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

Agenda
Regular Meeting
December 2, 2025 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Regular Meeting November 04, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-3155 - RZ - Fannie Mae**

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

   Parcel G22A15A05

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) and MHP (City) for the parcel listed above on 0.20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3113 (O2025-45).

Staff recommends approval of O2025-46 to be forwarded to the City Commission for further action.

2. **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 Planning and Zoning Board/Special Magistrate for Phase 3 of the Densan Park subdivision, an improvement plan consisting of sixty-two (62) single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on 15.28 acres, MOL. **The project review committee recommends approval contingent on resolution of outstanding comments.**

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

   Parcel D20-050

   The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza, as per the attached plans. **Project Review Committee recommends approval**

4. **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 Planning and Zoning Board/Special Magistrate 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. **The Project Review Committee recommends approval**

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

   Parcel
   C36-005

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

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

   Parcel G16M001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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 was approved by the Project Review Committee on Wednesday, November 12, 2025, 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. **The Project Review Committee recommends approval**

7. **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 Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 767.25 acres, MOL. **The Project Review Committee recommends approval.**

V. ADJOURNMENT

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

December 2, 2025 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 4, 2025 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planning Manager	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:12 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting October 07, 2025, at 2:15 PM.
   Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 7, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.
   Special Magistrate Holt read aloud case number A25-3784 - RZ - Son Life Lawn & Landscaping, Inc. Planner Lammers presented Ordinance O2025-61, a zoning map amendment to change the zoning district from CN and RR5C through Sumter county to M1 (City) for parcel D29A022 on 2.57 acres, MOL. Tyler Counts, with Clymer Farner Barley, was present on behalf of the owners and stated he was available to answer questions. No public comment was received. Special

Magistrate Holt made a recommendation of favorable approval to be forwarded to the City Commission for final determination.

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

2. Wildwood Country Resort Rezoning Applications

   Special Magistrate Holt read aloud the title of Wildwood Country Resort Rezoning Applications. Planning Manager Bondi presented Ordinance O2025-59, a zoning map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for five parcels within the Wildwood Country Resort on a total of 0.83 acres, MOL. Jack Kyle, one of the applicants, was present but had no additional comments. No other public comment was received. No other public comment was received. Special Magistrate Holt made a recommendation of favorable approval to be forwarded to the City Commission for final determination.

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

3. A25-0068 St. Vincent de Paul Outreach Ministries

   Special Magistrate Holt read aloud the title of A25-0068 St. Vincent de Paul Outreach Ministries. Assistant Development Services Director Then presented a request for site plan approval for a multi-phase retail project for St. Vincent de Paul Outreach Ministries. The project consisted of the construction of a one-story 10,108-square-foot retail building providing 66 parking spaces including three (3) Florida ADA accessible parking spaces with one being a van-accessible ADA parking space, a dumpster enclosure, together with associated infrastructure such as retention area, landscaping buffers, connecting sidewalks, site lighting improvements, and connecting commercial driveways along E. Kentucky Avenue and US Hwy 301 for Phase 1, on 3.77 acres MOL. She noted that a proposed 10,089-square-foot Food Pantry Building would be developed in Phase 2, but that would come at a later date. Stephen Campbell, with Clymer Farner Barley, was present on behalf of the owners. No public comment was received. Special Magistrate Holt made a made a recommendation of favorable approval for the construction as stated in the application to be forwarded to the City Commission for final determination.

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

4. A25-3179 - SE - Crossings Christian Church

   Special Magistrate Holt read aloud the title of A25-3179 - SE - Crossings Christian Church. Planner Lammers presented a special exception request for the church on a property zoned AG-5. The church was looking to build a 6,045 sq ft sanctuary and 4,000 sq ft parsonage on the property. Mark Ingmire, the applicant, was present for the hearing, and added that the church wanted to be a good neighbor and asset to the community. Joshua Douglas, a nearby resident, spoke in opposition to the church. He stated that while he had nothing against them, he felt that

there were enough churches in the area already. He also noted that the road was already a high-traffic area, and he did not want to see another development so close to his property.

Special Magistrate Holt initially stated this would be a recommendation to the City Commission, but staff corrected the record that special exceptions were approved at the Planning & Zoning level. Holt approved the special exception, noting that significant buffering was planned and advising Mr. Douglas of his right to appeal the decision.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:32 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-3155 - RZ - Fannie Mae**

REQUESTED ACTION: Staff recommends approval of O2025-46 to be forwarded to the City Commission for further action.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-3155
Ordinance Number	O2025-46
Owner	Federal National Mortgage Association
Applicant	Chris Clemans
Property Location	The property is generally located on Robin Rd., approximately 0.03 miles east of the intersection of Hester Trail and Robin Rd.
Parcel	G22A15A05
Date	11/24/2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) and MHP (City) for the parcel listed above on 0.20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3113 (O2025-45).

ANALYSIS: The applicant is proposing a mobile home on the property.

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

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

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

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

The land use pattern of the surrounding area is residential and recreational. The proposed MHP zoning designation will serve as a transition in this area to serve city residents.

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

Schools: There is no expectation of a generation of school aged children as the property is located within an age restricted community.

Potable Water & Sewer: City water and sewer are available to the subject property. Utilities are located on the south side of Robin Rd. The applicant will work with the Utility department to connect

to utilities.

Streets: The property has access off Robin Rd. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

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

During the last couple of years, more single-dwelling units have been annexing into the City and transitioning from Sumter County's jurisdiction into the City of Wildwood as a result of the Joint Planning Area terms and agreement.

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

The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R6M (County)
SOUTH	A10C (County)
EAST	R6M (County)
WEST	R6M (County)

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

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2025-46 to be forwarded to the City Commission for further action, subject to the approval of O2025-45, which establishes a future land use appropriate for the proposed zoning.

Alex Lammers, Planners I
Development Services

ORDINANCE NO. O2025-46

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

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

Parcel G22A15A05
Federal National Mortgage Association
0.20 Acres +/-

LEGAL DESCRIPTION:

LOT 5, BLOCK 15A, CONTINENTAL CAMPERS RESORTS, INC., SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 52, 52A THROUGH 52H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from R6M (Sumter County) to MHP(City).

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

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

City Commission of the City of Wildwood.

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

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A

WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 90 180 360

#A25-3155

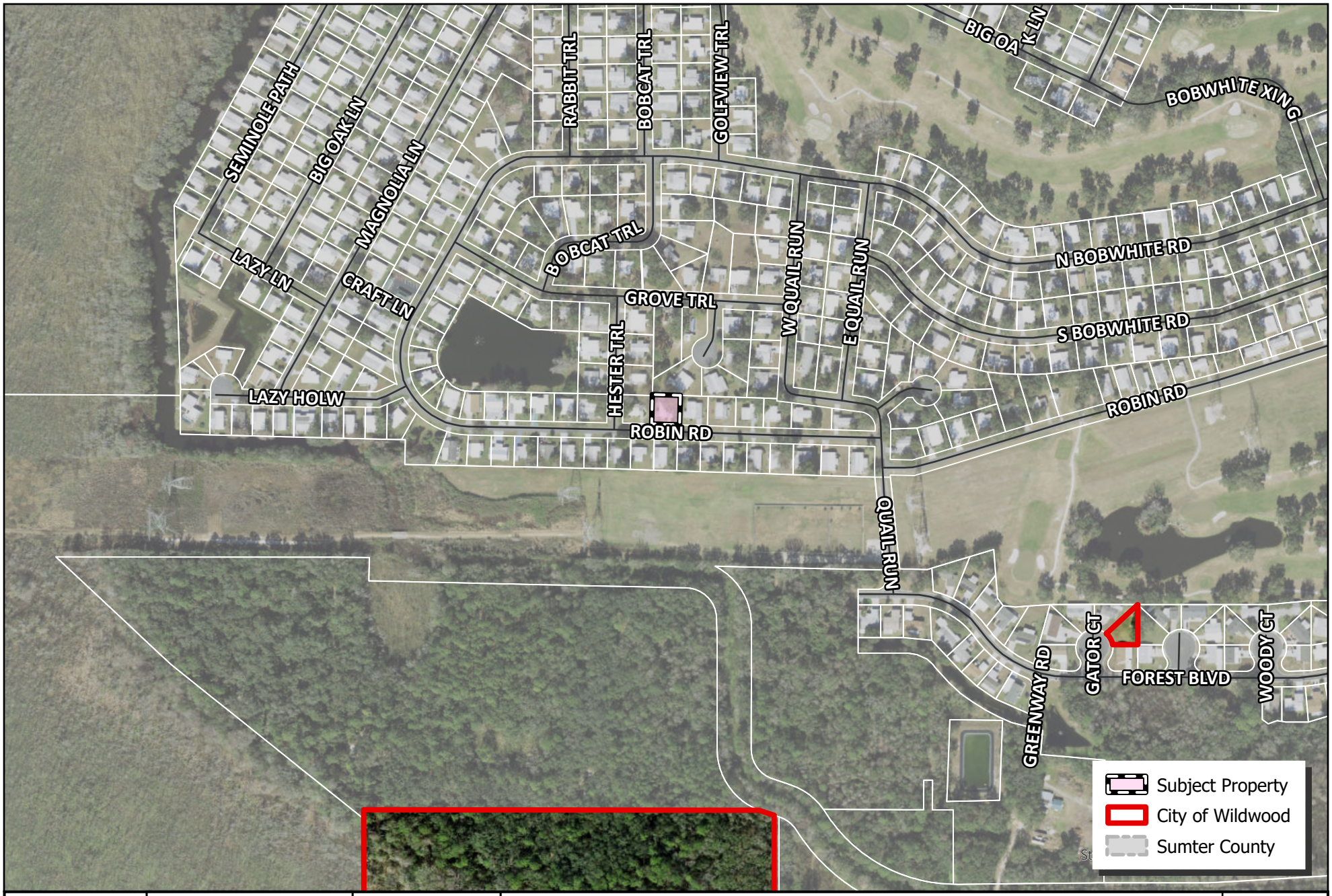
FANNIE MAE

PARCEL G22A15A05

MAP 1A

LOCATION MAP

AUG 2025



WILDWOOD FLORIDA EST. 1877

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US Feet
0 95 190 380

#A25-3155

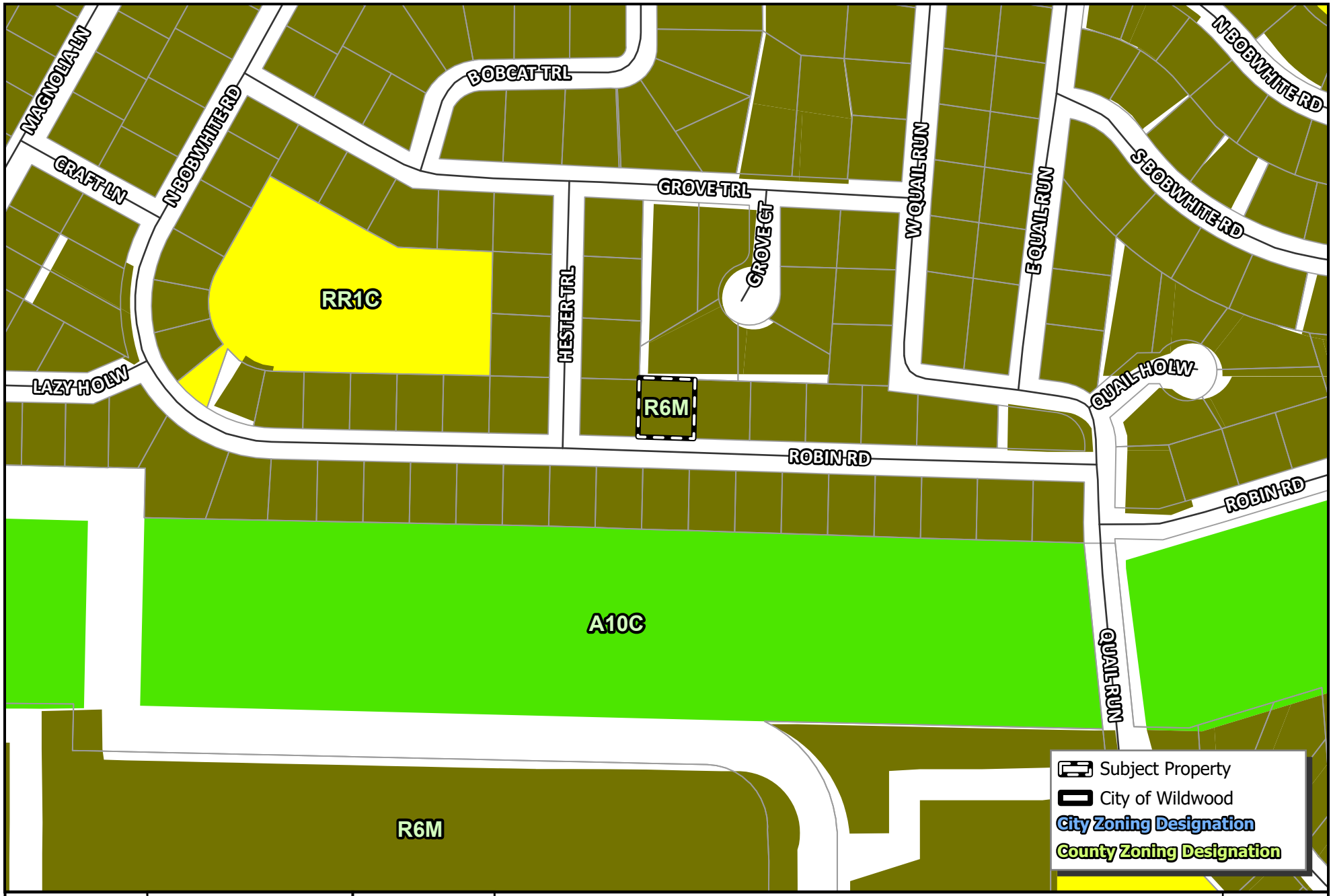
FANNIE MAE

PARCEL G22A15A05

MAP 1B

LOCATION MAP

AUG 2025



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US Feet
0 45 90 180

#A25-3155

FANNIE MAE

PARCEL G22A15A05

MAP 3A

EXISTING ZONING

AUG 2025

WILDWOOD FLORIDA EST. 1877

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N
US Feet
0 45 90 180

#A25-3155

FANNIE MAE

PARCEL G22A15A05

MAP 3B

PROPOSED ZONING

NOV 2025

Business Impact Estimate

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

Proposed ordinance's title/reference:O2025-46

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The project review committee recommends approval contingent on resolution of outstanding comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

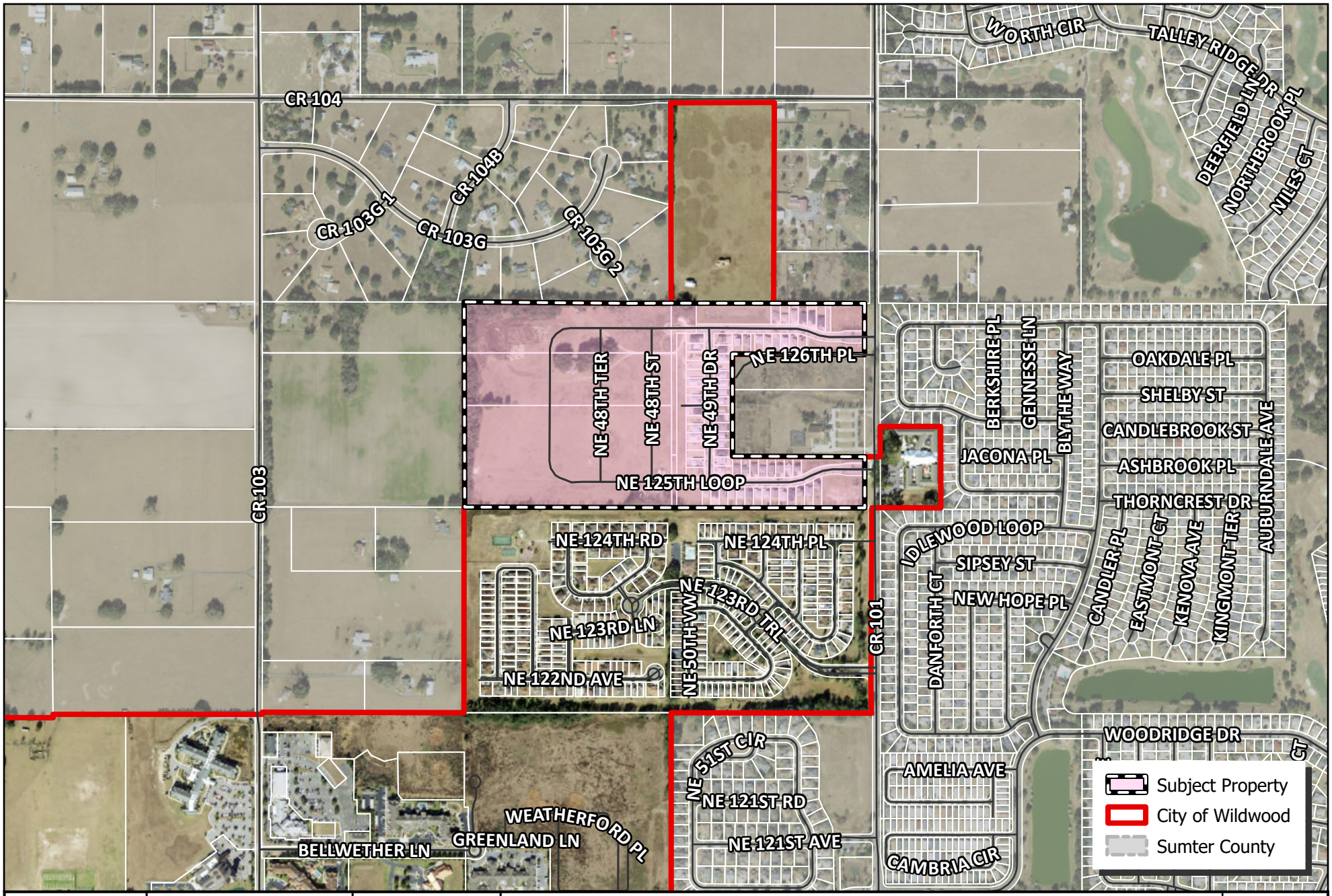
Case Number	PLAT 2411-011 Densan Park Ph 3 Improvement Plan
Owner	Densan Partners, LLC
Applicant(s)	Dennis Ferguson/Densan Partners, LLC
Acreage	15.28 +/-
Property Location	The subject property is generally located 0.36 miles west of CR 101 and 0.26 miles south of CR 104.
Parcel(s)	D08-040, D08-018, D08-016
Date	November 24, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Phase 3 of the Densan Park subdivision, an improvement plan consisting of sixty-two (62) single-family detached residential dwelling units with associated amenities, infrastructure and landscaping buffers on 15.28 acres, MOL. Fifty-four (54) of the lots proposed are within Phase 3, with the remaining eight (8) lots being proposed within the boundary of the project's Phase 2. The subdivision will include amenities under separate plan.

There are outstanding comments from Development Services and Public Works regarding the landscape plan and tree mitigation. Please see the attached comment review sheet. The applicant has stated at the Project Review Committee meeting that a tree inventory is being produced to address these outstanding comments.

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, Development Services



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www.wildwood-fl.gov

N

0 0.01 0.03 0.06 0.09 0.12
Miles

PLAT 2411-011

DENSAN PARK PHASE 3 IMPROVEMENT PLAN

PARCELS D08-016, D08-018 & D08-040

MAP 1B
LOCATION MAP
NOV 2024

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.

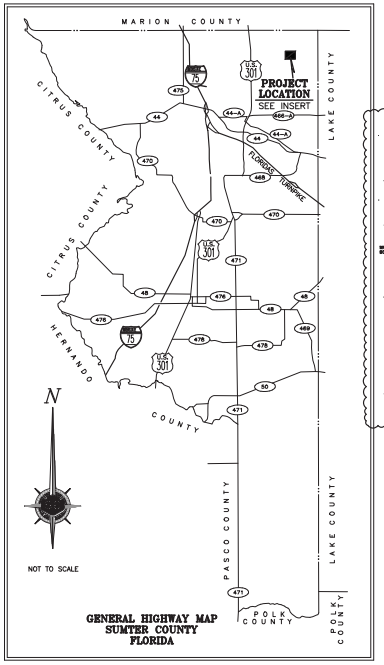
CONSTRUCTION AND SITE DEVELOPMENT PLANS

FOR

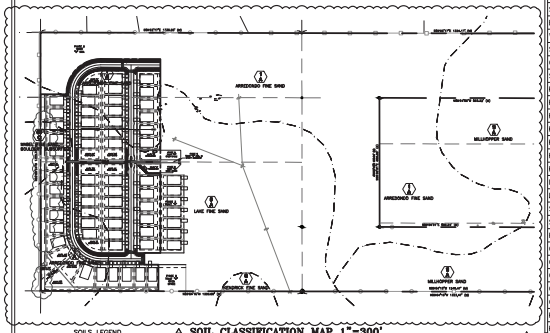
DENSAN PARTNERS, LLC

OF

DENSAN PARK SUBDIVISION PHASE 3



GENERAL HIGHWAY MAP
SUMTER COUNTY
FLORIDA



SOIL CLASSIFICATION MAP 1"=300'

SOILS LEGEND

1 A	ARREDONDO FINE SAND
4 A	CANDLER SAND
6 A	KENDRICK FINE SAND
8 A	LAKE FINE SAND
11 A	MILLHOPPER SAND
39 C	MABEL FINE SAND AND BOULDERY SUBSURFACE

INDEX

DESCRIPTION	SHEET
COVER	1
GENERAL NOTES	2
AERIAL	3
SITEPLAN PHASE 3	4
DEMOLITION PLAN PHASE 3	5
STORMWATER POLLUTION PREVENTION PLAN PHASE 3	6
EROSION CONTROL DETAILS	7
WATER PLAN PHASE 3	8
SEWER PLAN PHASE 3	9
GRADING AND DRAINAGE PLAN PHASE 3	10
STRUCTURE TABLES	11
PLAN AND PROFILE – KEYMAP PHASE 3	12
ROAD A1 – STA. 31+00–35+00	13
ROAD A2 – STA. 35+00–40+00	14
ROAD A3 – STA. 40+00–45+00	15
ROAD A4 – STA. 45+00–47+94.27	16
ROAD D1 – STA. 10+00–15+00	17
ROAD D2 – STA. 15+00–19+90.38	18
INTERSECTION DETAILS	19
DOG PARK AMENITIES	20
SITE DETAILS–A	21
SITE DETAILS–B	22
FDOT DETAILS	23
CITY OF WILDWOOD WATER DETAILS–A	24
CITY OF WILDWOOD WATER DETAILS–B	25
CITY OF WILDWOOD WATER DETAILS–C	26
CITY OF WILDWOOD SEWER DETAILS–A	27
CITY OF WILDWOOD SEWER DETAILS–B	28
PHOTOMETRIC PLAN PHASE 3	1 of 1
PRELIMINARY PLAT PHASE 3	1 of 1
SOIL CLASSIFICATION MAP PHASE 3	1 of 1
BOUNDARY SURVEY	1 of 1

LANDSCAPE AND IRRIGATION INDEX OF SHEETS

DESCRIPTION	SHEET
COVER	
SHEET REFERENCE PLAN	L–0
LANDSCAPE PLAN	L–1
NOTES, DETAILS, AND PLANT SCHEDULE	L–2
LANDSCAPE SPECIFICATIONS	L–3
IRRIGATION PLAN	IR–1
IRRIGATION NOTES, DETAILS, AND IRRIGATION SCHEDULE	IR–2

811 SAFETY IS IN YOUR HANDS. DIGGING NEAR BURIED LINES?

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

OWNER/DEVELOPER:
DENSAN PARTNERS, LLC.
668 WILLOW ROAD
FRANKLIN SQUARE, NY 11010
PHONE: (516) 668–3467

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

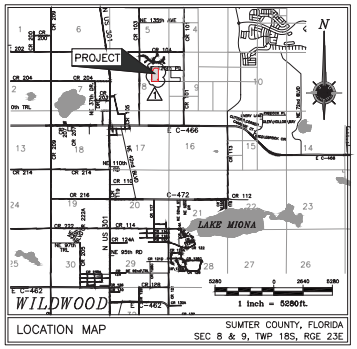
SURVEYOR:
R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
TRAVIS BARRINEAU
OAKHURST PROFESSIONAL PARK
1309 S.E. 25th LOOP SUITE 103
OCALA, FLORIDA 34471
PHONE: (352) 622–3133
FAX: (352) 369–3771

PERMITTING AGENCIES:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION – WATER DISTRIBUTION & WASTEWATER COLLECTION
CITY OF WILDWOOD – WATER, WASTEWATER, SITE PLAN APPROVAL
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PERMIT # 43033993.005

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 ADJOINING PROPERTIES. THE CONVEYANCE SYSTEM IS DESIGNED FOR THE 10–YEAR STORM EVENT PER FDOT I–D–F CURVES.



LOCATION MAP — SUMTER COUNTY, FLORIDA
SEC 8 & 9, TWP 18S, RGE 23E

SECTION 8, TOWNSHIP 18S, RANGE 23 EAST

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

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

If this document is digitally signed & sealed note: This item has been digitally signed and sealed by David W. Springstead on the date adjacent to the seal. Signature must be verified on any electronic copies.
This is in accordance with FAC Rule 61G15–23.004.

Springstead Engineering, inc.
Consulting Engineers
Planners
CA–0001723
LB–0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787–1414

SCALE:	FILE:	DATE:
AS SHOWN	DENSAN PARK COVER	11/24
DESIGN:	DRAWN:	CHECKED:
DWS	SKK	DWS

DRAWING: COVER

CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3

JOB NO.:	SHEET:
0410025.010	1
	OF: 28

REV.	BY:	DESCRIPTION	DATE:	DRAWN
1	DWS	REVISED PER CITY COMMENTS	10/13/2025	VKL
2	DWS	REVISED PER SWFWMD	8/1/25	VKL
3	DWS	REVISED PER CITY OF WILDWOOD COMMENTS	1/8/25	VKL

CLIENT: DENSAN PARTNERS, LLC
PROJECT: DENSAN PARK SUBDIVISION PHASE 3
DRAWING: COVER
1 of 28

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SECTION 8, TOWNSHIP 18S, RANGE 23 EAST

REV.	BY:	DESCRIPTION	DATE:	DRAWN
2	DWS	REVISED PER CITY COMMENTS	10/13/2025	VKL
1	DWS	REVISE PER CITY OF WILDWOOD COMMENTS	1/8/25	VKL

CLIENT: DENSAN PARTNERS, LLC

PROJECT: DENSAN PARK SUBDIVISION PHASE 3

DRAWING: AERIAL

3 of 28

DAVID W. SPRINGSTEAD LICENSE No. 48229 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/15/2025

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

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This is in accordance with FAC Rule 61G15-23.004.

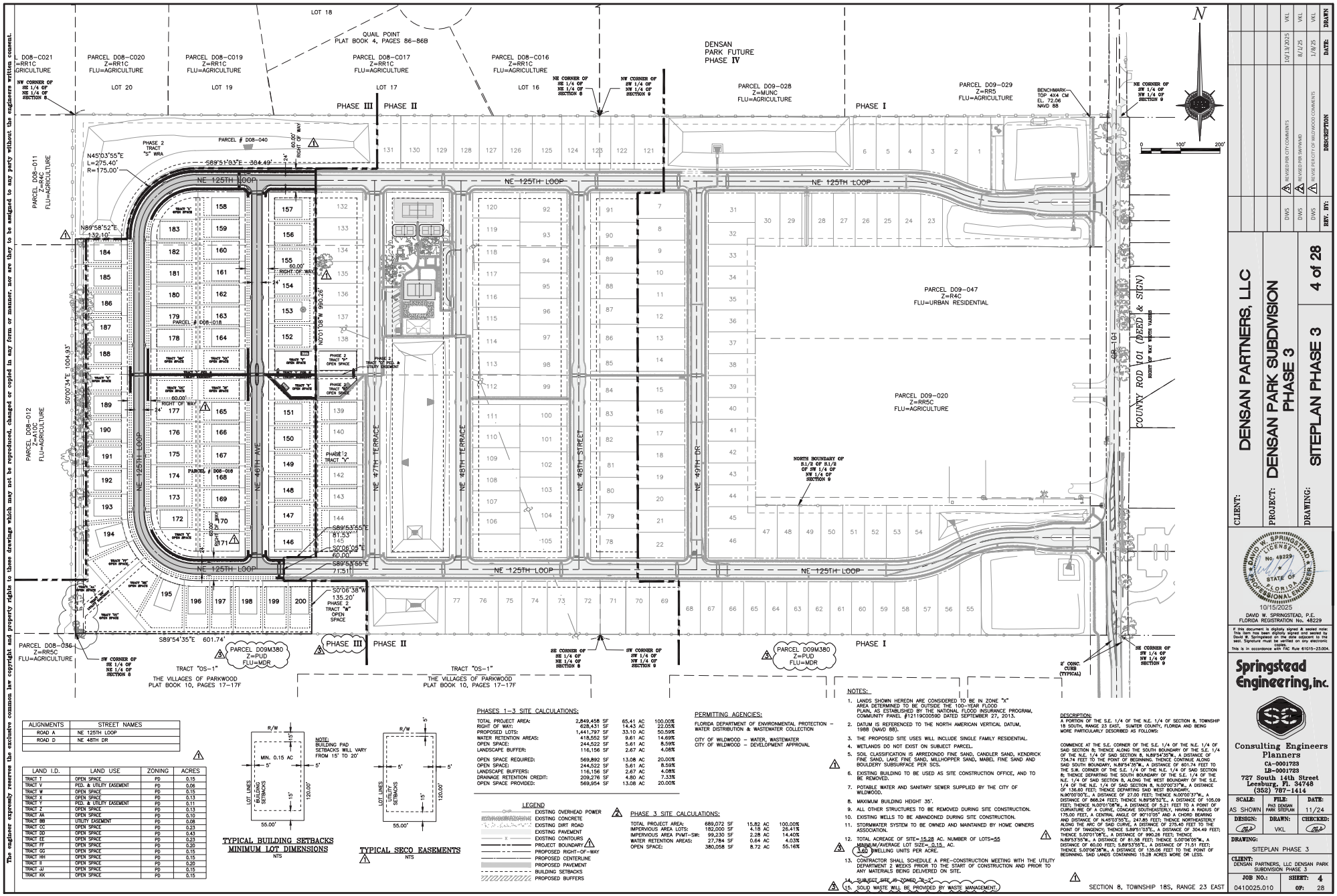
Springstead Engineering, inc.
Consulting Engineers
Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	DENSAN PARK AERIAL	11/24
DESIGN:	DRAWN:	CHECKED:
	SKK	

DRAWING: AERIAL

CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3

JOB NO.:	SHEET:
0410025.010	3
	OF: 28



ALIGNMENTS	STREET NAMES
ROAD A	NE 125TH LOOP
ROAD D	NE 48TH DR

LAND I.D.	LAND USE	ZONING	ACRES
TRACT T	OPEN SPACE	PD	0.15
TRACT V	PED. & UTILITY EASEMENT	PD	0.06
TRACT W	OPEN SPACE	PD	0.15
TRACT X	OPEN SPACE	PD	0.13
TRACT Y	PED. & UTILITY EASEMENT	PD	0.11
TRACT Z	OPEN SPACE	PD	0.13
TRACT AA	OPEN SPACE	PD	0.10
TRACT BB	UTILITY EASEMENT	PD	0.08
TRACT CC	OPEN SPACE	PD	0.23
TRACT DD	OPEN SPACE	PD	0.43
TRACT EE	OPEN SPACE	PD	0.23
TRACT FF	OPEN SPACE	PD	0.20
TRACT GG	OPEN SPACE	PD	0.15
TRACT HH	OPEN SPACE	PD	0.15
TRACT II	OPEN SPACE	PD	0.20
TRACT JJ	OPEN SPACE	PD	0.15
TRACT KK	OPEN SPACE	PD	0.15

TYPICAL BUILDING SETBACKS
MINIMUM LOT DIMENSIONS
NTS

TYPICAL SECO EASEMENTS
NTS

PHASES 1-3 SITE CALCULATIONS:

TOTAL PROJECT AREA:	2,849,458 SF	65.41 AC	100.00%
RIGHT OF WAY:	628,431 SF	14.43 AC	22.05%
PROPOSED LOTS:	1,441,797 SF	33.10 AC	50.59%
WATER RETENTION AREAS:	418,552 SF	9.61 AC	14.69%
OPEN SPACE:	244,522 SF	5.61 AC	8.59%
LANDSCAPE BUFFER:	116,156 SF	2.67 AC	4.08%
OPEN SPACE REQUIRED:	569,892 SF	13.08 AC	20.00%
OPEN SPACE:	244,522 SF	5.61 AC	8.59%
LANDSCAPE BUFFERS:	116,156 SF	2.67 AC	4.08%
DRAINAGE RETENTION CREDIT:	209,276 SF	4.80 AC	7.33%
OPEN SPACE PROVIDED:	569,954 SF	13.08 AC	20.00%

LEGEND
- EXISTING OVERHEAD POWER
- EXISTING CONCRETE
- EXISTING DIRT ROAD
- EXISTING PAVEMENT
- EXISTING CONTOURS
- PROJECT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED PAVEMENT
- BUILDING SETBACKS
- PROPOSED BUFFERS

PERMITTING AGENCIES:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION – WATER DISTRIBUTION & WASTEWATER COLLECTION

CITY OF WILDWOOD – WATER, WASTEWATER
CITY OF WILDWOOD – DEVELOPMENT APPROVAL

PHASE 3 SITE CALCULATIONS:

TOTAL PROJECT AREA:	689,072 SF	15.82 AC	100.00%
IMPERVIOUS AREA LOTS:	182,000 SF	4.18 AC	26.41%
IMPERVIOUS AREA PVMT-SW:	99,230 SF	2.28 AC	14.40%
WATER RETENTION AREAS:	27,784 SF	0.64 AC	4.03%
OPEN SPACE:	380,058 SF	8.72 AC	55.16%

NOTES:
1. LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12119C0059D DATED SEPTEMBER 27, 2013.
2. DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD 88).
3. THE PROPOSED SITE USES WILL INCLUDE SINGLE FAMILY RESIDENTIAL.
4. WETLANDS DO NOT EXIST ON SUBJECT PARCEL.
5. SOIL CLASSIFICATION IS ARREDONDO FINE SAND, CANDLER SAND, KENDRICK FINE SAND, LAKE FINE SAND, MILLHOPPER SAND, MABEL FINE SAND AND BOULDERY SUBSURFACE PER SCS.
6. EXISTING BUILDING TO BE USED AS SITE CONSTRUCTION OFFICE, AND TO BE REMOVED.
7. POTABLE WATER AND SANITARY SEWER SUPPLIED BY THE CITY OF WILDWOOD.
8. MAXIMUM BUILDING HEIGHT 35'.
9. ALL OTHER STRUCTURES TO BE REMOVED DURING SITE CONSTRUCTION.
10. EXISTING WELLS TO BE ABANDONED DURING SITE CONSTRUCTION.
11. STORMWATER SYSTEM TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
12. TOTAL ACREAGE OF SITE= 15.28 AC. NUMBER OF LOTS=55 MINIMUM/AVERAGE LOT SIZE= 0.15 AC.
3. 3.60 DWELLING UNITS PER ACRE.
13. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON SITE.
14. SUBJECT SITE IS ZONED "R-1".
15. SOLID WASTE WILL BE PROVIDED BY WASTE MANAGEMENT.

DESCRIPTION:
A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, N.89°54'35"W., A DISTANCE OF 734.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.89°54'35"W., A DISTANCE OF 601.74 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, N.00°00'37"W., A DISTANCE OF 136.60 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.90°00'00"E., A DISTANCE OF 27.00 FEET; THENCE N.00°00'37"W., A DISTANCE OF 868.24 FEET; THENCE N.89°06'52"E., A DISTANCE OF 105.09 FEET; THENCE N.00°01'08"W., A DISTANCE OF 5.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 90°10'05" AND A CHORD BEARING AND DISTANCE OF N.45°03'55"E., 247.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 275.40 FEET TO THE POINT OF TANGENCY; THENCE S.89°51'03"E., A DISTANCE OF 364.49 FEET; THENCE S.00°01'08"E., A DISTANCE OF 990.26 FEET; THENCE N.89°53'55"W., A DISTANCE OF 81.53 FEET; THENCE S.00°06'05"W., A DISTANCE OF 60.00 FEET; S.89°53'55"E., A DISTANCE OF 71.51 FEET; THENCE S.00°06'38"W., A DISTANCE OF 135.06 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 15.28 ACRES MORE OR LESS.

