



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

Agenda
Regular Meeting
November 12, 2025 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 October 14, 2025, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2411-011 Densan Park Ph 3 Improvement Plan**
Parcels: D08-016, D08-018, D08-040

The applicant is seeking a favorable recommendation from the Project Review Committee for Phase 3 of the Densan Park subdivision, an improvement plan consisting of 62 single-family detached residence dwelling units with

associated amenities, infrastructure and landscaping buffers on 15.28 acres, MOL. **Staff recommends approval contingent on resolution of outstanding comments.**

2. **A25-0257 - SP - Oxford Professional Plaza Building Addition**

Parcel D20-050

The applicant is seeking a favorable recommendation from the Project Review Committee for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza, as per the attached plans. **Staff recommends a favorable recommendation.**

3. **A25-0765 (PLAT) The Winston Improvement Plan**

Parcels

D19-006, D19-007, D19-112, and D19-113

The applicant is seeking a favorable recommendation from the Project Review Committee for the Winston Subdivision, an improvement plan consisting of 295 single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on 83.158 acres, MOL. The subdivision is to include the following amenities on a separate site plan: a community pool and cabana, a tot lot and school waiting area, and a dog park. **Staff recommends approval**

4. **A25-1588 Tillman Villas Final Plat**

Parcel

C36-005

The applicant is seeking a favorable recommendation from the Project Review Committee for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts on 19.91 acres, MOL. **Staff recommends approval**

5. **A25-3342 (SP) Florida Heart & Vascular**

Parcel G16M001

The applicant is seeking a favorable recommendation from the Project Review Committee for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces are Florida ADA accessible and with associated infrastructure. A technical waiver has been requested to eliminate a separate 10' x 40' loading zone as deliveries will be by a standard UPS/Fedex truck only occasionally (maybe once a week) and parked for a limited amount of time (5-10 minutes) during business hours. A designated loading zone would take up 4 parking spaces that are needed for employees and patients. **Staff recommends approval.**

6. **A25-3710 (SP) VOSO Phase 31H1 Master Plan**

Parcels K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001, & K24-001

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 767.25 acres, MOL. **Staff recommends approval.**

VI. ADJOURNMENT

November 12, 2025 10:00 AM

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Project Review Committee Regular Meeting October 14, 2025, at 10:00 AM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 14, 2025 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

City Manager McHugh brought the meeting to order at 10 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Absent
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the September 9, 2025, meeting were approved. No discussion. Motion to approve by Assistant Utility Director Martin, seconded by Police Chief Parmer. Motion carried unanimously.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. A25-0398 Twisted Oaks Mod - Circle K Pond Mod

City Manager McHugh read aloud case number A25-0398 Twisted Oaks Mod - Circle K Pond Mod. The applicant sought approval from the Project Review Committee for a minor modification to the previously approved PLAT 2205-001 Twisted Oaks Improvement Plan for the modification of the Circle K storm water ponds on parcels D31A218 and D31A216. There was no representative present for the meeting. Planner Lammers was the city planner for the project and stated the applicant had cleared all comments. No further discussion. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the modification.

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

2. A25-2840 New Horizon Plaza Mod

City Manager McHugh read aloud case number A25-2840 New Horizon Plaza Mod. The applicant sought approval from the Project Review Committee for a minor modification to the previously approved New Horizon Plaza Improvement Plan (PLAT 2207-002) consisting of revisions to grading and retaining walls on parcel G18-039. Keith Riddle with Riddle Newman Engineering and John Toscani with 1200 New Horizon LLC were present on behalf of the project. Planner Lammers was the city planner for the project and stated all comments had been cleared. Assistant Development Services Director Then asked the applicant if there was any update on the flooding issues that they were having with The Villages RV Park, or if the issue had been resolved. Mr. Toscani advised that it had been corrected the following day. Mr. Riddle confirmed that there had not been any issues since then. No further discussion was held. Motion by Assistant Utilities Director Martin, seconded by Public Works Director Hockenbury, to approve the modification.

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

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:06 a.m.

RESULT:	Passed
MOVER:	Public Works Director Hockenbury
SECONDER:	Assistant Utilities Director Martin

AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin
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SEAL

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2411-011 Densan Park Ph 3 Improvement Plan

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2411-011 Densan Park Ph 3 Improvement Plan
Owner(s)	Densan Partners, LLC
Applicant(s)	Dennis Ferguson/Densan Partners, LLC
Acreage	15.28 +/-
Property Location	The subject property is generally located 0.36 miles west of CR 101 and 0.26 miles south of CR 104.
Parcel(s)	D08-040, D08-018, D08-016
Date	November 4, 2025

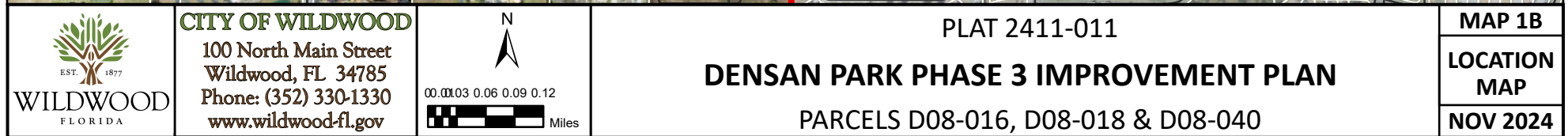
The applicant is seeking a favorable recommendation from the Project Review Committee for Phase 3 of the Densan Park subdivision, an improvement plan consisting of 62 single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on 15.28 acres, MOL. Fifty-four of the lots proposed are within Phase 3, with the remaining eight lots being proposed in the boundary of the project's Phase 2. The subdivision is to include the amenities under a separate plan.

At the time of writing this report, there are outstanding comments from Development Services and Wildwood Public Works regarding the landscape plan and tree mitigation, please see comment review sheet as part of this item.

PLAT 2411-011 will meet 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 once all outstanding comments are addressed.



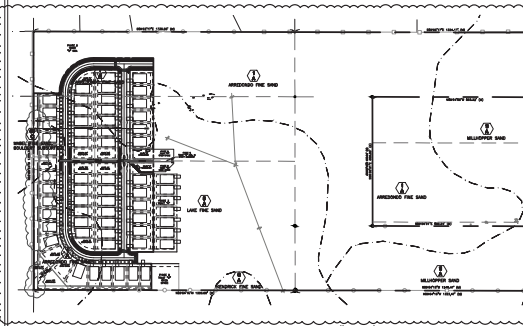
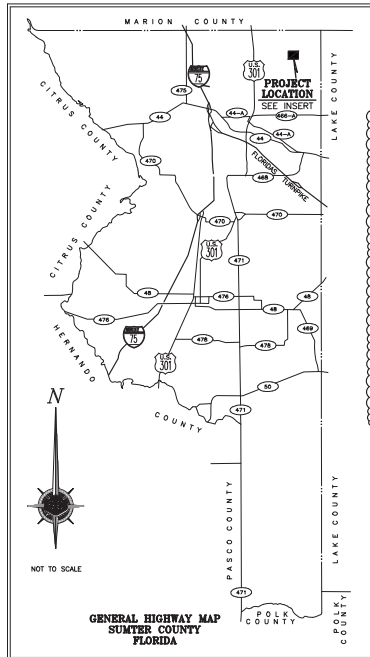
McKenna Page
Planner I



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CONSTRUCTION AND SITE DEVELOPMENT PLANS

FOR DENSAN PARTNERS, LLC OF DENSAN PARK SUBDIVISION PHASE 3



- SOIL LEGEND**
- 1 A ARENOSOL FINE SAND
 - 4 A SAND
 - 6 A SAND FINE SAND
 - 8 A SAND FINE SAND
 - 11 A SAND FINE SAND
 - 13 C SAND FINE SAND AND BOLDLY SUBSTRATE

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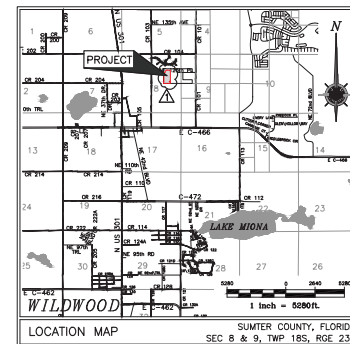
OWNER/DEVELOPER:
DENSAN PARTNERS, LLC
668 WILLOW ROAD
FRANKLIN SQUARE, NY 11010
PHONE: (516) 568-3457

ENGINEER:
SPRINGSTEAD ENGINEERING, INC.
DAVID SPRINGSTEAD, P.E.
727 S. 14th STREET
LEESBURG, FL 34748
PHONE: (352) 787-1414
FAX: (352) 787-7221

SURVEYOR:
R.M. BARRIEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
THOMAS BARRIEAU
1309 S.E. 25th LOOP SUITE 103
OCALA, FLORIDA 34471
PHONE: (352) 822-3133
FAX: (352) 369-3771

PERMITTING AGENCIES:
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - WATER DISTRIBUTION & WASTEWATER COLLECTION
CITY OF WILLOWOOD - WATER, WASTEWATER, SOLID WASTE, AIR
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT - POINT # 4303362.005

NOTE:
THE DRAINAGE SYSTEM, IF CONSTRUCTED AND MAINTAINED AS DESIGNED CAN PROVIDE FOR THE 100-YEAR, 24-HOUR DESIGN STORM OR GREATER WITHOUT ADVERSELY AFFECTING THE ADJACENT PROPERTIES. THE CONVEYANCE SYSTEM IS DESIGNED FOR THE 10-YEAR STORM EVENT PER FOOT 1-D-4 CURVES.



CLIENT: DENSAN PARTNERS, LLC		1 of 28	DRAWN: DATE:
PROJECT: DENSAN PARK SUBDIVISION PHASE 3			
DRAWING: COVER			
DATE: 10/13/2024		DATE: 10/13/2024	DATE: 10/13/2024
DESIGNED BY: DVS		DESIGNED BY: DVS	DESIGNED BY: DVS
CHECKED BY: DVS		CHECKED BY: DVS	CHECKED BY: DVS
APPROVED BY: DVS		APPROVED BY: DVS	APPROVED BY: DVS
DATE: 10/13/2024		DATE: 10/13/2024	DATE: 10/13/2024
SCALE: 1" = 5280'		SCALE: 1" = 5280'	SCALE: 1" = 5280'
FILE: DENSAN PARK SUBDIVISION PHASE 3		FILE: DENSAN PARK SUBDIVISION PHASE 3	FILE: DENSAN PARK SUBDIVISION PHASE 3
AS SHOWN: 11/24		AS SHOWN: 11/24	AS SHOWN: 11/24
DESIGN: SKK		DESIGN: SKK	DESIGN: SKK
DRAWING: COVER		DRAWING: COVER	DRAWING: COVER
CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3		CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3	CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3
JOB NO.: 0410025.010		JOB NO.: 0410025.010	JOB NO.: 0410025.010
SHEET: 1		SHEET: 1	SHEET: 1
DATE: 11/24		DATE: 11/24	DATE: 11/24

Digitally signed
by David W
Springstead
Date: 2025.10.15
17:38:27 -04'00

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 45229

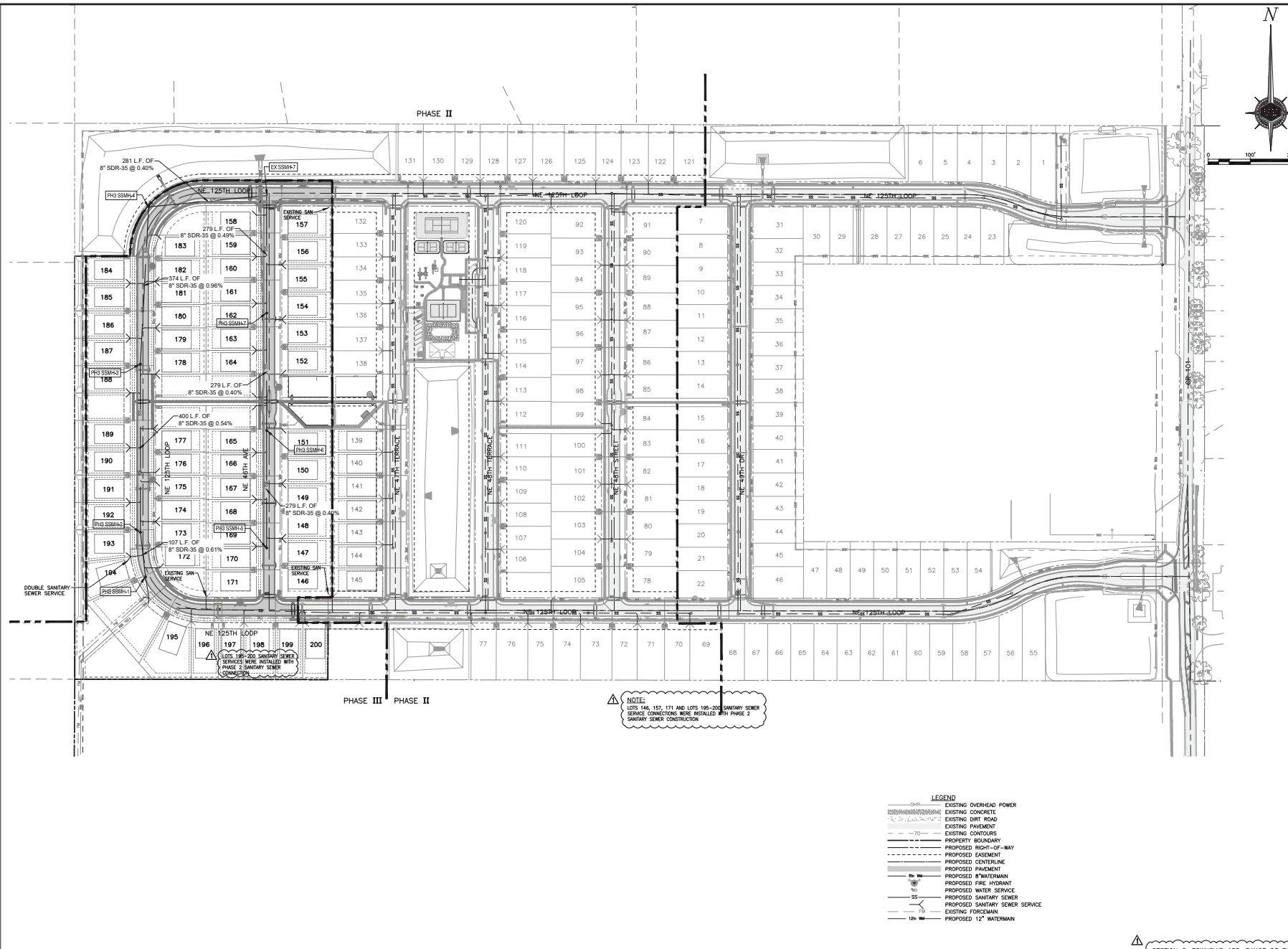
Springstead Engineering, Inc.

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

SCALE: 1" = 5280'
FILE: DENSAN PARK SUBDIVISION PHASE 3
AS SHOWN: 11/24
DESIGN: SKK
DRAWING: COVER
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JOB NO.: 0410025.010
SHEET: 1
DATE: 11/24

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LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

FOR

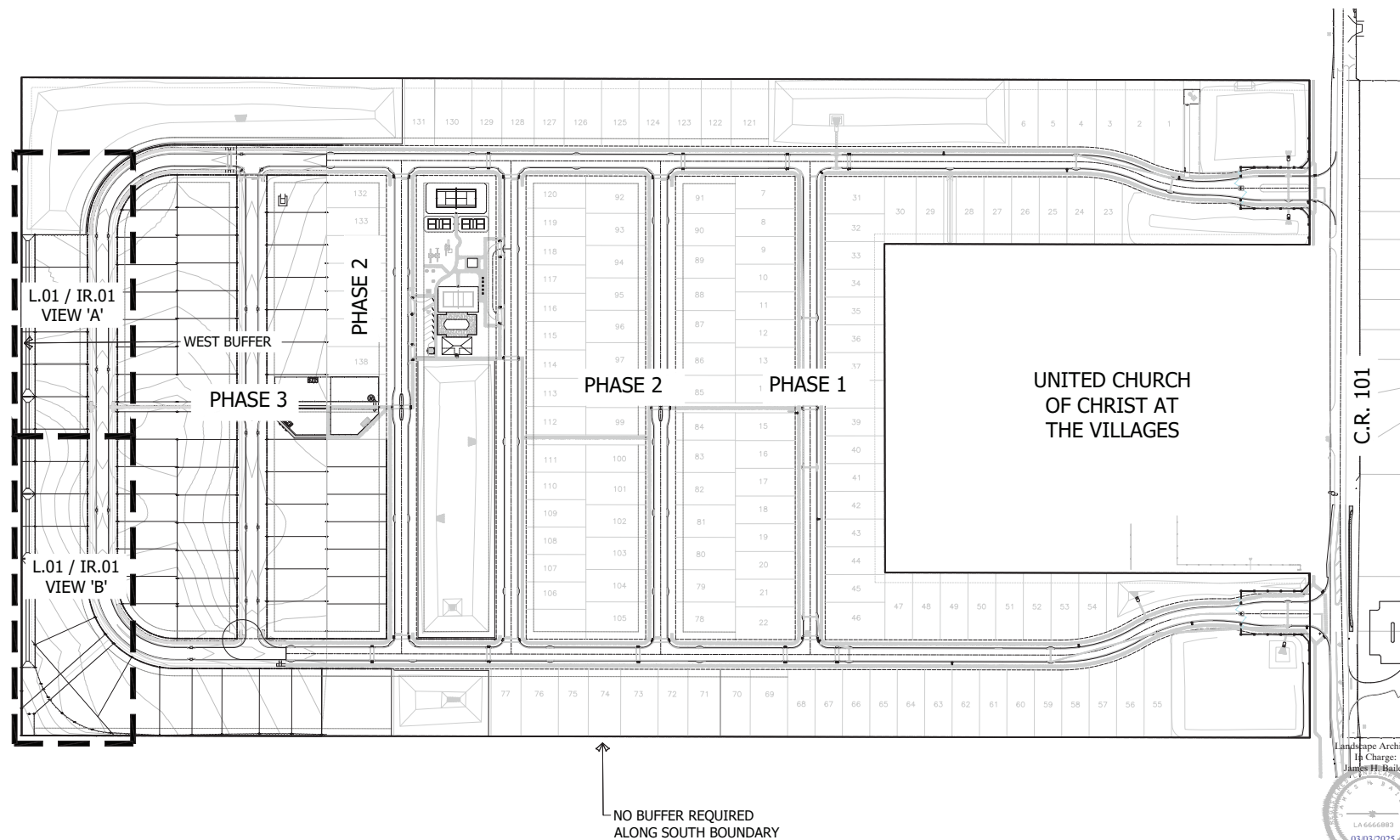
DENSAN PARK - PH. 3

March 3, 2025

SHEET INDEX

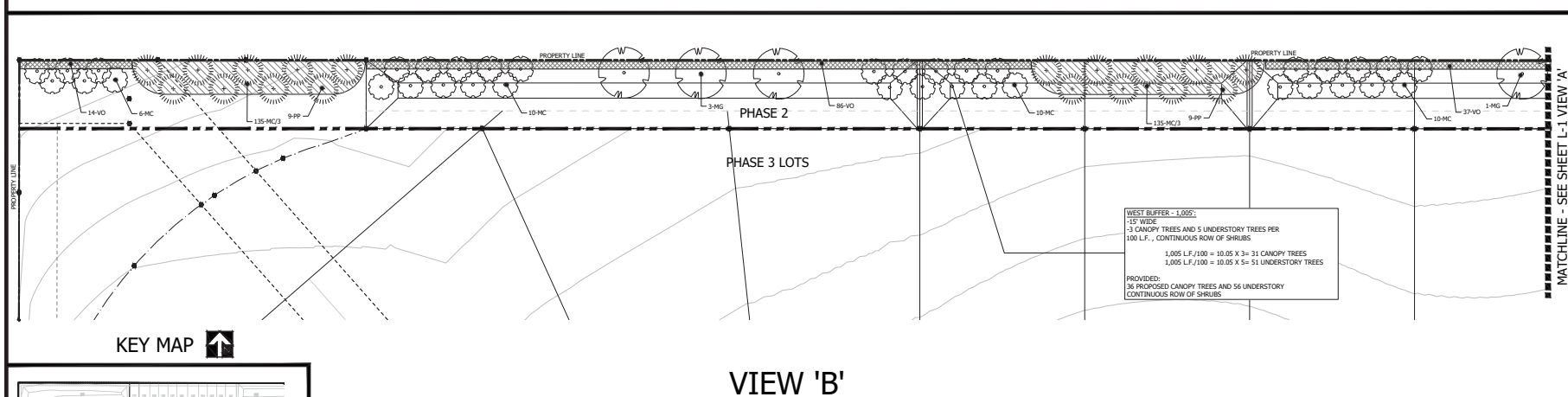
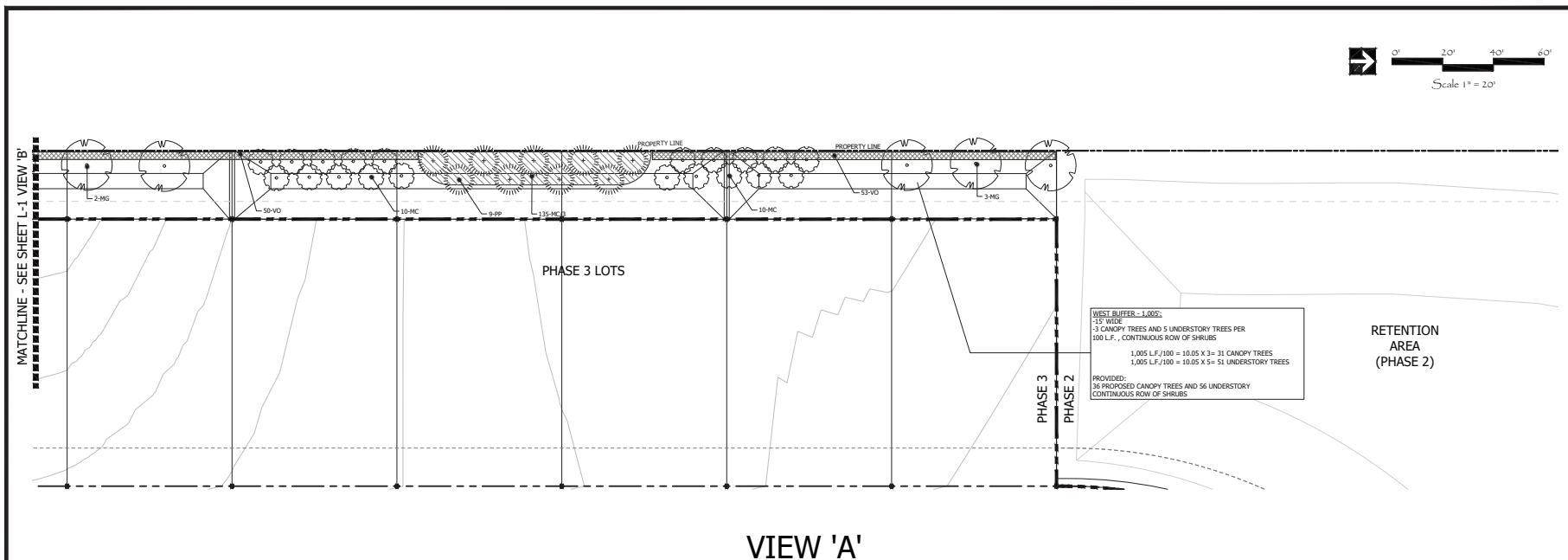
	Cover
L-0	Sheet Reference Plan
L-1	Landscape Pla
L-2	Notes, Details, and Plant Schedule
L-3	Landscape Specifications
IR-1	Irrigation Plan
IR-2	Irrigation Notes, Details, and Irrigation Schedule



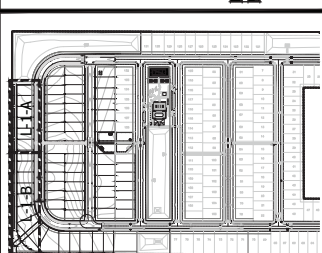


Landscape Architect
In Charge:
James H. Bailey
03/03/2025
Registration # LA6666883

NO.	
DATE	03-03-2025
DRAWN BY	J.A.
CHECKED BY	J.A.
REVISION NO.	
SHEET	L-0



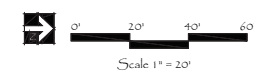
KEY MAP



NOTE: MAINTAIN A 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY METERS, BACK FLOWS, MANHOLES, AND CLEAN OUTS

NOTE: ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION

NOTE: ROOT PRUNING MUST BE DONE WHERE ANY IRRIGATION / CONSTRUCTION OCCURS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.



Landscape Architect
 In Charge:
 James H. Bailey
 LA 6666883
 03/03/2025
 Registration # LA6666883

NO.
 DATE: 03-25-2025
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 REVISION NO.
 SHEET L-1

DENSAN PARK - PH. 3
 LANDSCAPE PLAN

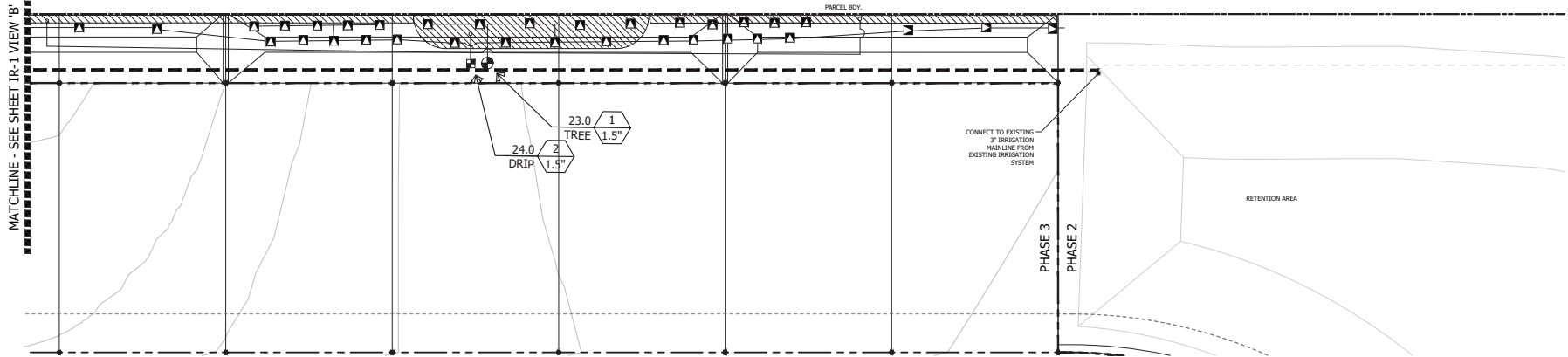
LAND DESIGN
 landscape architects site planners and planners GROUP INC.

PLANT SCHEDULE, NOTES, AND DETAILS

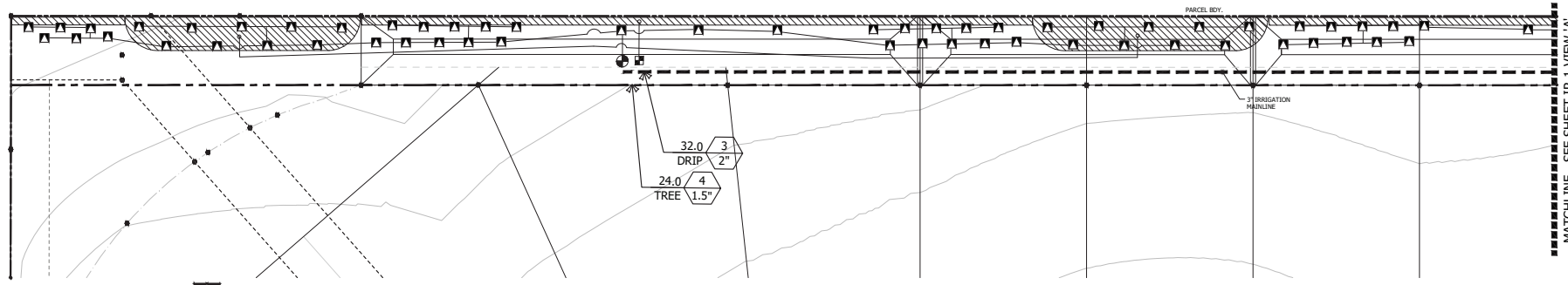
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SHEET 1-2

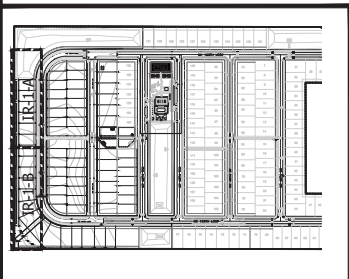


VIEW 'A'



VIEW 'B'

KEY MAP ↑



NOTE: LOCATION OF ALL IRRIGATION PIPES AND APPURTENANCES SHOW FOR GRAPHIC CLARITY. LOCATE PIPING IN OPEN SPACE AREAS TO MINIMIZE IMPACTS TO HARDSCAPE ELEMENTS. MINIMIZE TRENCHING WITHIN THE ROOT ZONE OF EXISTING TREES.

CONNECT ZONES TO IRRIGATION CONTROLLER FROM PHASE 1

NOTE: MAINTAIN A 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY METERS, BACK FLOWS, MANHOLES, AND CLEAN OUTS

NOTE: ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION

NOTE: ROOT PRUNING MUST BE DONE WHERE ANY IRRIGATION / CONSTRUCTION OCCURS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.

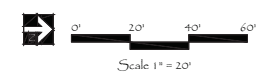
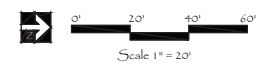
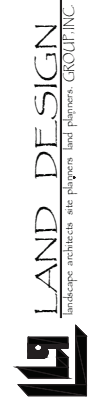
Landscape Architect
In Charge:
James H. Bailey



Registration # LA6666883

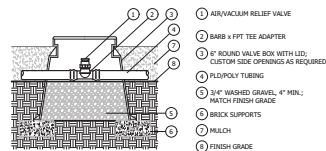
SHEET	IR-1
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CHECKED BY	J.A.
DRAWN BY	J.A.
DATE	05-25-2025

DENSAN PARK - PH. 3
IRRIGATION PLAN

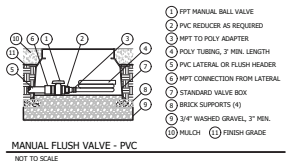


IRRIGATION NOTES

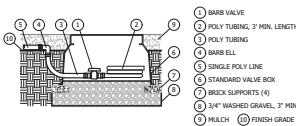
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
 - REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
 - MAINTAINING THE CORRECT IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
 - COORDINATING WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
 - COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
 - REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEMS TO INCLUDE WATER QUALITY.
- THE SCOPE OF WORK SHALL INCLUDE:
 - PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
 - PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
 - SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
 - SUPPLYING OF MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
 - PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPRUDENT AREAS.
- THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA LIMITS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% BRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TREE AND TREE SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.
- THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR INSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET SAID REQUIREMENTS - ANY WORK THAT DOES NOT IS SUBJECT TO REPEATED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- ALL IRRIGATION INSTALLATION/ MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. <http://fl.fbaa.org>



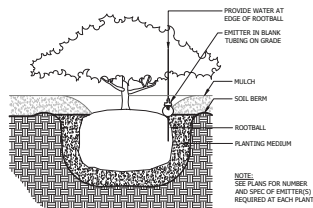
AIR/ VACUUM RELIEF VALVE ON GRADE
NOT TO SCALE



MANUAL FLUSH VALVE - PVC
NOT TO SCALE

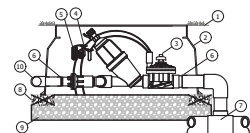


MANUAL FLUSH VALVE - POLY END RUN
NOT TO SCALE

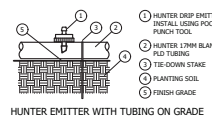


EMITTER PLACEMENT AT SHRUBS
NOT TO SCALE

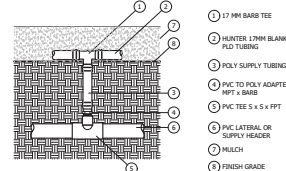
PLD Emitter Line Maximum Length		Valve Sizing			
Emitter Line Length in Feet (for 1.0 GPM emitters)		PVC Pressure Loss in PSI			
FIC - JIC - JIC		Flow 1"	1 1/2"	2"	
Emitter Spacing		GPM	GPM	GPM	GPM
15	126	126	222		
20	149	225	295		
25	167	276	346		
30	184	288	390		
35	202	327	423		
40	220	362	462		
45	237	384	489		
50	258	401	503		
(Length on 0% Slope)		See MWPS Specs			



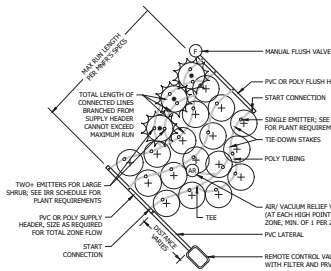
HUNTER DRIP CONTROL KIT
NOT TO SCALE



HUNTER EMITTER WITH TUBING ON GRADE
NOT TO SCALE

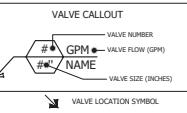


START CONNECTION, ABOVE GRADE HUNTER PLD
NOT TO SCALE



POINT-SOURCE IRRIGATION - END FIELD LAYOUT
NOT TO SCALE

Lateral Zone Line Pipe Sizing Downstream of Each Zone Valve (Unless Otherwise Noted on These Plans)	
THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTERIOR OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL-OUT ON THE PLANS.	
GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2" PVC
86-120 GPM	3" PVC
121-120 GPM	4" PVC



Zone Schedule	
1	TREE BUBBLER
2	DRIP ZONE
3	DRIP ZONE
4	TREE BUBBLER

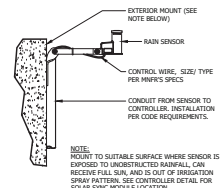
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*
	Hunter PCB 50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	0.50 gpm
	Bed planting area to Receive POINT SOURCE IRRIGATION				
	Hunter HE point source emitters at each plant:				
	HE-10-B (black; 1 gph) = 1 assigned to each #1 plant				
	HE-20-B (red; 2 gph) = 1 assigned to each #3 plant				
	HE-20-B (red; 2 gph) = 2 assigned to each #7+ plant				
	Lateral line to emitters = Hunter blank tubing PLD-BLANK 1.7mm				
	Notes: Pierce blank tubing with emitters at each plant				
	Well in Phase 1 - 5', 5 HP Well to Produce 75 GPM at 60 PSI				
	Hunter PC2-101 Drip Controller (FLOW 0.5-15 GPM) w/ Filter System. Jumbo Valve Box required.				
	Hunter ICV-101 - 1" Electric Globe Valve w/ Flow Control Hunter ICV-121 - 1 1/2" Electric Globe Valve w/ Flow Control Hunter ICV-201 - 2" Electric Globe Valve w/ Flow Control				
	Hunter PRO-C Modular Station Controller - IN PHASE 1 Model: PC Outdoor Provide PCM Modules as required				
	Hunter Rain-Click Sensor - PHASE 1 Mount in location with open view to sky.				
	Irrigation Mainline: 3" PVC Class 200 SDR 21				
	Irrigation Lateral Line: 3" PVC Class 160 SDR 26 (Size per chart)				
	Irrigation Sleeve: PVC Schedule 40 Extend sleeves 18" past edge of paving or construction.				

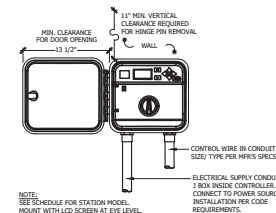
NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.

THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

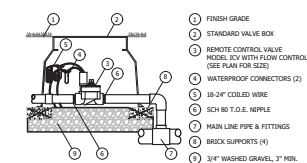
ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.



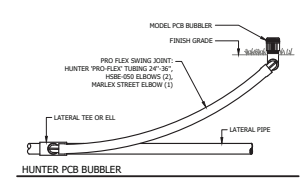
HUNTER RAIN-CLICK SENSOR
NOT TO SCALE



HUNTER CONTROLLER
NOT TO SCALE



HUNTER ICV ELECTRIC GLOBE VALVE COMMERCIAL / MUNICIPAL
NOT TO SCALE



HUNTER PCB BUBBLER
NOT TO SCALE

NOTE: MAINTAIN A 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY METERS, BACK FLOWS, MANHOLES, AND CLEAN CUTS.

NOTE: ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

NOTE: ROOT PRUNING MUST BE DONE WHERE ANY IRRIGATION / CONSTRUCTION OCCURS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.

Landscape Architect
In Charge:
James H. Bailey



Registration # LA6666883

NO.	DATE	DRAWN BY	CHECKED BY	REVISION NO.
1	03-25-2023	J.A.	J.A.	

SHEET IR-2



WILDWOOD

FLORIDA

City of Wildwood

PROJECT: PLAT 2411-011 Densan Park Ph 3 Improvement Plan
REPRESENTATIVE: David Springstead/Springstead Engineering, Inc.
DATE: 11/4/2025

DEVELOPMENT SERVICES

1. Please indicate the trees condition on the demolition/tree removal sheet.
2. Based on the trees to be removed during this phase, 74 replacement live oaks will be required and 4 other trees. Please clearly indicate how the mitigation of the removed trees will be handled. Note that any live oaks to be removed shall be replaced by a live oak.
3. Based on the approved plans for Densan Park Ph 2, it appears 152 trees were required to be mitigated for. On the plans landscape plans for Ph 3, it is noted that 103 trees were proposed for mitigation within Ph 2 and 36 trees proposed for mitigation within Ph 3. Please ensure and clarify how all required mitigation is accounted for.

CITY OF WILDWOOD PUBLIC WORKS DEPARTMENT

Stormwater / Tree Mitigation

(Version City of Wildwood Land Development Regulations (amended 5/13/2024))

1. LDR 6.10(H)(2). Plan Sheet L-2 shall be a minimum of eight (8') in overall height with a DBH of two (2") inches when planted.

BOTANICAL NAME	COMMON NAME	SIZE & SPACING
Myrica cerifera	Wax Myrtle Tree	30 gal., 5'-7' x 3'-4', 3" cat. (2" D.B.H. MIN.)

2. LDR 6.10(H)(2). Any live oaks or sand live oaks that are removed shall be replaced with new live oaks or new sand live oaks.

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0257 - SP - Oxford Professional Plaza Building Addition

REQUESTED ACTION: Staff recommends a favorable recommendation.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: A25-0257 – SP – Oxford Professional Plaza Building Addition

Parcel Number: D20-050

Acreage: 3.63 +/-

Property Location: The subject property is generally located 0.13 miles north of the intersection of N US 301 and CR 110 off of N US 301.

Owner/Applicant: T-Lynne Properties, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza on 3.63 acres MOL, as per the attached plans.

The applicant has submitted two technical waiver requests. The applicant has requested to waive the landscape buffer requirement along portions of the property that are adjacent to a Florida Department of Transportation retention pond. The applicant has also requested permission to use corrugated metal siding, which is a prohibited material per the Design District Standards, to match the existing buildings within the plaza. The project is the last infill building for the existing plaza, which was originally developed under Sumter County's jurisdiction.

A25-0257 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 11/03/2025



Alex Lammers

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Oxford Professional Plaza

PROJECT NUMBER: _____

1. Briefly describe your waiver request:

Waiver is requested for Buffer adjacent to Municipal & portion of Ag Land Use

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

Design District Standards G. Landscaping Standards - Buffer Standards

3. Please provide the justification for your waiver request:

This is an existing site with parking and building constraints. Buffers have been provided to the greatest extent possible.

Name (print): Suzanne Stancil, PLA

Date: 10/29/25

Signature: Suzanne Stancil, PLA

FOR OFFICE USE ONLY

☐ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other: _____

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

Project Review Committee

Technical Standards Waiver Request

Project Name Oxford Professional Plaza Building Addition

Project # SP A25-0257

1. Briefly describe your waiver request.

We hereby request a waiver from following the Design District Standards on this building as this building is an infill project to a previously approved site with other buildings of the same character and exterior finishes.

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

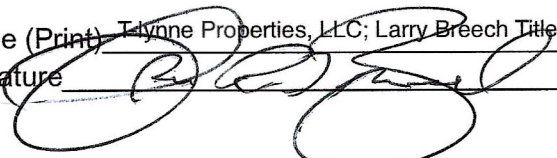
6. LDR 4.4(C)(2)(G) - Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.

19. DDS 1(F)(1)- Please provide a façade design including materials. As the exterior will include corrugated metal, please submit a Technical Standards Waiver Request to be reviewed by the Project Review Committee.

3. Please provide the justification for your waiver request.

This new building will match the previously built buildings and will thereby be in keeping with the theme of this site and provide continuity to the development.

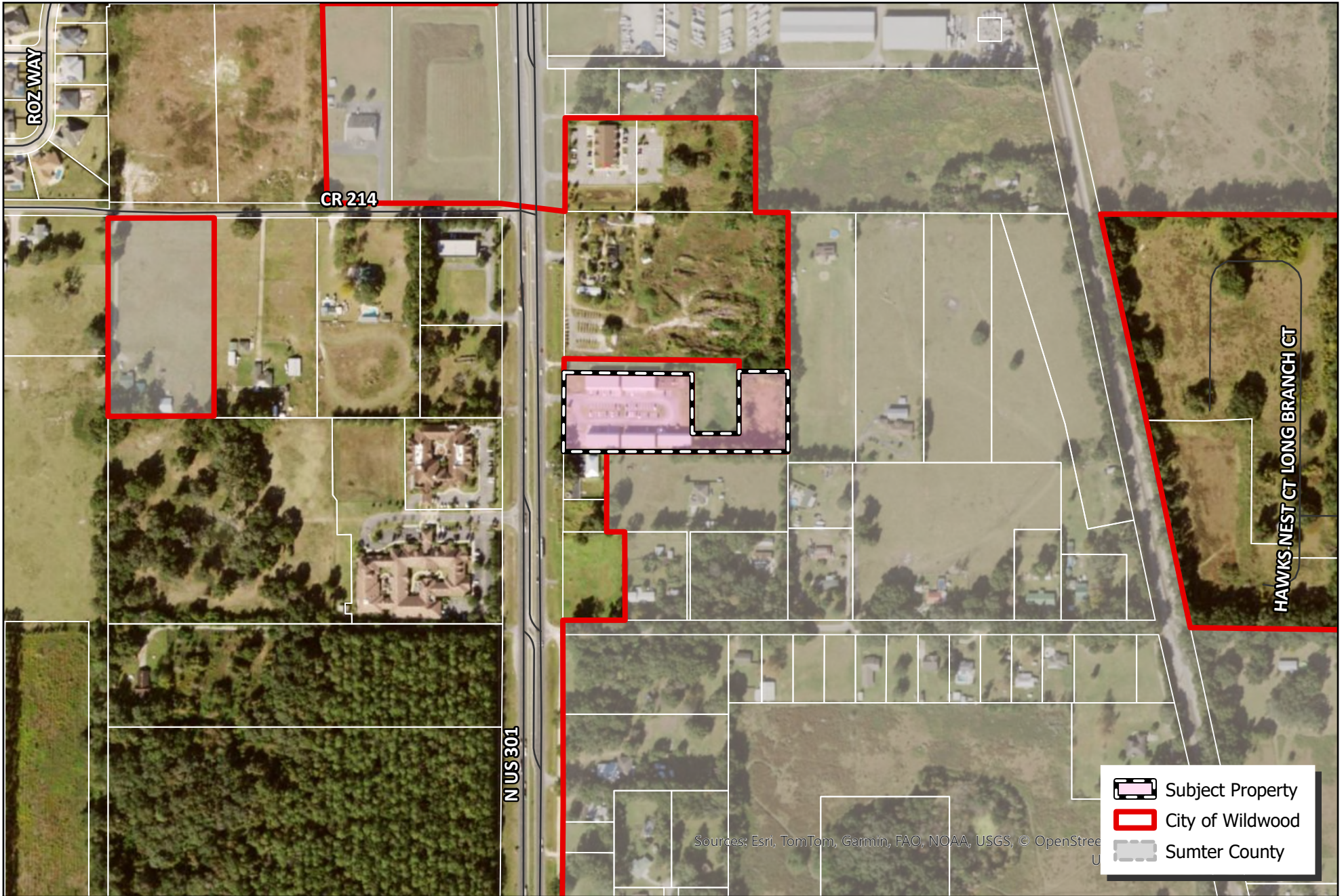
Name (Print) Tlynne Properties, LLC; Larry Breech Title Manager Date 4/17/25

Signature 

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 347785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.01 0.03 0.04 0.06  Miles	PJ #A25-0257 OXFORD PROFESSIONAL PLAZA BUILDING ADDITION PARCEL D20-050	MAP 1B LOCATION MAP FEB 2025
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AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD SWFWMD			

DATE	REVISIONS	BY
4-12-25	CITY OF WILDWOOD REVISION #1	MJF
5-12-25	CITY OF WILDWOOD REVISION #2	MJF
7-21-25	CITY OF WILDWOOD REVISION #3	MML

SITE PLAN MODIFICATION FOR OXFORD PROFESSIONAL PLAZA ADDITION OXFORD, FLORIDA



Digitally signed by Tyler D Counts
Date: 2025.07.23 07:30:06-0400

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

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL
04	EXISTING CONDITIONS PLAN
05	DEMOLITION PLAN
06	SITE PLAN
07	GRADING AND DRAINAGE PLAN
08	UTILITY PLAN
09	DETAILS (1)
10	DETAILS (2)
EC-01	EROSION CONTROL PLAN

PROJECT TEAM

OWNER/DEVELOPER
TAYNNE PROPERTIES, LLC
1127 SE 40TH STREET
OCALA, FLORIDA 34880
LAWRENCE BREECH
(352) 812-4607

ENGINEER
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34702
TYLER D. COUNTS, P.E.
FL LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34702
JEREMY D. HALLICK, PSM
FL REG. NO. 6715
(352) 748-3126

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES, P.A.
2351 SE 17TH STREET
OCALA, FL 34471
MICHAEL PAPE
(352) 351-2500

UTILITY CONTACTS

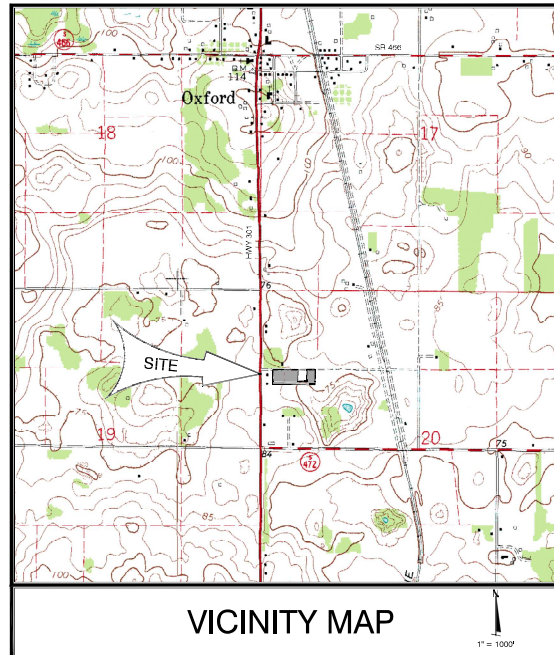
WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
(352) 330-1346

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4301 EAST CR 402
WILDWOOD, FLORIDA 34785
(352) 436-4863

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8556 NE 44TH DRIVE
WILDWOOD, FL 34785
(352) 748-0236

TELEPHONE/INTERNET
CENTURYLINK - Ocala
3202 SE BROADWAY STREET
OCALA, FLORIDA 34471-2128
(352) 268-2295

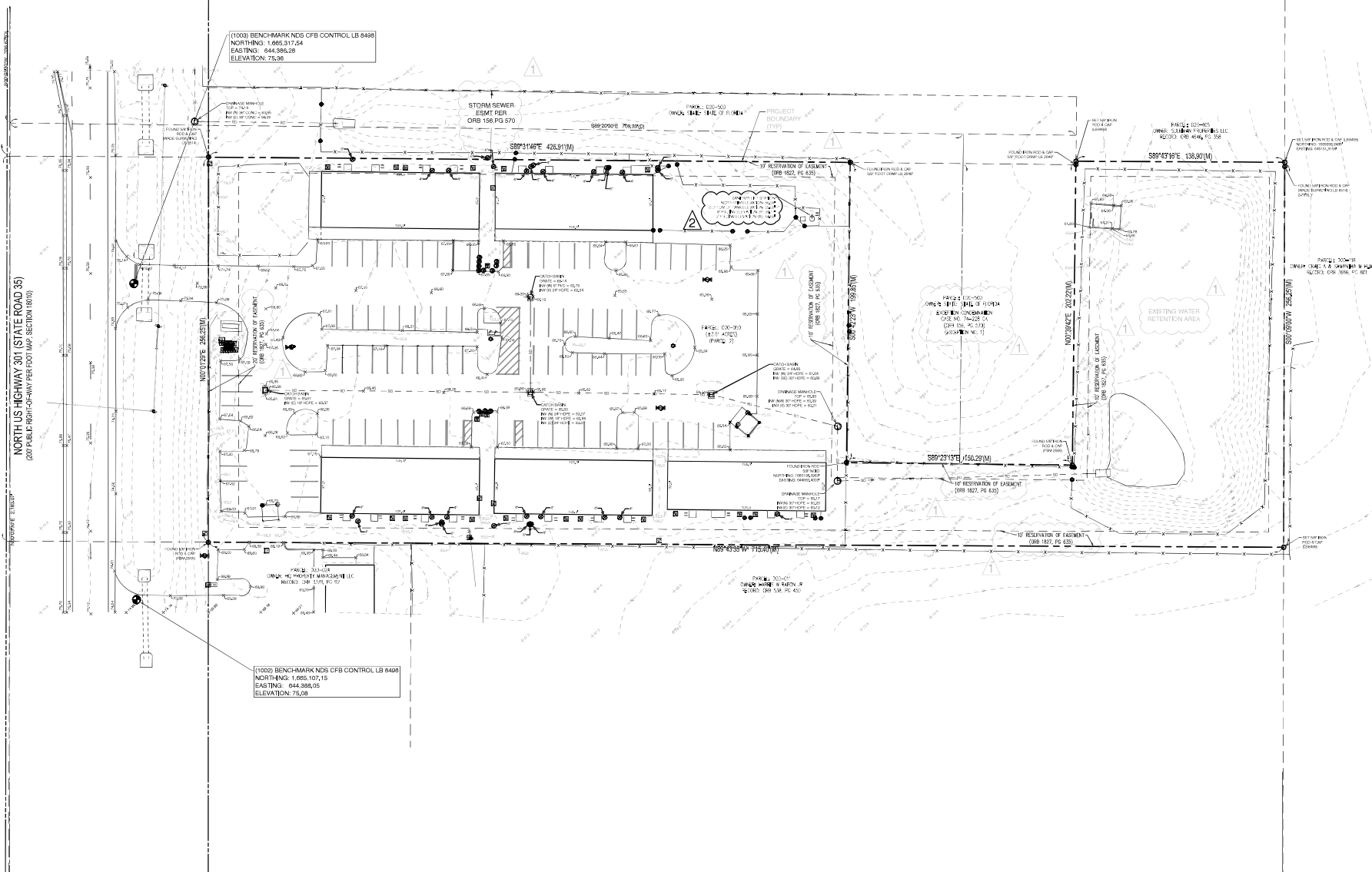
GAS
TECO PEOPLES GAS - Ocala
702 N FRANKLIN STREET
P.O. BOX 2362
TAMPA, FLORIDA 33601-2362
(850) 824-0111
(877) 832-4747



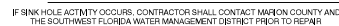
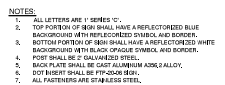
VICINITY MAP

SECTION 20; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA



[illegible]

[illegible]



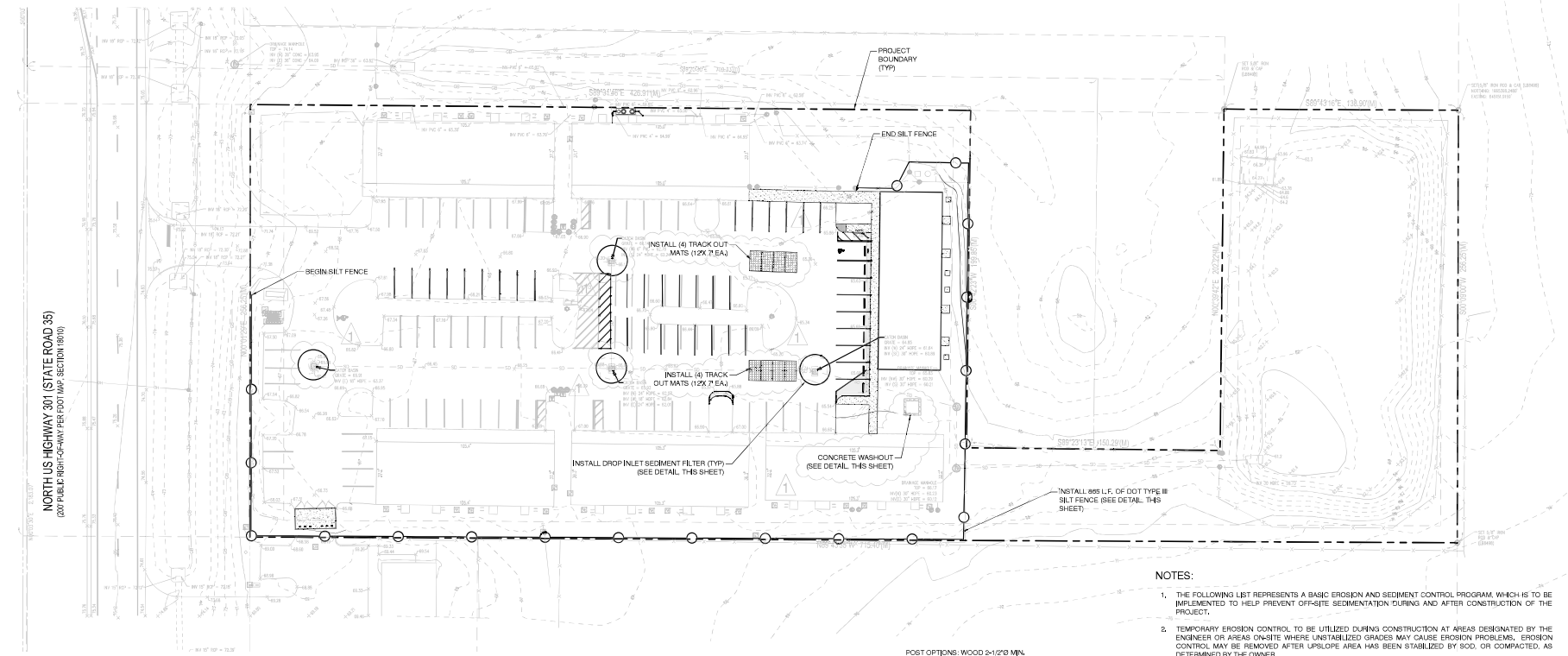
6" PIPE BOLLARD DETAIL
SCALE: NTS



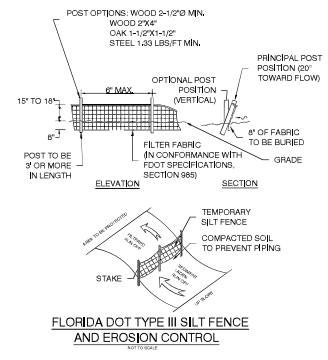
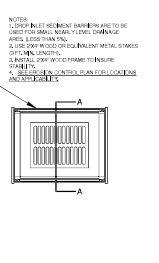
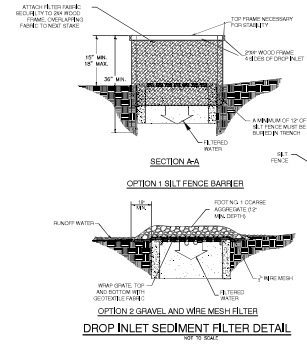
SCALE: NTS

SHEET NUMBER 09

[illegible]



NOTES:
1. AC
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2. TH
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WA
FA



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

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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0765 (PLAT) The Winston Improvement Plan

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-0765 (PLAT) The Winston Improvement Plan
Owner(s)	Green Gardens 42, LLC
Applicant(s)	Enclave Housing, LLC., Joel Rosenberg
Acreage	83.158 +/-
Property Location	The subject property is generally located approximately 0.25 miles west of the intersection of CR 214 and N Main St/N US 301 along the northern property boundaries and 0.25 miles west of the intersection of CR 216 and N Main Street/N US 301 along the southern property boundaries.
Parcel(s)	D19-006, D19-007, D19-112, and D19-113
Date	November 4, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the Winston Subdivision, an improvement plan consisting of 295 detached single-family residence dwelling units with associated amenities, infrastructure and landscaping buffers on 83.158 acres, MOL. The subdivision is to include the following amenities on a separate site plan: a community pool and cabana, a tot lot and school waiting area, and a dog park. The developers will also be providing a 5-foot wide mulch walking trail, multiple benches, and two shelters around the perimeter of the southwestern retention pond.

The developer will be establishing a Community Development District on the project that will maintain the common areas, amenities, stormwater systems, landscaping and the private roads. The applicant will be required to incorporate a 280-square-foot eastbound turn lane improvement on CR 214 at US 301. The applicant will also be widening parts of CR 216 from 16 feet to 24 feet from US 301 to the development's entrance. Lastly, the applicant has submitted a technical waiver from the Design District Standards DDS (2)(E)(5) regarding the requirement that the garage should not comprise more than 50% of the front elevation of the home when viewed from the street. The applicant has provided a justification statement and

calculations that overall, the garage will not comprise more than 50% of the entire front facade. Please find supplementary documentation enclosed.

A25-0765 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 with technical waiver approval.

DATED: 11/04/2025

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over a horizontal line.

Wendy Then, AICP, CFM
Assistant Director Development Services



Project Review Committee Technical Standards Waiver Request

Project Name: The Winston – Improvement Plan

Project #: Application No. A25-0765

1. Briefly describe your waiver request.

The Applicant respectfully requests a Technical Waiver from the strict application of the Design District Standards (DDS) regarding the residential façade elevation requirements, specifically related to garage location and design. The waiver addresses minimal discrepancies between the numerical DDS requirements and the Applicant's proposed elevations.

