer in the State of Florida.

Springstead Engineering, Inc.
Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: 1"=30'	FILE: 12/23	DATE: 12/23
AS SHOWN: 12/23	DESIGN: [Signature]	CHECKED: [Signature]
DWS	SKK	[Signature]

DRAWING: OVERALL SITE PLAN

CLIENT: HARMER CONSTRUCTION	
SOUTH WILLOW INDUSTRIAL PARK PARCEL 1C BUILDING 2	
JOB NO.: 121005.028	SHEET: 3 OF 9

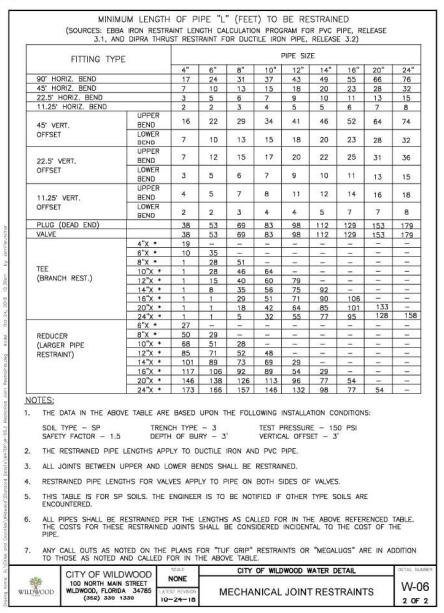
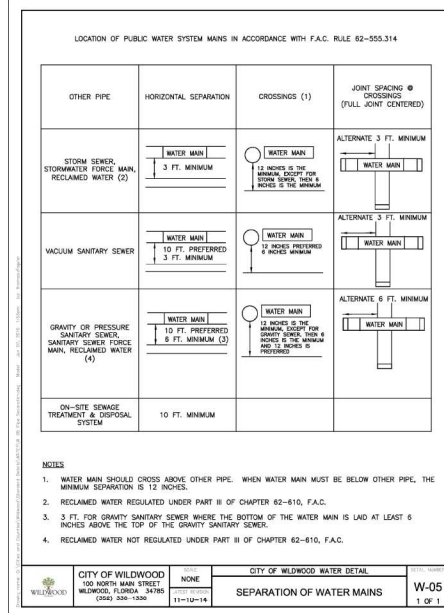
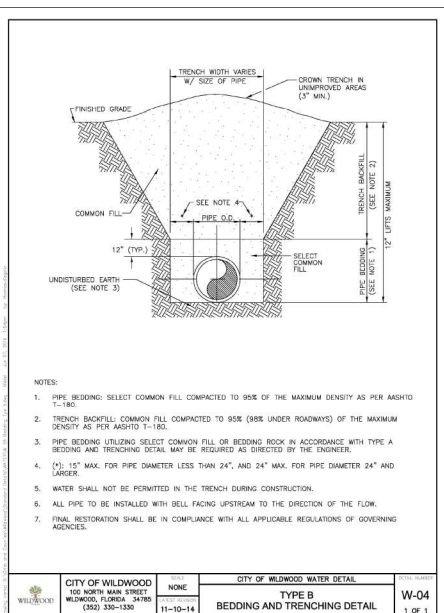
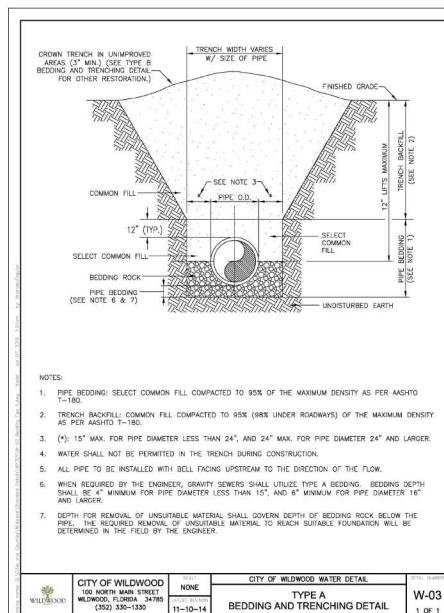