SECTION 8, TOWNSHIP 18S, RANGE 23 EAST

REV. BY:	DESCRIPTION	DATE:	DRAWN
DWS	REVISED PER CITY COMMENTS	10/13/2025	VKL
DWS	REVISED PER SWFWMD	8/1/25	VKL
DWS	REVISE PER CITY OF WILDWOOD COMMENTS	1/8/25	VKL

CLIENT: DENSAN PARTNERS, LLC
PROJECT: DENSAN PARK SUBDIVISION PHASE 3
DRAWING: SITEPLAN PHASE 3
4 of 28

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229
10/15/2025

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Consulting Engineers
Planners
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LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	PHD DENSAN PARK SITEPLAN	11/24
DESIGN:	DRAWN:	CHECKED:
	VKL	

DRAWING: SITEPLAN PHASE 3
CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3
JOB NO.: 0410025.010
SHEET: 4
OF: 28

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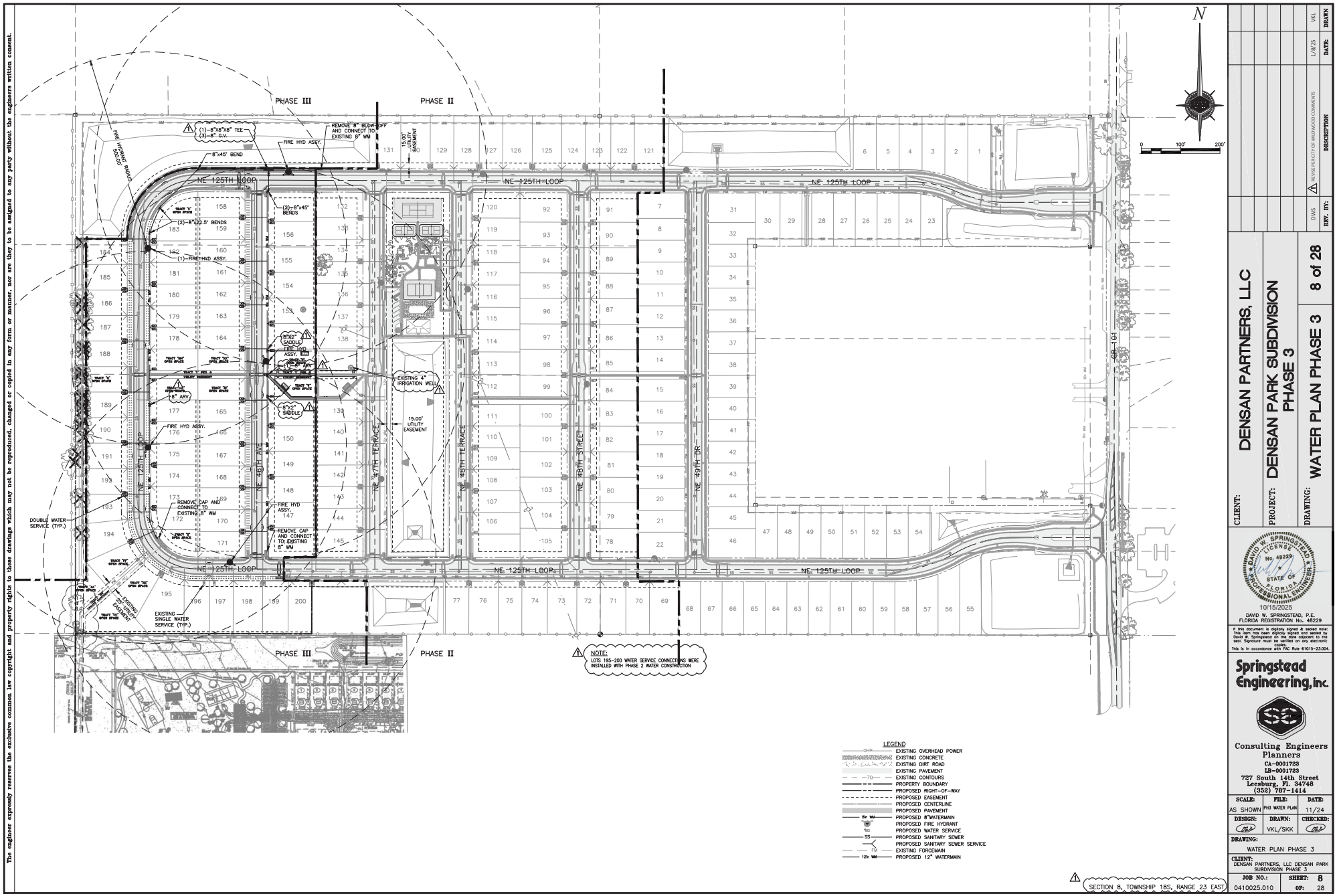

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REV. BY:	DESCRIPTION	DATE:	DRAWN
DWS	1 REVISE PER CITY OF WILDWOOD COMMENTS	1/8/25	VKL

CLIENT: DENSAN PARTNERS, LLC

PROJECT: DENSAN PARK SUBDIVISION PHASE 3

DRAWING: WATER PLAN PHASE 3 — 8 of 28

DAVID W. SPRINGSTEAD LICENSE No. 48229 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/15/2025

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

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Consulting Engineers
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727 South 14th Street
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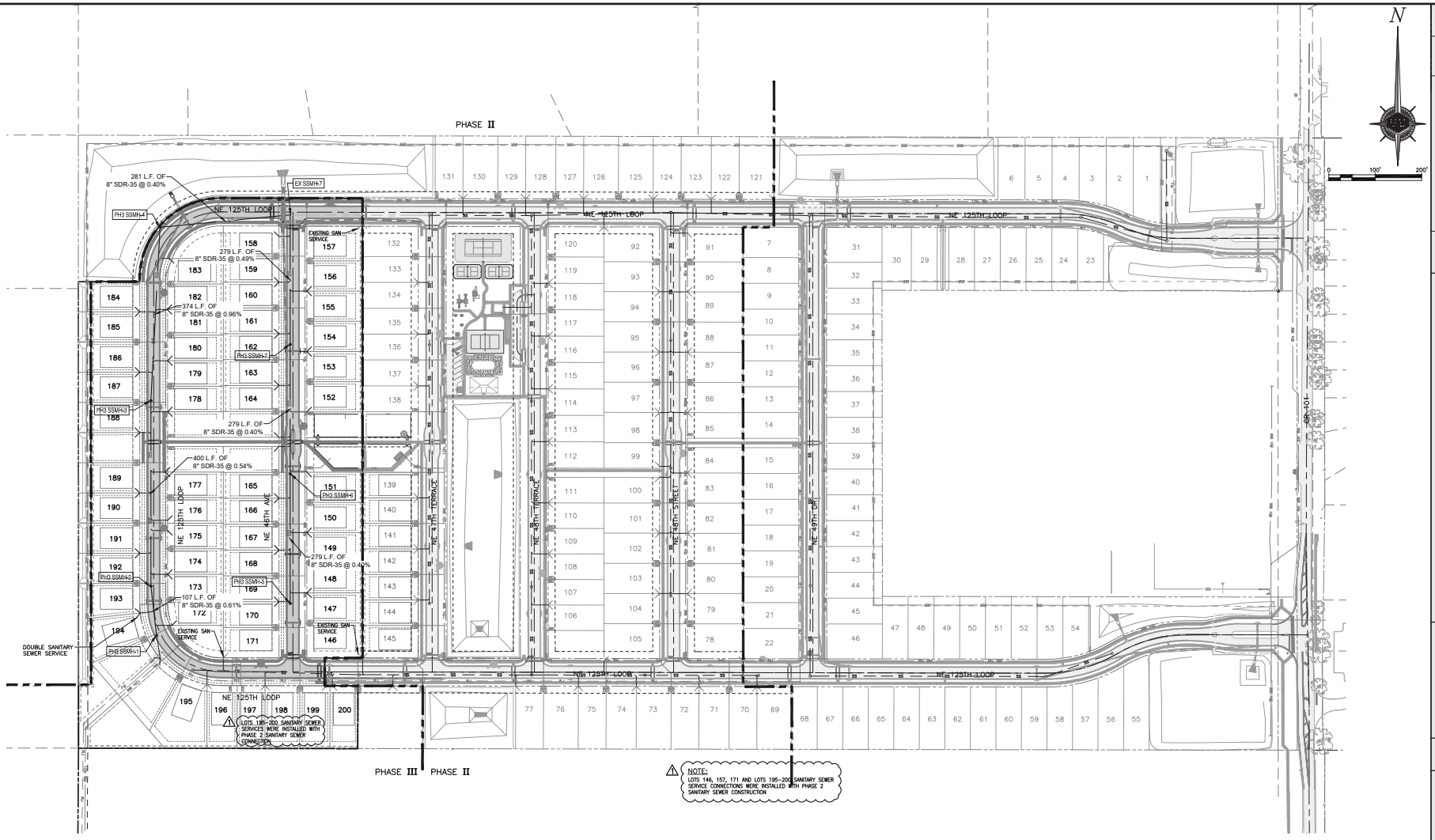
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	PH3 WATER PLAN	11/24
DESIGN:	DRAWN:	CHECKED:
	VKL/SKK	

DRAWING: WATER PLAN PHASE 3

CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3

JOB NO.:	SHEET:
0410025.010	8
	OF: 28



LEGEND

- EXISTING OVERHEAD POWER
- EXISTING CONCRETE
- EXISTING DIRT ROAD
- EXISTING PAVEMENT
- EXISTING CONTOURS
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED CENTERLINE
- PROPOSED PAVEMENT
- PROPOSED 8"WATERMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- EXISTING FORCEMAIN
- PROPOSED 12" WATERMAIN

REV. BY:	DESCRIPTION	DATE:	DRAWN
DWS	1 REVISE PER CITY OF WILDWOOD COMMENTS	1/8/25	VKL

CLIENT: DENSAN PARTNERS, LLC

PROJECT: DENSAN PARK SUBDIVISION PHASE 3

DRAWING: SEWER PLAN PHASE 3

9 of 28

DAVID W. SPRINGSTEAD LICENSE No. 48229 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/15/2025

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

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SCALE:	FILE:	DATE:
AS SHOWN	PH3 SEWER PLAN	11/24
DESIGN:	DRAWN:	CHECKED:
	VKL/SKK	

DRAWING: SEWER PLAN PHASE 3

CLIENT: DENSAN PARTNERS, LLC DENSAN PARK SUBDIVISION PHASE 3

JOB NO.:	SHEET:
0410025.010	9
	OF: 28

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LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

FOR

DENSAN PARK - PH. 3

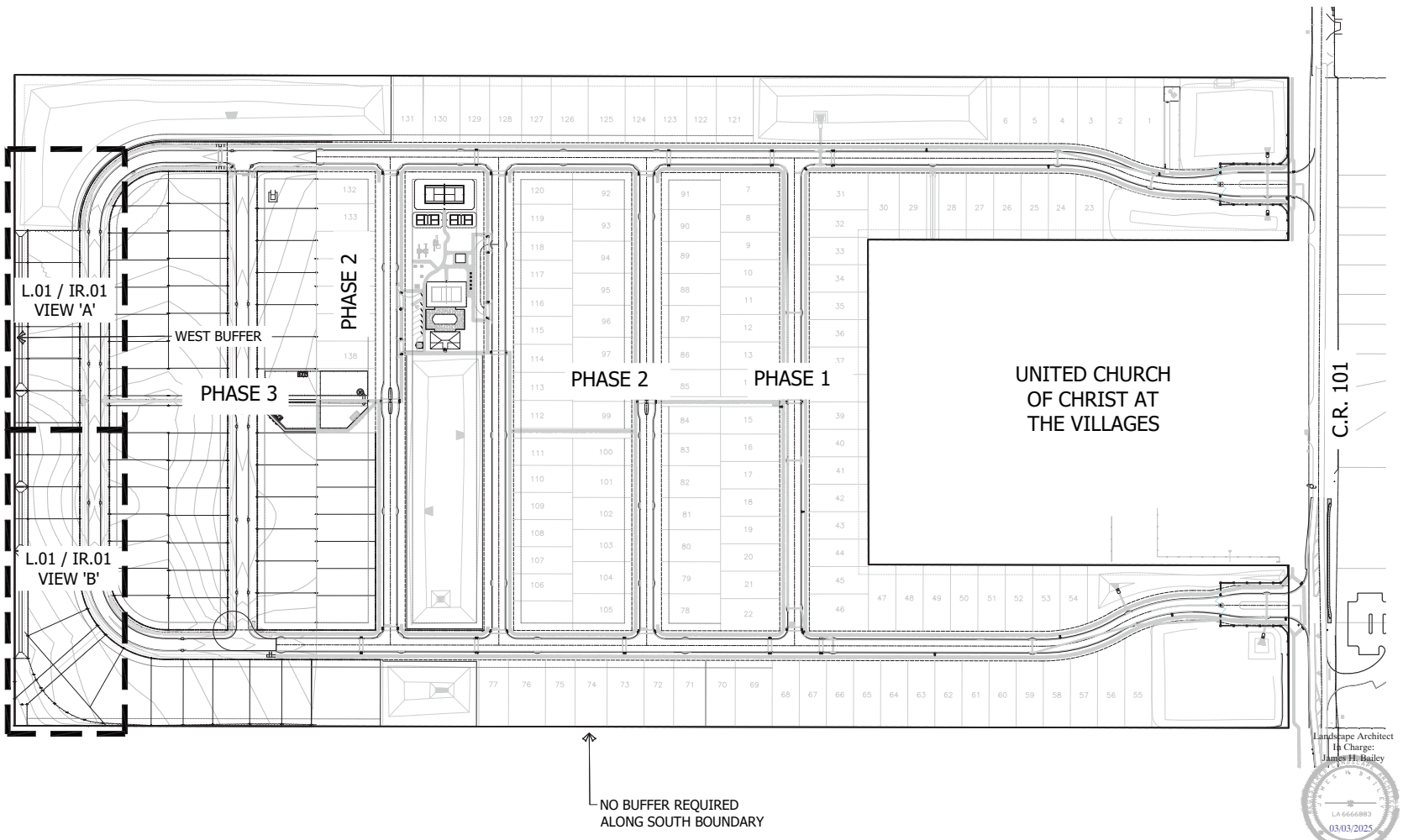
March 3, 2025

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

LAND DESIGN
landscape architects site planners land planners. GROUP, INC.

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



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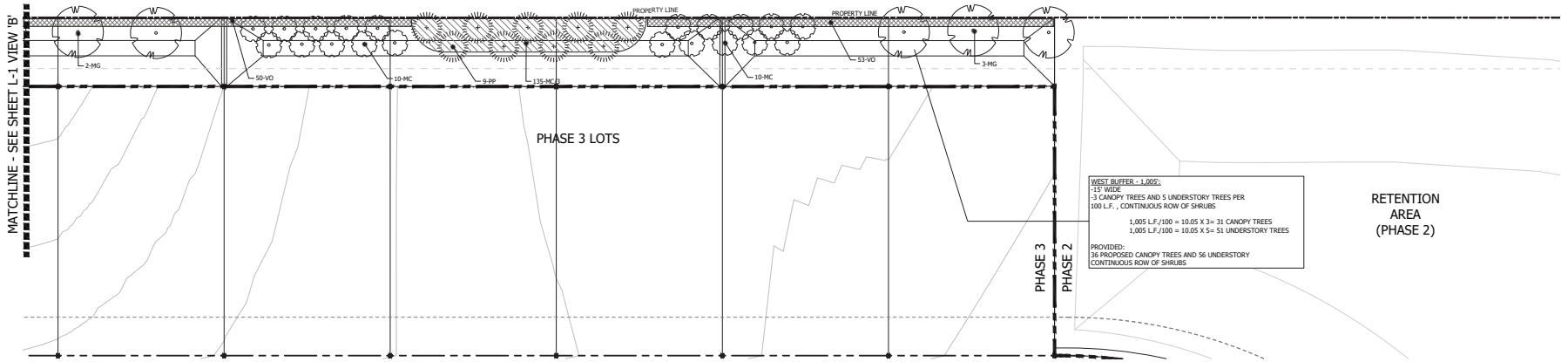
DENSAN PARK-PH.3

SHEET REFERENCE PLAN

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

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



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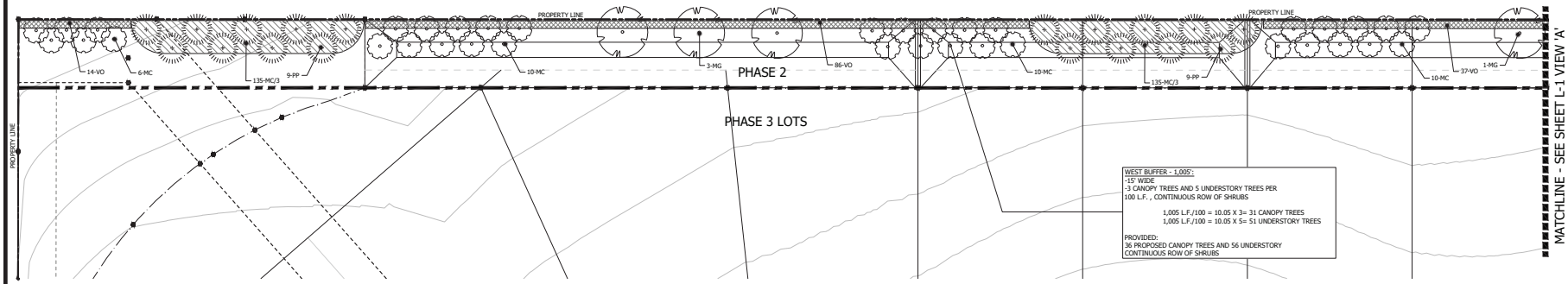
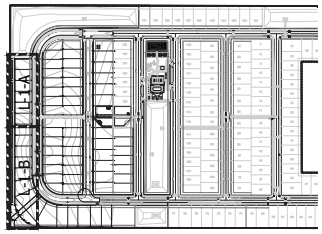


VIEW 'B'

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

Registration # LA6666883

LAND DESIGN
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DENSAN PARK - PH. 3

LANDSCAPE PLAN

NO.
DATE: 05-05-2025
DRAWN BY: J.A.
CHECKED BY: J.A.
REVISION NO.
SHEET L-1

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", "PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA", DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK', LATEST EDITION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ETC.) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
5. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED. SEE PLANT LIST. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS.
6. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS.
7. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM. ALL PLANTING BEDS SHALL RECEIVE A 4" LAYER (1" OVER ROOTBALL) OF PINE STRAW MULCH.
8. REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL INVASIVE PLANT SPECIES WITHIN THE LIMITS OF CONSTRUCTION.
10. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED COMMERCIAL PLANTING PROCEDURES AS PRESCRIBED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
11. SOIL FREE OF LIMEROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS, SHALL BE PROVIDED.

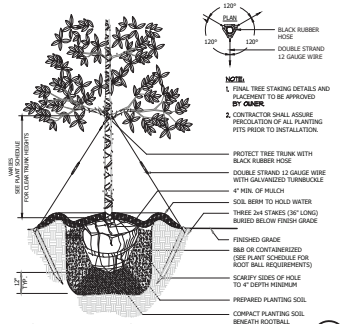
PLANT SCHEDULE:

TOTAL	ABBREV	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
TREES				
56	MC	Myrica cerifera	Wax Myrtle Tree	30 gal., 5'-7' x 3'-4', 3" cal. (2" D.B.H. MIN.)
9	MG	Magnolia grandiflora	Southern Magnolia	65 gal., 13'-15' x 6'-8', 3" cal. (2" D.B.H. MIN.)
27	PP	Pinus paulustris	Long Leaf Pine	30 gal., 10'-12' x 3'-4', 3" cal. (2" D.B.H. MIN.)
SHRUBS, GRASSES, AND GROUNDCOVERS				
405	MC/3	Muhlenbergia capillaris	Gulf Muhly Grass	3 gal., 24"-30" x 24"-30", 36" o.c.
240	VO	Viburnum obovatum	Walter's Viburnum	3 gal., 18"-24" x 20"-24", 36" o.c.
SOD & MISCELLANEOUS ITEMS				
	MULCH	Pine Straw		5-6" depth
	SOD 'B'	Paspalum notatum	Argentine Bahia	Solid sod

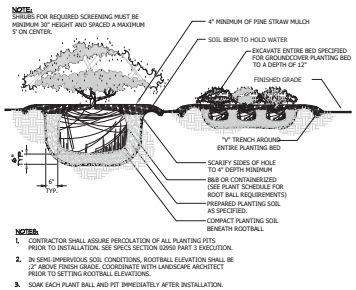
EXISTING TREES BEING REMOVED REQUIRING MITIGATION:
(SEE CIVIL DEMOLITION PLAN FOR TREES TO BE REMOVED)

18" - 35" DBH : (3, 2" D.B.H. TREES PER TREE)	1 TREE REMOVED (3 TREES REQ. FOR MITIGATION)
36" AND GREATER: (4, 2" D.B.H. TREES PER TREE)	18 TREES REMOVED (72 TREES REQUIRED FOR MITIGATION)
	TOTAL MITIGATION TREES REQUIRED :72 (DOES NOT INCLUDE TREES ON INVASIVE TREE LIST)

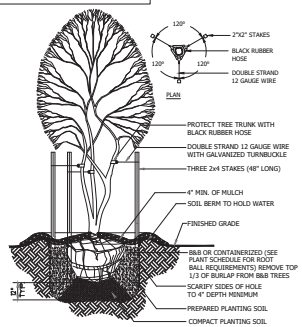
TREES PROPOSED FOR MITIGATION:
(SEE PLANT LIST ABOVE FOR TREES SIZES AND SPECIFICATION)
PHASE 2 - 103 TREES @ 2" DBH
PHASE 3 - 36 TREES @ 2" DBH
TOTAL - 139 TREES @ 2" DBH



LARGE TREE PLANTING DETAIL 1
NOT TO SCALE



SHRUBS AND GROUNDCOVER PLANTING DETAIL 2
NOT TO SCALE



MULTI-STEM TREE PLANTING DETAIL 3
NOT TO SCALE

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

LAND DESIGN
landscape architects site planners land planners GROUP INC.

DENSAN PARK-PH.3

PLANT SCHEDULE, NOTES, AND DETAILS

NO.
DATE: 05-05-2025
DRAWN BY: J.A.
CHECKED BY: J.A.
REVISION NO.
SHEET L-2

LANDSCAPE SPECIFICATIONS

PART 1.00 GENERAL

1.01 WORK INCLUDED

A. LANDSCAPING
1. Provide all labor, materials, plant materials, soil additives, soil preparation, aesthetic and fine grading, fertilizing, mulching, planting, sodding, cleanup, equipment, services, and maintaining plantings until final acceptance to all landscaping work indicated on the Drawings and specified.

1.02 RELATED WORK SPECIFIED ELSEWHERE

A. IRRIGATION SYSTEM: Section 02960

1.03 QUALITY ASSURANCE

A. REFERENCE SPECIFICATIONS AND STANDARDS
1. Standards as established by the Florida Nursery Growers Association (FNGA).

B. TESTS AND INSPECTIONS
1. Plants shall be subject to inspection and approval of the Owner's representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work. Inspection and tagging of plant material by Owner Representative's approval of the plant material in regards to their health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor. Trees that are found damaged or root bound are to be rejected prior to planting.
2. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commitment of plant shipments, the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

C. PERFORMANCE
1. All planting shall be performed by personnel familiar with planting procedure and under supervision of a qualified planting foreman.
2. All work shall comply with applicable codes and regulations.
3. The work shall be coordinated with other trades to prevent conflicts.

1.04 SUBMITTALS

A. Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material,availability and source of plant material.

B. Contractor shall be responsible for all material listed on the plant list unless noted otherwise. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All material shall be subject to inspection and approval by Owner's Representative. Contractor shall coordinate a material tagging trip with the Landscape Architect for all tree, specimen and accent materials as indicated in the pre-construction meeting.

1.05 PROJECT CONDITIONS

A. Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.

B. Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

1.06 WARRANTY

A. The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of twelve (12) months, and all sod for six (6) months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by Owner.

B. Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. All replacement plants shall be furnished/ installed at no additional cost to the Owner and shall be guaranteed for a period of twelve (12) months for all tree and shrub/groundcover replacements and for six (6) months for the replacement of sod after the date of the replacements. All replacements shall meet original specifications.

C. The Contractor shall notify the Owner and Landscape Architect ten days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.

D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.

1.07 PRODUCT HANDLING

A. Delivery:
1. Plant transportation shall comply with all Federal and State regulations.
2. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.
3. The Contractor shall furnish Owner's Representative receipts for all amendments.
4. Deliver all plants with legible identification labels.
   A. Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
   B. State correct plant name and size indicated on plant list.
   C. Use durable waterproof labels with water-resistant ink, which will remain legible for at least 60 days.
5. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
6. The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

B. Storage:
Store plant material in shade and protect from weather.

C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced with undamaged materials at the Contractor's expense.

1.08 VERIFICATION OF DIMENSIONS AND QUANTITIES

A. All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancies between the Drawings, Specifications, and actual conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

1.09 OWNER TAGGED MATERIALS

A. Contractor shall leave all tags on material previously tagged by the Owner's Representative until final acceptance.

1.10 JOB CONDITIONS

A. Protection: The Landscape Contractor shall protect all materials and work against injury from any causes and shall maintain all warnings and safeguards for the protection of the public. He shall be held responsible for any damage or injury to person or property, which may occur as a result of his negligence in the prosecution of the work.

1.07 PRODUCT HANDLING

A. Existing Conditions:
1. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his/her work.

1.07 PRODUCT HANDLING (continued)

2. Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, the Landscape Contractor shall bring it to the attention of the Owner to coordinate removal of the material from the site.
3. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Any unsatisfactory conditions shall be brought to the immediate attention of the Landscape Architect for possible remedial action or plant material substitutions. The Owner/Landscape Architect reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

1.11 SAMPLE AND TESTS

A. Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request of Owner's Representative. Rejected materials shall be immediately removed from the site at Contractor's expense. Contractor shall pay cost of testing of materials not meeting specifications.

PART 2.00 PRODUCTS

2.01 MATERIALS

A. GENERAL
1. Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names". The designated authority for the identification of all material shall be the two publications of L.H. Bailey, "Hortus III" and "Manual of Cultivated Plants", and all specimens shall be true to type, name, etc., as described therein.
2. Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts 1 and 2 including revisions.
   a. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae.
3. Measurements:
   a. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the specified sizes as shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must on the plans. Sizes specified are minimum standards. Plants shall be be approved by Landscape Architect. Caliper of tree trunks shall be measured one foot above root ball for trees under 6 inches in caliper.
   b. Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The booted portion of the head of the palm shall be in proportion to the overall height of the palm.
4. Plant Protection: Plants shall be protected upon arrival at the site, by being thoroughly watered, kept moist, and properly maintained until planted.

B. Plant Materials: In reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:
1. Container Grown Plants:
   a. Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole. No plants shall be loose in the container. Plants, which have become root bound or for which the system is too large for the size of the container, will not be acceptable.
   b. All containers shall be cut and opened fully, in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.
   c. Any container grown material that was previously tagged for the job by the Owner/Landscape Architect shall have the locking tag visible on the tree until substantial completion has been awarded.
2. Balled and Burlapped Trees:
   a. Plants so classified shall be dug with firm natural root balls of earth coming from singular climatic and soil conditions as those on the project site and of sufficient diameter and depth to include most of the fibrous roots. The root ball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet soil, wet moss, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until final inspection.
   b. Burlap: Shall be pure burlap, 100% organic material with the ability to decompose.
   c. Roots Plus: All Oak trees classified as balled and burlap shall be tagged as a roots plus product and the tag shall remain until substantial completion has been awarded. Any material previously tagged at a nursery by the Owner/Landscape Architect shall have the nursery's locking tag visible on the three until substantial completion has been awarded.
4. Bare Root Plants: No bare root plants shall be used unless otherwise specified.
5. Grow Bag Plants: No grow bag plants shall be used.

C. Planting Materials:
1. Topsoil:
   a. Topsoil shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, arable site. It shall be reasonably free of weeds, subsoil, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0 Topsoil from nut grass infested areas will not be acceptable.
   b. Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.
   c. Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rototill any or all areas that have been previously compacted over 90 percent for other construction purposes.
2. Fertilizer: Fertilizer shall be a complete balanced blend formula, of which part of the elements shall be derived from organic sources. It shall nitrogen, phosphorus and potassium as well as recommended micronutrients such as magnesium, iron, copper, zinc, boron, and manganese in sulfate form. Nitrogen shall be applied over all turf, shrub and tree areas at a rate of 1 pound per 1,000 square feet. The complete fertilizer analysis shall be approved by the Landscape Architect.
3. Weed Control: All planting beds shall be treated with the pre-emergent Treflan, as manufactured by Elanco Products Company, Division of Eli-Lilly Company, Indianapolis, Indiana, or equal. Contractor shall apply the pre-emergent prior to mulching as per manufacturer's instructions.
4. Mulch: Wood mulch shall be shredded cypress, grade #1, clean, bright and free of weeds, moss, sticks and other debris.
5. Water: Suitable water for the irrigation of the new plantings during the progress of construction shall be provided and provided and paid for the by the Contractor, who shall also furnish adequate watering equipment.
6. Stakes and Ties: Stakes and tree ties shall be provided in accordance with the requirements of Paragraph 3.03.C19 hereinafter.

PART 3.00 EXECUTION

3.01 INSPECTION

A. Insure that final grades to +/- 0.61m (0.20') have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Owner's Representative.

B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.

C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

3.02 PREPARATION

A. Soil Preparation:
1. All planted areas to be planted shall be loosened to 30cm (12") except 2:1 or steeper slopes.

3.02 PREPARATION (continued)

2. Soil to be used for planting shall be free of rocks over 1.5cm (1/2") in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed.

B. Aesthetic Grading
1. Contractor shall be responsible for regarding of ponds and berm grading as indicated on the aesthetic grading plans.
2. Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry, organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent muck.
3. Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slope.
4. Contractor shall contact the Landscape Architect for approval of all aesthetic grading prior to any planting.

C. Final Grades:
1. Minor grading modifications may be required to establish the final grades.
2. Finish grading shall insure proper drainage of site as determined by the civil engineer's grading plans and the Owner's Representative.
3. All areas shall be graded such that final grades will be 5cm (2") below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc. or as indicated on Drawings.
4. Surface drainage shall be away from all structure foundations at 1/4" per foot to aid in water runoff.
5. Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finish grades for earth excavation from planting pits and mulch.
6. Weeding: Before and during preliminary and finish grading, dig out all weeds and grasses by the roots and dispose-of off the site. Grasses not of the perennial type less than 2-1/2" high and not bearing seeds, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following
   a. Nut grass.
   b. St. Augustine.
   c. Puncture Vine.
   d. Morning Glory.
   e. Johnson Grass.
   f. Also remove other noxious or invasive weeds encountered on the site.
7. Trenches: If sprinkler system has been installed after grading and fertilizing has been completed, re-till the trench backfill and fertilize to the depth specified for the area, to conform to specified requirements.
8. Eliminate all erosion scars prior to commencing maintenance period.

D. Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

3.03 MATERIALS CONDITION

A. All plant materials shall be approved by the Owner's Representative as they are delivered to the job site. or other site inspections, and in all cases:
1. Conditions: Plants shall be symmetrical as typical for the variety and species: in a condition of healthy and vigorous growth, free from plant disease, insect pests, or their eggs, and with healthy normal root systems well filling their containers, but not to the point of being rootbound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus, and apply foliar anti-transpirant prior to delivery.
2. Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.
3. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practice.
4. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
5. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
6. Do not do any planting, other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.
7. The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.
8. Remove each plant from its container and plant in such manner that when settled, it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transplanted. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted around trunks or stems. Properly cut off all broken or frayed roots.

B. Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any planting pits are dug. All such locations shall be approved by the Owner's Representative. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative. Layout shall be accomplished with flagged grade stakes indicating plant names and specified container size on each stake or alternate approved method. It shall be the contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.

C. Planting of trees, shrubs and groundcovers:
1. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
2. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.
3. Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-ripped to 12" and tilled.
4. Center plants in pit or trench.
5. Face plants with fullest growth toward the best public views.
6. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
7. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the settled, it will bear the same relation to the constructed finished grade as it root ball for all shrubs. Trees 15 gallon and smaller to be planted as above, trees 24" box or larger to be excavated to the depth of the root ball (allow 1-2" for planting) and as specified above, 24" clear of the root ball on all sides.
8. Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.
   a. Specimen trees to be planted prior to construction of finish grades shall be located by surveyor for position and finish-grade relationship to top of root ball.
9. When hardpan or muck is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottoms by scarifying or other approved method. Set tree to finish grade and fill the pit with prepared soil, progressively settling the soil about the root ball by water jetting and flooding to remove voids.
10. Set tree in center of pit in a vertical position so that crown of ball will be level with finish grade after allowing for watering and settling.
11. Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all basins in lawn areas, and smooth to finish grade prior to laying sod.
12. Monitor tree and shrub root balls for adequate moisture content.Deep water and/or provide soaker hoses to maintain moisture supply.
13. All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.

3.03 MATERIALS CONDITION (continued)

14. Can removal:
   a. Cut cans on two sides with an acceptable can cutter.
   b. Do not injure root ball.
   c. Do not cut cans with spade or ax.
15. Box removal:
   a. Remove bottom of plant boxes before planting.
   b. Remove sides of box without damage to root ball after positioning plant and partially backfilling.
16. Plant tablets:
   a. During installation, Gro-Power 7 gram or Agroform 21 gram tablets, or approved equal, shall be provided in each planting hole as per quantities and application of the manufacturers specifications.
   b. Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.
   c. Plant tablets shall be located 1/3 depth of the root ball.
17. Backfill:
   a. The remainder of the hole shall then be backfilled and tamped firm.
   b. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.
18. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.
19. Staking and guying: The Contractor shall be responsible to maintain trees in a straight and plumb position throughout the warranty period. If the Contractor chooses to stake and guy the trees, staking shall be completed immediately after planting. All stakes shall be installed plumb and as indicated in details. The Contractor shall remove the staking and guying materials once the trees are established

D. Planting of flowering annuals:
1. Flowering annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flat's soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.
2. The annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings. Each annual bed shall receive a thin layer of annual mulch.
3. Each rooted plant shall be planted with its proportionate amount of flat soil. Plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole. The planting area shall then be mulched with appropriate fine bedding mulch.
4. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this Contract shall be repaired immediately.

E. Sod planting:
1. Preparing soil: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Soil prep all areas as noted elsewhere in specifications.
2. Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Regrade as required.
3. Laying sod: Lay first strip of sod stabs along a straight line (use a string in irregular areas). Butt joints tightly, do not overlap edges. On second strip, stagger joints much as in laying bricks. Use a sharp knife to cut sod to fit curves, edges and sprinkler heads. Sod shall be laid within 72 hours of harvesting and 12 hours from time of delivery.
4. Watering: Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.
5. Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.
6. Irrigation: Water thoroughly the complete lawn surface. Soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
7. Replacement: Replace all dead or dying sod with equal material as directed by the Owner's Representative.

3.04 CLEAN-UP

A. After all planting operations have been completed, remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and or the last working day of each week. All trash shall be removed completely from the site.

B. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All walks shall be left in a clean and usable condition.

3.05 OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:
1. Pre-job conference - 7 days
2. Tree Tagging - 7 days
3. Final grade review - 48 hours
4. Plant material review - 48 hours
5. Plant layout review - 48 hours
6. Substantial completion walk-through - 7 days
7. Final walk-through - 7 days

B. When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in writing of when and by whom these observations were made.

3.07 FIELD QUALITY CONTROL

A. All inspections herein specified shall be made by the Owner's Representative or his representative as the work progresses.

B. Protect work completed by other trades from damage.

3.07 PROTECTION

A. Continuously protect all lawn areas, plant materials, and supports until final acceptance of the work.

B. Inspect and approve all landscape irrigation work and finish grading prior to the start of shrub planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

3.08 FINAL ACCEPTANCE OF INSTALLATION

A. Maintain all planted areas free of debris and insects. Mow, cultivate, weed and water all areas until final acceptance of work by the Owner's Authorized Representative

B. Prior to final approval of work, do the following:
1. Reseed, resod or replant areas where necessary for full and even coverage.
2. Remove all debris resulting from landscape work.
3. Regrade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.
4. Fill all depressions and eroded channels with sufficient soil mix to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Drawing's requirements.
5. Address any items noted in the punch list from the substantial completion walk-through.

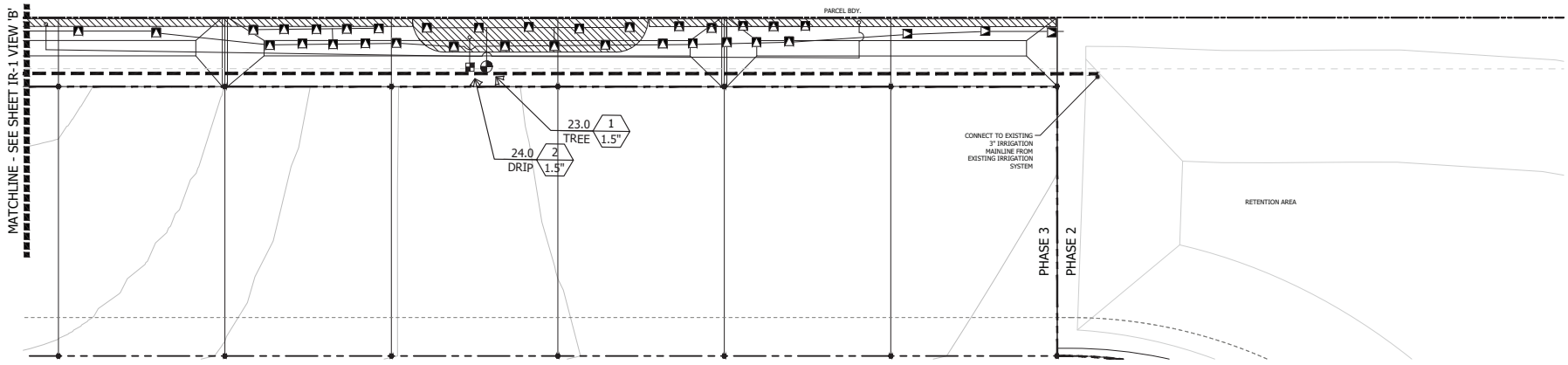
Landscape Architect
In Charge:
James H. Bailey

Registration # LA6666883

LAND DESIGN
landscape architects site planners land planners GROUP INC.

DENSAN PARK-PH.3
LANDSCAPE SPECIFICATIONS

NO.	
DATE:	05-05-2025
DRAWN BY:	J.A.
CHECKED BY:	J.A.
REVISION NO.	
SHEET	L-3



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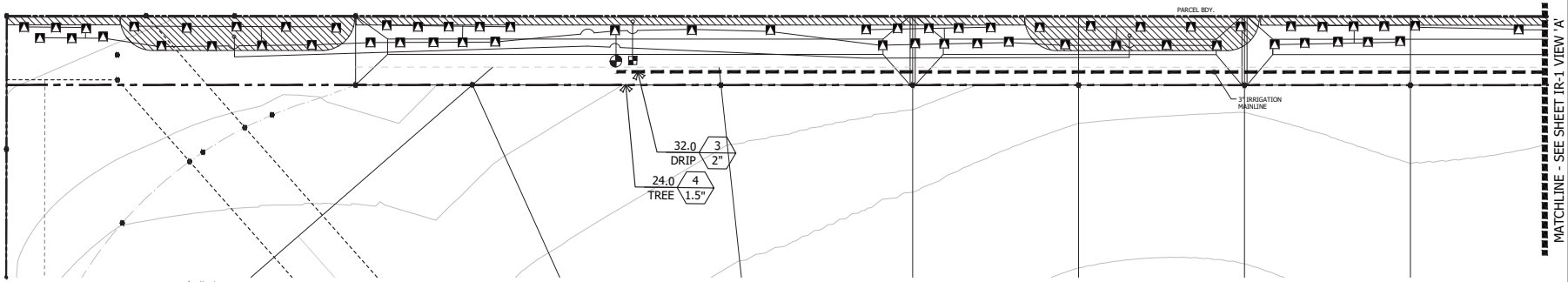

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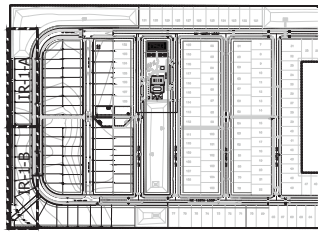
KEY MAP



0' 20' 40' 60'
Scale 1" = 20'

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

LA 6666883
03/03/2025

Registration # LA6666883

LAND DESIGN
landscape architects site planners land planners GROUP, INC.

DENSAN PARK - PH. 3

IRRIGATION PLAN

NO.	
DATE:	05-05-2025
DRAWN BY:	J.A.
CHECKED BY:	J.A.
REVISION NO.	
SHEET	IR-1

IRRIGATION NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
2. REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
3. MAINTAINING THE JOBSITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
4. COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
5. COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
6. REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLAN(S) PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEM(S) TO INCLUDE WATER QUALITY.

B. THE SCOPE OF WORK SHALL INCLUDE:

1. PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
2. PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
3. SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
4. SUPPLYING OF MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
5. PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.

C. 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% IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TURF AND TREES/ SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.

D. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING 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 REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

E. ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

F. 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://ffl.ifas.ufl.edu

PLD EMITTER LINE MAXIMUM LENGTH

EMITTER LINE LENGTH IN FEET
(FOR 1.0 GPH EMITTERS)

PSI	EMITTER SPACING 12"	18"	24"
15	126	176	222
20	169	235	295
25	197	276	346
30	218	308	390
35	240	337	425
40	263	362	452
45	271	384	486
50	288	401	503

(LENGTH ON 0% SLOPE)
SEE MNFR'S SPECS

VALVE SIZING

PRESSURE LOSS NOT TO EXCEED 5 PSI:

PGV PRESSURE LOSS IN PSI Flow GPM	1" Globe	1½" Globe	2" Globe
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20	2.3	3	1
30	5.1	3	1
35	16	3	2
40	20	3	2
50		4	1
60		5	2
80		5.5	3
100		9	5
120		11.5	6
135			8
150			10

LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)

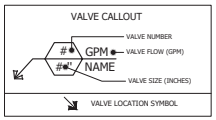
THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST HOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK 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
121-220 GPM	4" PVC

ZONE SCHEDULE

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

VALVE CALLOUT



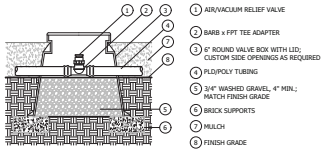
IRRIGATION SCHEDULE

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-BLNK 17mm Notes: Pierce blank tubing with emitters at each plant				
W	WELL IN PHASE 1 - 5", 5 HP WELL TO PRODUCE 75 GPM AT 60 PSI.				
	Hunter PCZ-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-151 - 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-Clik Sensor - PHASE 1 Mount in location with open view to sky.				
	Irrigation Mainline: 3" PVC Class 200 SDR 21				
	Irrigation Lateral Line: PVC Class 160 SDR 26 (Size per chart)				
	Irrigation Sleeve: PVC Schedule 40 Extend sleeves 18" past edge of paving or construction.				

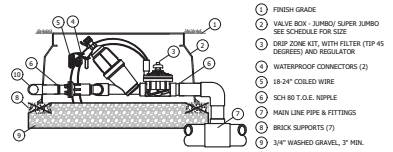
NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.

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.

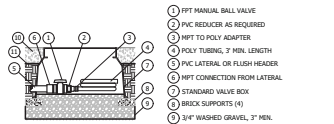
ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.



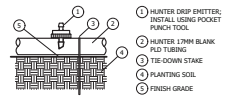
AIR/ VACUUM RELIEF VALVE ON GRADE
NOT TO SCALE



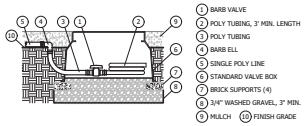
HUNTER DRIP CONTROL KIT
NOT TO SCALE



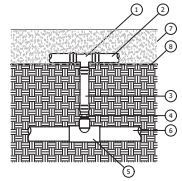
MANUAL FLUSH VALVE - PVC
NOT TO SCALE



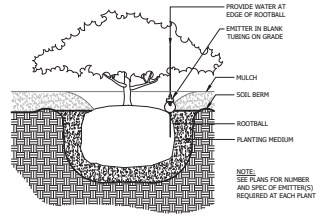
HUNTER EMITTER WITH TUBING ON GRADE
NOT TO SCALE



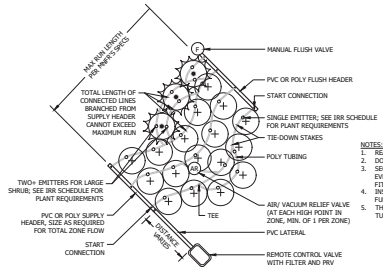
MANUAL FLUSH VALVE - POLY END RUN
NOT TO SCALE



START CONNECTION; ABOVE GRADE HUNTER PLD
NOT TO SCALE

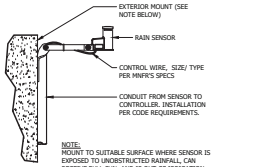


EMITTER PLACEMENT AT SHRUBS
NOT TO SCALE

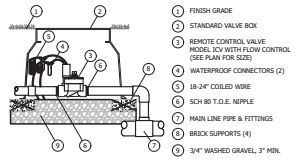


NOTES:
1. READ AND FOLLOW ALL MNFR'S SPECS.
2. DO NOT EXCEED 5 FPS WITHIN TUBING.
3. SECURE TUBING WITH TIE-DOWN STAKES EVERY 5' MAX AND WITHIN 1' OF ALL FITTING OUTLETS, PER MNFR'S SPECS.
4. INSTALL FLUSH VALVE AT POINT FURTHEST FROM SUPPLY POINT.
5. THOROUGHLY FLUSH LATERALS AND ALL TUBING PRIOR TO FINAL CONNECTIONS.

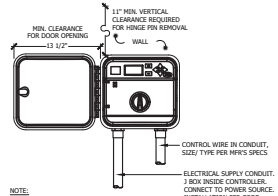
POINT-SOURCE IRRIGATION - END FEED LAYOUT
NOT TO SCALE



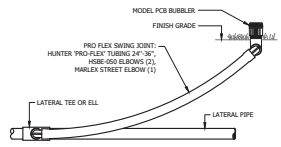
HUNTER RAIN-CLIK SENSOR
NOT TO SCALE



HUNTER ICV ELECTRIC GLOBE VALVE COMMERCIAL / MUNICIPAL
NOT TO SCALE



HUNTER CONTROLLER
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 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

LA6666883
03/03/2025
FLORIDA

Registration # LA6666883

LAND DESIGN
landscape architects site planners land planners GROUP INC.