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

City of Wildwood Design District Standards (DDS), Chapter 2, Section (E) Elements of Design: Single-Family Detached (SFD), Subsection (5) Garage Location and Design.

3. Please provide the justification for your waiver request.

The Applicant has demonstrated through calculations of the total area of the front façade elevations that each of the proposed product lines (Denali, Everglade, Acadia, Olympic) comply with the DDS requirement that garages occupy no more than 50% of the front façade. Garage dominance ranges from 31.9% to 42.8%, well below the 50% threshold. Further, the Applicant has employed architectural treatments, including varied rooflines, porches, decorative garage doors, and consistent materials, to minimize garage prominence. These measures meet the intent of the DDS to avoid garage dominance and ensure visual interest. The Applicant has complied to the maximum extent practicable to the technical requirements, satisfying both the purpose and spirit of the Code while providing high-quality residential design.

Name (Print) Joel Rosenberg

Date 10/22/2025 | 2:13 PM EDT

Signature  Signed by:
243FA3A7BF144A7...

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.3 30.1338 | www.wildwood-fl.gov

Subject:

Garage Dominance - Meritage Homes 30-foot product line for The Winston.

General:

The City of Wildwood Design District Standards (DDS) Chapter 2, Section (E) Elements of Design: Single-Family Detached (SFD), Subsection (5) Garage Location and Design indicates an acceptable home design should preclude making the garage the dominant feature of the entrance as seen from the street. Pay special attention to garage appearance by selecting decorative doors that are consistent with the style of the home. Garages will appear less prominent when facing away from or set back from the street. In some cases, the use of two (2) single garage doors rather than one (1) double door is an effective method to reduce the mass and bulk of the garage area.

The garage should not comprise more than 50% of the front elevation of the home when viewed from the street.

Meritage Homes is proposing four (4) 30-foot product lines for The Winston project consisting of the Denali, Everglade, Acadia and Olympic. Commentary from the City of Wildwood suggests the proposed product does not satisfy the DDS requirement outlined above, specifically, the garage dominance comprising more than 50% of the front elevation area.

Meritage Homes has provided the city with the front elevation calculations of the proposed product demonstrating the garage(s) occupies less than 50% of the front area of the home(s) satisfying the DDS. Each of the four (4) proposed product was determined to be as follows:

- **Denali**

- Elevation B:

- Front Surface Area = 263.4 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.5%

- Elevation C:

- Front Surface Area = 305.43 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 36.67%

- Elevation H:
 - Front Surface Area = 263.4 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.5%
- **Everglade**
 - Elevation C:
 - Front Surface Area = 350.8 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 31.92%
 - Elevation H:
 - Front Surface Area = 263.6 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.48%
 - Elevation B:
 - Front Surface Area = 263.9 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.44%
- **Acadia**
 - Elevation B:
 - Front Surface Area = 264 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.42%
 - Elevation C:
 - Front Surface Area = 350.1 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 31.99%
 - Elevation D:
 - Front Surface Area = 264 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.42%
- **Olympic**
 - Elevation B:
 - Front Surface Area = 266.15 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.08%
 - Elevation C:
 - Front Surface Area = 349.95 SF
 - Garage Door Area = 112 SF

- Garage Dominance Percentage = 32.00%
- Elevation D:
 - Front Surface Area = 261.3 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.86%

Enclosed: Meritage Homes Garage Dominance Plan and Calculation dated June 25, 2025.

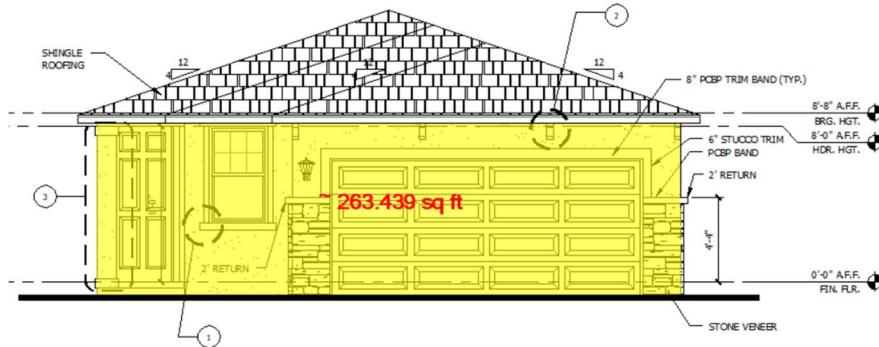
THE WINSTON – PRODUCT APPROVAL

3L05 DENALI

FRONT SURFACE AREA: 263.4 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.5%



FRONT ELEVATION B - COTTAGE

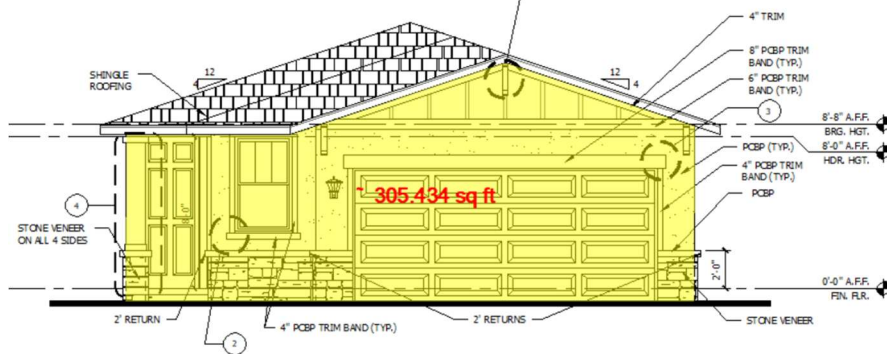
SCALE: 1/4"=1'-0"

3L05 DENALI

FRONT SURFACE AREA: 305.43 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 36.67%



FRONT ELEVATION C - CRAFTSMAN

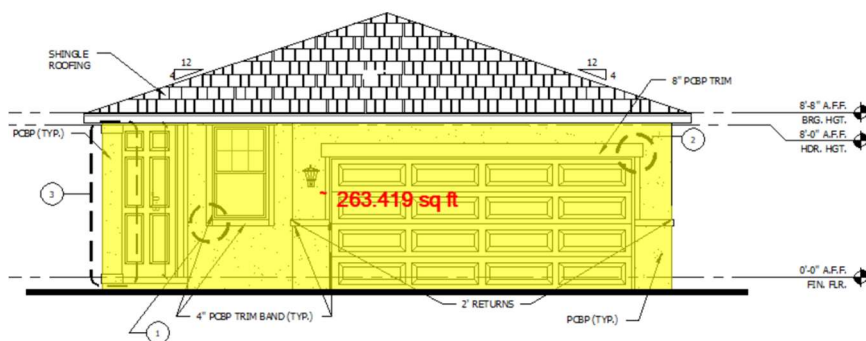
SCALE: 1/4"=1'-0"

3L05 DENALI

FRONT SURFACE AREA: 263.4 SF

GARAGE DOOR AREA: 112 SF

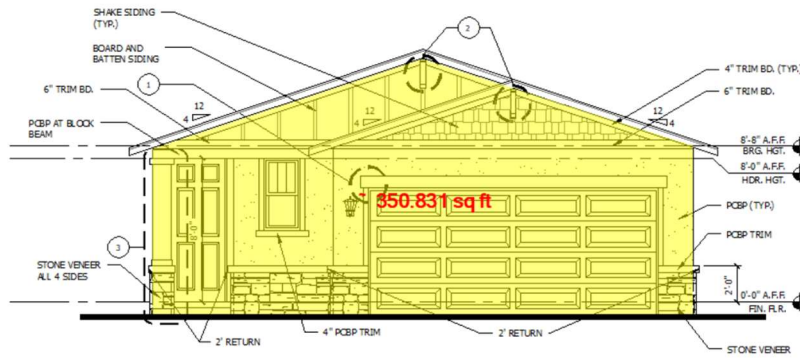
G.D. PERCENTAGE: 42.5%



FRONT ELEVATION H - COASTAL

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

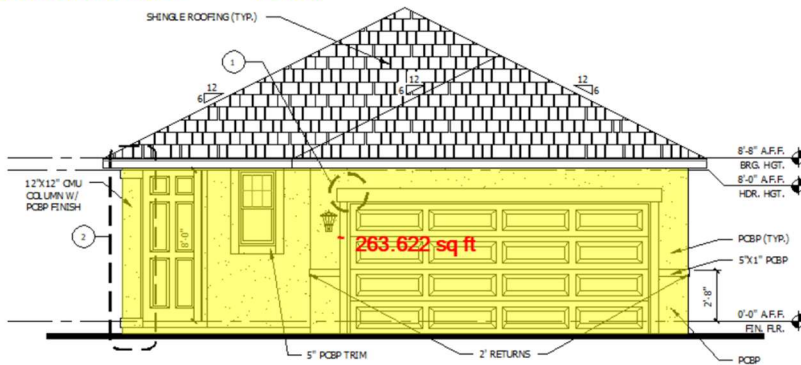
3L10 EVERGLADE
 FRONT SURFACE AREA: 350.8 SF
 GARAGE DOOR AREA: 112 SF
 G.D. PERCENTAGE: 31.92%



FRONT ELEVATION - C - CRAFTSMAN

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

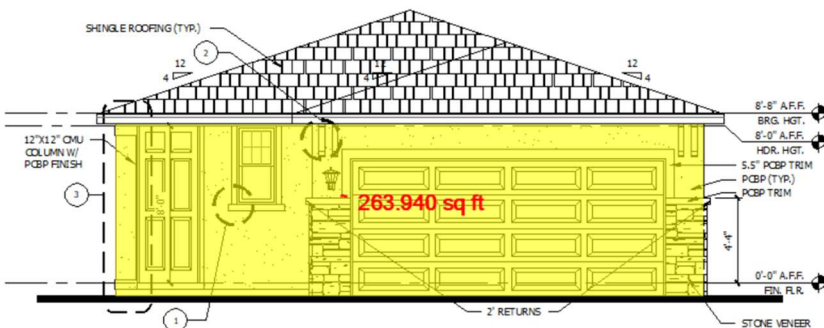
3L10 EVERGLADE
 FRONT SURFACE AREA: 263.6 SF
 GARAGE DOOR AREA: 112 SF
 G.D. PERCENTAGE: 42.48%



FRONT ELEVATION - H - COASTAL

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

3L10 EVERGLADE
 FRONT SURFACE AREA: 263.9 SF
 GARAGE DOOR AREA: 112 SF
 G.D. PERCENTAGE: 42.44%



FRONT ELEVATION - B - COTTAGE

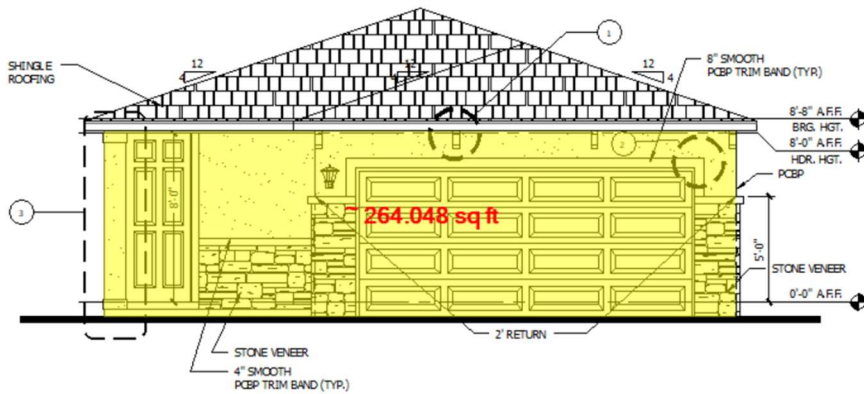
SCALE: 1/4\"=1'-0"

3L13 ACADIA

FRONT SURFACE AREA: 264 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.42%



FRONT ELEVATION B - COTTAGE

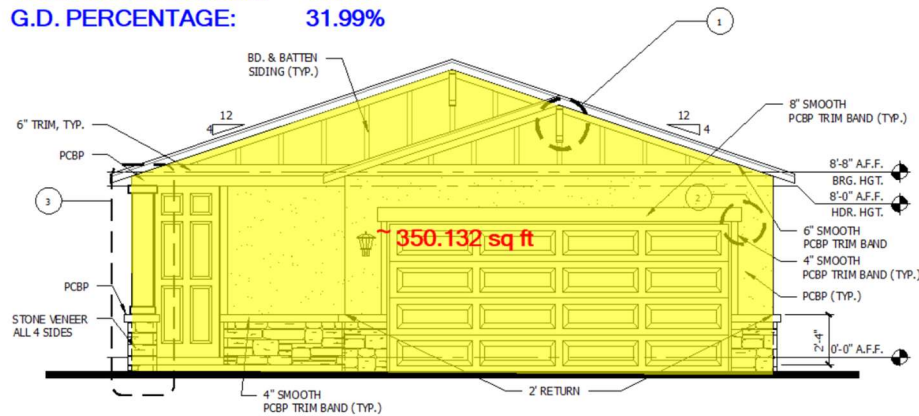
SCALE: 1/4"=1'-0"

3L13 ACADIA

FRONT SURFACE AREA: 350.1 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 31.99%



FRONT ELEVATION C - CRAFTSMAN

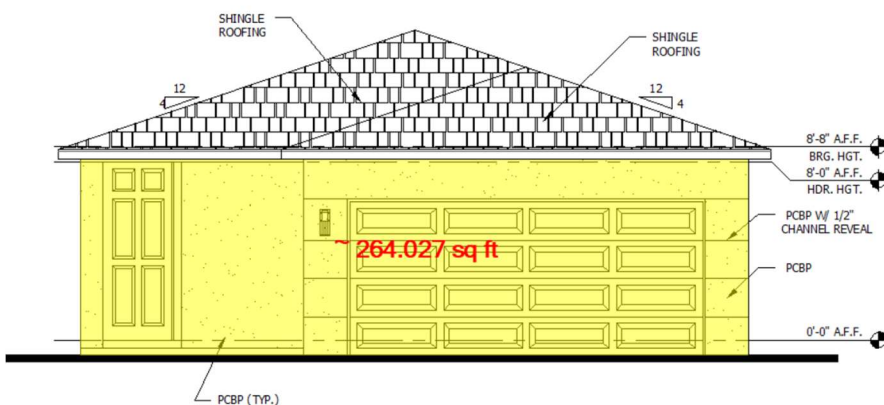
SCALE: 1/4"=1'-0"

3L13 ACADIA

FRONT SURFACE AREA: 264 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.42%



FRONT ELEVATION D - CONTEMPORARY

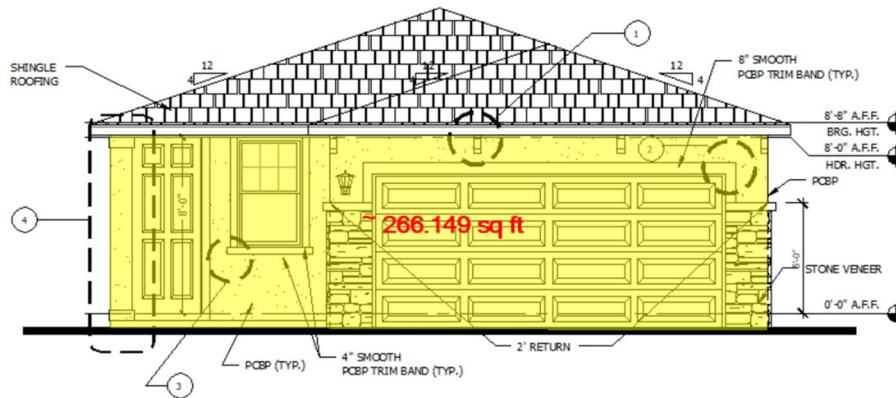
SCALE: 1/4"=1'-0"

3L15 OLYMPIC

FRONT SURFACE AREA: 266.15 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.08%



FRONT ELEVATION B - COTTAGE

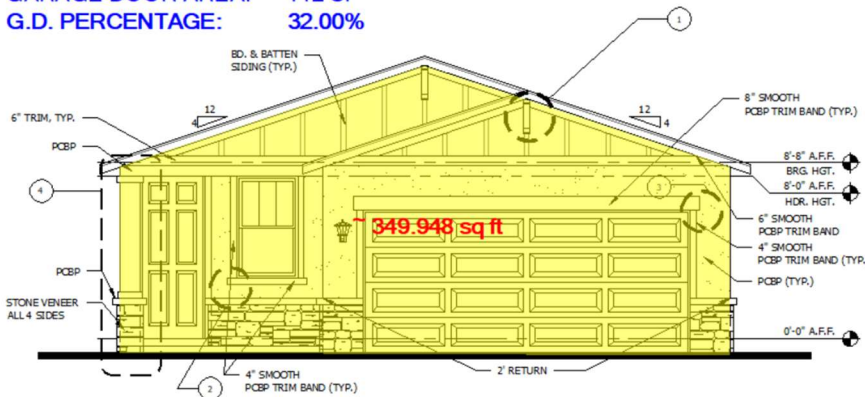
SCALE: 1/4"=1'-0"

3L15 OLYMPIC

FRONT SURFACE AREA: 349.95 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 32.00%



FRONT ELEVATION C - CRAFTSMAN

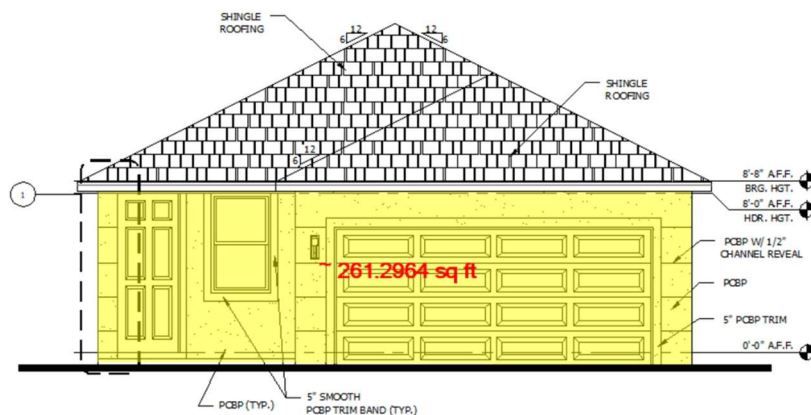
SCALE: 1/4"=1'-0"

3L15 OLYMPIC

FRONT SURFACE AREA: 261.3 SF

GARAGE DOOR AREA: 112 SF

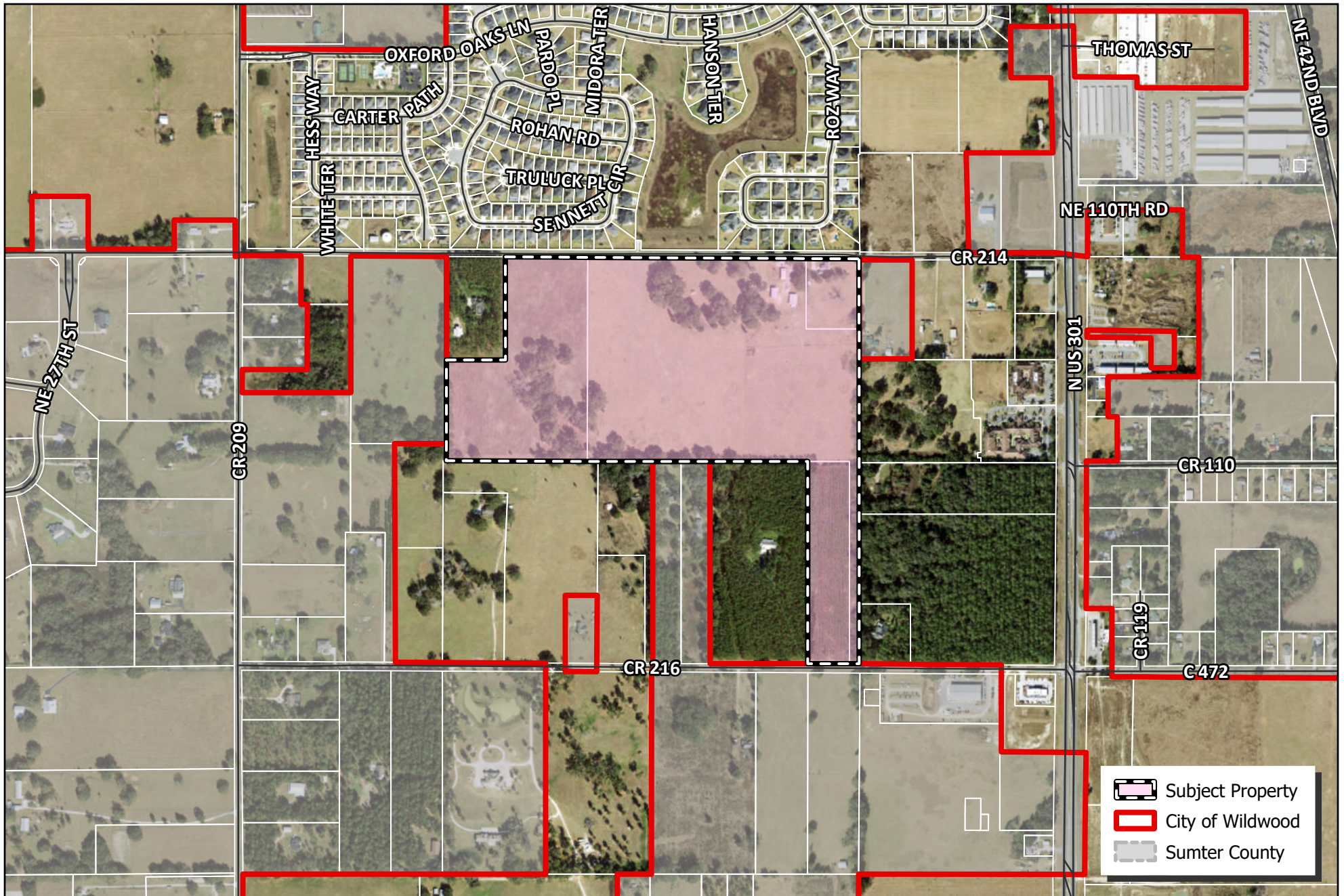
G.D. PERCENTAGE: 42.86%



FRONT ELEVATION G - CONTEMPORARY

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

THE WINSTON – PRODUCT APPROVAL

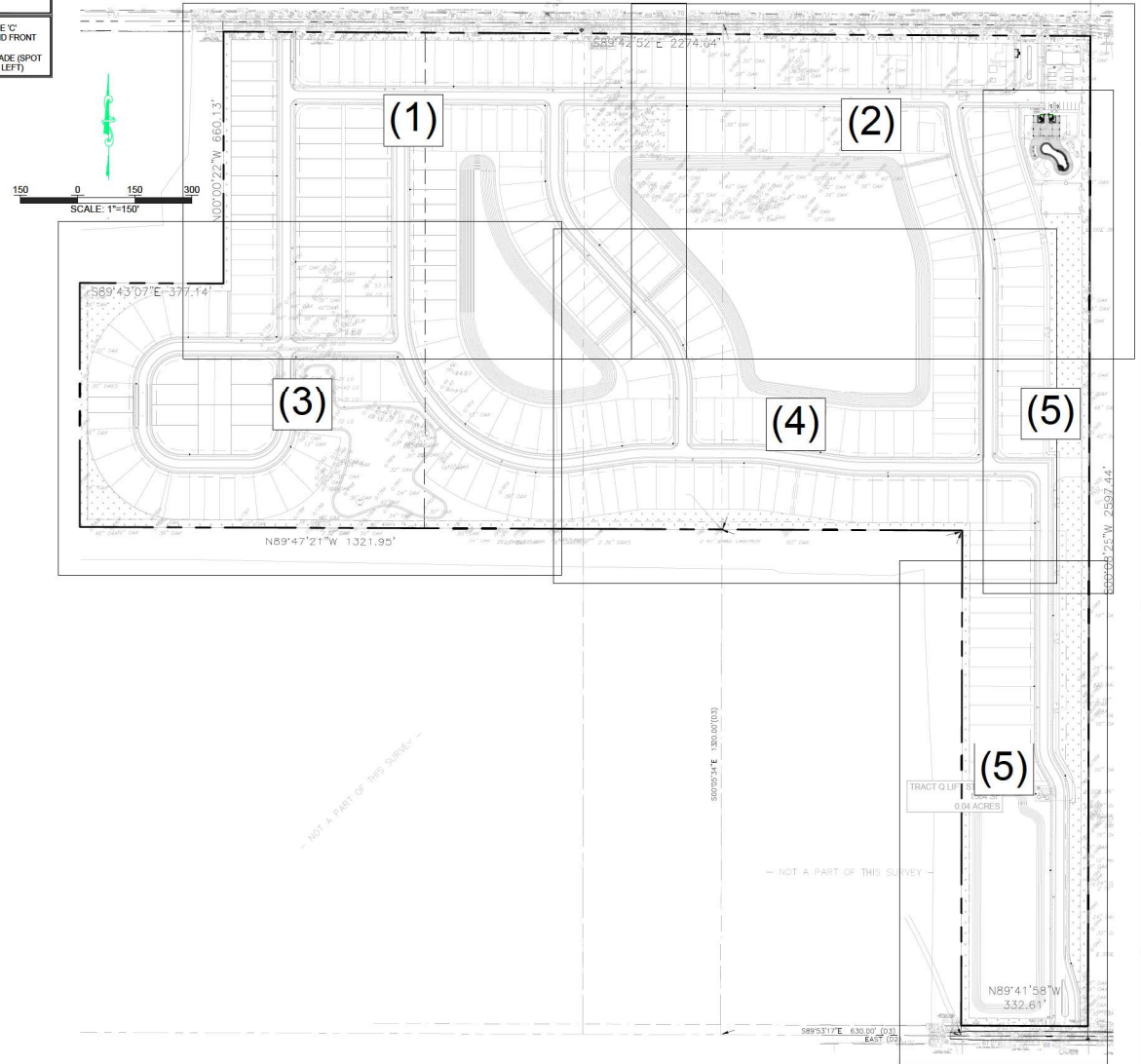


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		PJ #A25-0765 THE WINSTON PARCELS D19-006, D19-007, D19-112 & D19-113	MAP 1B LOCATION MAP MAR 2025

- SILT FENCE
- LIMITS OF GRADING
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY FORCE MAIN
- STORM SEWER
- FIRE HYDRANT ASSEMBLY
- VALVE
- ELBOW
- DOUBLE WATER SERVICE
SHARED IRRIGATION & POTABLE
- SINGLE WATER SERVICE
- DOUBLE SANITARY SEWER SERVICE - SHARED
- SINGLE SANITARY SEWER SERVICE
- STORM MANHOLE
- INLET APRON
- SANITARY SEWER MANHOLE
- SITE BOUNDARY
- ROAD CENTERLINE
- LANDSCAPE BUFFER
- BUILDING ENVELOPE
- LOT LINES

LOT GRADING LEGEND			
(A)	LOT GRADING TYPE 'A' FLOW FROM BACK TO FRONT	(C)	LOT GRADING TYPE 'C' FLOW TO BACK AND FRONT
(B)	LOT GRADING TYPE 'B' FLOW FROM FRONT TO BACK	(STD)	TYPICAL SPOT GRADE (SPOT LOCATION TO THE LEFT)

- INLET PROTECTION
- 50' LOTS
- 40' LOTS
- SIDEWALK
- PAVEMENT
- STREET LAMP



ALAN ENGINEERING
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REGISTERED
ENGINEERS
CERTIFICATE NO. 18479
880 AIRPORT ROAD, SUITE 113
WILLOWDALE, OHIO 44122
TEL: (380) 673-7640
FAX: (380) 673-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LEGEND AND KEY MAP

NO.	DATE	REVISION	BY
3	10/16/23	RAW OWNERSHIP RECORD FOR COMMENT FROM CITY	CTB
3	09/14/23	REV. THE COMMENT FROM CITY	CTB
2	08/18/23	REV. FIELD EVIDENCE	CTB
1	05/16/23	REV. FIELD EVIDENCE COUNTY DISTRICT	CTB

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1
CTB			

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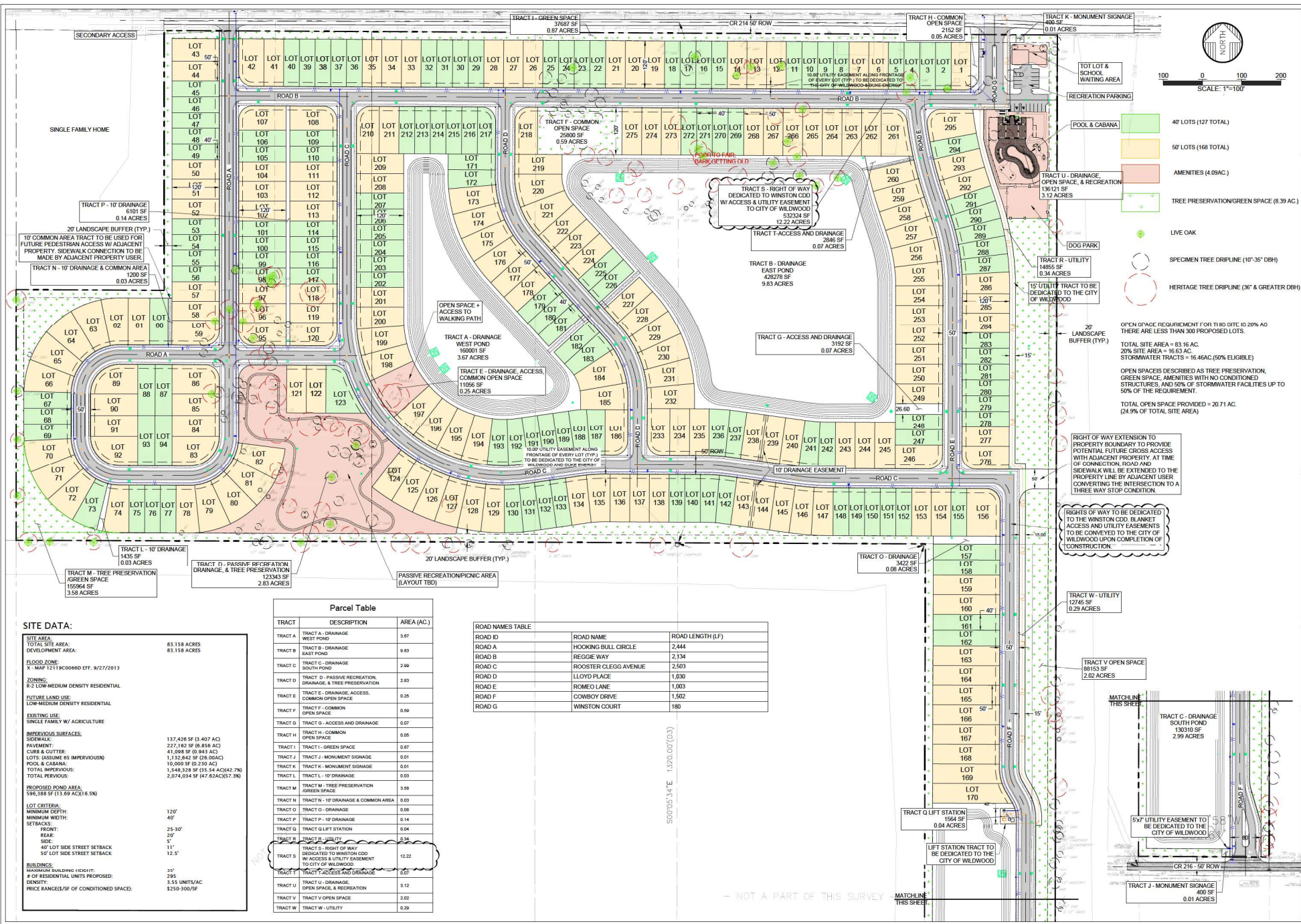
NOT VALID ON OR AFTER 10/15/2024

SHEET
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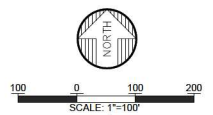
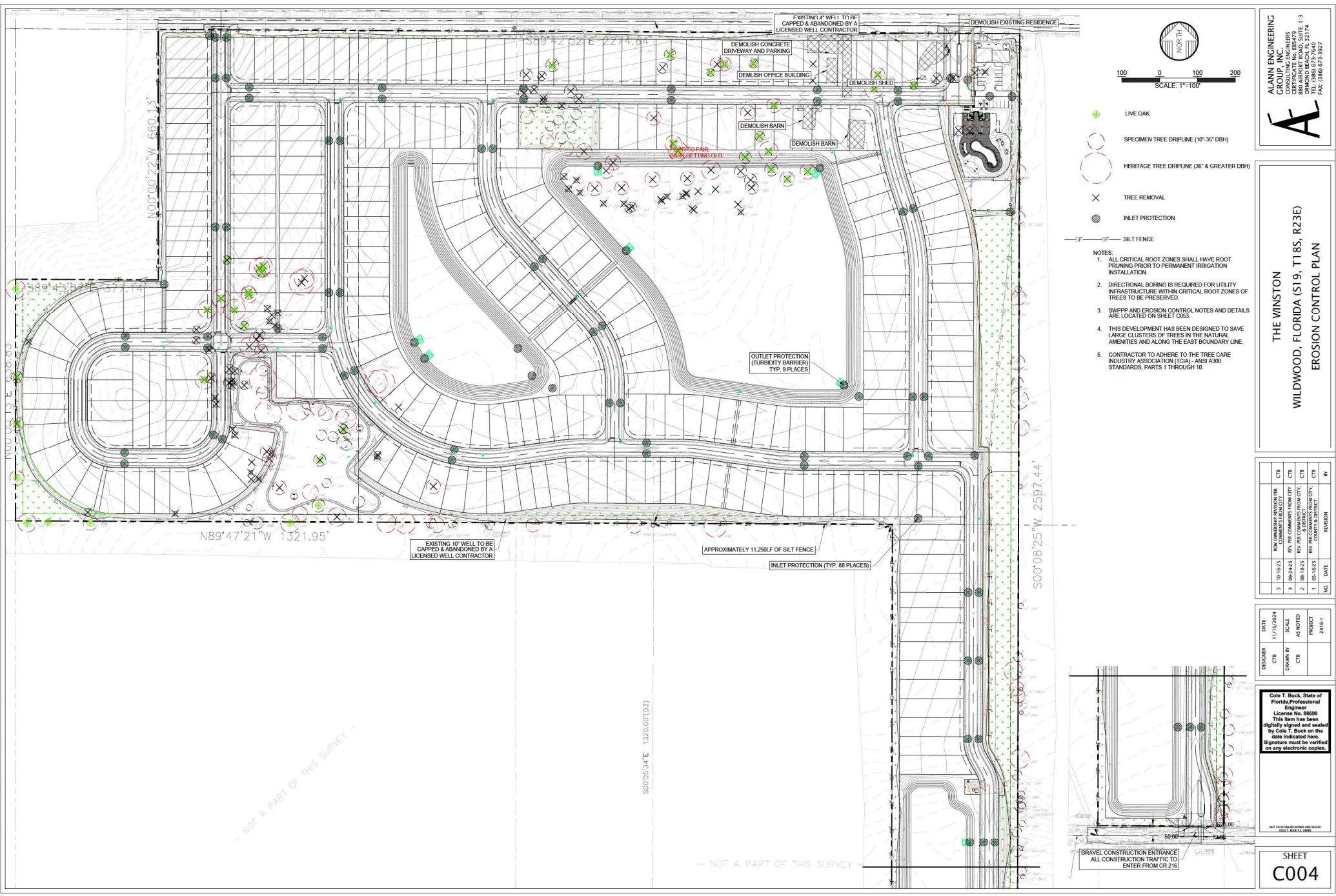
NO.	DATE	REVISION	BY
1	11/15/2024	DATE	CTB
2	09/14/25	REV. THE COMMUNITY TRACT CITY	CTB
3	08/18/25	REV. THE CITY OF WILWOOD	CTB
4	05/16/25	REV. THE CITY OF WILWOOD	CTB

DESIGNER	DATE	SCALE	AS NOTED	PROJECT	2416-1
CTB	11/15/2024	SCALE	AS NOTED	PROJECT	2416-1

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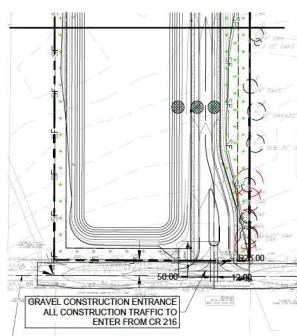


Plot 16-17 The Winston - Wildwood Digital Data Call, Base, Control, and 1/8" = 20' (2025) 9x14.44 AIA DWG TO PDF.pcd



- LIVE OAK
- SPECIMEN TREE DRIPLINE (10\"/>
- HERITAGE TREE DRIPLINE (36\"/>
- TREE REMOVAL
- INLET PROTECTION
- SILT FENCE

- NOTES:
1. ALL CRITICAL ROOT ZONES SHALL HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.
 2. DIRECTIONAL BORING IS REQUIRED FOR UTILITY INFRASTRUCTURE WITHIN CRITICAL ROOT ZONES OF TREES TO BE PRESERVED.
 3. SWPPP AND EROSION CONTROL NOTES AND DETAILS ARE LOCATED ON SHEET C053.
 4. THIS DEVELOPMENT HAS BEEN DESIGNED TO SAVE LARGE CLUSTERS OF TREES IN THE NATURAL AMENITIES AND ALONG THE EAST BOUNDARY LINE.
 5. CONTRACTOR TO ADHERE TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) - ANSI A300 STANDARDS, PARTS 1 THROUGH 10.



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REGISTERED PROFESSIONAL ENGINEERS
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888 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19806
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FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
EROSION CONTROL PLAN

NO.	DATE	REVISION	BY
3	10-16-25	RAW OWNERSHIP REVIEW FOR COMMENT FROM CITY	CTB
3	09-24-25	REV. PER COMMENT FROM CITY	CTB
2	08-18-25	REV. PER FIELD EXISTENCE	CTB
1	05-16-25	REV. PER COUNTY EXISTENCE	CTB

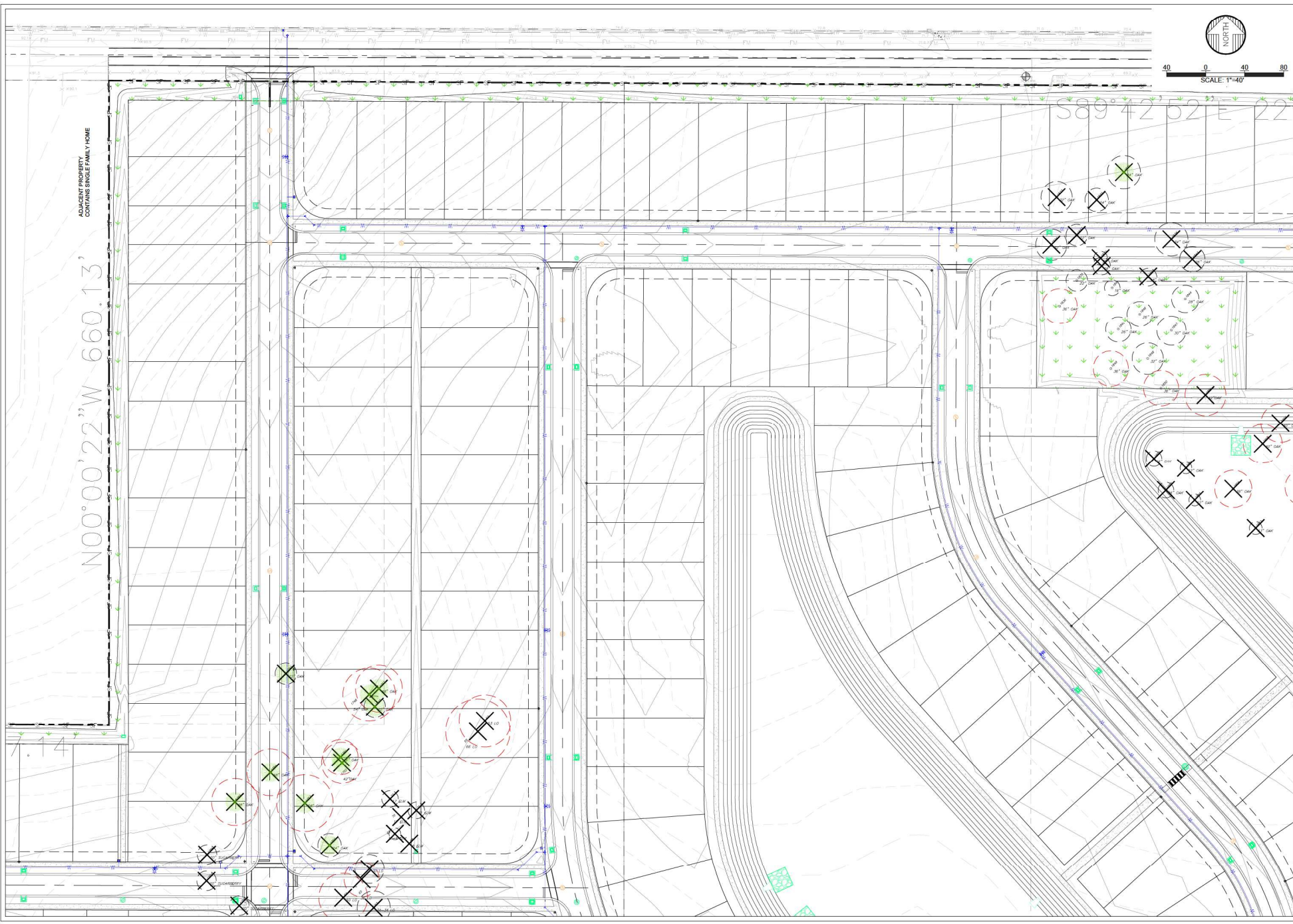
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	2416-1

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DATE: 11/15/2024
SCALE: 1\"/>

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FAX: (817) 637-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
TREE REMOVAL & PRESERVATION PLAN(1)

NO.	DATE	REVISION	BY
3	10/16/25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/14/25	REV. THE COMMENT FROM CITY	CTB
2	08/18/25	REV. FIELD EXISTENCE	CTB
1	05/16/25	REV. FIELD EXISTENCE	CTB

DESIGNER	DATE
CTB	11/15/2024

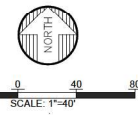
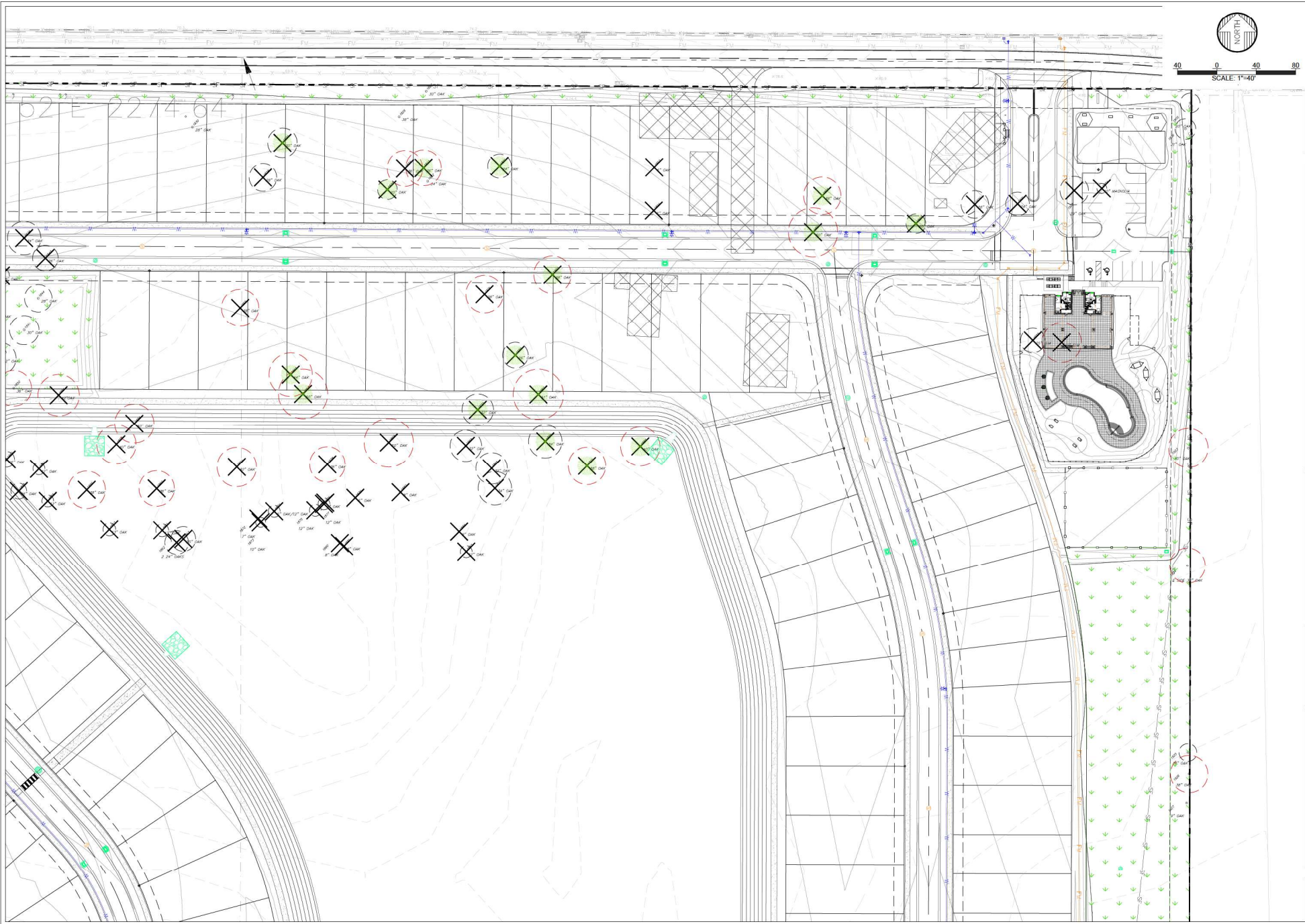
DRAWN BY	SCALE
CTB	AS NOTED

PROJECT
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880 AIRPORT ROAD, SUITE 113
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FAX: (800) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
TREE REMOVAL & PRESERVATION PLAN(2)

NO.	DATE	REVISION	BY
3	10/16/25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/25	REV. PER COMMENT FROM CITY	CTB
2	08/18/25	REV. PER FIELD EXISTENCE	CTB
1	05/16/25	REV. PER FIELD EXISTENCE	CTB

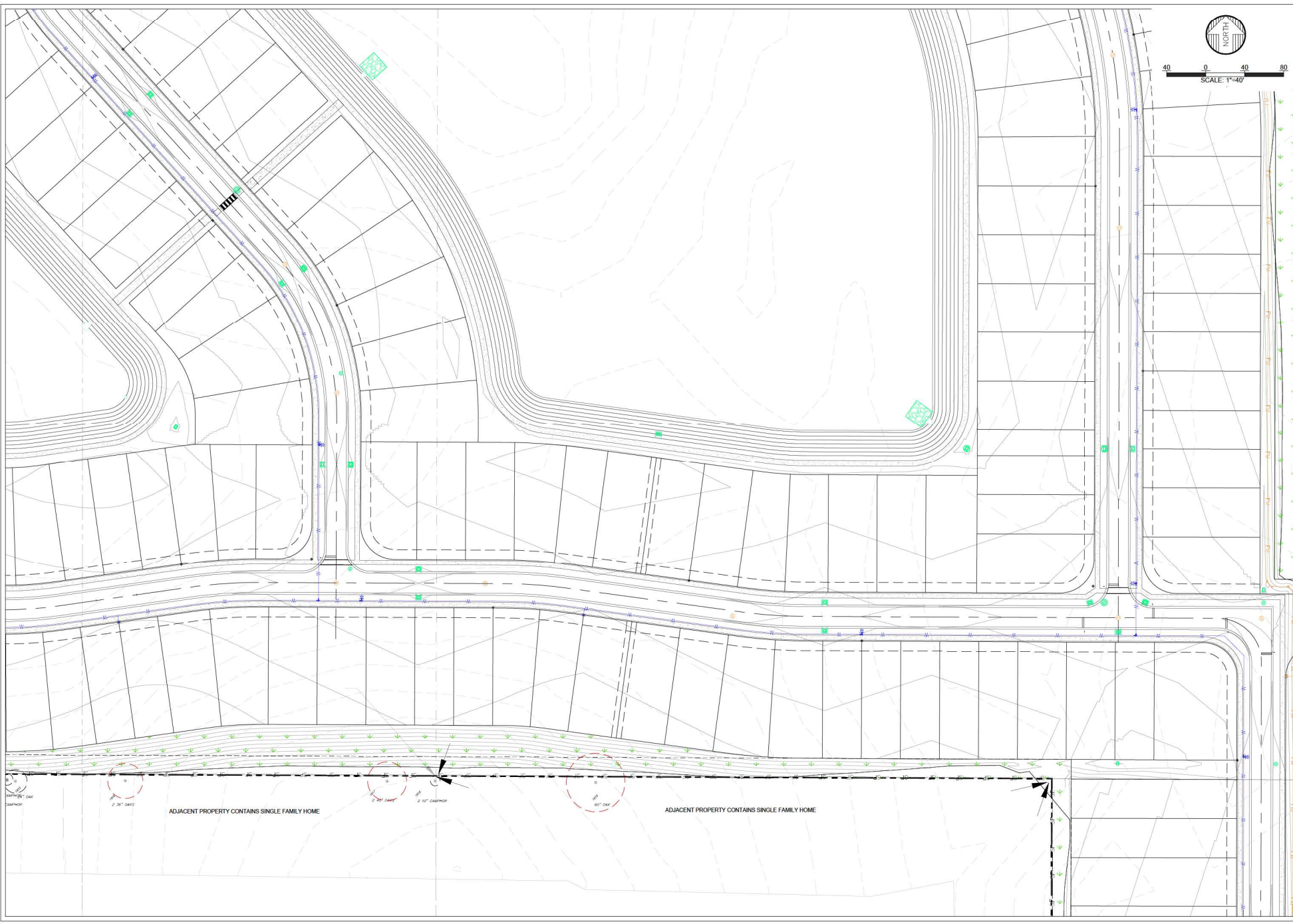
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	PROJECT
	2416-1

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FORT WORTH, TEXAS 76117
TEL: (886) 673-7640
FAX: (886) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
TREE REMOVAL & PRESERVATION PLAN(3)

NO.	DATE	REVISION	BY
3	10/16/23	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/14/23	REV. THE COMMUNITY FROM CITY	CTB
2	08/18/23	REV. FIELD EVIDENCE	CTB
1	05/16/23	REV. FIELD EVIDENCE	CTB

DESIGNER	DATE
CTB	11/15/2024

DRAWN BY	SCALE
CTB	AS NOTED

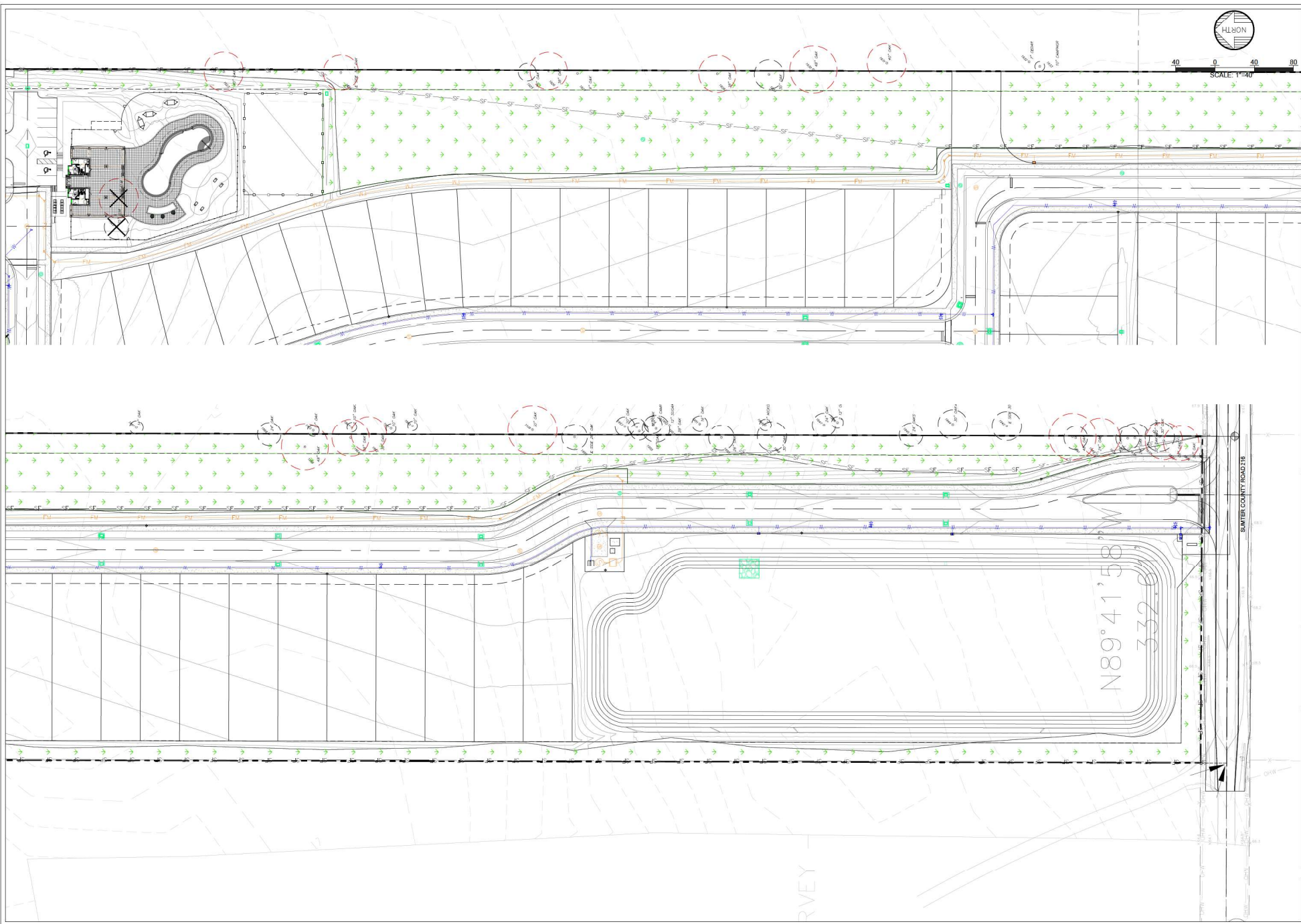
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CERTIFICATE NO. 184479
880 AIRPORT ROAD, SUITE 113
WILMINGTON, NC 28403
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FAX: (336) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
TREE REMOVAL & PRESERVATION PLAN(5)

NO.	DATE	REVISION	BY
3	10/16/25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/25	REV. THE COUNTY FROM CITY	CTB
2	08/18/25	REV. FIELD EXISTENCE	CTB
1	05/16/25	REV. FIELD EXISTENCE, COUNTY EXISTENCE	CTB

DESIGNER	DATE
CTB	11/15/2024

DRAWN BY	SCALE
CTB	AS NOTED

PROJECT
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NOTE: TABLE SHOWN ON THIS SHEET IS A MERGED DATA TABLE PAIRING TREE SURVEY DATA POINTS AND THE ARBORIST REPORT. ARBORIST REPORT BY JOE BRINSON, ISA CERTIFIED ARBORIST (FL-6626A). THE ARBORIST REPORT IS HEREBY INCLUDED AS PART OF THESE PLANS BY REFERENCE.