The engineer expressly reserves the

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES. DISTANCE FOR STORM/SEWER FORCE MAIN, RECLAIMED WATER MAINS, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.			TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE LOGS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DISPOSED IN LANDFILLS NOT EXCEEDING 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' OVER THE TRENCH. THE BACKFILL SHALL BE BROUGHT UP TO THE SURFACE OF THE TRENCH AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.	
(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FOOT REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER LINE, STORM/SEWER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER MAINS UNDER PART 8 OF CHAPTER 26-02, I.A.C.			BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING SHALL BE THE TEMPERATURE OF THE BACKFILL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE PER FOOT REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TIGHT SANITARY SEWER LINE.			WHenever the TRENCHES have NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE RE-OPENED TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FOOT REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TIGHT OR PRESSURE-TIGHT SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER MAINS UNDER PART 8 OF CHAPTER 26-02, I.A.C.			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(6) NEW OR RELOCATED UNDERGROUND WATER MAINS AND GRAVITY-TIGHT SANITARY SEWER LINES SHALL BE RELOCATED WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FOOT REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PLACES OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM, AS DEFINED IN SECTION 381.06(2)(2), F.S. AND RULE 64B-60.002, I.A.C.			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(8) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE, THERE WILL BE UNDERGROUND WATER MAIN IS CROSSING ANOTHER WATER MAIN IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE.			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(9) USE OF PRESSURE-VAULTS SHALL CONFORM TO THE AWWA STANDARDS INCORPORATED INTO RULE 64B-60.002, I.A.C. FOR THE OTHER PIPELINE IF IT IS GRAVITY-TIGHT OR VACUUM-TIGHT PIPELINE;			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(10) USE OF MOLDED, FLUDED, OR OTHERWISE RESTRAINED JOINTS FOR OTHER THE WATER MAIN OR THE OTHER PIPELINE SHALL BE LIMITED TO THE FOLLOWING:			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
(11) USE OF WATER-TIGHT CASING PIPE OR CONCRETE ENCASMENT AT LEAST 4" THICK FOR OTHER THE WATER MAIN OR THE OTHER PIPELINE.			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
TESTING AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE LAID TO INSURE THE ADEQUACY OF THE JOINTS IN THE TRENCHES AND THE UNITS PRESSURE TESTED. THE JOINTS WILL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE LOGS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DISPOSED IN LANDFILLS NOT EXCEEDING 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' OVER THE TRENCH. THE BACKFILL SHALL BE BROUGHT UP TO THE SURFACE OF THE TRENCH AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	
EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECT TO THE 150 PSI PRESSURE AND MAINTAINED BACKFILL FOR AT LEAST 2 HOURS. ANY DETECTED OR LEAKS REPAIRED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.			BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAIRED SHALL BE BROUGHT UP TO THE SURFACE OF THE GROUND LINES BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND BACKFILL ARE AT THE SAME TEMPERATURE.	

age 70 of 87

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CLIENT:

PROJECT:

DRAWING:

HARMER CONSTRUCTION

SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

WATER AND SEWER DETAILS-B

8 of 9

DATE:

DESCRIPTION:

REV. BY:

DAVID SPRINGSTEAD, P.E.

FLORIDA REGISTRATION NO. 48229

DAVID SPRINGSTEAD, P.E.

FLORIDA REGISTRATION NO. 48229

DAVID SPRINGSTEAD, P.E.

FLORIDA REGISTRATION NO. 48229

Springstead Engineering, Inc.

Consulting Engineers Planners

14001723

12-0001723

727 South 14th Street

Leesburg, FL 34748

(352) 787-1414

SCALE:

DATE:

AS SHOWN

9/21

DESIGN:

DRAWN:

CHECKED:

JRH

SKK

ALA

DRAWING:

WATER AND SEWER DETAILS-B

COLUMBER CONSTRUCTION SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

JOB NO.:

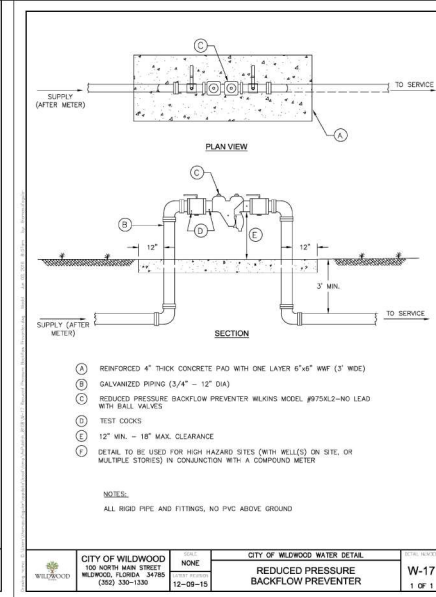
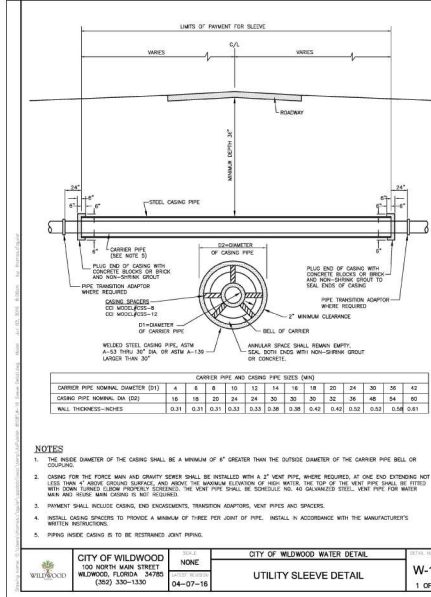
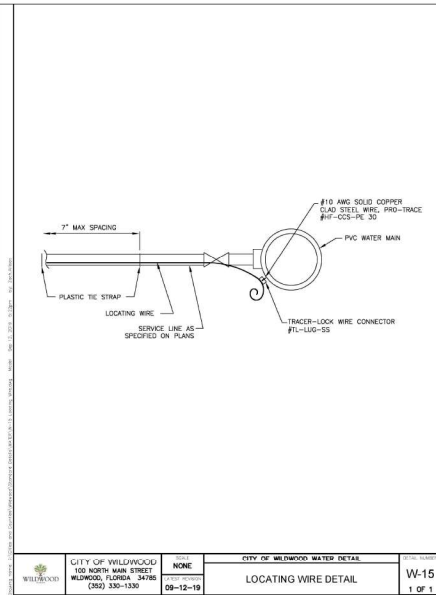
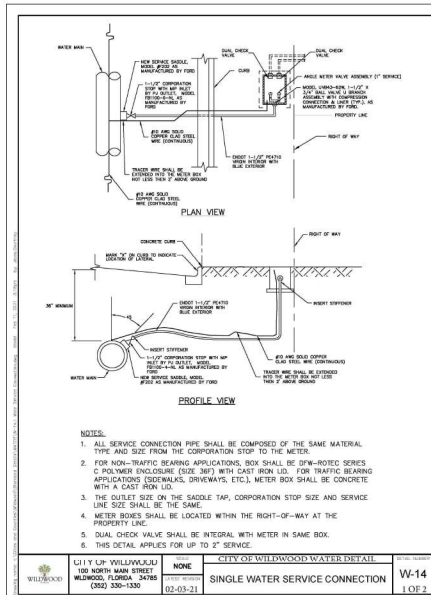
SHEET:

121005.028

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9

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CLIENT: HARMER CONSTRUCTION

PROJECT: SOUTH WILLOWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

DRAWING: WATER AND SEWER DETAILS-C

9 OF 9

DAVID SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 48229
PROFESSIONAL ENGINEER
MECHANICAL

Springstead Engineering, Inc.
Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: PTL: DATE: 9/21

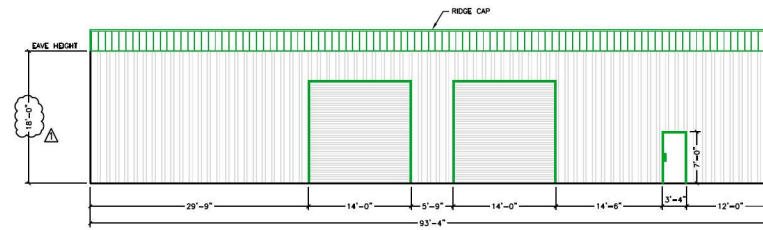
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DESIGN: JRH SKK CHECKED: JRH SKK

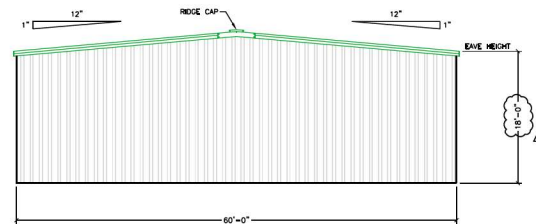
DRAWING: WATER AND SEWER DETAILS-C
CLEMMINGER CONSTRUCTION SOUTH WILLOWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

JOB NO.: 121005.028 SHEET: 9 OF 9

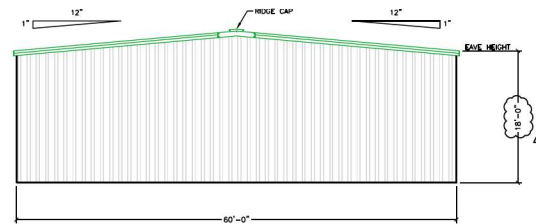
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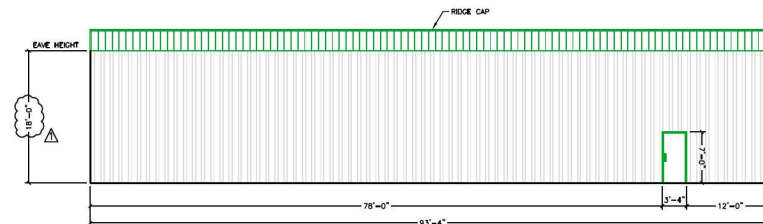
NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