DENSAN PARK-PH.3

PLANT SCHEDULE, NOTES, AND DETAILS

NO.
DATE: 05-05-2025
DRAWN BY: J.A.
CHECKED BY: J.A.
REVISION NO.
SHEET IR-2

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" cal.~~ (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.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: Project Review Committee recommends approval

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 Planning and Zoning Board/Special Magistrate 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 Project Review Committee has approved two technical waiver requests. The Project Review Committee approved a technical waiver to waive the landscape buffer requirement along portions of the property that are adjacent to a Florida Department of Transportation retention pond. The Project Review Committee has also approved a technical waiver to grant 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, with the approved technical waivers.

DATED: 11/24/2025

Alex Lammers
Planner I, Development Services

WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06
Miles

PJ #A25-0257

OXFORD PROFESSIONAL PLAZA BUILDING ADDITION

PARCEL D20-050

MAP 1B

LOCATION MAP

FEB 2025

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD			
SWFWMD			

DATE	REVISIONS	BY
4-17-25	CITY OF WILDWOOD REVISION #1	MJF
5-12-25	CITY OF WILDWOOD REVISION #2	MJF
7-21-25	CITY OF WILDWOOD REVISION #3	MML

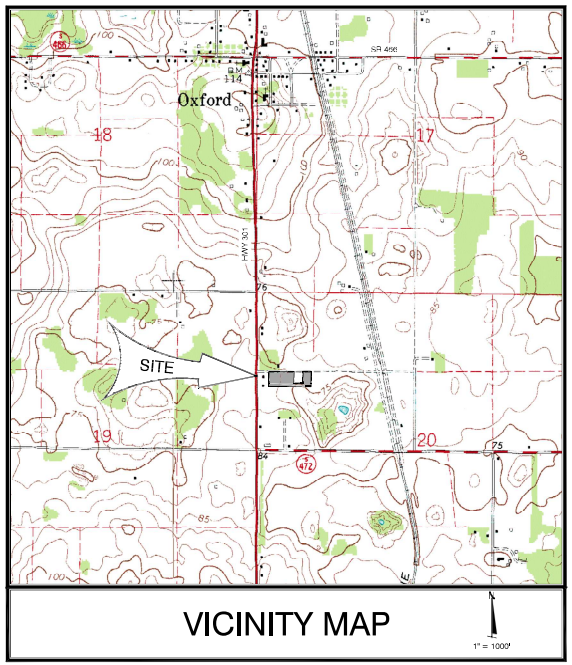
SITE PLAN MODIFICATION FOR OXFORD PROFESSIONAL PLAZA ADDITION

OXFORD, FLORIDA

TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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.

Digitally signed by Tyler D Counts
Date: 2025.07.23 07:30:08-04'00'



VICINITY MAP

1" = 1000'

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

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
T-LYNNE PROPERTIES, LLC
1127 SE 46TH STREET
OCALA, FLORIDA 34480
LAWRENCE BREECH
(352) 812-4907

ENGINEER:
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
TYLER D. COUNTS, P.E.
FL LIC. NO. 99025
(352) 748-3126

SURVEYOR:
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
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) 351-3500

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
4306 EAST CR 462
WILDWOOD, FLORIDA 34785
(352) 436-4893

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 2562
TAMPA, FLORIDA 33601-2562
(352)622-0111
(877)832-6747

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CFB CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
(352) 748-3126

© SUMTER/WILDWOOD/OXFORD PROFESSIONAL PLAZA ADDITION\1 CONSTRUCTION\OFFICE\CIVIL\SHEETS\01 COVER SHEET.DWG 7/21/2025 2:14 PM DAVE DUKE

OXFORD PROFESSIONAL PLAZA ADDITION

GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
2. THE APPLICANT (T-LYNNE PROPERTIES, LLC) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
3. THIS PARCEL IS LOCATED WITHIN THE CITY OF WILDWOOD , FLORIDA
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
   - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
   - FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
   - CITY OF WILDWOOD STANDARD WATER AND SEWER DETAILS
   - CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS
   - CITY OF WILDWOOD STANDARD SPECIFICATIONS
5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND LOCAL
6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
7. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THERRIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - CITY OF WILDWOOD
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
   - FDEP WATER AND SEWER
   - LOCAL UNDERGROUND UTILITIES
   - FDEP NPDES STORMWATER
9. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
12. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
13. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
14. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
18. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ONSITE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
28. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.
29. CONTRACTOR SHALL APPLY FOR A RIGHT-OF-WAY UTILIZATION PERMIT, AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE SCHEDULED START DATE, FOR ANY WORK TO BE DONE WITHIN THE CITY'S RIGHT0OF-WAY.

PAVING, GRADING & DRAINAGE NOTES:

30. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INSOFAR AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE CITY OF WILDWOOD.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.

32. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.

33. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.

34. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.

35. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.

36. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOD OR SEEDED SURFACE).

37. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.

38. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.

39. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.

40. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

41. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.

42. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

43. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

44. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.

45. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

46. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.

47. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.

48. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.

49. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.

50. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

51. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.

52. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.

53. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.

54. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED, AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.

55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.

56. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIES OR APPROVED.
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE PER FDOT INDEX 425-010.
4. ALL TYPE "J" STRUCTURE BOTTOMS SHALL BE PER FDOT INDEX 425-010.
5. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
6. HDPE PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HDPE CONTRACTOR.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.
14. ANY CHANGES OR REVISIONS TO THE PAVING, GRADING, AND DRAINAGE NOTES, LANGUAGE, AND SPECIFICATIONS THAT DIFFER FROM FDOT STANDARDS OR APPROVED PLAN SUBMITTALS MUST BE SUBMITTED TO THE ENGINEER AND CITY OF WILDWOOD DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

AMERICANS WITH DISABILITIES ACT NOTES:

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 553.503 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023 FLORIDA ACCESSIBILITY CODE) FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND FS 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1, FACBC AND FS 553.5041 (5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §502.2 AND §502.6, FACBC.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6, FACBC AND FS 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2, §406.2 AND §5, FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403., FACBC.
12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC.
    * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2, FACBC

LEGAL DESCRIPTION:

PARCEL NO. 2:

BEGIN AT NW CORNER OF N 1/2 OF NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN SOUTH 512.5 FEET FOR POINT OF BEGINNING; THENCE RUN EAST 850 FEET, THENCE SOUTH 256.25 FEET; THENCE WEST 850 FEET; THENCE NORTH 256.25 FEET TO BEGINNING, LESS ROAD RIGHT OF WAY ON WEST SIDE.

AND LESS THAT PORTION OF SAID PROPERTY ACQUIRED BY THE STATE OF FLORIDA CONDEMNATION CASE NO. 74-228 CA STYLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SUMTER COUNTY V. BOYD LEATHERMAN, ET AL. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WATER RETENTION AREA RIGHT (EASTERLY) STATION 262+38.85

THAT PART OF:

A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AND RUN SOUTH 512.5 FEET TO THE POINT OF BEGINNING; THENCE EAST 850 FEET; THENCE SOUTH 512 FEET; THENCE WEST 850 FEET; THENCE NORTH 512 FEET TO THE POINT OF BEGINNING, IN SUMTER COUNTY, FLORIDA.

LYING WITHIN 75 FEET EACH SIDE OF A SURVEY LINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF ABOVE SECTION 20, LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF SAID POINT ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 11459.2 FEET; THENCE FROM A TANGENT BEARING OF S 00°42'39" E RUN SOUTHERLY 153.85 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE S 00°03'30" W, 336.62 FEET; THENCE S 89°20'30" E, 634.33 FEET; THENCE S 00°39'30" W, 20 FEET FOR THE POINT OF BEGINNING OF SAID SURVEY LINE; THENCE CONTINUE S 00°39'30" W, A DISTANCE OF 200 FEET FOR THE END OF THIS DESCRIBED SURVEY LINE.

FEE SIMPLE RIGHT OF WAY:

THAT PART OF:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE RUN SOUTH A DISTANCE OF 1024.5 FEET; THENCE RUN EAST A DISTANCE OF 850 FEET; THENCE RUN NORTH 1024.5 FEET; THENCE RUN WEST A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING BEING IN SUMTER COUNTY, FLORIDA.

LYING EASTERLY AND WITHIN 132 FEET OF A SURVEY LINE ON STATE ROAD 35, SECTION 18010, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LOCATED 12.60 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN N 00°27'00" W, 1105.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 22,918.3 FEET AND A CENTRAL ANGLE OF 01°11'00"; THENCE NORTHERLY 473.33 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE N 00°44' 00" E, 1382.26 FEET; THENCE N 00°03'30" E, 2183.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY, HAVING A RADIUS OF 11459.2 FEET; THENCE NORTHERLY 153.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'09" TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 20 LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 20 FOR THE END OF THIS SURVEY LINE DESCRIPTION.

PERPETUAL STORM SEWER EASEMENT:

LATERAL DITCH (PIPE) RIGHT (EASTERLY) STATION 262+38.85

THAT PART OF:

THE NORTH 512.5 FEET OF THE WEST 850 FEET OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LYING NORTHERLY OF AND WITHIN 25 FEET AND SOUTHERLY OF AND WITHIN 20 FEET OF A DITCH SURVEY LINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF ABOVE SECTION 20, LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF SAID POINT BEING ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 11459.2 FEET; THENCE FROM A TANGENT BEARING OF S00°42'39"E, RUN SOUTHERLY 153.85 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE S00°03'30"W, 336.67 FEET TO THE POINT OF BEGINNING OF SAID SURVEY LINE; THENCE S 89°20'30" E, 709.33 FEET FOR THE END OF THE SURVEY LINE DESCRIPTION.

HORIZONTAL / VERTICAL GEOMETRY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE EAST RIGHT-OF-WAY LINE OF NORTH US HIGHWAY 301 HAS A BEARING OF NORTH 00°01'29" EAST.
2. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.

DATE	REVISIONS	BY
4-17-25	1 CITY OF WILDWOOD RAI #1	MJF

CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE, MIDDLETON, FL 34762
(352) 748-3126

OXFORD PROFESSIONAL PLAZA ADDITION

GENERAL NOTES

SAVE DATE	5/12/2025
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	002-OPPA-NOTES

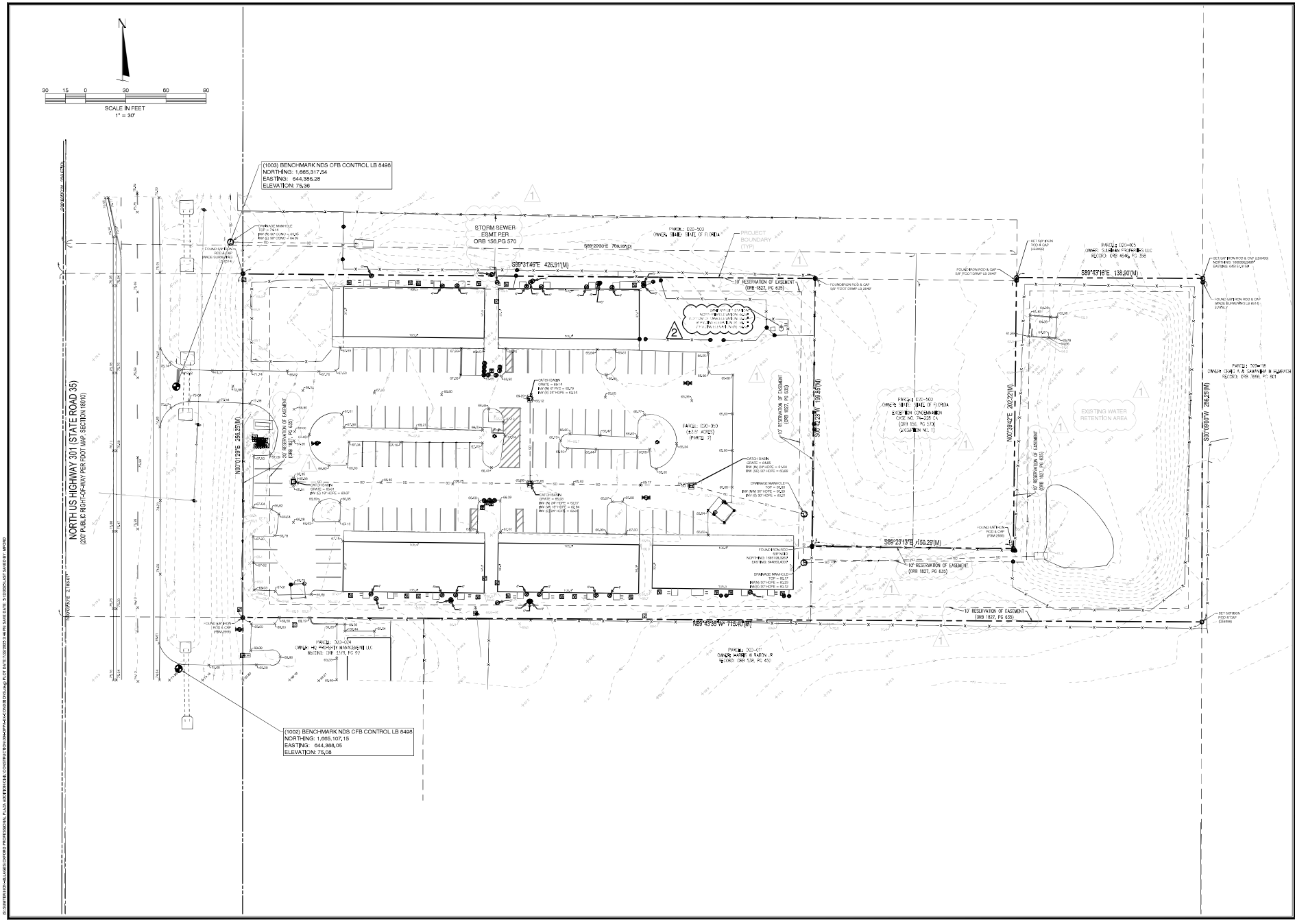
TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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 NUMBER 02

(S:\SUMTER\NON-VILLAGES\OXFORD PROFESSIONAL PLAZA ADDITION\CIVIL\CONSTRUCTION\002-OPPA-NOTES.dwg) PLOT DATE:7/22/2025 3:45 PM SAVE DATE: 5/12/2025 LAST SAVED BY: MFORD

SHEET NUMBER 03		SAVE DATE: 7/22/2025 DRAWN BY: TDC CHECKED BY: DLB PROJECT #: EP2024J0218 FILE NAME:	OXFORD PROFESSIONAL PLAZA ADDITION AERIAL	CFB CLYMER FARNER BARLEY CLYMER FARNER BARLEY, Inc. 7413 ALFORD AVENUE, MIDDLETON, FL 34762 (352) 748-5126	DATE: 4-17-25 REVISIONS: CITY OF WILDWOOD RAI #1 BY: MJF	



DATE	REVISIONS	BY
4-17-26	CITY OF HILLSWOOD RM #1	MJF
5-12-26	CITY OF HILLSWOOD RM #2	MJF

CLYMER FARMER BARLEY, Inc.
7513 ALFORD AVENUE, MIDDLETON, FL 33762
(352) 749-1135

OXFORD PROFESSIONAL PLAZA ADDITION

EXISTING CONDITIONS PLAN

SAVE DATE	5/12/2026
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	OXFORD-EXISTING CONDITIONS

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SHEET NUMBER 04

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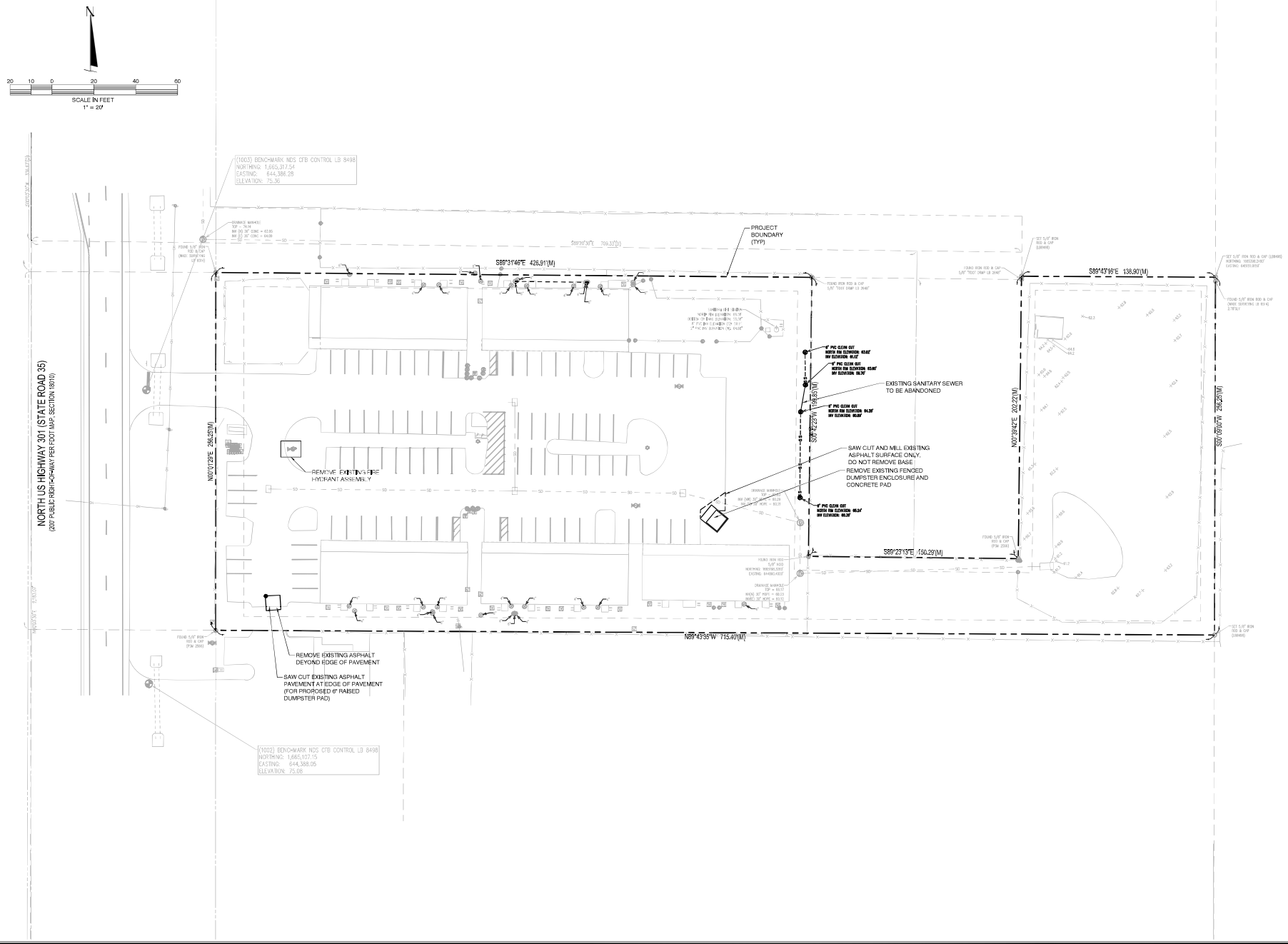

BY	DATE	REVISIONS

CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE, MIDDLETON, FL 33762
(352) 748-0136

OXFORD PROFESSIONAL PLAZA ADDITION

DEMOLITION PLAN

SAVE DATE	7/21/2026
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	2024-EP-PLAZA.DWG

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SHEET NUMBER 05

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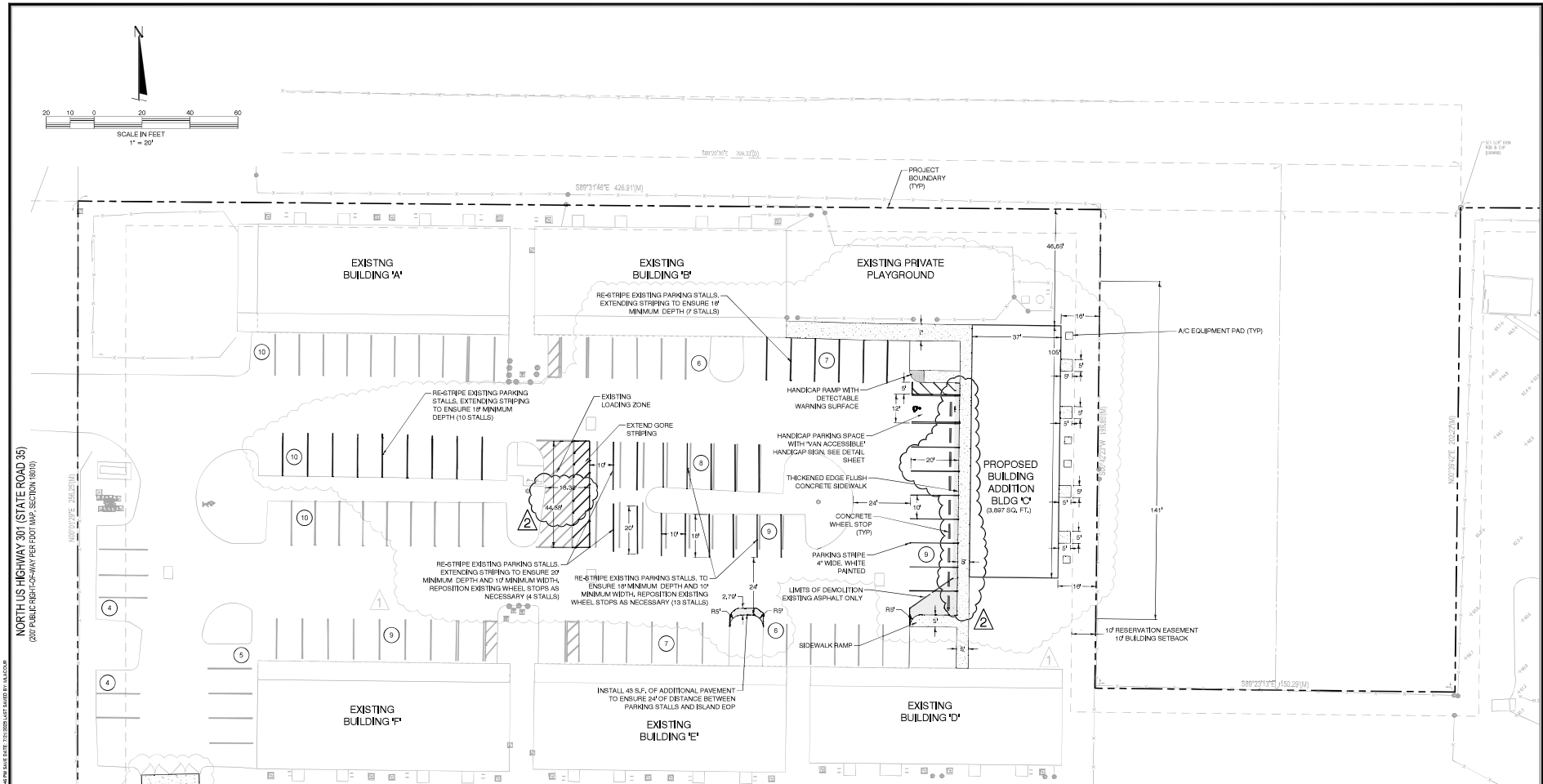

SITE DATA

1. PROJECT AREA = 3.42 AC. (148,937 SQ. FT.)
2. ZONING: C-2
3. PROJECT ADDRESS: 10865 NORTH US HWY 301 OXFORD, FLORIDA 33521
4. BUILDING TYPE: PROPOSED BUILDING 'C'
   COMMERCIAL/OFFICE - ONE STORY, STEEL. (3,897 SQ. FT.)
   TOTAL BUILDING HEIGHT = 22'-5"
5. PARKING DATA: PROPOSED BUILDING 'C'
   REQUIRED PARKING: 3 SPACES / 1,000 SQ.FT GROSS FLOOR AREA
   3,897 SQ. FT. / 1,000 SQ. FT. = 12 SPACES
   PROVIDED PARKING: BUILDING 'C'
   10' X 18' SPACES = 6
   HANDICAP PARKING SPACE = 1 SPACE
   EXISTING COMMERECIAL/OFFICE: 3 SPACES / 1,000 SQ. FT.
   18,956 SQ. FT. / 1,000 SQ. FT. = 57 SPACES REQUIRED
6. PROJECTED NUMBER OF EMPLOYEES: 6 (NUMBER IS SUBJECT TO CHANGE DEPENDENT ON WHICH TYPE OF BUSINESS LEASES THE SPACE)
7. EXISTING PARKING SPACES:

10' X 18' (MIN) SPACES	= 92 SPACES
EXISTING HANDICAP PARKING SPACES:	
12' X 18' (MIN)	= 3 SPACES
TOTAL PARKING (EXISTING)	= 95 SPACES
BUILDING 'C' ADDED 10' X 18' SPACES	= 8 SPACES
BUILDIGN 'C' ADDED 10' X 18' HANDICAP SPACES	= 1
TOTAL PARKING PROVIDED	= 104 SPACES

HANDICAP PARKING SPACES (REQUIRED): 4 SPACE (VAN ACCESSIBLE)

8. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

EXISTING BUILDINGS	= 18,948 SQ. FT. (0.43 AC.)	12.72%
EXISTING SIDEWALKS	= 4,960 SQ. FT. (0.11 AC.)	3.33%
EXISTING PARKING AREAS	= 43,864 SQ. FT. (1.01 AC.)	29.47%
TOTAL EXISTING IMPERVIOUS AREA	= 67,792 SQ. FT. (1.55 AC.)	45.52%
PROPOSED BUILDING	= 3,897 SQ. FT. (0.09 AC.)	2.62%
PROPOSED CONCRETE	= 1,838 SQ. FT. (0.04 AC.)	1.23%
PROPOSED PAVEMENT	= 437 SQ. FT. (0.01 AC.)	0.29%
TOTAL PROPOSED IMPERVIOUS AREA	= 6,172 SQ. FT. (0.14 AC.)	4.14%
TOTAL IMPERVIOUS AREA	= 73,964 SQ. FT. (1.69 AC.)	49.66%
TOTAL OPEN AREA	= 74,973 SQ. FT. (1.72 AC.)	50.34%
PROJECT AREA	= 148,937 SQ. FT. (3.42 AC.)	100%

9. LOCATED IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA
10. SITE TAX PARCEL ID NUMBER: D20-050
11. BUILDING SETBACKS:
    FRONT = 25 FT
    SIDES = 15 FT.
    REAR = 15 FT.
12. FLOOR AREA RATIO (ALL BUILDINGS INCLUDED):
    22,845 SQ. FT. / 148,937 SQ. FT. SITE = 0.1534
13. TYPE II (111) BUILDING CONSTRUCTION, FIRE FLOW = 1,500 GPM FOR 2 HOURS PER FFPC, 8TH EDITION.

DATE	REVISIONS	BY
4-17-26	CITY OF HILLSWOOD RM #1	MJF
5-12-26	CITY OF HILLSWOOD RM #2	MJF

CFB | CLYMER FARMER BARLEY
CLYMER FARMER BARLEY, P.A.
7413 ALFORD AVENUE, MIDDLETON, FL. 33762
(352) 748-0126

OXFORD PROFESSIONAL PLAZA ADDITION

SITE PLAN

SAVE DATE	7/21/2026
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	00-CVR.dwg

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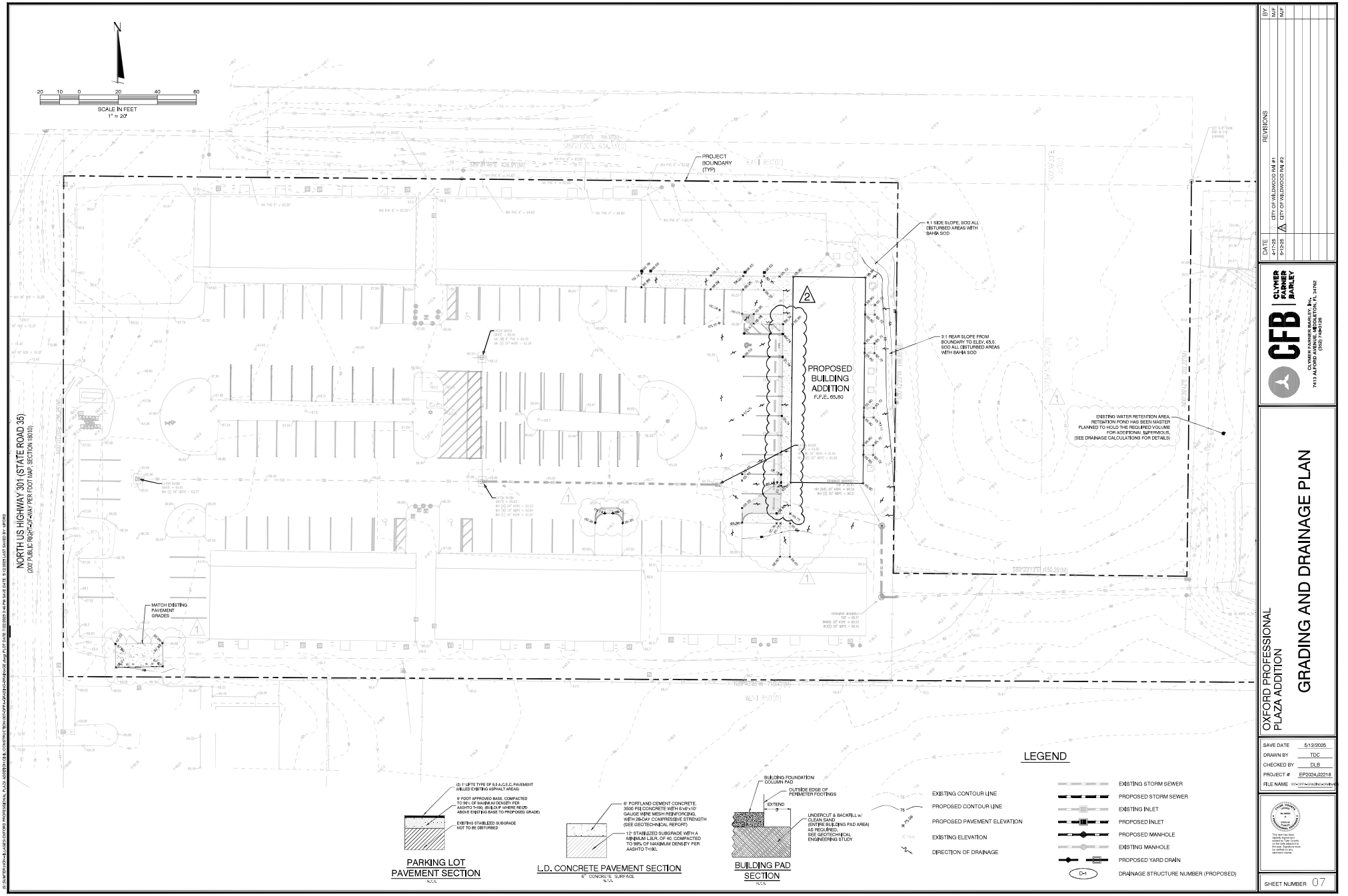
SHEET NUMBER 06



DATE	REVISIONS	BY
4-17-26	CITY OF HILLSWOOD RM #1	MJF
5-12-26	CITY OF HILLSWOOD RM #2	MJF

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OXFORD PROFESSIONAL PLAZA ADDITION

GRADING AND DRAINAGE PLAN

SAVE DATE	5/12/2026
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	

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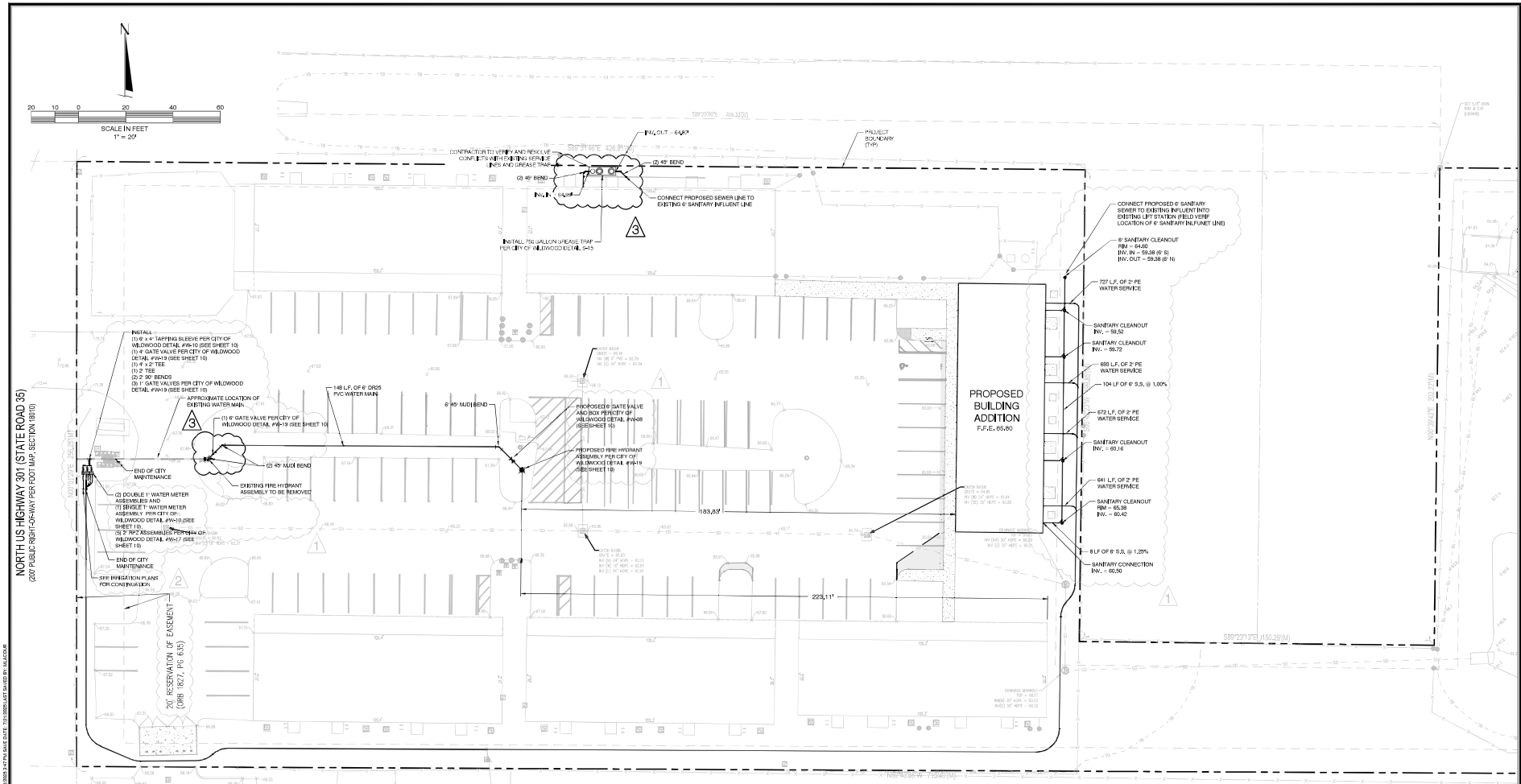
SHEET NUMBER 07

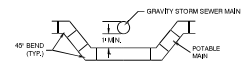


CLEARANCE REQUIREMENTS FOR POTABLE WATER/ SANITARY, STORM SEWER, RECLAIMED WATER, AND NON-POTABLE IRRIGATION PIPING

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(G) - (I), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. NEW OR RELOCATED UNDERGROUND WATER MAIN IS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.



POTABLE & STORM SEWER MAIN CROSSING

NOTE:
CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS

NON-POTABLE PRESSURE MAIN CROSSING DETAIL

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING IRRIGATION MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- SAMPLE POINT

REVISIONS	DATE	BY
CITY OF WILDWOOD EM #1	4-17-26	MJF
CITY OF WILDWOOD EM #2	5-20-26	MJF
CITY OF WILDWOOD EM #3	7-15-2026	MML

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OXFORD PROFESSIONAL PLAZA ADDITION

UTILITY PLAN

SAVE DATE	7/21/2026
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	CDD-OPPA-7187Y

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SHEET NUMBER 08

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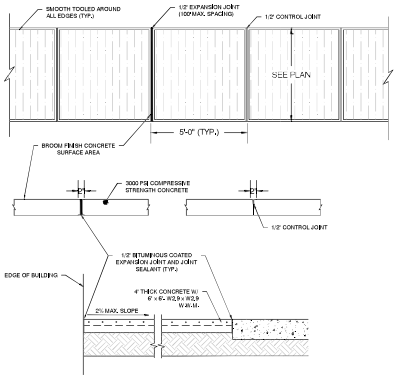
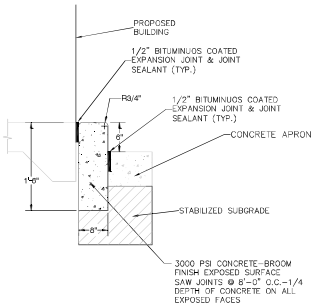


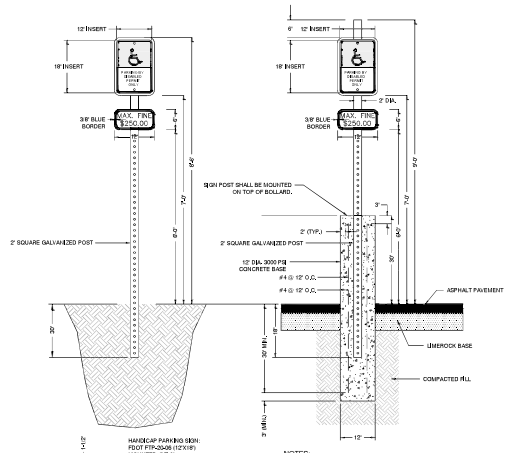
TYPICAL CONCRETE SIDEWALK DETAIL

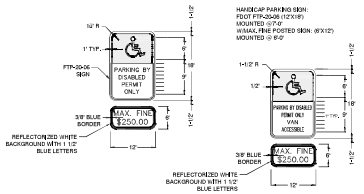
SCALE: NTS



8" HEADER CURB DETAIL

SCALE: NTS



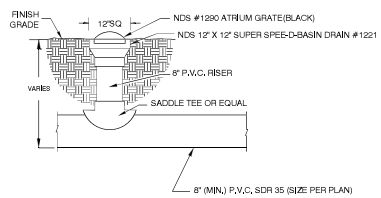


NOTES:
1. COMPACT BACKFILL BELOW FOOTER TO 98% MAX. DENSITY PER AASHTO T-180.
2. CONCRETE TO BE 3,000 PSI
3. REBAR TO BE GRADE 60
4. EXPOSED CONCRETE SHALL NOT BE PAINTED

NOTES:
1. ALL LETTERS ARE 1" SERIES 'C'.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH REFLECTORIZED SYMBOL AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE SYMBOL AND BORDER.
4. POST SHALL BE 2" GALVANIZED STEEL.
5. BACK PLATE SHALL BE CAST ALUMINUM A356.2 ALLOY.
6. DOT INSERT SHALL BE FTP-20-06 SIGN.
7. ALL FASTENERS ARE STAINLESS STEEL.

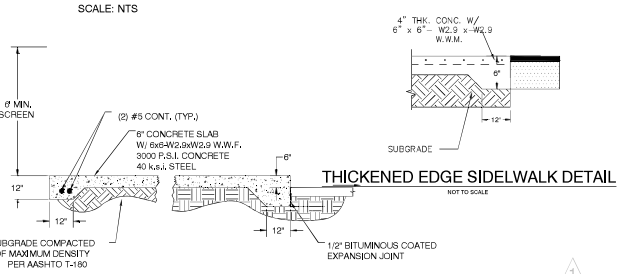
HANDICAP SIGN DETAIL

SCALE: NTS



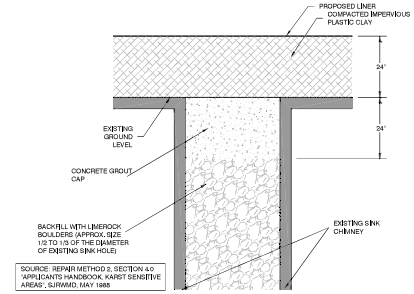
YARD DRAIN DETAIL

NTS



THICKENED EDGE SIDELWALK DETAIL

NOT TO SCALE

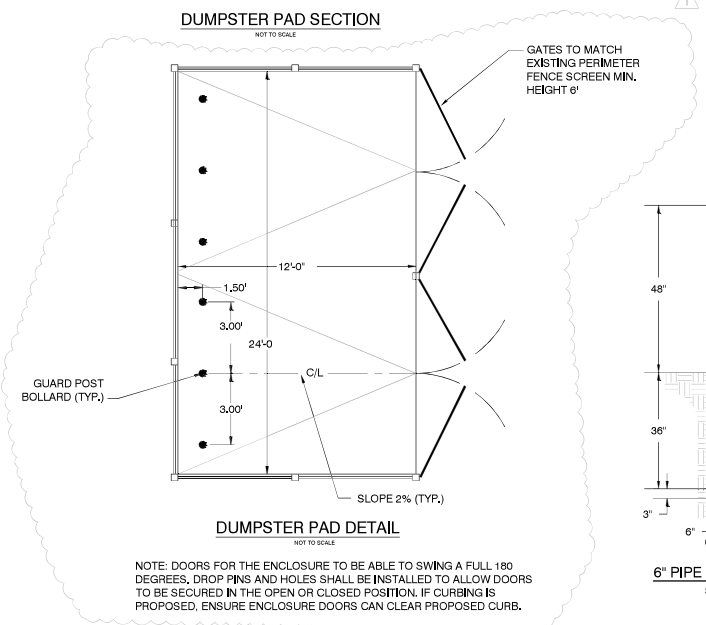


TYPICAL SINK CHIMNEY REPAIR DETAIL

IF SINK HOLE ACTIVITY OCCURS, CONTRACTOR SHALL CONTACT MARION COUNTY AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PRIOR TO REPAIR

DUMPSTER PAD SECTION

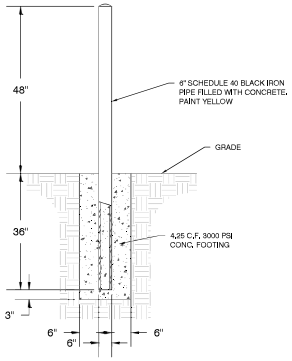
NOT TO SCALE



DUMPSTER PAD DETAIL

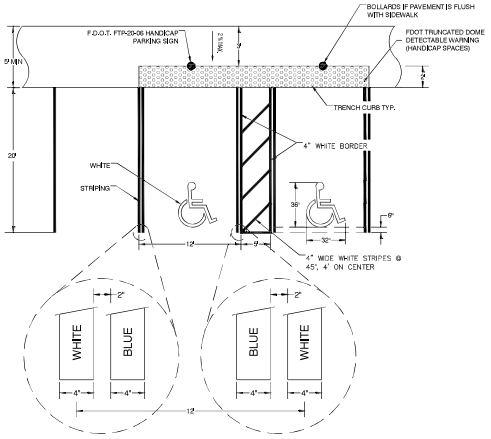
NOT TO SCALE

NOTE: DOORS FOR THE ENCLOSURE TO BE ABLE TO SWING A FULL 180 DEGREES. DROP PINS AND HOLES SHALL BE INSTALLED TO ALLOW DOORS TO BE SECURED IN THE OPEN OR CLOSED POSITION. IF CURBING IS PROPOSED, ENSURE ENCLOSURE DOORS CAN CLEAR PROPOSED CURB.