Point Number	SURVEY TREE DESCRIPTION	Arborist ID	Species	Arboriculture Issues	Preserved	Coordinate X	Coordinate Y
41	24" OAK		Laurel		Y	641286.099	1665022
42	14" OAK		Laurel		Y	641290.515	1665022
43	72" OAK		Laurel		Y	641288.070	1664974
44	60" OAK		Laurel		Y	641274.384	1664977
45	54" OAK		Laurel		Y	641196.287	1664979
46	34" OAK		Laurel		Y	641186.180	1664984
48	38" OAK		Laurel		Y	641142.181	1664984
49	42" OAK		Laurel		Y	641123.756	1664907
50	16" OAK		Laurel		Y	641093.964	1664988
51	15-20" OAK		Laurel		Y	641089.545	1664918
52	62" OAK		Laurel		Y	641069.746	1664906
53	72" OAK		Laurel		Y	640990.391	1664983
54	33-31" OAK		Laurel		Y	640976.355	1664950
55	72-42" OAK		Laurel		Y	640976.083	1664984
56	26-21" OAK		Laurel		Y	640976.830	1665012
59	60" OAK		Laurel		NO	641078.484	1665240
60	53" OAK		Laurel		NO	641085.731	1665291
63	34-34" OAK		Laurel		NO	640971.779	1665060
64	50" OAK		Laurel		NO	640940.452	1665070
65	36" OAK		Laurel		NO	640959.340	1665089
66	30" OAK		Laurel		NO	640967.456	1665099
68	8" ELM		Laurel		NO	641008.183	1665126
69	12-4" ELM		Laurel		NO	640993.436	1665136
70	17" OAK		Laurel		NO	640999.914	1665153
71	11" ELM		Laurel		NO	641015.395	1665159
72	17" ELM		Laurel		NO	640988.488	1665171
1747	48" OAK		Laurel		NO	640977.351	1665284
1748	14" OAK		Laurel		NO	640967.130	1665178
1749	23" OAK		Laurel	Dying	NO	640973.000	1665286
1750	22" OAK		Laurel		NO	640881.680	1665299
1751	36" OAK		Laurel	Fair	NO	640937.722	1665214
1752	42" OAK		Laurel	Poor/very poor	NO	640939.257	1665208
1753	58" OAK		Laurel		NO	640901.222	1665167
1754	48" OAK		Laurel	Broken limbs	NO	640865.862	1665198
1755	48" OAK		Laurel	Poor, disease, broken and rotting limbs	NO	640829.495	1665168
1756	20" SUGARBERRY		Laurel		NO	640800.919	1665114
1757	20" SUGARBERRY		Laurel		NO	640800.372	1665086
1758	20" SUGARBERRY		Laurel		NO	640833.876	1665061
1759	24" OAK		Laurel		NO	640926.456	1665124
1760	26" OAK		Laurel		NO	640887.690	1665011
1761	18" OAK		Laurel		NO	640902.159	1665006
1762	27" OAK		Laurel		NO	640839.573	1664988
1763	48" OAK		Laurel		NO	640892.799	1664963
1764	30" OAK		Laurel		NO	640867.468	1664975
1765	13" OAK		Laurel		NO	640894.818	1664980
1766	21" OAK		Laurel		NO	640895.728	1664969
1767	22" OAK		Laurel	ET-3: 52" DBH Poor condition	NO	640926.656	1664969
1768	10" OAK		Laurel		NO	640850.270	1664936
1769	16" OAK		Laurel	black cherry	NO	640852.996	1664920
1770	9" OAK		Laurel		NO	640866.312	1664951
1771	13" OAK		Laurel		NO	640902.889	1664936
1772	24" OAK		Laurel		Y	641188.785	1664852
1773	25" OAK		Laurel	Dead/fallen over	NO	641188.724	1664851
1774	16" OAK		Laurel		Y	641198.683	1664834
1775	28" OAK		Laurel		Y	641197.030	1664808
1776	31" OAK		Laurel		Y	641186.801	1664817
1777	26" OAK		Laurel		Y	641161.307	1664832
1778	27" OAK		Laurel		Y	641131.370	1664836
1779	26" OAK		Laurel		Y	641014.911	1664782
1780	14" PINE		Laurel	ET-B: 17" fair condition pine	NO	640998.642	1664787
1781	34" OAK		Laurel		NO	640896.499	1664791
1782	38" OAK		Laurel		NO	640893.669	1664772
1783	8" OAK		Laurel		NO	640946.793	1664763
1784	10" OAK		Laurel		NO	640944.612	1664737
1785	9" OAK		Laurel		NO	640945.931	1664719
1786	10" OAK		Laurel		NO	640965.435	1664720
1787	12" OAK		Laurel		NO	640744.479	1664629
1788	1" OAK		Laurel		Y	640889.203	1664633
1789	16" OAK		Laurel		Y	640939.621	1664645
1790	17" OAK		Laurel		Y	640933.799	1664605
1791	9" OAK		Laurel		Y	640943.134	1664613
1793	(2) 12" OAK		Laurel		Y	640947.309	1664605
1794	32" OAK		Laurel		Y	640960.423	1664605
1796	52" OAK		Laurel	Poor structure, lean, rotting at base, poor	Y	641047.939	1664604
1797	40" OAK		Laurel		Y	641074.096	1664628
1798	36" OAK		Laurel	Laurel oak, fallen over dead	NO	641020.122	1664697
1799	42" OAK		Laurel		Y	641010.579	1664685
1800	34" OAK		Laurel		Y	641123.332	1664650
1801	24" OAK		Laurel		Y	641144.518	1664709
1802	48" OAK		Laurel	Main trunk broken, massive damage very poor	NO	641171.952	1664620

1803	30" OAK		Laurel		Y	641229.966	1664660
1804	32" OAK		Laurel	Dead	NO	641126.720	1664769
1805	20" OAK		Laurel		NO	64051.831	1664632
1806	38" OAK		Laurel		Y	640520.466	1664605
1807	30" OAK		Laurel	Good	Y	640408.116	1664606
1808	48" OAK		Laurel		Y	640353.592	1664605
1809	38" OAK		Laurel		Y	640327.101	1664723
1810	36" OAK		Laurel		NO	640326.866	1664665
1812	(2) 30" OAKS		Laurel	Good	NO	640326.716	1664990
1813	12" OAK		Laurel		NO	640307.392	1665063
1814	28" OAK		Laurel		Y	640325.999	1665203
1815	50" OAK		Laurel	Good condition- bighn	Y	640323.595	1665223
1816	13" OAK		Laurel		NO	641334.622	1664912
1817	19" OAK		Laurel		NO	641276.130	1664783
1818	12" OAK		Laurel		NO	641278.163	1664777
1819	38" OAK		Laurel		NO	641426.597	1664700
1822	34" OAK		Laurel		Y	642199.190	1665802
1823	36" OAK		Laurel		NO	642194.901	1665816
1824	36" OAK		Laurel		NO	642176.055	1665815
1825	20" OAK		Laurel		NO	642156.226	1665794
1826	38" OAK		Laurel		Y	642170.136	1665868
1827	30" OAK		Laurel		Y	642197.689	1665894
1828	28" OAK		Laurel		NO	642031.831	1665906
1829	30" OAK		Laurel	Good/Fallen- broken bark	NO	642051.428	1665841
1830	28" OAK		Laurel		Y	641960.193	1665857
1831	34" OAK		Laurel	Fair-poor. Multiple limbs broken, poor compartmentalization.	NO	641740.684	1665913
1832	24" OAK		Laurel		NO	64172.763	1665785
1833	33" OAK		Laurel		NO	641671.698	1665788
1834	32" OAK		Laurel		NO	641666.320	1665739
1835	22" OAK		Laurel		Y	641692.453	1665703
1836	36" OAK		Laurel		Y	641674.887	1665676
1837	22" OAK		Laurel		NO	641692.390	1665749
1838	34" OAK		Laurel		NO	641789.304	1665745
1839	14" OAK		Laurel		NO	641716.634	1665723
1840	18" OAK		Laurel		NO	641777.947	1665717
1841	16" OAK		Laurel		Y	641728.803	1665695
1842	16" OAK		Laurel		NO	641755.447	1665708
1843	16" OAK		Laurel		NO	641910.869	1665724
1844	26" OAK		Laurel		Y	641803.617	1665684
1845	28" OAK		Laurel		Y	641734.968	1665652
1846	26" OAK		Laurel		Y	641756.941	1665668
1847	30" OAK		Laurel		Y	641789.303	1665651
1848	33" OAK		Laurel		Y	641765.101	1665622
1849	36" OAK		Laurel		Y	641727.317	1665612
1850	36" OAK		Laurel	Very diseased Laurel oak	Y	641778.773	1665592
1851	42" OAK		Laurel		NO	641824.299	1665585
1852	16" OAK		Laurel	Good health; laurel	NO	641771.545	1665519
1853	16" OAK		Laurel	Laurel, good health	NO	641783.805	1665487
1854	12" OAK		Laurel		NO	641894.327	1665510
1855	12" OAK		Laurel		NO	641813.299	1665477
1856	38" OAK		Laurel	Laurel; fair health	NO	641852.820	1665489
1857	13" OAK		Laurel		NO	641875.790	1665449
1858	40" OAK		Laurel		NO	641882.873	1665535
1859	40" OAK		Laurel		NO	641901.177	1665556
1860	36" OAK		Laurel		NO	641923.893	1665490
1861	13" OAK		Laurel		NO	641929.477	1665448
1862	(2) 24" OAKS		Laurel		NO	641944.169	1665435
1863	25" OAK		Laurel		NO	641950.977	1665439
1864	40" OAK		Laurel		NO	642005.260	1665512
1865	38" OAK		Laurel		NO	642008.668	1665674
1866	44" OAK		Laurel	Poor to fair, bark getting old	NO	642059.968	1665606
1867	56" OAK		Laurel		NO	642072.517	1665585
1868	20" OAK		Laurel	Dead	NO	642159.592	1665537
1869	33" OAK		Laurel		NO	642237.873	1665533
1870	32" OAK		Laurel		NO	642249.998	1665571
1871	38" OAK		Laurel		NO	642256.841	1665688
1872	7" OAK		Laurel		NO	642077.102	1665460
1873	10" OAK		Laurel		NO	642029.409	1665456
1874	6" OAK/12" OAK		Laurel		NO	642043.255	1665467
1875	12" OAK		Laurel		NO	642084.963	1665468
1876	6" OAK		Laurel		NO	642093.755	1665474
1877	12" OAK		Laurel		NO	642095.131	1665476
1878	36" OAK		Laurel		NO	642097.202	1665514
1879	6" OAK		Laurel		NO	642125.594	1665480
1880	8" OAK		Laurel	black cherry	NO	642109.908	1665435
1881	8" OAK		Laurel	black cherry	NO	642114.245	1665432
1882	8" OAK		Laurel		NO	642171.536	1665486
1883	12" OAK		Laurel		NO	642238.284	1665426
1884	9" OAK		Laurel		NO	642201.086	1665446
1885	33" OAK		Laurel		NO	642264.066	1665510
1886	34" OAK		Laurel	Dead	NO	642318.580	1665538
1887	51" OAK		Laurel		NO	642311.514	1665588

1888	40" OAK	DI-51367	Live Oak		NO	642415.049	1665533
1889	28" OAK	DI-51368	Live Oak		NO	642288.174	1665626
1890	38" OAK	DI-51369	Live Oak		NO	642335.887	1665708
1891	24" OAK	DI-51370	Live Oak		NO	642272.119	1665818
1893	6" OAK		Laurel		NO	642429.233	1665817
1894	6" OAK	DI-51372	Laurel		NO	642428.734	1665773
1895	38" OAK	DI-51373	Live Oak	Dead/dying, massive limb damage	NO	642360.637	1665531
1896	34" OAK	DI-51374	Laurel		NO	642261.362	1664949
1897	50" OAK	DI-51375	Live Oak	Fair condition	Y	642590.478	1665751
1898	38" OAK	DI-51376	Live Oak	Fair condition	Y	642590.845	1665789
1899	20" OAK	DI-51377	Live Oak		Y	64269.955	1665759
1900	28" OAK	DI-51378	Live Oak		NO	642754.806	1665779
1901	24" OAK	DI-51379	Live Oak		NO	642798.239	1665780
1903	29" OAK	DI-51380	Live Oak		NO	642855.768	1665793
1904	10" MAGNOLIA	DI-51381	southern magnolia		Y	642863.767	1665795
1905	20" OAK	DI-51382	Live Oak		Y	642973.506	1665882
1906	21" OAK	DI-51383	Live Oak		Y	642968.703	1665855
1907	50" OAK	DI-51384	Live Oak	Also a pretty some limb damage. Good to fair	Y	641302.753	1664604
1908	54" OAK	DI-51385	Live Oak	Massive tree, solid shape. Fair	Y	641352.194	1664604
1909	28" OAK	DI-51386	Live Oak		Y	641421.038	1664604
1910	40" OAK	DI-51387	Live Oak		Y	641435.630	1664599
1911	20" OAK	DI-51388	something dead		Y	641475.939	1664601
1912	12" OAK	DI-51389	Live Oak	limb	Y	641482.240	1664601
1913	(2) 12" CAMPHOR	DI-51390			Y	641567.938	1664602
1914	8" CAMPHOR	DI-51391			Y	641568.170	1664602
1915	24" OAK	DI-51392	Laurel		Y	641576.486	1664598
1916	(3) 36" OAKS	DI-51393	Live Oak	Fair-good	Y	641681.165	1664599
1917	(3) 40" OAKS	DI-51394	Live Oak	Brain limb, dying	Y	641951.540	1664598
1918	(2) 10" CAMPHOR	DI-51395	camphor tree		Y	642008.877	1664599
1919	60" OAK	DI-51396	Live Oak	Poor, exact damage, limb damage, via overgrowth	Y	642121.291	1664597
1921	40" ELM	DI-51397	Live Oak		NO	642843.044	1665638
1922	25" ELM	DI-51398			NO	642813.702	1665640
1923	40" OAK	DI-51399	Live Oak		Y	642911.684	1665031
1924	36" OAK	DI-51400	Laurel		Y	642970.783	1665412
1925	18" OAK	DI-51401	Laurel		Y	642971.216	1665222
1926	38" OAK	DI-51402	Laurel		Y	642972.483	1665200
1927	9" OAK	DI-51403	Live Oak		Y	642989.877	1665177
1928	38" OAK	DI-51404	Laurel		Y	642989.520	1665028
1929	30" OAK	DI-51405	Laurel		Y	642988.854	1664976
1930	48" OAK		Laurel		Y	642973.864	1664931
1931	40" OAK	DI-51407	Live Oak		Y	642980.378	1664856
1932	7" CEDAR	DI-51408			Y	642981.686	1664711
1933	10" CAMPHOR	DI-51409			Y	642977.007	1664700
1934	36" OAK	DI-51410	Live Oak		Y	642961.783	1663320
1935	38" OAK	DI-51411	Laurel		Y	642963.835	1663338
1936	30" OAK	DI-51412	Laurel		Y	642967.990	1663342
1937	30" OAK+23" OAK	DI-51413	Live Oak		Y	643664.716	1664375
1938	24" OAK	DI-51414	Live Oak		Y	642968.397	1664375
1939	40" OAK	DI-51415	Laurel	Poor, limb damage	Y	642967.251	1664343
1940	24" OAK	DI-51416	Live Oak		Y	642968.819	1664347
1941	48" OAK	DI-51417	Live Oak		Y	642968.154	1664341
1942	30" OAK	DI-51418	Live Oak		Y	642979.056	1663498
1944	30" OAK+22" OAK	DI-51419	Live Oak		Y	642980.780	1663553
1945	24" OAKS	DI-51420	Live Oak	Poor form	Y	642970.207	1663595
1946	(2) 12" OAKS	DI-51421	Laurel		Y	642980.807	1663670
1947	24" OAK	DI-51422	Laurel		Y	642980.334	1663684
1948	30" OAK	DI-51423	Laurel		Y	642968.487	1663737
1949	12" HICKORY	DI-51424			Y	642980.193	1663744
1950	28" OAK	DI-51425	Laurel		Y	642987.121	1663788
1951	18" OAK	DI-51426	Live Oak		Y	642981.455	1663811
1952	28" OAK	DI-51427	Live Oak		Y	642979.783	1663841
1953	18" CAMPHOR	DI-51428			Y	642978.283	1663855
1954	18" OAK	DI-51429	Laurel		Y	642980.381	1663958
1955	18" OAK	DI-51430	Laurel		Y	642973.632	1663872
1956	20" OAK	DI-51431	Laurel		Y	642978.152	1663875
1957	26" OAK	DI-51432	Laurel		Y	642978.619	1663887
1958	28" OAK	DI-51433	Live Oak		Y	642967.806	1663938
1959	50" OAK	DI-51434	Live Oak		Y	642974.995	1663981
1960	10" OAK	DI-51435	Laurel		Y	642978.176	1664103
1961	10" OAK	DI-51436	Laurel		Y	642976.519	1664125
1962	38" OAK	DI-51437	Live Oak		Y	642970.712	1664148
1963	(2) 10" OAKS	DI-51438	Laurel		Y	642977.687	1664165
1964	38" OAK	DI-51439	Laurel		Y	642987.249	1664166
1965	12" OAK	DI-51440	Laurel		Y	642974.466	1664204
1966	48" OAK	DI-51441	Live Oak		Y	642957.637	1664213
1968	24" OAK	DI-51442	Live Oak		Y	642970.811	1664249
1969	14" OAK	DI-51443	Laurel		Y	642977.607	1664384



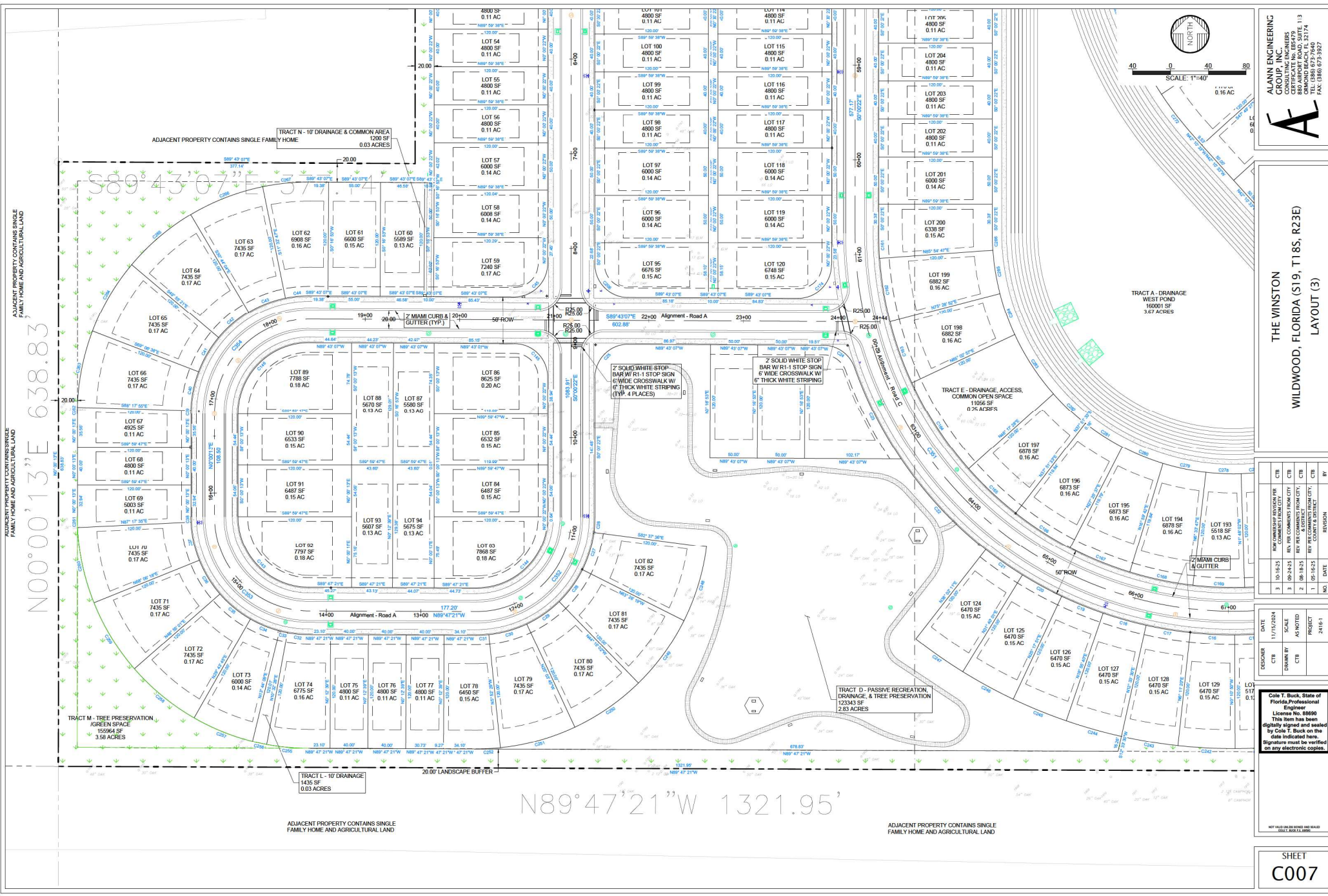
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3	10-16-25	ROW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
3	09-24-25	REV. PER COMMENTS FROM CITY	CTB
2	08-18-25	REV PER COMMENTS FROM CITY, & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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COUNTY CLERK P.E. 19790

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ALAN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 185479
888 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19806
TEL: (386) 673-7640
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LAYOUT (3)

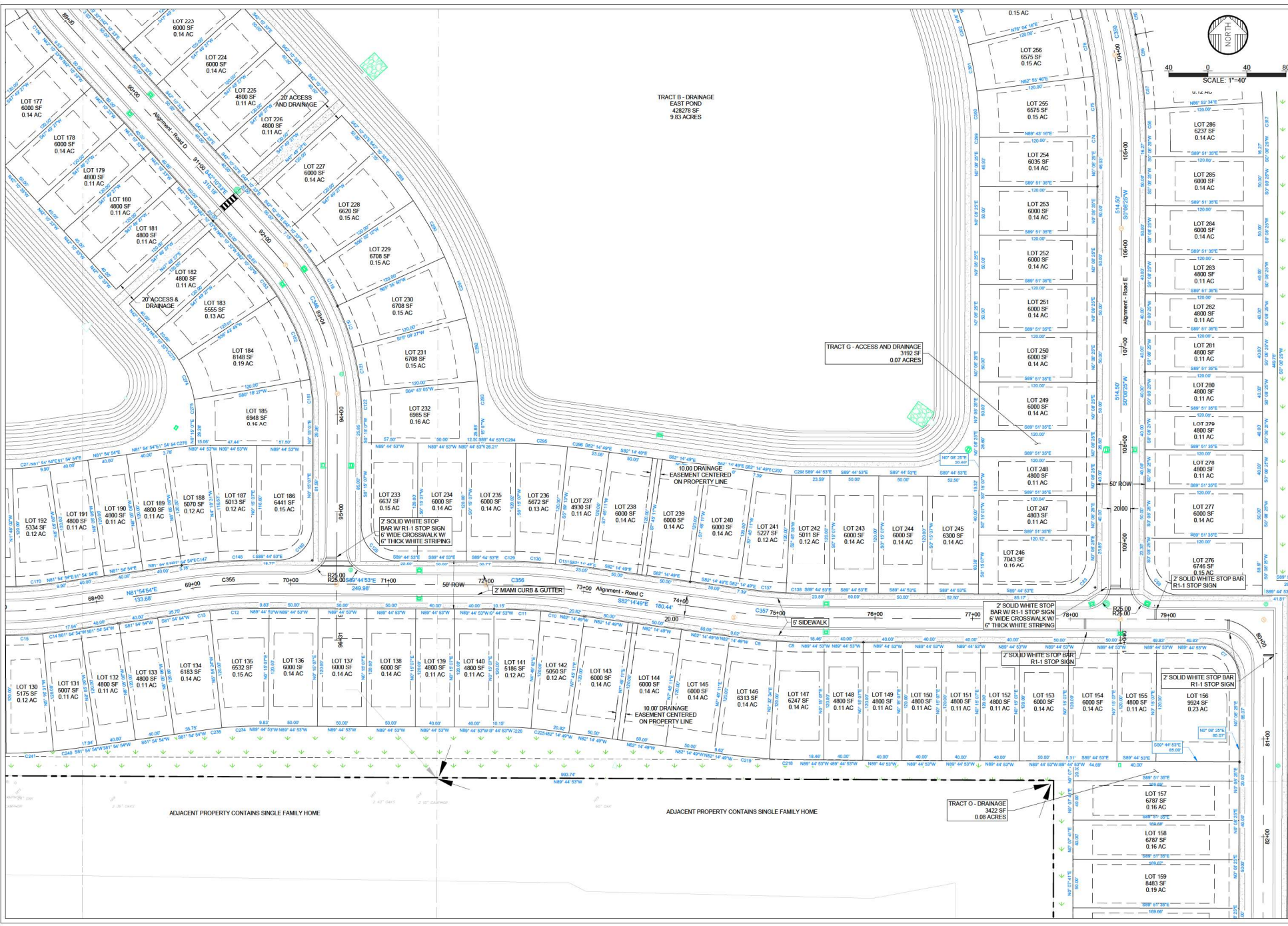
NO.	DATE	REVISION	BY
1	05/16/25	REV. PER COUNTY	CTB
2	08/18/25	REV. PER COUNTY	CTB
3	09/14/25	REV. PER COUNTY	CTB

DATE	DESIGNER	SCALE	PROJECT
11/15/2024	CTB	AS NOTED	2416-1

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Plot 16-1 The Winston - Wildwood (Digital) 2416, Base, Containing 137,502.25 946.38 ANL DWG TO PDF.dwg



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REGISTERED PROFESSIONAL ENGINEER
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LAYOUT (4)

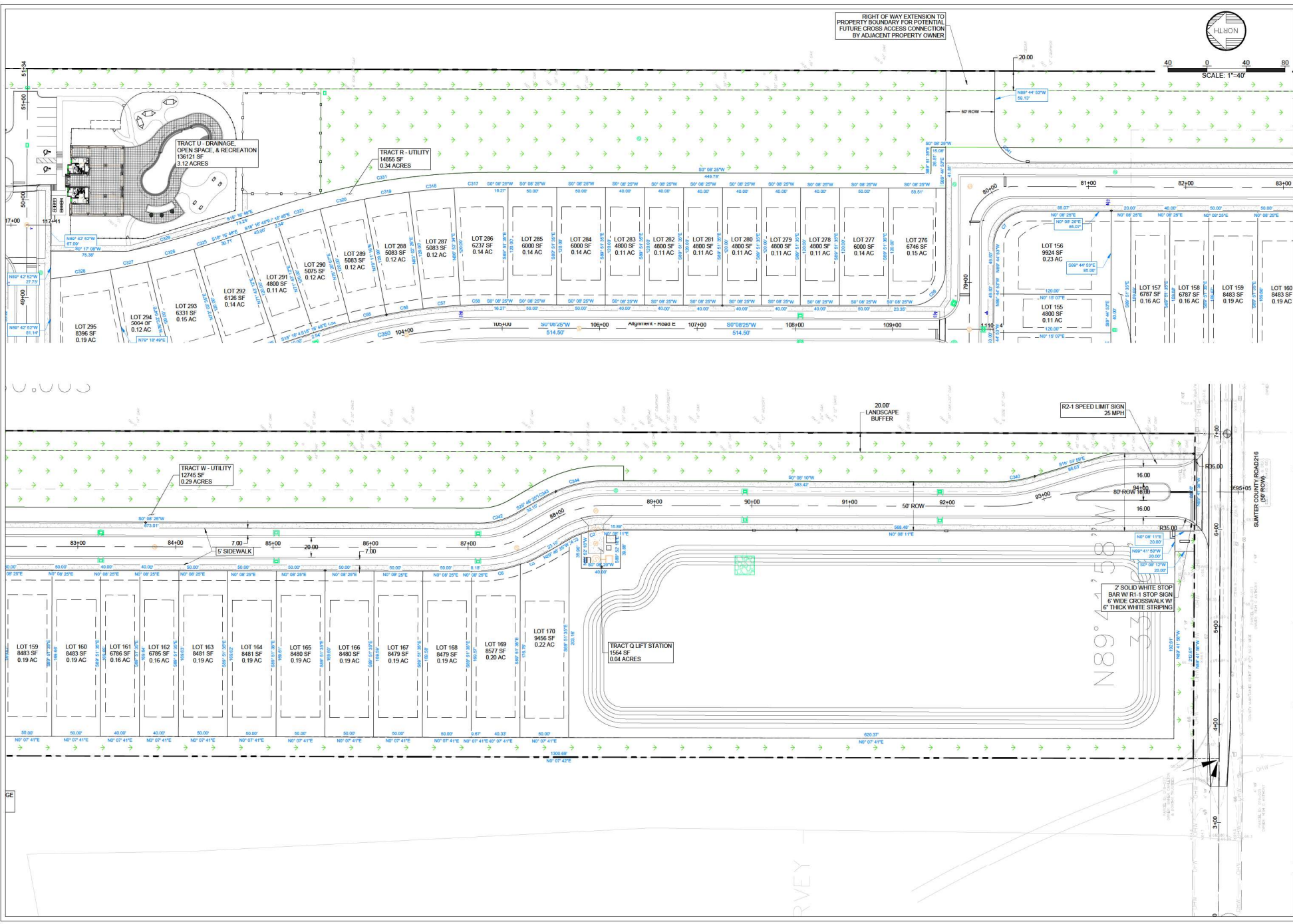
NO.	DATE	BY	REVISION
1	10/15/2024	CTB	DESIGN
2	09/24/25	CTB	REV. FOR COMMENTS FROM CITY
3	08/18/25	CTB	REV. FOR COMMENTS FROM CITY
4	05/16/25	CTB	REV. FOR COMMENTS FROM CITY

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

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REGISTERED PROFESSIONAL ENGINEERS
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WILMINGTON, DE 19811
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FAX: (386) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LAYOUT (5)

NO.	DATE	REVISION	BY
3	10/15/24	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/24	REV. THE COMMUNITY REVISION CITY	CTB
2	08/18/24	REV. FIELD CONDITIONS	CTB
1	05/16/24	REV. FIELD CONDITIONS	CTB

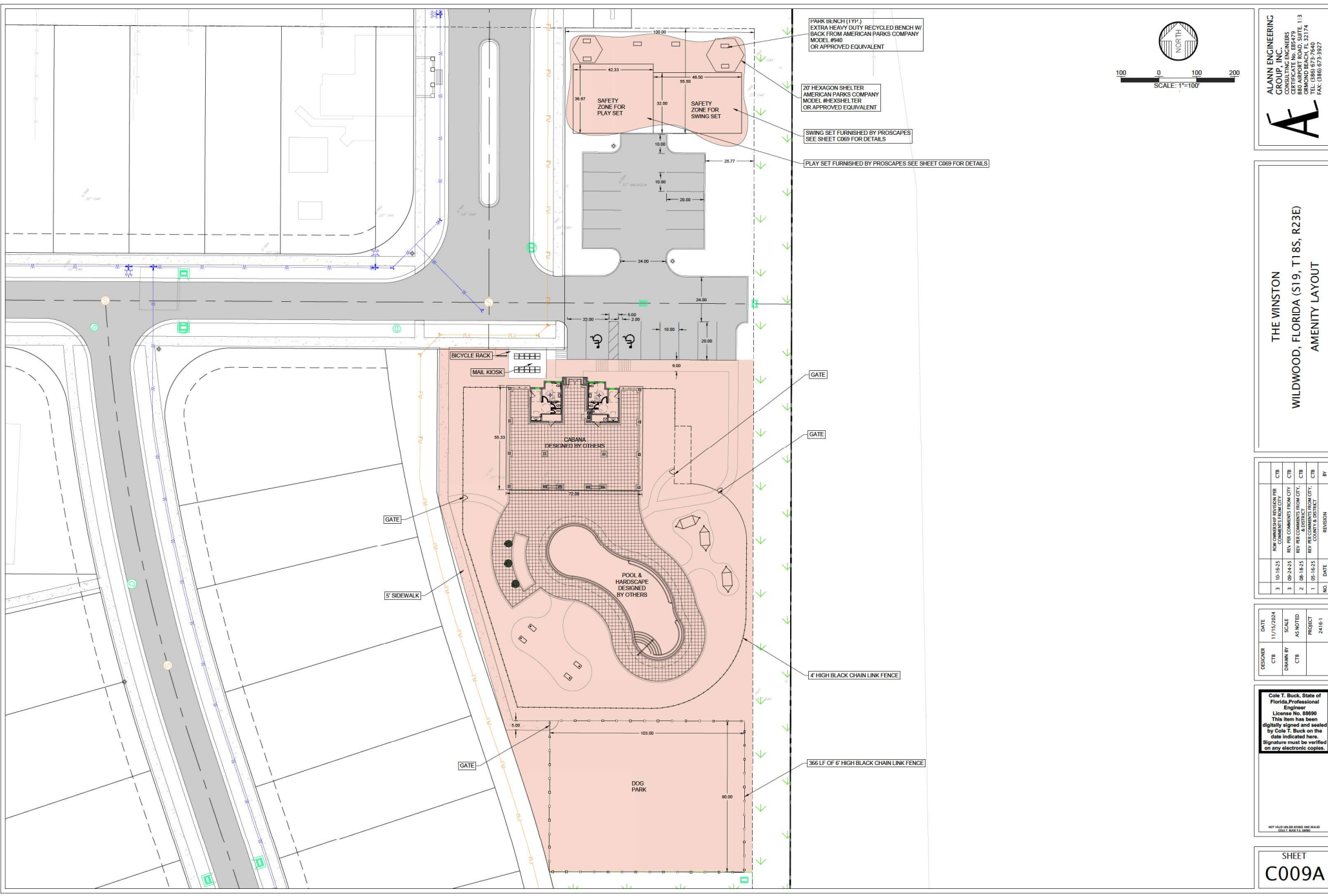
DATE	11/15/2024
DESIGNER	CTB
DRAWN BY	CTB
SCALE	AS NOTED
PROJECT	2416-1

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REGISTERED PROFESSIONAL ENGINEERS
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880 AIRPORT ROAD, SUITE 113
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
AMENITY LAYOUT

NO.	DATE	REVISION	BY
3	10/16/25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/25	REV. PER COMMENT FROM CITY	CTB
2	08/18/25	REV. PER CITY & DISTRICT	CTB
1	05/16/25	REV. PER CITY & DISTRICT	CTB

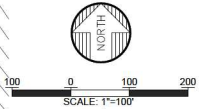
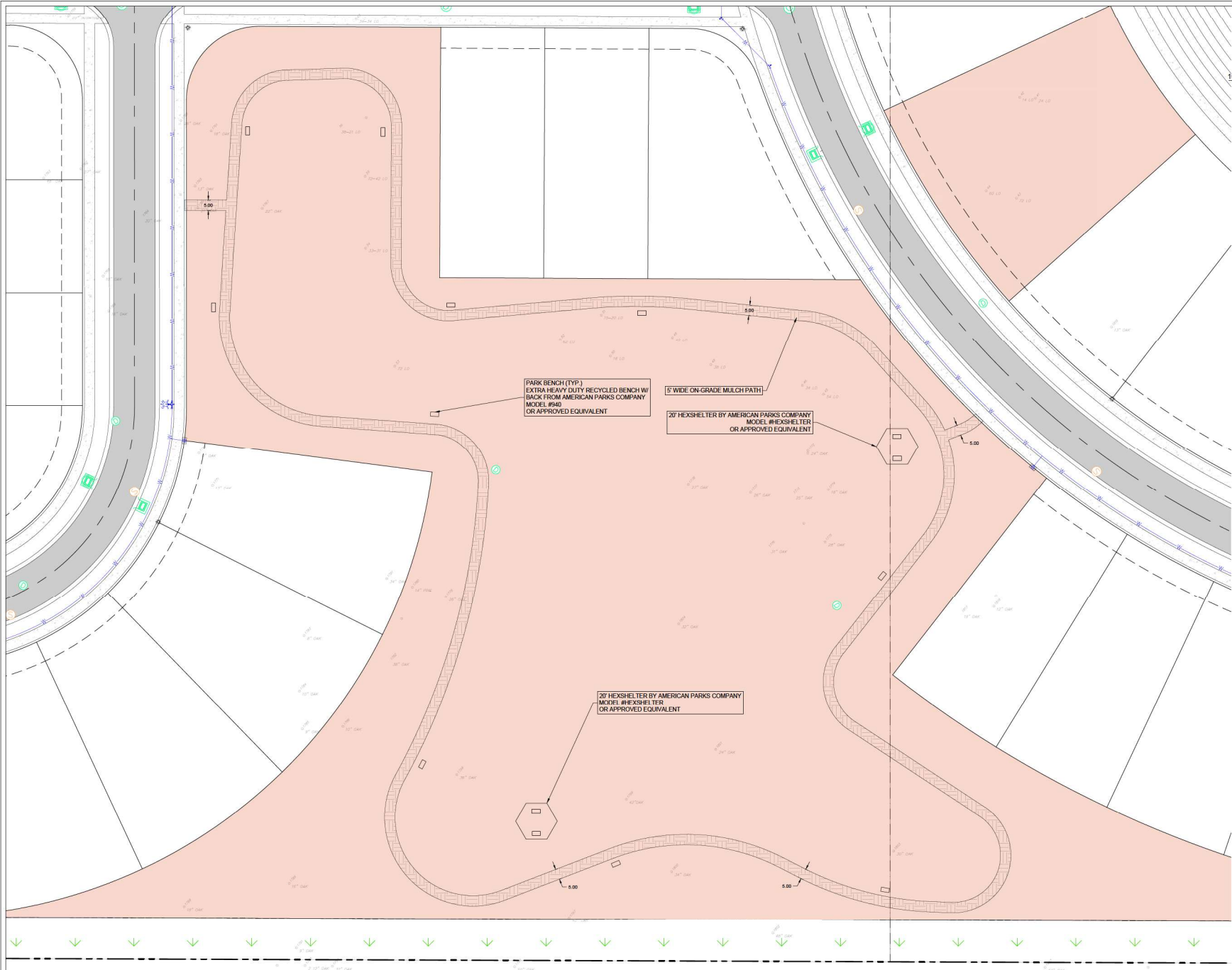
DESIGNER	DATE
CTB	11/15/2024
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CTB	AS NOTED
PROJECT	PROJECT
2416-1	2416-1

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ALANN ENGINEERING
GROUP, INC.
CERTIFICATE NO. 184479
888 AIRPORT ROAD, SUITE 113
DUNEDIN, FLORIDA 33511
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FAX: (386) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
AMENITY LAYOUT(2)

NO.	DATE	REVISION	BY
3	10/16/25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/25	REV FOR COMMENT FROM CITY	CTB
2	08/18/25	REV FOR COMMENTS FROM CITY	CTB
1	05/16/25	REV FOR COMMENTS FROM CITY	CTB

DESIGNER	DATE
CTB	11/15/2024
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CTB	AS NOTED
PROJECT	PROJECT
	2416-1

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	24.55	75.00	18.75	N89°14'27"W	24.44
C3	13.69	75.00	10.46	N23°50'54"W	13.67
C4	0.91	75.00	0.70	N29°25'30"W	0.91
C5	22.62	125.00	10.37	N24°36'31"W	22.59
C6	42.65	125.00	19.55	N0°38'00"W	42.44
C7	54.91	35.00	99.89	N44°48'14"W	49.45
C8	30.15	525.00	3.29	N88°06'09"W	30.15
C9	38.58	525.00	4.21	N84°21'07"W	38.57
C10	24.34	475.00	2.94	N83°42'53"W	24.34
C11	37.85	475.00	4.57	N87°27'55"W	37.84
C12	51.06	475.00	6.16	S87°10'22"W	51.03
C13	18.06	475.00	2.18	S83°00'15"W	18.06
C14	20.85	425.00	2.81	S83°19'11"W	20.84
C15	37.79	425.00	5.09	S87°16'19"W	37.78
C16	47.25	425.00	6.37	N86°59'45"W	47.22
C17	47.25	425.00	6.37	N80°37'35"W	47.22
C18	47.25	425.00	6.37	N74°15'25"W	47.22
C19	47.25	425.00	6.37	N67°53'15"W	47.22
C20	47.25	425.00	6.37	N61°31'04"W	47.22
C21	47.25	425.00	6.37	N55°08'54"W	47.22
C22	131.31	425.00	17.70	N43°06'44"W	130.79
C23	109.20	425.00	14.72	N26°54'02"W	108.90
C24	42.86	35.00	70.18	N54°37'38"W	40.24
C25	55.15	35.00	90.29	S45°08'16"W	49.62
C26	16.10	125.00	7.38	S3°41'01"W	16.09
C27	41.86	125.00	19.19	S16°58'03"W	41.67
C28	41.86	125.00	19.19	S36°09'19"W	41.67
C29	41.86	125.00	19.19	S55°20'36"W	41.67
C30	41.86	125.00	19.19	S74°31'53"W	41.67
C31	13.28	125.00	6.08	S87°10'05"W	13.27
C32	22.54	125.00	10.33	N84°37'27"W	22.51
C33	8.61	125.00	3.95	N77°29'06"W	8.61
C34	33.25	125.00	15.24	N67°53'27"W	33.15
C35	41.86	125.00	19.19	N50°40'37"W	41.67
C36	41.86	125.00	19.19	N31°29'20"W	41.67
C37	41.86	125.00	19.19	N12°18'03"W	41.67
C38	5.91	125.00	2.71	N1°21'06"W	5.91
C39	3.70	125.00	1.70	N0°51'09"E	3.70
C40	41.86	125.00	19.19	N11°17'44"E	41.67
C41	41.86	125.00	19.19	N30°29'01"E	41.67

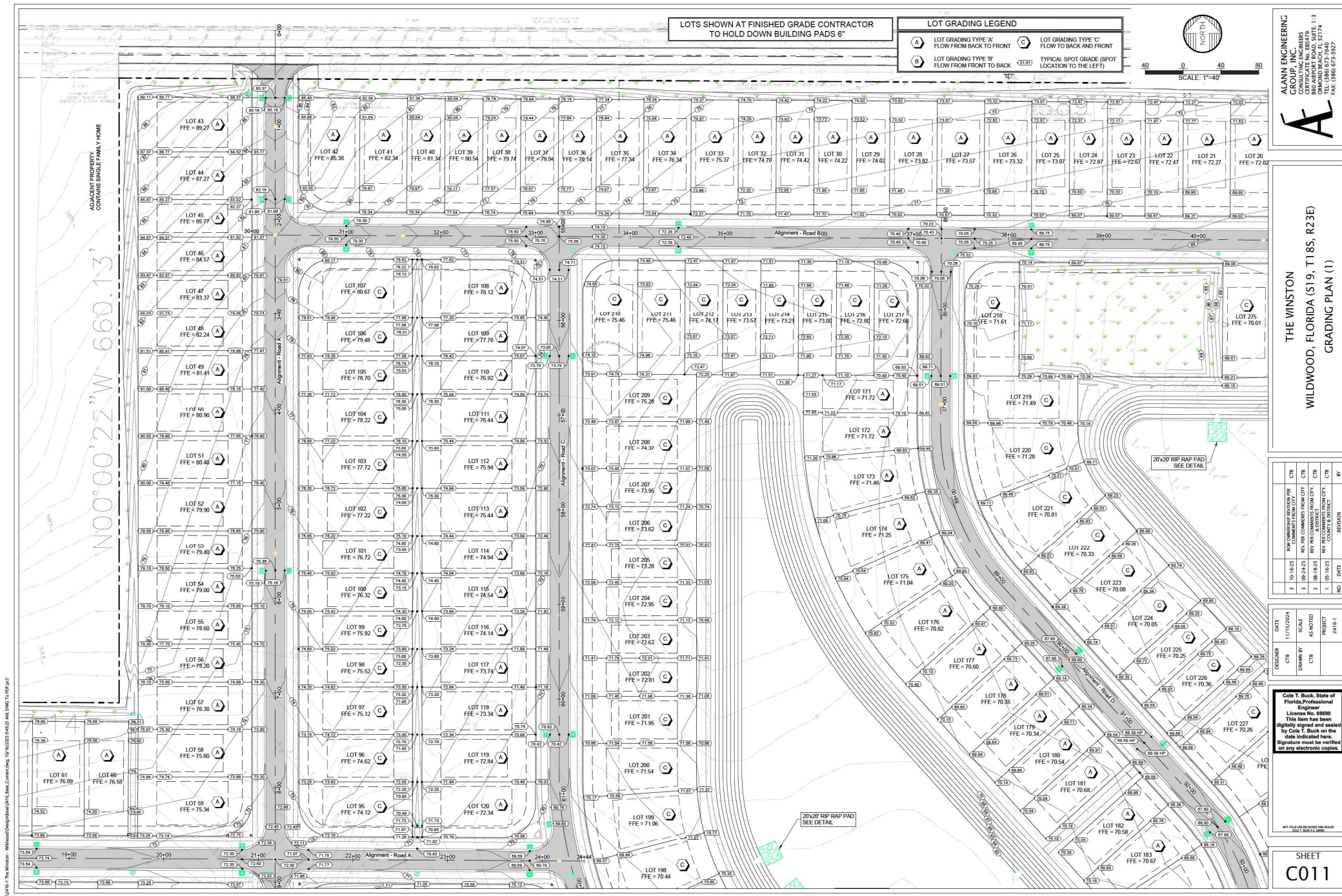
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C42	41.86	125.00	19.19	N49°40'17"E	41.67
C43	41.86	125.00	19.19	N88°51'34"E	41.67
C44	25.80	125.00	11.83	N84°22'03"E	25.76
C45	55.15	35.00	90.29	N45°08'16"E	49.62
C46	54.80	35.00	89.71	S44°51'37"E	49.37
C47	15.59	35.00	25.52	N77°31'28"E	15.46
C48	39.48	35.00	64.62	N32°27'07"E	37.42
C49	60.02	35.00	98.26	S41°09'28"W	52.93
C50	44.09	930.00	2.72	S9°19'42"E	44.09
C51	45.11	930.00	2.78	S12°04'34"E	45.10
C52	56.40	930.00	3.47	S15°12'10"E	56.39
C53	21.75	930.00	1.34	S17°36'36"E	21.75
C54	35.97	570.00	3.62	S16°28'20"E	35.96
C55	38.33	570.00	3.85	S12°44'18"E	38.32
C56	38.33	570.00	3.85	S8°53'09"E	38.32
C57	38.33	570.00	3.85	S5°02'00"E	38.32
C58	32.31	570.00	3.25	S1°29'00"E	32.30
C59	54.91	35.00	99.89	S44°48'14"E	49.45
C60	55.05	35.00	90.11	N45°11'46"E	49.55
C74	30.00	520.00	0.42	N0°04'09"W	3.80
C75	61.94	520.00	6.82	N3°41'29"W	61.91
C76	61.94	520.00	6.82	N10°30'59"W	61.91
C77	39.49	520.00	4.35	N16°06'16"W	39.48
C81	43.79	980.00	2.56	N17°00'00"W	43.78
C82	48.78	980.00	2.85	N14°17'39"W	48.77
C83	9.75	980.00	0.57	N12°35'00"W	9.75
C84	90.82	980.00	5.31	N9°38'36"W	90.79
C85	50.53	35.00	82.73	N48°21'05"W	46.26
C103	54.98	35.00	90.00	S45°17'08"W	49.50
C107	83.37	225.00	21.23	S10°19'47"E	82.90
C108	83.37	225.00	21.23	S31°33'37"E	82.90
C118	39.43	275.00	8.21	S38°04'10"E	39.38
C119	45.89	275.00	9.56	S29°10'59"E	45.83
C120	45.89	275.00	9.56	S19°37'21"E	45.83
C121	45.89	275.00	9.56	S10°03'44"E	45.83
C122	26.56	275.00	5.53	S2°30'54"E	26.55
C125	54.98	35.00	90.00	S44°44'53"E	49.50
C129	11.29	525.00	1.23	S89°07'55"E	11.29
C130	41.26	525.00	4.50	S86°15'52"E	41.25
C131	16.18	525.00	1.77	S83°07'48"E	16.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C137	41.39	475.00	4.99	S84°44'35"E	41.38
C138	20.80	475.00	2.51	S88°29'37"E	20.80
C143	117.54	75.00	89.79	S44°53'34"E	105.87
C144	118.09	75.00	90.22	N45°06'09"E	106.27
C145	54.80	35.00	89.71	N44°51'44"W	49.37
C146	116.17	75.00	90.28	S45°08'33"W	106.32
C147	34.60	525.00	3.78	N83°48'11"E	34.60
C148	38.06	525.00	4.15	N87°46'04"E	38.05
C149	3.73	525.00	0.41	S89°57'06"E	3.73
C150	54.98	35.00	90.00	N45°15'07"E	49.50
C151	39.05	225.00	9.94	N4°43'13"W	39.00
C152	92.59	225.00	23.58	N21°28'54"W	91.94
C153	34.97	225.00	8.90	N37°43'24"W	34.93
C154	41.27	275.00	8.60	N32°52'35"W	41.23
C155	45.89	275.00	9.56	N28°47'50"W	45.83
C156	45.89	275.00	9.56	N19°14'12"W	45.83
C157	45.89	275.00	9.56	N9°40'35"W	45.83
C158	24.87	275.00	5.18	N2°18'19"W	24.86
C159	54.98	35.00	90.00	N44°42'52"W	49.50
C160	55.16	35.00	90.29	S45°08'23"W	49.62
C161	26.71	375.00	4.08	S2°02'47"E	26.70
C162	68.28	375.00	10.43	S9°18'18"E	68.18
C163	68.28	375.00	10.43	S19°44'06"E	68.18
C164	109.68	375.00	16.76	S33°19'48"E	109.29
C165	68.28	375.00	10.43	S46°55'30"E	68.18
C166	68.28	375.00	10.43	S57°21'25"E	68.18
C167	68.28	375.00	10.43	S67°47'20"E	68.18
C168	68.28	375.00	10.43	S78°13'15"E	68.18
C169	54.74	375.00	8.36	S87°37'08"E	54.69
C170	41.13	375.00	6.28	N85°03'26"E	41.11
C174	55.15	35.00	90.29	N45°08'16"E	49.62
C188	54.80	35.00	89.71	N44°51'37"W	49.37
C192	55.16	35.00	90.29	S45°08'23"W	49.62
C206	54.80	35.00	89.71	S44°51'44"E	49.37
C218	37.05	645.00	3.29	N88°06'09"W	37.04
C219	47.40	645.00	4.21	N84°21'07"W	47.39
C225	18.19	355.00	2.94	N83°42'53"W	18.19
C226	28.29	355.00	4.57	N87°27'55"W	28.28
C234	38.16	355.00	6.16	S87°10'22"W	38.14
C235	13.50	355.00	2.18	S83°07'15"W	13.50

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C240	26.73	545.00	2.81	S83°19'11"W	26.73
C241	48.46	545.00	5.09	S87°16'19"W	48.44
C242	60.59	545.00	6.37	N86°59'45"W	60.56
C243	60.59	545.00	6.37	N80°37'35"W	60.56
C244	60.59	545.00	6.37	N74°15'25"W	60.56
C245	60.59	545.00	6.37	N67°53'15"W	60.56
C246	60.59	545.00	6.37	N61°31'04"W	60.56
C247	60.59	545.00	6.37	N55°08'54"W	60.56
C248	82.05	245.00	19.19	S16°58'03"W	81.67
C249	82.05	245.00	19.19	S36°09'19"W	81.67
C250	82.05	245.00	19.19	S55°20'36"W	81.67
C251	82.05	245.00	19.19	S74°31'53"W	81.67
C252	26.02	245.00	6.09	S87°10'05"W	26.01
C255	44.17	245.00	10.33	N84°37'27"W	44.11
C256	15.30	245.00	3.58	N77°40'10"W	15.30
C257	66.74	245.00	15.61	N68°04'31"W	66.54
C258	82.05	245.00	19.19	N50°40'37"W	81.67
C259	82.05	245.00	19.19	N31°29'20"W	81.67
C260	82.05	245.00	19.19	N12°18'03"W	81.67
C261	11.59	245.00	2.71	N1°21'06"W	11.59
C262	7.26	245.00	1.70	N0°51'09"E	7.26
C263	82.05	245.00	19.19	N11°17'44"E	81.67
C264	82.05	245.00	19.19	N30°29'01"E	81.67
C265	82.05	245.00	19.19	N49°40'17"E	81.67
C266	82.05	245.00	19.19	N68°51'34"E	81.67
C267	50.58	245.00	11.83	N84°22'03"E	50.49
C268	35.72	395.00	5.18	N2°18'19"W	35.71
C269	65.91	395.00	9.56	N9°40'35"W	65.83
C270	65.91	395.00	9.56	N19°14'12"W	65.83
C271	65.91	395.00	9.56	N28°47'50"W	65.83
C272	59.28	395.00	8.60	N37°52'35"W	59.22
C273	16.10	105.00	8.90	N10°43'24"W	16.10
C274	43.21	105.00	23.58	N21°28'54"W	42.91
C275	18.22	105.00	9.94	N4°43'13"W	18.20
C276	27.50	645.00	2.44	N83°08'11"E	27.50
C277	27.97	255.00	6.28	N85°03'26"E	27.96
C278	37.22	255.00	8.36	S87°37'08"E	37.19
C279	46.44	252.07	10.56	S78°24'45"E	46.38
C280	46.46	252.07	10.56	S67°51'13"E	46.40
C281	46.46	252.07	10.56	S57°17'33"E	46.40

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C282	46.44	252.07	10.56	S46°44' 00"E	46.38
C283	74.58	255.00	16.76	S33°19' 48"E	74.32
C284	46.43	255.00	10.43	S19°44' 10"E	46.36
C285	46.43	255.00	10.43	S9°18' 10"E	46.36
C286	18.16	255.00	4.08	S2°02' 47"E	18.16
C287	38.91	105.00	21.23	S10°19' 47"E	38.68
C288	38.91	105.00	21.23	S31°33' 37"E	38.68
C289	56.62	395.00	8.21	S38°04' 10"E	56.57
C290	65.91	395.00	9.56	S29°10' 59"E	65.83
C291	65.91	395.00	9.56	S19°37' 21"E	65.83
C292	65.91	395.00	9.56	S10°03' 44"E	65.83
C293	38.15	395.00	5.53	S2°30' 54"E	38.14
C294	11.29	645.00	1.00	S89°14' 48"E	11.29
C295	53.27	645.00	4.73	S86°22' 45"E	53.26
C296	19.88	645.00	1.77	S83°07' 48"E	19.88
C297	30.93	355.00	4.99	S84°44' 35"E	30.92
C298	15.54	355.00	2.51	S88°29' 37"E	15.54
C299	2.93	400.00	0.42	N0°04' 09"W	2.93
C300	47.65	400.00	6.83	N3°41' 29"W	47.62
C301	47.65	400.00	6.83	N10°30' 59"W	47.62
C302	30.38	400.00	4.35	N16°06' 15"W	30.37
C303	49.15	1100.00	2.56	N17°00' 00"W	49.15
C304	54.75	1100.00	2.96	N14°17' 39"W	54.75
C305	37.66	1100.00	1.85	N11°53' 15"W	37.66
C317	39.13	690.00	3.25	S1°29' 00"E	39.10
C318	46.39	690.00	3.85	S5°02' 00"E	46.39
C319	46.39	690.00	3.85	S8°53' 09"E	46.39
C320	46.39	690.00	3.85	S12°44' 18"E	46.39
C321	43.54	690.00	3.62	S16°28' 20"E	43.53
C325	15.94	810.00	1.34	S17°36' 36"E	15.94
C326	49.12	810.00	3.47	S15°12' 10"E	49.11
C327	39.29	810.00	2.78	S12°04' 34"E	39.28
C328	61.98	810.00	4.34	S8°30' 55"E	61.96
C329	87.42	795.00	6.30	S15°07' 47"E	87.38
C330	226.65	705.00	18.42	S9°04' 12"E	225.68

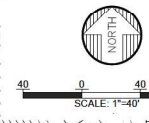
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LOT GRADING LEGEND

A	LOT GRADING TYPE 'A' FLOW FROM BACK TO FRONT	C	LOT GRADING TYPE 'C' FLOW TO BACK AND FRONT
B	LOT GRADING TYPE 'B' FLOW FROM FRONT TO BACK	ST	TYPICAL SPOT GRADE (SPOT LOCATION TO THE LEFT)

LOTS SHOWN AT FINISHED GRADE CONTRACTOR TO HOLD DOWN BUILDING PADS 8"



ALAN ENGINEERING GROUP, INC.
 888 AIRPORT ROAD, SUITE 113
 WILMINGTON, DE 19806
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 FAX: (303) 673-5927

THE WINSTON
 WILDWOOD, FLORIDA (S19, T18S, R23E)
 GRADING PLAN (3)

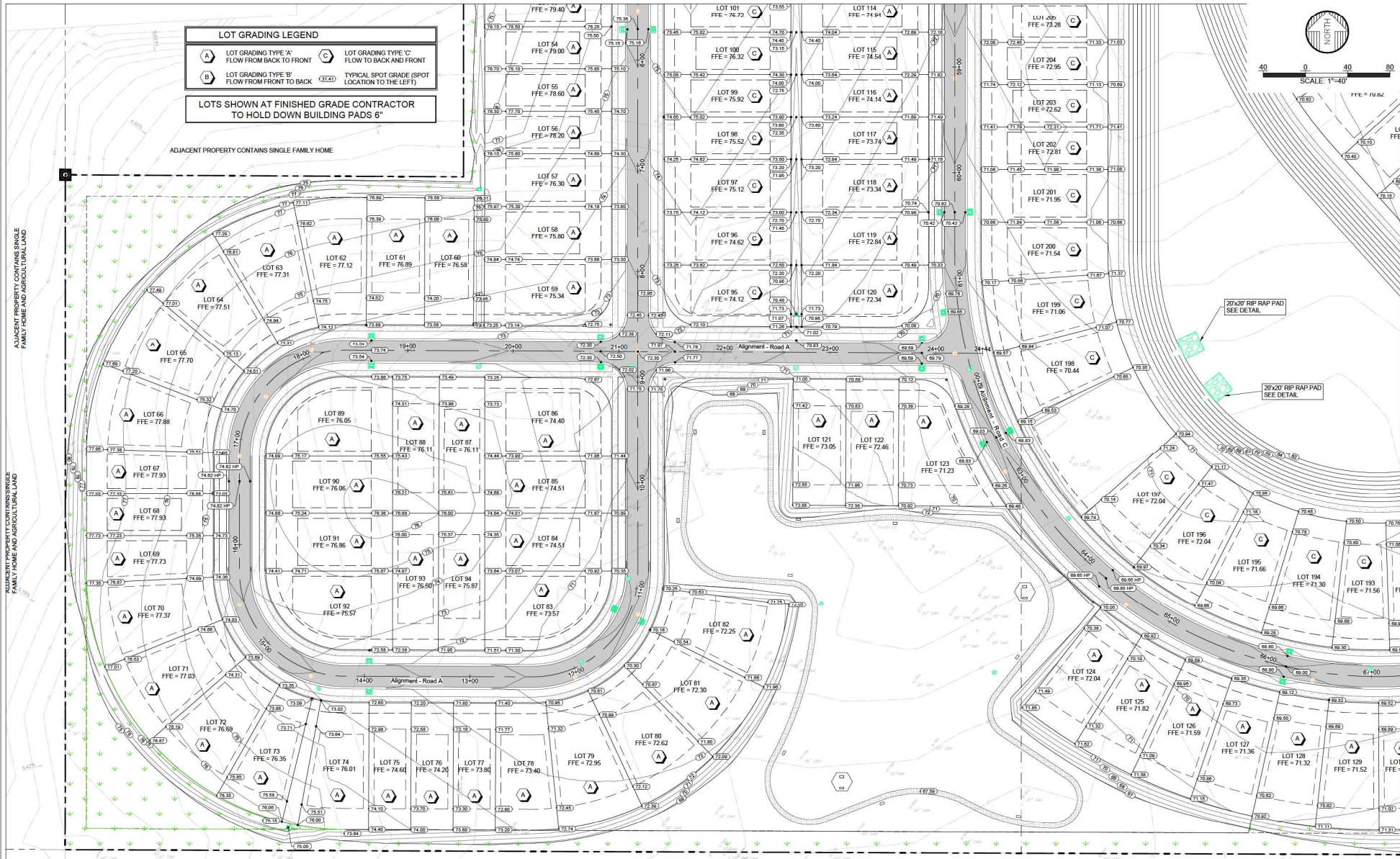
NO.	DATE	REVISION	BY
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3	09-24-25	REV. PER COMMUNITY REACTIVITY	CTB
2	08-18-25	REV. PER COUNTY REACTIVITY	CTB
1	05-16-25	REV. PER COUNTY DISTRICT	CTB