CLIENT:	HARMER CONSTRUCTION	PROJECT:	SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2	DRAWING:	5,600 SF BUILDING ELEVATIONS	1 of 1
						
Springstead Engineering, Inc. Consulting Engineers Planners CA-00017923 LA-00017923 727 South 14th Street Leesburg, FL 34748 (352) 787-1414						
SCALE:	P/E:	DATE:				
AS SHOWN	12/23/2020	12/23				
DESIGN:	DWS	DRAWN:	SKK	CHECKED:		
DRAWING: 5,600 SF BUILDING ELEVATIONS						
CLIENT: HARMER CONSTRUCTION						
SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2						
JOB NO.:	121005.028	SHEET:	1	DATE:	03/09/24	
REV. BY: DISCUSSION						



**Springstead
Engineering, Inc.**
Consulting Engineers - Planners

727 South 14th Street
Leesburg, Florida 34748

Lake (352) 787-1414
Sumter (352) 793-3639
Fax (352) 787-7221

January 8, 2024

City of Wildwood
100 North Main St.
Wildwood, Florida 34785

**RE: Traffic Statement for Additional Warehouse Building
Lot 1C, South Wildwood Industrial Park
Wildwood, Florida
SEI File No. 1210005.028**

Dear Reviewer:

Springstead Engineering, Inc. has been performing civil/site engineering for Mr. Harry Harmer/South Wildwood Industrial Park for the past 10+ years. During that time period we have performed the engineering for multiple new industrial buildings on separate previously platted lots within the Industrial park.

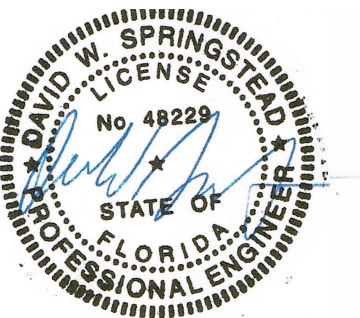
A Transportation Impact Study was performed for the Industrial Park at the time the subdivision was requesting development approval. As a result, the turn lanes at the park entrance on US Highway 301 were designed, permitted and constructed per the approved plans.

The purpose of the proposed development is to add additional warehouse storage space for the existing business operating on Lot 1C. No new employees will be added. The office and facilities for the existing business will be unchanged.

Based on this information it is my opinion that the development of this project will not increase nor decrease the traffic trips generated for this lot.

I hope that this information meets the City's needs at this time. Should there be any additional questions or comments, please contact me.

Digitally signed
by David W
Springstead
Date: 2024.01.08
'14:52:07 -05'00



Sincerely,
Springstead Engineering, Inc.

David W. Springstead, P.E.
Florida Registration No. 48229

DWS/jal

Cc: Bill Keen; Harry Harmer

This item has been digitally signed and sealed by David W. Springstead, P.E. on date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Harry Harmer

South Wildwood Industrial park

Parcel 1C

This application consists of a proposed warehouse building and paved parking areas to serve the new building.

Landscape Plans

No landscape plans have been provided with this application as this site is within an existing Industrial Park, therefore it is not needed.

Environmental Assessment

An environmental assessment for the platted project as performed at the time of original development, therefore not applicable for this project. Lot 1C is located in an active industrial park. Improvements have been made on the lots to either side. The activity level at the site insures that no changes have occurred from the activity observed in the original report.

Stormwater Calculations

The calculations for impervious area included 3.0 acres of building/parking within the development area. The subject project is the last to develop. Based on the latest accounting there is a balance of 0.19 acres of available impervious area. This project incurs 0.23 acres of impervious for building and parking. This is approximately 1750 sf over the originally permitted impervious area.

The system in its current state has been operating with minimal staging through the past seasons. Based on the condition and size of the system, it is our opinion that the 1750 sf overage will not change the operational capacity of the stormwater system. As previously stated, no additional impervious area is planned for the development area within the contributing basin.

Sign Application

A sign permit is not applicable for this project.

Tree Survey

No trees are to be removed from this site; therefore a tree permit is not needed for this project.