6" PIPE BOLLARD DETAIL

SCALE: NTS



HANDICAP PARKING STRIPING DETAIL

SCALE: NTS

DATE	REVISIONS	BY
4-17-26	CITY OF MILLWOOD FIX #1	MJF

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7413 ALFORD AVENUE, MIDDLETON, FL 34762
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OXFORD PROFESSIONAL PLAZA ADDITION

DETAILS (1)

SAVE DATE	5/12/2026
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	

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SHEET NUMBER 09

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(S:\SUMTER\NON-VILLAGES\OXFORD PROFESSIONAL PLAZA ADDITION\CIVIL\CONSTRUCTION\010-OPPA-DETAILS(2).dwg) PLOT DATE:7/22/2025 3:47 PM SAVE DATE: 5/12/2025 LAST SAVED BY: MFORD

POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND VALVE BOXES NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL BLUE PIPE AND SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE P.E. PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWAC901 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN. ENDOT ENDOPURE ONLY. BLUE WITH VIRGIN CLEAR CENTER

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51-86 (AWWA C151-85) – LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SHALL UTILIZE PUSH-ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, META. THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50. UNDERGROUND METAL PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL.

ALL UNDERGROUND FITTINGS 4" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED. SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR ANSI A21.53 (AWWA C153) LATEST. APPROVED MANUFACTURERS: TYLER-UNION, SIP, OR APPROVED EQUAL.

ALL DUCTILE IRON PIPE REQUIRING RESTRAINTS SHALL UTILIZE GRIPPING RESTRAINTS.

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW-V-54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT-WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 –LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT CONNECTIONS, NON-RISING STEMS AND 2" SQUARE OPERATING NUTS. RESILIENT-WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-01 1 OF 5

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #46-S, SIP, OR APPROVED EQUAL, FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5-1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD "WATER" PERMANENTLY CAST IN IT.

BLOW-OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW-OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW-OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, METER, INTER-CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS. CITY HAS THE RIGHT TO REQUIRE AUTOMATIC BLOW-OFF VALVES ON DEAD-END LINES.

METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U-BRANCH OR Y-BRANCH AS APPLICABLE, AND A WATER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #39F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.
SINGLE BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.

ALL WATER METERS WILL BE INSTALLED BY THE CITY. A INTEGRAL DUAL CHECK VALVE OR DOUBLE CHECK VALVE SHALL BE INSTALLED WHERE APPROPRIATE. BACKFLOW DEVICES SHALL BE INSTALLED BY THE DEVELOPER/OWNER. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND THE RESULTS SUBMITTED TO THE WATER DEPARTMENT FOR VERIFICATION.

PIPE LAYING

PRIOR TO CONNECTION OF NEW MAINS TO EXISTING STUBS, THE UTILITY SHALL INSTALL A LOCKING VALVE BOX COVER ON THE EXISTING TIE-IN VALVE TO PREVENT UNSUPERVISED OPENING OF THE VALVE.

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 36" OF COVER.

THE CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 18" ABOVE TOP OF PIPE. IN ADDITION, THE CONTRACTOR SHALL INSTALL A #10 AWG STEEL COPPER CLAD WIRE OR APPROVED EQUAL CONTINUOUS FOR TRACING.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL-LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-01 2 OF 5

MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE BENDS GREATER THAN 10° AND AT ALL WYES, TEES, CAPS, VALVES AND REDUCERS.

MECHANICAL JOINTS GREATER THAN 7' IN DEPTH SHALL BE RESTRAINED WITH 3/4" STAINLESS STEEL ALL-THREAD RESTRAINTS.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TPS TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIME ROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIME ROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER PIPELINES:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER LINES SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (1) AND (2) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 10' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC. AND AT LEAST 10' FROM ALL JOINTS IN GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER LINES, WASTEWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

(4) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE WATER MAIN; AND

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-01 3 OF 5

B. USE OF PIPE OR CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER LINE, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER LINE.

(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWER LINES SHALL BE REDUCED WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM, AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6002, F.A.C.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AWWA STANDARDS INCORPORATED INTO RULE 62-555.330, FAC. FOR THE OTHER PIPELINE IF IT IS GRAVITY-TYPE OR VACUUM-TYPE PIPELINE;

B. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR

C. USE OF WATER-TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES PRESSURE TESTED. THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND FILL THE LINE WITH WATER. THE VALVE SHALL BE CLOSED AND LOCKED AFTER LINE FILLING AND THE CONTRACTOR SHALL INSTALL THE NECESSARY FIXTURES PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23 AND AWWA C605 FOR PVC WATER MAINS OR AWWA C600 FOR DUCTILE IRON WATER MAINS. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM MAY BE BACKFILLED.

ALL WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-01 4 OF 5

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, SMOOTHED OFF, AND FINALLY MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAVED SHALL BE MADE AS SPECIFIED ABOVE EXCEPT THAT THE ENTIRE FILL ABOVE PIPE SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

DISINFECTING

DISINFECTING THE WATER MAIN AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS MUST BE DONE IN ACCORDANCE WITH AWWA C651.

AFTER THE INSTALLATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND THE WATER LINES AND APPURTENANCES SHALL BE THOROUGHLY FLUSHED AND THEN DISINFECTED BY THE APPLICATION OF CHLORINE, EITHER GASEOUS OR IN HYPOCHLORITE FORM, UNTIL A RESIDUAL CHLORINE CONTENT OF AT LEAST 50 PPM IS OBTAINED THROUGHOUT THE SYSTEM. THIS CHLORINATED WATER SHALL REMAIN IN THE LINES FOR A PERIOD OF 24 HOURS, DURING WHICH TIME THE VALVES SHALL BE OPENED SEVERAL TIMES IN ORDER TO WET ALL OF THE PARTS.

UPON COMPLETION OF THE FLUSHING AND DISINFECTION OF THE WATER LINES, THE CONTRACTOR SHALL HAVE WATER SAMPLES TESTED FOR BACTERIOLOGICAL MAIN CLEARANCE IN ACCORDANCE WITH APPLICABLE STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (F.D.E.P.) REQUIREMENTS. IN THE EVENT THAT THESE TESTS FAIL DUE TO CONTAMINATION, INADEQUATE STERILIZATION, OR FOR ANY OTHER CAUSE DIRECTLY RELATED TO THE WORK OF THE CONTRACTOR, THE WATER LINES SHALL BE DISINFECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE COST OF THE NECESSARY RETESTING FOR BACTERIOLOGICAL MAIN CLEARANCE SHALL BE CHARGED DIRECTLY TO THE CONTRACTOR OR DEDUCTED FROM ANY PAYMENT DUE.

EXCEPT AS REQUIRED FOR FLUSHING, DISINFECTION, AND BACTERIOLOGICAL MAIN CLEARANCE SAMPLING, THE TIE-IN VALVE SHALL REMAIN CLOSED AND LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR SERVICE BY THE F.D.E.P.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA, LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-01 5 OF 5

NON-POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES, VALVE BOXES, AND FIRE HYDRANTS NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. ITEMS DESCRIBED HEREIN AND NOT INCLUDED ON THE DRAWINGS SHALL BE DISREGARDED.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL PURPLE PIPE AND SHALL HAVE A CO-EXTRUDED PURPLE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE PE PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWA C901 – STANDARD FOR POLYETHYLENE (PE) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN. ENDOT ENDOCORE ONLY. PURPLE WITH VIRGIN CLEAR CENTER

THE PE PIPE OR TUBING SHALL BE RATED FOR USE WITH WATER AT 73.40 F AT A HYDROSTATIC DESIGN STRESS OF 630 PSI AND A MAXIMUM WORKING PRESSURE OF 160 PSI. THE DIMENSIONS AND TOLERANCES SHALL COMPLY WITH: COPPER TUBE SIZE (DR-9) ASTM D2737. PE PIPE SHALL BE ENDOT INDUSTRIES, RECLAIMED WATER PE-4710 CTS TUBING, (DR-9), 250 PSI. FITTINGS AND VALVES FOR USE WITH POLYETHYLENE PIPE SHALL BE BRONZE BODY IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C800 AND SHALL HAVE COMPRESSION TYPE JOINT CONNECTIONS SPECIFICALLY DESIGNED FOR USE WITH POLYETHYLENE PIPE. VALVES SHALL BE OF THE BALL VALVE TYPE WITH MOLDED BUNA-N RUBBER SEATS TO SUPPORT THE BALL DOUBLE BUNA-N RUBBER O-RINGS IN THE STEM. STAINLESS STEEL INSERT STIFFENERS SHALL BE USED WITH ALL FITTINGS AND VALVES.

DUCTILE IRON PIPE

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51-86 (AWWA C151-86) LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SHALL UTILIZE PUSH-ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50.

ALL UNDERGROUND FITTINGS 3" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR NSI A21.53 (AWWA C153) LATEST. APPROVED MANUFACTURERS: TYLER-UNION, SIP, OR APPROVED EQUAL.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-02 1 OF 4

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW-V-54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT-WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 – LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT CONNECTIONS, NON-RISING STEMS, AND 2" SQUARE OPERATING NUTS. RESILIENT-WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #461-S, SIP, OR APPROVED EQUAL, FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5-1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD "REUSE" PERMANENTLY CAST IN IT.

BLOW-OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW-OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW-OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, INTER-CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS.

NON-POTABLE METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U-BRANCH OR Y-BRANCH AS APPLICABLE, A DUAL CHECK VALVE OR DOUBLE CHECK VALVE AS APPLICABLE, AND A WATER METER BOX

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #39F PURPLE COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL.

SINGLE BOX – DFW ROTEC #36F PURPLE COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL.

ALL WATER METERS WILL BE INSTALLED BY THE CITY.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-02 2 OF 4

PIPE LAYING

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 48" OF COVER.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL-LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

PREPARATORY TO MAKING PIPE JOINTS ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

THRUST BLOCKS SHALL BE INSTALLED ONLY ON A CASE-BY-CASE BASIS.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY LENGTH OF PIPE THAT HAS BEEN REJECTED BY THE CITY WILL BE PROMPTLY REMOVED FROM THE JOB SITE OR DESTROYED.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TPS TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

WHEN A RECLAIMED WATER/NON-POTABLE IRRIGATION LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION OR FIRE PROTECTION, THE MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER/NON-POTABLE IRRIGATION LINES AND POTABLE WATER LINES SHALL BE PRACTICED. MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-02 3 OF 4

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES PRESSURE TESTED. THE CONTRACTOR SHALL FILL THE LINE WITH WATER AND INSTALL THE NECESSARY FIXTURES PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS OF PRESSURE. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM MAY BE BACKFILLED.

ALL NON-POTABLE WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

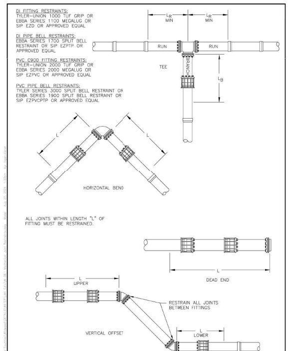
BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, SMOOTHED OFF, AND FINALLY MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAVED SHALL BE MADE AS SPECIFIED ABOVE EXCEPT THAT THE ENTIRE FILL ABOVE PIPE SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA, LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS | DETAIL NUMBER: W-02 4 OF 4



CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | MECHANICAL JOINT RESTRAINTS | DETAIL NUMBER: W-06 1 OF 2

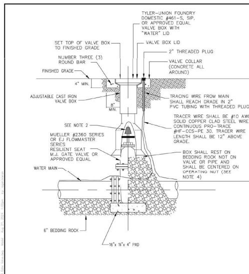
MINIMUM LENGTH OF PIPE "L" (FEET) TO BE RESTRAINED
(SOURCES: EBBA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORIZ. BEND		17	24	31	37	43	49	55	66	76	89
45° HORIZ. BEND		7	10	13	15	18	20	23	28	32	37
22.5° HORIZ. BEND		3	5	6	7	9	10	11	13	15	18
11.25° HORIZ. BEND		2	2	3	4	5	5	6	7	8	9
45° VERT. OFFSET	UPPER BEND	16	22	29	34	41	46	52	64	74	89
	LOWER BEND	7	10	13	15	18	20	23	28	32	37
22.5° VERT. OFFSET	UPPER BEND	7	12	15	17	20	22	25	31	36	43
	LOWER BEND	3	5	6	7	9	10	11	13	15	18
11.25° VERT. OFFSET	UPPER BEND	4	5	7	8	11	12	14	16	18	22
	LOWER BEND	2	2	3	4	4	5	7	7	8	9
PLUG (DEAD END)		38	53	69	83	98	112	129	153	179	214
VALVE		38	53	69	83	98	112	129	153	179	214
TEE (BRANCH REST.)	4"X *	19	–	–	–	–	–	–	–	–	–
	6"X *	10	35	–	–	–	–	–	–	–	–
	8"X *	1	28	51	–	–	–	–	–	–	–
	10"X *	1	28	46	64	–	–	–	–	–	–
	12"X *	1	15	40	60	79	–	–	–	–	–
	14"X *	1	8	35	56	75	92	–	–	–	–
	16"X *	1	1	29	51	71	90	106	–	–	–
	20"X *	1	1	18	42	64	85	101	133	–	–
	24"X *	1	1	5	32	55	77	95	128	158	–
	30"X *	1	1	1	15	42	65	84	120	152	193
REDUCER (LARGER PIPE RESTRAINT)	6"X *	27	–	–	–	–	–	–	–	–	–
	8"X *	50	29	–	–	–	–	–	–	–	–
	10"X *	68	51	28	–	–	–	–	–	–	–
	12"X *	85	71	52	48	–	–	–	–	–	–
	14"X *	101	89	73	69	29	–	–	–	–	–
	16"X *	117	106	92	89	54	29	–	–	–	–
	20"X *	146	138	126	113	96	77	54	–	–	–
	24"X *	173	166	157	146	132	98	77	54	–	–
	30"X *	209	204	197	188	178	165	151	117	75	–

NOTES:

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

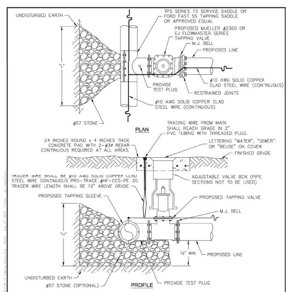
CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | MECHANICAL JOINT RESTRAINTS | DETAIL NUMBER: W-06 2 OF 2



NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION, UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO TWELVE (12) INCHES, BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
4. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON ALL END OF SERVICE POINT VALVES.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | GATE VALVE AND BOX DETAIL | DETAIL NUMBER: W-08 1 OF 1



RUN	BRANCH 4 INCH L	4 INCH H	6 INCH L	6 INCH H	8 INCH L	8 INCH H	10 INCH L	10 INCH H	12 INCH L	12 INCH H	14 INCH L	14 INCH H
4 INCH	15	20										
6 INCH	15	20	23	30								
8 INCH	15	20	23	30	31	39						
10 INCH	15	20	23	30	31	39	40	48				
12 INCH	15	20	23	30	31	39	40	48	48	57		
16 INCH	15	20	23	30	31	39	40	48	48	57	62	78
18 INCH	15	20	23	30	31	39	40	48	48	57	62	78
20 INCH	15	20	23	30	31	39	40	48	48	57	62	78
24 INCH	15	20	23	30	31	39	40	48	48	57	62	78
30 INCH	15	20	23	30	31	39	40	48	48	57	62	78

DIMENSIONS ARE INCHES

NOTES:
1. VALVE STEM MAXIMUM DEPTH 36 INCHES TO FINISHED GRADE.
2. VALVE STEM EXTENSION SHALL BE SECURED WITH A STAINLESS STEEL SET SCREW TO THE OPERATING NUT, AND SUPPLIED WITH A STAINLESS STEEL CENTERING RING(S).
3. VALVE BOX RISER SHALL BE SUPPLIED BY VALVE BOX MANUFACTURER. P.V.C. RISER SHALL NOT BE ALLOWED.
4. NO TAP SHALL BE MADE BEFORE A TEST OF 150 P.S.I. FOR 30 MINUTES IS PERFORMED ON THE VALVE AND SLEEVE ASSEMBLY WITH ZERO LOSS, WITH THE VALVE IN THE OPEN POSITION AND PLUGGED OR CAPPED.
5. NO TAP LESS THAN 2" ON A 4" OR GREATER MAIN

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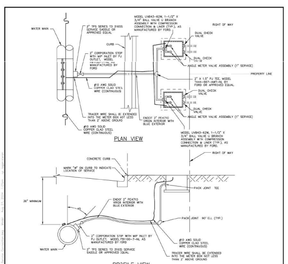
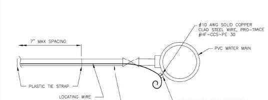
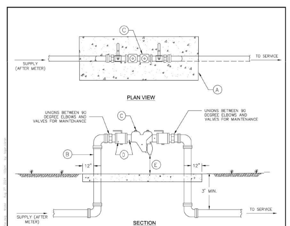


NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE HEAVY DUTY METER BOX OR APPROVED EQUAL.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICES
7. 3" PVC SLEEVE IS REQUIRED FOR ALL WATER SERVICE CROSSING ROADS.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | DUAL WATER SERVICE CONNECTION | DETAIL NUMBER: W-14 3 OF 3



CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | LOCATING WIRE DETAIL | DETAIL NUMBER: W-15 1 OF 1



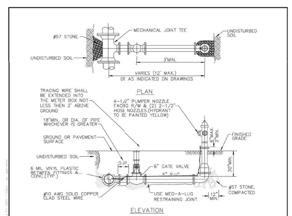
(A) REINFORCED 4" THICK CONCRETE PAD WITH ONE LAYER 6"x6" WWF (3' WIDE)
(B) GALVANIZED PIPING (3/4" – 12" DIA)
(C) REDUCED PRESSURE BACKFLOW PREVENTER WILKINS MODEL #975XL2-NO LEAD WITH BALL VALVES
(D) TEST COCKS
(E) 12" MIN. – 18" MAX. CLEARANCE. SHALL BE AT LEAST 12" ABOVE FLOOD ZONE.
(F) DETAIL TO BE USED FOR HIGH HAZARD SITES (WITH WELL(S) ON SITE, OR MULTIPLE STORIES) IN CONJUNCTION WITH A COMPOUND METER

NOTES:

ALL RIGID PIPE AND FITTINGS, NO PVC ABOVE GROUND

BACKFLOW PREVENTER SHALL BE FIRST CONNECTION AFTER METER

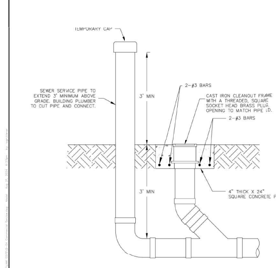
CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | REDUCED PRESSURE BACKFLOW PREVENTER | DETAIL NUMBER: W-17 1 OF 1



NOTES

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

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL | FIRE HYDRANT ASSEMBLY | DETAIL NUMBER: W-19 1 OF 1



NOTE:
IN PAVED AREAS, INSTALL SQUARE 4" THICK CONCRETE PAD. PAVED AND CONCRETE AREAS SHALL HAVE CAST IRON MONUMENT CLEAN OUT BODY AND COVER FROM PROSELECT (MODEL PSVBM1007SWR) OR APPROVED EQUAL. PAD TO BE APPROVED BY CITY INSPECTOR

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE: NONE | LATEST REVISION: 08-20-24 | CITY OF WILDWOOD SEWER DETAIL | COMMERCIAL SANITARY SERVICE (6" AND SMALLER MAINS) | DETAIL NUMBER: S-04 1 OF 1

1

DATE		REVISIONS	BY
4-17-25	1	CITY OF WILDWOOD RAI #1	MJF

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-3126

OXFORD PROFESSIONAL PLAZA ADDITION

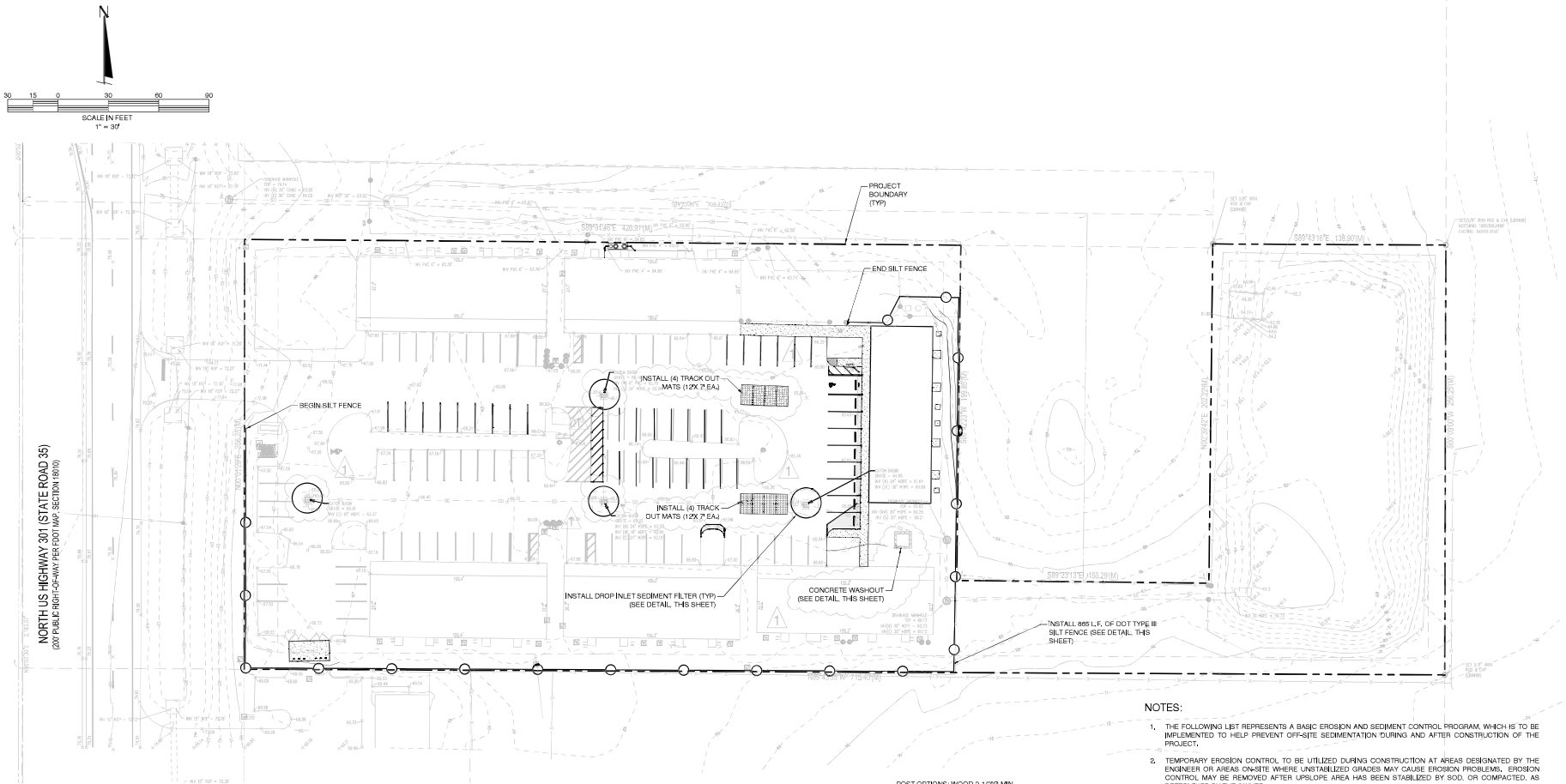
DETAILS (2)

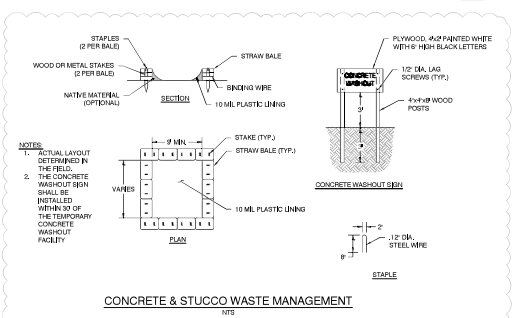
SAVE DATE 5/12/2025
DRAWN BY TDC
CHECKED BY DLB
PROJECT # EP2024.02218
FILE NAME 010-OPPA-DETAILS(2)

TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

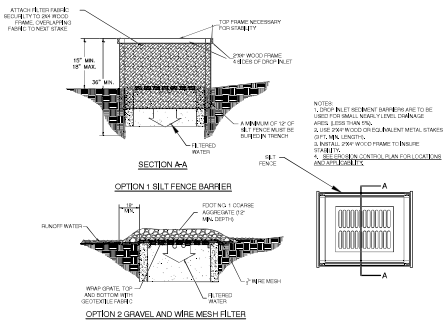
This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET NUMBER 10

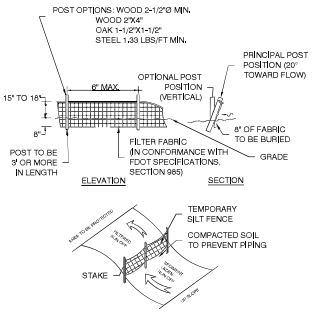




CONCRETE & STUCCO WASTE MANAGEMENT
NTS



DROP INLET SEDIMENT FILTER DETAIL
NOT TO SCALE



FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL
NOT TO SCALE

NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM, WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED, AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES, ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES, AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN ON THIS PLAN
13. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

DATE	REVISIONS	BY
4-17-26	CITY OF MILLWOOD 1ST RAI	MJF

CFB | CLYMER FARMER BARLEY, Inc.
7513 ALFORD AVENUE, MIDDLETON, FL 33762
(352) 748-0126

OXFORD PROFESSIONAL PLAZA ADDITION

EROSION CONTROL PLAN

SAVE DATE	5/12/2026
DRAWN BY	TDC
CHECKED BY	DLB
PROJECT #	EP2024.02218
FILE NAME	01-43704.42SP

This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET NUMBER EC - 0

© CLYMER FARMER BARLEY, INC. - OXFORD PROFESSIONAL PLAZA ADDITION\01-43704.42SP\CONSTRUCTION\01-43704.42SP.dwg | PLOT DATE: 5/12/2026 3:47 PM | SAVE DATE: 5/12/2026 3:47 PM | SAVED BY: MTORO

Mini Milestones Childcare
Academy

BOOLER'S ESCAPE
GREEN SCENE

THE QUILTERS COTTAGE
FABRIC SHOP
10879
TRISTAN'S
DANCE STUDIO

ISLANDS OF BEAUTY

BILL GREGORY EXCAVATING
HB
BLUEWATER DRAFTING, INC.
ISLANDS OF BEAUTY
10856

OXFORD PROFESSIONAL PLAZA
BILL GREGORY EXCAVATING, INC
Andreyev Engineering, Inc
HB BUILDERS
ISLANDS OF BEAUTY
352-748-2251
Wax Me
ESCAPE ROOMS
Smith Smith REALTY
Mini Milestones Childcare Academy
GREEN SCENE
BLUEWATER DRAFTING, INC.
Tristan's
SHAMROCK CONSTRUCTION
FABRIC SHOP
STOP

OXFORD PROFESSIONAL PLAZA
BILL GREGORY EXCAVATING, INC.
Andreyev Engineering, Inc.
HB BUILDERS
ISLANDS OF BEAUTY
352-748-2251
Wax Me
ESCAPE ROOMS
Smith & Smith REALTY
Mini Milestones Childcare Academy
GREEN SCENE
BLUEWATER DRAFTING, INC.
Tristan's
SHAMROCK CONSTRUCTION
FABRIC SHOP
STOP

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) Tdynne Properties, LLC; Larry Breech Title Manager Date 4/17/25
Signature

The City off Wildwood, Florida
100 Noorth Main Streeet, Wildwoodd, Florida 347785
352.330.133 0 | Fax: 352. 330.1338 | wwww.wildwoood-fl.gov

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

EST. 1877
WILDWOOD
FLORIDA

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: 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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Project Review Committee 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 25, 2025

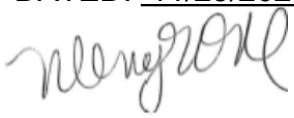
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Winston Subdivision, an improvement plan consisting of 295 detached single-family residence dwelling units with associated amenities, infrastructure and landscaping buffers on 83.158 acres, 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 180-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 was granted 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 the approved technical waiver.

DATED: 11/25/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

Docusign Envelope ID: 51B89503-923B-4AAB-A4D7-15EE3F11A732

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.

Docusign Envelope ID: 51B89503-923B-4AAB-A4D7-15EE3F11A732

Name (Print) Joel Rosenberg **Date** 10/22/2025 | 2:13 PM EDT

Signature Signed by: 243FA6A7BF144A7...

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 that 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

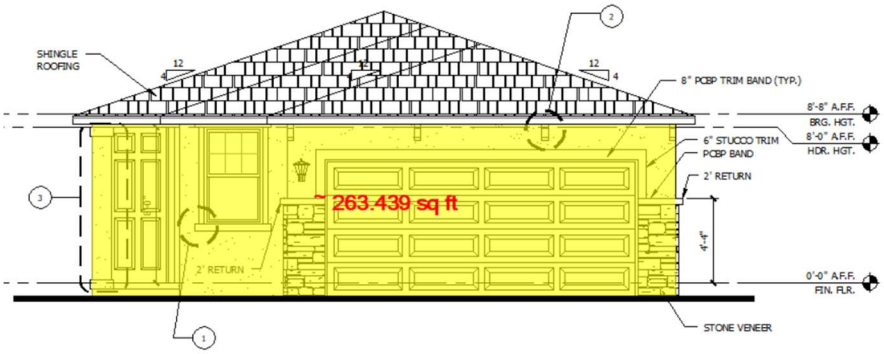
        - Garage Dominance Percentage = 32.00%
    - Elevation D:
        - Front Surface Area = 261.3 SF
        - Garage Door Area = 112 SF
        - Garage Dominance Percentage = 42.86%

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%

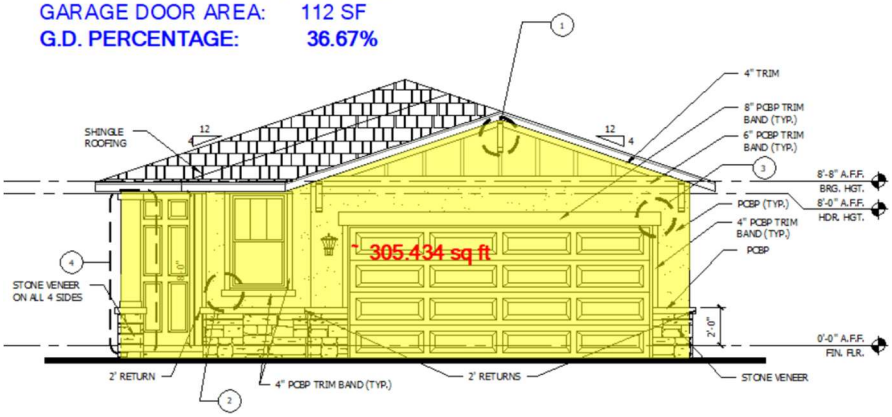


FRONT ELEVATION B - COTTAGE

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

3L05 DENALI

FRONT SURFACE AREA: 305.43 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 36.67%

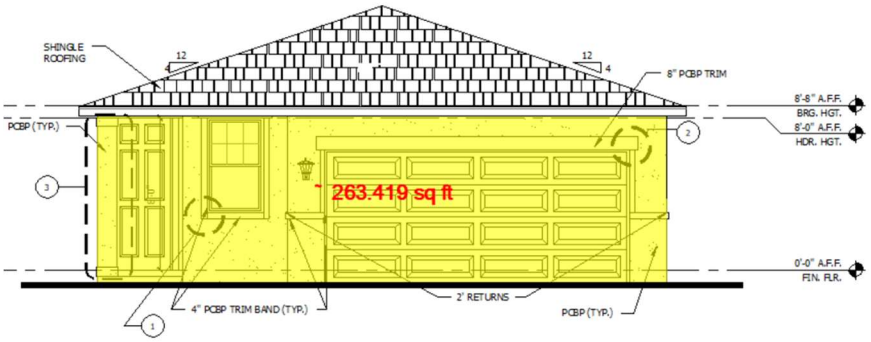


FRONT ELEVATION C - CRAFTSMAN

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

3L05 DENALI

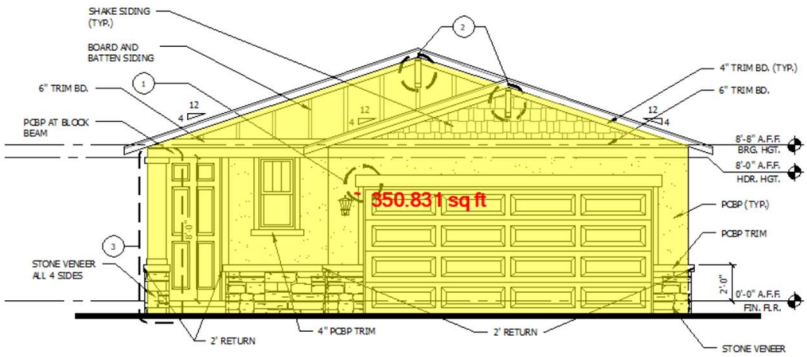
FRONT SURFACE AREA: 263.4 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 42.5%



FRONT ELEVATION H - COASTAL

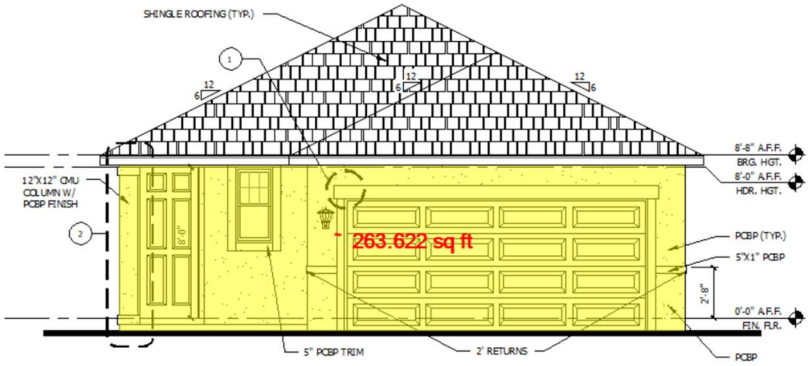
SCALE: 1/4"=1'-0"

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



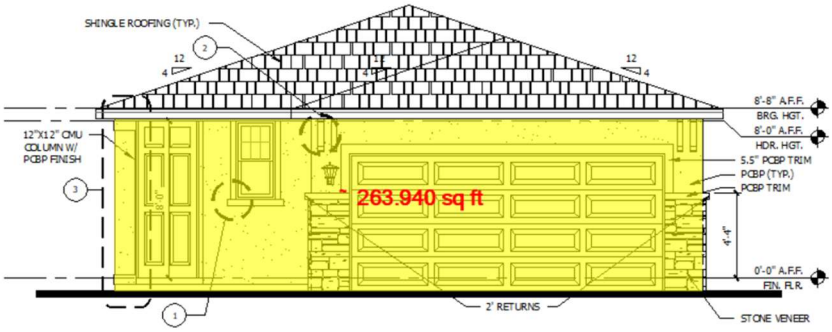
FRONT ELEVATION - C - CRAFTSMAN
SCALE: 1/4"=1'-0"

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"

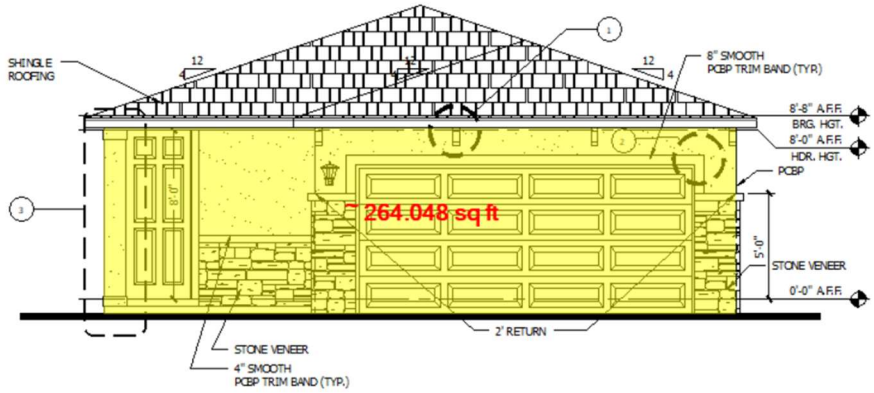
3L10 EVERGLADE
FRONT SURFACE AREA: 263.9 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 42.44%



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%

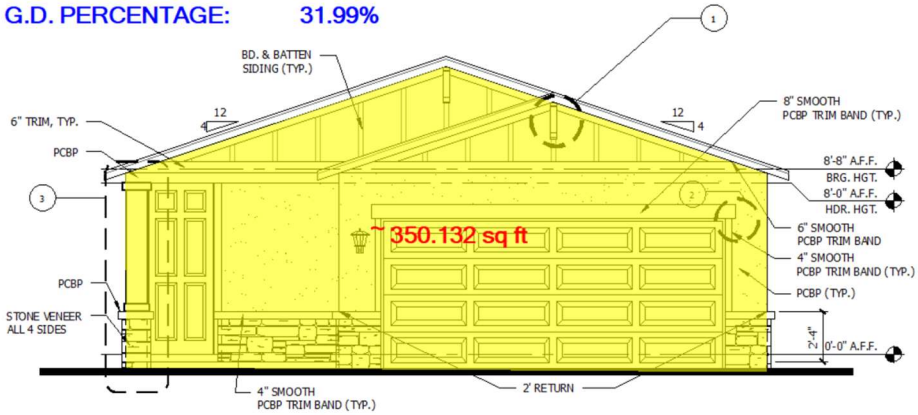


FRONT ELEVATION B - COTTAGE

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

3L13 ACADIA

FRONT SURFACE AREA: 350.1 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 31.99%

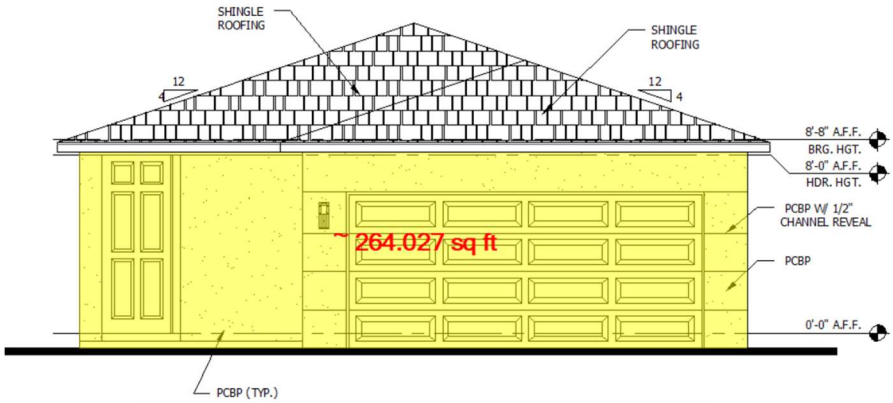


FRONT ELEVATION C - CRAFTSMAN

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

3L13 ACADIA

FRONT SURFACE AREA: 264 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 42.42%