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

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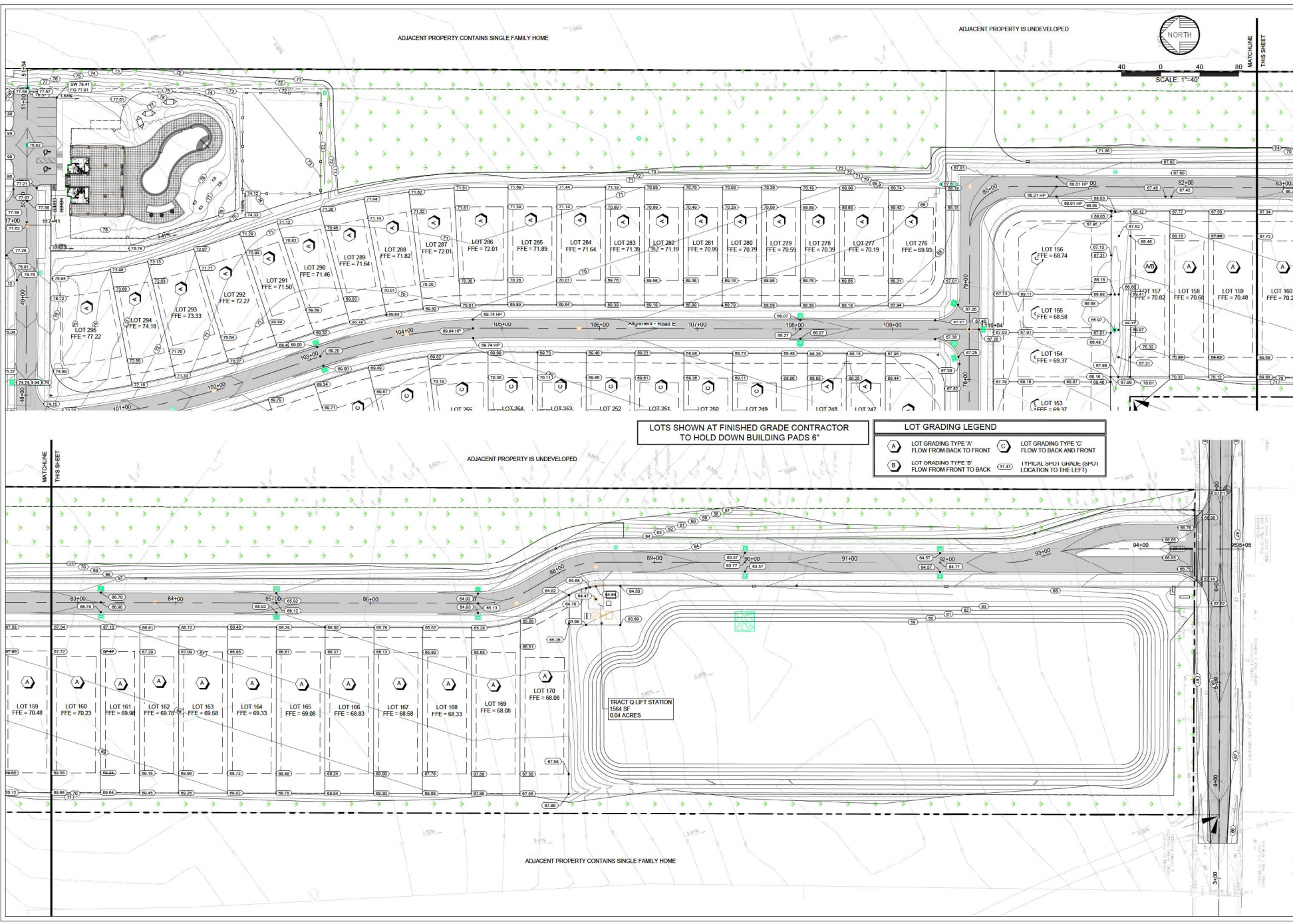
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FORT WORTH, TEXAS 76140
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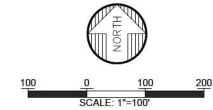
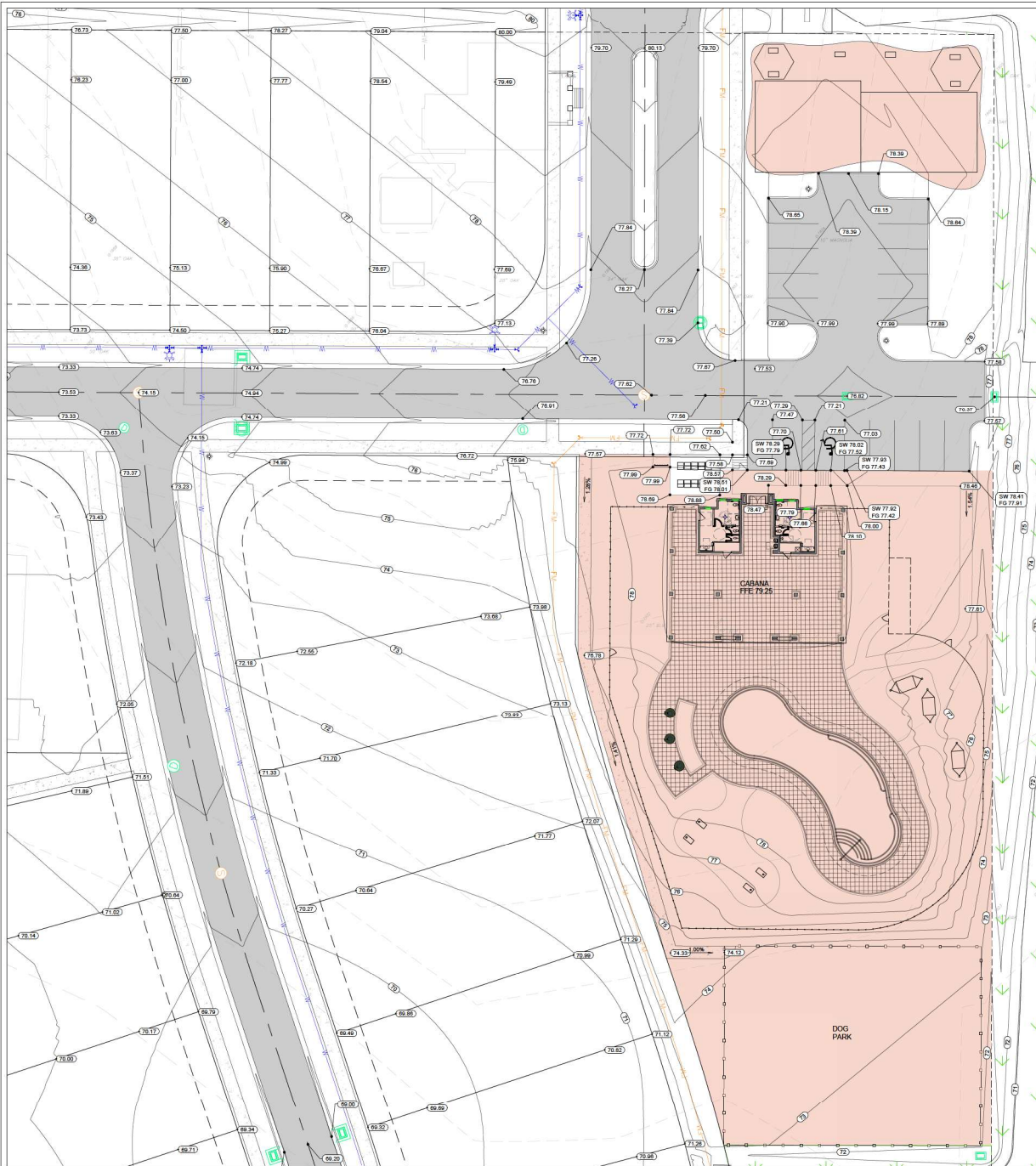
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING PLAN (5)

DATE: 11/15/2024
DESIGNER: CTB
DRAWN BY: CTB
SCALE: AS NOTED
PROJECT: 2416-1

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CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
AMENITY GRADING (1)

NO.	DATE	REVISION	BY
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB
2	08-18-25	REV PER COMMENTS FROM CITY, & DISTRICT	CTB
3	09-24-25	REV PER COMMENTS FROM CITY	CTB
3	10-16-25	REV CONSIDER REVISION PER COMMENTS FROM CITY	CTB

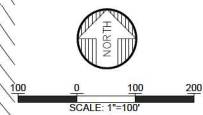
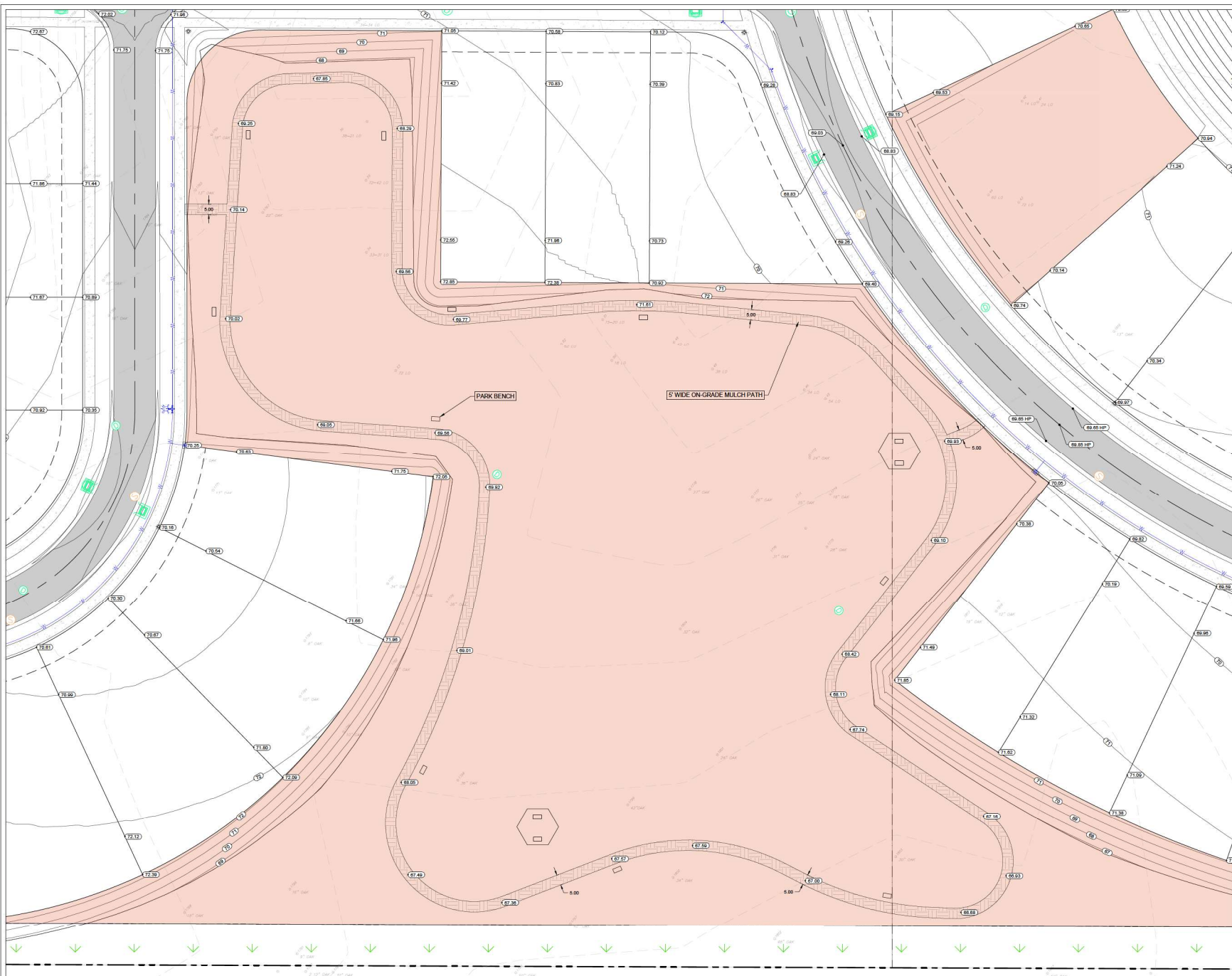
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
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Plot 16-1 The Winston - Wildwood Digital Asset 16-1 Base - Comment Log 19/05/2025 5:51:11 AM DWG TO PDF.pd3



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REGISTERED PROFESSIONAL ENGINEERS
CERTIFICATE NO. 18479
880 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19812
TEL: (380) 673-7640 FAX: (380) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
AMENITY GRADING (2)

NO.	DATE	REVISION	BY	CTB
3	10/16/25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY		CTB
3	09/14/25	REV FOR COMMENT FROM CITY		CTB
2	08/18/25	REV FOR CITY & DISTRICT		CTB
1	05/16/25	REV FOR CITY & DISTRICT		CTB

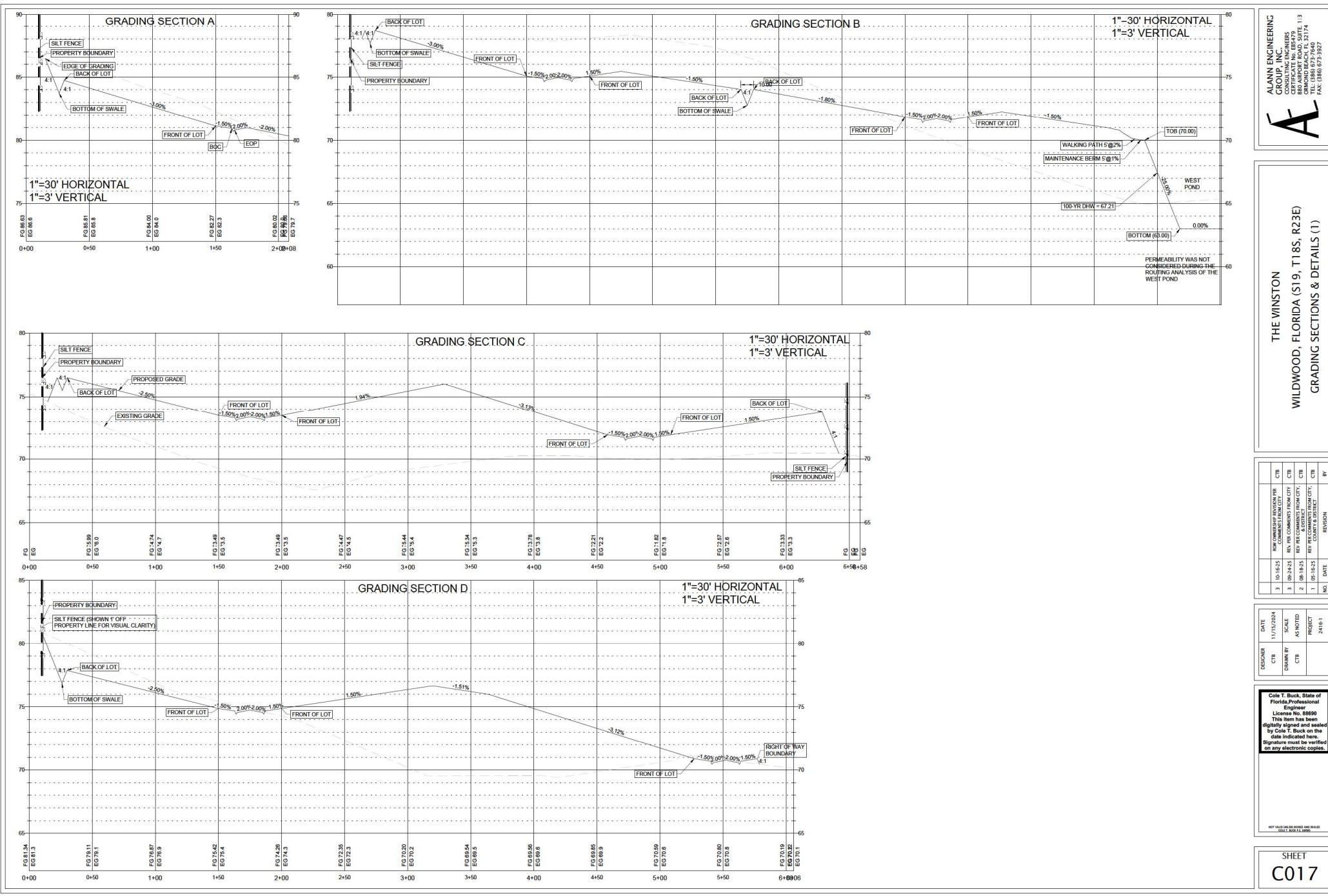
DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1
CTB			

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CERTIFICATE NO. 85479
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TEL: (303) 673-7640
FAX: (303) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING SECTIONS & DETAILS (1)

NO.	DATE	BY	REVISION
3	10-16-23	CTB	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY
3	09-14-23	CTB	REV THE COMMENT FROM CITY
2	08-18-23	CTB	REV THE COMMENT FROM CITY
1	05-16-23	CTB	REV THE COMMENT FROM CITY

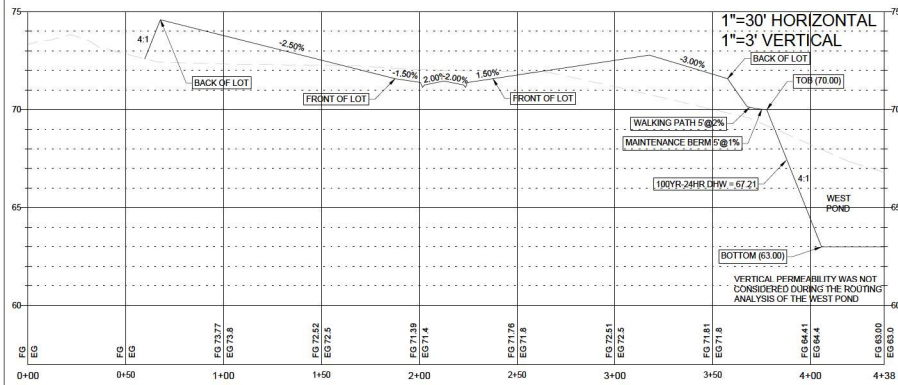
DATE: 11/15/2024
DESIGNER: CTB
SCALE: AS NOTED
PROJECT: 2416-1

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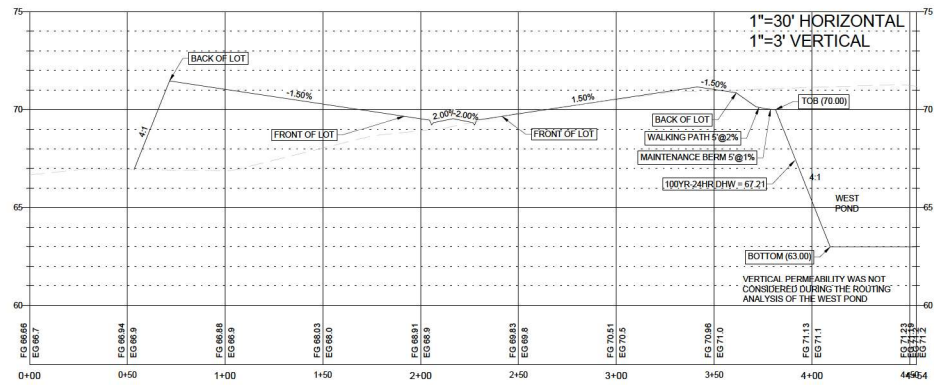
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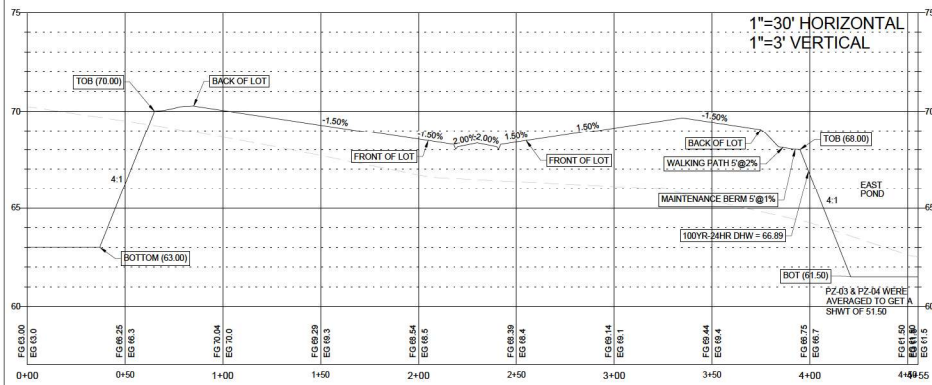
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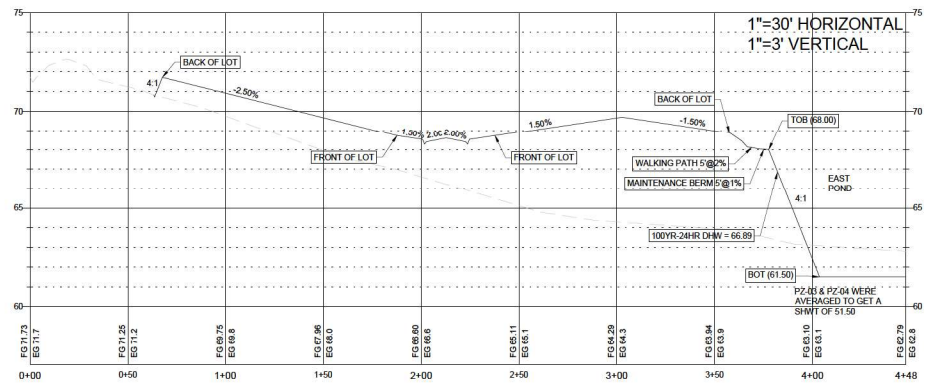
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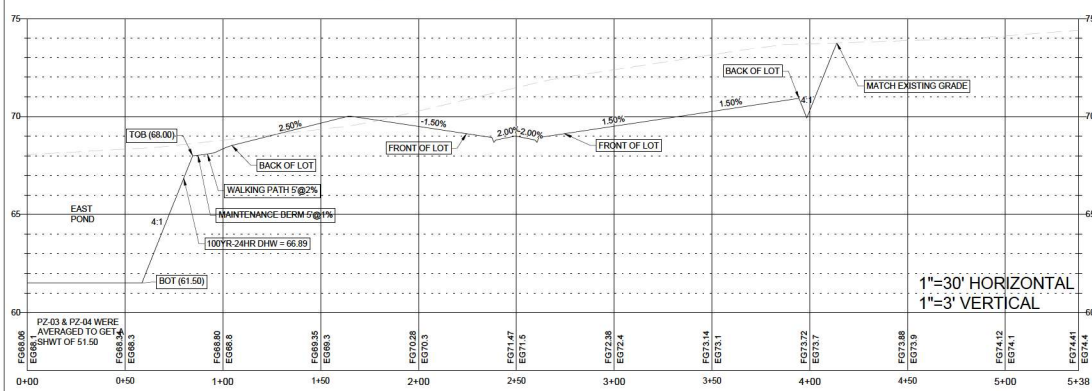
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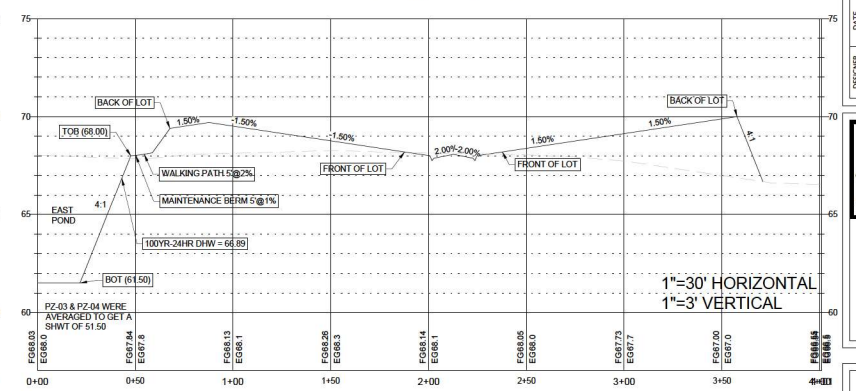
GRADING SECTION H



GRADING SECTION I



GRADING SECTION J



ALAIN ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER
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880 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19806
TEL: (386) 673-7640
FAX: (386) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING SECTIONS & DETAILS (2)

NO.	DATE	REVISION	BY
3	10-16-23	RAW OWNERSHIP REVISION PER COMMENT FROM CITY	CTB
3	09-14-23	REV. THE COMMUNITY FROM CITY	CTB
2	08-16-23	REV. THE COUNTY FROM CITY, CTB	CTB
1	05-16-23	REV. THE COUNTY FROM CITY, CTB	CTB

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

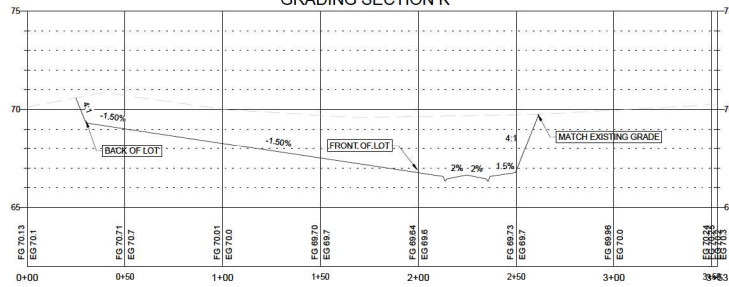
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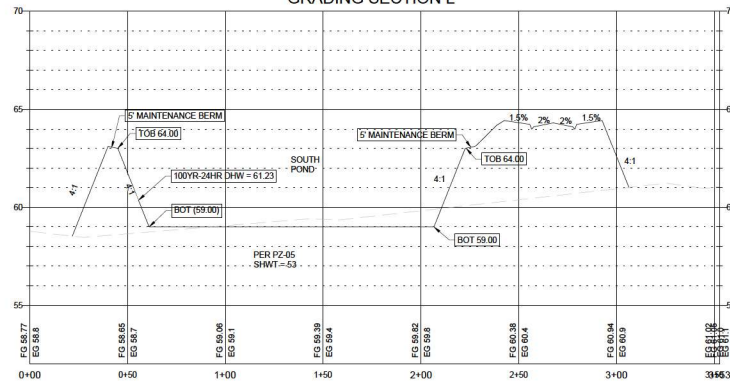
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GRADING SECTION K



GRADING SECTION L



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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 184479
888 AIRPORT ROAD, SUITE 113
FARMERSBURGH, NY 11731
TEL: (888) 673-7640
FAX: (888) 673-3927

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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING SECTIONS & DETAILS (3)

NO.	DATE	REVISION	BY
3	10-16-25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09-24-25	REV. PER COMMENT FROM CITY	CTB
2	08-18-25	REV. PER LOCAL DISTRICT	CTB
1	05-16-25	REV. PER LOCAL DISTRICT	CTB

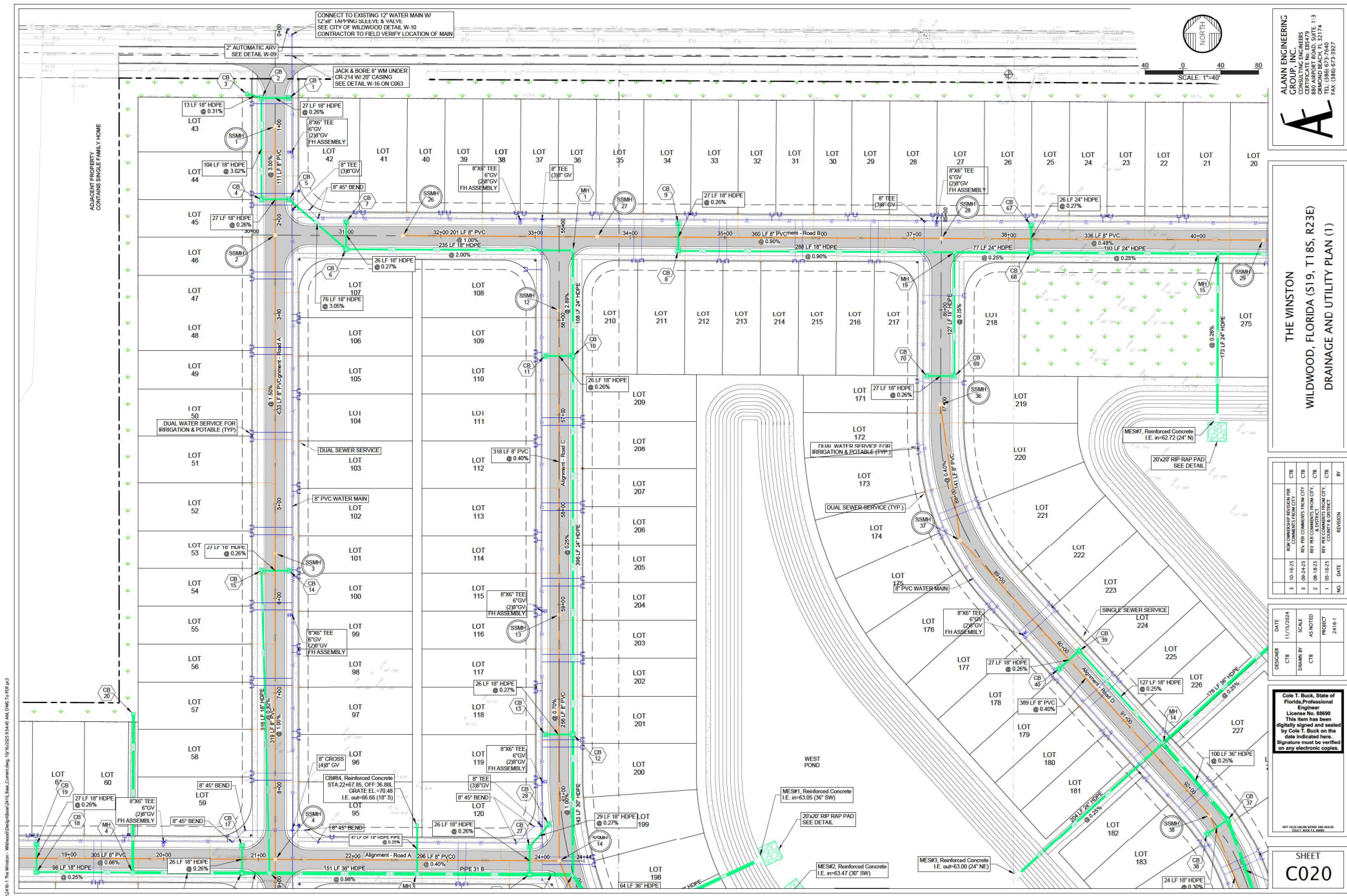
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	2416-1

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C019

Plot 16-1 The Winston - WildwoodDrainage.dwg, Date: 10/20/2023 5:45:45 AM, DWG TO PDF.plt



ALAN ENGINEERING GROUP, INC.
ENGINEERS
CERTIFICATE NO. 88479
880 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19812
TEL: (303) 673-7640
FAX: (303) 673-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DRAINAGE AND UTILITY PLAN (1)

NO.	DATE	REVISION	BY
3	10/16/23	RAW OWNERSHIP REVIEW FOR COMMENT FROM CITY	CTB
3	09/14/23	REV. THE COMMUNITY FROM CITY	CTB
2	08/18/23	REV. FIELD CONDITIONS, CITY, CTR	CTB
1	05/16/23	REV. FIELD CONDITIONS, CITY, CTR	CTB

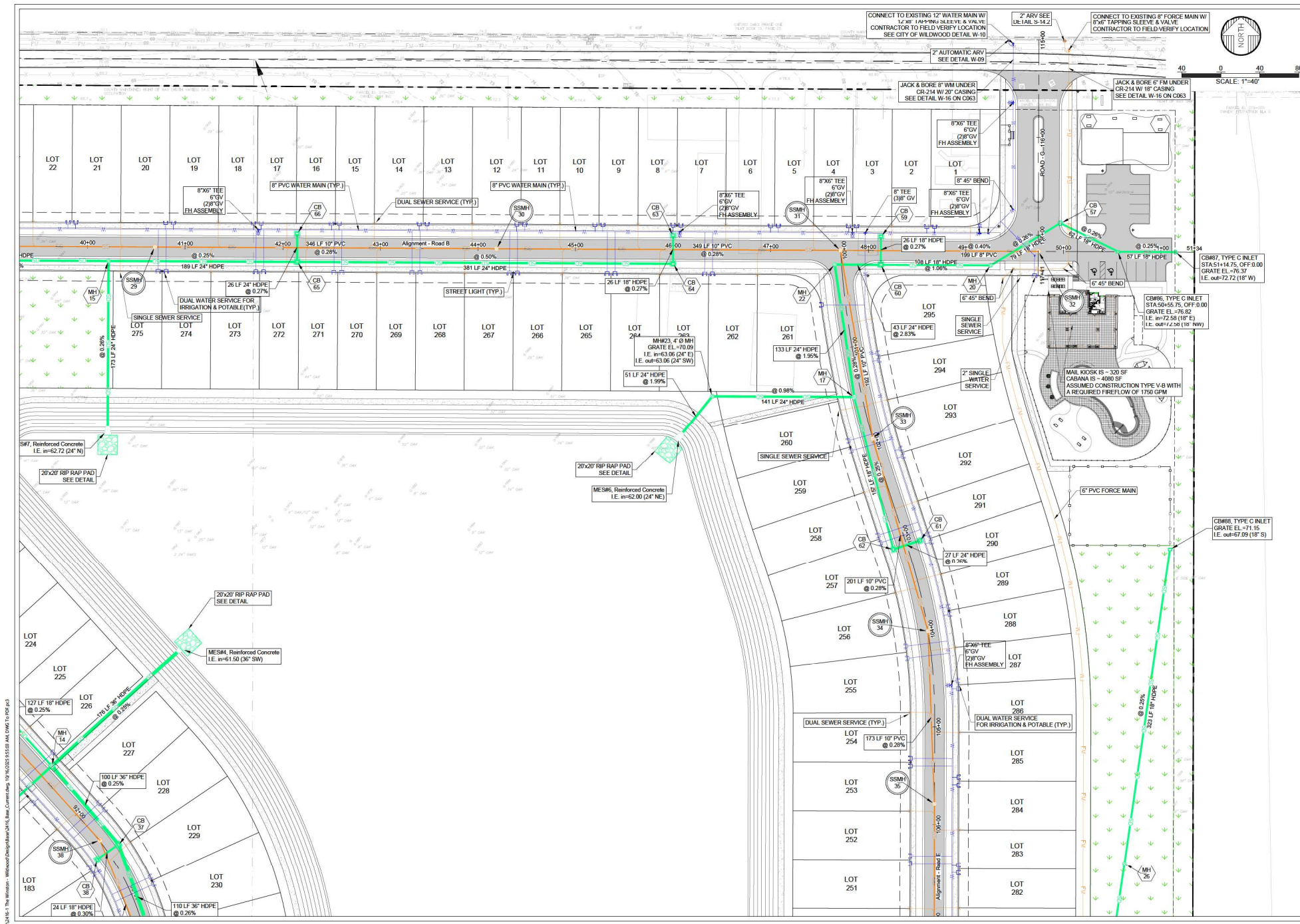
DATE	11/15/2024
DESIGNER	CTB
DRAWN BY	CTB
SCALE	AS NOTED
PROJECT	2416-1

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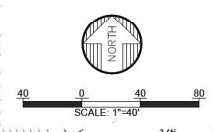
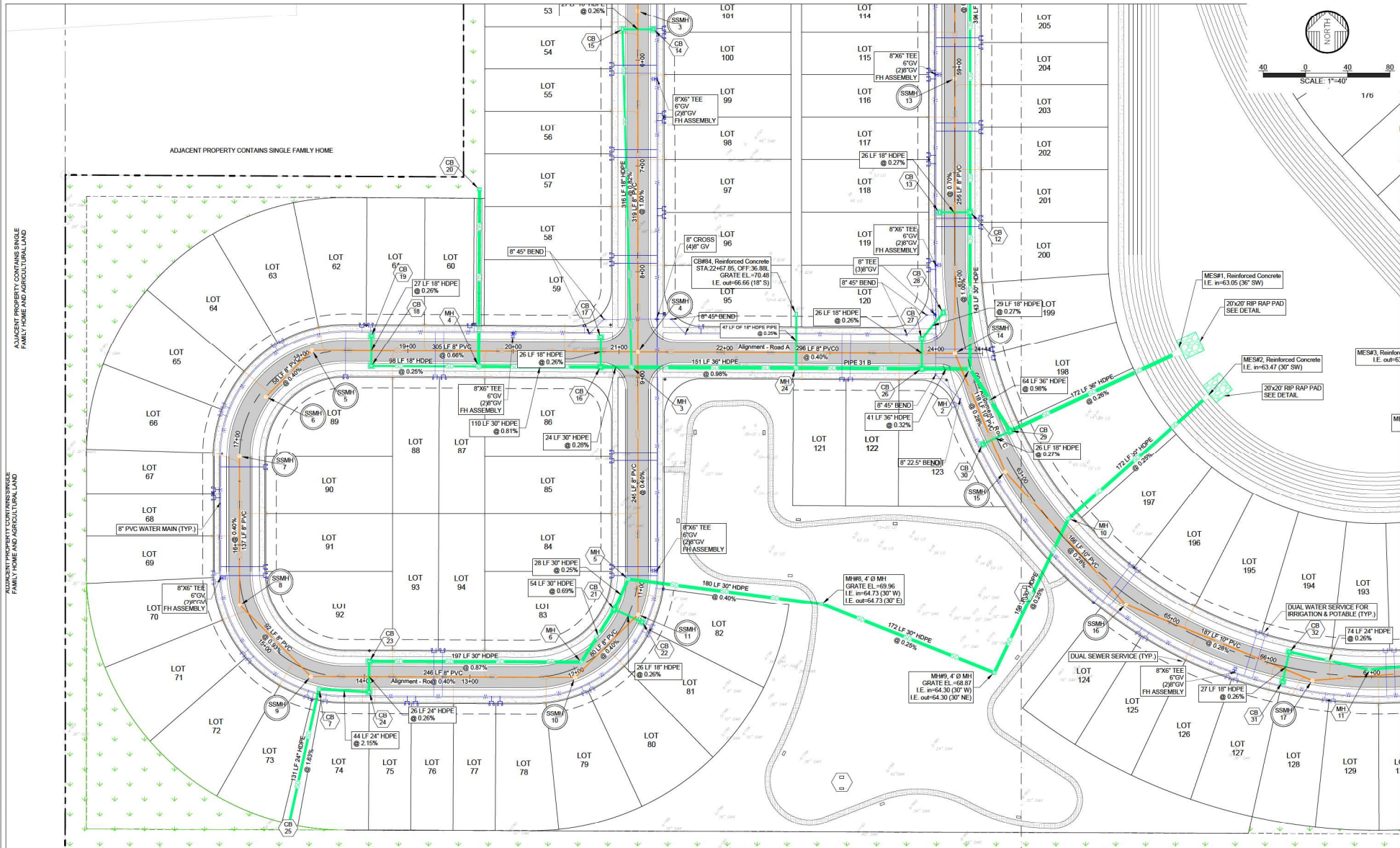


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ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME AND AGRICULTURAL LAND

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 18479
880 AIRPORT ROAD, SUITE 113
FORT WORTH, TEXAS 76107
TEL: (817) 637-7640 FAX: (817) 637-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DRAINAGE AND UTILITY PLAN (3)

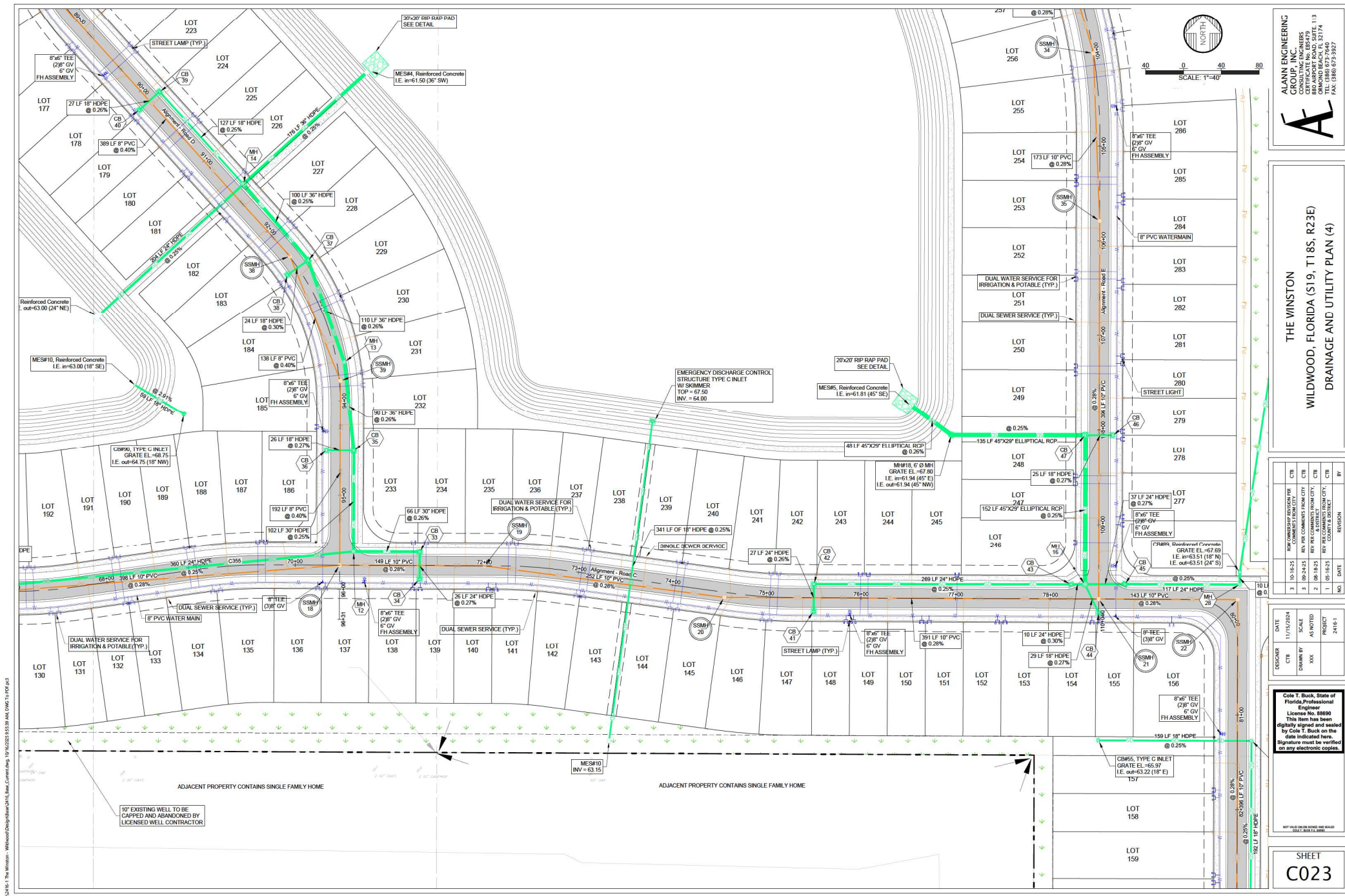
NO.	DATE	REVISION	BY
1	10/15/24	ISSUED FOR PERMIT	CTB
2	10/15/24	REVISED TO ADD UTILITY	CTB
3	10/15/24	REVISED TO ADD UTILITY	CTB

DATE	11/15/2024
DESIGNER	CTB
DRAWN BY	CTB

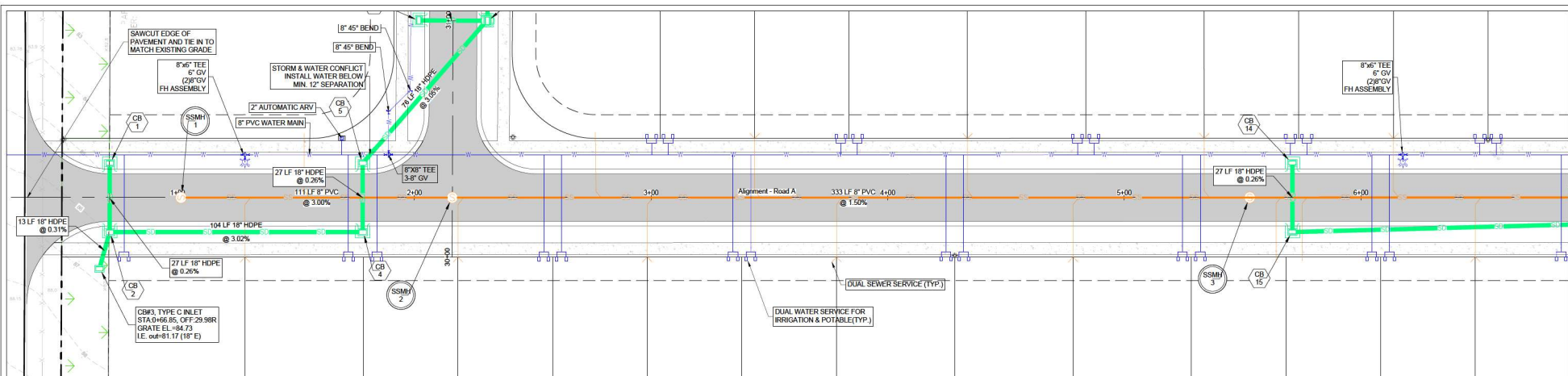
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C022

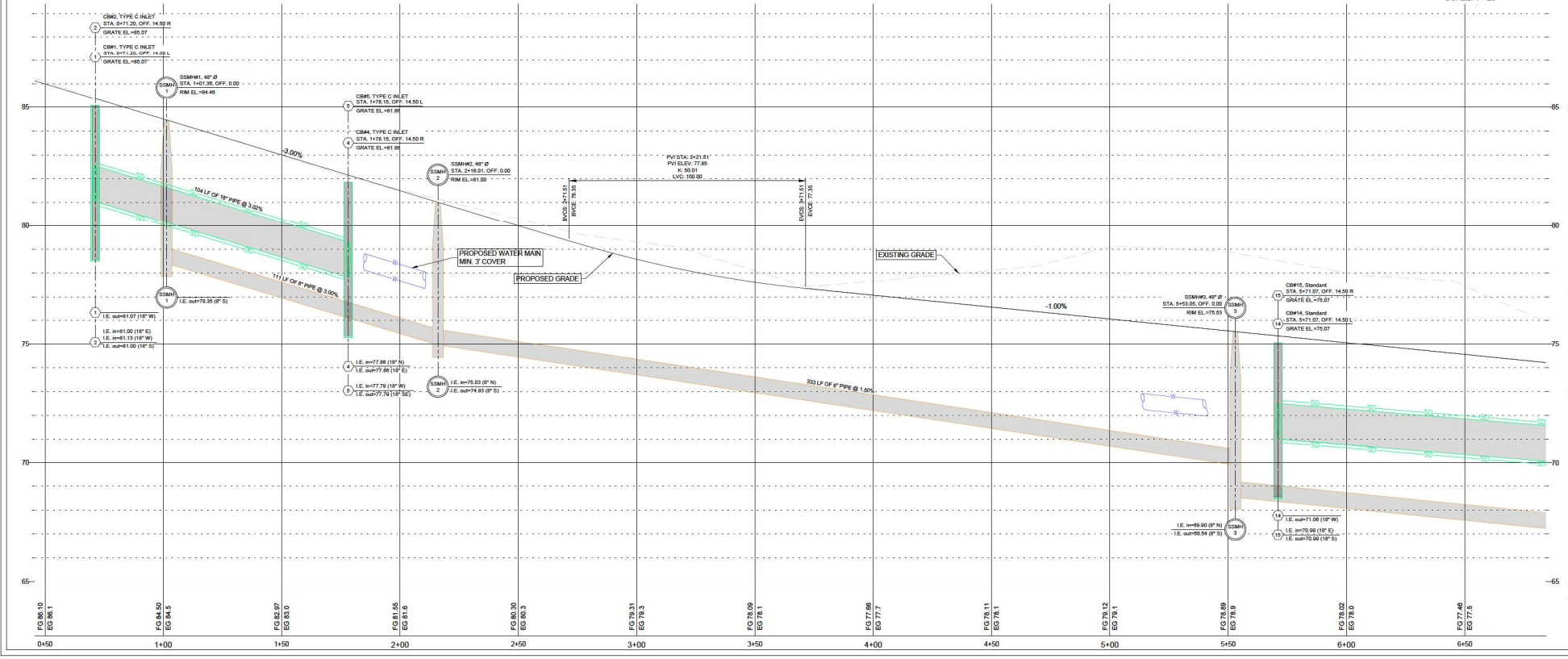
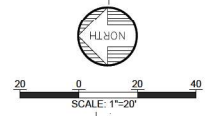
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Plot 16-1 The Winston - Wildwood Designation: JAL, Base, Comments: 10/16/2025 5:50:29 AM DWG TO PDF.plt



PLAN & PROFILE ROAD A - HOOKING BULL CIR (1)
STA 0+50 TO 6+50



ALANN ENGINEERING
GROUP, INC.
CERTIFICATE No. 184479
880 AIRPORT ROAD, SUITE 113
WILDLAKE, FLORIDA 32793
TEL: (386) 673-7640
FAX: (386) 673-3927

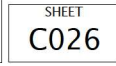
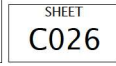
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD A - HOOKING BULL CIR (1)

NO.	DATE	REVISION	BY
3	10/16/25	REV. WILDLAKE PROJECT PREPARED BY	CTB
2	09/24/25	REV. THE COUNTY ENGINEERING	CTB
1	08/18/25	REV. THE COUNTY ENGINEERING	CTB

DATE	SCALE	PROJECT
11/15/2024	AS NOTED	2416-1

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License No. 85690
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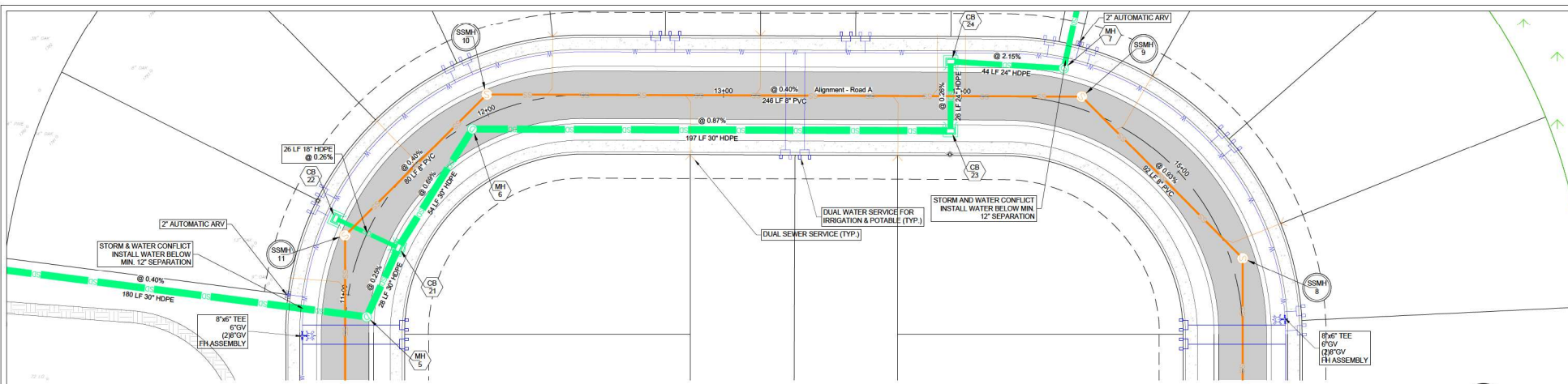
SHEET
C025



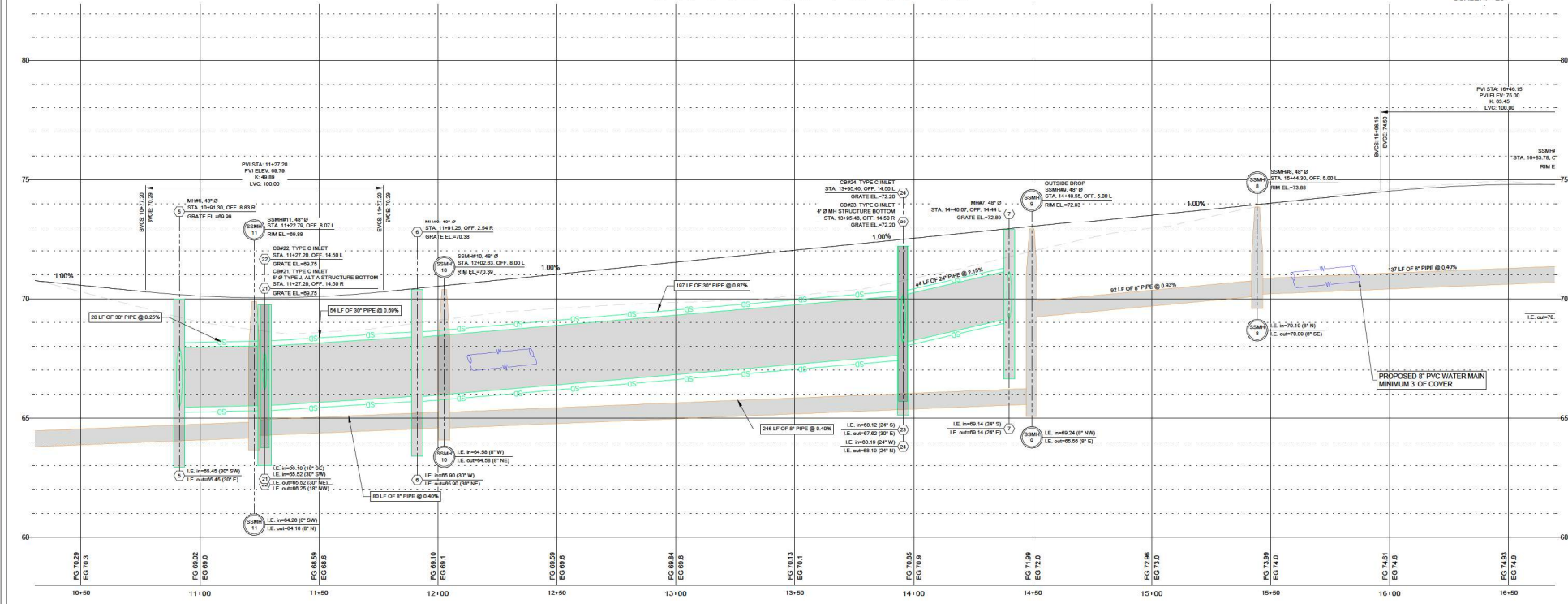
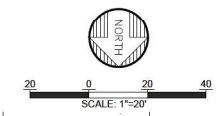
NO.	DATE	REVISION	BY
3	10/16/24	REV. CHANGING RECORDS FOR COMMENT FROM CITY	CTE
3	09/14/24	REV. THE COMMENT FROM CITY	CTE
2	08/18/24	REV. THE COMMENT FROM CITY	CTE
1	05/16/24	REV. THE COMMENT FROM CITY	CTE

DATE	SCALE	PROJECT
11/15/2024	AS NOTED	2416-1

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 License No. 85690
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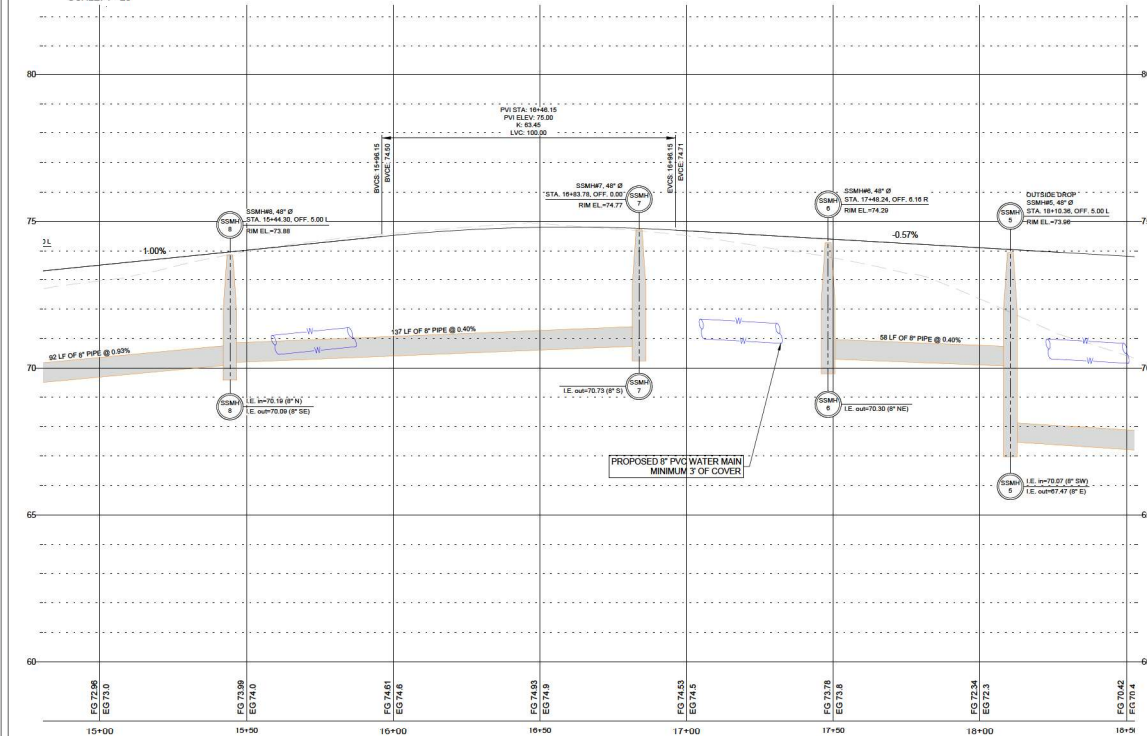