Additional Information provided per questions previously asked on Reviews for the SWWIP projects.

Irrigation Plans /Meter

No irrigation plans or meter are proposed.

Dredging/Filling

No dredging or filling in excess of the original ERP permit are proposed.

Storage

Storage will be low to ordinary hazard. High hazard storage is prohibited.

Flood Prone Area

The proposed project is not within a flood prone area.

Wash Out Area

No concrete wash out area is proposed.

Directional Boring

No directional boring is proposed for this project.

Utility Construction

No utility construction is proposed for this project; therefore we did not provide a construction cost estimate.

Septic System

Owner will work with SCHD as in the past to modify/update the septic system.

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PD 2404-001 Convenience Store with Gas Planned Development

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PD 2404-001 Convenience Store with Gas
Ordinance Number	O2024-55
Owner(s)	LG Wildwood, LLC
Applicant(s)	Lowndes c/o Logan Opsahl, Esq.
Property Location	The subject property is generally located approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East Gulf Atlantic Hwy)
Parcel(s)	G07-076, G07-078, & G07-250
Date	September 4, 2024

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property along with requirements for the existing billboard as outlined in the ordinance.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan as the current future land use designation is commercial, which is intended to accommodate a mix of commercial and office uses. The PD is for signage, shared utility infrastructure improvements and shared access to advertise gas prices for the convenience store with gas and to accommodate future

tenants.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;

The proposed change will not adversely affect public facilities. The PD amendment is for signage, shared utility infrastructure improvements and shared access to adjoining parcels.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

Changing conditions make the proposed amendment necessary. The applicant is proposing the PD to advertise gas prices at gas station entrances and throughout the project. Some signage will be shared with adjacent parcels when they develop. There is also an existing billboard that will remain on property that will be subject to the City's existing regulatory structure for billboards.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

There is no expected change to traffic due to this PD. This PD is for signage, shared utility infrastructure and access.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations. Additional signage was needed to properly advertise the gas pricing signage which will not deter the adjacent parcels for future development as the PD will include shared infrastructure, access and some of the signage.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-55

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LG WILDWOOD LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The above referenced applicant/owner (collectively, together with its successors and assigns, hereinafter referred as the “Developer”) for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____, 2024. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on October 1, 2024 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Convenience Store w/ Gas (Wawa) Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on _____.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of approximately six (6) acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Planned Development Overlay of the lands described in “Exhibit A.”
- B. That the zoning district of the subject land described in “Exhibit A” is classified as C-3 zoning on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Bowman Engineering, dated March 1, 2023 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with the City of Wildwood Comprehensive Plan.
 - 1) Land Uses. Though all C-3 uses are permitted on the Property, the conceptual development plan illustrates the general location of the following specific land uses:
 - a. Convenience store and gas station; and
 - b. Multi-tenant building with C-3 business uses.

- 2) Zoning, Permitting and Surveys. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between this Ordinance and the conceptual development plan, this Ordinance will supersede.
- 3) Signage. The Project will be allowed the following signage:
- a. Two (2) permanent, illuminated, double-faced multi-tenant sign located at (i) the entrance to the development on S.R. 44 and (ii) the entrance to the development on US Hwy 301, the approximate locations of which are depicted on Exhibit “C”;
 - b. An existing billboard, in its current size and location, the approximate location of which is depicted on Exhibit “C”. The billboard shall otherwise be subject to the City’s existing regulatory structure for billboards (the City’s ordinances, Code and Land Development Regulations) and must meet the requirements of the same;
 - c. One (1) internal permanent, illuminated, double-faced directional and wayfinding sign, the approximate location of which are depicted on Exhibit “C”; and
 - d. Two (2) internal permanent, illuminated, double-faced multi-tenant, directional and wayfinding signs, the approximate locations of which are depicted on Exhibit “C”.

All other signage, including internal signage and directional and occupant identification is required to meet the City’s Land Development Regulations and Design District Standards for signage.

- C. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- D. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:
- E. Principal Uses. All permitted principal uses as listed in Chapter 3, Table 3-6 of the Land Development Regulations for the C-3 zoning district shall be permitted.
- F. Development Standards. The Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-3 zoning district.

- G.** Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

SECTION 4: This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2024.