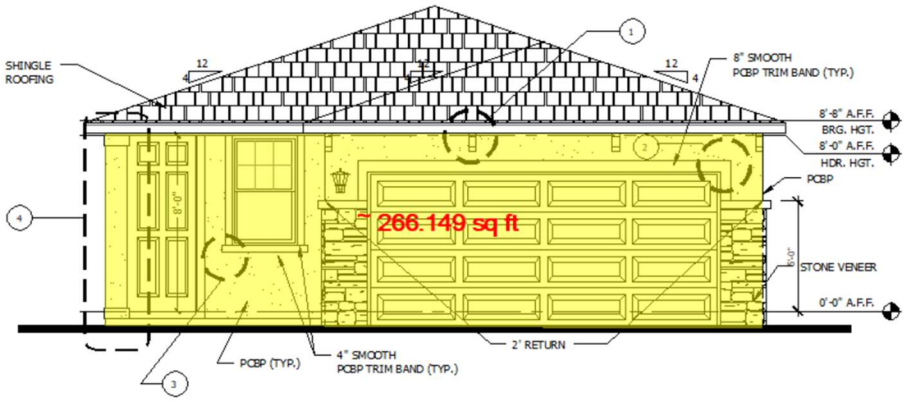


FRONT ELEVATION D - CONTEMPORARY

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

3L15 OLYMPIC

FRONT SURFACE AREA: 266.15 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 42.08%

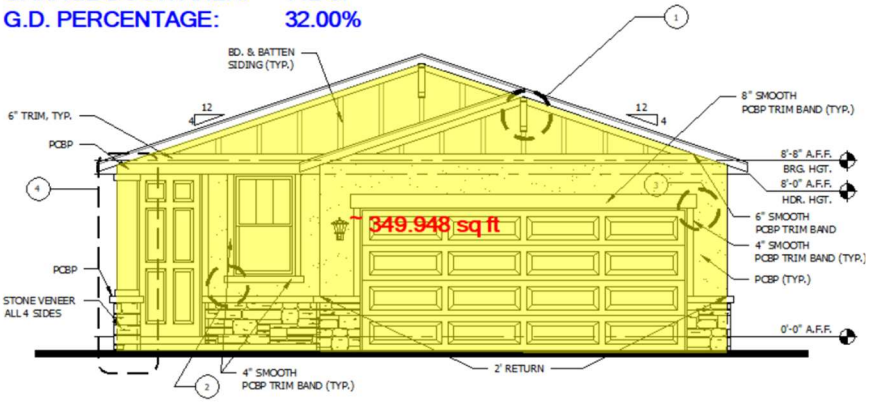


FRONT ELEVATION B - COTTAGE

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

3L15 OLYMPIC

FRONT SURFACE AREA: 349.95 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 32.00%

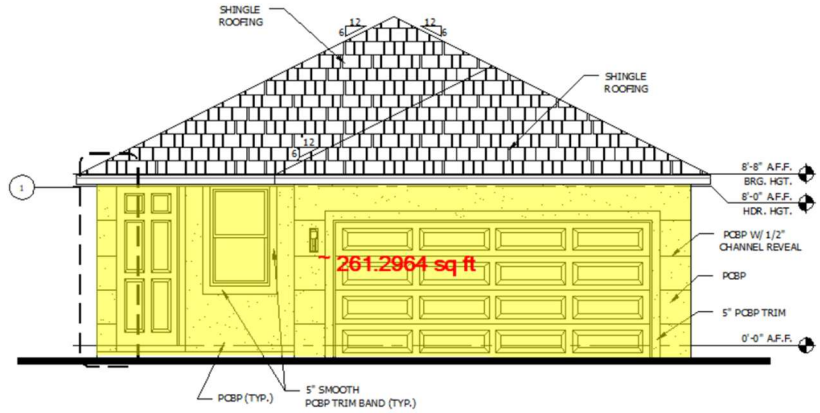


FRONT ELEVATION C - CRAFTSMAN

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

3L15 OLYMPIC

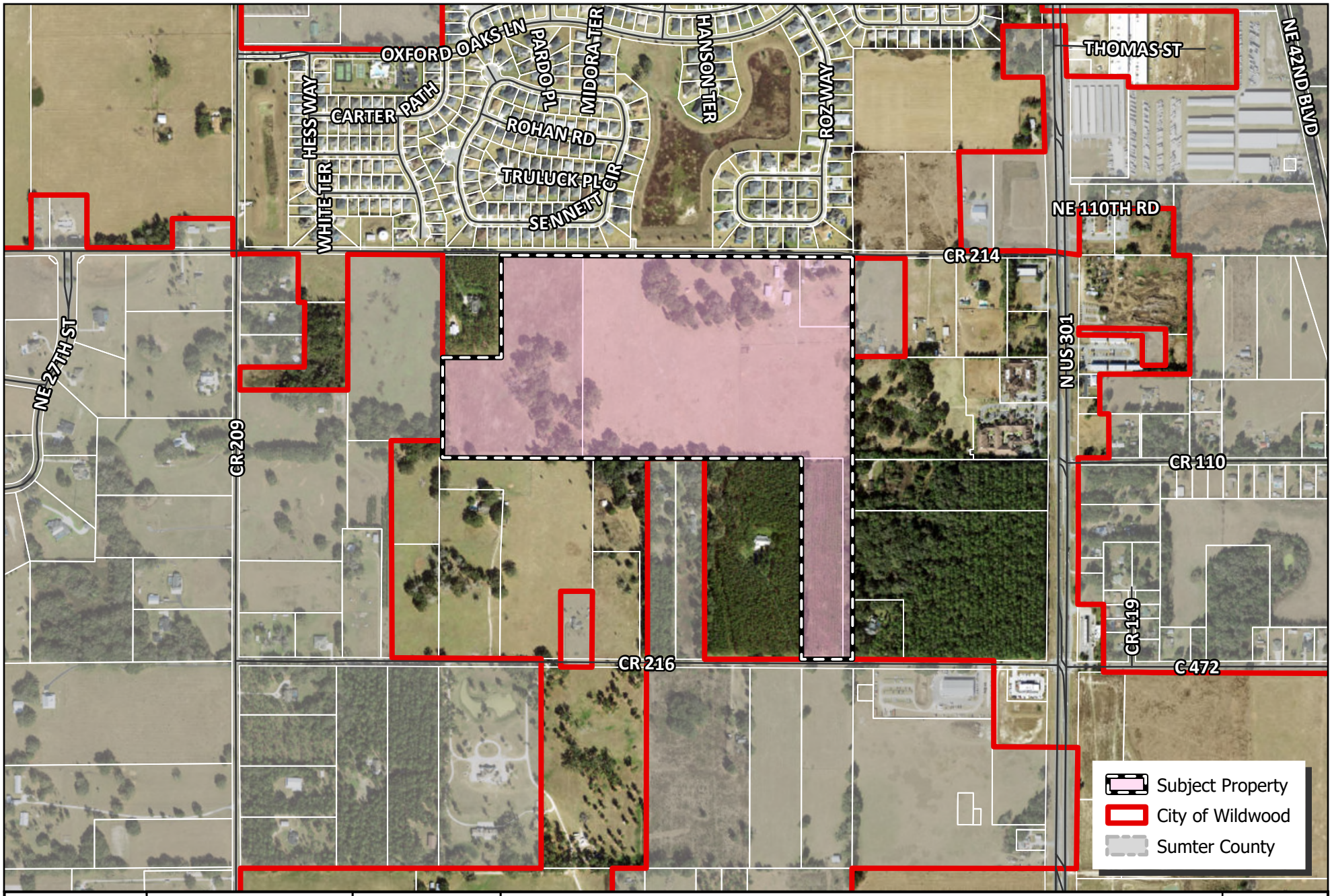
FRONT SURFACE AREA: 261.3 SF
GARAGE DOOR AREA: 112 SF
G.D. PERCENTAGE: 42.86%



FRONT ELEVATION G - CONTEMPORARY

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

[THE WINSTON – PRODUCT APPROVAL]



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.03 0.06 0.09 0.12 Miles

PJ #A25-0765

THE WINSTON

PARCELS D19-006, D19-007, D19-112 & D19-113

MAP 1B

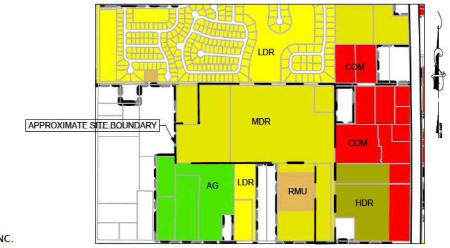
LOCATION MAP

MAR 2025

THE WINSTON

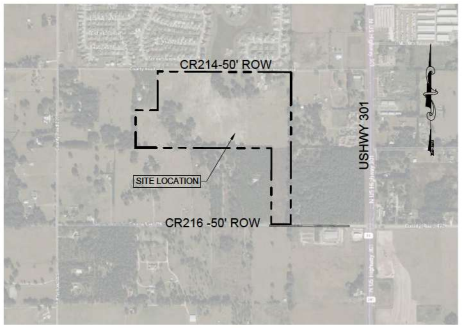
IMPROVEMENT PLAN

WILDWOOD, FLORIDA
SECTION 19, TOWNSHIP 18, RANGE 23



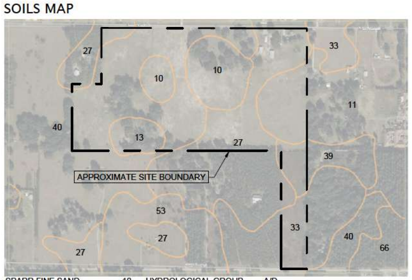
ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

LOCATION MAP (1"=1000')



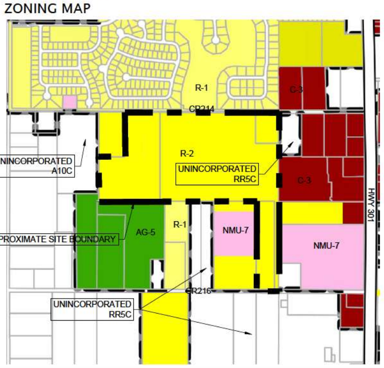
TAX PARCEL ID NUMBER: D19-113
TAX PARCEL ID NUMBER: D19-007
TAX PARCEL ID NUMBER: D19-112
TAX PARCEL ID NUMBER: D19-006

SOILS MAP



SPARR FINE SAND	10	HYDROLOGICAL GROUP	A/D
MILLHOPPER SAND	11	HYDROLOGICAL GROUP	A
TAVARES FINE SAND	13	HYDROLOGICAL GROUP	A
SUMTERVILLE FINE SAND	27	HYDROLOGICAL GROUP	C/D
MILLHOPPER SAND, BOULDERY SUBSURFACE	40	HYDROLOGICAL GROUP	A

ZONING MAP



OWNER:
NAME: GREEN GARDENS 42, LLC
ADDRESS: 20801 BISCAYNE BLVD., SUITE 304
MIAMI, FLORIDA, 33180
PHONE: 347-558-3003
EMAIL: JOEL@ENCLAVEHOUSING.COM

APPLICANT:
NAME: ENCLAVE HOUSING, LLC
ADDRESS: 20801 BISCAYNE BLVD., SUITE 304
MIAMI, FLORIDA, 33180
PHONE: 347-558-3003
EMAIL: JOEL@ENCLAVEHOUSING.COM

SURVEYOR (ONSITE):
NAME: ROGERS ENGINEERING
ADDRESS: 1105 SE 3RD AVENUE
OCALA, FL 34471
PHONE: 352-622-9214
EMAIL: MCLEMONS@ROGERSENG.COM

SURVEYOR (OFFSITE):
NAME: THE LANDGARD, LLC
ADDRESS: 10065 NW 136TH DRIVE
ALACHUA, FL 32615
PHONE: 352-493-0640
EMAIL: SERVICE@THELANDGARD.COM

ENGINEER:
THE ALANN ENGINEERING GROUP, INC.
880 AIRPORT RD. STE. 113
ORMOND BEACH, FL 32174
386-673-7640
KAB@AE-GROUP.COM

SITE DATA:

SITE AREA:	
TOTAL SITE AREA:	83.158 ACRES
DEVELOPMENT AREA:	83.158 ACRES
FLOOD ZONE:	
X - MAP 12119C0066D EFF. 9/27/2013 : NO ESTABLISHED BASE FLOOD ELEVATION	
ZONING:	
R-2 LOW-MEDIUM DENSITY RESIDENTIAL	
FUTURE LAND USE:	
LOW-MEDIUM DENSITY RESIDENTIAL	
EXISTING USE:	
SINGLE FAMILY W/ AGRICULTURE	
IMPERVIOUS SURFACES:	
SIDEWALK:	137,426 SF (3.407 AC)
PAVEMENT:	227,162 SF (6.856 AC)
CURB & GUTTER:	41,098 SF (0.943 AC)
LOTS: (ASSUME 65 IMPERVIOUS%)	1,132,642 SF (26.00AC)
POOL & CABANA:	10,000 SF (0.230 AC)
TOTAL IMPERVIOUS:	1,548,328 SF (35.54 AC)(42.7%)
TOTAL PERVIOUS:	2,074,034 SF (47.62AC)(57.3%)
PROPOSED POND AREA:	
596,388 SF (13.69 AC)(16.5%)	
LOT CRITERIA:	
MINIMUM DEPTH:	120'
MINIMUM WIDTH:	40'
SETBACKS:	
FRONT:	25'-30'
REAR:	20'
SIDE:	5'
40' LOT SIDE STREET SETBACK	11'
50' LOT SIDE STREET SETBACK	12.5'
BUILDINGS:	
MAXIMUM BUILDING HEIGHT:	35'
# OF RESIDENTIAL UNITS PROPOSED:	295
DENSITY:	3.55 UNITS/AC
PRICE RANGE($/SF OF CONDITIONED SPACE):	$250-300/SF

STATEMENT OF INTENT

DEVELOP 295 SINGLE FAMILY RESIDENTIAL LOTS AND ASSOCIATED INFRASTRUCTURE INCLUDING ROADS, STORM WATER, WATER, SEWER, & IRRIGATION.

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 905.88 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; EXCEPT THE NORTH 685 FEET OF THE WEST 660 FEET THEREOF. AND EXCEPT 25 FEET FOR ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214.

TOGETHER WITH:
THE EAST 282.91 FEET OF THE NORTH 685 FEET OF THE WEST 660 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY FOR COUNTY ROAD NO. 214.

PARCEL 2:

THE N.W. 1/4 OF THE N.E. 1/4, AND THE N.E. 1/4 OF THE N.W. 1/4, AND THE EAST 60.00 FEET OF THE S.W. 1/4 OF THE N.E. 1/4, OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

EXCEPT THE WEST 905 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214 AND ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

PARCEL 3:

A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4; THENCE RUN NORTH 440 YARDS; THENCE WEST 320 YARDS; THENCE SOUTH 440 YARDS; THENCE EAST TO THE POINT OF BEGINNING. EXCEPT THE EAST 60 FEET THEREOF.

AND

EXCEPT A PORTION OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 19; THENCE S89°50'05"E ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 363.00 FEET; THENCE S00°05'34"E, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1329.82 FEET TO THE NORTH LINE OF THE SOUTH 1320 FEET (440 YARDS) OF THE N.E. 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S00°05'34"E, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID N.E. 1/4; THENCE S89°53'17"E, ALONG SAID SOUTH LINE A DISTANCE OF 630.00 FEET; THENCE N00°05'34"W, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1320.00 FEET; THENCE N89°53'17"W, ALONG SAID NORTH LINE OF SOUTH 1320 FEET OF SAID N.E. 1/4, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

GENERAL NOTES:

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD'S LAND DEVELOPMENT CODE REQUIREMENTS, AND STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS.
2. ALL POTABLE WATER AND SEWER UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WILDWOOD'S STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS.
3. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF WILDWOOD.
4. NOTIFY THE CITY OF WILDWOOD 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF WILDWOOD FOR APPROVAL PRIOR TO PERFORMING THE WORK.
7. UNSTABLE/UNSUITABLE MATERIALS SHALL BE REMOVED FROM CONSTRUCTION AREAS AND BACKFILLED WITH SUITABLE MATERIAL. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS DURING CONSTRUCTION.
8. THE GEOTECHNICAL REPORT BY ECS DATED AUGUST 20, 2024, AND ITS ADDENDA ARE HEREBY INCLUDED AS PART OF THESE PLANS BY REFERENCE
9. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO CITY OF WILDWOOD MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND ENGINEERING DIVISION.
10. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
11. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF WILDWOOD, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY WHEN REQUESTING A FINAL INSPECTION.
12. AS-BUILT DRAWINGS SHALL BE SUBMITTED IN ACCORDANCE TO THE CITY OF WILDWOOD'S RULES & REGULATIONS.
13. EXISTING UTILITIES ARE SHOWN BASED ON AS-BUILTS AND BEST AVAILABLE INFORMATION. CONTRACTOR SHALL LOCATE & FIELD VERIFY ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
14. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
15. CONTRACTOR SHALL ATTEND A MANDATORY PRE-CONSTRUCTION MEETING W/CITY STAFF PRIOR TO ANY DISTURBANCE OF PROPERTY.
16. SEWER, WATER, LIFT STATION & FORCE MAIN WILL BE OWNED AND MAINTAINED BY THE CITY OF WILDWOOD. ROW, ROADWAY, STORMWATER FACILITIES, IRRIGATION, AND ALL OTHER COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE CDD OR HOA. AN ACCESS AND UTILITY EASEMENT WILL BE PROVIDED OVER THE ENTIRE ROW TO THE CITY OF WILDWOOD FOR UTILITY ACCESS AND MAINTENANCE PURPOSES.
17. THIS SITE IS LOCATED WITHIN DUKE ENERGY FLORIDA, LLC SERVICE AREA.
18. ALL ELEVATIONS SHOWN ON BOTH ON-SITE AND OFF-SITE SURVEYS AND PROPOSED CONSTRUCTION PLANS ARE IN THE NAVD-88 VERTICAL DATUM. VERTICAL DATA ON THE SURVEY IS BASED ON THE F.D.O.T. VERTICAL CONTROL POINT "T 753" WITH A PUBLISHED ELEVATION = 99.12, NAVD-88. REFER TO ROGERS ENGINEERING, LLC SURVEY FOR ON-SITE BENCHMARKS AND REFER TO LANDGARD, LLC SURVEY FOR OFF-SITE BENCHMARKS.
19. MAINTENANCE OF TRAFFIC WILL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS", & THE 2025-2026 FDOT STANDARD PLANS.
20. CONSTRUCTION SHALL INCLUDE REPLACING, WITH MATCHING MATERIALS, THE DRIVEWAYS, WALKS, MAILBOXES, CURBS AND LANDSCAPING THAT ARE DAMAGE OR REMOVED DUE TO CONSTRUCTION, THIS WORK SHALL BE COORDINATED WITH PROPERTY OWNERS.
21. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
22. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY OF WILDWOOD & THE DESIGN ENGINEER.
23. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF WILDWOOD FOR APPROVAL PRIOR TO PERFORMING THE WORK.
24. ALL PAVEMENT MARKINGS AND STRIPING WITHIN THE RIGHTS-OF-WAY SHALL BE THERMOPLASTIC AND WILL BE INSTALLED IN ACCORDANCE WITH THE FDOT STANDARD PLANS INDEX #711-001 LATEST EDITION.
25. STORM WATER CONSTRUCTION AND TREE MITIGATION SHALL CONFORM TO FDOT STANDARDS LATEST EDITION FOR SPECIFICATIONS AND REGULATIONS FOR MATERIALS, INSTALLATION, AND INSPECTIONS.
26. ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
27. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FDOT, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.
28. THIS DEVELOPMENT IS LOCATED IN A SENSITIVE KARST AREA. THE PERMITTEE IS TO NOTIFY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OF ANY SINKHOLE DEVELOPMENT IN THE STORMWATER MANAGEMENT SYSTEM WITHIN 48 HOURS OF DISCOVERY AND MUST SUBMIT A DETAILED SINKHOLE EVALUATION AND REPAIR PLAN PREPARED BY A LICENSED GEOTECHNICAL ENGINEER FOR APPROVAL BY THE DISTRICT WITHIN 30 DAYS OF DISCOVERY.
29. A PRELIMINARY PLAT MAP HAS BEEN COMPLETED BY THE LANDGARD, LLC. THE PLAT INCLUDES THE PROPERTY BOUNDARIES, LOT LAYOUTS, TRACTS, AND EASEMENTS. THIS PLAT MAP IS INCLUDED IN THESE PLANS BY REFERENCE.

Sheet List Table

Sheet Number	Sheet Title
C001	COVER SHEET
C002	LEGEND AND KEY MAP
C003	OVERALL MASTER PLAN
C004	EROSION CONTROL PLAN
C004A	TREE REMOVAL & PRESERVATION PLAN(1)
C004B	TREE REMOVAL & PRESERVATION PLAN(2)
C004C	TREE REMOVAL & PRESERVATION PLAN(3)
C004D	TREE REMOVAL & PRESERVATION PLAN(3)
C004E	TREE REMOVAL & PRESERVATION PLAN(5)
C004F	TREE REMOVAL TABLE
C005	LAYOUT (1)
C006	LAYOUT (2)
C007	LAYOUT (3)
C008	LAYOUT (4)
C009	LAYOUT (5)
C009A	AMENITY LAYOUT
C009B	AMENITY LAYOUT(2)
C010	CURVE TABLE & LAYOUT DETAILS
C011	GRADING PLAN (1)
C012	GRADING PLAN (2)
C013	GRADING PLAN (3)
C014	GRADING PLAN (4)
C015	GRADING PLAN (5)
C015A	AMENITY GRADING (1)
C015B	AMENITY GRADING (2)
C016	GRADING SECTIONS KEY MAP
C017	GRADING SECTIONS & DETAILS (1)
C018	GRADING SECTIONS & DETAILS (2)
C019	GRADING SECTIONS & DETAILS (3)
C020	DRAINAGE AND UTILITY PLAN (1)
C021	DRAINAGE AND UTILITY PLAN (2)
C022	DRAINAGE AND UTILITY PLAN (3)
C023	DRAINAGE AND UTILITY PLAN (4)
C024	DRAINAGE AND UTILITY PLAN (5)
C025	PLAN & PROFILE ROAD A - HOOKING BULL CIR (1)
C026	PLAN & PROFILE ROAD A - HOOKING BULL CIR (2)
C027	PLAN & PROFILE ROAD A - HOOKING BULL CIR (3)
C028	PLAN & PROFILE ROAD A - HOOKING BULL CIR (4)
C029	PLAN & PROFILE ROAD A - HOOKING BULL CIR (5)
C030	PLAN & PROFILE ROAD B - REGGIE WAY (1)
C031	PLAN & PROFILE ROAD B - REGGIE WAY (2)
C032	PLAN & PROFILE ROAD B - REGGIE WAY (3)
C033	PLAN & PROFILE ROAD B - REGGIE WAY (4)
C034	PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (1)
C035	PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (2)
C036	PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (3)
C037	PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (4)
C038	PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (5)
C039	PLAN & PROFILE ROAD F - COWBOY DR (1)
C040	PLAN & PROFILE ROAD F - COWBOY DR (2)
C041	PLAN & PROFILE ROAD F - COWBOY DR (3)
C042	PLAN & PROFILE ROAD D - LLOYD PLACE (1)
C043	PLAN & PROFILE ROAD D - LLOYD PLACE (2)
C044	PLAN & PROFILE ROAD D - LLOYD PLACE (3)
C045	PLAN & PROFILE ROAD E - ROMEO LANE (1)
C046	PLAN & PROFILE ROAD E - ROMEO LANE (2)
C047	PLAN & PROFILE ROAD G - WINSTON CT (1)
C048	PLAN & PROFILE CR 216 (1)
C049	PLAN & PROFILE CR 216 (2)
C050	PLAN & PROFILE CR 216 (3)
C051	CR 216 SECTION VIEWS
C052	CR 214 OFFSITE IMPROVEMENTS (1)
C052A	C053 US 301 OFFSITE IMPROVEMENTS (1)
C053B	C053 US 301 OFFSITE IMPROVEMENTS (2)
C053	DETAILS (1)
C054	DETAILS (2)
C055	DETAILS (3)
C056	DETAILS (4)
C057	DETAILS (5)
C058	DETAILS (6)
C059	DETAILS (7)
C060	DETAILS (8)
C061	DETAILS (9)
C062	DETAILS (10)
C063	DETAILS (11)
C064	DETAILS (12)
C065	DETAILS (13)
C066	DETAILS (14)
C067	DETAILS (15)
C068	DETAILS (16)
C069	DETAILS (17)

LIST OF REQUIRED AGENCY PERMITS

AGENCY/PERMIT TYPE	STATUS
SUMTER COUNTY USE PERMIT	UNSUBMITTED
SWFWMD ENVIRONMENTAL RESOURCE PERMIT	APPROVED
FDEP WATER	SUBMITTED/PENDING REVIEW
FDEP WASTEWATER	SUBMITTED/PENDING REVIEW
FDOT ROADWAY	SUBMITTED/PENDING REVIEW
FDOT DRAINAGE	SUBMITTED/PENDING REVIEW

LIST OF UTILITY PROVIDERS

UTILITY	PROVIDER
WATER/WASTEWATER	CITY OF WILDWOOD 743 HUEY ST. WILDWOOD, FL 34785 352-330-1343
ELECTRIC	DUKE ENERGY FLORIDA 4359 SE MARICAMP RD. OCALA, FL 34480 866-372-4663
PHONE/CABLE	SPECTRUM 400 WASHINGTON BLVD. STAMFORD, CT 06902 833-267-6094
SOLID WASTE	WASTE MANAGEMENT C/O CITY OF WILDWOOD, PHYSICAL ENV. DEPT. 100 N. MAIN ST. WILDWOOD, FL 34785 352-330-1336

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
COVER SHEET

NO.	DATE	REVISION	BY
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	CTB	DATE	11/15/2024
DRAWN BY	CTB	SCALE	AS NOTED
		PROJECT	2416-1

Cole T. Buck, State of Florida,Professional Engineer License No. 88690 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.

2025.10.20 15:05:18-04'00'

Cole T. Buck, State of Florida, Professional Engineer, License No. 88690

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SHEET
C001

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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
- (31.41) TYPICAL SPOT GRADE (SPOT LOCATION TO THE LEFT)

INLET PROTECTION

50' LOTS

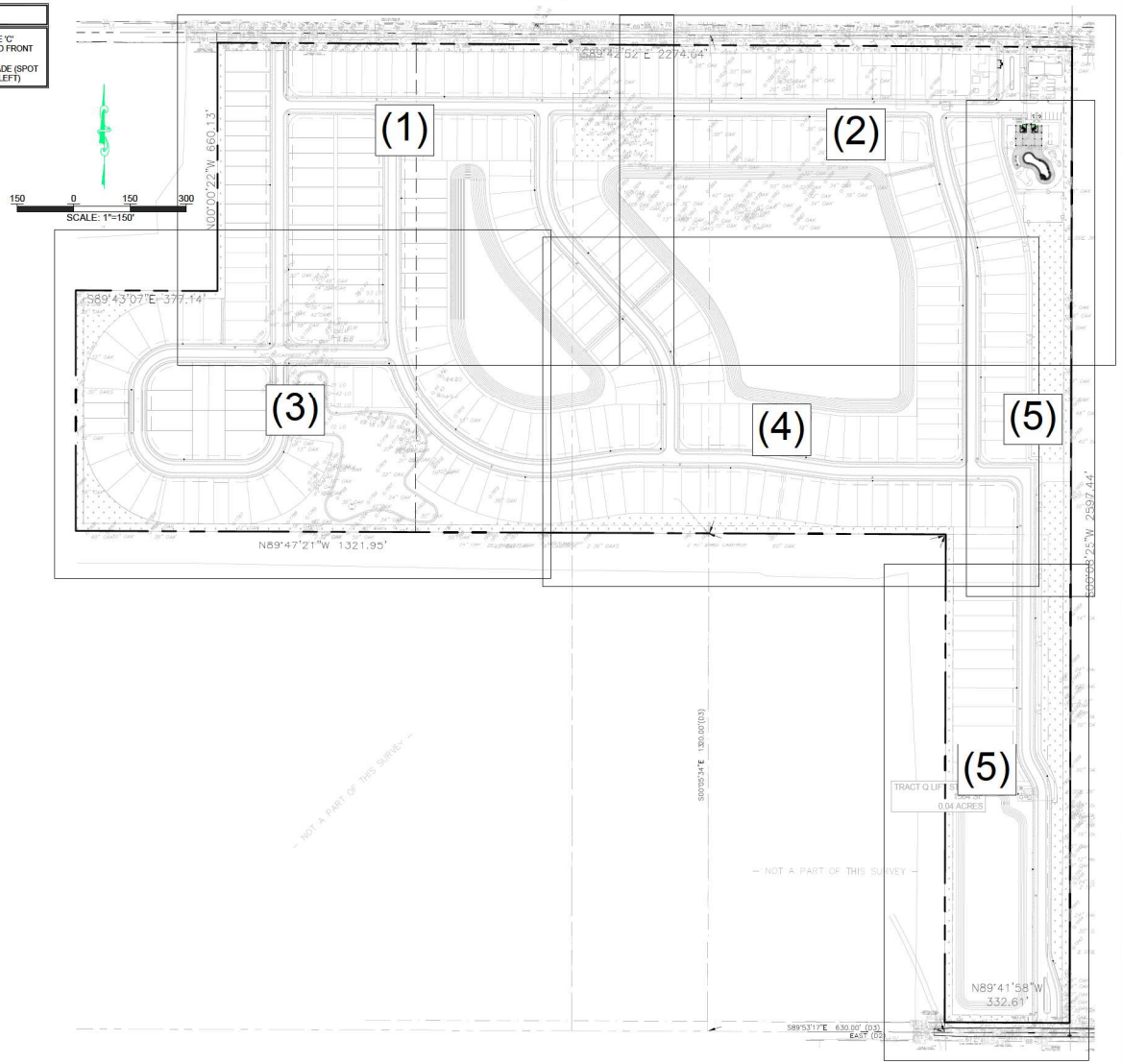
40' LOTS

SIDEWALK

PAVEMENT

STREET LAMP

TREE REMOVAL, LAYOUT, GRADING, DRAINAGE AND UTILITY PLANS KEY MAP



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
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FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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	CTB
DRAWN BY	CTB
DATE	11/15/2024
SCALE	AS NOTED
PROJECT	2416-1

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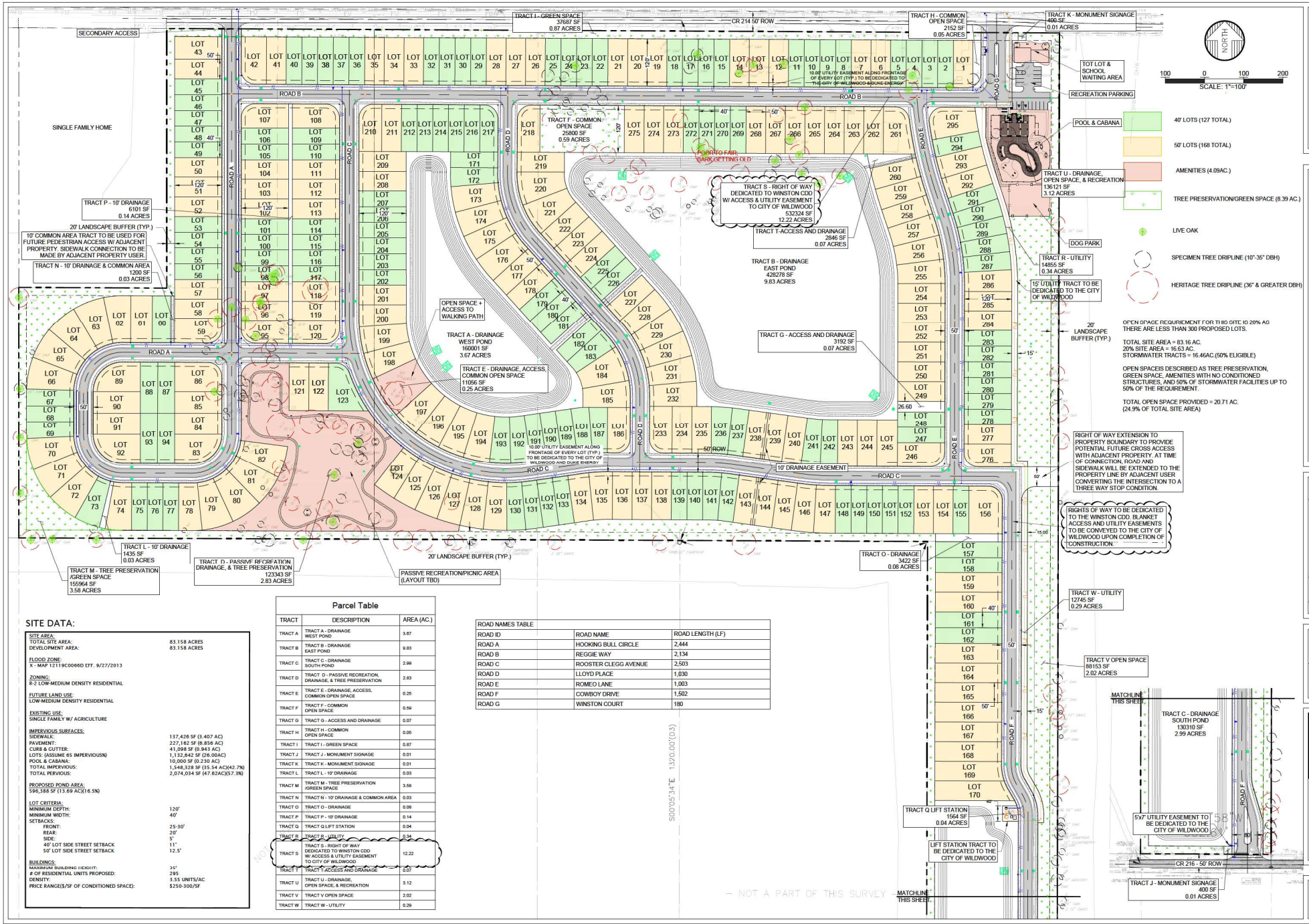

SITE DATA:

SITE AREA:	
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DEVELOPMENT AREA:	83.158 ACRES
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X - MAP 12119C0066D EFF. 9/27/2013	
ZONING:	
R-2 LOW-MEDIUM DENSITY RESIDENTIAL	
FUTURE LAND USE	
LOW-MEDIUM DENSITY RESIDENTIAL	
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BUILDINGS:	
MAXIMUM BUILDING HEIGHT:	35'
# OF RESIDENTIAL UNITS PROPOSED:	295
DENSITY:	3.55 UNITS/AC
PRICE RANGE($/SF OF CONDITIONED SPACE):	$250-300/SF

Parcel Table

TRACT	DESCRIPTION	AREA (AC.)
TRACT A	TRACT A - DRAINAGE WEST POND	3.67
TRACT B	TRACT B - DRAINAGE EAST POND	9.83
TRACT C	TRACT C - DRAINAGE SOUTH POND	2.99
TRACT D	TRACT D - PASSIVE RECREATION, DRAINAGE, & TREE PRESERVATION	2.83
TRACT E	TRACT E - DRAINAGE, ACCESS, COMMON OPEN SPACE	0.25
TRACT F	TRACT F - COMMON OPEN SPACE	0.59
TRACT G	TRACT G - ACCESS AND DRAINAGE	0.07
TRACT H	TRACT H - COMMON OPEN SPACE	0.05
TRACT I	TRACT I - GREEN SPACE	0.87
TRACT J	TRACT J - MONUMENT SIGNAGE	0.01
TRACT K	TRACT K - MONUMENT SIGNAGE	0.01
TRACT L	TRACT L - 10' DRAINAGE	0.03
TRACT M	TRACT M - TREE PRESERVATION /GREEN SPACE	3.58
TRACT N	TRACT N - 10' DRAINAGE & COMMON AREA	0.03
TRACT O	TRACT O - DRAINAGE	0.08
TRACT P	TRACT P - 10' DRAINAGE	0.14
TRACT Q	TRACT Q LIFT STATION	0.04
TRACT R	TRACT R - UTILITY	0.34
TRACT S	TRACT S - RIGHT OF WAY DEDICATED TO WINSTON CDD W/ ACCESS & UTILITY EASEMENT TO CITY OF WILDWOOD	12.22
TRACT T	TRACT T-ACCESS AND DRAINAGE	0.07
TRACT U	TRACT U - DRAINAGE, OPEN SPACE, & RECREATION	3.12
TRACT V	TRACT V OPEN SPACE	2.02
TRACT W	TRACT W - UTILITY	0.29

ROAD NAMES TABLE		
ROAD ID	ROAD NAME	ROAD LENGTH (LF)
ROAD A	HOOKING BULL CIRCLE	2,444
ROAD B	REGGIE WAY	2,134
ROAD C	ROOSTER CLEGG AVENUE	2,503
ROAD D	LLOYD PLACE	1,030
ROAD E	ROMEO LANE	1,003
ROAD F	COWBOY DRIVE	1,502
ROAD G	WINSTON COURT	180

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FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
OVERALL MASTER PLAN

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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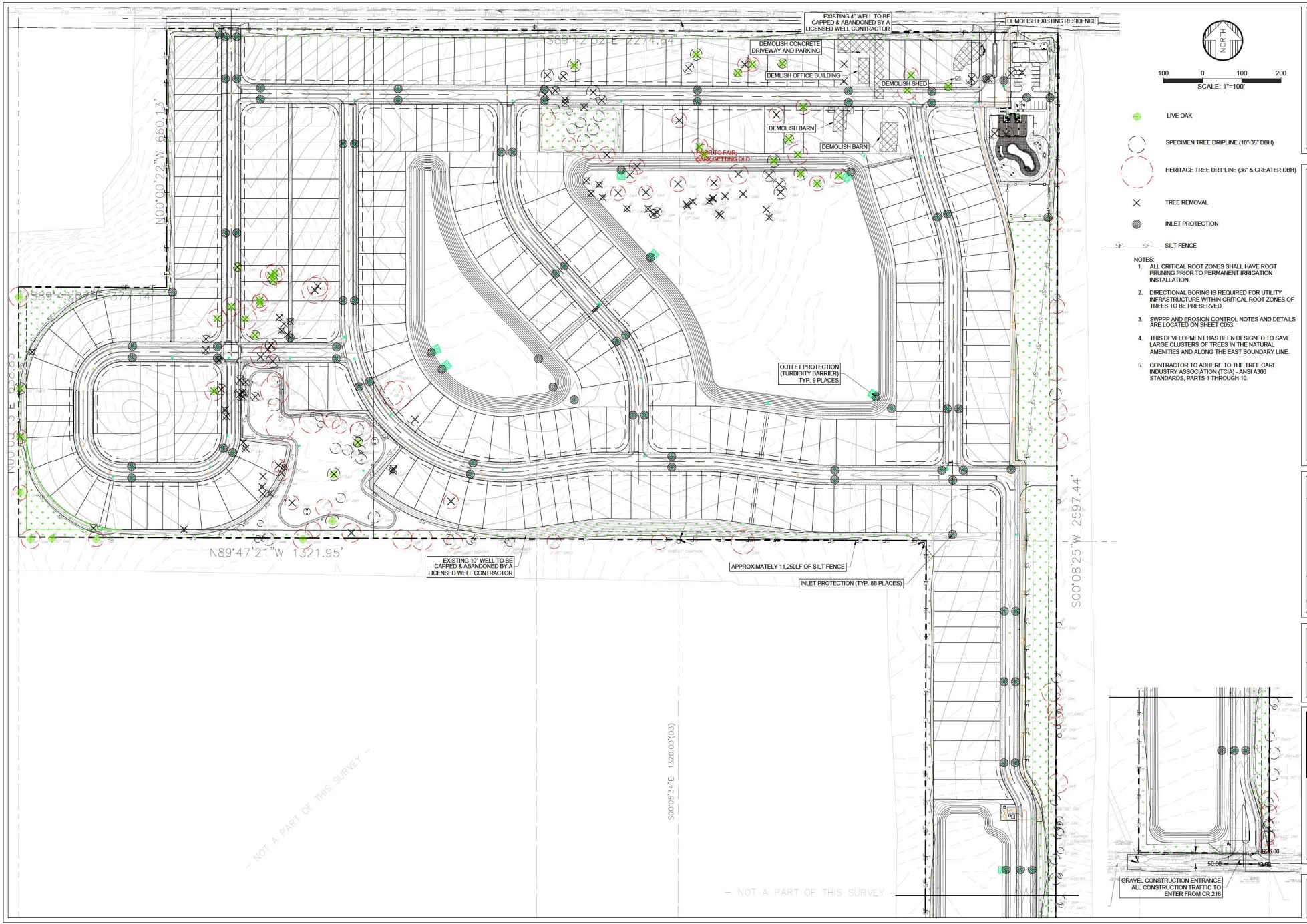

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TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & 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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COLE T. BUCK P.E. 88690