PLAN & PROFILE ROAD A - HOOKING BULL CIR (3) STA 12+00 TO 15+50



P:\2416-1 The Winston - Wildwood\Design\Drawings\Drawings\DWG\T01.PDF

PLAN & PROFILE ROAD A - HOOKING BULL CIR (4)
STA 15+00 TO 18+00



A
ALANN ENGINEERING
GROUP, INC.
CERTIFICATE NO. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

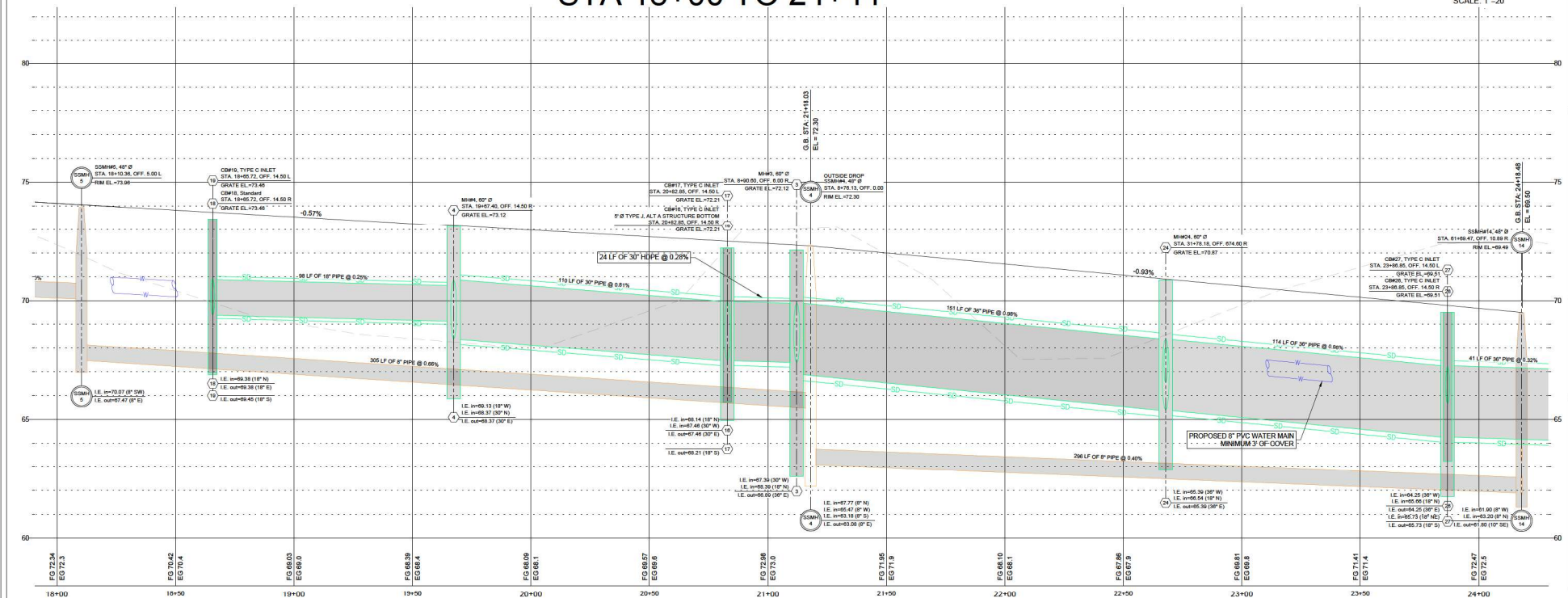
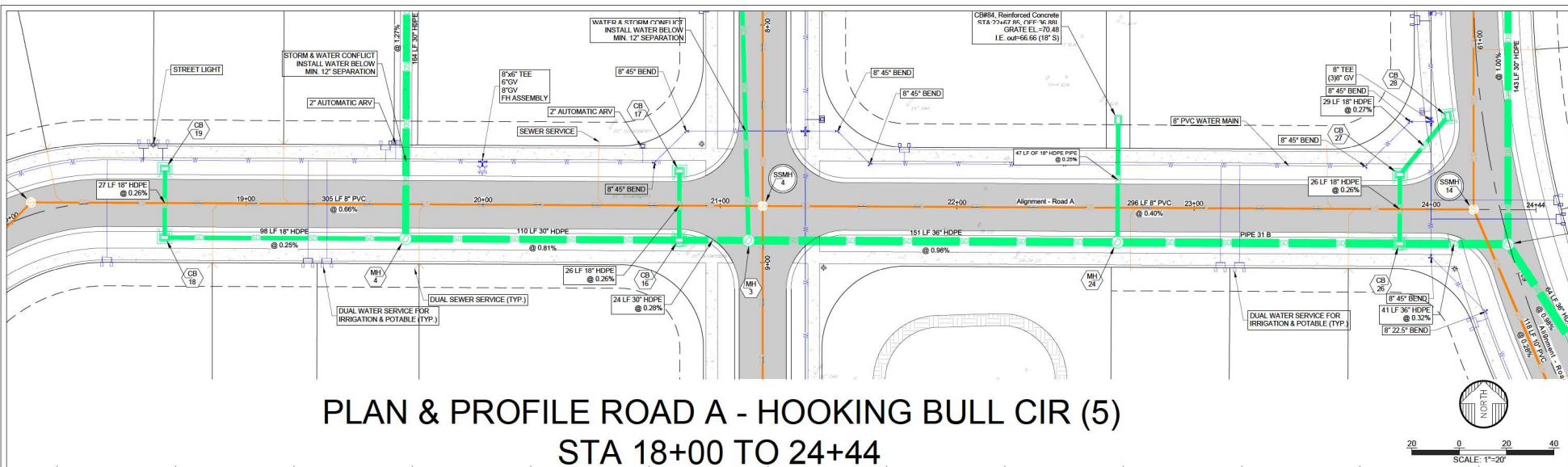
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD A - HOOKING BULL CIR (4)

	3	10-16-25	HOW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
	3	09-24-25	REV. PER COMMENTS FROM CITY	CTB
	2	08-18-25	REV PER COMMENTS FROM CITY, & DISTRICT	CTB
	1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

DESIGNER	DATE
KAB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

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GROUP, INC.**
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
8880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

A

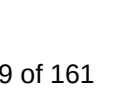
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD A - HOOKING BULL CIR (5)

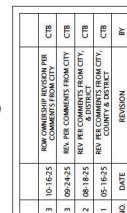
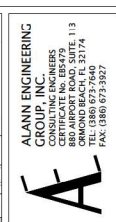
3	10-16-25	ROW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
3	09-24-25	REV PER COMMENTS FROM CITY	CTB
2	08-18-25	REV PER COMMENTS FROM CITY, & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

DESIGNER	DATE
KAB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

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Engineer
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C029

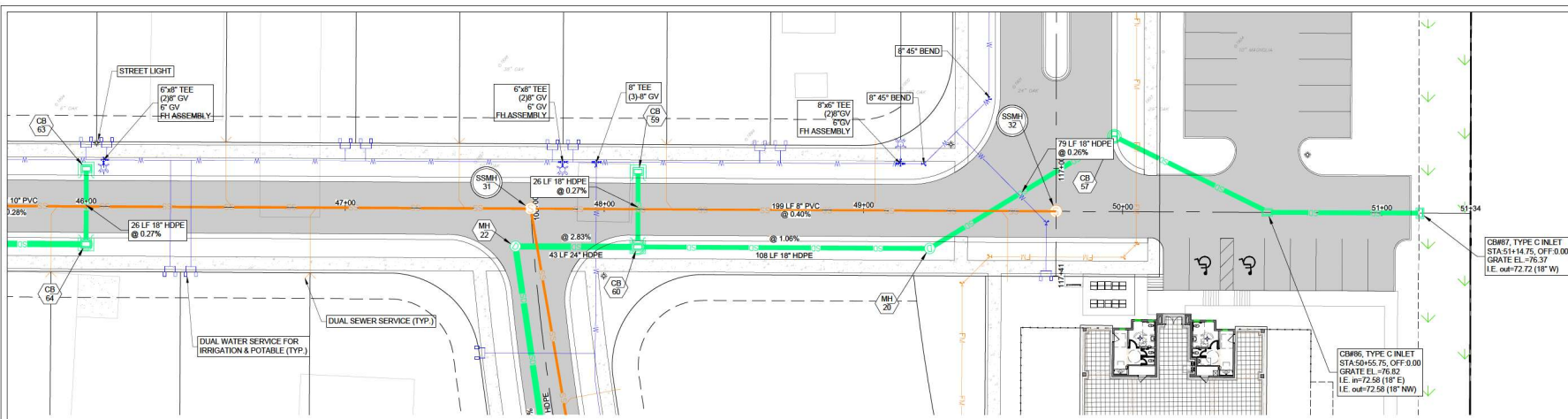




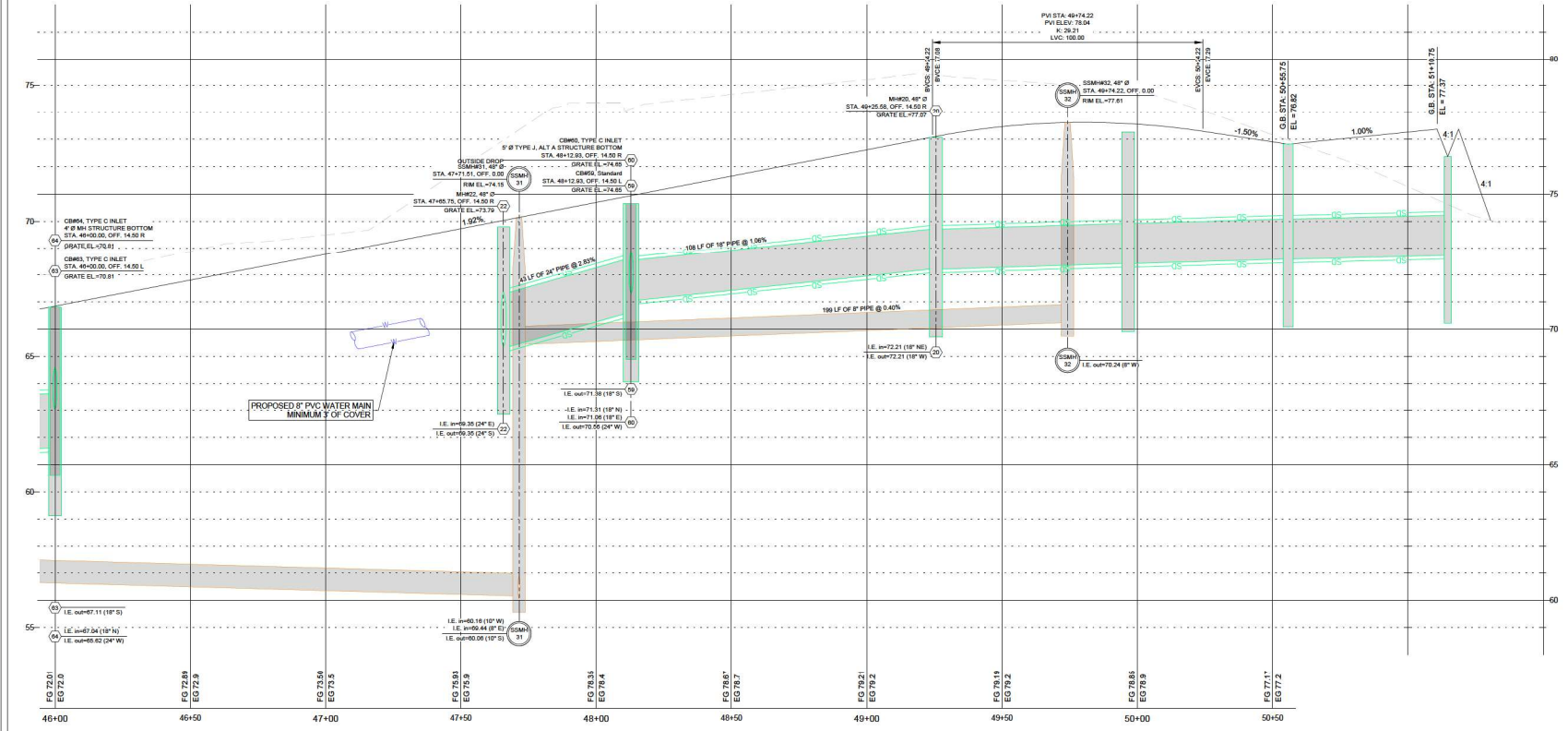
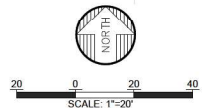
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

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P:\16-17 The Winston - Wildwood\Drawings\DWG - Base, Comm\Reg 19 10 2025 150615 AM DWG TO PDF.dwg



PLAN & PROFILE ROAD B - REGGIE WAY (4)
STA 46+00 TO 50+00



ALANN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
CERTIFICATE NO. 184479
888 AIRPORT ROAD, SUITE 113
THE WILSON, WILWOOD, FL 34785
TEL: (888) 673-7640
FAX: (888) 673-3927

A

THE WINSTON
WILWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD B - REGGIE WAY (4)

NO.	DATE	REVISION	BY
3	10/16/24	RAW COMMENTS REVISION FOR COMMENTS FROM CITY	CTB
2	09/18/24	REV. PER COMMENTS FROM CITY	CTB
1	05/16/24	REV. PER COMMENTS FROM CITY	CTB

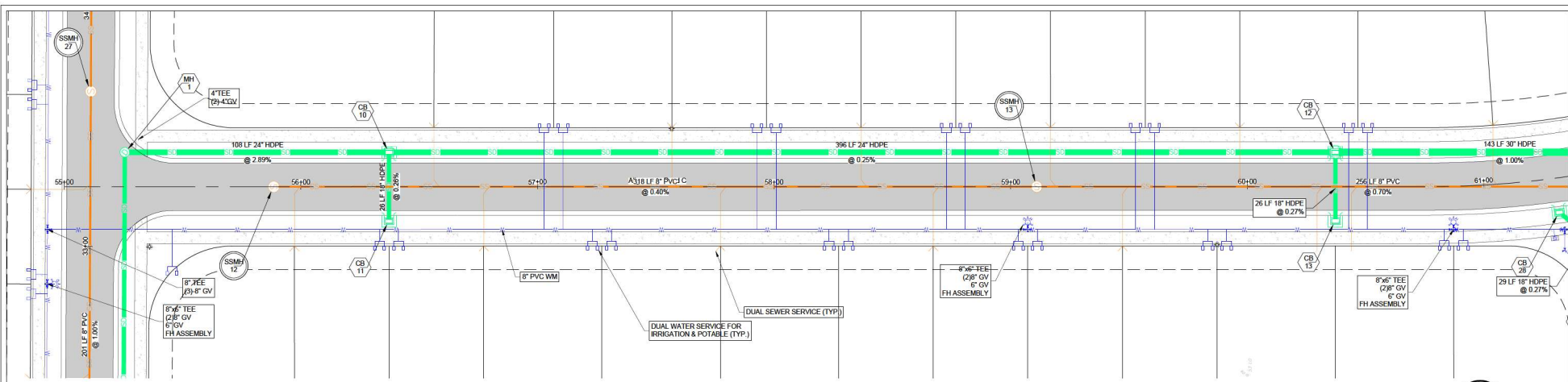
DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

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License No. 85690
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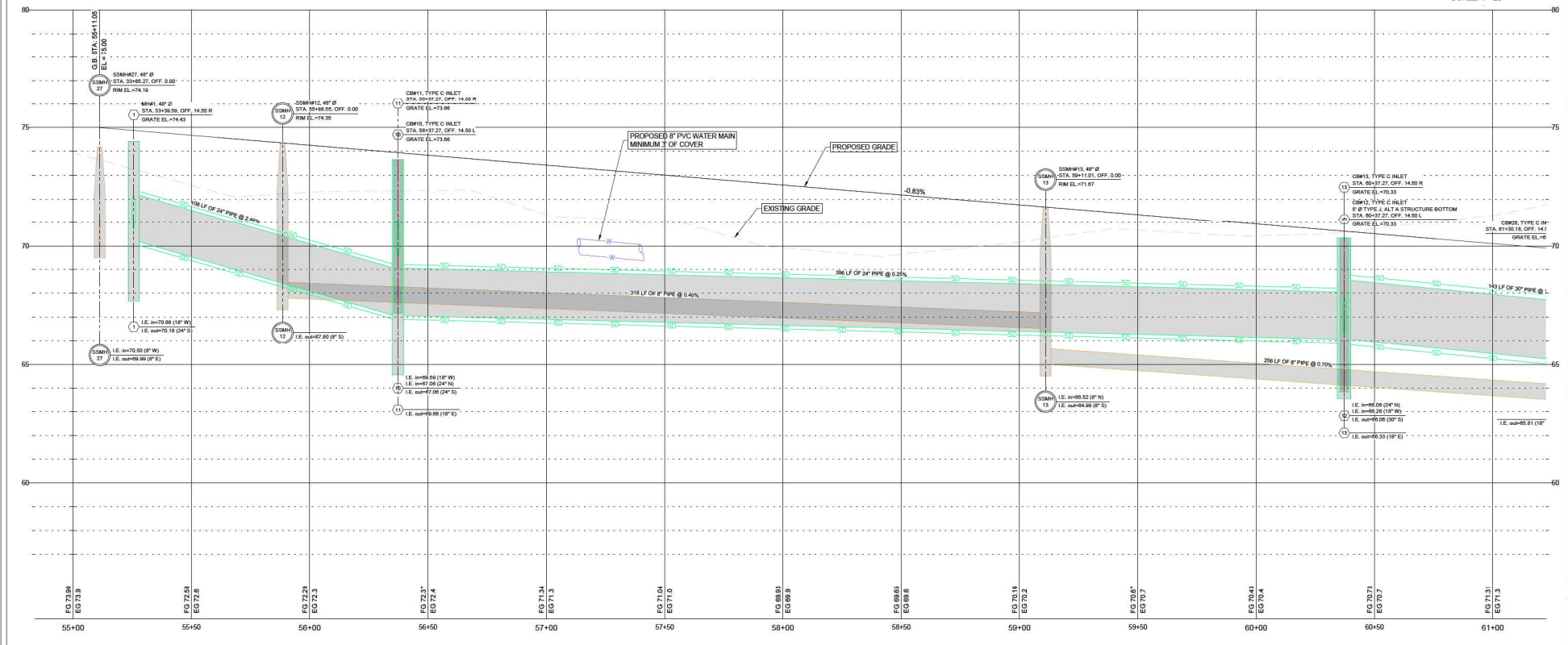
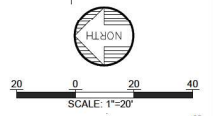
NOT VALID ON OR AFTER THESE DATES AND SEALS
2024.11.15, 2024.11.15

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C033

PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (1)
STA 55+00 TO 61+00



PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (1) STA 55+00 TO 61+00



ALANN ENGINEERING
GROUP, INC.
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 18479
880 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19811
TEL: (302) 737-7640
FAX: (302) 737-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (1)

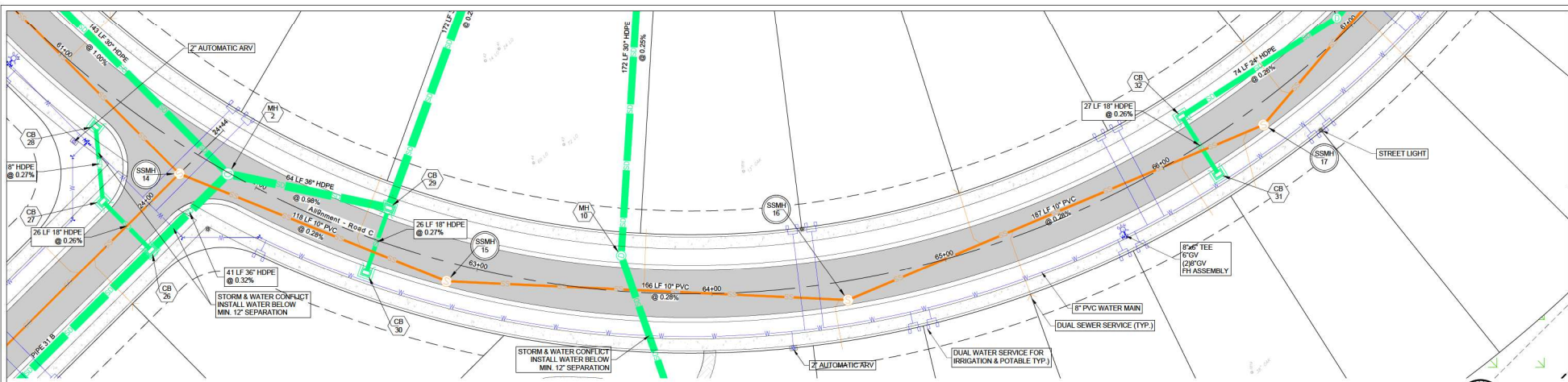
NO.	DATE	REVISION	BY
3	10/16/24	REV. CHANGES TO PREPARE FOR CITY	CTB
2	09/18/24	REV. PER CITY COMMENTS	CTB
1	05/16/24	REV. PER CITY COMMENTS	CTB

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

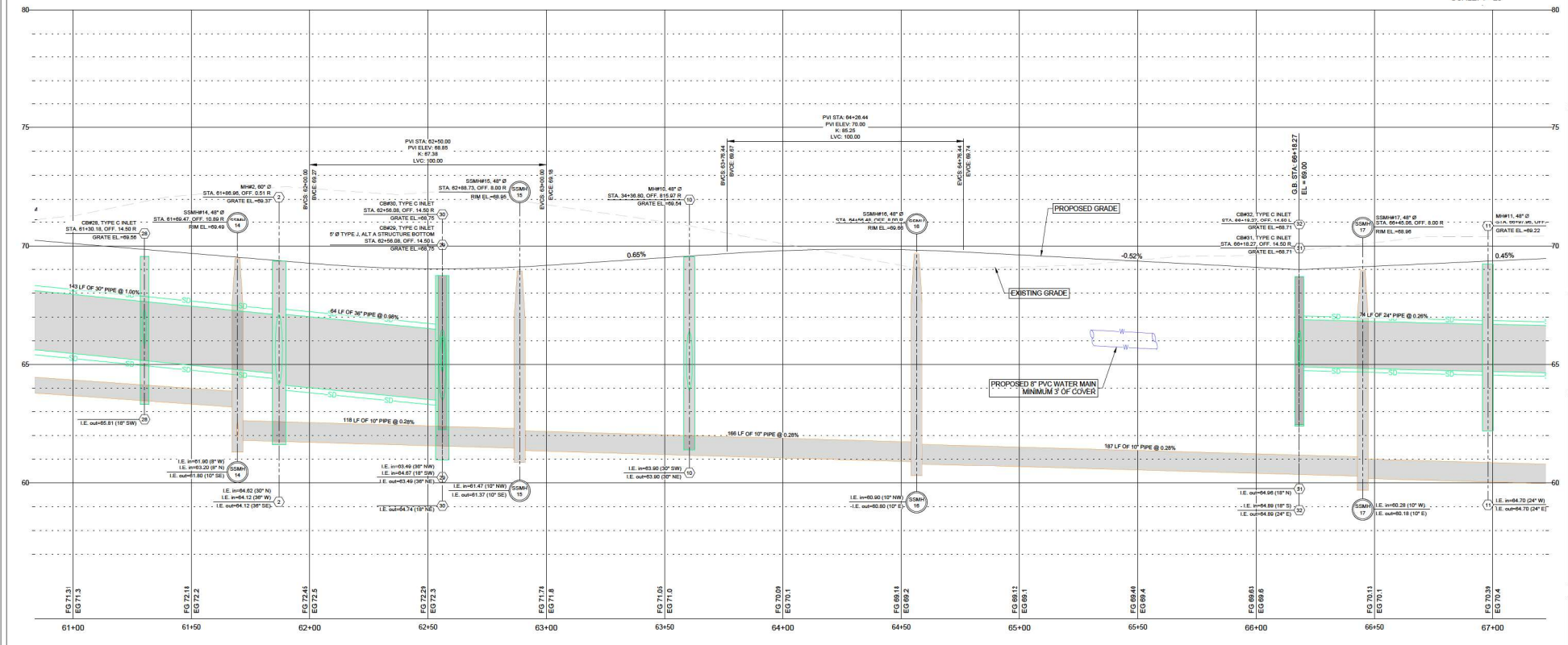
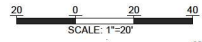
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C034

P:\16-17 The Winston - Wildwood\Digital\Drawings\16-17-2025 160335 AM DWG TO PDF.dwg



PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (2)
STA 61+00 TO 66+50



ALANN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 18479
888 AIRPORT ROAD, SUITE 113
WILDLAKE, FLORIDA 32773
TEL: (386) 673-7640 FAX: (386) 673-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (2)

NO.	DATE	REVISION	BY
3	10-16-25	RAW CHANGES REVISION FOR COMMENT FROM CITY	CTB
3	09-14-25	REV. PER CITY COMMENTS	CTB
2	08-14-25	REV. PER CITY COMMENTS	CTB
1	05-16-25	REV. PER CITY COMMENTS	CTB

DESIGNER	DATE	11/15/2024
CTB	SCALE	AS NOTED
CTB	PROJECT	2416-1

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License No. 85690
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2024.11.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.

SHEET
C035



ALANN ENGINEERING GROUP, INC.
 10000 WILLOW CREEK ROAD, SUITE 113
 WILLOW CREEK, FLORIDA 34786
 TEL: (888) 673-7640 FAX: (888) 673-3927

A

THE WINSTON
 WILDWOOD, FLORIDA (S19, T18S, R23E)
 PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (5)

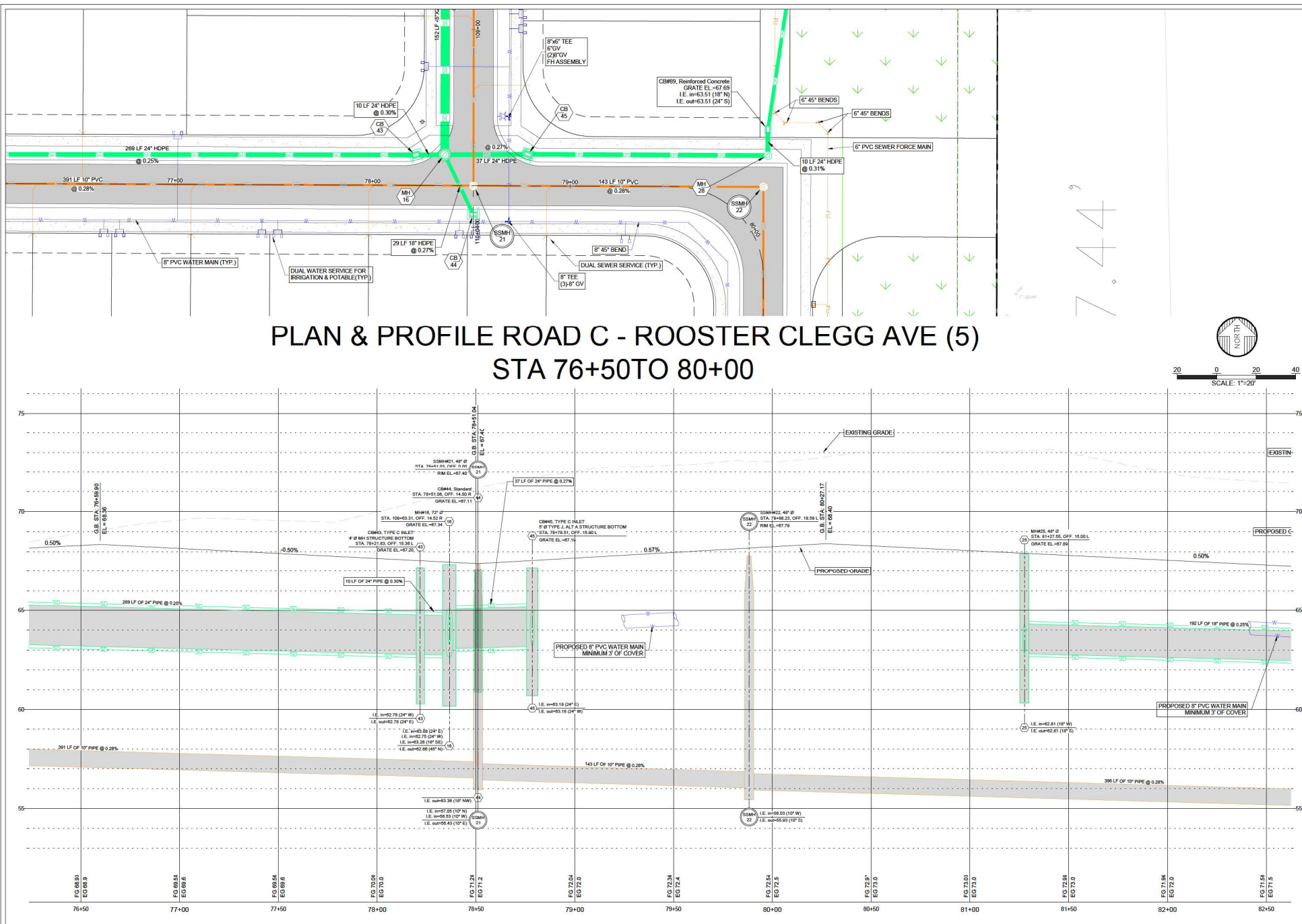
NO.	DATE	REVISION	BY
3	10/16/24	REV. OWNERSHIP REVISION PER COMMENT FROM CITY	CTB
2	09/14/24	REV. PER COMMENT FROM CITY	CTB
1	05/16/24	REV. PER COMMENT FROM CITY	CTB

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

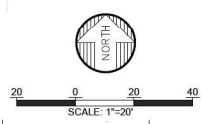
Cole T. Buck, State of Florida Professional Engineer
 License No. 85690
 This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
 Signature must be verified on any electronic copies.

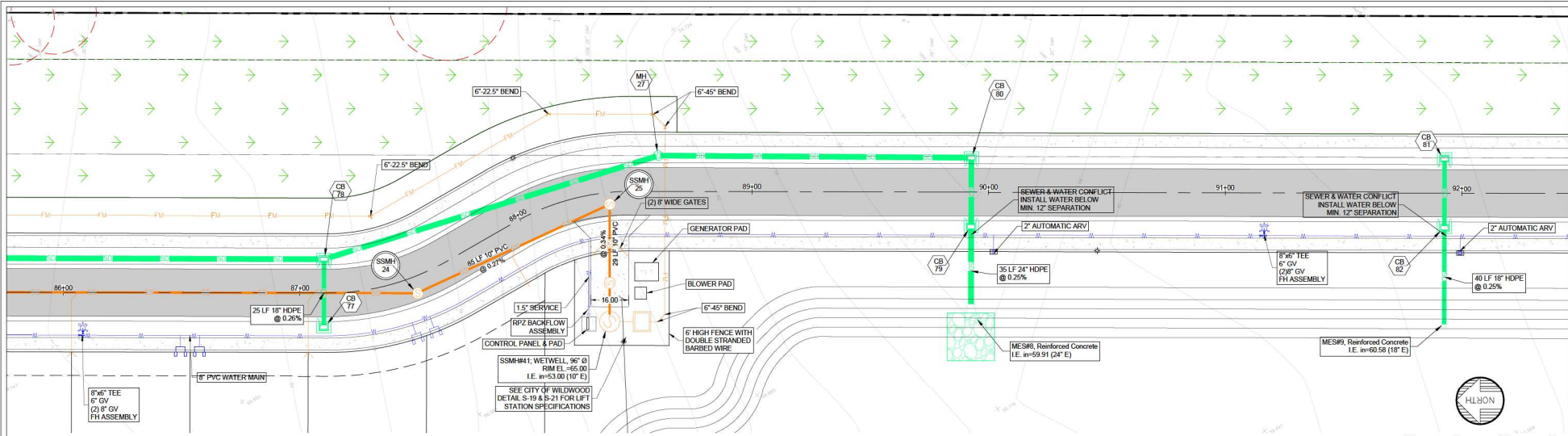
NOT VALID FOR DESIGN PURPOSES AND SHALL BE VOID IF NOT SIGNED BY THE ENGINEER

SHEET
C038

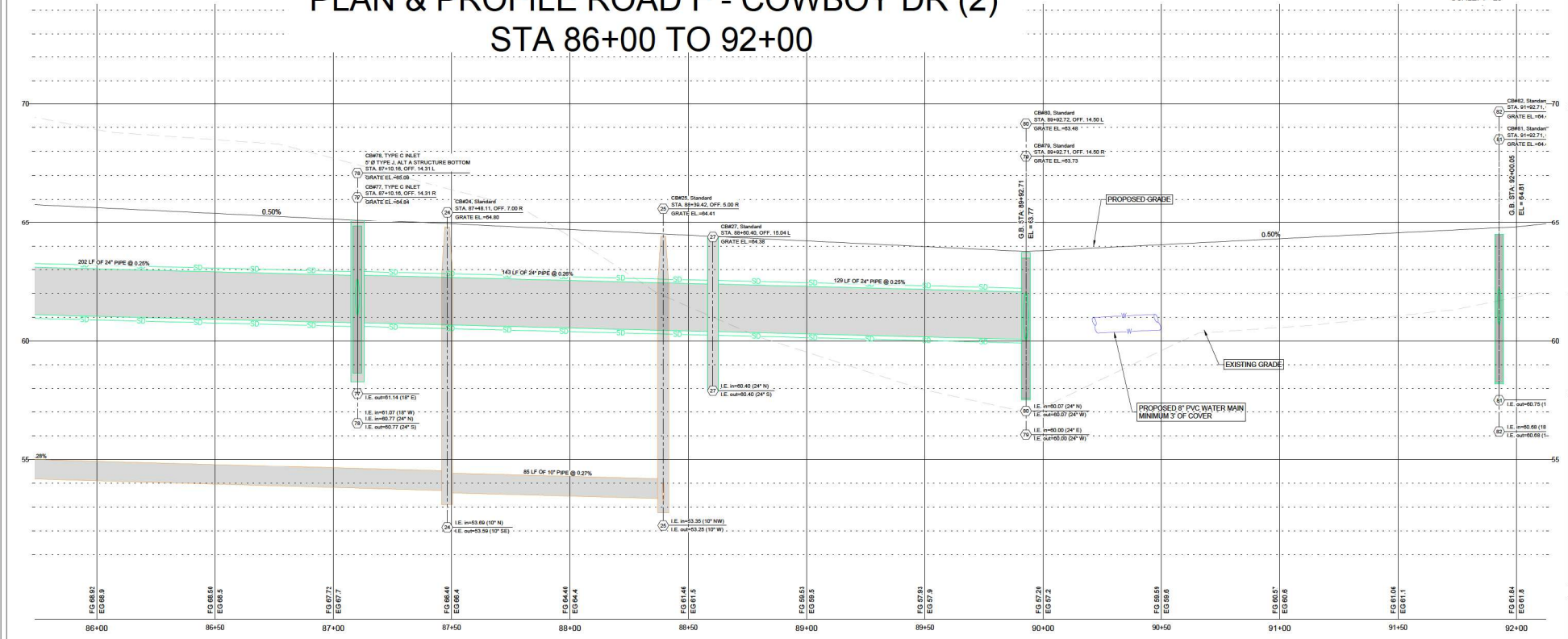


PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (5) STA 76+50 TO 80+00





PLAN & PROFILE ROAD F - COWBOY DR (2) STA 86+00 TO 92+00



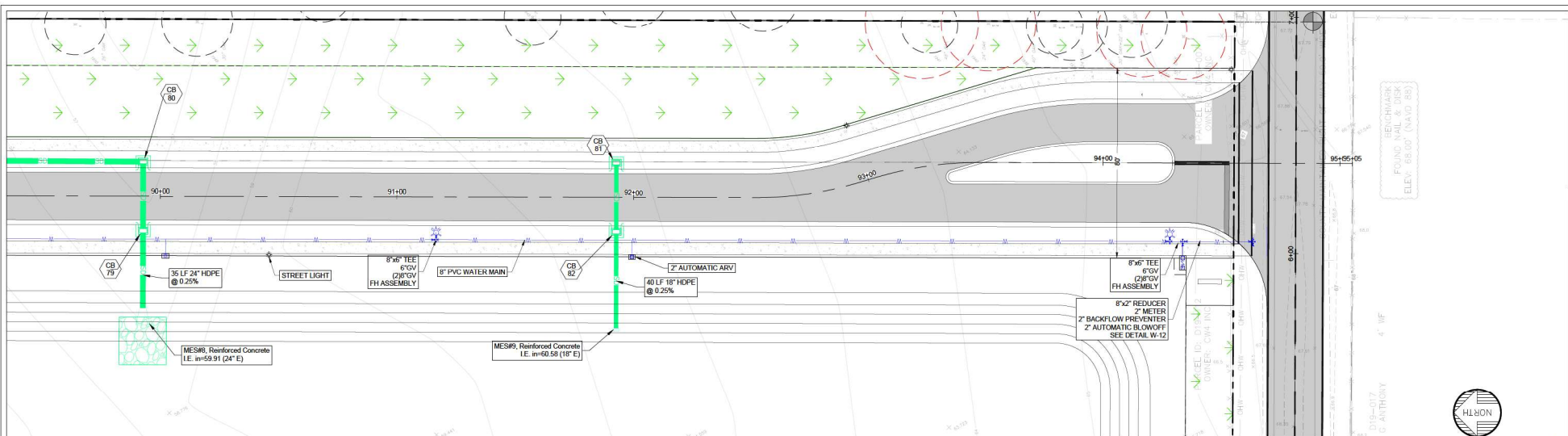
NO.	DATE	BY	REVISION
3	10-16-24	CTB	REV. FOR COUNTY RECORD CITY
2	09-14-24	CTB	REV. FOR COUNTY RECORD CITY
1	05-16-23	CTB	REV. FOR COUNTY RECORD CITY

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

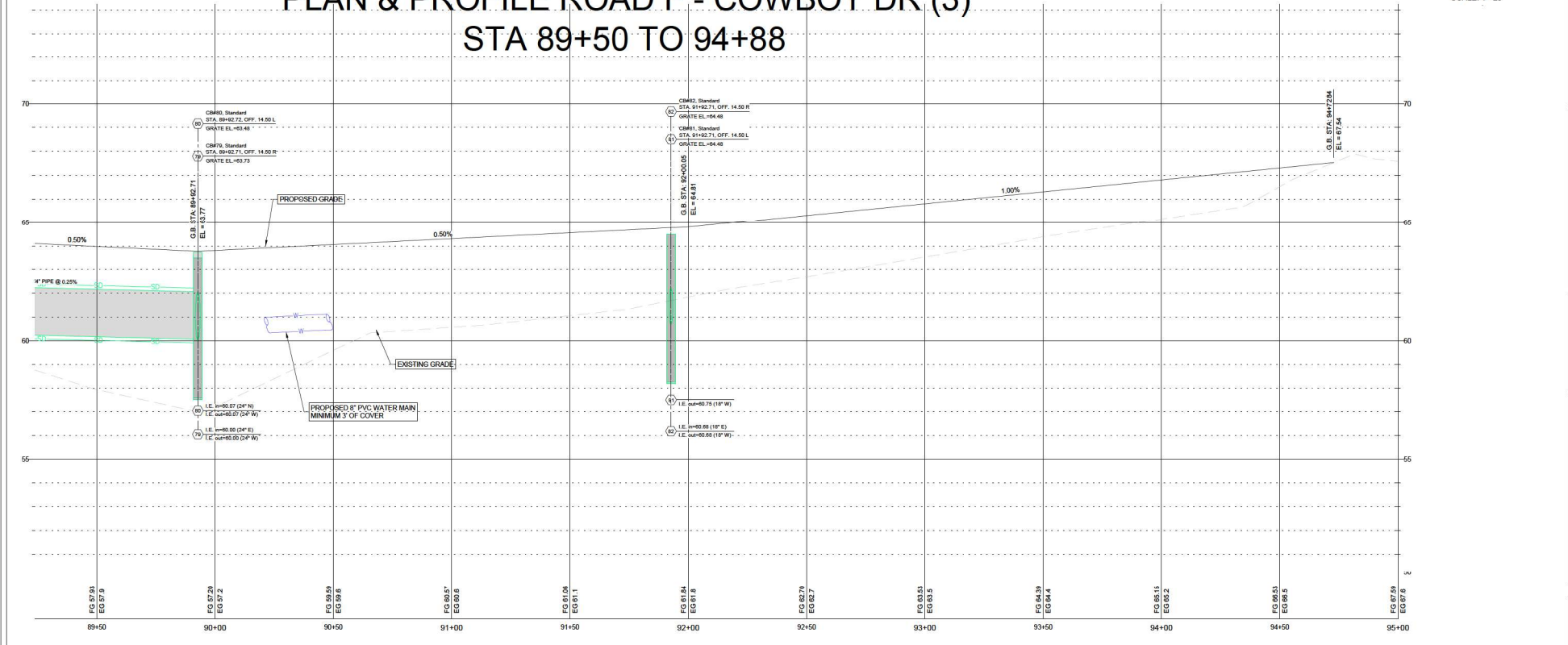
Cole T. Buck, State of Florida Professional Engineer
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2024-11-15 10:00 AM

PLAN & PROFILE ROAD F - COWBOY DR (3)
STA 89+50 TO 94+88



PLAN & PROFILE ROAD F - COWBOY DR (3) STA 89+50 TO 94+88



ALAN ENGINEERING GROUP, INC.
11111 ALAN DRIVE
WILLOW PARK, FL 32780
TEL: (386) 673-7640
FAX: (386) 673-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD F - COWBOY DR (3)

NO.	DATE	BY	REVISION
3	10/16/23	CTB	REV. COMMENTS FROM CITY
2	09/14/23	CTB	REV. COMMENTS FROM CITY
1	05/16/23	CTB	REV. COMMENTS FROM CITY

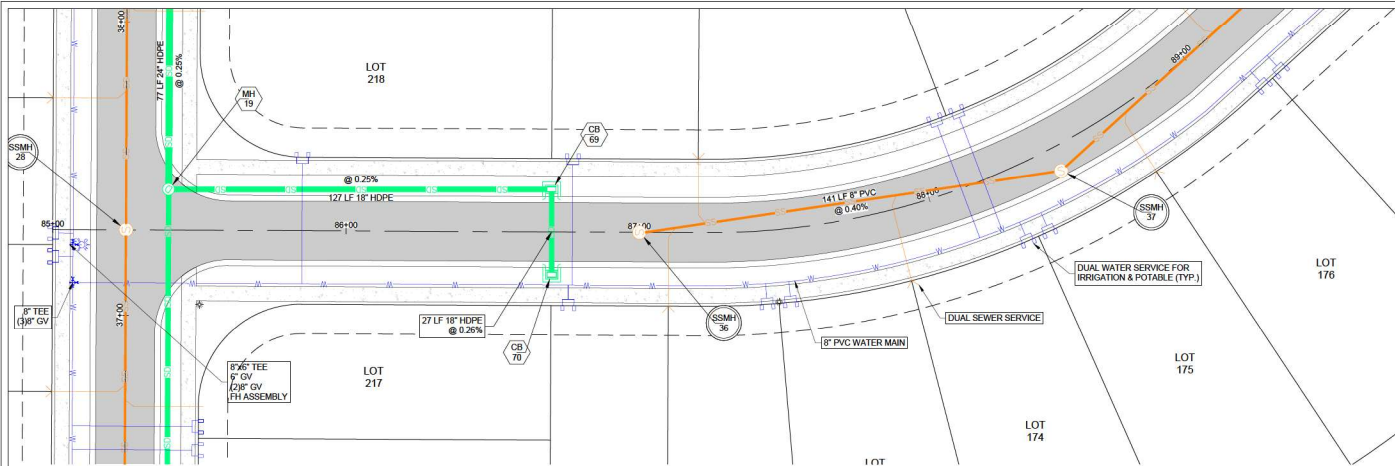
DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

Cole T. Buck, State of Florida Professional Engineer
License No. 85690
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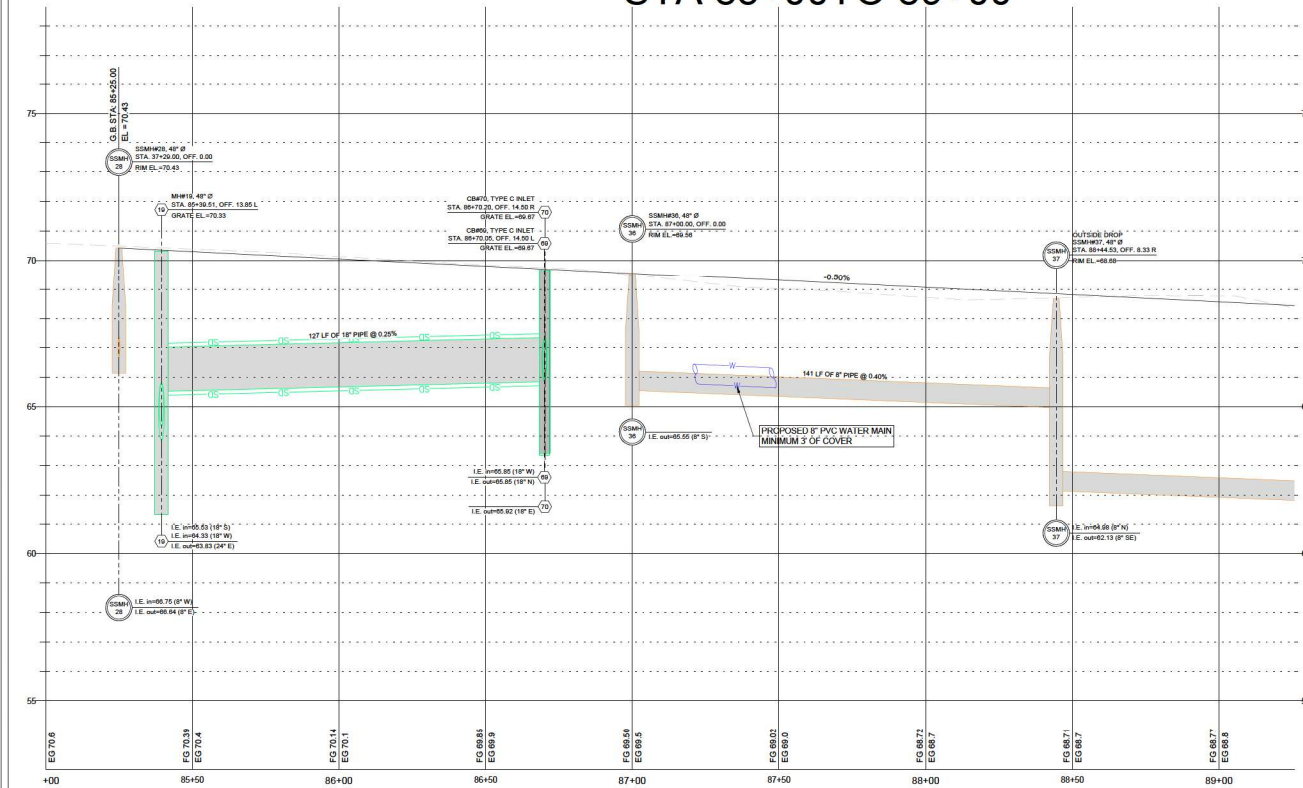
NOT VALID FOR ANY OTHER PROJECTS
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P:\16-17 The Winston - Winston\Design\Drawings\16-17-2025 10:04:48 AM DWG TO PDF.plt



PLAN & PROFILE ROAD D - LLOYD PLACE (1) STA 85+00 TO 89+00



ALANN ENGINEERING
GROUP, INC.
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 184479
888 AIRPORT ROAD, SUITE 113
WILMINGTON, NC 28403
TEL: (910) 673-7640
FAX: (910) 673-3927

THE WINSTON
WILMINGTON, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD D - LLOYD PLACE (1)

NO.	DATE	REVISION	BY
3	10/16/25	REV. OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/25	REV. THE COMMUNITY FROM CITY	CTB
2	08/18/25	REV. THE COUNTY FROM CITY	CTB
1	05/16/25	REV. THE COUNTY FROM CITY	CTB

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

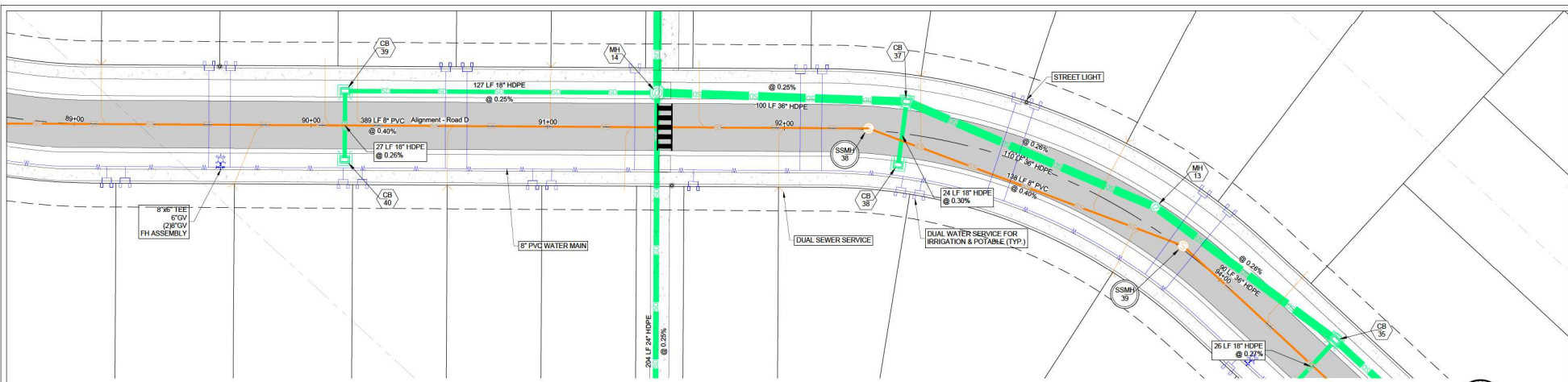
Cole T. Buck, State of Florida Professional Engineer
License No. 85690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
Signature must be verified on any electronic copies.

NOT VALID FOR ANY OTHER PROJECTS AND SCALES
2024.11.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.1001.1002.1003.1004.1005.1006.1007.1008.1009.1010.1011.1012.1013.1014.1015.1016.1017.1018.1019.1020.1021.1022.1023.1024.1025.1026.1027.1028.1029.1030.1031.1032.1033.1034.1035.1036.1037.1038.1039.1040.1041.1042.1043.1044.1045.1046.1047.1048.1049.1050.1051.1052.1053.1054.1055.1056.1057.1058.1059.1060.1061.1062.1063.1064.1065.1066.1067.1068.1069.1070.1071.1072.1073.1074.1075.1076.1077.1078.1079.1080.1081.1082.1083.1084.1085.1086.1087.1088.1089.1090.1091.1092.1093.1094.1095.1096.1097.1098.1099.1100.1101.1102.1103.1104.1105.1106.1107.1108.1109.1110.1111.1112.1113.1114.1115.1116.1117.1118.1119.1120.1121.1122.1123.1124.1125.1126.1127.1128.1129.1130.1131.1132.1133.1134.1135.1136.1137.1138.1139.1140.1141.1142.1143.1144.1145.1146.1147.1148.1149.1150.1151.1152.1153.1154.1155.1156.1157.1158.1159.1160.1161.1162.1163.1164.1165.1166.1167.1168.1169.1170.1171.1172.1173.1174.1175.1176.1177.1178.1179.1180.1181.1182.1183.1184.1185.1186.1187.1188.1189.1190.1191.1192.1193.1194.1195.1196.1197.1198.1199.1200.1201.1202.1203.1204.1205.1206.1207.1208.1209.1210.1211.1212.1213.1214.1215.1216.1217.1218.1219.1220.1221.1222.1223.1224.1225.1226.12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NO.	DATE	REVISION	BY
3	10/16/24	REV. WINSLOW PROJECT PREPARED FOR CITY	CTB
2	09/24/24	REV. WINSLOW PROJECT PREPARED FOR CITY	CTB
1	05/16/24	REV. WINSLOW PROJECT PREPARED FOR CITY	CTB

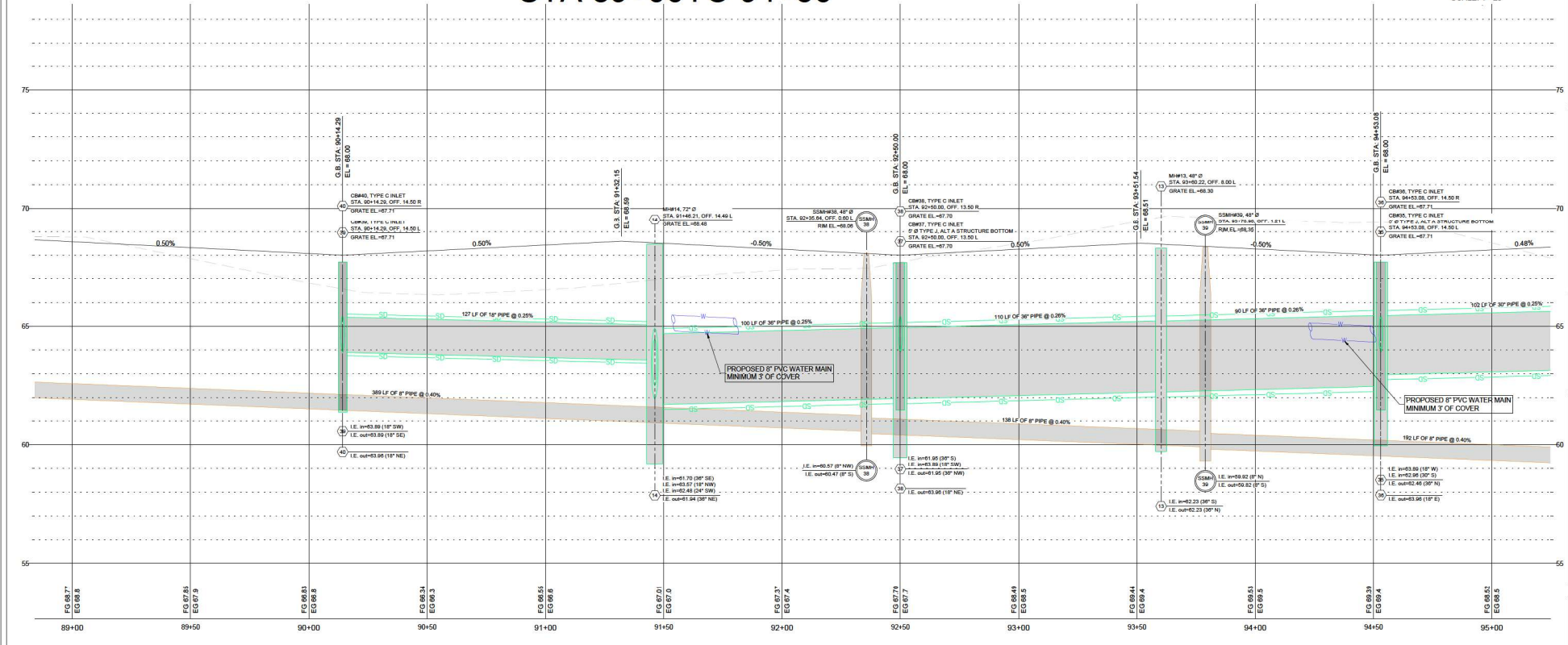
DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

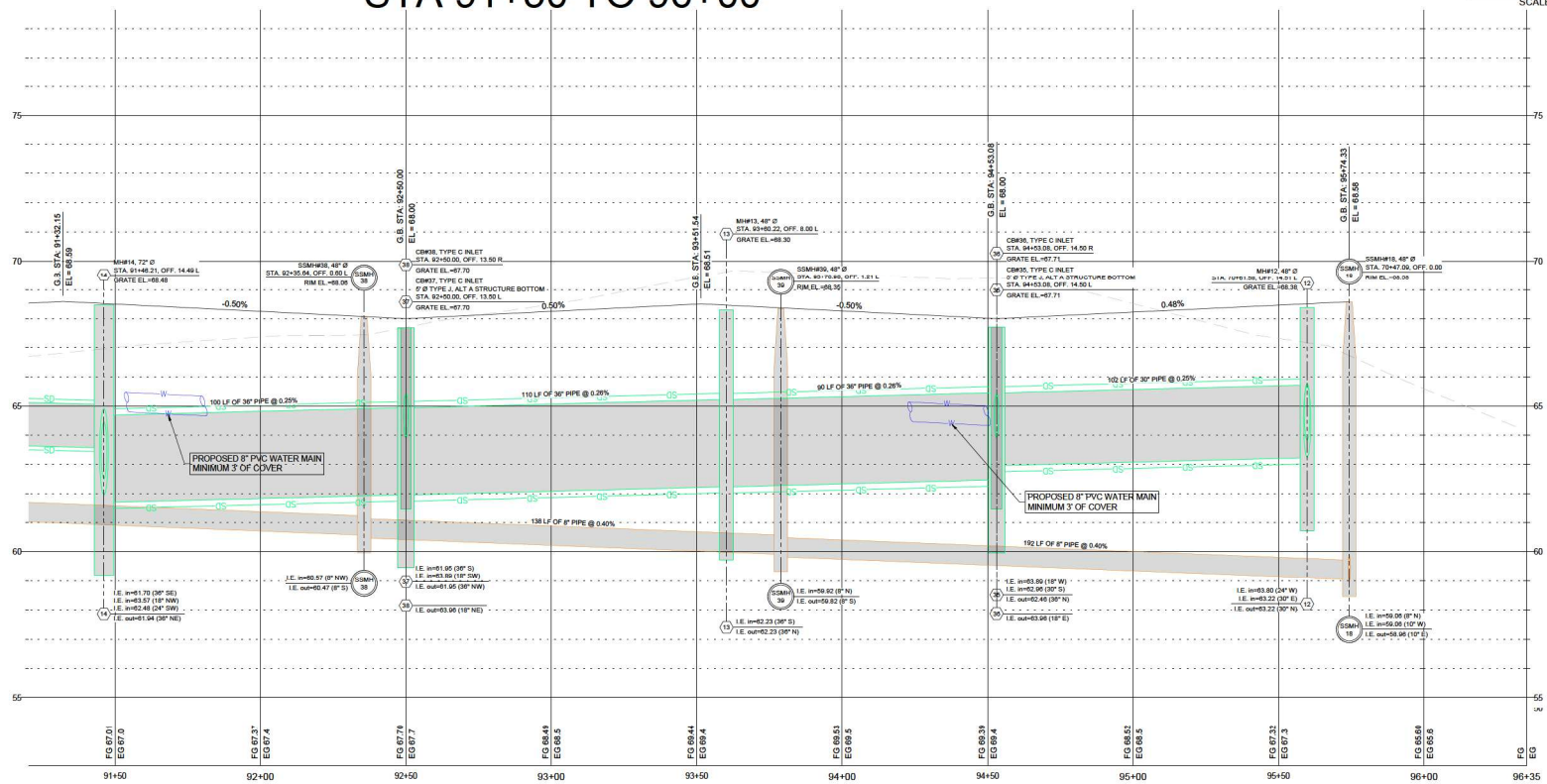
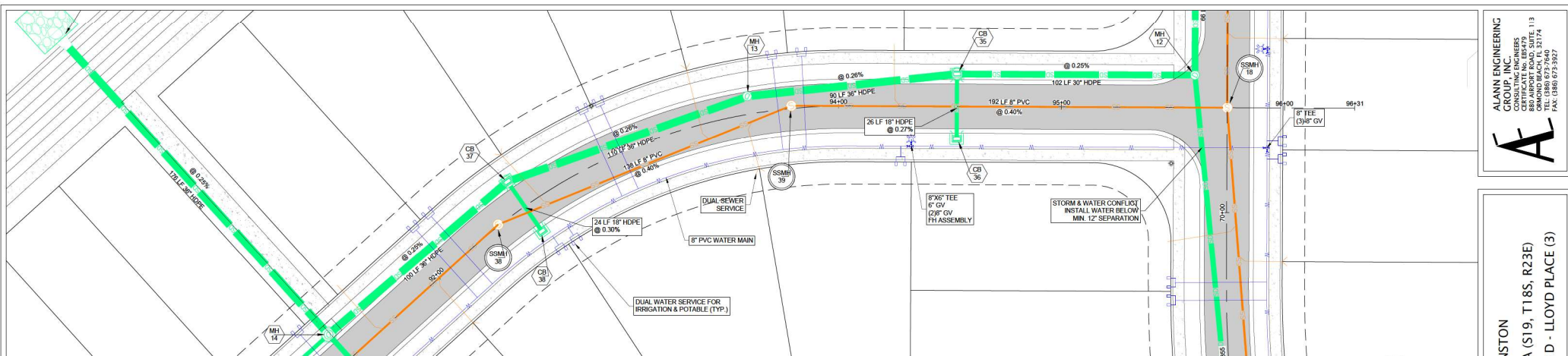
Cole T. Buck, State of Florida Professional Engineer
 License No. 85690
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PLAN & PROFILE ROAD D - LLOYD PLACE (2)