S E A L

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

EXHIBIT "A"
Legal Description

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 62.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE N 89 DEG 53 MIN 40 SEC E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 270.19 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT OF LAND: CONTINUE N 89 DEG 53 MIN 40 SEC E 339.87 FEET; THENCE S 0 DEG 26 MIN 10 SEC E 607.25 FEET MORE OR LESS, TO A POINT THAT IS 660 FEET NORTH OF THE SOUTH BOUNDARY OF SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE N 89 DEG 30 MIN 50 SEC W TO A POINT THAT IS S 0 DEG 06 MIN 20 SEC E OF THE POINT OF BEGINNING; THENCE N 0 DEG 06 MIN 20 SEC W 607.25 FEET MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE WEST 125 FEET THEREOF.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN O.R. BOOK 533, PAGE 739, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel Identification Number: G07-076

Commence at the Southwest corner of the North Half of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 19 South, Range 23 East, Sumter County, Florida; run thence S 89°52'30" E, 62.25 feet to the East Right-of-Way of U. S. Highway No. 301; thence N 00°22' E, 125 feet to the P.O.B.; thence S 89°52'30" E, 207.48 feet; thence N 00°22' E, 274.12 feet; thence S 89°40'20" W, 201.25 feet to the new Easterly Right-of-Way of U. S. Highway No. 301; thence Southerly along said Right-of-Way to the P.O.B..

Parcel Identification Number: G07-078

The West 125 feet of the following description: Beginning at the Northwest corner of the SW ¼ of the SE ¼ of Section 7, Township 19 South, Range 23 East; run thence South 62.82 feet to the South right of way line of State Road No. 44; thence N 89°53'40" E. along said right of way line for a distance of 270.19 feet to the POINT OF BEGINNING for the following described tract of land; Continue N 89°53'40" E 339.87 feet; thence S 0°26'10" E. 607.25 feet, more or less, to a point that is 660 feet North of the South boundary of the SW ¼ of the SE ¼ of Section 7; thence N 89°30'50" W. to a point that is S 0°06'20" E. of the POINT OF BEGINNING; thence N 0°06'20" W. 607.25 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT “B”
Conceptual Development Plan