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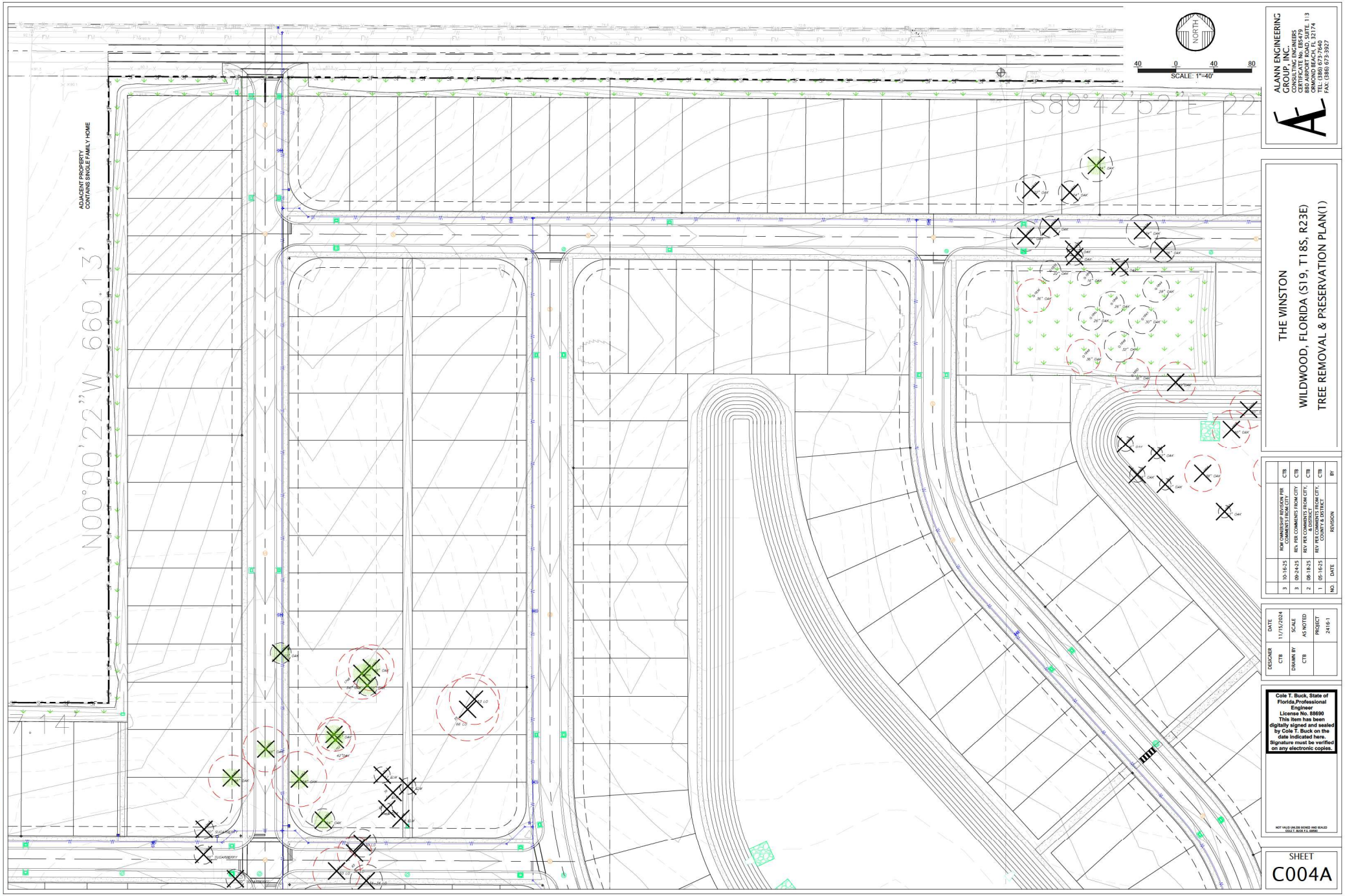
NORTH
SCALE: 1"=40'
ADJACENT PROPERTY
CONTAINS SINGLE FAMILY HOME
N00°00'22"W 660.13'
S89°42'52"E 22
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
TREE REMOVAL & PRESERVATION PLAN(1)
ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
PHONE: (386) 673-3926
FAX: (386) 673-3927
Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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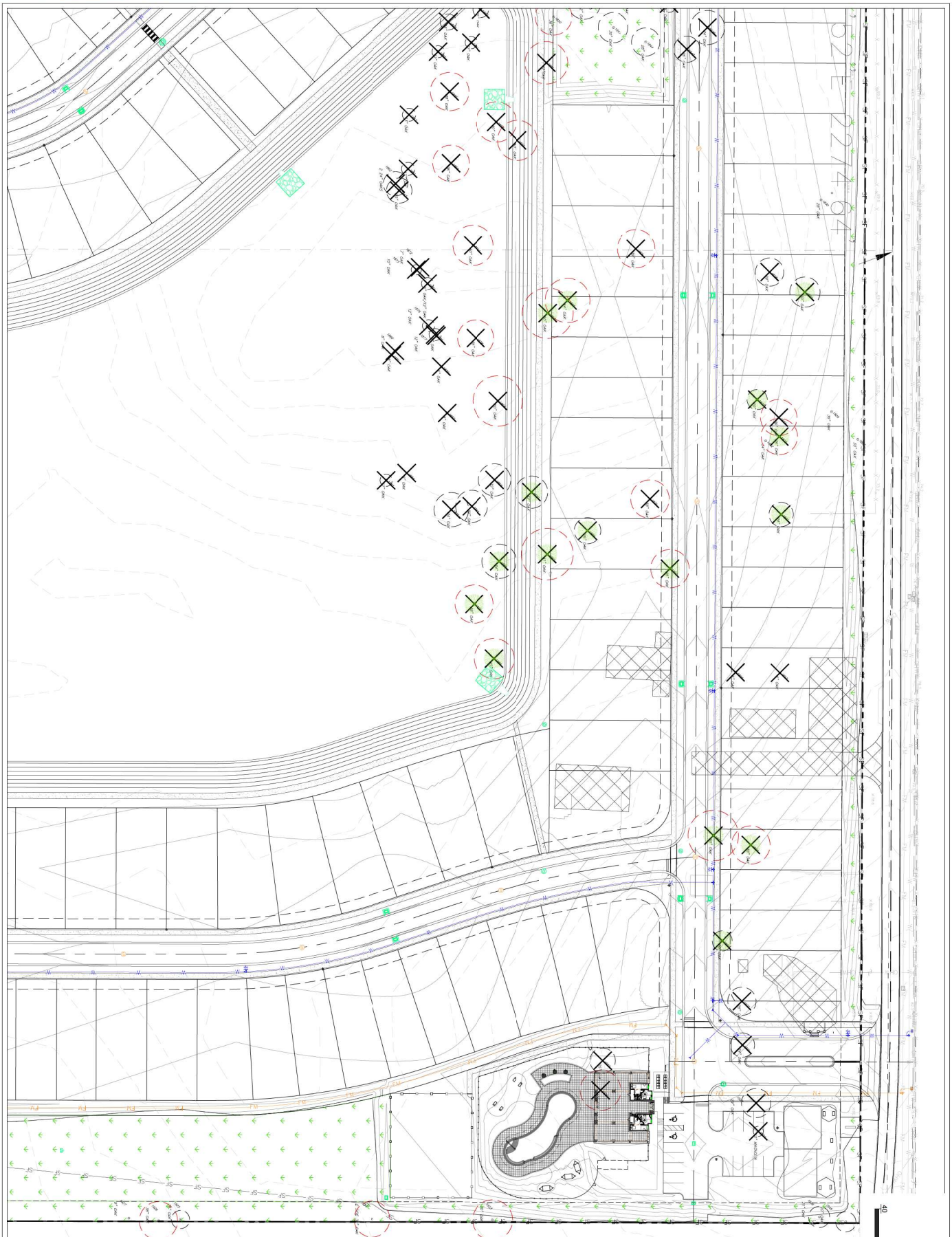

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Scott T. Beck, State of Florida Professional Engineer License No. 66990
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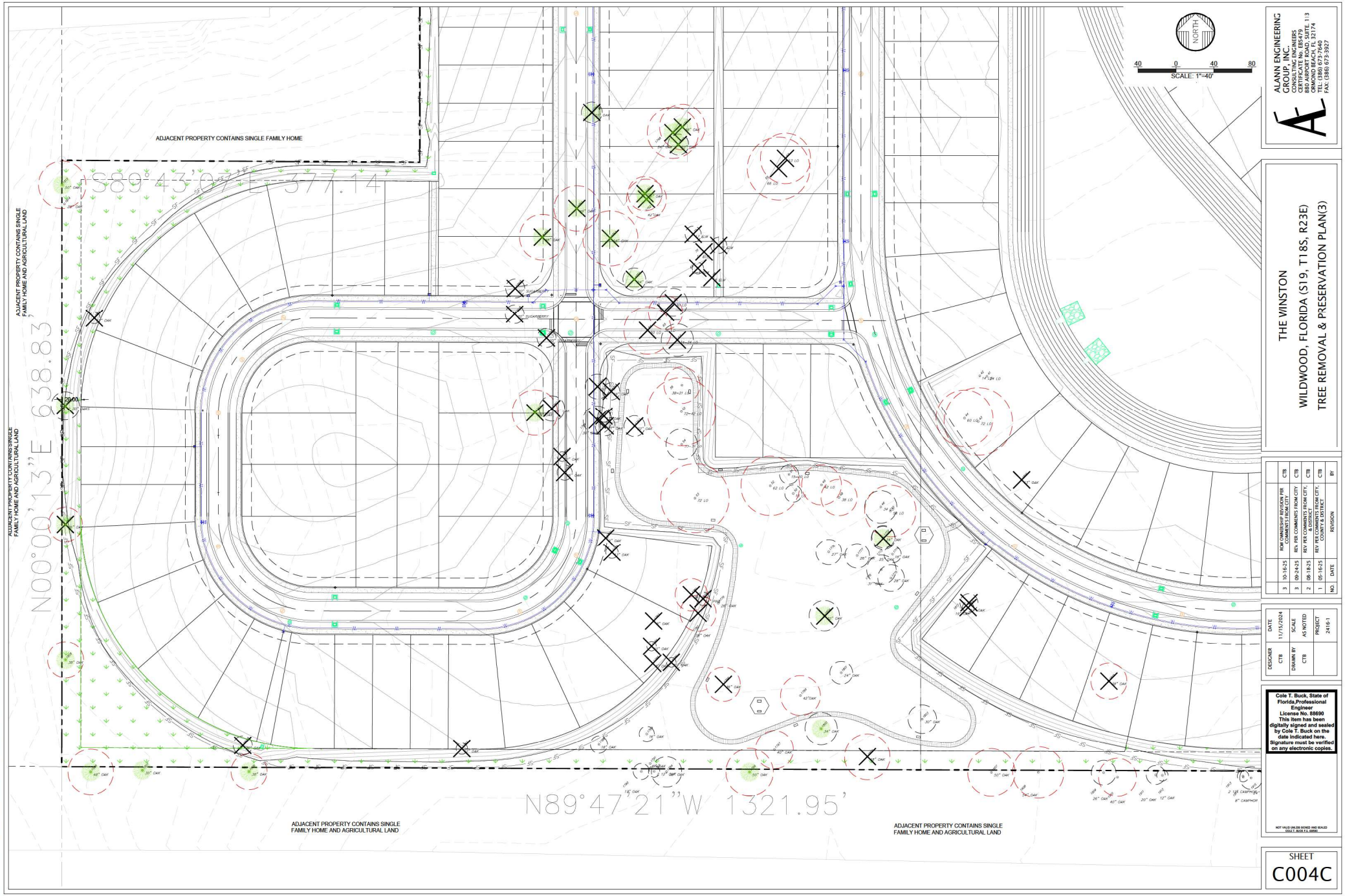
CTB	AS NOTED
	PROJECT
	2416-1

NO.	DATE	REVISION	BY
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

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

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



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & 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
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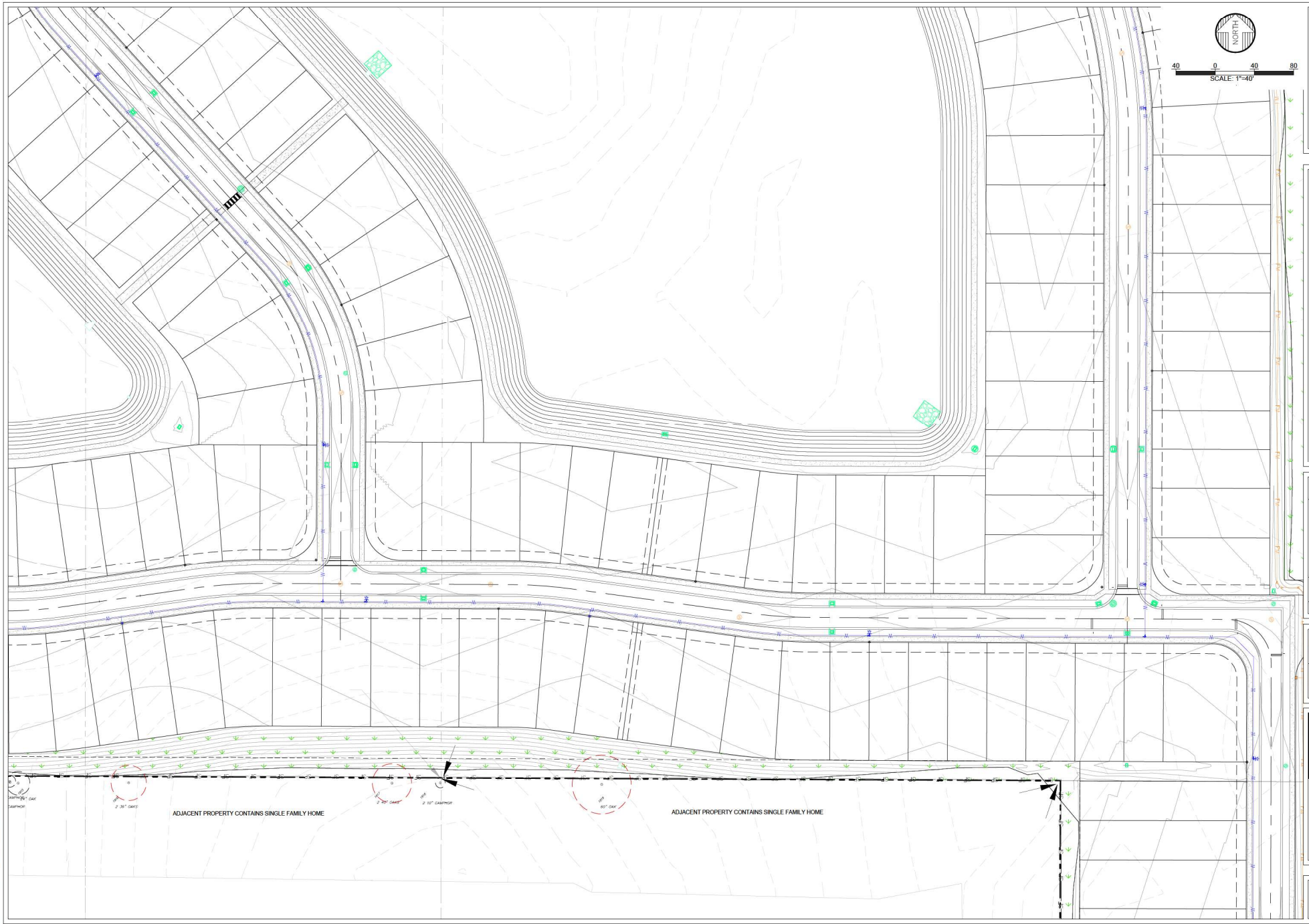

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

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

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

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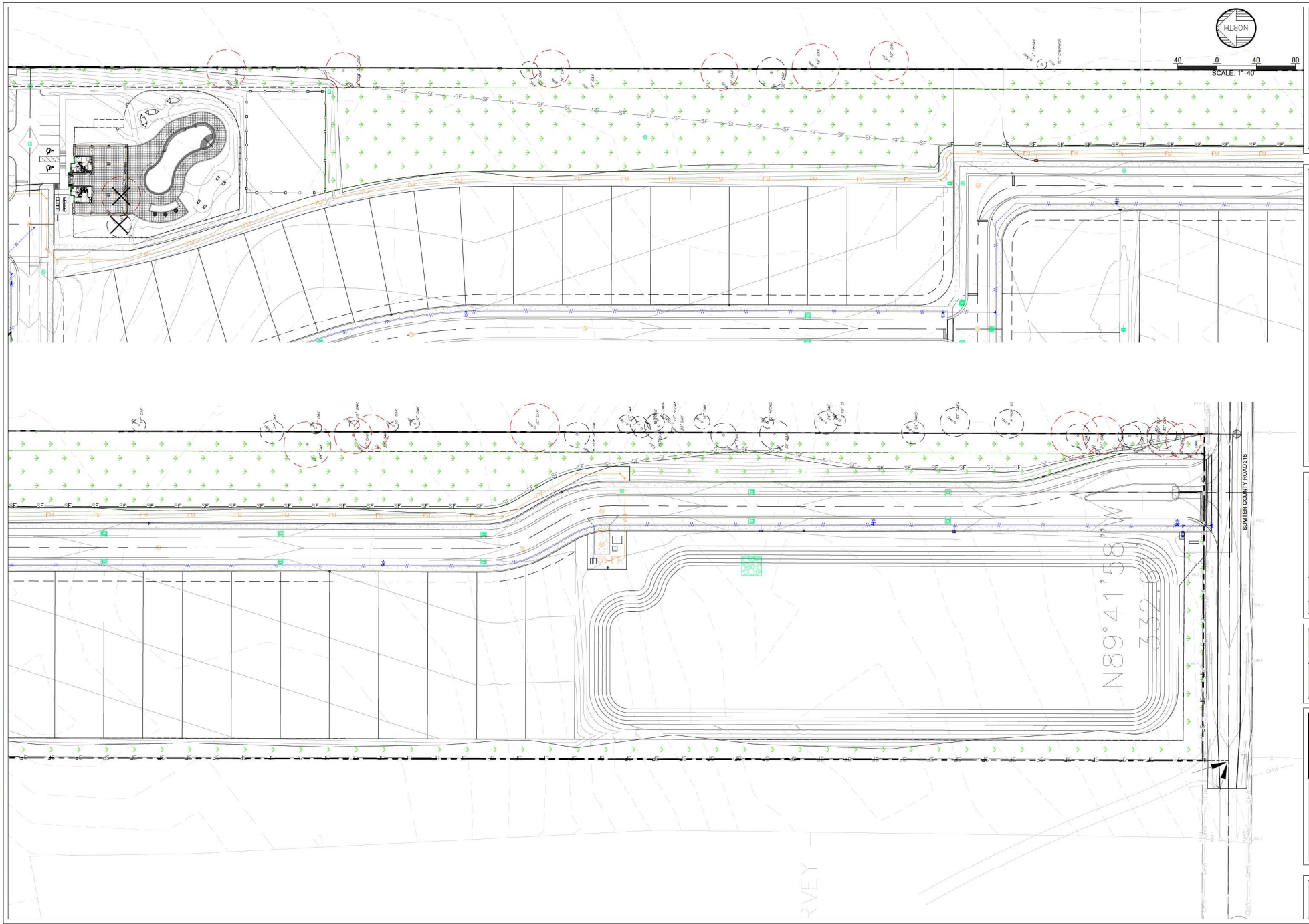

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & 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

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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	641298.099	1665022
42	14" OAK		Laurel		Y	641290.515	1665022
43	72" OAK		Laurel		Y	641288.970	1664974
44	60" OAK		Laurel		Y	641274.394	1664977
45	54" OAK		Laurel		Y	641196.287	1664879
46	34" OAK		Laurel		Y	641186.180	1664884
48	38" OAK		Laurel		Y	641142.181	1664894
49	42" OAK		Laurel		Y	641123.756	1664907
50	18" OAK		Laurel		Y	641093.964	1664898
51	15–20" OAK		Laurel		Y	641089.545	1664918
52	62" OAK		Laurel		Y	641069.746	1664906
53	72" OAK		Laurel		Y	640990.391	1664893
54	33–31" OAK		Laurel		Y	640976.355	1664950
55	72–42" OAK		Laurel		Y	640976.083	1664984
56	38–21" OAK		Laurel		Y	640976.630	1665012
59	66" OAK		Laurel		NO	641078.484	1665240
60	53" OAK		Laurel		NO	641085.731	1665251
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				NO	641008.183	1665126
69	12–4" ELM				NO	640993.438	1665136
70	17" ELM				NO	640999.914	1665153
71	11" ELM				NO	641015.395	1665159
72	17" ELM	ID_51403	Live Oak		NO	640988.488	1665171
1747	48" OAK	ID_51229	Live Oak		NO	640977.051	1665284
1748	54" OAK	ID_51230	Live Oak		NO	640967.130	1665278
1749	22" OAK	ID_51231	Live Oak	Dying	NO	640972.840	1665266
1750	22" OAK	ID_51232	Live Oak		NO	640881.680	1665299
1751	36" OAK	ID_51233	Live Oak	Fair	NO	640937.722	1665214
1752	42"OAK	ID_51234	Live Oak	Poor/very poor	NO	640939.257	1665208
1753	58" OAK	ID_51235	Live Oak		NO	640901.222	1665167
1754	48" OAK	ID_51236	Live Oak	Broken limbs	NO	640865.862	1665198
1755	48" OAK	ID_51237	Live Oak	Poor; disease, broken and rotting limbs	NO	640829.495	1665168
1756	20" SUGARBERRY				NO	640800.919	1665114
1757	20" SUGARBERRY				NO	640800.372	1665086
1758	20" SUGARBERRY				NO	640833.876	1665061
1759	24" OAK	ID_51241	Live Oak		NO	640926.456	1665124
1760	26" OAK	ID_51242	Laurel		NO	640887.690	1665011
1761	18" OAK	ID_51243	Laurel		NO	640902.159	1665006
1762	27" OAK	ID_51244	Laurel		NO	640839.573	1664988
1763	48" OAK	ID_51245	Live Oak		NO	640821.759	1664983
1764	30" OAK	ID_51246	Laurel		NO	640887.468	1664975
1765	13" OAK		Laurel		NO	640894.418	1664980
1766	21" OAK	ID_51249	Laurel		NO	640895.728	1664969
1767	22" OAK		Live Oak	ET–3: 52" DBH Poor condition	NO	640926.656	1664969
1768	10" OAK	ID_51250	Laurel		NO	640850.270	1664936
1769	16" OAK	ID_51251	black cherry		NO	640852.996	1664920
1770	9" OAK	ID_51252	Laurel		NO	640896.312	1664851
1771	13" OAK	ID_51260	Laurel		NO	640902.889	1664836
1772	24" OAK	ID_51254	Laurel		Y	641188.785	1664852
1773	25" OAK	ID_51255	Live Oak	Dead/fallen over	NO	641188.724	1664851
1774	18" OAK		Laurel		Y	641198.683	1664834
1775	28" OAK	ID_51257	Laurel		Y	641197.030	1664808
1776	31" OAK	ID_51258	Laurel		Y	641186.821	1664817
1777	26" OAK	ID_51259	Laurel		Y	641161.307	1664832
1778	27" OAK	ID_51260	Laurel		Y	641131.370	1664836
1779	26" OAK	ID_51261	Laurel		Y	641014.911	1664782
1780	14" PINE	ID_51262	slash pine	ET–8: 17" fair condition pine	NO	640998.842	1664787
1781	34" OAK	ID_51263	Laurel		NO	640986.489	1664791
1782	38" OAK	ID_51264	Laurel		NO	640993.669	1664772
1783	8" OAK	ID_51265	Laurel		NO	640946.793	1664763
1784	10" OAK	ID_51266	Laurel		NO	640944.612	1664737
1785	9" OAK	ID_51267	Laurel		NO	640945.931	1664719
1786	10" OAK	ID_51268	Laurel		NO	640965.435	1664720
1787	12" OAK	ID_51269	Laurel		NO	640744.679	1664629
1788	18" OAK	ID_51270	Laurel		Y	640889.203	1664633
1789	16" OAK	ID_51271	Laurel		Y	640939.621	1664645
1790	17" OAK	ID_51272	Laurel		Y	640933.799	1664605
1791	9" OAK	ID_51273	Laurel		Y	640943.134	1664613
1793	(2) 12" OAK	ID_51274	Laurel		Y	640947.309	1664605
1794	32" OAK	ID_51275	Laurel		Y	640960.423	1664605
1796	50" OAK	ID_51276	Live Oak	Poor structure, lean, rotting at base. Poor	Y	641047.939	1664604
1797	40" OAK	ID_51277	Laurel		Y	641074.096	1664628
1798	36" OAK	ID_51278	Laurel	Laurel oak, fallen over dead	NO	641020.122	1664697
1799	42"OAK	ID_51279	Laurel		Y	641101.579	1664685
1800	34" OAK	ID_51280	Live Oak		Y	641123.332	1664650
1801	24" OAK	ID_51281	Laurel		Y	641144.518	1664709
1802	48" OAK	ID_51282	Live Oak	Main trunk broken, massive damage. Very poor	NO	641171.952	1664620
1803	30" OAK	ID_51283	Laurel		Y	641229.966	1664660
1804	32" OAK	ID_51284	Live Oak	Dead	NO	641126.720	1664769
1805	20" OAK	ID_51285	Laurel		NO	640513.831	1664632
1806	38" OAK	ID_51286	Live Oak		Y	640520.466	1664605
1807	30" OAK	ID_51287	Live Oak	Good	Y	640408.116	1664606
1808	48" OAK	ID_51288	Live Oak		Y	640353.592	1664605
1809	38" OAK	ID_51289	Laurel		Y	640327.101	1664723
1810	36" OAK	ID_51290	Live Oak		NO	640326.866	1664865
1812	(2) 30" OAKS	ID_51291	Live Oak	Good	NO	640326.716	1664990
1813	12" OAK	ID_51292	Laurel		NO	640357.392	1665083
1814	28" OAK	ID_51293	Laurel		Y	640325.999	1665203
1815	50" OAK	ID_51294	Live Oak	Good condition– biggin	Y	640323.595	1665223
1816	13" OAK	ID_51295	Laurel		NO	641334.622	1664912
1817	19" OAK	ID_51296	Laurel		NO	641279.130	1664783
1818	12" OAK	ID_51297	Laurel		NO	641278.163	1664777
1819	38" OAK	ID_51298	Laurel		NO	641426.597	1664700
1822	34" OAK	ID_51301	Laurel		Y	642199.190	1665802
1823	36" OAK	ID_51302	Live Oak		NO	642194.901	1665816
1824	36" OAK	ID_51303	Laurel		NO	642176.065	1665815
1825	20" OAK	ID_51304	Live Oak		NO	642158.226	1665794
1826	38" OAK	ID_51305	Laurel		Y	642170.136	1665868
1827	30" OAK	ID_51306	Laurel		Y	642197.669	1665894
1828	28" OAK	ID_51307	Laurel		NO	642031.831	1665806
1829	30" OAK	ID_51308	Live Oak	Good/Fair– broken limb	NO	642051.628	1665841
1830	28" OAK	ID_51309	Laurel		Y	641960.193	1665857
1831	34" OAK	ID_51310	Live Oak	Fair–poor. Multiple limbs broken, poor compartmentalization.	NO	641740.684	1665813
1832	24" OAK	ID_51311	Laurel		NO	641712.793	1665785
1833	32" OAK	ID_51312	Laurel		NO	641671.698	1665788
1834	32" OAK	ID_51313	Laurel		NO	641666.320	1665739
1835	22" OAK	ID_51314	Laurel		Y	641692.453	1665703
1836	36" OAK	ID_51315	Laurel		Y	641674.887	1665676
1837	22" OAK	ID_51316	Laurel		NO	641692.390	1665749
1838	34" OAK	ID_51317	Laurel		NO	641789.304	1665745
1839	14" OAK	ID_51318	Laurel		NO	641716.834	1665725
1840	18" OAK	ID_51319	Laurel		NO	641717.947	1665717
1841	16" OAK	ID_51320	Laurel		Y	641728.803	1665695
1842	16" OAK	ID_51321	Laurel		NO	641765.447	1665706
1843	18" OAK	ID_51322	Laurel		NO	641810.849	1665724
1844	26" OAK	ID_51323	Laurel		Y	641803.617	1665684
1845	28" OAK	ID_51324	Laurel		Y	641734.968	1665652
1846	26" OAK	ID_51325	Laurel		Y	641756.941	1665668
1847	30" OAK	ID_51326	Laurel		Y	641789.393	1665651
1848	32" OAK	ID_51327	Laurel		Y	641765.101	1665622
1849	36" OAK	ID_51328	Laurel		Y	641727.317	1665612
1850	36" OAK	ID_51329	Laurel	Very diseased Laurel oak	Y	641778.773	1665592
1851	42"OAK	ID_51330	Laurel		NO	641824.299	1665585
1852	16" OAK	ID_51331	Laurel	Good health; laurel	NO	641771.545	1665519
1853	16" OAK	ID_51332	Laurel	Laurel, good health	NO	641783.805	1665487
1854	12" OAK	ID_51333	Laurel		NO	641804.327	1665510
1855	12" OAK	ID_51334	Laurel	Laurel; fair health	NO	641813.299	1665477
1856	38" OAK	ID_51335	Live Oak		NO	641852.820	1665489
1857	13" OAK	ID_51336	Laurel		NO	641875.790	1665449
1858	40" OAK	ID_51337	Laurel		NO	641882.973	1665535
1859	40" OAK	ID_51338	Laurel		NO	641901.177	1665556
1860	36" OAK	ID_51339	Laurel		NO	641923.893	1665490
1861	13" OAK	ID_51340	Laurel		NO	641929.477	1665448
1862	(2) 24" OAKS	ID_51341	Laurel		NO	641944.169	1665435
1863	25" OAK	ID_51342	Laurel		NO	641950.977	1665439
1864	40" OAK	ID_51343	Laurel		NO	642005.260	1665512
1865	38" 04K	ID_51344	Laurel		NO	642008.668	1665674
1866	44" OAK	ID_51345	Live Oak	Poor to fair; bark getting old	NO	642059.968	1665606
1867	50" OAK	ID_51346	Live Oak		NO	642072.517	1665586
1868	50" OAK	ID_51347	Live Oak	Dead	NO	642159.592	1665537
1869	32" OAK	ID_51348	Laurel		NO	642237.873	1665533
1870	32" OAK	ID_51349	Live Oak	Poor condition, rotting, broken and rotting limbs, rot at base	NO	642249.998	1665571
1871	38" OAK	ID_51350	Live Oak		NO	642256.841	1665688
1872	7" OAK	ID_51351	Laurel		NO	642027.102	1665460
1873	10" OAK	ID_51352	Laurel		NO	642029.409	1665456
1874	6" OAK/12" OAK	ID_51353	Laurel		NO	642043.255	1665467
1875	12" OAK	ID_51354	Laurel		NO	642084.963	1665468
1876	6" OAK	ID_51355	Laurel		NO	642093.755	1665474
1877	12" OAK	ID_51356	Laurel		NO	642095.131	1665476
1878	36" OAK	ID_51357	Laurel		NO	642097.202	1665514
1879	6" OAK	ID_51358	Laurel		NO	642125.594	1665480
1880	8" OAK	ID_51359	black cherry		NO	642109.908	1665435
1881	8" OAK	ID_51360	black cherry		NO	642114.245	1665432
1882	8" OAK	ID_51361	Laurel		NO	642171.536	1665486
1883	12" OAK	ID_51362	Laurel		NO	642238.294	1665426
1884	9" OAK	ID_51363	Laurel		NO	642231.086	1665446
1885	32" OAK	ID_51364	Laurel		NO	642264.086	1665510
1886	34" OAK	ID_51365	Live Oak	Dead	NO	642318.580	1665538
1887	51" OAK	ID_51366	Live Oak		NO	642311.514	1665586
1888	40" OAK	ID_51367	Live Oak		NO	642415.049	1665533
1889	26" OAK	ID_51368	Live Oak		NO	642288.174	1665626
1890	38" OAK	ID_51369	Live Oak		NO	642325.887	1665708
1891	24" OAK	ID_51370	Live Oak		NO	642272.119	1665818
1893	6" OAK		Laurel		NO	642429.233	1665817
1894	6" OAK	ID_51372	Laurel		NO	642428.734	1665773
1895	38" OAK	ID_51373	Live Oak	Dead/dying. Massive limb damage	NO	642360.937	1665513
1896	34" OAK	ID_51374	Laurel		NO	642267.362	1665490
1897	50" OAK	ID_51375	Live Oak	Fair condition	NO	642590.479	1665751
1898	38" OAK	ID_51376	Live Oak	Good condition	NO	642599.845	1665788
1899	20" OAK	ID_51377	Live Oak		NO	642694.951	1665759
1900	28" OAK	ID_51378	Live Oak		NO	642754.806	1665779
1901	24" OAK	ID_51379	Live Oak		NO	642798.239	1665780
1903	29" OAK	ID_51380	Live Oak		NO	642855.769	1665793
1904	10" MAGNOLIA	ID_51381	southern magnolia		NO	642883.767	1665795
1905	20" OAK	ID_51382	Live Oak		Y	642973.506	1665882
1906	21" OAK	ID_51383	Live Oak		Y	642968.703	1665855
1907	50" OAK	ID_51384	Live Oak	Also a fatty; some limb damage. Good to fair	Y	641302.753	1664604
1908	54" OAK	ID_51385	Live Oak	Massive tree, solid shape. Fair	Y	641352.194	1664604
1909	26" OAK	ID_51386	Live Oak		Y	641421.038	1664604
1910	40" OAK	ID_51387	Live Oak		Y	641435.630	1664599
1911	20" OAK	ID_51388	something dead		Y	641475.939	1664601
1912	12" OAK	ID_51389	Live Oak	Dead	Y	641482.948	1664601
1913	(2) 12" CAMPHOR	ID_51390			Y	641567.938	1664600
1914	8" CAMPHOR	ID_51391			Y	641568.175	1664599
1915	24" OAK	ID_51392	Laurel		Y	641576.486	1664598
1916	(2) 36" OAKS	ID_51393	Live Oak	Fair–good	Y	641689.165	1664599
1917	(2) 40" OAKS	ID_51394	Live Oak	Broken limb, dying	Y	641957.540	1664598
1918	(2) 10" CAMPHOR	ID_51395	camphor tree		Y	642006.877	1664599
1919	60" OAK	ID_51396	Live Oak	Poor; insect damage, limb damage, vine overgrowth	Y	642171.291	1664597
1921	40" ELM	ID_51397			NO	642843.044	1665638
1922	25" ELM	ID_51398			NO	642813.702	1665640
1923	40" OAK	ID_51399	Live Oak		Y	642971.684	1665531
1924	36" OAK	ID_51400	Laurel		Y	642970.783	1665412
1925	18" OAK	ID_51401	Laurel		Y	642971.216	1665222
1926	38" OAK	ID_51402	Laurel		Y	642972.483	1665200
1927	9" OAK	ID_51403	Live Oak		Y	642969.877	1665171
1928	38" OAK	ID_51404	Laurel		Y	642969.520	1665028
1929	30" OAK	ID_51405	Laurel		Y	642968.854	1664976
1930	48" OAK		Laurel		Y	642973.864	1664931
1931	40" OAK	ID_51407	Laurel		Y	642980.378	1664856
1932	7" CEDAR	ID_51408			Y	642981.686	1664711
1933	10" CAMPHOR	ID_51409			Y	642977.007	1664700
1934	36" OAK	ID_51410	Live Oak		Y	642961.763	1663320
1935	38" OAK	ID_51411	Laurel		Y	642963.835	1663338
1936	30" OAK	ID_51412	Laurel		Y	642967.990	1663342
1937	30" OAK+22" OAK	ID_51413	Live Oak		Y	642966.719	1663367
1938	24" OAK	ID_51414	Live Oak		Y	642966.397	1663375
1939	40" OAK	ID_51415	Live Oak	Poor; limb damage	Y	642967.351	1663403
1940	24" OAK	ID_51416	Live Oak		Y	642966.819	1663427
1941	48" OAK	ID_51417	Live Oak		Y	642968.104	1663431
1942	30" OAK	ID_51418	Live Oak		Y	642979.056	1663498
1944	30" OAK+22" OAK	ID_51419	Live Oak		Y	642980.780	1663553
1945	24" OAKS	ID_51420	Live Oak	Poor form	Y	642970.207	1663595
1946	(2) 12" OAKS	ID_51421	Laurel		Y	642982.807	1663670
1947	24" OAK	ID_51422	Laurel		Y	642980.334	1663684
1948	30" OAK	ID_51423	Laurel		Y	642968.487	1663737
1949	12" HICKORY	ID_51424			Y	642980.193	1663744
1950	26" OAK	ID_51425	Laurel		Y	642967.121	1663788
1951	16" OAK	ID_51426	Live Oak		Y	642981.455	1663811
1952	28" OAK	ID_51427	Laurel		Y	642979.783	1663841
1953	18" CAMPHOR	ID_51428			Y	642976.283	1663855
1954	18" OAK	ID_51429	Laurel		Y	642980.381	1663858
1955	18" OAK	ID_51430	Laurel		Y	642973.632	1663872
1956	20" OAK	ID_51431	Laurel		Y	642978.152	1663875
1957	26" OAK	ID_51432	Laurel		Y	642978.619	1663887
1958	26"OAK	ID_51433	Live Oak		Y	642967.806	1663938
1959	50" OAK	ID_51434	Live Oak		Y	642974.995	1663981
1960	10" OAK	ID_51435	Laurel		Y	642979.176	1664103
1961	10" OAK	ID_51436	Laurel		Y	642976.519	1664125
1962	36" OAK	ID_51437	Live Oak		Y	642970.712	1664148
1963	(2) 10" OAKS	ID_51438	Laurel		Y	642977.967	1664165
1964	38" OAK	ID_51439	Laurel		Y	642967.049	1664166
1965	12" OAK	ID_51440	Laurel		Y	642974.466	1664204
1966	48" OAK	ID_51441	Live Oak		Y	642957.637	1664213
1968	24" OAK	ID_51442	Live Oak		Y	642970.811	1664249
1969	14" OAK	ID_51443	Laurel		Y	642977.607	1664384

ALANN ENGINEERING GROUP, INC.
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
TREE REMOVAL TABLE

NO.	DATE	REVISION	BY
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
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

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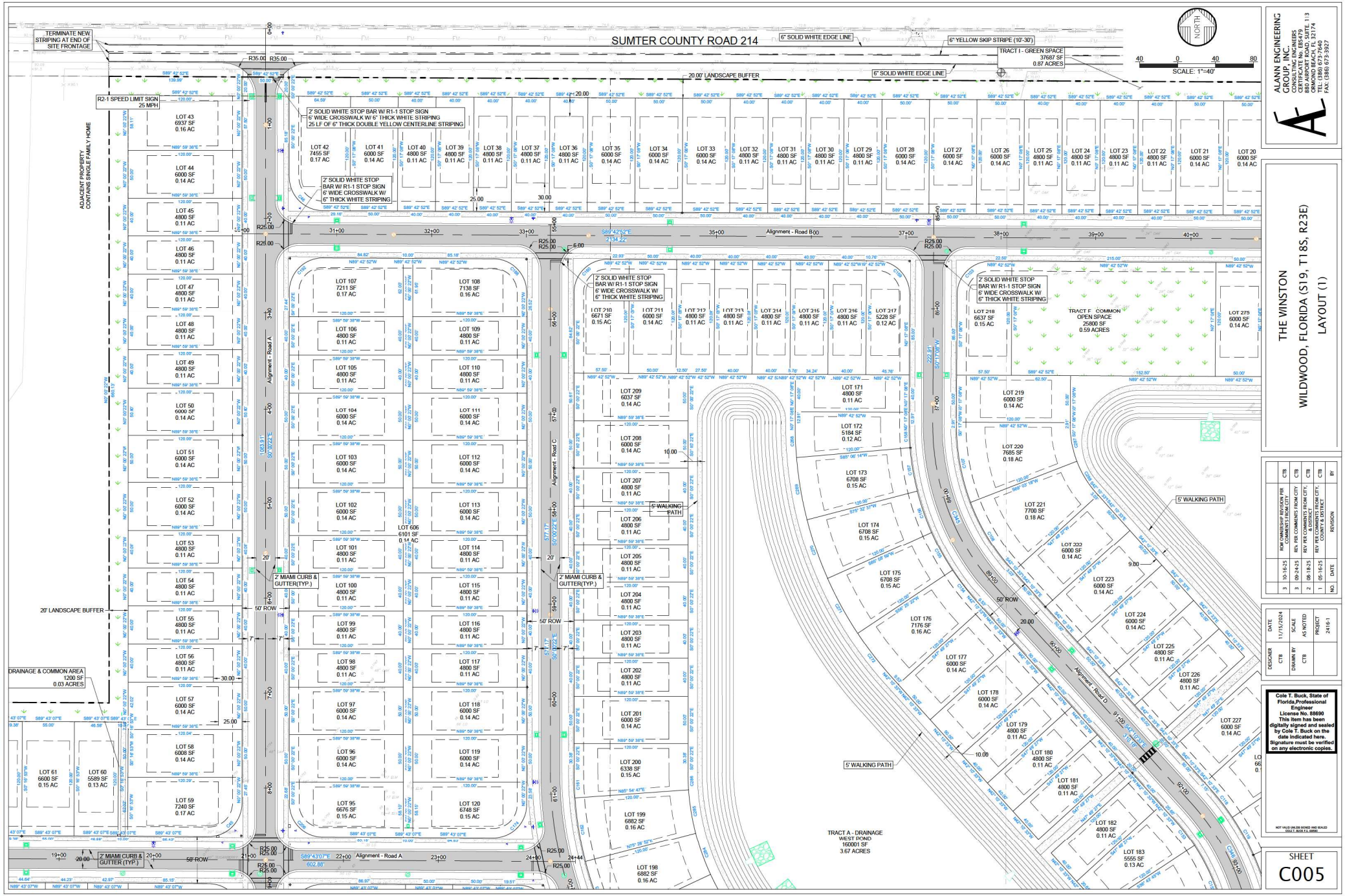