STA 89+00 TO 94+50





A

**ALANN ENGINEERING
GROUP, INC.**
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD D - LLOYD PLACE (3)

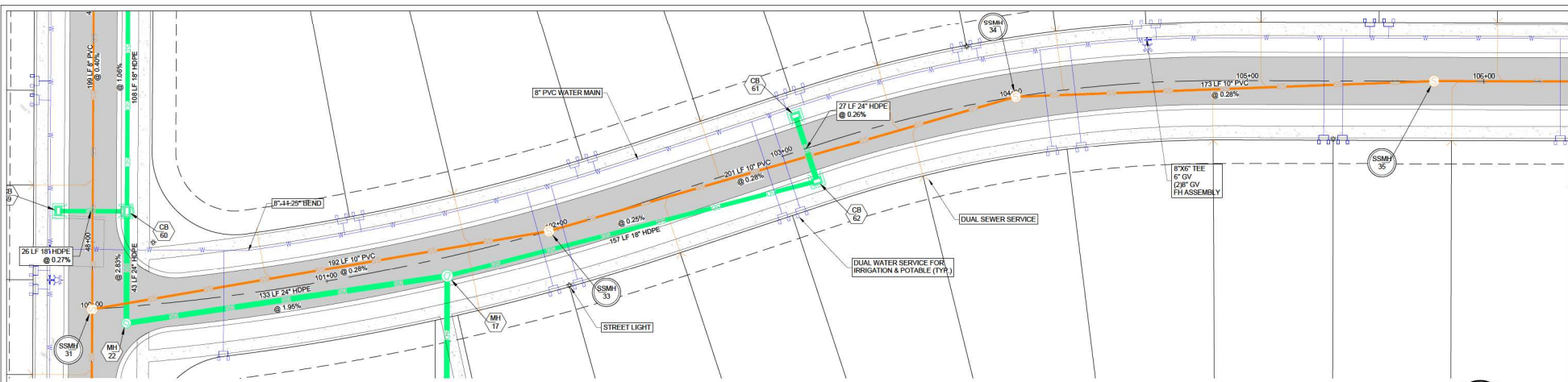
	3	10-16-25	HOW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
	3	09-24-25	REV. PER COMMENTS FROM CITY	CTB
	2	08-18-25	REV PER COMMENTS FROM CITY, & DISTRICT	CTB
	1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

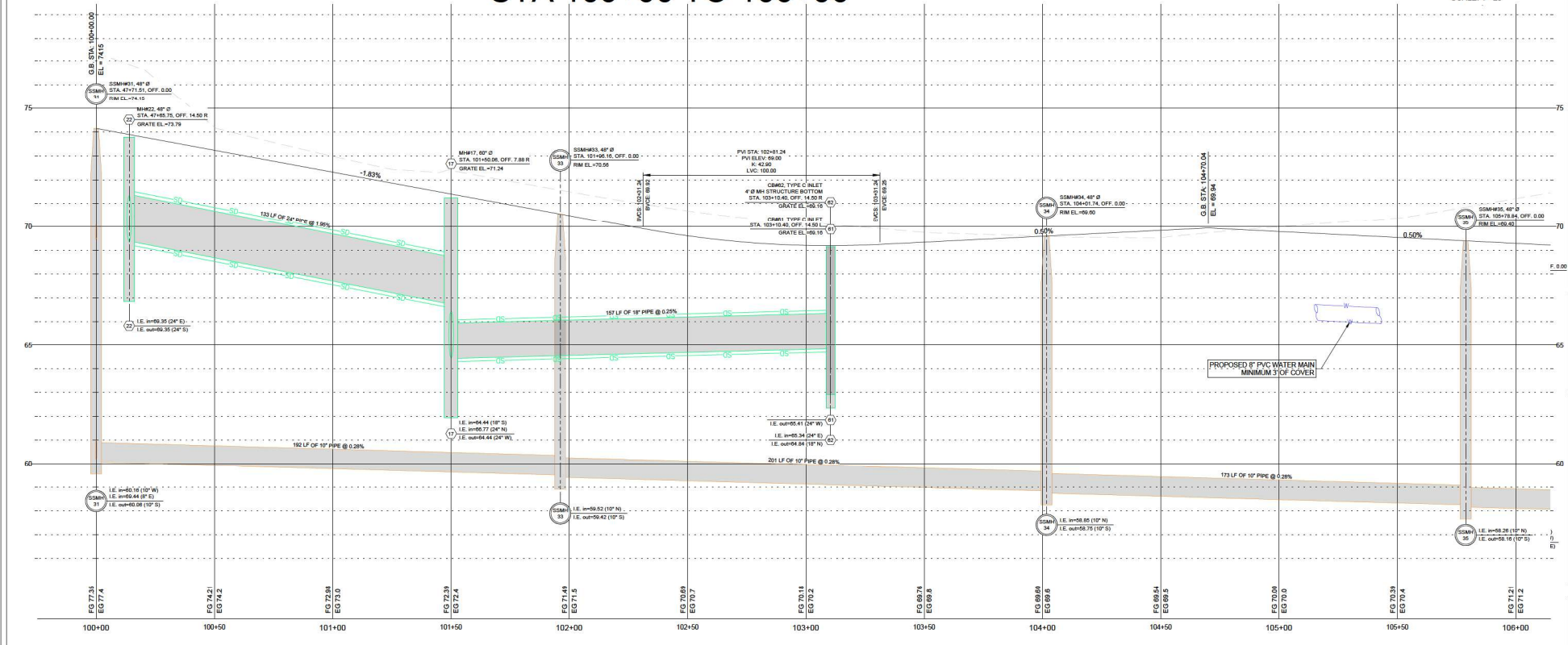
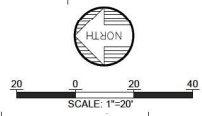
Cole T. Buck, State of
Florida, Professional
Engineer
License No. 88690
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by Cole T. Buck on the
date indicated here.
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C044

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PLAN & PROFILE ROAD E - ROMEO LANE (1)
STA 100+00 TO 106+00



ALANN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
CERTIFICATE NO. 18479
888 AIRPORT ROAD, SUITE 113
WILLOW SPRING, FL 33476
TEL: (888) 673-7640
FAX: (888) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD E - ROMEO LANE (1)

NO.	DATE	REVISION	BY
3	10-16-25	REV. OWNERSHIP REVISION PER COMMENT FROM CITY	CTB
3	09-14-25	REV. THE COMMUNITY FROM CITY	CTB
2	08-18-25	REV. PER CITY COMMENTS	CTB
1	05-16-25	REV. PER COUNTY CITY, COUNTY DISTRICT	CTB

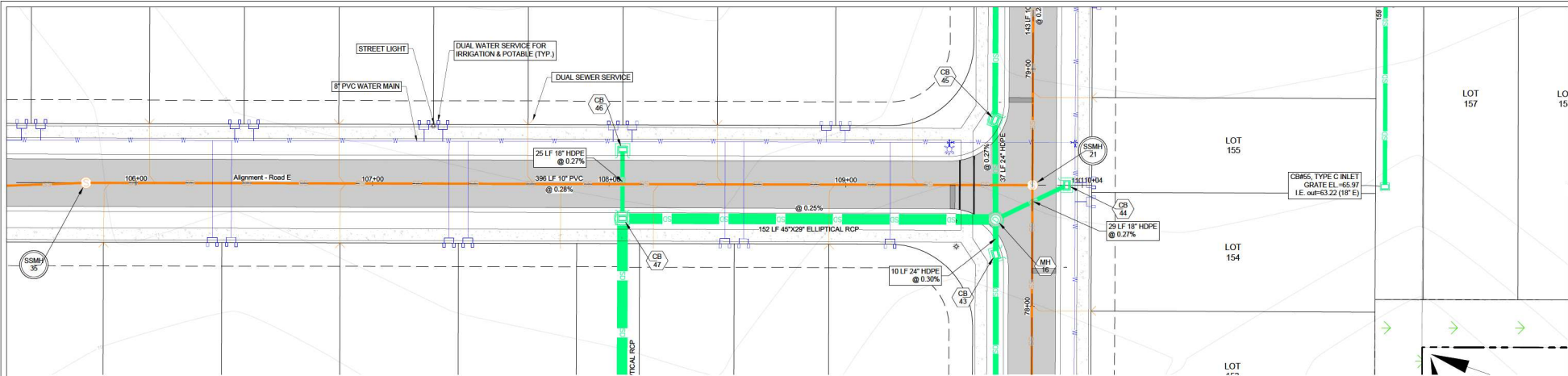
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	PROJECT
2416-1	2416-1

Cole T. Buck, State of Florida Professional Engineer
License No. 85690
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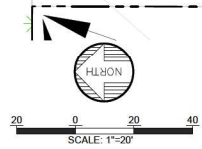
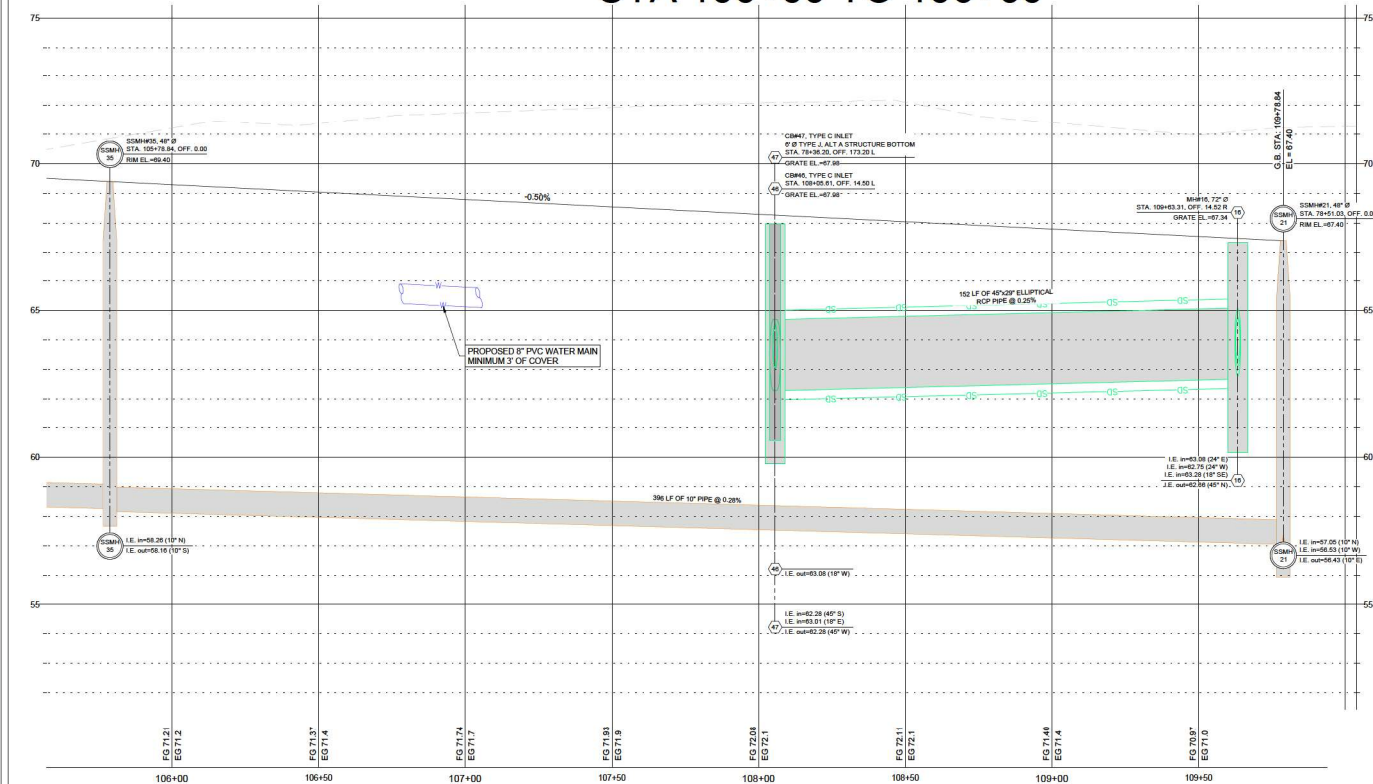
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PLAN & PROFILE ROAD E - ROMEO LANE (2)
STA 100+00 TO 106+00



ALANN ENGINEERING GROUP, INC.
11111 W. WINDY HILL RD.
SUITE 113
WILLOW PARK, FL 34787
TEL: (888) 673-7640
FAX: (888) 673-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD E - ROMEO LANE (2)

NO.	DATE	BY	REVISION
3	10/16/23	CTB	RAW OWNERSHIP REVISION FOR COMMENTS FROM CITY
3	09/14/23	CTB	REV. PER COMMENTS FROM CITY
2	08/18/23	CTB	REV. PER COMMENTS FROM CITY
1	05/16/23	CTB	REV. PER COMMENTS FROM CITY

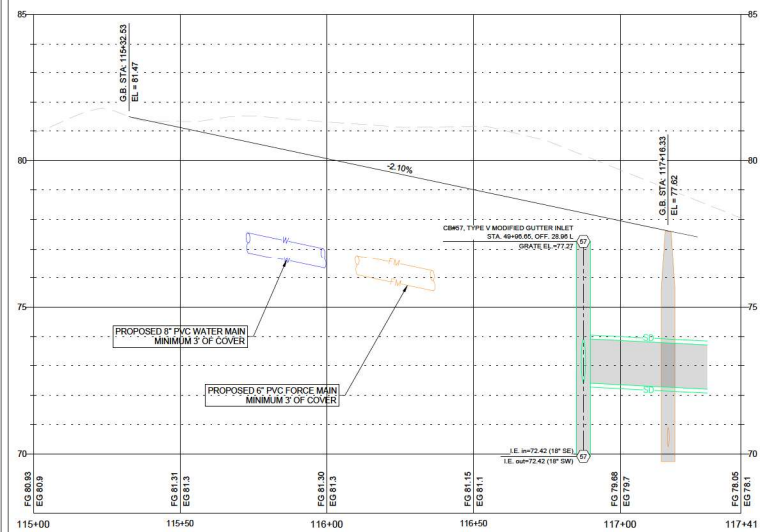
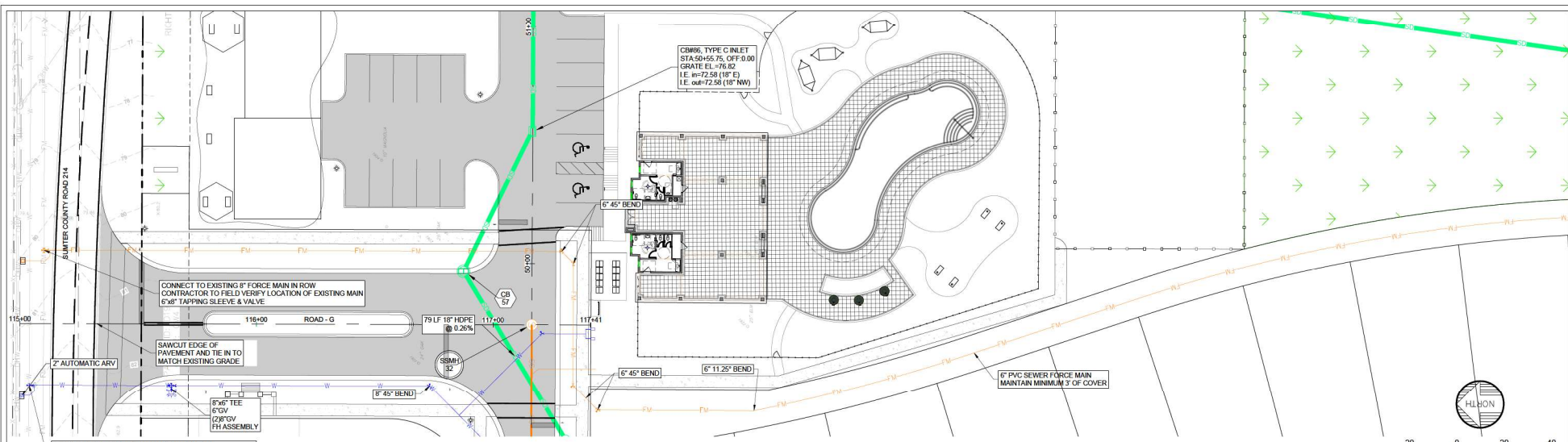
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	2416-1

Cole T. Buck, State of Florida Professional Engineer
License No. 85690
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NOT VALID FOR ANY OTHER PROJECTS AND SCALES
2024.11.15.11:15 AM

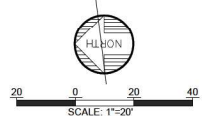
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PLAN & PROFILE ROAD G - WINSTON CT (1)

PLAN & PROFILE STA 115+00 TO 117+41



ALANN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
CERTIFICATE NO. 18479
880 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19806
TEL: (386) 673-7640
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD G - WINSTON CT (1)

NO.	DATE	REVISION	BY
3	10/16/24	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/24	REV. PER COMMENT FROM CITY	CTB
2	08/18/24	REV. PER COMMENT FROM CITY	CTB
1	05/16/24	REV. PER COMMENT FROM CITY	CTB

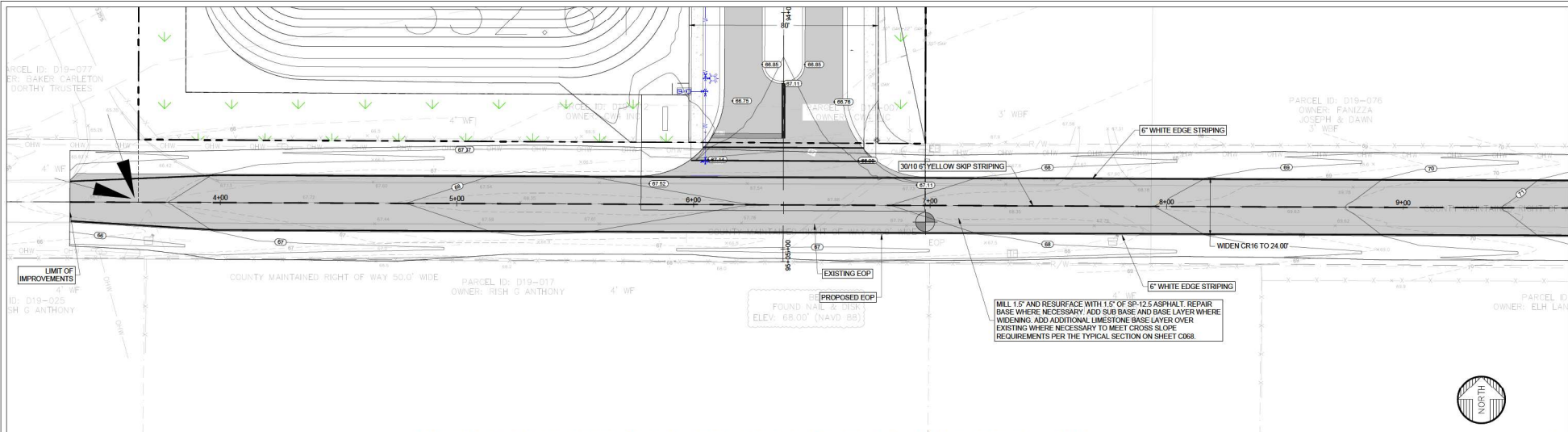
DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	PROJECT
	2416-1

Cole T. Buck, State of Florida Professional Engineer
License No. 85690
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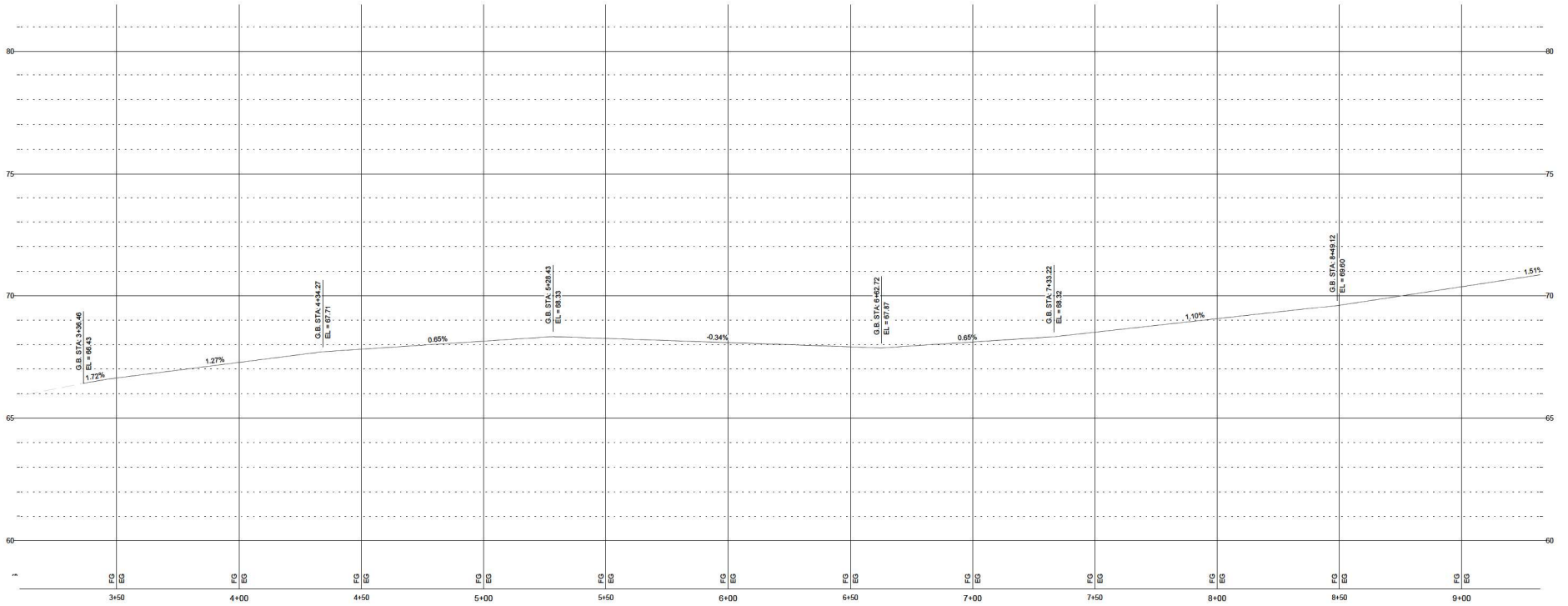
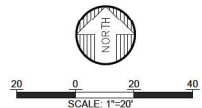
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CR216 PLAN & PROFILE STA 3+00 TO 9+00



ALANN ENGINEERING GROUP, INC.
10000 W. BOULEVARD
SUITE 113
FORT WORTH, TEXAS 76137
TEL: (817) 637-7640
FAX: (817) 637-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE CR 216 (1)

NO.	DATE	REVISION	BY
3	10/16/25	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY	CTB
3	09/24/25	REV. THE COMMENT FROM CITY	CTB
2	08/18/25	REV. PER CITY COMMENTS	CTB
1	05/16/25	REV. PER CITY COMMENTS	CTB

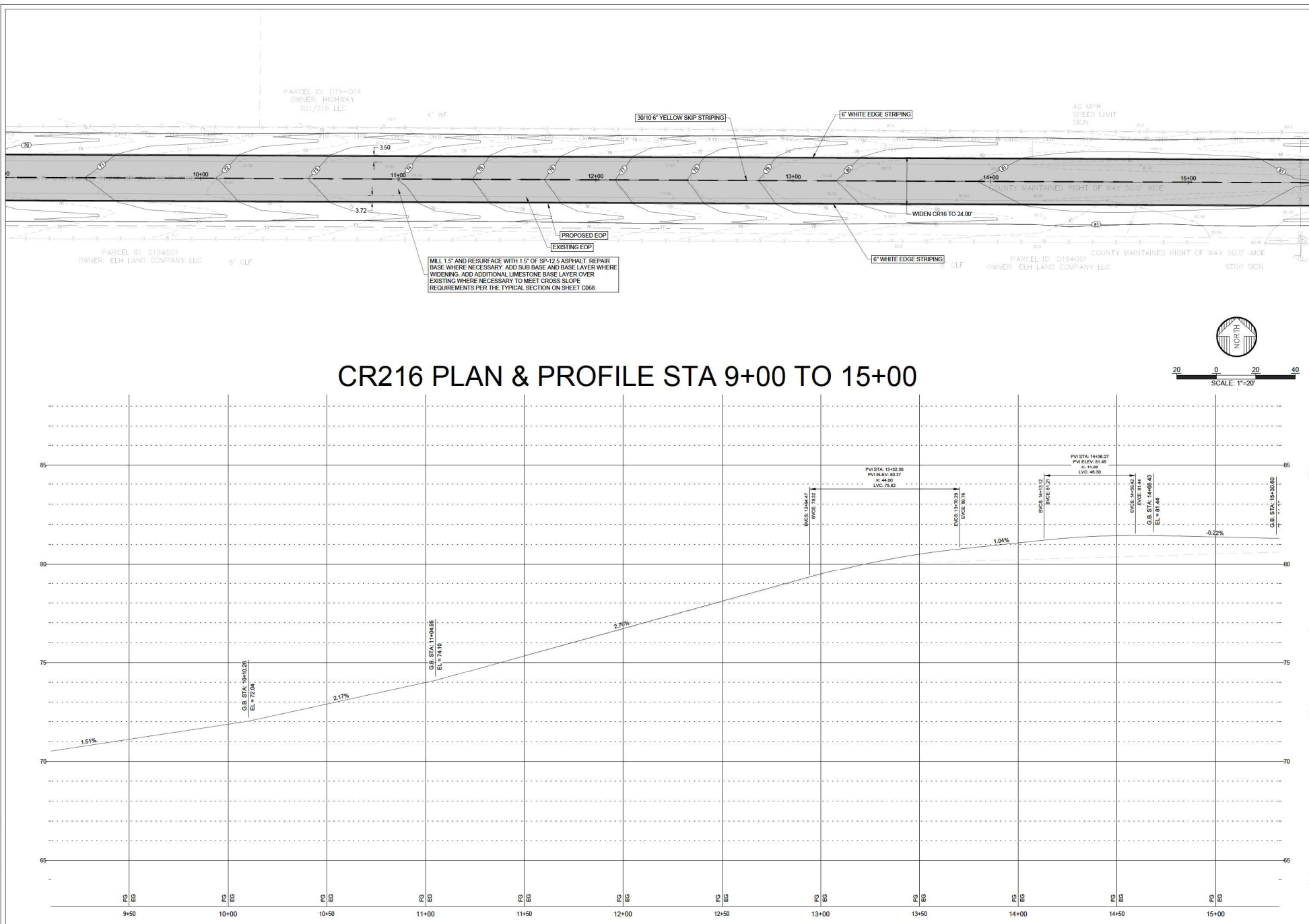
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CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	DATE
2416-1	2416-1

Cole T. Buck, State of Florida, Professional Engineer
License No. 85690
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ALANN ENGINEERING GROUP, INC.
1111 W. 11TH AVE.
SUITE 113
FORT WORTH, TEXAS 76102
TEL: (817) 637-7640
FAX: (817) 637-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE CR 216 (2)

NO.	DATE	BY	REVISION
3	10/16/24	CTB	REVISED FOR CTR
2	09/14/24	CTB	REVISED FOR CTR
1	08/16/24	CTB	REVISED FOR CTR
1	05/16/24	CTB	REVISED FOR CTR

DATE	SCALE	PROJECT
11/15/2024	AS NOTED	2416-1

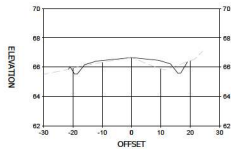
Cole T. Buck, State of Florida, Professional Engineer
License No. 55690
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NOT VALID FOR CONSTRUCTION AND SEALING
DATE: 11/15/2024

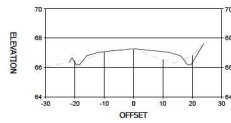
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Page 118 of 161

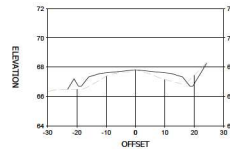
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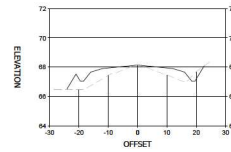
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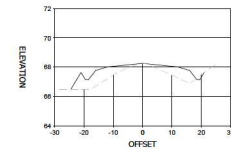
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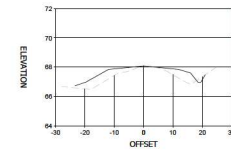
CR 216 @ STA: 5+00



CR 216 @ STA: 5+50



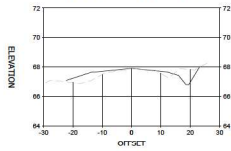
CR 216 @ STA: 6+00



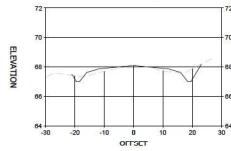
NOTES:

1. MILL AND RESURFACE 1.5"
2. PROPOSED CENTERLINE ELEVATION FOLLOWS EXISTING
3. THE TOP LAYER OF ASPHALT SHALL BE 1.5" MIN TYPE 9A-12.5 ASPHALT
4. TYPICAL SECTION FOR THE CR 216 WIDENING IS LOCATED ON SHEET C068.
5. EXISTING SECTION OF PAVEMENT IS APPROXIMATELY 16'-20" WIDE. VARIED THROUGHOUT. OUTSIDE OF THE EXISTING SECTION WILL REQUIRE FULL DEPTH INSTALLATION OF SUB BASE, BASE LAYER, AND ASPHALT.

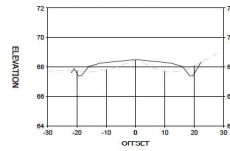
CR 216 @ STA: 6+50



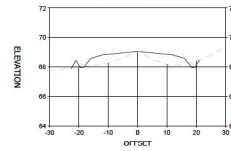
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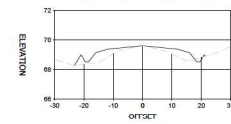
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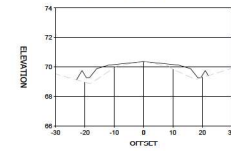
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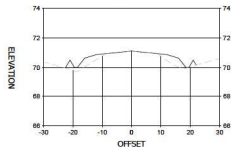
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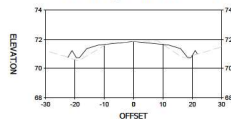
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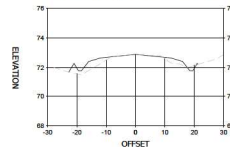
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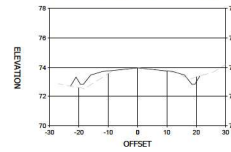
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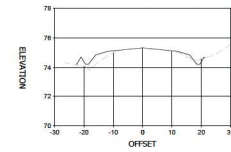
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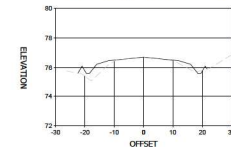
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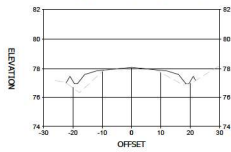
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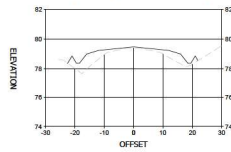
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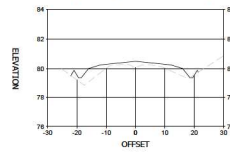
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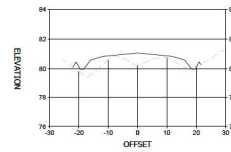
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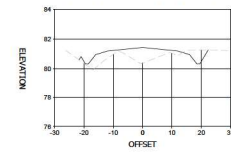
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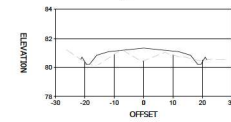
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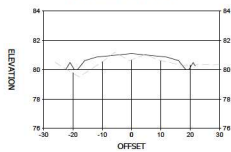
CR 216 @ STA: 14+50



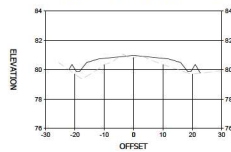
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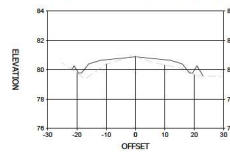
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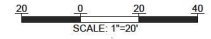
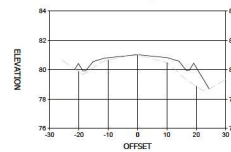
CR 216 @ STA: 16+00



CR 216 @ STA: 16+50



CR 216 @ STA: 16+97



ALANN ENGINEERING
GROUP, INC.
113
888 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19806
TEL: (386) 673-7640
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
CR 216 SECTION VIEWS

NO.	DATE	BY	REVISION
3	10/16/23	CTB	RAW OWNERSHIP REVISION FOR COMMENT FROM CITY
3	09/14/23	CTB	REV. THE COMMUNITY FROM CITY
2	08/18/23	CTB	REV. FIELD EVIDENCE
1	05/16/23	CTB	REV. FIELD EVIDENCE, COUNTY EVIDENCE

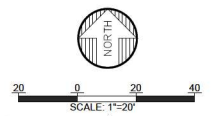
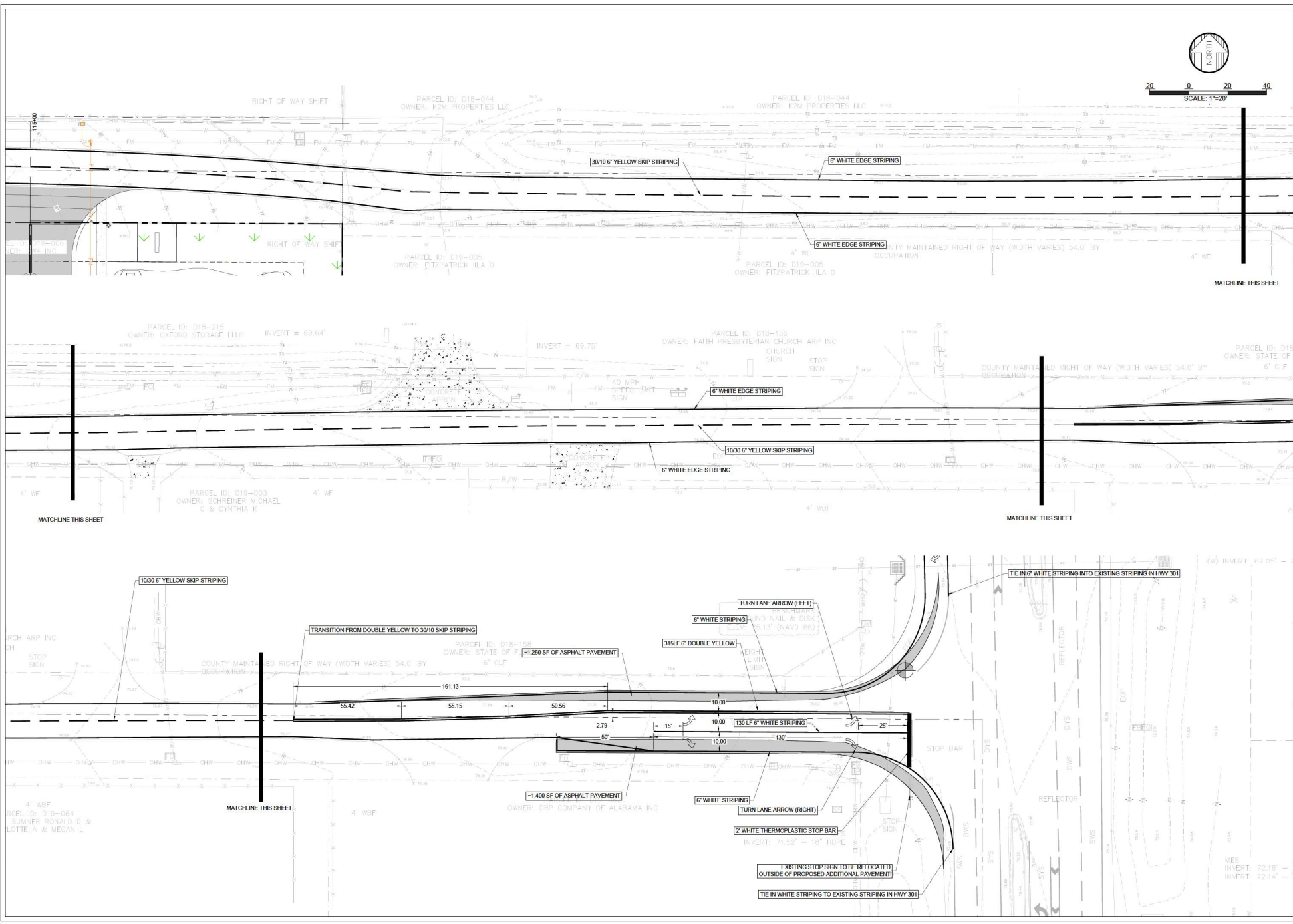
DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1
CTB			

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SHEET
C051

Project: The Winston - Wildwood, Florida (S19, T18S, R23E)
Parcel ID: D19-005
Owner: FITZPATRICK ILLA D
Parcel ID: D19-003
Owner: SCHREINER MICHAEL C & CYNTHIA K
Parcel ID: D19-004
Owner: SUMNER RONALD D & LOTTE A & MEGAN L
Parcel ID: D18-044
Owner: K2M PROPERTIES LLC
Parcel ID: D18-044
Owner: K2M PROPERTIES LLC
Parcel ID: D18-156
Owner: FAITH PRESBYTERIAN CHURCH ARP INC
Parcel ID: D18-215
Owner: OXFORD STORAGE LLLP
Parcel ID: D19-005
Owner: FITZPATRICK ILLA D
Parcel ID: D19-003
Owner: SCHREINER MICHAEL C & CYNTHIA K
Parcel ID: D19-004
Owner: SUMNER RONALD D & LOTTE A & MEGAN L
Parcel ID: D18-044
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Parcel ID: D18-156
Owner: FAITH PRESBYTERIAN CHURCH ARP INC
Parcel ID: D18-215
Owner: OXFORD STORAGE LLLP



ALANN ENGINEERING GROUP, INC.
11115 20th Ave S
Wildwood, FL 34620
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FAX: (888) 673-3927

A

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
CR 214 OFFSITE IMPROVEMENTS (1)

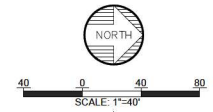
REV	DATE	BY	REVISION
3	10/16/23	CTB	REV. OWNERSHIP RECORD FOR COMMENT FROM CITY
2	09/14/23	CTB	REV. THE COUNTY FROM CITY
1	08/16/23	CTB	REV. FIELD EXISTENCE
1	05/16/23	CTB	REV. COUNTY DISTRICT

DESIGNER	DATE	SCALE	PROJECT
CTB	11/15/2024	AS NOTED	2416-1

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License No. 85690
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SHEET
C052



**ALANN ENGINEERING
GROUP, INC.**
CONSULTING ENGINEERS
CERTIFICATE No. EBS-479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927



THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
US 301 OFFSITE IMPROVEMENTS (1)

	3	10-16-25	HOW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
	3	09-24-25	REV PER COMMENTS FROM CITY	CTB
	2	08-18-25	REV PER COMMENTS FROM CITY, & DISTRICT	CTB
	1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB
	NO.	DATE	REVISION	BY

DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

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Engineer
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COURT CLERK, U.S. DISTRICT COURT

SHEET
C052A

☒ CONCRETE ☒ FERTILIZERS ☒ WOOD
☒ ASPHALT PRODUCTS ☒ PETROLEUM BASED BLOCKS ☒ MASONRY
☒ TAR ☒ CLEANING SOLVENTS ☒ ROOFING MATERIALS
☒ DETERGENTS ☒ PLANTS ☒ METAL STUDS
☐ _____ ☐ _____

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN (PREPARED INDICATOR)." _____

INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER. NON-STORM WATER DISCHARGES IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: WATER FROM WATER LINE FLOWING PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), UNCONTAMINATED GROUNDWATER

7. Place weather resistant sign every 50' along the barrier, with 6" minimum text height and provide text in English and Spanish. Sign should read "Keep off Tree Protection Area."

8. Alternative tree protection systems approved by the Engineer may be used in lieu of the tree protection barrier on this Index as long as the critical root zone is protected.

The diagram shows a cross-section of a tree and its protection system. A dashed line represents the 'Canopy'. A solid line represents the 'Barrier'. The area between the barrier and the tree is labeled 'CRITICAL ROOT ZONE'. A dimension line below the barrier indicates a distance of '50' MAX' between signs.



THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (1)

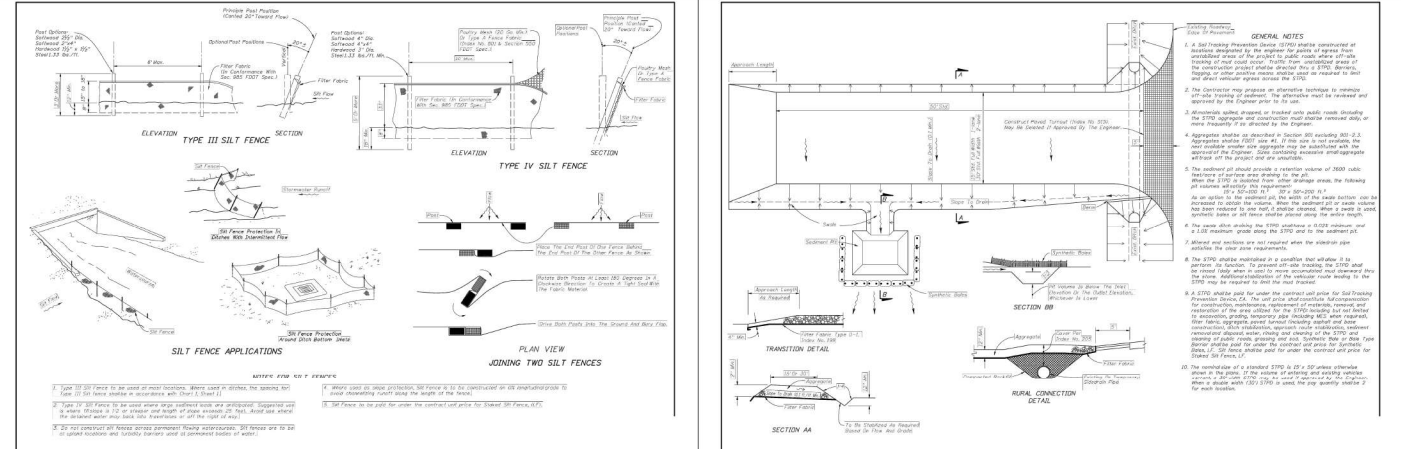
NO.	DATE	REVISION	BY
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB
2	08-18-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB
3	09-24-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB
3	10-16-25	REV FORMALS & REVISION PER COMMENTS FROM CITY	CTB

DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

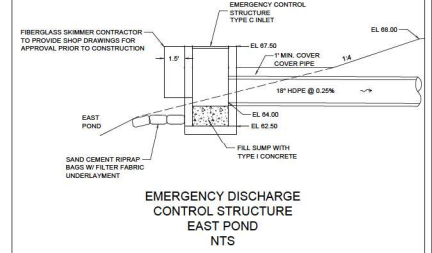
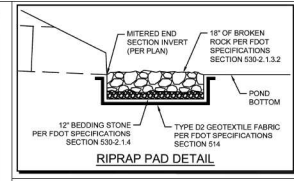
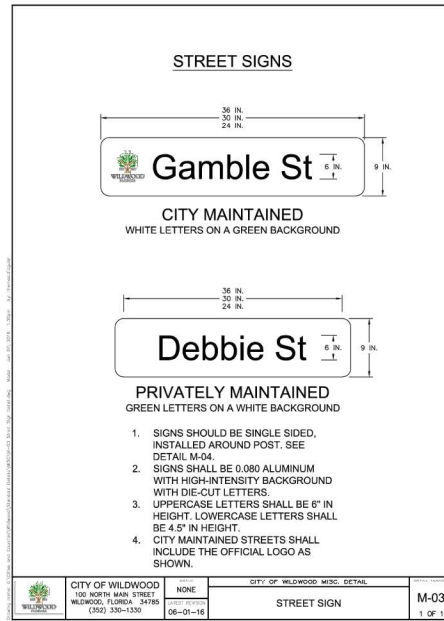
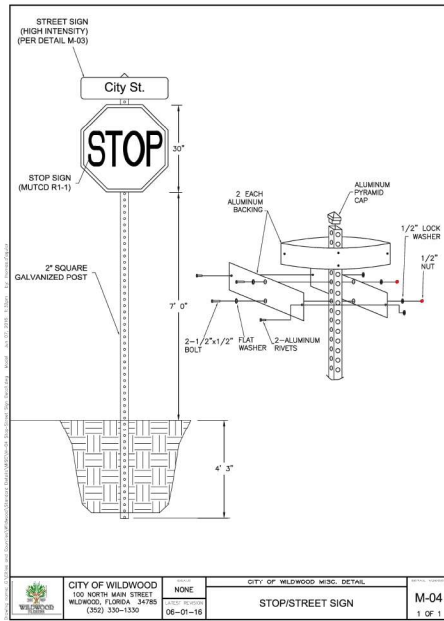
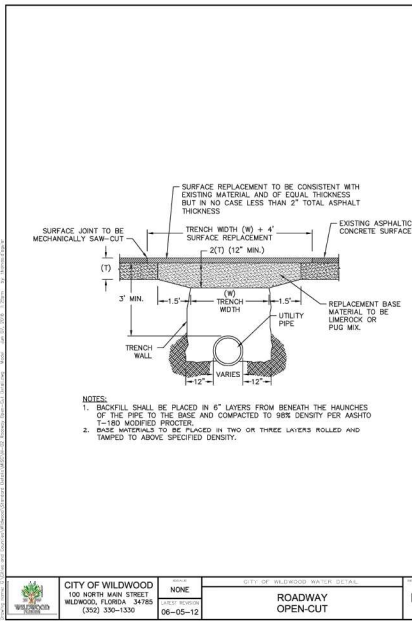
Cole T. Buck, State of
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Engineer
License No. 88690
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COURT CLERK P.J. 1990

SHEET
C053



NOT VALID UNLESS SIGNED AND SEALED
COUNTY CLERK P.O. BOX 100
SHEET
C054



ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
ROADWAY SUBGRADE (ENTIRE LENGTH OF SUBGRADE DOWN 1 FOOT)	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556
STANDARDIZED SUBGRADE	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556
STANDARDIZED SUBGRADE	FLORIDA BEARING VALUE (FBV)	ONE (1) TEST/300 LF	FBV = 75	
STANDARDIZED SUBGRADE	UNIFORM BEARING VALUE (UBV)	ONE (1) TEST/FOOT TYPE	UBV = 40	
UNDERDOCK BASE	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556
UNDERDOCK BASE	UNIFORM BEARING VALUE (UBV)	ONE (1) TEST/FOOT TYPE	UBV = 40	
UNDERDOCK BASE	PROCTOR TEST	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556
CRUSHED CONCRETE BASE	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556
CRUSHED CONCRETE BASE	UNIFORM BEARING VALUE (UBV)	ONE (1) TEST/FOOT TYPE	UBV = 40	
ASPHALT	EXTRACTION AND GRAVIMETRY	ONE (1) TEST/300 LF	PER MIX DESIGN	ASTM D-2937 (D-2922) D-1556
ASPHALT	THICKNESS DENSITY	ONE (1) TEST/300 LF	PER MIX DESIGN AND JOB SPECS	CONCRETE AND ASPHALT (DENSITY ONLY)
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	ONE (1) TEST/FOOT TYPE	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556
CURB SUBGRADE	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556
CURB SUBGRADE (QUI)	UNIFORM BEARING VALUE (UBV)	ONE (1) TEST/FOOT TYPE	UBV = 40	

PIPED UTILITY INSTALLATION REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
PIPE TRENCH SUBGRADE (IF SUPPORTED)	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR	ASTM D-2937 (D-2922) D-1556
PIPED BACKFILL IN PAID AREAS	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR	ASTM D-2937 (D-2922) D-1556
PIPED BACKFILL IN GREEN AREAS	R-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR	ASTM D-2937 (D-2922) D-1556
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	ONE (1) TEST/FOOT TYPE	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 (D-2922) D-1556

- SCOPE OF WORK - THE WORK IN THIS SECTION CONSISTS OF FURNISHING AND COMPLETELY INSTALLING SEED AND MULCH OVER THE LIMITS CALLED FOR ON THE CONSTRUCTION DRAWINGS.
- MATERIALS - GRASS SEED SHALL BE A MIXTURE OF:
 - PENSACOLA BAHIA (50% SCARIFIED SEED) 50%
 - MULLED BERMUDA 25%
 - BROWN TOP MILLET 25%
- SEED SHALL BE PROVIDED BY A SEED COMPANY TO THE PERCENTAGES DESCRIBED ABOVE, WITH CERTIFICATION FROM THE SUPPLIER PROVIDED TO THE CITY, PRIOR TO USE.
- CONTRACTOR MAY REQUEST OPTION TO INSTALL HYDRO-SEEDING, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND/OR CITY LANDSCAPE ARCHITECT.
- MULCH - MULCH USED SHALL BE STRAW OR HAY CONSISTING OF OATS, RYE, OR WHEAT STRAW OF PANOLA, FLAUNT, COASTAL BERMUDA OR BAHIA GRASS HAY. MULCH SHALL BE FREE FROM UNDESIRABLE WEED AND OTHER UNDESIRABLE GRASS, APPROXIMATELY TWO INCHES (2") THICKNESS. OF MULCH MATERIAL SHALL BE APPLIED UNIFORMLY OVER THE GRASSED AREAS (APPROXIMATELY 1 1/2 BALES PER 1000 SQUARE FEET). THE MULCH MATERIAL SHALL BE CUT INTO THE SOIL WITH A DISC HARROW OR OTHERWISE ANCHORED DOWN.
- METHODS - GRASSING SHALL BE DONE IMMEDIATELY UPON COMPLETION OF THE FINE GRADING OPERATION. HOWEVER, NO SEEDING SHALL BE DONE WHEN THE GROUND IS FROZEN OR UNUSUALLY WET. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE.
- STORMWATER PONDS - SLOPES OF STORMWATER PONDS SHALL BE COVERED WITH SOO. NO SEEDING & MULCHING IS ALLOWED ON SLOPES.

Outdoor Lighting

SHOEBOX LED
(Meets Dark Sky Criteria)

Light source: LED (white)
Wattage: 150 | 210 | 420 watts
Light pattern: IES Type V | Type IV (forward throw) | Type III
IESNA cutoff classification: Full-cutoff
BUG rating: Type III, IV, V = 0.00054 / 0.00053
Type IV, V = 0.0005 / 0.00053
Color temperature: 3,000K | 4,000K

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Premade concrete	25'-35'	Black, Black
Static Cast concrete	25'-40'	Gray
Tension Top concrete	25'-40'	Gray

FEATURES

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- One low monthly cost on your electric bill

BENEFITS

- Provides hassle-free installation and service
- Free up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

For additional information, contact us at: 0001@duke-energy.com

DUKE ENERGY

ILLUSTRATION: ADAPTED FROM "OUTDOOR"

ALANN ENGINEERING GROUP, INC.
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 32190
TEL: (386) 673-7640
FAX: (386) 673-5927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (4)

DATE	BY	CHKD	APP'D
11/15/2024	CTB	CTB	CTB
09/14/24	CTB	CTB	CTB
08/14/24	CTB	CTB	CTB
05/16/24	CTB	CTB	CTB
05/16/24	CTB	CTB	CTB

DATE	BY	CHKD	APP'D
11/15/2024	CTB	CTB	CTB
09/14/24	CTB	CTB	CTB
08/14/24	CTB	CTB	CTB
05/16/24	CTB	CTB	CTB
05/16/24	CTB	CTB	CTB

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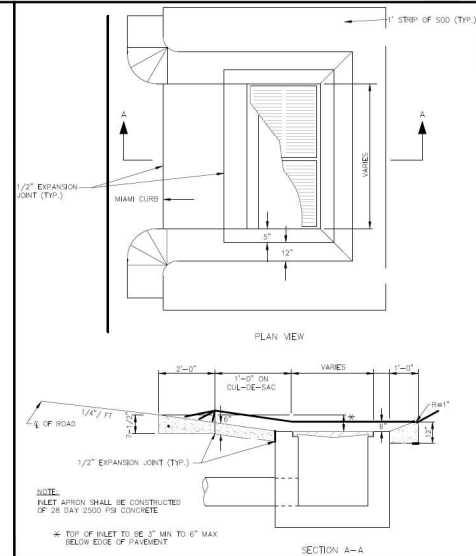
SHEET
C056

- CONSTRUCTION STANDARDS FOR ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO THE LATEST EDITION OF THE "FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND AS SPECIFIED HEREIN.
- ALL STORM WATER PIPES AND STRUCTURES SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
- DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW THE COMPONENT BEING INSTALLED.
- ALL PIPES AND STRUCTURES SHALL BE PLACED TRUE TO LINES AND GRADES AS DEPICTED ON THE APPROVED PLANS.
- ALL PIPE JOINTS SHALL BE PROPERLY HONED AND FILTER FABRIC LINED USING A METHOD TO HOLD THE FABRIC IN PLACE DURING BACKFILL.
- BACKFILL AND COMPACT TO THE SPRING-LINE (CENTER OF PIPE) ELEVATION AND REQUEST CITY INSPECTION AND APPROVAL BEFORE CONTINUING.
- ALL WORK COVERED WITHOUT CITY INSPECTION WILL BE REQUIRED TO BE EXCAVATED AND INSPECTED AT THE CONTRACTOR'S EXPENSE.
- TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH CLEAN GRANULAR MATERIAL IN MAX 6" LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T100) IN PAVED AREAS AND 95 PERCENT (AASHTO-T100) IN UNPAVED AREAS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS AT POINTS 1' ABOVE THE PIPE AND AT A MAX. 1' VERTICAL INTERVALS TO FINISH GRADE, AT A MAXIMUM SPACING OF 100 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY'S INSPECTOR.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE (RCP), HIGH DENSITY POLYETHYLENE (HDPE), POLYVINYL CHLORIDE (PVC) OR ALUMINUM CORRUGATED METAL PIPE (ACMP), AS SHOWN ON THE PLANS.
- STORM DRAINAGE PIPES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF FIFTEEN (15) INCH RCP DIAMETER OR EQUIVALENT.
- STORM INLETS, MANHOLES, AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRECAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE OR CHANGE IN PIPE DIRECTION.

- STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF.
- WET DETENTION PONDS SHALL BE EIGHT (8) FEET MINIMUM TO TWELVE (12) FEET MAXIMUM DEPTH BELOW THE DESIGN LOW OR NORMAL WATER STAGE.
- MAXIMUM DISTANCES BETWEEN INLETS AND/OR JUNCTION BOXES:

PIPE SIZE (INCHES)	LENGTH OF RUN (FEET)
15	150
18	300
24 OR GREATER	400
- ALL SWALES, DITCHES, AND DRY RETENTION POND SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (H:V) AND SHALL BE SODED.
- ALL RETENTION POND BACKSLOPES SHALL BE NO STEEPER THAN 3:1 (H:V) AND SHALL BE SODED.
- NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
- CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
- A MINIMUM ONE FOOT (1') FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND WET RETENTION PONDS.
- A MINIMUM SIX INCH (6") FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND DRY RETENTION PONDS.
- POND INFLOW SHALL GENERALLY BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
- OUTLET STRUCTURES ARE REQUIRED ON ALL PONDS. ALL OUTLET STRUCTURES SHALL BE PERMANENT CONCRETE OVERFLOW WEIRS OR CONCRETE OUTLET CONTROL STRUCTURES. NO SODED WEIRS OR OTHER NON-PERMANENT OVERFLOW STRUCTURES SHALL BE ALLOWED.
- SOIL EROSION CONTROL MEASURES SATISFACTORY TO THE CITY SHALL BE EMPLOYED DURING CONSTRUCTION AND UPON COMPLETION OF THE POND.
- THE CITY MAY REQUEST THAT THE DEVELOPER SUBMIT A REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE POND WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS BOTH DURING CONSTRUCTION AND AFTER POND COMPLETION. THE CITY MAY REQUIRE GROUNDWATER MONITORING DURING THE POND EXCAVATION.