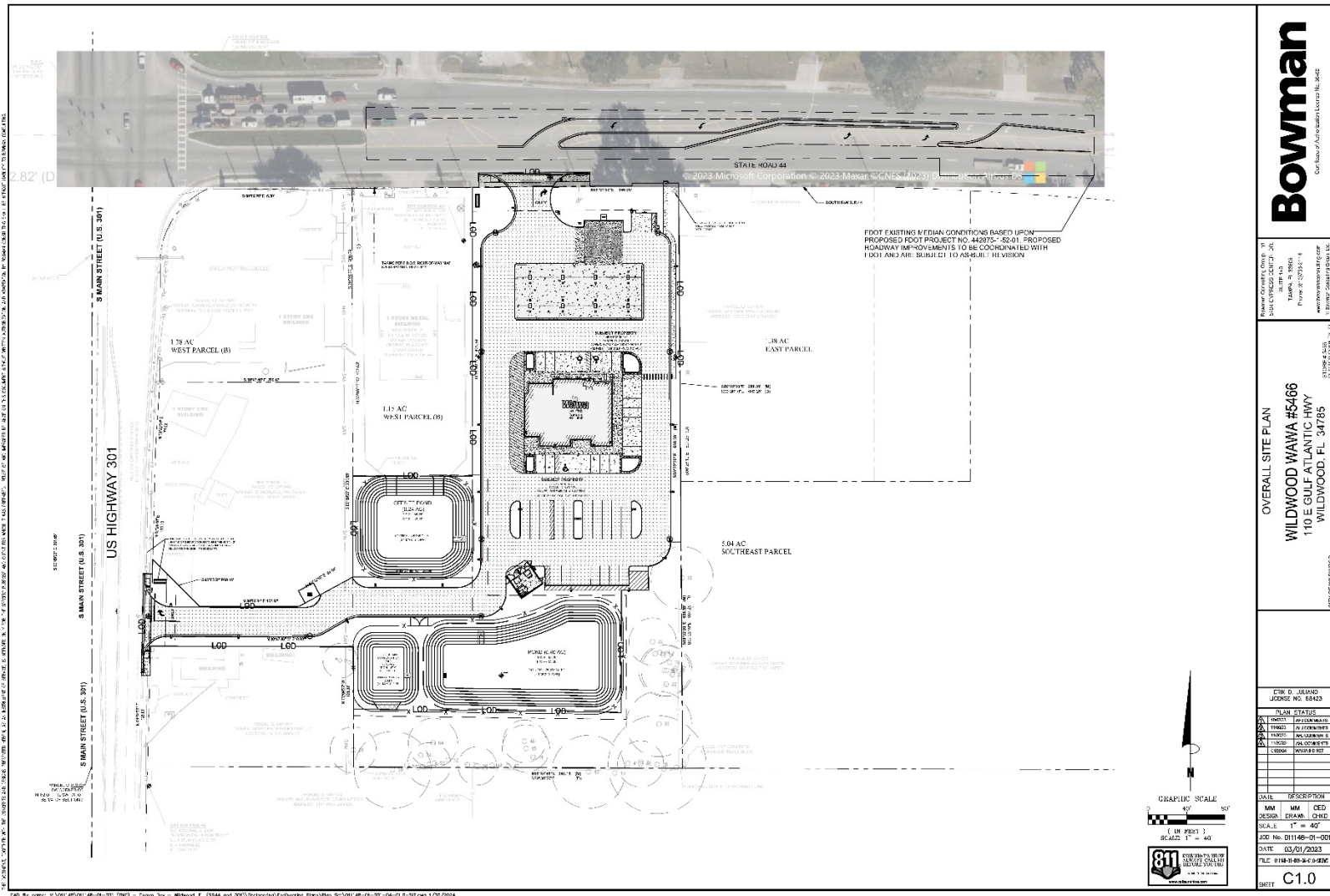
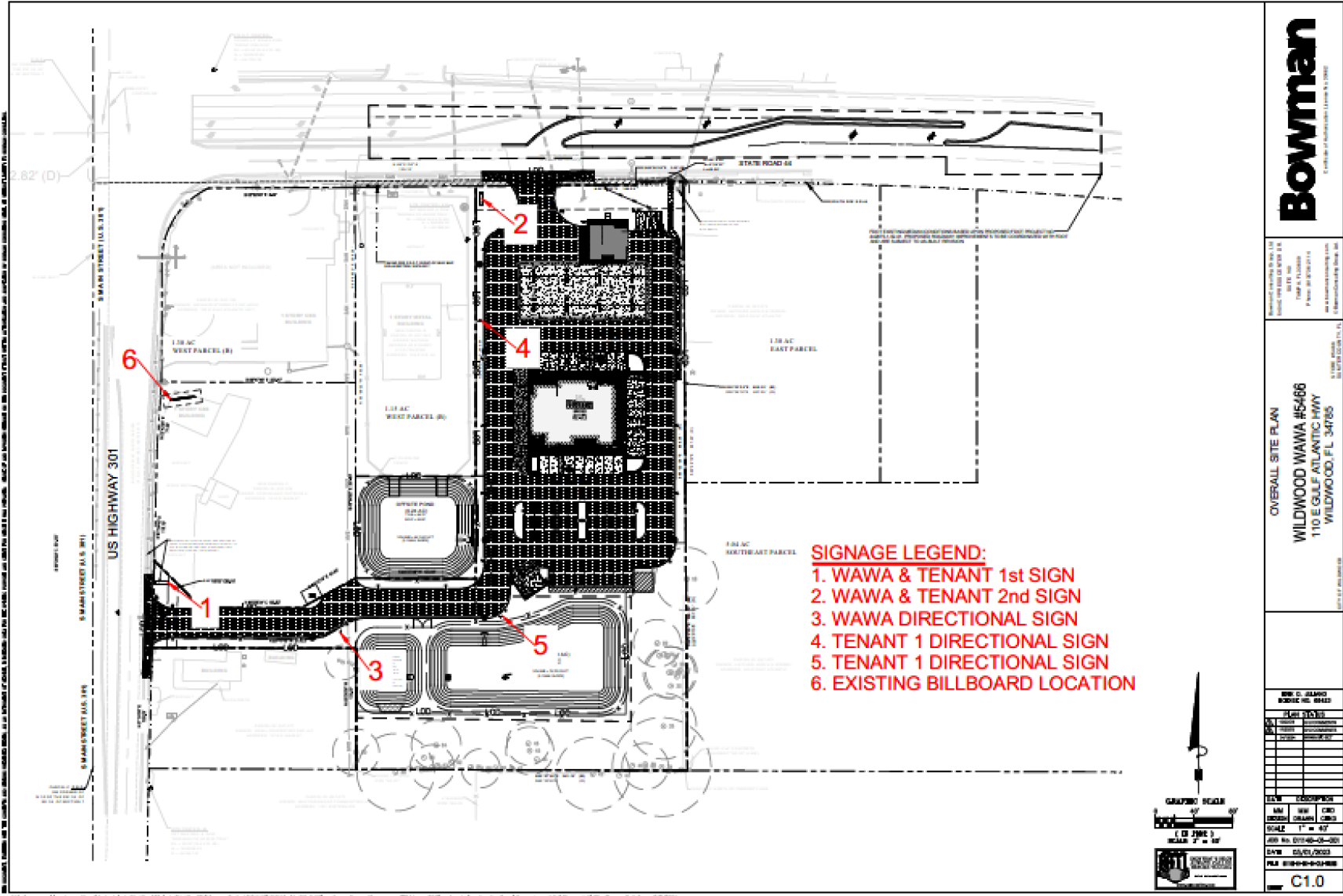
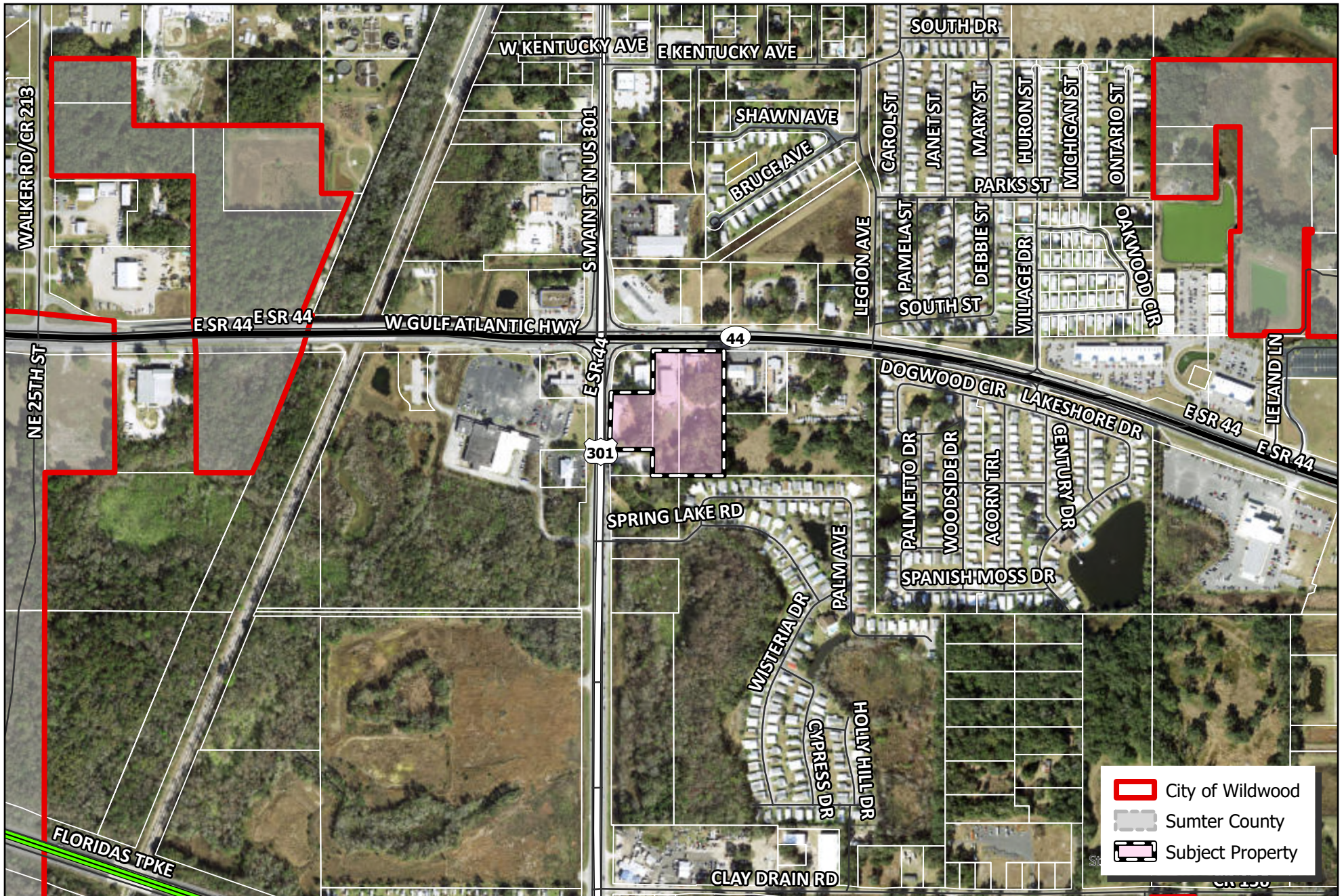


EXHIBIT “C”
Signage





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.02 0.04 0.06 0.08 Miles	PD 2404-001 CONVIENCE STORE WITH GAS (WAWA) PARCELS G07-076, G07-078 & G07-250	MAP 1B LOCATION MAP AUG 2024
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