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
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ORMOND BEACH, FL 32174
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FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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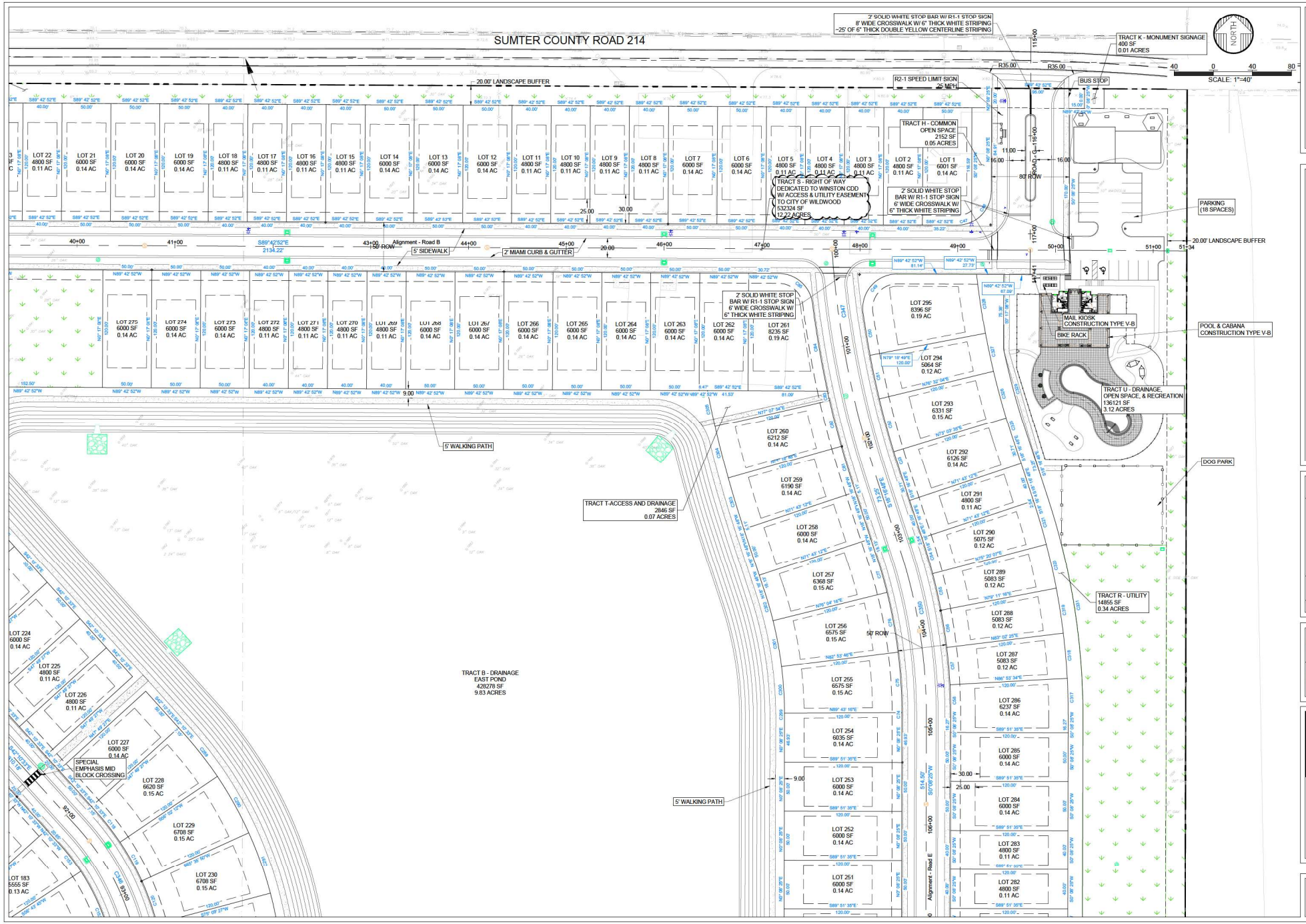

ALANN ENGINEERING GROUP, INC.
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LAYOUT (2)

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

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

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COLE T. BUCK P.E. 88690

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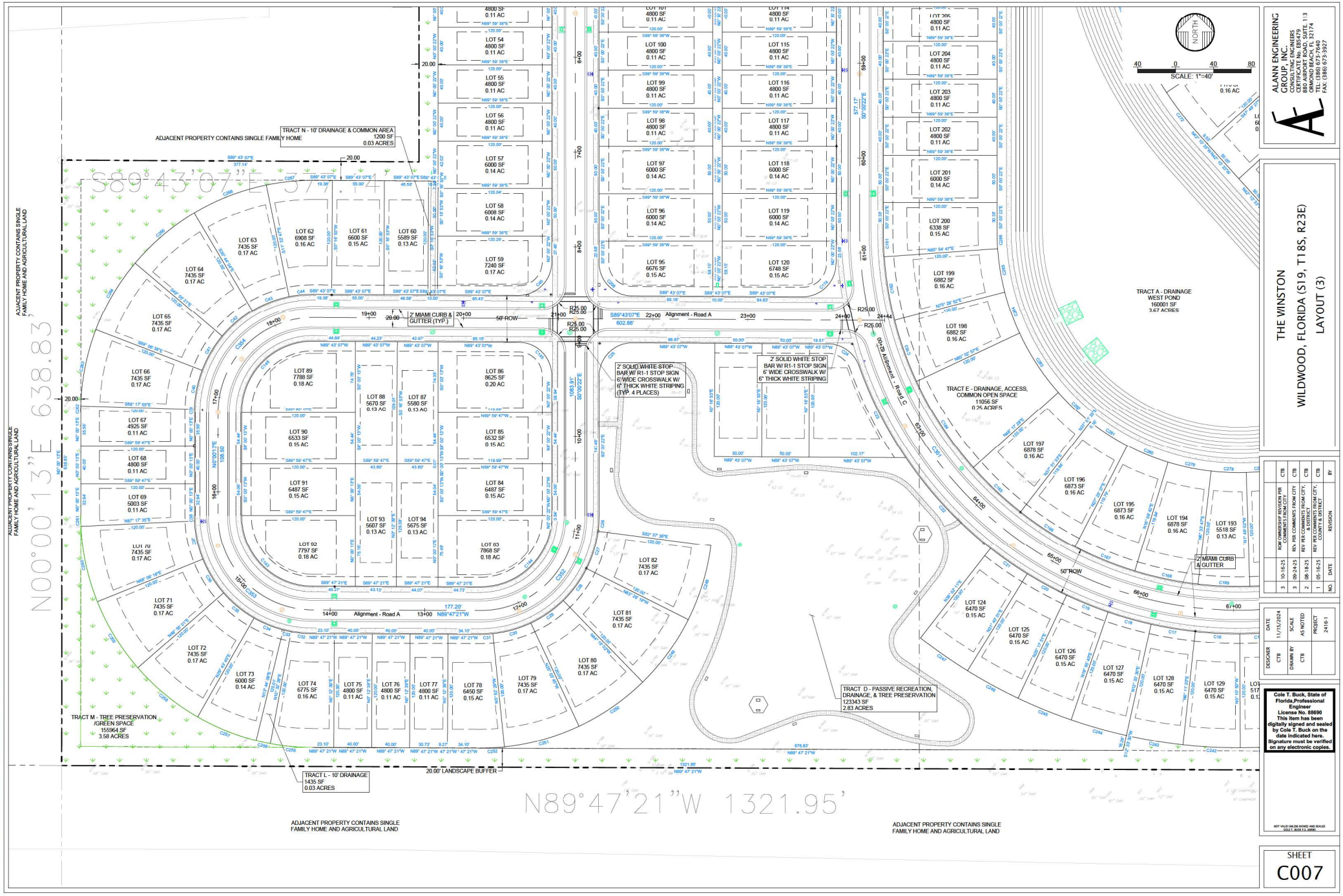
TRACT N - 10' DRAINAGE & COMMON AREA
1200 SF
0.03 ACRES
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME AND AGRICULTURAL LAND
S89°43'07"E 377.14'
N00°00'13"E 638.83'
2' MIAMI CURB & GUTTER (TYP.)
50' ROW
Alignment - Road A
2' SOLID WHITE STOP BAR W/ R1-1 STOP SIGN 6' WIDE CROSSWALK W/ 6" THICK WHITE STRIPING (TYP. 4 PLACES)
2' SOLID WHITE STOP BAR W/ R1-1 STOP SIGN 6' WIDE CROSSWALK W/ 6" THICK WHITE STRIPING
00+29 Alignment - Road C
TRACT A - DRAINAGE WEST POND 160001 SF 3.67 ACRES
TRACT E - DRAINAGE, ACCESS, COMMON OPEN SPACE 11056 SF 0.25 ACRES
TRACT D - PASSIVE RECREATION, DRAINAGE, & TREE PRESERVATION 123343 SF 2.83 ACRES
TRACT M - TREE PRESERVATION /GREEN SPACE 155964 SF 3.58 ACRES
TRACT L - 10' DRAINAGE 1435 SF 0.03 ACRES
20.00' LANDSCAPE BUFFER
N89°47'21"W 1321.95'
2' MIAMI CURB & GUTTER
50' ROW
LOT 1 4800 SF 0.11 AC
LOT 2 4800 SF 0.11 AC
LOT 3 7868 SF 0.18 AC
LOT 4 4800 SF 0.11 AC
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NORTH
SCALE: 1"=40'
ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No: 28479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LAYOUT (3)
NO. DATE REVISION BY
3 10-16-25 ROW OWNERSHIP REVISION PER COMMENTS FROM CITY CTB
2 09-24-25 REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT CTB
1 08-18-25 REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT CTB
1 05-16-25 REVISION CTB
DESIGNER CTB
DRAWN BY CTB
DATE 11/15/2024
SCALE AS NOTED
PROJECT 2416-1
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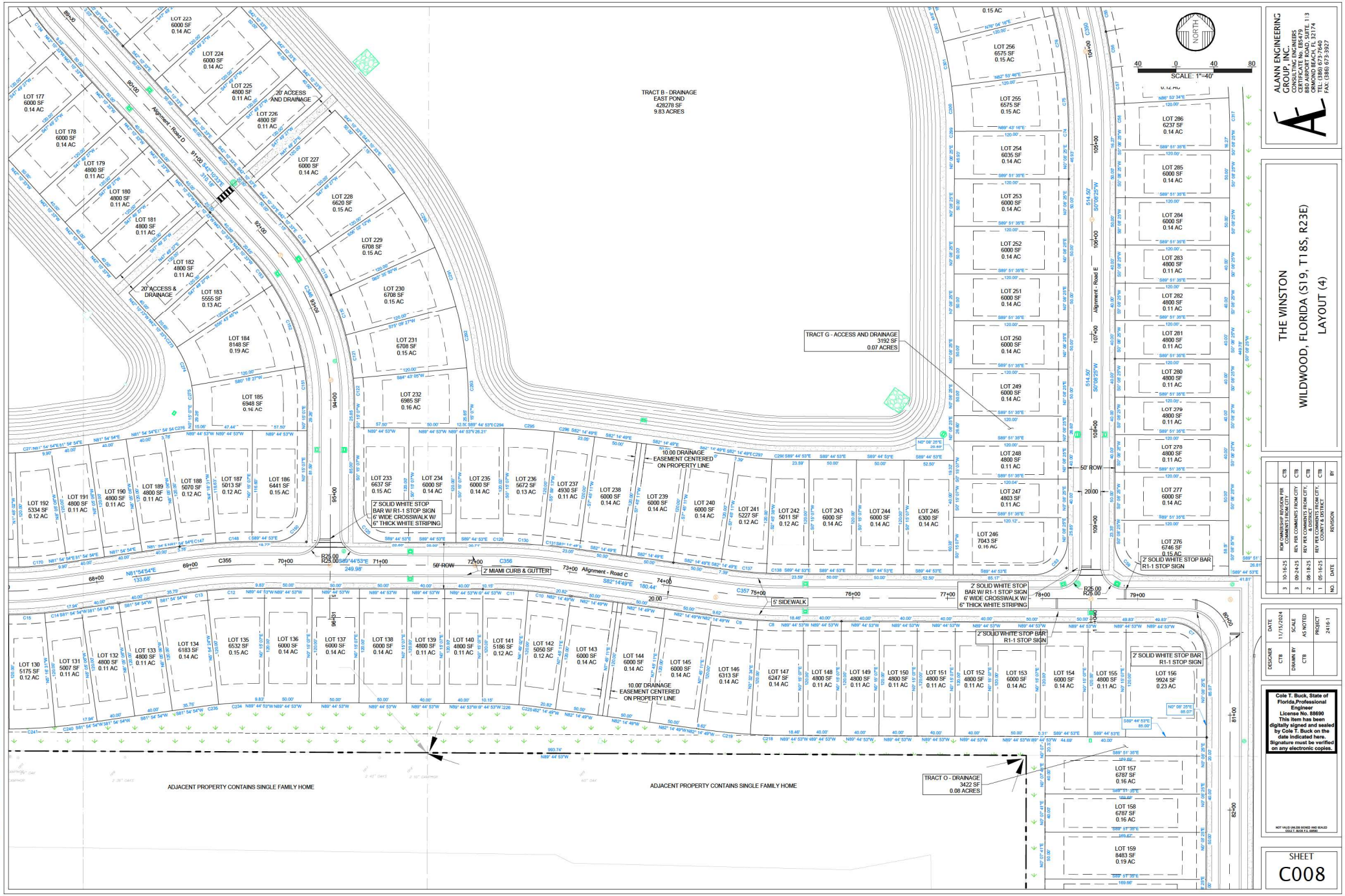

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CIVIL ENGINEERS
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880 AIRPORT ROAD, SUITE 113
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LAYOUT (4)

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

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

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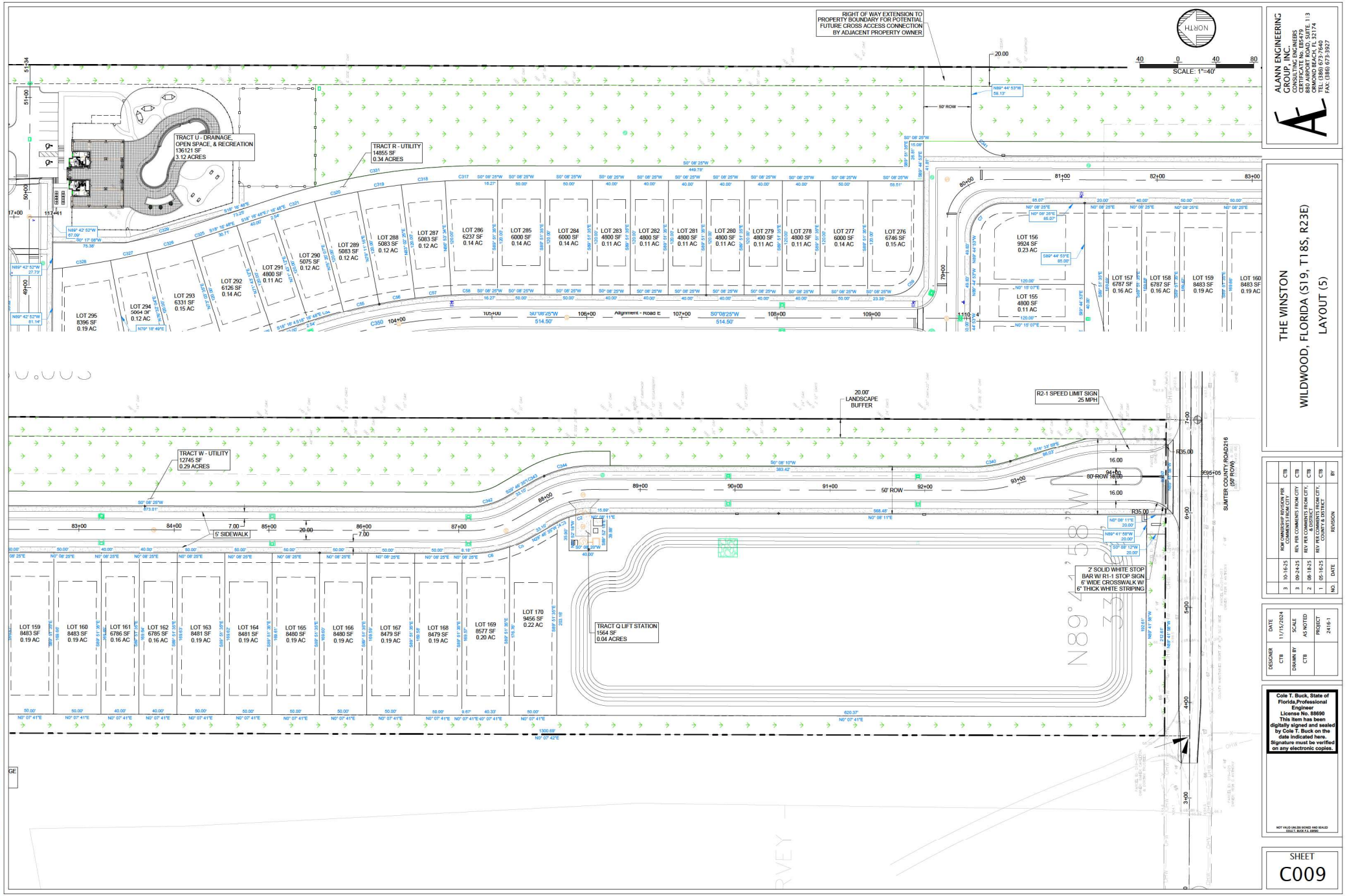

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CIVIL ENGINEERS
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880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
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FAX: (386) 673-3927

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

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

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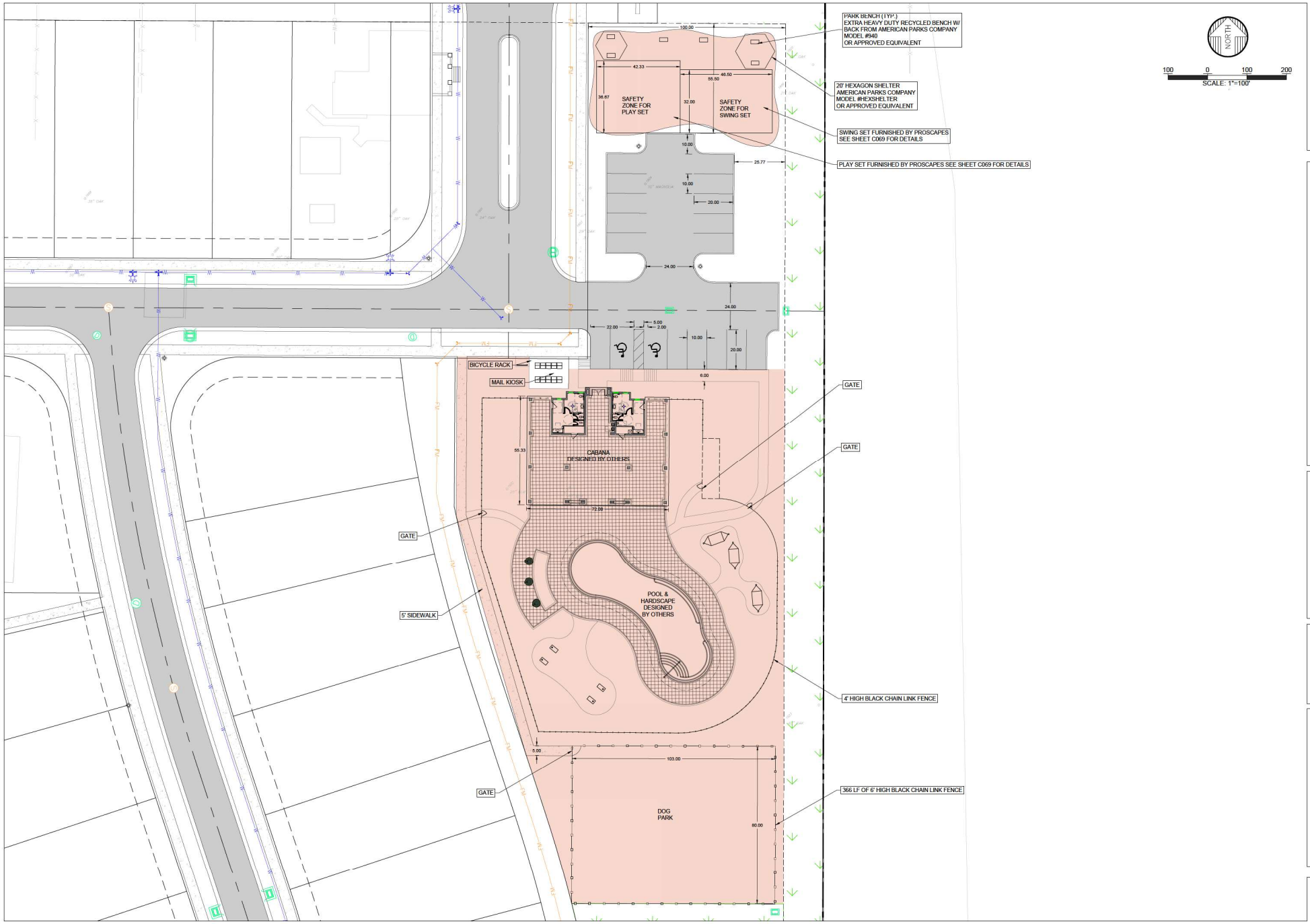

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3900
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, & ADDITIONAL AMENITIES	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

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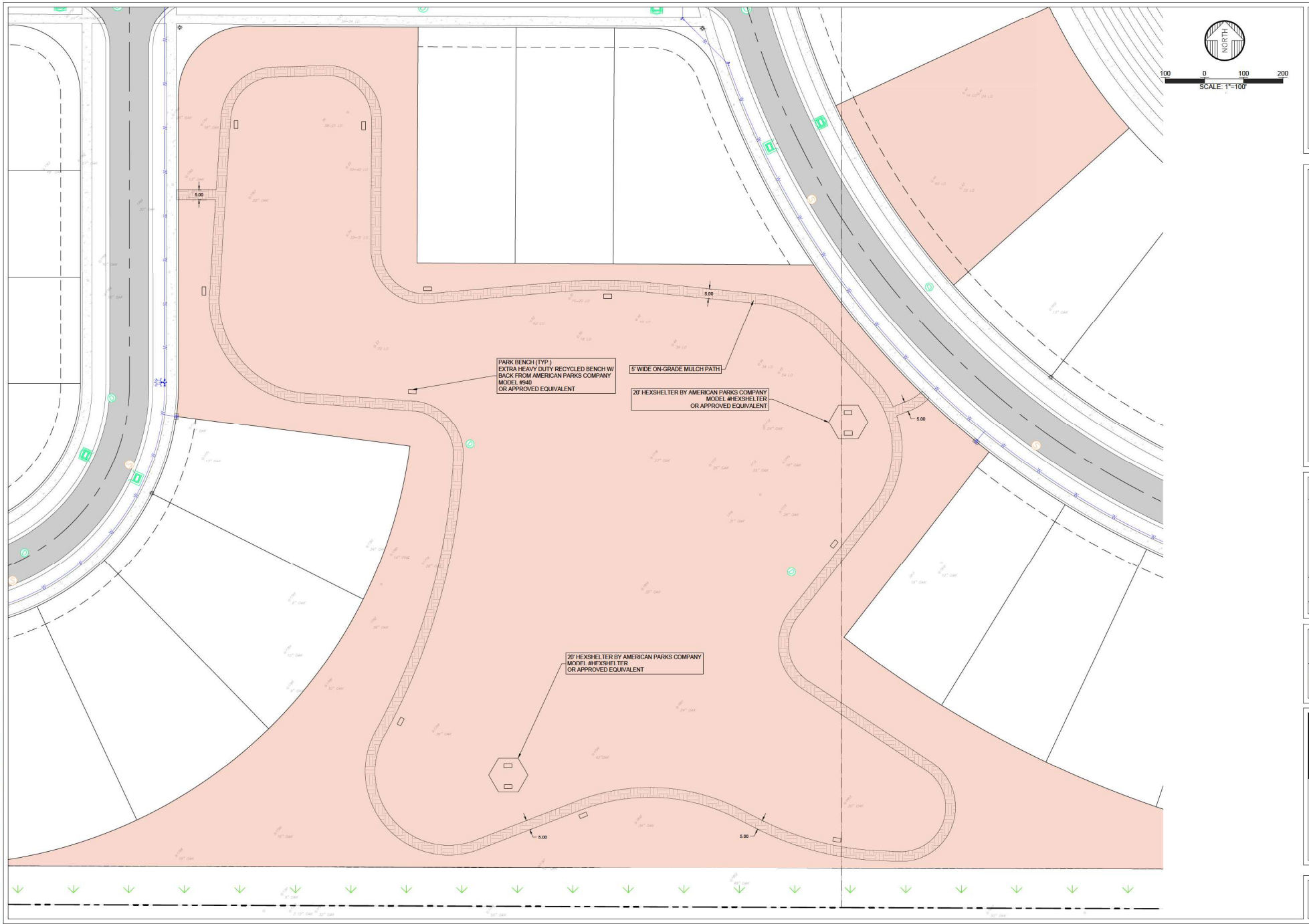

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
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FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, ADDED PARK BENCH	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	24.55	75.00	18.75	N9° 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' 39"W	0.91
C5	22.62	125.00	10.37	N24° 35' 31"W	22.59
C6	42.65	125.00	19.55	N9° 38' 00"W	42.44
C7	54.91	35.00	89.89	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	6.09	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	N68° 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	89.89	S44° 48' 14"E	49.45
C63	55.05	35.00	90.11	N45° 11' 46"E	49.55
C74	3.80	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	39.42	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	118.17	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	N37° 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' 10"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° 00' 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	16.30	105.00	8.90	N37° 43' 24"W	16.30
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' 06"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' 16"W	30.37
C303	49.15	1100.00	2.56	N17° 00' 00"W	49.15
C304	54.75	1100.00	2.85	N14° 17' 39"W	54.74
C305	37.66	1100.00	1.96	N11° 53' 15"W	37.66
C317	39.11	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	18.94	810.00	1.34	S17° 36' 36"E	18.94
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	61.39	810.00	4.34	S8° 30' 55"E	61.38
C329	87.42	795.00	6.30	S15° 07' 47"E	87.38
C331	226.65	705.00	18.42	S9° 04' 12"E	225.68

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS & LAND SURVEYORS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7500
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
CURVE TABLE & LAYOUT DETAILS

NO.	DATE	REVISION	BY
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, & ATTORNEY	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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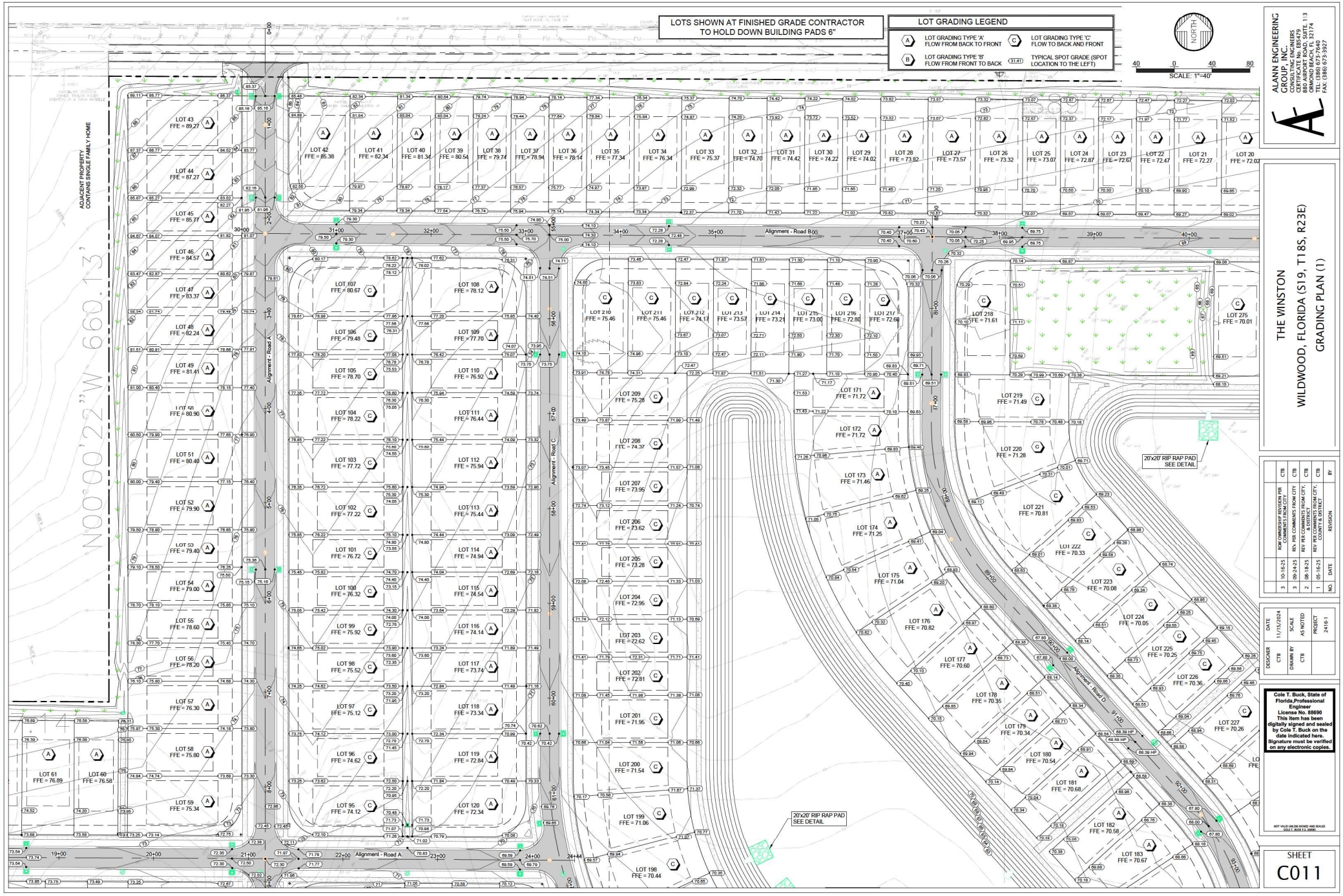
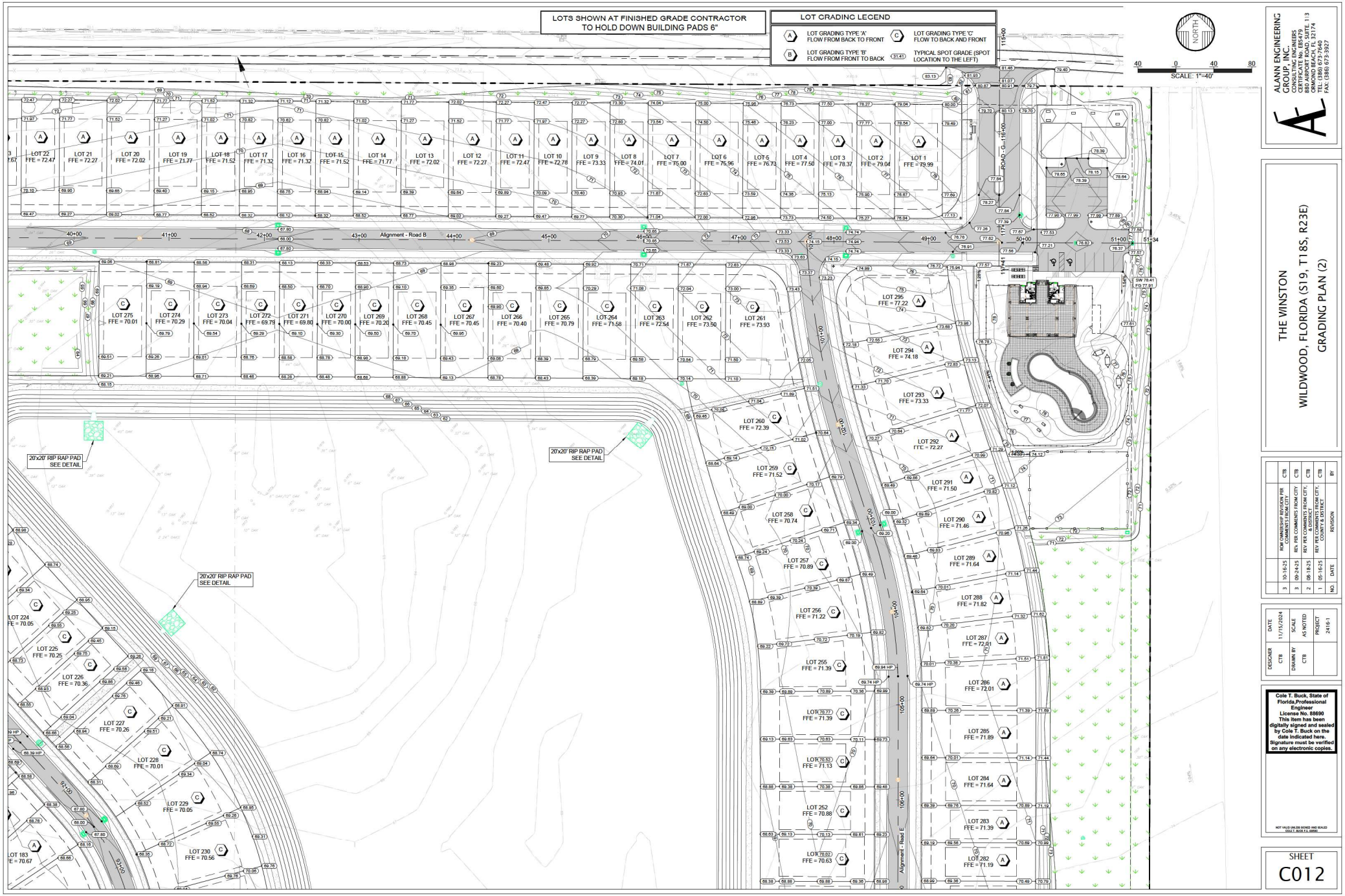

LOTS SHOWN AT FINISHED GRADE CONTRACTOR TO HOLD DOWN BUILDING PADS 6"
LOT GRADING LEGEND
A LOT GRADING TYPE 'A' FLOW FROM BACK TO FRONT
B LOT GRADING TYPE 'B' FLOW FROM FRONT TO BACK
C LOT GRADING TYPE 'C' FLOW TO BACK AND FRONT
31.41 TYPICAL SPOT GRADE (SPOT LOCATION TO THE LEFT)
NORTH
SCALE: 1"=40'
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME
N00°00'22"W 660.13'
Alignment - Road A
Alignment - Road B
Alignment - Road C
Alignment - Road D
20'x20' RIP RAP PAD SEE DETAIL
ALANN ENGINEERING GROUP, INC
CIVIL ENGINEERS
CERTIFICATE No. 28579
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING PLAN (1)
NO. DATE REVISION BY
3 10-16-25 ROW OWNERSHIP REVISION PER COMMENTS FROM CITY CTB
2 09-24-25 REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT CTB
1 05-16-25 REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT CTB
DESIGNER CTB
DRAWN BY CTB
DATE 11/15/2024
SCALE AS NOTED
PROJECT 2416-1
Cole T. Buck, State of Florida,Professional Engineer License No. 88690 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 C011



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TELEPHONE: (386) 672-5643
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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COLE T. BUCK P.E. 88690

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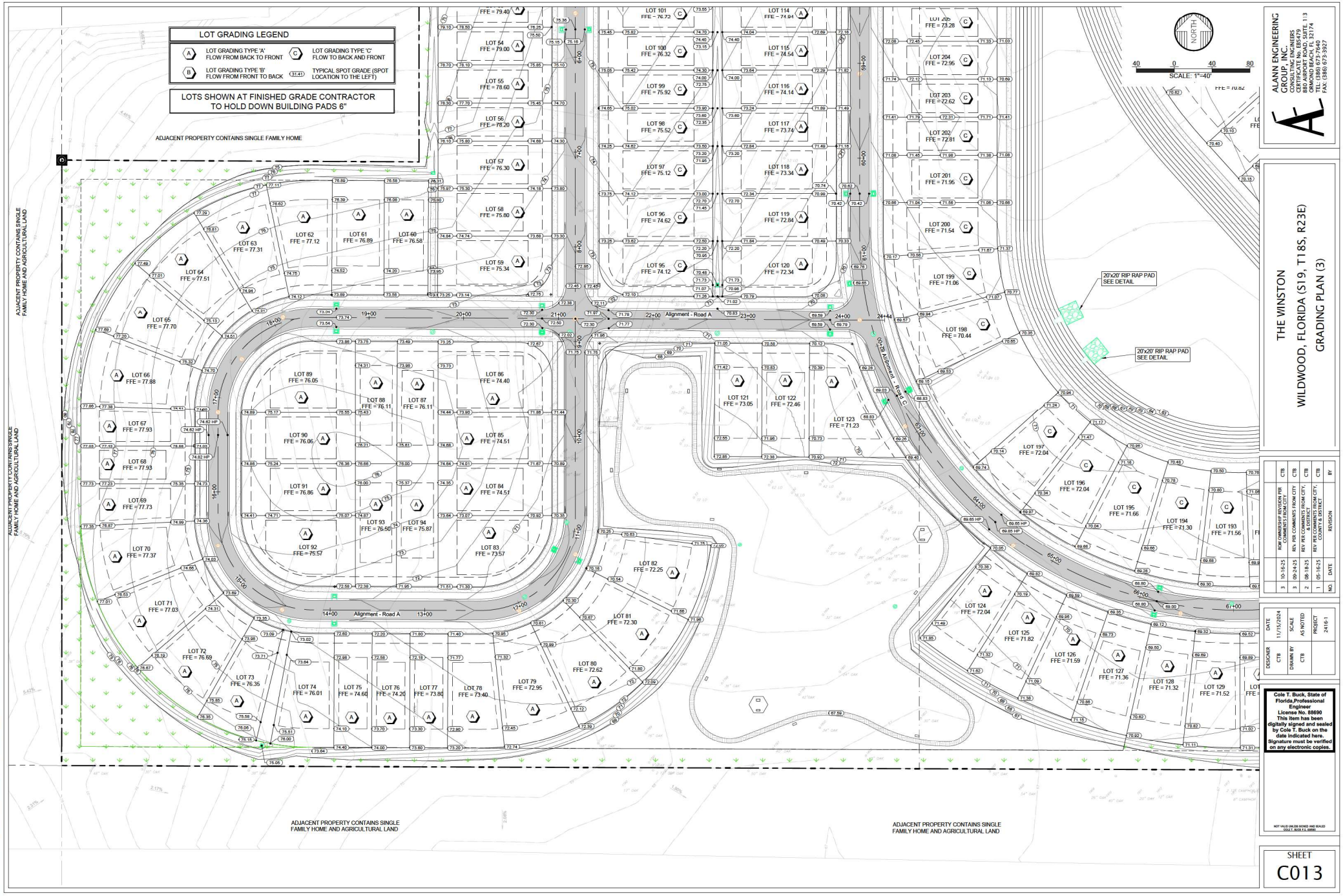
P:\2416-1 The Winston - Wildwood\Design\Base\2416_Base_Current.dwg 10/16/2025 9:49:34 AM DWG To PDF.pc3


LOT GRADING LEGEND
A LOT GRADING TYPE 'A' FLOW FROM BACK TO FRONT
B LOT GRADING TYPE 'B' FLOW FROM FRONT TO BACK
C LOT GRADING TYPE 'C' FLOW TO BACK AND FRONT
(31.41) TYPICAL SPOT GRADE (SPOT LOCATION TO THE LEFT)
LOTS SHOWN AT FINISHED GRADE CONTRACTOR TO HOLD DOWN BUILDING PADS 6"
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME AND AGRICULTURAL LAND
NORTH
SCALE: 1"=40'
20'x20' RIP RAP PAD SEE DETAIL
Alignment - Road A
Alignment - Road B
Alignment - Road C
ALANN ENGINEERING GROUP, INC
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING PLAN (3)
REVISION
DATE
BY
ROW OWNERSHIP REVISION PER COMMENTS FROM CITY
REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT
REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT
REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT
10-16-25
09-24-25
08-18-25
05-16-25
DESIGNER CTB
DRAWN BY CTB
DATE 11/15/2024
SCALE AS NOTED
PROJECT 2416-1
Cole T. Buck, State of Florida,Professional Engineer License No. 88690 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.
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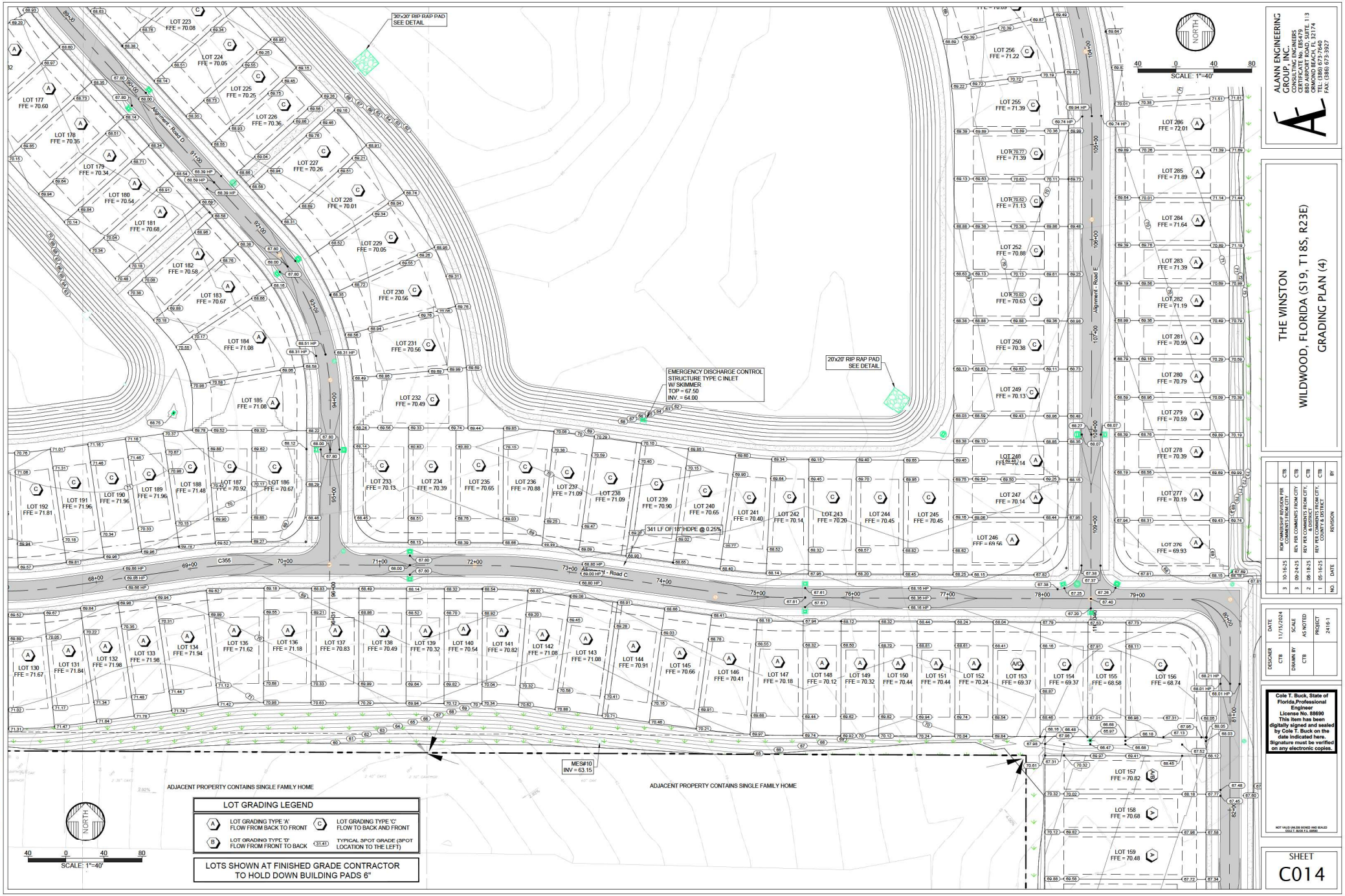
SHEET
C013