- ADEQUATE MAINTENANCE ACCESS AS APPROVED BY THE CITY SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS.
- IN GENERAL, ALL RETENTION/DETENTION PONDS MUST BE CONSTRUCTED PRIOR TO ANY ROAD, PARKING LOT, OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY DEWATERING PERMITS THAT MAY BE REQUIRED.
- CULVERTS CROSSING RIGHT-OF-WAYS SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY.
- ALL STORM WATER DISCHARGE FROM RETENTION/DETENTION PONDS ARE REQUIRED TO BE CHanneled INTO DEFINED DRAINAGE PATHS TO EXISTING WATER BODIES, WETLANDS, DITCHES, ETC.
- THE CONTRACTOR SHALL TELETYPE ANY AND ALL STORM SEWER PIPE SYSTEMS IN THE PRESENCE OF THE CITY INSPECTOR BY A REPUTABLE COMPANY THAT ENGAGES IN THIS TYPE OF WORK. THE THUMB DRIVE SHALL BE IN HIGH QUALITY STANDARD RESOLUTION USING A CAMERA WITH SUITABLE LIGHTING TO ALLOW A CLEAR FOCUSED PICTURE OF THE ENTIRE INSIDE PIPE CIRCUMFERENCE. THE THUMB DRIVE SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING VIEWED. THE THUMB DRIVE SHALL BE ACCOMPANIED BY WRITTEN LOGS DESCRIBING THE CONDITION OF THE LINES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO REQUESTING FINAL INSPECTIONS. ANY DEFECTS NOTED SHALL BE CORRECTED PRIOR TO ACCEPTANCE BY THE CITY OR ISSUANCE OF CERTIFICATE OF OCCUPANCY.



STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE
CONSTRUCTION NOTES

ST-1A

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE
CONSTRUCTION NOTES

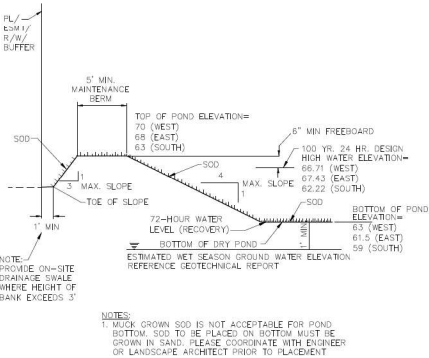
ST-1B

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE
CONSTRUCTION NOTES

ST-1C

STANDARD CONSTRUCTION DETAIL
STORM INLET APRON
INB

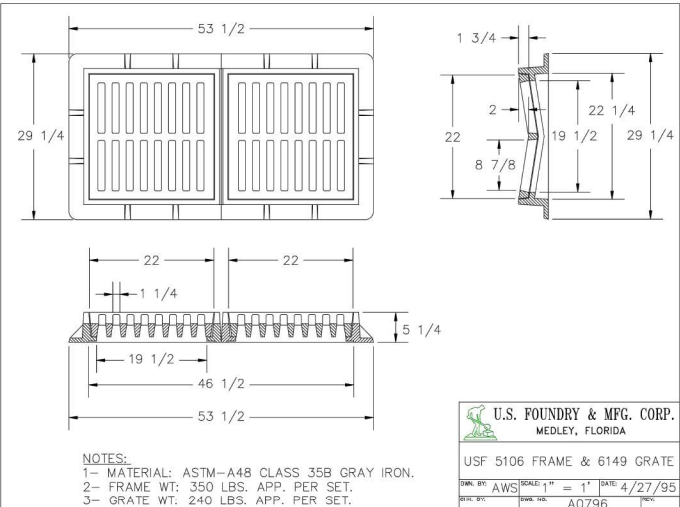
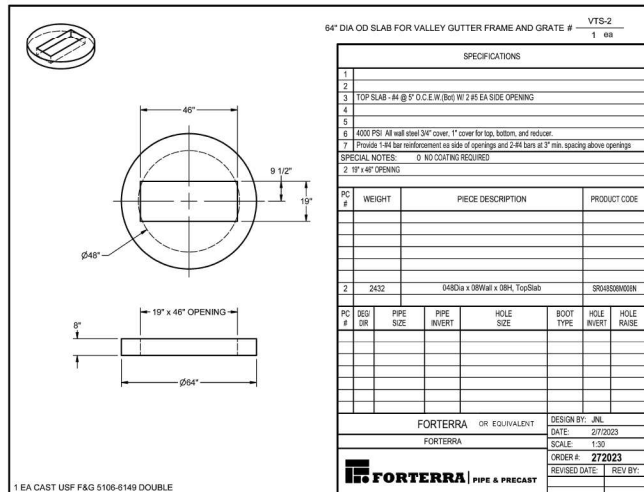
ST-3



NOTES:
1. MUCK GROWN SOD IS NOT ACCEPTABLE FOR POND BOTTOM. SOD TO BE PLACED ON BOTTOM MUST BE GROWN IN SAND. PLEASE COORDINATE WITH ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO PLACEMENT

STANDARD CONSTRUCTION DETAIL
DRY RETENTION POND
INB

ST-4



NOTES:
1- MATERIAL: ASTM-A48 CLASS 35B GRAY IRON.
2- FRAME WT: 350 LBS. APP. PER SET.
3- GRATE WT: 240 LBS. APP. PER SET.

U.S. FOUNDRY & MFG. CORP.
MEDLEY, FLORIDA
USF 5106 FRAME & 6149 GRATE
DWG. BY: AWS SCALE: 1\"/>

ALAN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 184479
880 AIRPORT ROAD, SUITE 113
FALLS CHURCH, VA 22044
TEL: (800) 673-7640
FAX: (800) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (5)

NO.	DATE	REVISION	BY
3	10-16-25	REV. CIVIL ENGINEER FROM CITY	CTB
3	09-14-25	REV. CIVIL ENGINEER FROM CITY	CTB
2	08-18-25	REV. CIVIL ENGINEER FROM CITY	CTB
1	05-16-25	REV. CIVIL ENGINEER FROM CITY	CTB

DATE	SCALE	AS NOTED	PROJECT
11/15/2024			2416-1
DESIGNER	CTB	DRAWN BY	CTB

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License No. 85690
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STATE OF FLORIDA

SHEET
C057

[illegible]

APPROPRIATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT THE LOCATION OF THE WATER LINE WILL BE RUNNED ON AND ANY TREES, ROOTS AND OTHER OBSTRUCTIONS ON THE LINE. BE SPECIALLY DESIGNED TO BE DRAINED, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE TO A DEPTH TO OPEN AT LEAST 4' OF COVER. THE LAYING OF THE LADS SHALL BE THE LEAST FAVORABLE BECAUSE THE PIPE SHALL BE CAREFULLY PILED IN ALL CASES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL-LENGTH FORMER FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAD BY SHAKING IN THE TRENCH. PREPARATION TO MAKING PIPE, Joints ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL SHALL BE CLEAN AND FREE FROM DIRT. THE JOINTING MATERIAL SHALL BE "COMPRESSION TYPE" AND A BELL RING LUBRICANT SHALL BE APPLIED TO THE REVELED PORTION OF THE SPIGOT END. SUCH JOINTING SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. THE PIPE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE SPIGOT END IS COMPLETELY RESEATED SO THAT THE INTERFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN. STREET BLOCKS SHALL BE INSTALLED ONLY ON A CASE-BY-CASE BASIS. THE END OF EACH WORK DAY AND/ OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF PIPE MUST BE SUFFICIENTLY COVERED TO PREVENT EXPOSURE OF TRENCH OR PIPE. THE LENGTH OF PIPE THAT HAS BEEN REJECTED BY THE CITY WILL BE PROPERLY REMOVED FROM THE JOB OR DESTROYED. REPAIRS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH THE FOLLOWING PRACTICE: ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TYPE OF PIPE SHALL BE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE DIFFERENT TYPES OF PIPE. AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TIE TAPPING OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CITY TIEHAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER DEPTH AND THE TIEHAD TO THE HUBER BOX ASSEMBLY WITH THE COMPRESSIVE TIEHAD TYPE ADAPTER USED FOR USE WITH PE TUBING. REPAIRS FOR THE FOLLOWING CONDITIONS ACCORDING TO THE FINISHED PARKWAY SURFACE. ALL STUDENTS REQUIRED TO GRADE SHALL BE DONE AFTER ALL ROAD CONSTRUCTION HAS BEEN COMPLETED. THE PIPE SHALL BE REPAIRED TO THE FINISHED SURFACE OF THE ASPHALT SURFACE. THE VALVE SHALL BE REPAIRED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PARKWAY SURFACE. THE REPAIR SHALL BE BACKFILLED WITH LUMBER AND COMPACTED TO THE SAME DENSITY AS THE LUMBER BACK BOX TO GRADE. PIPE INSTALLED AND SUFFICIENTLY REPAIRED SHALL NOT BE REPLASTED AND SHALL IMMEDIATELY BE REPAIRED TO THE 2ND SIZE. BASE REQUIREMENTS: A RECLAIMED WATER/ NON-POTABLE IRIGATION LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS AND FOR FIRE PROTECTION. THE MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER/ NON-POTABLE IRIGATION AND POTABLE WATER LINES SHALL BE RECOMMENDED. MAXIMUM SEPARATION REQUIREMENTS ARE GIVEN FOR EXISTABLE, BUILT.			
CITY OF WILDWOOD 100 NORTH MARK STREET WILDWOOD, NJ 08095 (202) 330-1330	DATE 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	W-02 3 OF 4

DATE	BY	REVISION
11/15/2024	CTB	1
10/16/25	CTB	2
09/14/25	CTB	3
08/16/25	CTB	4
05/16/25	CTB	5

DATE	BY	REVISION
11/15/2024	CTB	1
10/16/25	CTB	2
09/14/25	CTB	3
08/16/25	CTB	4
05/16/25	CTB	5

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CONCRETE VALVE PAD

PLAN

PROFILE

NOTES:

- END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING TEND OF CITY MAINTENANCE.
- VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAG TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILMINGTON
 100 NORTH MAIN STREET
 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-13
 1 OF 1

AUTOMATIC BLOW-OFF

PLAN

PROFILE

NOTES:

- END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING TEND OF CITY MAINTENANCE.
- VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAG TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILMINGTON
 100 NORTH MAIN STREET
 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-12
 1 OF 1

TAPPING SLEEVE AND VALVE

PLAN

PROFILE

NOTES:

- END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING TEND OF CITY MAINTENANCE.
- VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAG TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILMINGTON
 100 NORTH MAIN STREET
 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-10
 1 OF 1

2" AUTOMATIC AIR RELEASE VALVE

PLAN

PROFILE

NOTES:

- END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING TEND OF CITY MAINTENANCE.
- VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAG TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILMINGTON
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 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-09
 1 OF 1

FIRE HYDRANT ASSEMBLY

PLAN

PROFILE

NOTES:

- HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNDISTURBED LOCATION, (5' CLEARANCE ON ALL SIDES WITH 3" ACCESS LANE).
- NO GABLE EXTERIOR SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF CITY ENGINEER.
- VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
- ANCHOR TEES AND FITTINGS ARE PERMITTED.
- HYDRANT SHALL BE MULLER CENTURION OR EJA FLOWMASTER WITH TRAFFIC BREAKAWAY FLANGE AND 2-1/4" VALVE SIZE.
- HYDRANTS SHALL NOT BE INSTALLED IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
- ON RAINS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED AT THE HYDRANT.
- ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH SUMNER COUNTY FIRE PREVENTION ORDINANCE.
- IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE ENGINEERING DEPT. (SEE BOLLARD DETAIL PW 2-3).
- HYDRANT SHALL BE YELLOW IN COLOR, FLOW TESTED PRIOR TO PLACING INTO SERVICE AN BOLLARD BOLLARD SACK.
- HYDRANT SHALL BE YELLOW IN COLOR, FLOW TESTED PRIOR TO PLACING INTO SERVICE AN BOLLARD BOLLARD SACK.
- ALL HYDRANTS SHALL BE A MINIMUM OF 5' FROM DRIVEWAYS.
- BLUE REFLECTOR TO BE INSTALLED ON THE CURB ADJACENT TO HYDRANT OR ROAD AT HYDRANT LOCATION.

CITY OF WILMINGTON
 100 NORTH MAIN STREET
 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-19
 1 OF 1

LOCATING WIRE DETAIL

PLAN

PROFILE

NOTES:

- END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING TEND OF CITY MAINTENANCE.
- VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAG TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILMINGTON
 100 NORTH MAIN STREET
 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-15
 1 OF 1

TOWNHOME OR APARTMENT SERVICE

PLAN

PROFILE

NOTES:

- END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING TEND OF CITY MAINTENANCE.
- VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAG TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILMINGTON
 100 NORTH MAIN STREET
 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-14
 2 OF 3

SINGLE OR MULTI-FAMILY SERVICE

PLAN

PROFILE

NOTES:

- END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING TEND OF CITY MAINTENANCE.
- VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAG TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILMINGTON
 100 NORTH MAIN STREET
 WILMINGTON, FLORIDA 34186
 (352) 330-1330

CITY OF WILMINGTON WATER DETAIL
 04-03-24

W-14
 1 OF 3

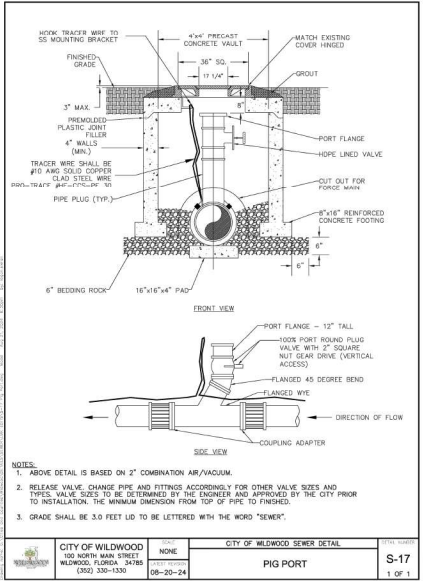
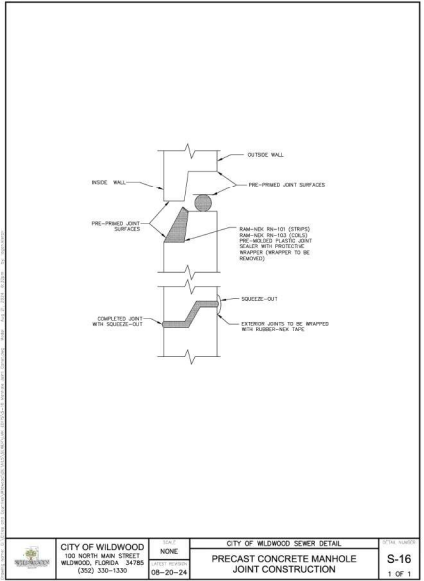
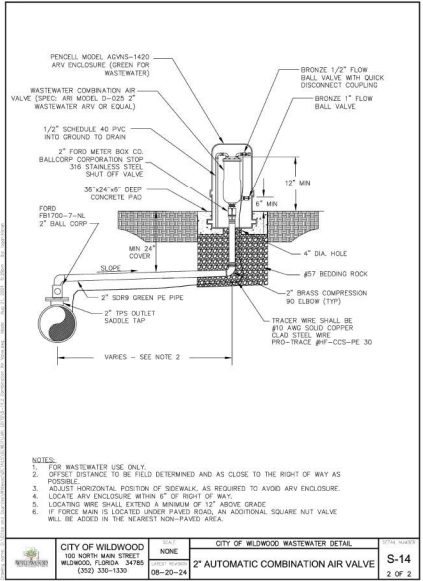
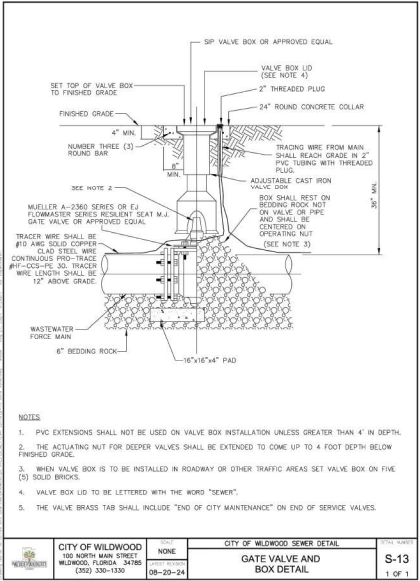
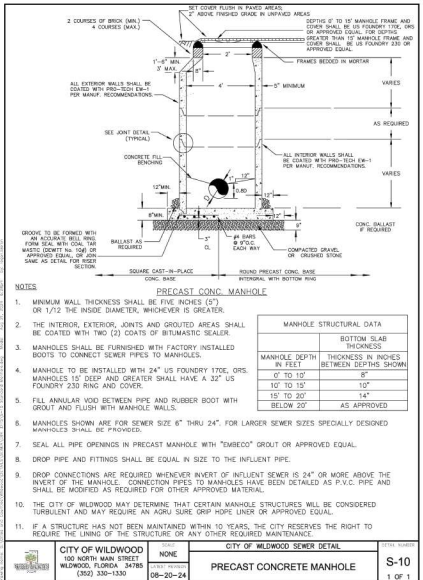
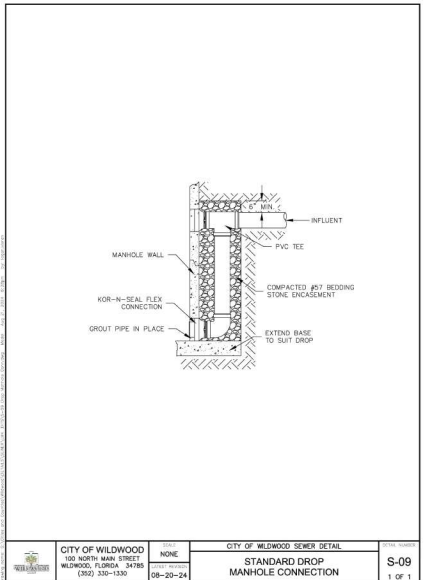
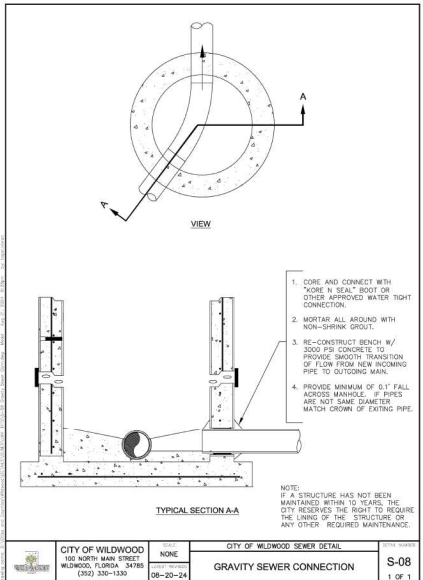
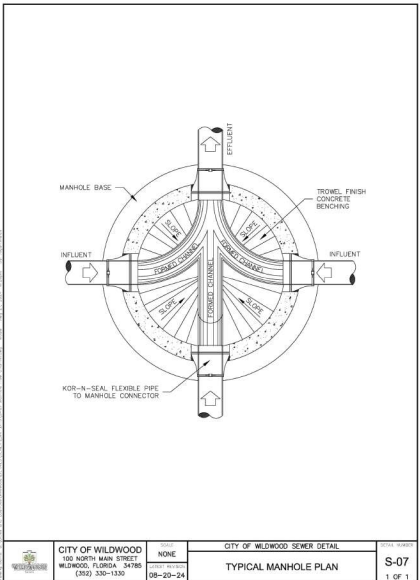
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09/14/25	CTB	REV. PER COMMUNITY ENGINEERING CITY
08/18/25	CTB	REV. PER EXISTENCE CITY
05/16/25	CTB	REV. PER EXISTENCE CITY

DATE	BY	REVISION
11/15/2024	CTB	REV. PER CITY
09/14/25	CTB	REV. PER CITY
08/18/25	CTB	REV. PER CITY
05/16/25	CTB	REV. PER CITY

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C062



DATE	BY	REVISION
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09/14/24	CTB	2
08/16/24	CTB	3
05/16/24	CTB	4

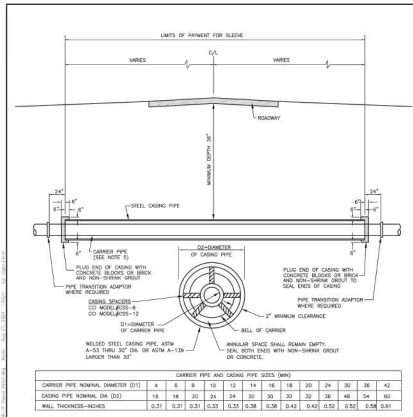
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09/14/24	CTB	2
08/16/24	CTB	3
05/16/24	CTB	4

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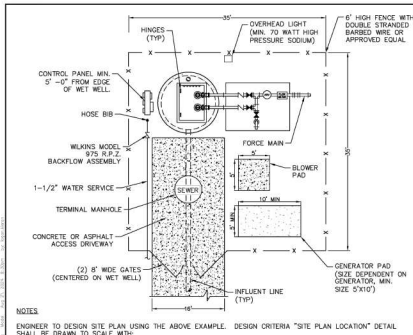
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-0400

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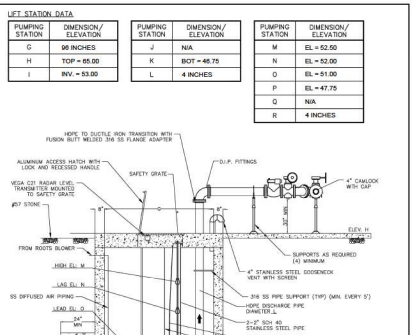
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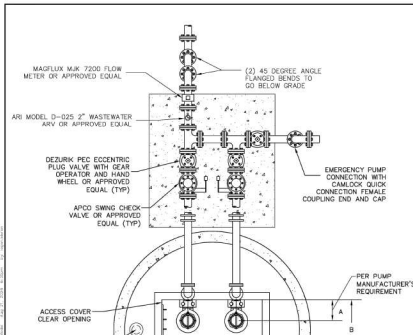
CITY OF WILDLAND	DATE	BY	REVISION
100 NORTH MAIN STREET WILDLAND, FLORIDA 34986 (352) 330-1330	08-20-24	CTB	1
CITY OF WILDLAND WATER DETAIL			
UTILITY SLEEVE DETAIL			
W-16			



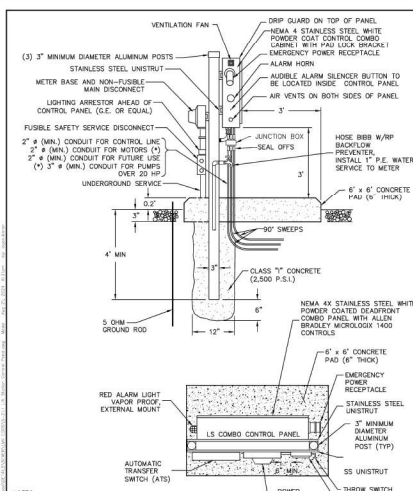
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CITY OF WILDLAND SEWER DETAIL			
TYPICAL LIFT STATION LAYOUT DETAIL			
S-19			



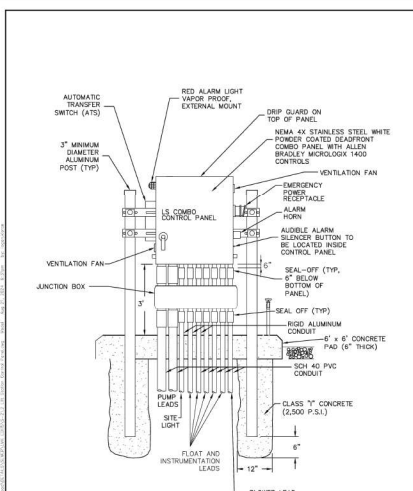
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CITY OF WILDLAND SEWER DETAIL			
LIFT STATION SECTION VIEW			
S-19			



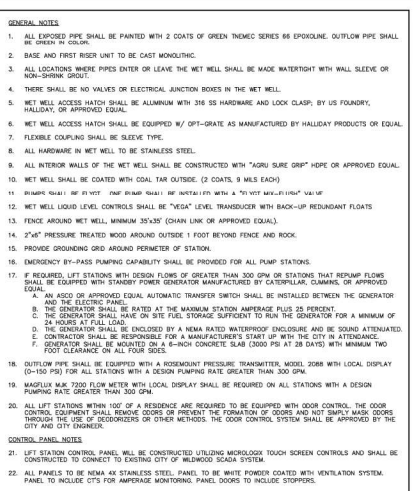
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100 NORTH MAIN STREET WILDLAND, FLORIDA 34986 (352) 330-1330	08-20-24	CTB	1
CITY OF WILDLAND SEWER DETAIL			
LIFT STATION PLAN VIEW			
S-19			



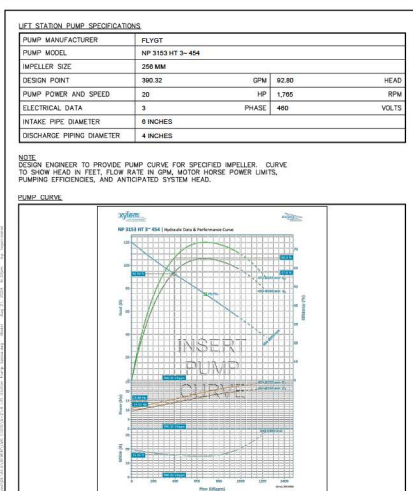
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100 NORTH MAIN STREET WILDLAND, FLORIDA 34986 (352) 330-1330	08-20-24	CTB	1
CITY OF WILDLAND SEWER DETAIL			
LIFT STATION CONTROL PANEL			
S-21			



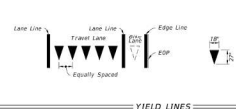
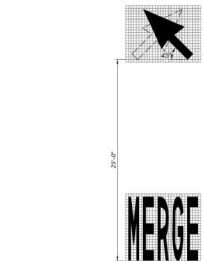
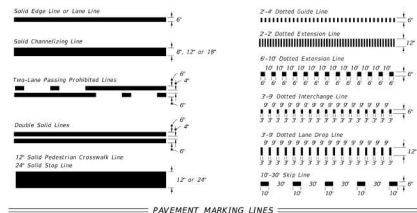
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CITY OF WILDLAND SEWER DETAIL			
LIFT STATION CONTROL PANEL			
S-21			



CITY OF WILDLAND	DATE	BY	REVISION
100 NORTH MAIN STREET WILDLAND, FLORIDA 34986 (352) 330-1330	08-20-24	CTB	1
CITY OF WILDLAND SEWER DETAIL			
LIFT STATION GENERAL NOTES			
S-21			



CITY OF WILDLAND	DATE	BY	REVISION
100 NORTH MAIN STREET WILDLAND, FLORIDA 34986 (352) 330-1330	08-20-24	CTB	1
CITY OF WILDLAND SEWER DETAIL			
PUMP SPECIFICATIONS			
S-21			



Yield Lines consist of five - 1P x 27" white triangles which face traffic. Equally space triangles within traffic lane. When a side lane is present, add one additional triangle in the center of the side lane.

LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
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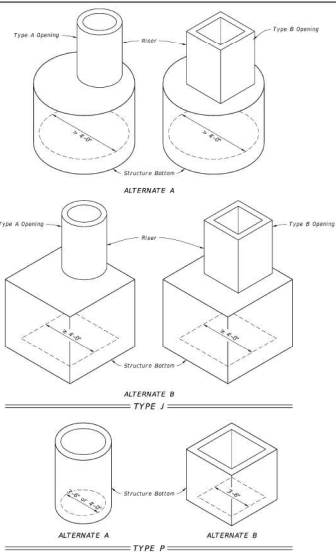
GENERAL NOTES:

- Work this index with Specification 425 and Index 425-001.
- Type A openings require cast-in-place or precast concrete. Construct precast and rectangular structures (A-C, B) with reinforced concrete only.
 - (A-C) - Larger standard structure bottoms are designated Type J. Risers are precast for all structures.
- Walls of circular structures (A-C) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (A-C, B) with reinforced concrete only.
- Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (See Table 1).
- Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class II concrete except when Class IV concrete is shown in the Plans.
- All A or A-C structure bottoms may be used in conjunction with curb inlet types 1, 2, 3, 4, 5, 6, 8, and 10, and any manhole or junction box. All B structure bottoms may be used in conjunction with curb inlet types 7, 8, 9, or any ditch bottom inlet.
- Rectangular structures may be related as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
- Use straight embedment reinforcement in top and bottom slabs except when ACI hooks are specifically required.
- Construct corner fillets as shown for rectangular structures with circular risers and inlet throats, and when used on slope with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the A-C structure bottoms when used with the Type B risers. Reinforce each fillet with two #3 bars.
- Units larger than specified standards may be substituted at the contractor's option when these units will not cause an increase in the severity of utility conflicts. Furnish such larger units at no additional cost to the Department. Larger A-C units cannot replace A-C units without approval of the Engineer. This Note applies to this index only.

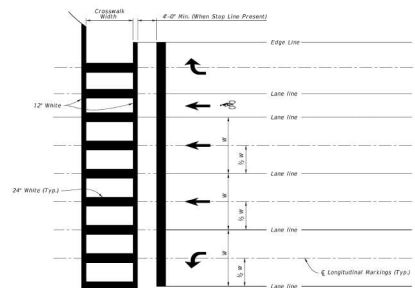
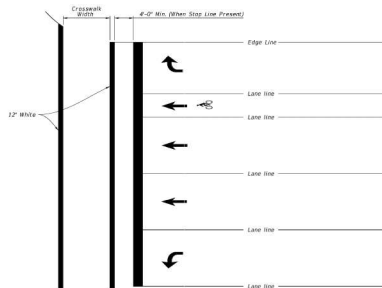
REINFORCEMENT NOTES:

- Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT (STRUCTURE DETAILS) in Index 425-001.
- Provide a minimum 2" clear cover for all reinforcement unless otherwise noted and except for #3 perimeter ASTM C478 units.
- Additional bars used to replace side forms for precast structures with grouted pipe connections may be left flush with the hole surface.
- Cut or bend reinforcement at pipe openings to maintain cover.
- Remove exposed ends of reinforcing in precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 806.
- Equivalent steel mesh or deformed welded wire reinforcement may be substituted in accordance with Index 425-001.

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Tables 1, 2, 3, and 4
4	Tables 5 and 6



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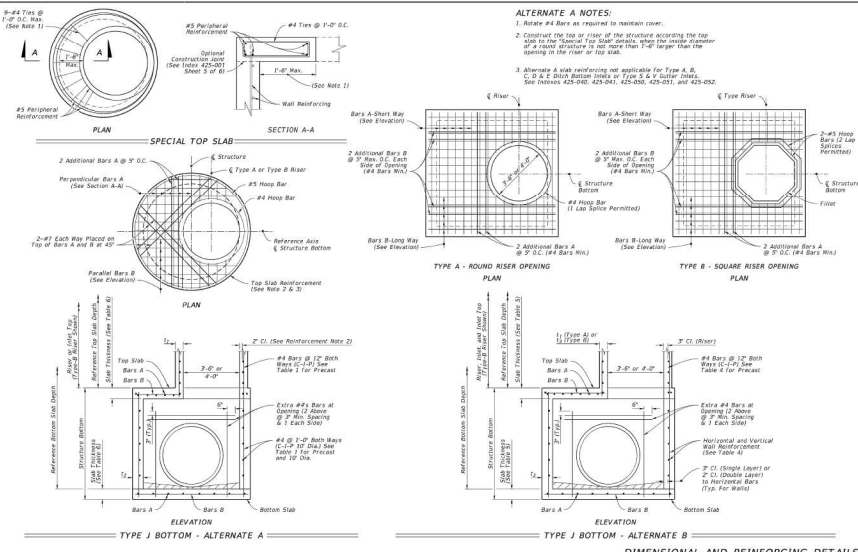
NOTES:

- For crosswalks with exposed width of the adjacent sidewalk, do not make width less than 8' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
- When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
- Refer to Index 522-002 when Curb Ramps are present.

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ALTERNATE A NOTES:

- Rotate #4 Bars as required to maintain cover.
- Construct the top or riser of the structure according to the top slab to the Special Top Slab details when the inside diameter of a round structure is no more than 7'-0" larger than the opening in the riser or top slab.
- Alternate A slab reinforcing not applicable for Type A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



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ALANN ENGINEERING GROUP, INC.
 CERTIFICATE NO. 18479
 888 APPROX ROAD, SUITE 113
 WILMINGTON, DE 19811
 TEL: (386) 673-7640
 FAX: (386) 673-9827

THE WINSTON
 WILDWOOD, FLORIDA (S19, T18S, R23E)
 DETAILS (12)

DATE	BY	REVISION
11/15/2024	CTB	1
09/14/23	CTB	2
08/16/23	CTB	3
05/16/23	CTB	4

DATE	SCALE	PROJECT
11/15/2024	AS NOTED	2416-1

Cole T. Buck, State of Florida Professional Engineer
 License No. 85690
 This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
 Signature must be verified on any electronic copies.

SHEET
 C064

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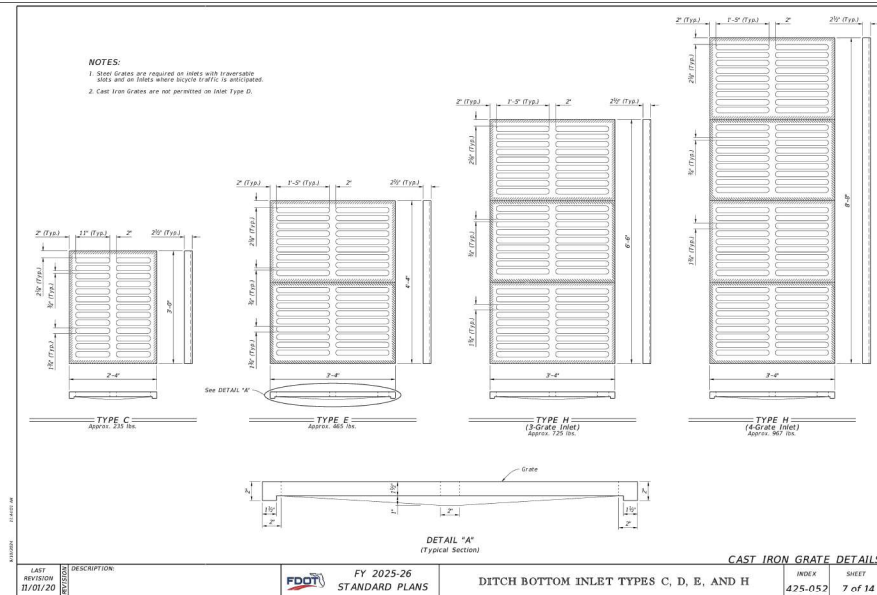
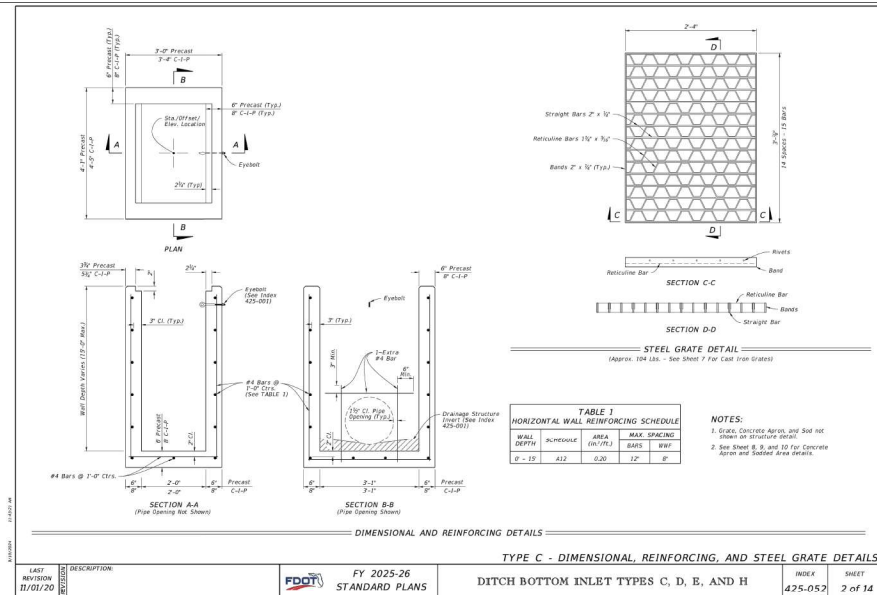


TABLE II TOP SLAB OPENINGS

DIAMETER	OPENING SIZE	
	Min.	Max.
4'-0"	2'-0" x 3'-1"	2'-0" x 3'-1"
3'-0"	2'-0" x 3'-1"	2'-1" x 4'-1"
6'-0"	2'-0" x 3'-1"	2'-0" x 4'-0"
8'-0"	2'-0" x 3'-1"	2'-0" x 4'-0"

TABLE III TOP SLAB REINFORCEMENT SCHEDULE

SCHEDULE	GRADE 60 BARS ON AS REQ. & TO EAST (WITH REINFORCEMENT)	IN/FT
A	2.24	
B	2.12	
C	0.53	
D	0.7	
E	1.06	
F	1.25	

TABLE IV TOP SLAB REINFORCEMENT SCHEDULE

STRUCTURE DEPTH	SLAB THICKNESS	REINFORCEMENT SCHEDULE
10'-3" to 12'-0"	9"-10"	B
12'-0" to 14'-0"	10"-11"	B
14'-0" to 16'-0"	11"-12"	B
16'-0" to 18'-0"	12"-13"	B
18'-0" to 20'-0"	13"-14"	B
20'-0" to 22'-0"	14"-15"	B
22'-0" to 24'-0"	15"-16"	B
24'-0" to 26'-0"	16"-17"	B
26'-0" to 28'-0"	17"-18"	B
28'-0" to 30'-0"	18"-19"	B
30'-0" to 32'-0"	19"-20"	B
32'-0" to 34'-0"	20"-21"	B
34'-0" to 36'-0"	21"-22"	B
36'-0" to 38'-0"	22"-23"	B
38'-0" to 40'-0"	23"-24"	B
40'-0" to 42'-0"	24"-25"	B
42'-0" to 44'-0"	25"-26"	B
44'-0" to 46'-0"	26"-27"	B
46'-0" to 48'-0"	27"-28"	B
48'-0" to 50'-0"	28"-29"	B
50'-0" to 52'-0"	29"-30"	B
52'-0" to 54'-0"	30"-31"	B
54'-0" to 56'-0"	31"-32"	B
56'-0" to 58'-0"	32"-33"	B
58'-0" to 60'-0"	33"-34"	B
60'-0" to 62'-0"	34"-35"	B
62'-0" to 64'-0"	35"-36"	B
64'-0" to 66'-0"	36"-37"	B
66'-0" to 68'-0"	37"-38"	B
68'-0" to 70'-0"	38"-39"	B
70'-0" to 72'-0"	39"-40"	B
72'-0" to 74'-0"	40"-41"	B
74'-0" to 76'-0"	41"-42"	B
76'-0" to 78'-0"	42"-43"	B
78'-0" to 80'-0"	43"-44"	B
80'-0" to 82'-0"	44"-45"	B
82'-0" to 84'-0"	45"-46"	B
84'-0" to 86'-0"	46"-47"	B
86'-0" to 88'-0"	47"-48"	B
88'-0" to 90'-0"	48"-49"	B
90'-0" to 92'-0"	49"-50"	B
92'-0" to 94'-0"	50"-51"	B
94'-0" to 96'-0"	51"-52"	B
96'-0" to 98'-0"	52"-53"	B
98'-0" to 100'-0"	53"-54"	B

GENERAL NOTES:

1. Inlets otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of side drain pipe, corrugated steel pipe mitered end sections may be used with any type of side drain pipe except aluminum pipe, and corrugated stainless mitered end sections may be used with any type of side drain pipe except steel pipe. When fabricated closed metal pipe is specified for side drain pipes, construct the mitered end sections with the pipe or concrete pipe. When the mitered end section pipe is dissimilar to the side drain pipe, construct a concrete jacket in accordance with Index 430-001 or use manufacturer approved coupler.
2. Use other corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), other reinforced polymeric pipe (RPP), and nonreinforced pipe (RP).
3. When used in conjunction with corrugated metal mitered end sections, make connection using a tapered metal slab sufficient designed to join HDPE, PVC, RPP, or PFC pipe which used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.
4. Use class NS concrete cast-in-place reinforced slabs for all cross drain pipes.
4. Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
5. Repair corrugated metal pipe gasketing that is damaged during bending and perforating.
6. When existing multiple side drain pipes are spaced other than the dimensions shown in this Index, have comparable axis, or non-comparable sections, either construct the mitered end sections assembly as single pipe or collectively as multiple pipe and sections as directed by the Engineer.
7. Slabbed Slope:
1.4 Meter – Slope to top of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
Slope to the major axis for elliptical pipes 24"x30" or smaller and 1:2 for pipes 29"x45" or larger.
Slope to the open leg for flat pipe with 24"x24" or smaller and 1:2 for pipe with 30"x24" or larger.
- 1.2 Meter – Slope to top of pipe for round pipes less than or equal to 18" diameter and 1:2 for round pipes greater than or equal to 24" diameter.
Slope to the major axis for elliptical pipes 29"x45" or smaller and 1:1 for pipes 34"x57" or larger.
Slope 1:1 for all pipe sizes.

8. Quotes shown are for estimating purposes only.

SIDEDRAIN MITERED END SECTION
(Concrete Pipe Shown, Corrugated Metal Pipe Similar)

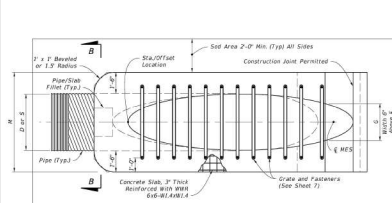
TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contexts
2	Single and Multiple Concrete Pipes
3	Concrete Pipe Connection and Corrugated Metal Pipe Anchor Details
4	Single and Multiple Corrugated Metal Pipes and Permissible Footprint Modifications
5	Corrugated Metal Dimensions and Quantities
6	Concrete Pipe Connection and Corrugated Metal Pipe Anchor Details
7	Footprint Width and Ditch Details

DITCH TRANSITION

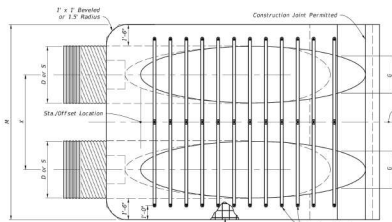
SIDE DRAIN MITERED END SECTION

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

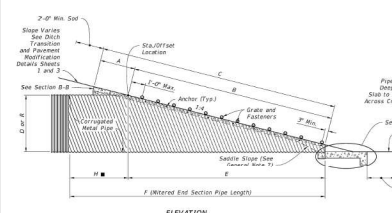
10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.



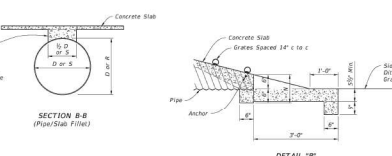
PLAN - SINGLE PIPE



PLAN - MULTIPLE PIPE



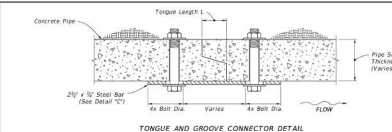
ELEVATION



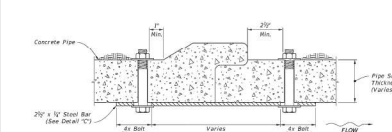
DETAIL "B"

ROUND CORRUGATED PIPE
(Arched Pipe Similar)

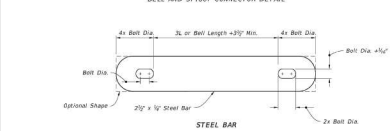
LAST REVISION	DESCRIPTION	INDEX	SHEET
11/01/19	1. DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	430-022	4 of 7
	SINGLE AND MULTIPLE CORRUGATED METAL PIPE		
	SIDE DRAIN MITERED END SECTION		



TONGUE AND GROOVE CONNECTOR DETAIL



BELL AND SPIGOT CONNECTOR DETAIL



STEEL BAR

NOTES:
1. Use galvanized steel for all bars, bolts, nuts, and washers.
2. Two connectors required per joint, located 40" right and left of bottom center of pipe.
3. Bolt holes in pipe shell are to be drilled.

CONCRETE PIPE CONNECTION DETAIL
DETAIL "C"

CORRUGATED METAL PIPE (CMP) ANCHOR DETAIL
DETAIL "D"

LAST REVISION	DESCRIPTION	INDEX	SHEET
11/01/20	1. DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	430-022	6 of 7
	CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAILS		
	SIDE DRAIN MITERED END SECTION		

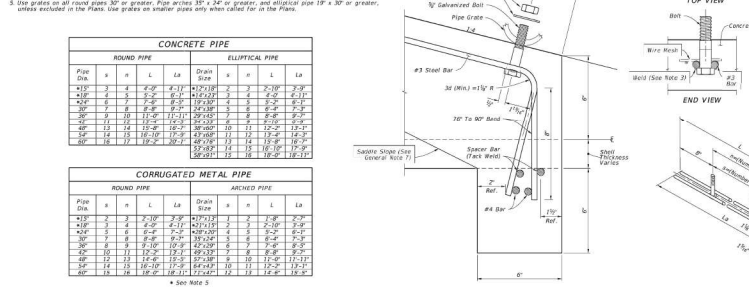
SINGLE AND MULTIPLE CORRUGATED METAL PIPE DIMENSIONS AND QUANTITIES																	
Pipe Dia. (in.)	Slope (ft./ft.)	SINGLE SIZES										DOUBLE SIZES					
		12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	36"	42"	48"	54"	60"	
12"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
14"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
16"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
18"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
20"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
22"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
24"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
26"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
28"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
30"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
36"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
42"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
48"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
54"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
60"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32

SINGLE AND MULTIPLE CORRUGATED METAL PIPE DIMENSIONS AND QUANTITIES																				
Pipe Dia. (in.)	Slope (ft./ft.)	GRADE CUTS										SPOILING (1:1)								
		X	A	B	C	D	E	F	G	H	I	Single Pipe	Single Pipe	Single Pipe	Single Pipe	Single Pipe	Single Pipe	Single Pipe	Single Pipe	
Height of Cut (ft.)	Width of Cut (ft.)	HEIGHT OF CUTS										HEIGHT OF CUTS								
		12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	36"	42"	48"	54"	60"	36"	42"	48"	54"
12"	1:12	2.50	3.75	3.25	5.00	4.00	5.50	3.25	3.80	6.00	8.25	10.50	12.75	15.00	17.25	19.50	21.75	24.00	26.25	28.50
14"	1:12	2.25	3.50	2.80	4.25	3.25	5.00	3.25	3.80	6.00	8.25	10.50	12.75	15.00	17.25	19.50	21.75	24.00	26.25	28.50
16"	1:12	2.00	3.25	2.50	4.00	3.00	4.50	3.00	3.50	5.50	7.75	10.00	12.25	14.50	16.75	19.00	21.25	23.50	25.75	28.00
18"	1:12	1.75	3.00	2.25	3.75	2.75	4.25	2.75	3.25	5.25	7.50	9.75	12.00	14.25	16.50	18.75	21.00	23.25	25.50	27.75
20"	1:12	1.50	2.75	2.00	3.50	2.50	4.00	2.50	3.00	5.00	7.25	9.50	11.75	14.00	16.25	18.50	20.75	23.00	25.25	27.50
22"	1:12	1.25	2.50	1.75	3.25	2.25	3.75	2.25	2.75	4.75	7.00	9.25	11.50	13.75	16.00	18.25	20.50	22.75	25.00	27.25
24"	1:12	1.00	2.25	1.50	3.00	2.00	3.50	2.00	2.50	4.50	6.75	9.00	11.25	13.50	15.75	18.00	20.25	22.50	24.75	27.00
26"	1:12	0.75	2.00	1.25	2.75	1.75	3.25	1.75	2.25	4.25	6.50	8.75	11.00	13.25	15.50	17.75	20.00	22.25	24.50	26.75
28"	1:12	0.50	1.75	1.00	2.50	1.50	3.00	1.50	2.00	4.00	6.25	8.50	10.75	13.00	15.25	17.50	19.75	22.00	24.25	26.50
30"	1:12	0.25	1.50	0.75	2.25	1.25	2.75	1.25	1.75	3.75	6.00	8.25	10.50	12.75	15.00	17.25	19.50	21.75	24.00	26.25
36"	1:12	0.00	1.25	0.50	2.00	1.00	2.50	1.00	1.50	3.50	5.75	8.00	10.25	12.50	14.75	17.00	19.25	21.50	23.75	26.00
42"	1:12	0.00	1.00	0.25	1.75	0.75	2.25	0.75	1.25	3.25	5.50	7.75	10.00	12.25	14.50	16.75	19.00	21.25	23.50	25.75
48"	1:12	0.00	0.75	0.00	1.50	0.50	2.00	0.50	1.00	3.00	5.25	7.50	9.75	12.00	14.25	16.50	18.75	21.00	23.25	25.50
54"	1:12	0.00	0.50	0.00	1.25	0.25	1.75	0.25	0.75	2.75	5.00	7.25	9.50	11.75	14.00	16.25	18.50	20.75	23.00	25.25
60"	1:12	0.00	0.25	0.00	1.00	0.00	1.50	0.00	0.50	2.50	4.75	7.00	9.25	11.50	13.75	16.00	18.25	20.50	22.75	25.00
Channel Width (ft.)	Slope (ft./ft.)	CHANNELS										CHANNELS								
		12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	36"	42"	48"	54"	60"	36"	42"	48"	54"
12"	1:12	2.50	3.75	3.25	5.00	4.00	5.50	3.25	3.80	6.00	8.25	10.50	12.75	15.00	17.25	19.50	21.75	24.00	26.25	28.50
14"	1:12	2.25	3.50	2.80	4.25	3.25	5.00	3.25	3.80	6.00	8.25	10.50	12.75	15.00	17.25	19.50	21.75	24.00	26.25	28.50
16"	1:12	2.00	3.25	2.50	4.00	3.00	4.50	3.00	3.50	5.50	7.75	10.00	12.25	14.50	16.75	19.00	21.25	23.50	25.75	28.00
18"	1:12	1.75	3.00	2.25	3.75	2.75	4.25	2.75	3.25	5.25	7.50	9.75	12.00	14.25	16.50	18.75	21.00	23.25	25.50	27.75
20"	1:12	1.50	2.75	2.00	3.50	2.50	4.00	2.50	3.00	5.00	7.25	9.50	11.75	14.00	16.25	18.50	20.75	23.00	25.25	27.50
22"	1:12	1.25	2.50	1.75	3.25	2.25	3.75	2.25	2.75	4.75	7.00	9.25	11.50	13.75	16.00	18.25	20.50	22.75	25.00	27.25
24"	1:12	1.00	2.25	1.50	3.00	2.00	3.50	2.00	2.50	4.50	6.75	9.00	11.25	13.50	15.75	18.00	20.25	22.50	24.75	27.00
26"	1:12	0.75	2.00	1.25	2.75	1.75	3.25	1.75	2.25	4.25	6.50	8.75	11.00	13.25	15.50	17.75	20.00	22.25	24.50	26.75
28"	1:12	0.50	1.75	1.00	2.50	1.50	3.00	1.50	2.00	4.00	6.25	8.50	10.75	13.00	15.25	17.50	19.75	22.00	24.25	26.50
30"	1:12	0.25	1.50	0.75	2.25	1.25	2.75	1.25	1.75	3.75	6.00	8.25	10.50	12.75	15.00	17.25	19.50	21.75	24.00	26.25
36"	1:12	0.00	1.25	0.50	2.00	1.00	2.50	1.00	1.50	3.50	5.75	8.00	10.25	12.50	14.75	17.00	19.25	21.50	23.75	26.00
42"	1:12	0.00	1.00	0.25	1.75	0.75	2.25	0.75	1.25	3.25	5.50	7.75	10.00	12.25	14.50	16.75	19.00	21.25	23.50	25.75
48"	1:12	0.00	0.75	0.00	1.50	0.50	2.00	0.50	1.00	3.00	5.25	7.50	9.75	12.00	14.25	16.50	18.75	21.00	23.25	25.50
54"	1:12	0.00	0.50	0.00	1.25	0.25	1.75	0.25	0.75	2.75	5.00	7.25	9.50	11.75	14.00	16.25	18.50	20.75	23.00	25.25
60"	1:12	0.00	0.25	0.00	1.00	0.00	1.50	0.00	0.50	2.50	4.75	7.00	9.25	11.50	13.75	16.00	18.25	20.50	22.75	25.00

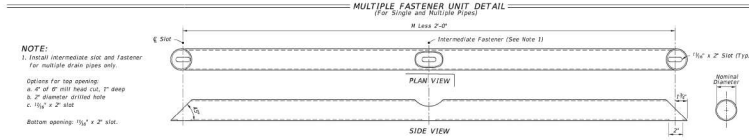
CORRUGATED METAL PIPE DIMENSIONS AND QUANTITIES																	
Pipe Dia. (in.)	Slope (ft./ft.)	SINGLE SIZES										DOUBLE SIZES					
		12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	36"	42"	48"	54"	60"	
12"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
14"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
16"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
18"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
20"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
22"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
24"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
26"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
28"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
30"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
36"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
42"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
48"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
54"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	
60"	1:12	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	

LAST REVISION	DESCRIPTION	INDEX	SHEET
11/01/19	1. DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	430-022	5 of 7
	CORRUGATED METAL PIPE DIMENSIONS AND QUANTITIES		
	SIDE DRAIN MITERED END SECTION		

NOTES:
1. 1/2" x 2" bolts are standard for all grate fasteners, except when the contractor elects to use the slotted upper holes for the intermediate fasteners on multiple drain pipes, which will require bolt lengths in the Special Bolt Length Table.
2. 1/2" galvanized bolt hex head bolt shown; other hex head or square head bolt may be used. Use only hex nuts.
3. Make the specific weld when the fabricated unit is subject to hazardous loads and repeated handling. Tack welds are permitted for local or job site fabrication. Galvanizing over welded surfaces not required.
4. Drill on trailing downstream ends on divided roadways.
5. Use grates on all round pipes 30" or greater. Pipe arches 30" x 40" or greater, and elliptical pipe 30" x 30" or greater, unless excluded in the Plans. Use grates on smaller pipes only when called for in the Plans.



MULTIPLE FASTENER UNIT DETAIL
(For Single and Multiple Pipes)



GRATE DETAIL
(For Single and Multiple Pipes)

LAST REVISION	DESCRIPTION	INDEX	SHEET
11/01/20	1. DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	430-022	7 of 7
	FASTENER UNIT AND GRATE DETAILS		
	SIDE DRAIN MITERED END SECTION		

ALANN ENGINEERING
GROUP, INC.
113
WILSON ROAD, SUITE 113
WILSON, FLORIDA 32197
TEL: (386) 673-7640
FAX: (386) 673-3927

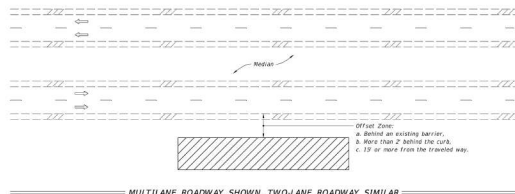
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (15)

DATE	BY	NO.	DATE
11/15/2024	CTB	1	11/15/2024
09/14/23	CTB	2	09/14/23
08/16/23	CTB	3	08/16/23
05/16/23	CTB	4	05/16/23

DESIGNER	SCALE	PROJECT
CTB	AS NOTED	2416-1

Cole T. Buck, State of
Florida Professional
Engineer
License No. 86690
This item has been
digitally signed and sealed
by Cole T. Buck on the
date indicated here.
Signature must be verified
on any electronic copies.

SHEET
C067



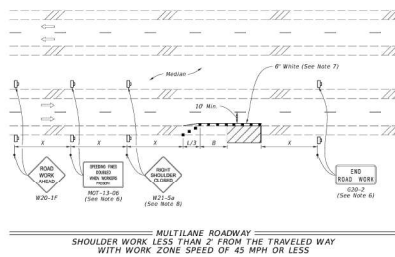
NOTES:

- This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
- Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
- Use Index 102-600 when Work Area encroaches a Sidewalk.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Line Identification and Direction of Traffic

LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX	SHEET
11/01/20	102-601			102-601	1 of 1



SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Line Identification and Direction of Traffic

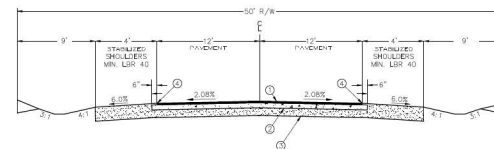
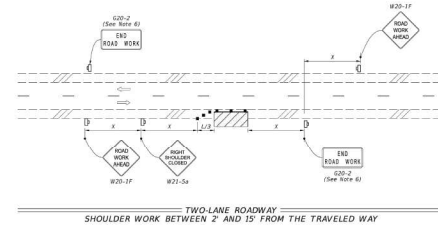
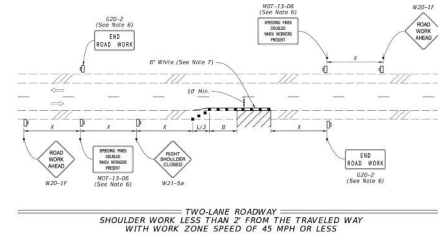
LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20	102-602			102-602	2 of 2

NOTE:

- This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
- L = Taper Length
B = Work Zone Sign Spacing
B = Buffer Length
See Index 102-600 for "1", "2", "3", "4", "5", "6", and channelizing device spacing values.
- Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 40 minutes or less.
- When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
- For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
- The "Speeding Fines Doubled When Workers Present" signs (W21-13-40) and "End Road Work" Signs (W20-2) along with the associated work zone sign spacing distances may be initiated when the work operation is in place for 24 hours or less.
- Temporary pavement markings may be omitted when the work operation is in place for 2 days or less.
- Only "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
- When there is no paved shoulder, the "Work" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

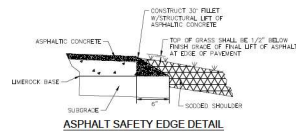
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Line Identification and Direction of Traffic



- 1.5" MIN TYPE SP=12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
- 6" LIMESTONE BASE, LIR 100, 98% AASHTO T-180
- 12" STABILIZED SUBGRADE, LIR 40
- ASPHALT SAFETY EDGE

**MINOR LOCAL ROAD
SWALE DRAINAGE
2-LANE
MODIFIED FOR 50' ROW**
MIN. DESIGN SPEED = 30 MPH



ALANN ENGINEERING GROUP, INC.
113
880 AIRPORT ROAD, SUITE 113
WILKINSON, FLORIDA 33597
TEL: (880) 673-7640
FAX: (880) 673-7627

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (16)

NO.	DATE	REVISION	BY
3	10/16/25	REV. CHANGING REVISION FOR COMMENT FROM CITY	CTB
2	09/14/25	REV. THE COMMENT FROM CITY	CTB
1	08/16/25	REV. THE COMMENT FROM CITY	CTB
1	05/16/25	REV. THE COMMENT FROM CITY	CTB

DATE	SCALE	AS NOTED	PROJECT
11/15/2024	CTB	CTB	2416-1

Cole T. Buck, State of Florida Professional Engineer
License No. 85890
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
Signature must be verified on any electronic copies.

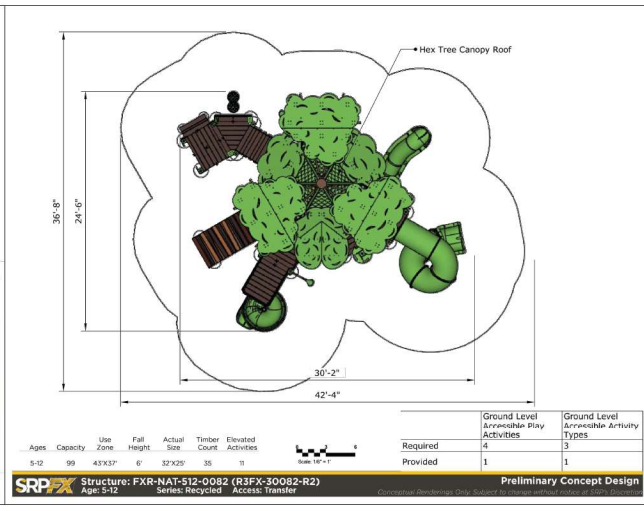
NOT VALID ON OR AFTER 08/01/2025

SHEET
C068

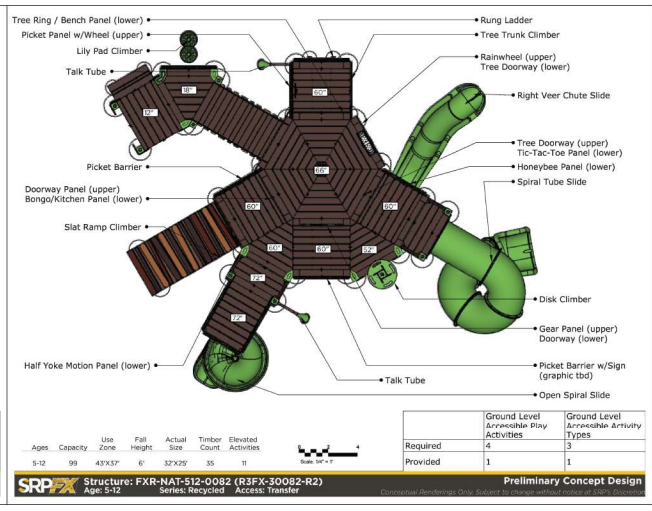
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SRP Structure: FXR-NAT-512-0082 (R3FX-30082-R2) Preliminary Concept Design
Ages: 5-12 Series: Recycled Access: Transfer



SRP Structure: FXR-NAT-512-0082 (R3FX-30082-R2) Preliminary Concept Design
Ages: 5-12 Series: Recycled Access: Transfer



SRP Structure: FXR-NAT-512-0082 (R3FX-30082-R2) Preliminary Concept Design
Ages: 5-12 Series: Recycled Access: Transfer

8 feet high Elite Arch Post Swing - 3 Bays

Product Specifications

Model number: PSW007VSPB
Age Range: 2-12 years
Safety Zone: 32' x 46' 2"
Fall Height: 96"
Post Diameter: 3.5-inch
Product Type: Swing Sets
Product Options

Select your chain and seat:
Chairs with Seats
Select your color: Cobalt Blue

MEETS NATIONAL STANDARDS FOR: ● **ASTM** F1487-21 ● **CPSC** GUIDELINES #325

Similar Products

- Ultra Grip Tether Ball
- Craggy Pinnacle
- Solid Top Round Single Pedestal Picnic Table...
- Spark Series Half Math Panel
- Spark Series Straight Slide
- Galaxy Disc | PF2058
- Project Longshot | PFN011
- Single Post Triple Wing Climber | Playground...
- Fortnight Festival D PCT086 D PlaygroundE...
- Wagging Tails Bundle | PDP011 | Playground...

Source: <https://www.playgroundequipment.com/8-feet-high-elite-arch-post-swing-3-bays/>

Playground Equipment
PlaygroundEquipment.com
3875 North 750 West
Orem, UT 84057
Toll Free 1-800-857-0037 International 1-317-747-0203

ALANN ENGINEERING GROUP, INC.
10000 N. 100th Ave., Suite 113
Bellaire, TX 77401
TEL: (281) 673-7640
FAX: (281) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (17)

NO.	DATE	REVISION	BY
3	10/16/25	RAW: CHANGES REQUIRED FOR COMMENT FROM CITY	CTB
2	09/24/25	REV: PER COMMENTS FROM CITY	CTB
1	08/18/25	REV: PER COMMENTS FROM CITY	CTB
1	05/16/25	REV: PER COMMENTS FROM CITY	CTB

DATE	11/15/2024
DESIGNER	CTB
DRAWN BY	CTB
SCALE	AS NOTED
PROJECT	2416-1

Cole T. Buck, State of Florida Professional Engineer
License No. 85690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
Signature must be verified on any electronic copies.

NOT VALID FOR ANY OTHER PROJECTS
COLE T. BUCK, ENGINEER

SHEET
C069

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

SUBJECT: A25-1588 Tillman Villas Final Plat

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1588 Tillman Villas Final Plat
Owner(s)	LGI Homes - Florida, LLC
Applicant(s)	Hamilton Engineering & Surveying, LLC, Ryan McCaffrey, Aaron Murphy, & Lisa Olson
Acreage	19.91 +/-
Property Location	The subject property is generally located approximately 0.25 miles south of the intersection of E C 462 and CR 209
Parcel	C36-005
Date	November 4, 2025

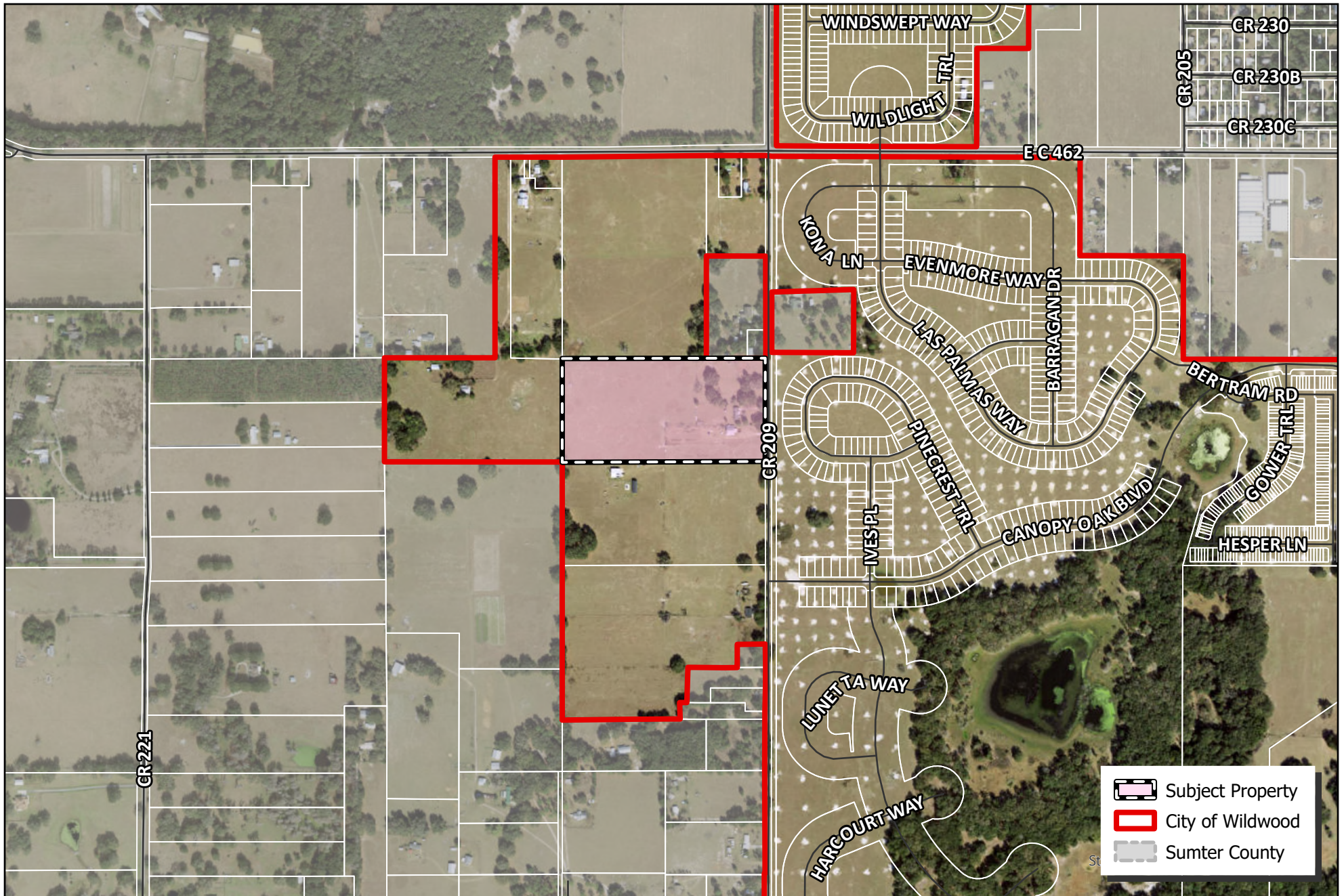
The applicant is seeking a favorable recommendation from the Project Review Committee for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts on 19.91 acres, MOL.

A25-1588 meets the criteria set forth in the F.S. 177 and the Land Development Regulations.

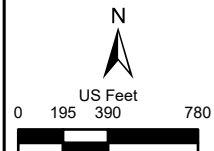
DATED: 11/04/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



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



#A25-1588
TILLMAN VILLAS
PARCEL C36-005

MAP 1B
LOCATION
MAP
MAY 2025

TILLMAN VILLAS

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

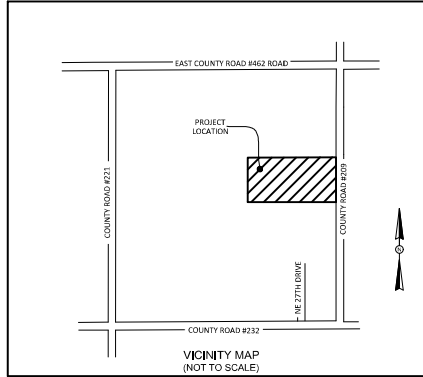
PLAT BOOK _____ PAGE _____
SHEET 1 OF 8

DESCRIPTION:

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36, NORTH 00°05'02" EAST, A DISTANCE OF 651.91 FEET; THENCE DEPARTING SAID NORTHEAST 1/4 OF SECTION 36, NORTH 89°54'01" WEST, A DISTANCE OF 1,611 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°54'04" WEST, A DISTANCE OF 1,314.04 FEET; THENCE NORTH 00°02'02" EAST, A DISTANCE OF 661.21 FEET; THENCE NORTH 89°49'42" EAST, A DISTANCE OF 1,369.79 FEET; THENCE SOUTH 00°02'01" WEST, A DISTANCE OF 661.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 19.81 ACRES, MORE OR LESS,



160 LOTS - 25 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FSS 177.68(12))

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, L&H HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE, OF THE LANDS DESCRIBED HEREIN, HAS CAUSED THIS PLAT ENTITLED "TILLMAN VILLAS" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO THE CITY OF WILDWOOD FOR USE BY THE GENERAL PUBLIC; FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT ACROSS TRACT RW, TOGETHER WITH A TEN (10) FOOT WIDE NONEXCLUSIVE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH TRACT FOR INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC POTABLE WATER AND WASTEWATER MAINTENANCE, REPLACEMENT, AND REPAIRING.
 - A NONEXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT ACROSS TRACT RW FOR EMERGENCY, LAW ENFORCEMENT, CITY OF WILDWOOD MAINTENANCE PERSONNEL, POSTAL DELIVERY, PICKUP AND DELIVERY SERVICES, AND OTHER PERSONS OR AGENCIES PROVIDING SUCH SIMILAR SERVICES.
 - ELECTRICAL UTILITY EASEMENTS 10.00 FEET IN FRONT LOTS FOR THE PURPOSE OF FEEDER LINES, ELECTRICAL LINES, AND EQUIPMENT.
 - INGRESS / EGRESS EASEMENT AT INTERNAL DEVELOPMENT ROADS FOR ELECTRICAL UTILITIES EASEMENTS (FOR MAINTENANCE USE, PEDESTRIAN USE, AND UTILITY USE).
- TO THE TILLMAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, (THE "HOA"),
 - TRACTS "B1", "B2", "B3", "B4", "B5", "C1", "C2", "C3", "C4", "C5", "C6", "C7", "C8", "C9", "C10", "C11", "C12", "C13", "C14", "C15", "C16", "C17", "C18", "C19", "C20", "C21", "C22", "C23", "C24", "C25", "C26", "C27", "C28", "C29", "C30", "C31", "C32", "C33", "C34", "C35", "C36", "C37", "C38", "C39", "C40", "C41", "C42", "C43", "C44", "C45", "C46", "C47", "C48", "C49", "C50", "C51", "C52", "C53", "C54", "C55", "C56", "C57", "C58", "C59", "C60", "C61", "C62", "C63", "C64", "C65", "C66", "C67", "C68", "C69", "C70", "C71", "C72", "C73", "C74", "C75", "C76", "C77", "C78", "C79", "C80", "C81", "C82", "C83", "C84", "C85", "C86", "C87", "C88", "C89", "C90", "C91", "C92", "C93", "C94", "C95", "C96", "C97", "C98", "C99", "C100", "C101", "C102", "C103", "C104", "C105", "C106", "C107", "C108", "C109", "C110", "C111", "C112", "C113", "C114", "C115", "C116", "C117", "C118", "C119", "C120", "C121", "C122", "C123", "C124", "C125", "C126", "C127", "C128", "C129", "C130", "C131", "C132", "C133", 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OWNER: L&H HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BRIAN MARTIN, OFFICER

WITNESS _____

WITNESS _____

PRINT NAME _____

PRINT NAME _____

MAILING ADDRESS _____

MAILING ADDRESS _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY BRIAN MARTIN, AS OFFICER OF L&H HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

(PRINT NAME) _____

COMMISSION NUMBER: _____

CERTIFICATE OF ACCEPTANCE

TILLMAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

TILLMAN VILLAS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY BRIAN MARTIN, PRESIDENT

WITNESS _____

WITNESS _____

PRINT NAME _____

PRINT NAME _____

PRINT NAME _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY BRIAN MARTIN, AS PRESIDENT OF TILLMAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

(PRINT NAME) _____

COMMISSION NUMBER: _____

NOTES

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED NORTH AMERICAN DATUM 1983/80 - STATE PLANE COORDINATES - FLORIDA WEST ZONE - U.S. FEET.
- PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT TO SUMTER ELECTRIC PER OFFICIAL RECORDS BOOK 3393, PAGE 877 (BLANKET TYPE).
- THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- BEARINGS SHOWN HEREON ARE BASED FLORIDA STATE PLANE COORDINATES SYSTEM, WEST ZONE, WITH A BEARING OF NORTH 00°05'02" EAST ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 22 EAST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED TO CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWING SURVEYOR SHOWN BELOW.

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS _____ DAY OF _____, 2025.

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 2025.

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 2025, AT _____, FLORIDA.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND THE CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THE PLAT.

SIGNATURE _____ DATE _____

PRINT NAME _____ REGISTRATION NO. _____



3409 W. LEMON ST.
TAMPA, FL 33609
TEL: (813) 250-3535

LB #8405 CA #8474
WWW.HAMILTONENGINEERINGUS.COM

1717 S. RIO GRANDE AVE., SUITE 100
ORLANDO, FL 32805
TEL: (407) 262-8909

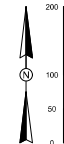
AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #6768
HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB #8405
3409 W. LEMON STREET
TAMPA, FLORIDA 33609

DATE _____

TEL: (813) 250-3535
FAX: (813) 250-3535

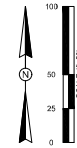
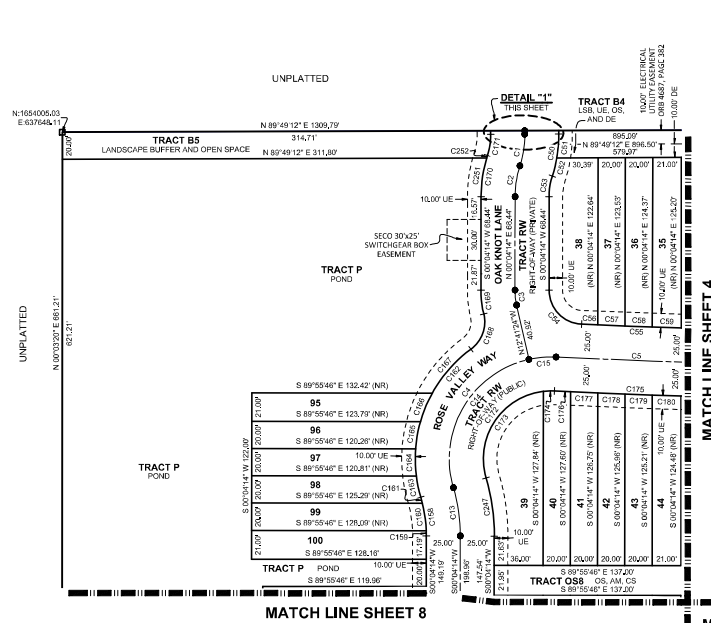
A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD,
SUMTER COUNTY, FLORIDA
BOUNDARY & KEY SHEET

SHEET 2 OF 8



- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB 86405".
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB 86405". UNLESS NOTED OTHERWISE.
- = SET PERMANENT CORNER POINT (PCP) PARKERLAND CH NAIL AND OCSB STAMPED "HAMILTON PCP LB 86405".
- AE = ACCESS EASEMENT
- AM = AMENITY
- BDRY = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CS = COMPENSATION STORAGE
- DE = DRAINAGE EASEMENT
- LB = LICENSE BUFFER
- LSB = LANDSCAPE BUFFER
- (NR) = NON-RAILROAD
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- OS = OPEN SPACE
- (R) = RADIAL LINE
- ROW = RIGHT-OF-WAY
- UTLTY = UTILITY EASEMENT





CURVE TABLE					CURVE TABLE						
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA		
C1	75.00	N 88°39'51"E	23.50	23.60	N 88°10'42"	C162	100.00	S 18°14'30"W	114.04	129.23	70°05'21"
C2	75.00	S 02°58'28"W	22.66	23.05	17°36'28"	C163	100.00	N 11°48'04"W	15.87	15.88	90°00'00"
C3	50.00	S 09°12'38"E	11.91	11.14	12°34'22"	C164	100.00	N 03°30'27"W	20.01	20.04	11°28'55"
C4	75.00	S 38°06'01"E	122.12	126.48	109°00'25"	C165	100.00	N 10°04'42"E	20.31	20.34	11°28'55"
C5	7975.00	S 89°46'03"E	673.63	674.03	4°30'33"	C166	100.00	N 22°42'24"E	22.70	22.75	13°02'21"
C13	125.00	N 09°02'39"E	36.71	36.83	88°25'28"	C167	100.00	N 41°15'02"E	42.87	43.20	24°29'43"
C14	75.00	N 30°24'42"E	109.40	122.89	93°00'49"	C168	25.00	S 20°09'00"W	27.87	29.62	61°14'30"
C15	75.00	N 84°56'58"E	20.02	20.08	15°07'38"	C169	75.00	S 06°54'10"W	17.88	17.72	13°29'30"
C50	100.00	N 68°40'00"E	31.32	31.40	18°01'14"	C170	100.00	S 05°52'28"W	30.61	30.63	17°36'30"
C51	100.00	N 04°41'52"E	17.59	17.59	17°04'47"	C171	50.00	S 08°04'05"E	15.96	15.73	18°01'24"
C52	100.00	N 13°42'29"E	13.85	13.86	7°59'27"	C172	50.00	S 30°09'18"W	81.42	80.53	109°02'02"
C53	94.00	S 02°52'38"W	15.31	15.67	17°36'28"	C173	50.00	S 33°30'22"E	76.45	67.62	99°10'43"
C54	250.00	S 43°42'04"E	34.59	36.20	87°32'33"	C174	50.00	N 08°09'30"E	6.18	6.11	9°17'23"
C55	750.00	S 89°49'51"E	65.34	65.43	4°30'33"	C175	800.00	S 89°46'03"E	675.94	676.14	41°03'33"
C56	750.00	S 87°31'30"E	12.08	12.08	0°09'19"	C176	800.00	S 87°32'20"E	11.52	11.62	0°08'07"
C57	750.00	S 87°31'38"E	26.02	26.02	0°08'39"	C177	800.00	S 87°33'12"E	20.22	20.22	0°07'50"
C58	750.00	S 87°46'33"E	20.01	20.01	0°09'09"	C178	800.00	S 87°38'44"E	20.22	20.01	0°08'36"
C59	750.00	S 87°56'22"E	21.01	21.01	0°07'50"	C179	800.00	S 87°47'24"E	20.31	20.31	0°08'07"
C60	100.00	N 09°02'39"E	28.67	28.61	18°25'28"	C180	800.00	S 87°56'13"E	21.01	21.01	0°08'07"
C61	100.00	N 01°01'14"E	3.61	3.81	2°10'59"	C247	150.00	N 08°00'20"W	42.85	43.00	16°25'22"
C66	100.00	N 01°54'25"W	20.02	20.23	21°59'22"	C251	100.00	N 08°18'12"E	28.65	28.75	16°28'24"
C160	100.00	N 15°01'44"W	4.63	4.63	2°30'03"	C252	100.00	N 17°00'44"E	1.86	1.86	17°00'44"

LEGEND

- | | |
|------|--|
| ■ | SET PERMANENT STAMPED MONUMENT (PRM) 4"x4" |
| ■ | CONCRETE MONUMENT STAMPED MONUMENT (PRM) 18 #40'S |
| ■ | PERMANENT CONCRETE POINT (PCP) 18 #40'S |
| ■ | CONCRETE MONUMENT STAMPED "HAMILLTON, LA 8400'S",
UNLESS NOTED OTHERWISE. |
| ■ | PERMANENT CONCRETE POINT (PCP) 18 #40'S, KAMIKOAILI NAIL
AND DISC STAMPED "HAMILLTON CP LA 8400'S". |
| AE | = AEMENTY |
| BE | = BECRODITY |
| CCR | = CEMENTED CORNER RECORD |
| CS | = COMPENSATION STORAGE |
| DE | = DRAINAGE EASEMENT |
| LB | = LICENSED BUSINESS |
| LE | = LANDSCAPE |
| (NR) | = NON-ADJACENT |
| QA | = OVERKILL |
| ORB | = OFFICIAL RECORDS BOOK |
| OS | = OPEN SPACE |
| (R) | = RADIAL LINE |
| SECO | = SUMMIT-ELECTRIC COOPERATIVE |
| ROW | = RIGHT-OF-WAY |
| UT | = UTILITY EASEMENT |

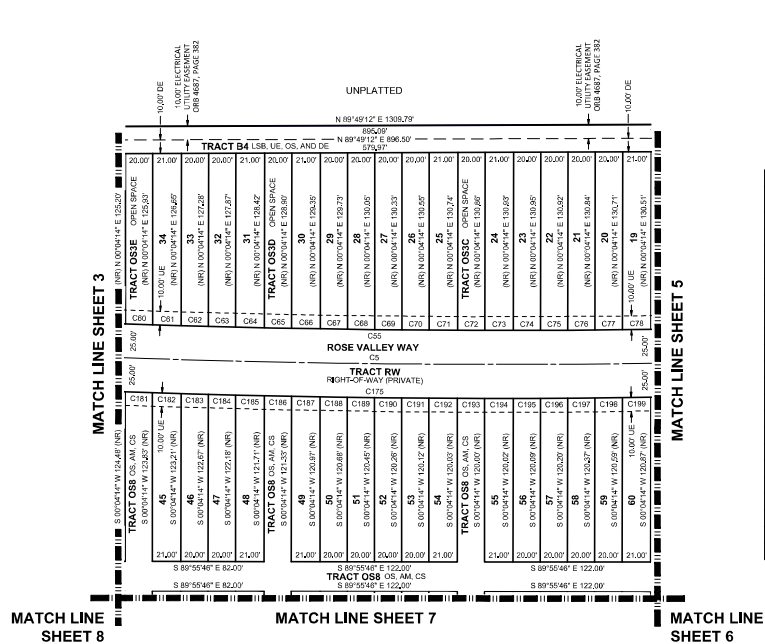


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A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD,
SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8



CURVE TABLE						CURVE TABLE					
CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA	CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C5	797.500	S 89°46'03"E	673.63	674.03	4°56'33"	C175	8000.00	S 89°46'03"E	676.94	676.14	4°56'33"
C5	7950.000	S 89°49'51"E	654.13	654.31	4°42'56"	C181	8000.00	S 88°50'11"E	20.01	20.01	0°00'00"
C6	7950.000	S 88°04'20"E	20.01	20.01	0°00'00"	C182	8000.00	S 88°13'59"E	21.01	21.01	0°00'00"
C61	7950.000	S 88°13'12"E	21.01	21.01	0°00'00"	C183	8000.00	S 88°22'39"E	20.01	20.01	0°00'00"
C62	7950.000	S 88°22'04"E	20.01	20.01	0°00'00"	C184	8000.00	S 88°31'19"E	20.01	20.01	0°00'00"
C63	7950.000	S 88°30'43"E	20.01	20.01	0°00'00"	C185	8000.00	S 88°40'04"E	21.01	21.01	0°00'00"
C64	7950.000	S 88°39'38"E	21.01	21.01	0°00'00"	C186	8000.00	S 88°48'52"E	20.00	20.00	0°00'00"
C65	7950.000	S 88°49'22"E	20.00	20.00	0°00'00"	C187	8000.00	S 88°57'41"E	21.00	21.00	0°00'00"
C66	7950.000	S 88°56'19"E	21.00	21.00	0°00'00"	C188	8000.00	S 89°06'29"E	20.00	20.00	0°00'00"
C67	7950.000	S 89°04'10"E	20.00	20.00	0°00'00"	C189	8000.00	S 89°15'05"E	20.00	20.00	0°00'00"
C68	7950.000	S 89°14'56"E	20.00	20.00	0°00'00"	C190	8000.00	S 89°23'41"E	20.00	20.00	0°00'00"
C69	7950.000	S 89°23'20"E	20.00	20.00	0°00'00"	C191	8000.00	S 89°32'17"E	20.00	20.00	0°00'00"
C70	7950.000	S 89°32'08"E	20.00	20.00	0°00'00"	C192	8000.00	S 89°41'05"E	21.00	21.00	0°00'00"
C71	7950.000	S 89°41'00"E	21.00	21.00	0°00'00"	C193	8000.00	S 89°49'54"E	20.00	20.00	0°00'00"
C72	7950.000	S 89°49'51"E	20.00	20.00	0°00'00"	C194	8000.00	S 89°58'42"E	21.00	21.00	0°00'00"
C73	7950.000	S 89°58'43"E	21.00	21.00	0°00'00"	C195	8000.00	N 89°52'29"E	20.00	20.00	0°00'00"
C74	7950.000	N 89°52'25"E	20.00	20.00	0°00'00"	C196	8000.00	N 89°43'54"E	20.00	20.00	0°00'00"
C75	7950.000	N 89°43'46"E	20.00	20.00	0°00'00"	C197	8000.00	N 89°35'18"E	20.00	20.00	0°00'00"
C76	7950.000	N 89°35'07"E	20.00	20.00	0°00'00"	C198	8000.00	N 89°26'42"E	20.00	20.00	0°00'00"
C77	7950.000	N 89°26'29"E	20.00	20.00	0°00'00"	C199	8000.00	N 89°17'54"E	21.00	21.00	0°00'00"
C78	7950.000	N 89°17'38"E	21.00	21.00	0°00'00"						

LEGEND

- SET PERMIT RECORDING REFERENCE MONUMENT (PRM) #7404
- CONCRETE MONUMENT STAMPED "HAMILTON LB #6405"
- NO PLAIN PERMIT REFERENCE MONUMENT (PRM) #7404
- CONCRETE MONUMENT STAMPED "HAMILTON LB #6405"
- NOT NOTED OTHERWISE
- SET PERMIT CONTROL POINT (PCP) PARKER/KANAL NAIL AND DISC STAMPED "HAMILTON PCP LB #6405"
- ACCESS EASEMENT
- FEMINITY
- BOWERY
- BOWERY
- CCR
- CORNER RECORD
- COMPENSATION STAKE
- DRAINAGE EASEMENT
- L-NON-ADJUTER
- LANDSCAPE BUSINESS
- LNB
- (NR)
- ~~NON-ADJUTER~~
- OVERALL
- OPTICAL RECORDS BOOK
- OPEN SPACE
- RAILROAD LINE
- SEC0
- ROW LINE
- SUMMIT-ELECTRIC COOPERATIVE
- RAIL-FOR-VALE
- UTILITY EASEMENT



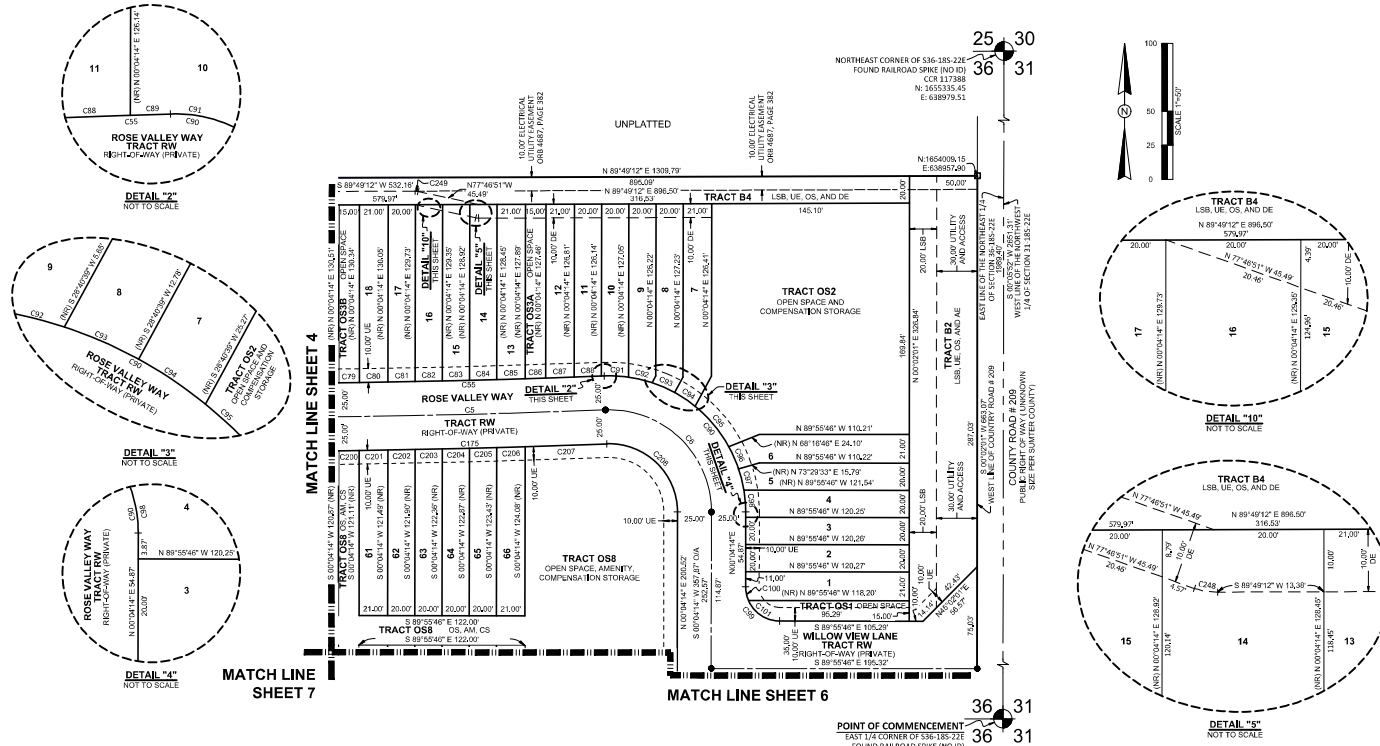
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535 LB #8405 CA #8474 WWW.HAMILTONENGINEERING.US 1717 S RIO GRANDE AVE, SUITE 100 ORLANDO, FL 32805 TEL: 407.382.6929

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TILLMAN VILLAS

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C5	7975.00	S 89°48'03" E	673.83	674.03	4°50'33"
C6	75.00	N 48°03'32" W	108.14	120.77	62°15'34"
C65	7950.00	S 89°49'51" E	654.13	654.31	4°42'58"
C79	7950.00	N 89°09'49" E	15.00	15.00	0°09'29"
C80	7950.00	N 89°02'02" E	21.00	21.00	0°09'05"
C81	7950.00	N 88°53'10" E	20.00	20.00	0°08'38"
C82	7950.00	N 88°44'31" E	20.01	20.01	0°08'39"
C83	7950.00	N 88°35'52" E	20.01	20.01	0°08'39"
C84	7950.00	N 88°27'13" E	20.01	20.01	0°08'39"
C85	7950.00	N 88°18'21" E	21.01	21.01	0°09'05"
C86	7950.00	N 88°10'37" E	15.01	15.01	0°08'29"
C87	7950.00	N 88°02'49" E	21.01	21.01	0°09'05"
C88	7950.00	N 87°53'54" E	20.01	20.01	0°08'39"

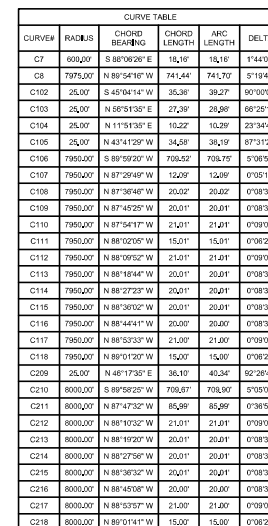
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C89	7950.00	N 87°48'08" E	2.00	2.00	0°09'03"
C90	100.00	N 48°03'32" W	144.18	161.02	62°15'34"
C91	100.00	S 87°02'06" E	17.97	17.99	10°18'29"
C92	100.00	S 76°47'13" E	17.78	17.78	10°11'21"
C93	100.00	S 66°30'27" E	18.07	18.10	10°22'11"
C94	100.00	S 56°08'16" E	18.07	18.10	10°22'11"
C95	100.00	S 45°50'41" E	36.53	38.77	22°12'38"
C96	100.00	S 35°33'06" E	18.07	18.10	10°22'11"
C97	100.00	S 25°15'47" E	15.98	15.98	9°09'14"
C98	100.00	S 14°47'23" E	15.98	15.98	9°09'14"
C99	25.00	S 44°55'40" E	35.38	39.27	30°00'00"
C100	25.00	S 11°43'06" E	14.22	10.29	23°34'41"
C101	25.00	S 56°43'06" E	27.39	28.08	66°20'19"

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C175	8000.00	S 89°48'03" E	675.84	676.14	4°50'33"
C203	8000.00	N 89°10'09" E	15.00	15.00	0°09'27"
C201	8000.00	N 89°02'25" E	21.00	21.00	0°09'02"
C202	8000.00	N 88°53'37" E	20.00	20.00	0°08'38"
C203	8000.00	N 88°45'01" E	20.01	20.01	0°08'38"
C204	8000.00	N 88°36'25" E	20.01	20.01	0°08'38"
C205	8000.00	N 88°27'49" E	20.01	20.01	0°08'38"
C206	8000.00	N 88°19'07" E	21.01	21.01	0°09'02"
C207	8000.00	N 88°10'37" E	15.00	15.00	0°08'29"
C208	50.00	N 48°03'32" W	72.29	80.51	62°15'34"
C248	10.00	S 83°58'50" E	2.16	2.16	12°23'57"
C249	10.00	S 83°58'50" W	2.16	2.16	12°23'57"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB #8405"
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB #8405"
 - = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB #8405"
 - = SET PERMANENT CONTROL POINT (PCP) PARKER/HALON NAL AND IBC STAMPED "HAMILTON PCP LB #8405"
 - = ACCESS EASEMENT
 - AE = AMENITY
 - AM = AMENITY
 - BCR = BOUNDARY CORNER RECORD
 - CS = CERTIFIED CORNER RECORD
 - DE = DEED EASEMENT
 - LB = LICENSED BUSINESS
 - LSB = LANDSCAPE BUFFER
 - NR = NON-RADIAL LINE
 - OA = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - OS = OPEN SPACE
 - RL = RAILROAD LINE
 - SECO = SUMTER ELECTRIC COOPERATIVE
 - ROW = RIGHT-OF-WAY
 - UE = UTILITY EASEMENT

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD,
SUMNER COUNTY, FLORIDA

SHEET 6 OF 8



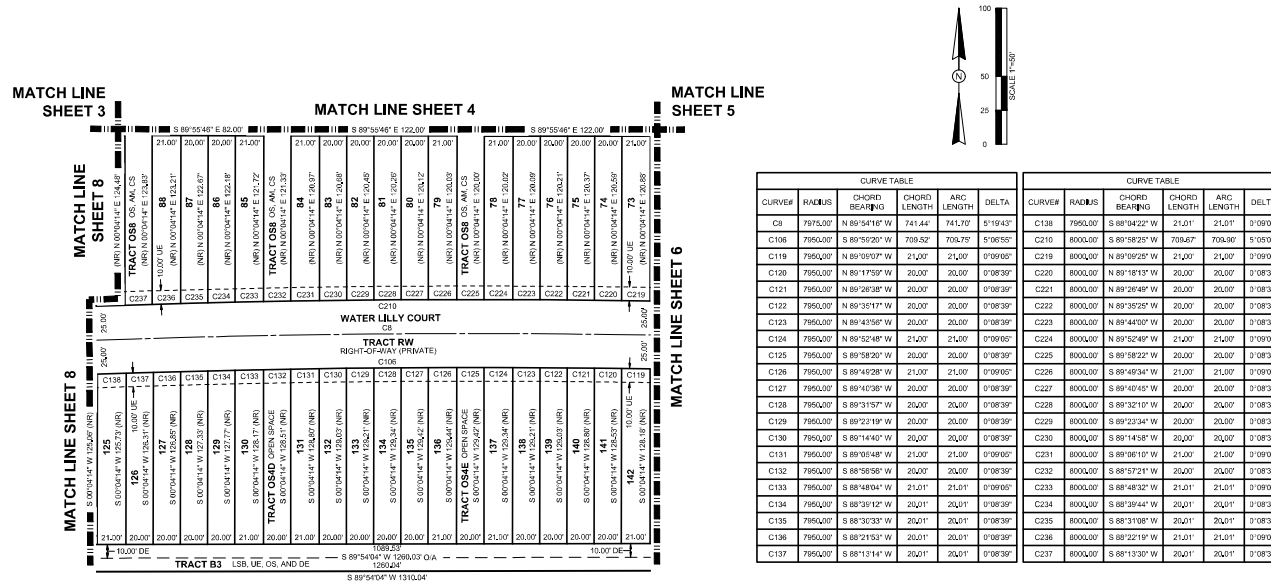
- - SET PERMANENT REFERENCE MONUMENT (PRM) 47M "X"
- - CONCRETE MONUMENT SET STATION HAMILTON LB #8405.
- - CONCRETE MONUMENT REFERENCE MONUMENT (PRM) 47M "X"
- - CONCRETE MONUMENT SET STATION HAMILTON LB #8404.
- - UNLESS NOTED OTHERWISE:
- - PERMANENT CONTROL POINT (PCP) (PCP) PARKER/GARDEN N.W. AND DISC SET STATION HAMILTON PCP LB #8405.
- - ACCESS EASEMENT
- AE - ADJUTANT
- BDRY - BOUNDARY
- CON - CORNER
- CS - COMPENSATION
- CS - COMPENSATION STORAGE
- DE - DRAINAGE EASEMENT
- LB - LICENSED BUSINESS
- LE - LEASEHOLD EASEMENT
- (NR) - NON-EXCHANGE LINE
- OA - OVERALL
- ORR - ORIGINAL RECORDS BOOK
- OS - OPEN SPACE
- (R) - RAILROAD LINE
- (R) - SUMMIT ELECTRIC COOPERATIVE
- SECO - SEWER
- ROW - RIGHT-OF-WAY
- UT - UTILITY EASEMENT



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SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 7 OF 8



LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMMILLTON LS #5045"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMMILLTON LS #5045"
- = ACCESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARKERHILLMAN N&L AND ACCESS NOTED "HAMMILLTON PCP LS #4845"

AE = ACCESS EASEMENT

BO = BOUNDARY

CB = CENTERED CORNER RECORD

CCR = COMPENSATION STORAGE

CS = CONVEYANCE EASEMENT

DS = DEED BUSINESS

LSB = LANDSCAPE BUFFER

NS = NON-ADJACENT

O/A = OVERALL

OR = OFFICIAL RECORDS BOOK

OS = OPEN SPACE

OSL = OFFICIAL LINE

SECO = SUMMIT EASEMENT COOPERATIVE

RHW = RIGHT-OF-WAY

UE = UTILITY EASEMENT

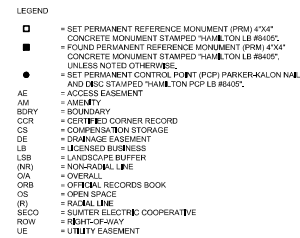


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A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD,
SUMTER COUNTY, FLORIDA

SHEET 8 OF 8



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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-3342 (SP) Florida Heart & Vascular

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-3342 Florida Heart & Vascular
Owner(s)/Applicant(s)	Cardiac Dragon Lot 1, LLC
Acreage	0.83 +/-
Property Location	The subject property is generally located south of E SR 44, approximately 0.27 miles east of the S Buena Vista Blvd and E SR 44 intersection.
Parcel(s)	G16M001
Date	November 4, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces are Florida ADA accessible, with associated infrastructure, per the attached plans. A technical waiver has been requested to eliminate a separate 10' x 40' loading zone as deliveries will be by a standard UPS/Fedex truck only occasionally (maybe once a week) and parked for a limited amount of time (5-10 minutes) during business hours. A designated loading zone would take up approximately 4 parking spaces that are needed for employees and patients.

A25-3342 will meet the criteria set forth within the Land Development Regulations with an approved technical waiver, the Design District Standards and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Amanda Bondi
Planning Manager, Development Services



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

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Florida Heart & Vascular

PROJECT NUMBER: A25-3342

1. Briefly describe your waiver request:

Requesting a waiver from LDR6.6(H) to eliminate the requirement for a separate 10'x40' loading zone.

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

LDR6.6(H)

3. Please provide the justification for your waiver request:

These lots are small and not subject to large truck deliveries. A UPS/FedEx truck is as large as they get. The size and shape of this lot does not allow for a separate loading zone without blocking as many as 4 parking spaces. The UPS/FedEx truck only delivers occasionally (maybe once a week) and typically parks in a standard parking space during business hours for 5-10 minutes maximum.

Name (print): Keith E. Riddle, P.E.

Date: 11/4/2025

Signature: 

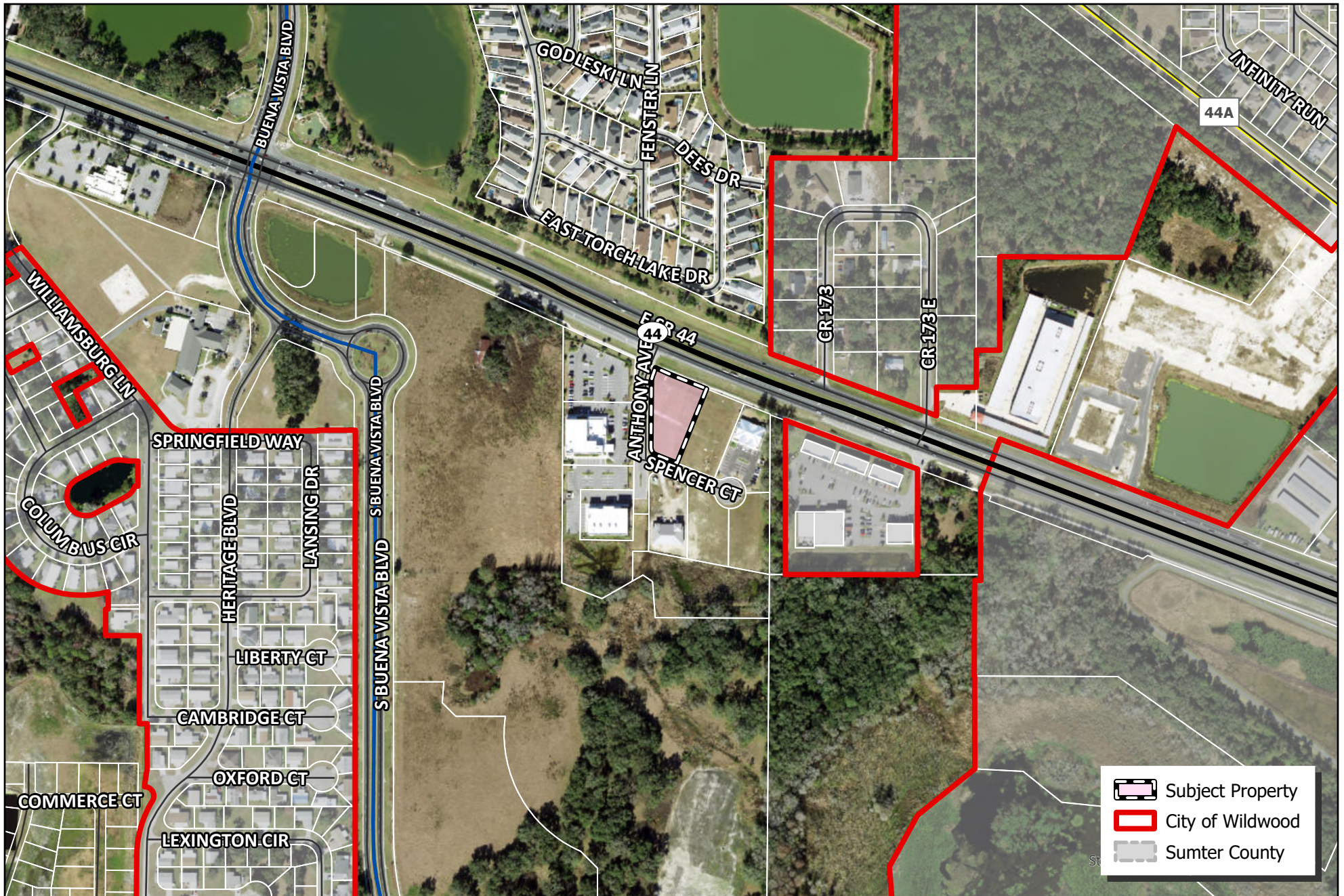
FOR OFFICE USE ONLY

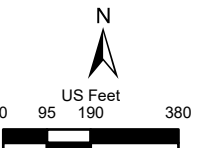
☐ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other: _____

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



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 95 190 380	#A25-3342 FLORIDA HEART & VASCULAR PARCEL G16M001	MAP 1B LOCATION MAP AUG 2025
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EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	MANUFACTURER	COLOR
(A)	ARCHITECTURAL LUXURY ASPHALT SHINGLE	CERTAINTEED - GRAND MANOR	BLACK PEARL
(B)	TRIM & MOLDING COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOOR
(C)	CEMENTITIOUS STUCCO FINISH COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOOR
(D)	TRIM & BANDING COLOR	SHERWIN WILLIAMS	SW 7675 SEAL SIGN
(E)	SYNTHETIC STONE VENEER	CORONADO STONE - EASTERN LEDGESTONE	HX30N
(E1)	SYNTHETIC CHISSELED STONE BALL	CORONADO STONE	CHARCCAL
(E2)	PRECAST CONCRETE SILT STUCCO FINISH	SHERWIN WILLIAMS	SW 7675 SEAL SIGN
(F)	ALUMINUM FRAMED SLIDING VINYL/ETAL ROOF	ESCKRAFTERS	BLACK
(G)	ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY	US ALUMINUM INC.	BLACK FRAME - GREY TINTED GLASS
(H)	STEEL 2-PANEL EXTERIOR DOOR	CECO	SW 7675 SEAL SIGN
(I)	M "TYPE" CREEP" SMOKE LIGHT	BARN LIGHT ELECTRIC CO.	BLACK
(J)	8" HALF ROUND ALUMINUM GUTTER W/ROUND DOWN SPOUTS	TO BE DETERMINED	BLACK





EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	MANUFACTURER	COLOR
(A)	ARCHITECTURAL LUXURY ASPHALT SHINGLE	CERTANTITE®-GRAND MANOR	BLACK PEARL
(B)	TRIM & MOLDING COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOUR
(C)	CEMENTITIOUS STUCCO FINISH COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOUR
(D)	TRIM & BANDING COLOR	SHERWIN WILLIAMS	SW 7675 SEAL SHIN
(E)	SYNTHETIC STONE VENEER	CORONADO STONE - EASTERN LEDGESTONE	HX30N
(E1)	SYNTHETIC CHISSED STONE BALL	CORONADO STONE	CHARCOAL
(E2)	PRECAST CONCRETE SILL W/STUCCO FINISH	SHERWIN WILLIAMS	SW 7675 SEAL SHIN
(F)	ALUMINUM FRAMED SLUING VINYL METAL ROOF	ISOCRAFTERS	BLACK
(G)	ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY	US ALUMINUM INC.	BLACK FRAME - GREY TINTED GLASS
(H)	STEEL 2-PANEL EXTERIOR DOOR	CECO	SW 7675 SEAL SHIN
(I)	1/4" PREP CROP SEEN LIGHT	BARN LIGHT ELECTRIC CO.	BLACK
(J)	8" HALF ROUND ALUMINUM GUTTER W/ROUND DOWN SPOUTS	TO BE DETERMINED	BLACK



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-3710 (SP) VOSO Phase 31H1 Master Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

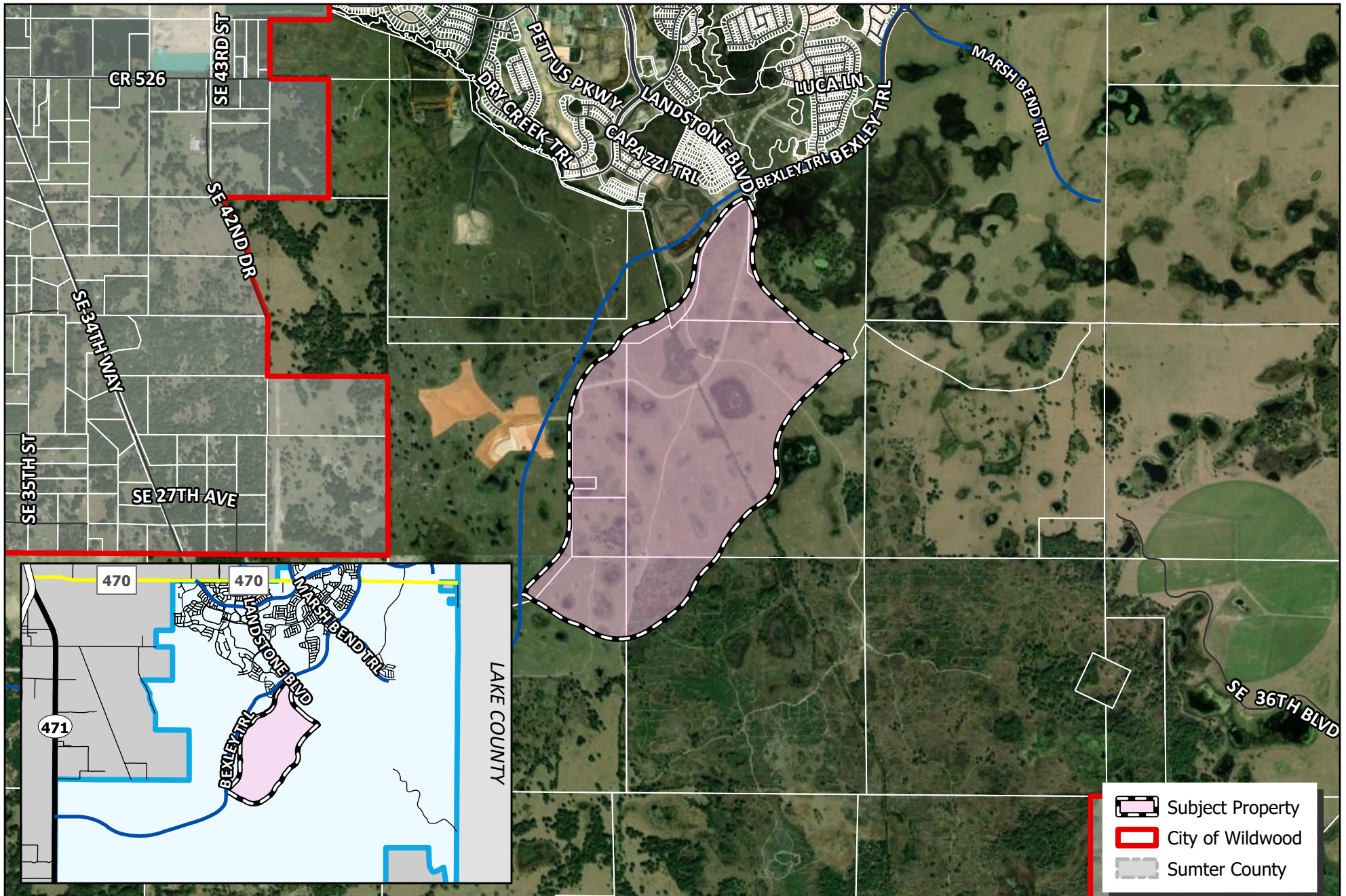
Case Number	A25-3710 (SP) VOSO Phase 31H1 Master Plan
Owner(s)	Buffalo Hide and Cattle Company, LLC & The Villages Development Company, LLC
Applicant(s)	The Villages Development Company, LLC
Acreage	767.25 +/-
Property Location	The subject property is generally located approximately 1.54 miles south of E Old C 470 and approximately 3.47 miles east of SR 471.
Parcel(s)	K15-006, K22-01, K27-001, K27-002, K28-001, K28-002, K33-001, & K34-001
Date	November 4, 2025

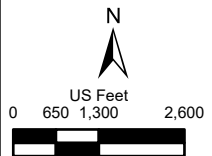
The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 767.25 acres, MOL.

A25-3710 meets the criteria set forth within the Villages of Southern Oaks Chapter 163 Agreement, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's 2050 Comprehensive Plan.

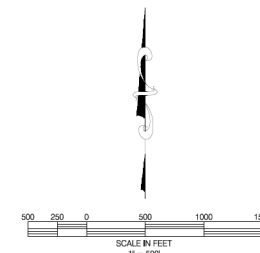


Amanda Bondi
Planning Manager, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 650 1,300 2,600	#A25-3710 VOSO - PHASE 31H1 MASTER PLAN PARCELS K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001 & K34-001	MAP 1B
			LOCATION MAP
			SEP 2025

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N06°52'59"E	216.88'
L2	N35°46'37"E	660.44'
L3	N59°17'03"E	158.33'
L4	S26°12'50"E	123.87'



- Legend**
-  Tunnel
 -  Bridge
 -  Entry Feature & Gate
 -  Residential
 -  Non-Residential
 -  Open Space
 -  Drainage Retention Basin
 -  Wetland Preserve

- 1. **Arreage:** 787.25
- 2. **Dwelling Units:** Not to Exceed 2,000
- 3. **Zoning:** ADU
- 4. **Placed #:** K19-000 K25-001
 K27-001 K27-002
 K30-001 K36-002
 K33-001 K34-001
- 5. **Owner:** Buffalo Hills and Cattle Company, LLC
 3019 Kessel Road
 The Villages, FL 32163
 (352) 763-6260
- 6. **Owner:** The Villages Development Company, LLC
 3019 Kessel Road
 The Villages, FL 32163
 (352) 763-6260
- 7. **Developer:** The Villages Development Company, LLC
 3019 Kessel Road
 The Villages, FL 32163
 (352) 763-6260
- 8. **Open Surface:** Reference 163 Agreement
- 9. **Buffer:** Reference 163 Agreement
- 10. **Setbacks:** Reference 163 Agreement
- 11. **Water and Sewer Supplied by:** GPU
- 12. **Irrigation Supplied by:** GWGA
- 13. **Electrical Supplied by:** SECO
- 14. **Telephone Supplied by:** Comcast / Spectrum
- 15. **Gas Supplied by:** City of Leesburg

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

 CFB CLAYNER FARNER BARLEY CIVIL ENGINEERS, P.C. 4660 116 162D RD., WILLOWPOIN, IL 60155 (815) 714-3124 www.cfb-engineers.com	REVISIONS	DATE	BY

Villages of Southern Oaks

Phase XXI H & I

Master Plan

SAVE DATE	8/29/2025
DRAWN BY	KMK
CHECKED BY	MG
PROJECT #	23-0046-04
FILE NAME	MAP001.PLT C:\Users\j.harris\OneDrive\Documents\2025\23-0046-04\23-0046-04.dwg J. HARRIS



Seal of the State of Illinois
Professional Engineer
J. Harris
No. 000000000
Expiration Date 12/31/2025

Digitally signed by
William L. Cypner
DN: cn=William L. Cypner,
email=wcypner@cfb-engineers.com,
c=US, o=CFB Engineers, Inc., ou=CFB Engineers, Inc., st=IL

SHEET NUMBER

2025.09.22
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