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 35479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING PLAN (4)

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

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

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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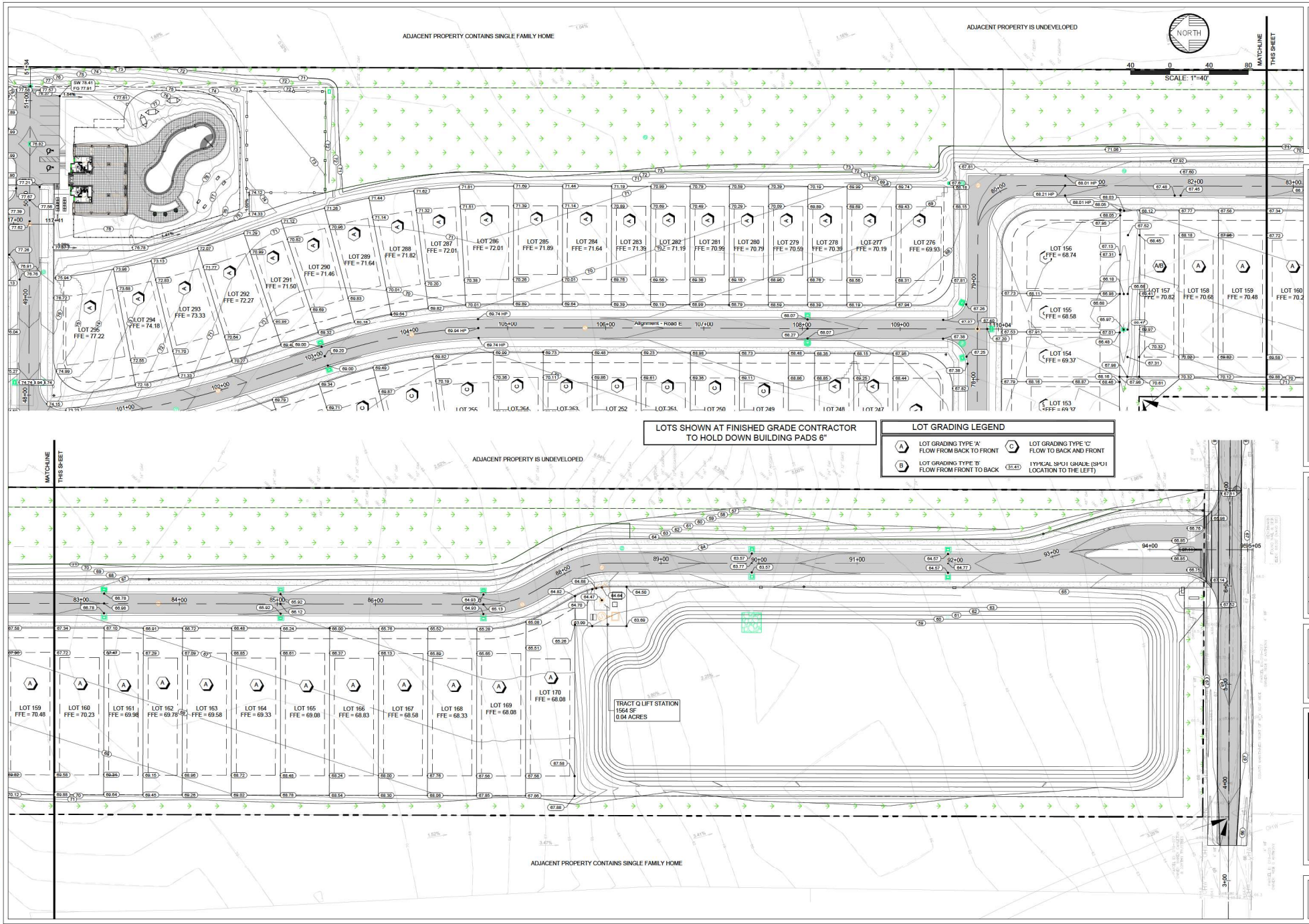
SHEET
C014



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING PLAN (5)

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

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

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SHEET
C015

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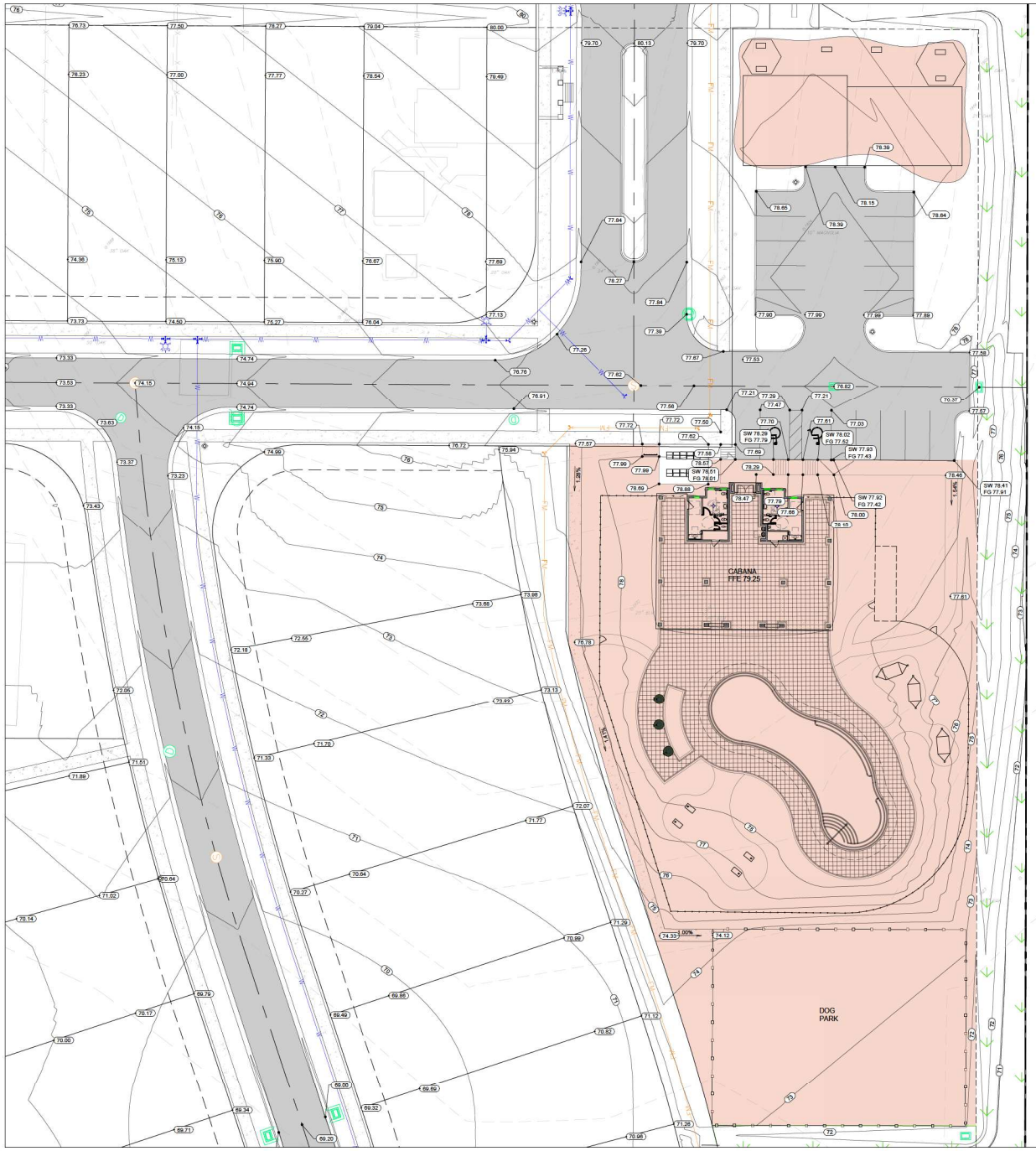

NORTH

100 0 100 200
SCALE: 1"=100'

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 1385479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
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.	CTB
3	09-24-25	REV. PER COMMENTS FROM CITY.	CTB
3	10-16-25	ROW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB

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

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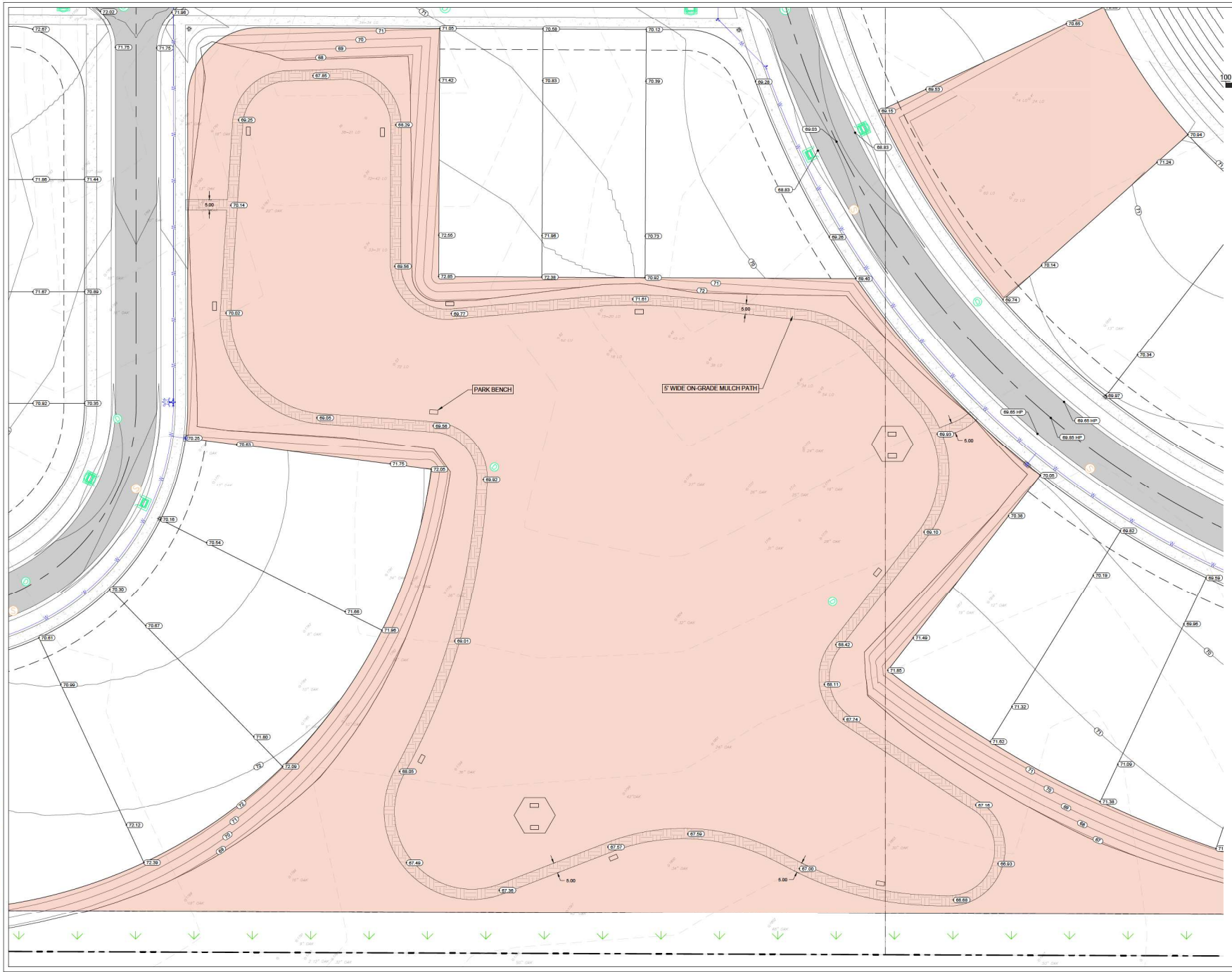

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, ADDED PARK BENCH	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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SHEET
C015B

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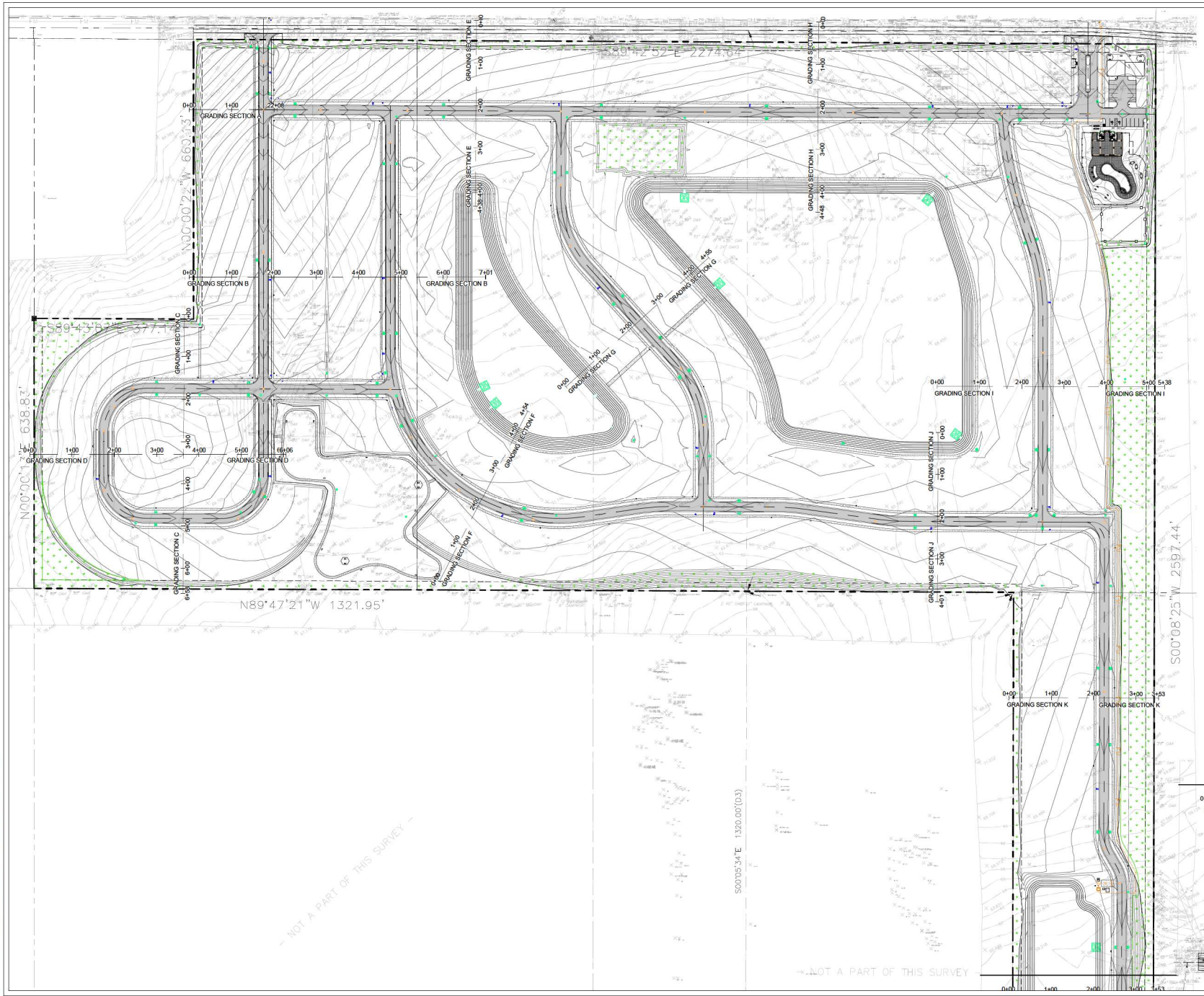

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
GRADING SECTIONS KEY MAP

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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C016

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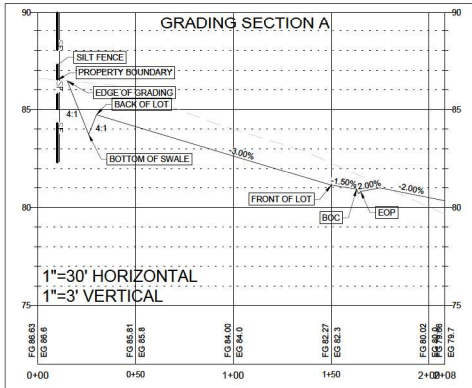

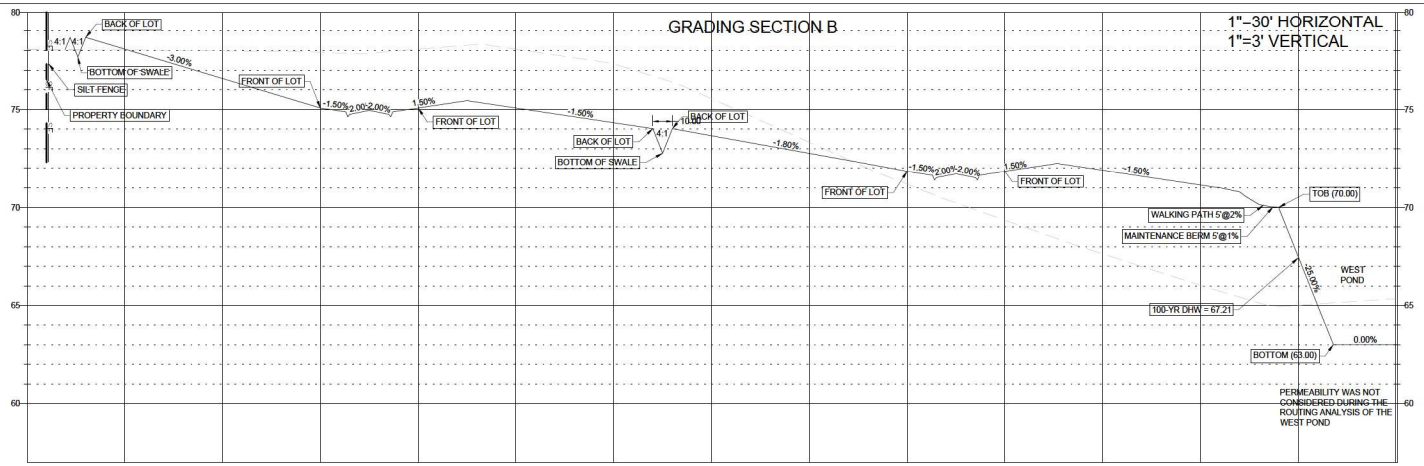

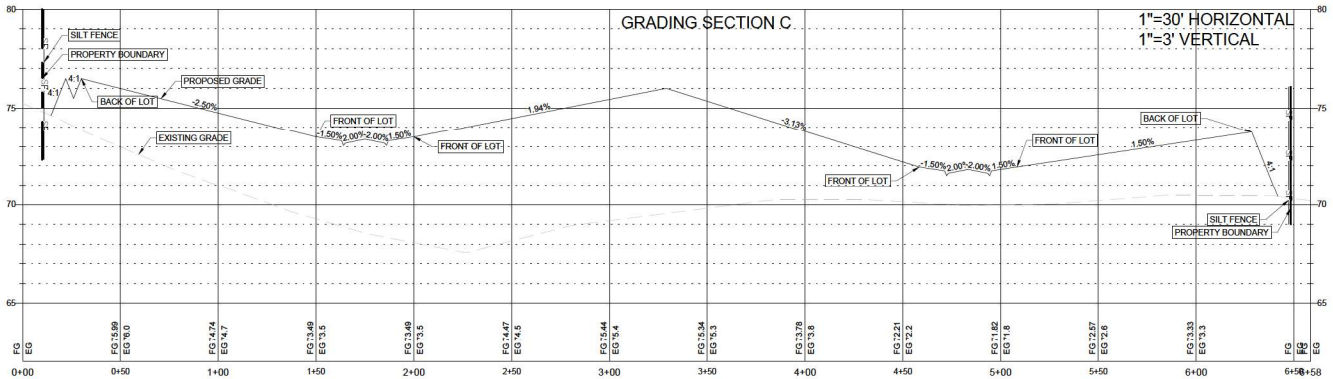

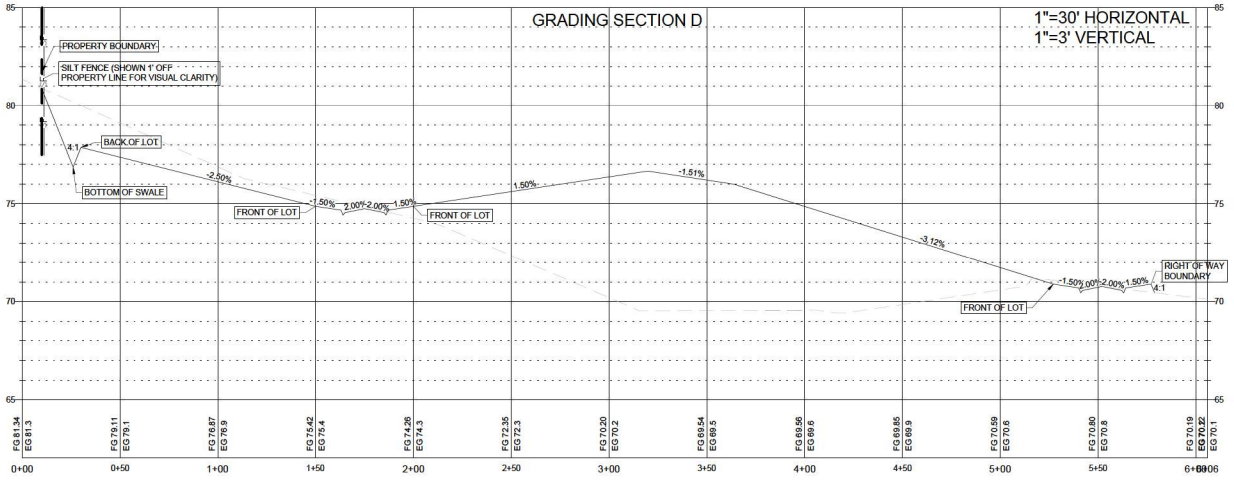

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, & ADDED SWALE	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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C017

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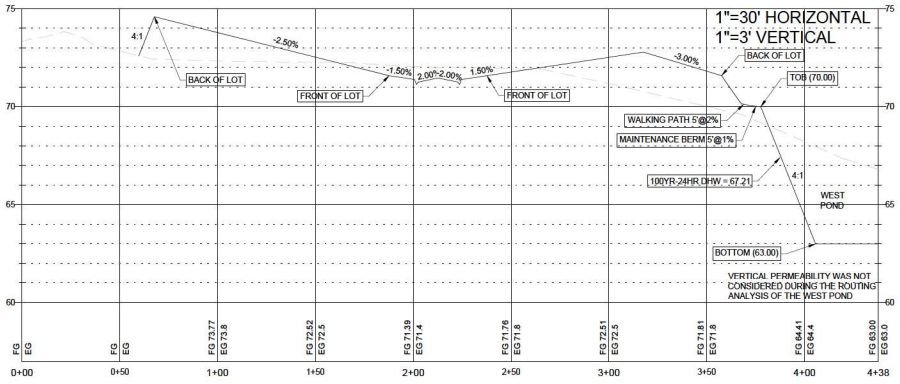
GRADING SECTION E



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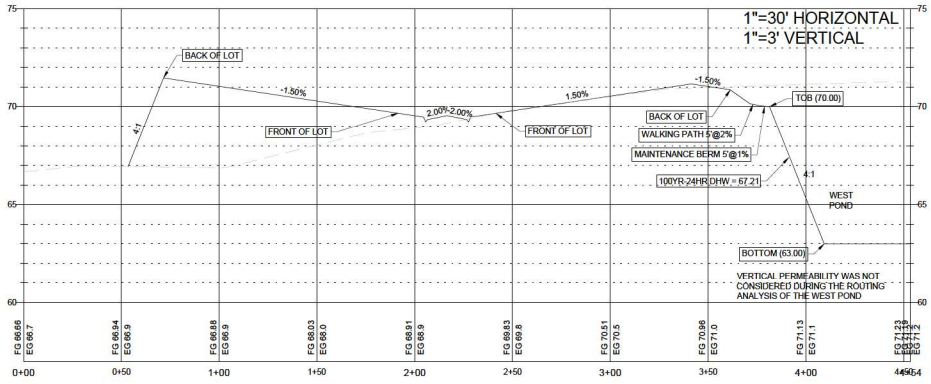

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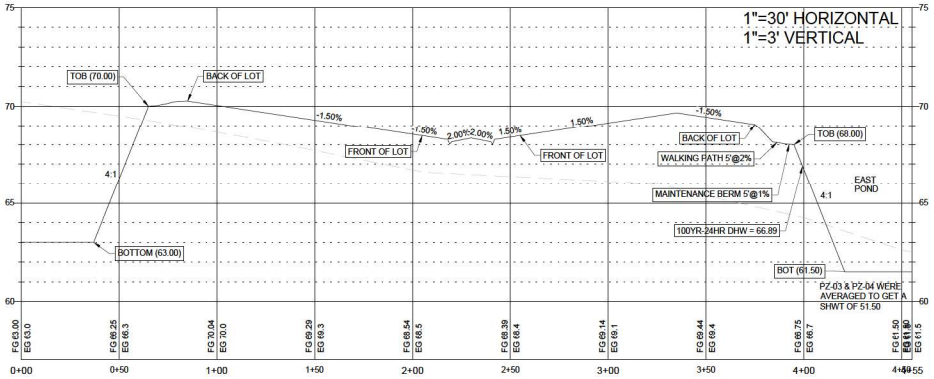

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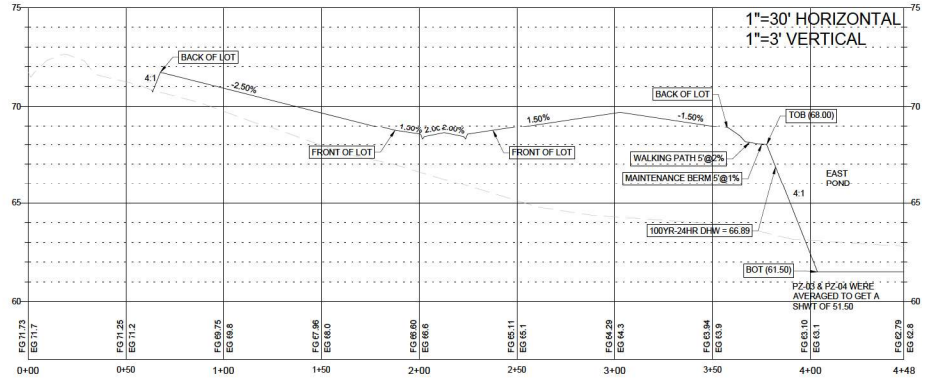

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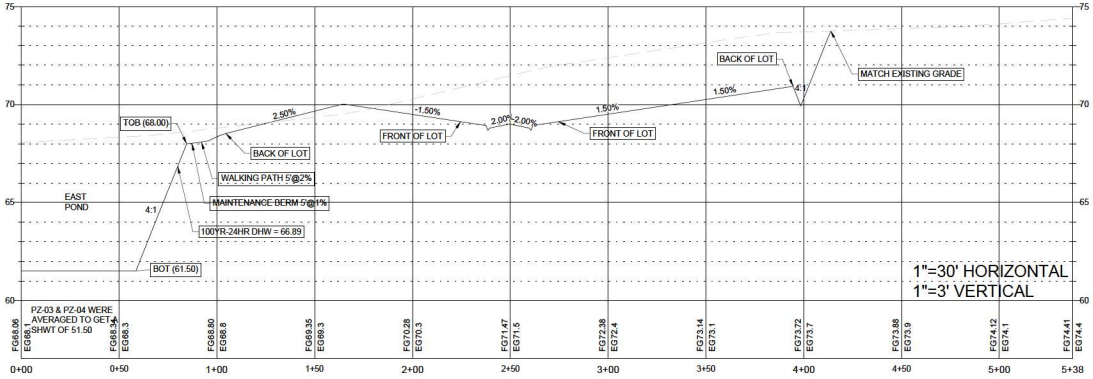

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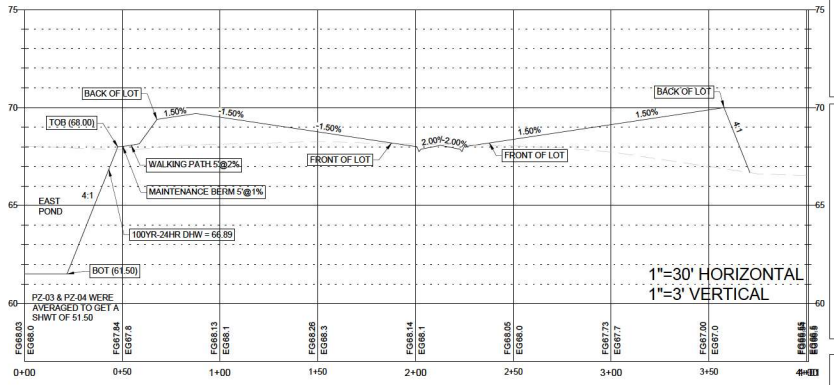

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & 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

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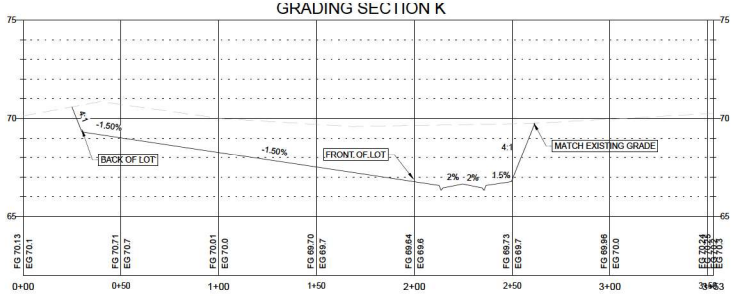
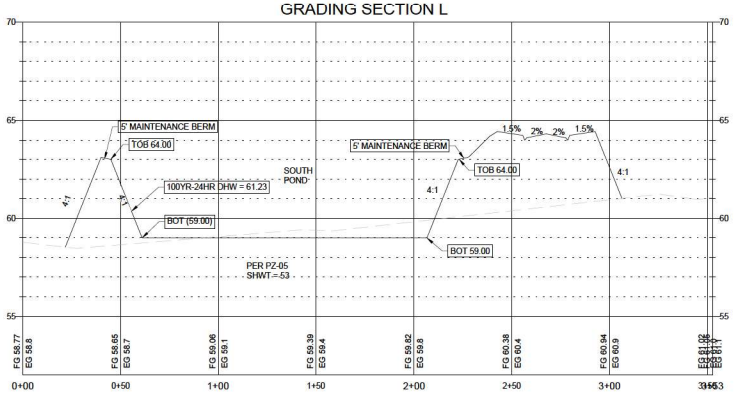
SHEET
C018

GRADING SECTION K



GRADING SECTION L



ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3900
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, & ATTORNEY	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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License No. 88690
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SHEET
C019

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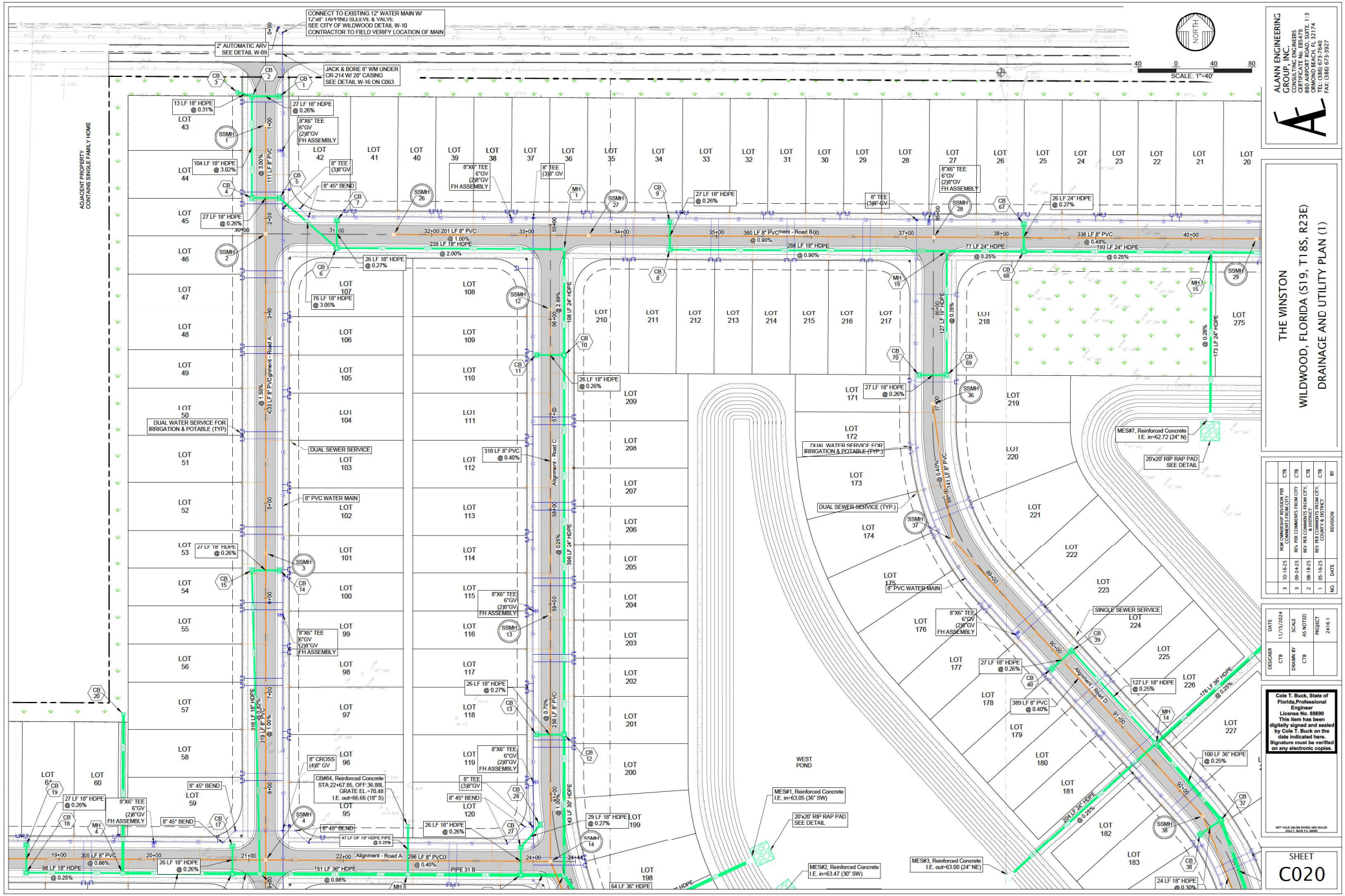
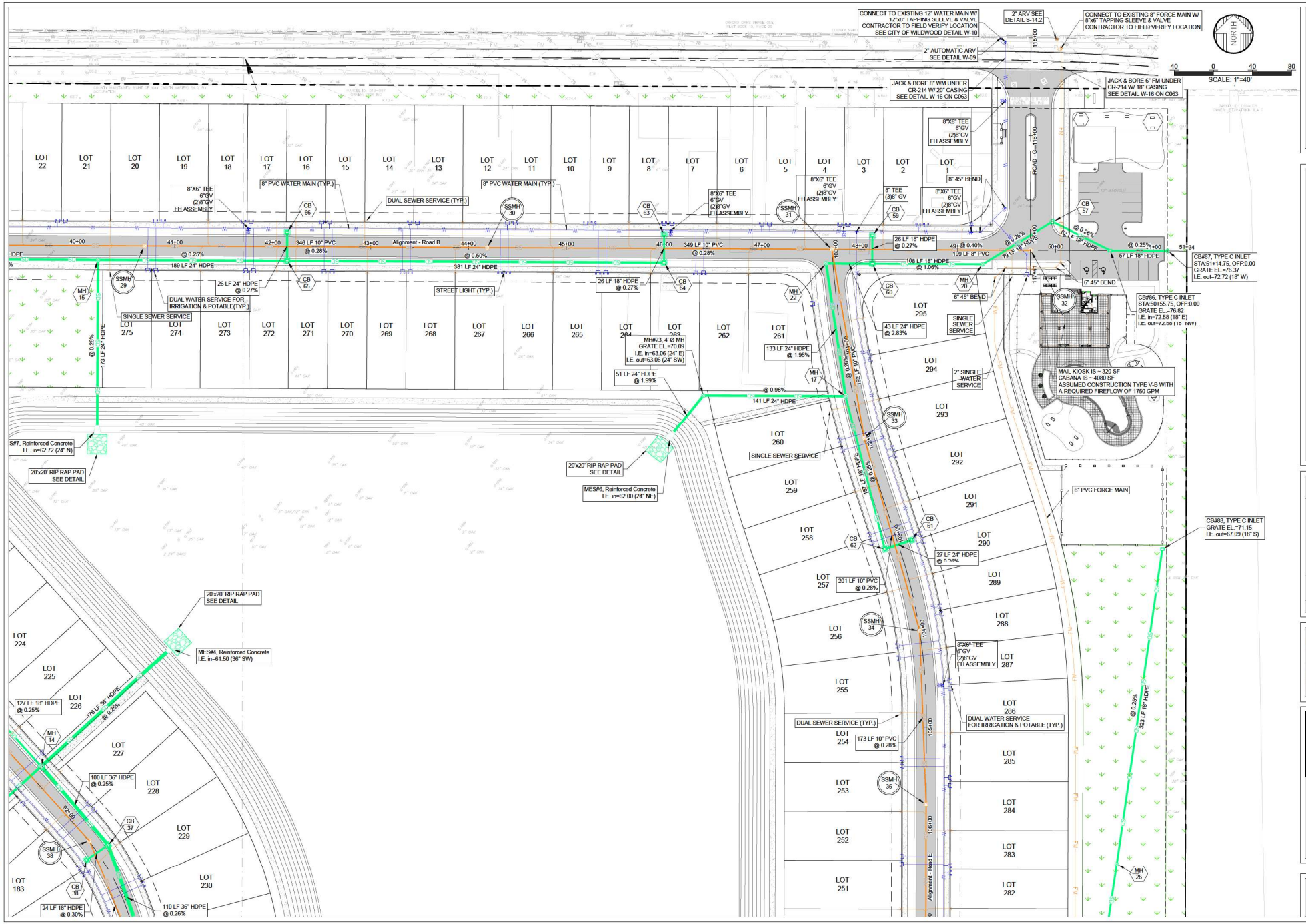

CONNECT TO EXISTING 12" WATER MAIN W/ 12"x8" TAPPING SLEEVE & VALVE SEE CITY OF WILDWOOD DETAIL W-10 CONTRACTOR TO FIELD VERIFY LOCATION OF MAIN
2" AUTOMATIC ARV SEE DETAIL W-09
JACK & BORE 8" WM UNDER CR-214 W/ 20" CASING SEE DETAIL W-16 ON C063
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME
NORTH
SCALE: 1"=40'
ALANN ENGINEERING GROUP, INC
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DRAINAGE AND UTILITY PLAN (1)
DUAL WATER SERVICE FOR IRRIGATION & POTABLE (TYP)
DUAL SEWER SERVICE
8" PVC WATER MAIN
SINGLE SEWER SERVICE
DUAL SEWER SERVICE (TYP.)
WEST POND
Alignment - Road A
Alignment - Road C
Alignment - Road D
MES#1, Reinforced Concrete I.E. in=63.05 (36" SW)
MES#2, Reinforced Concrete I.E. in=63.47 (30" SW)
MES#3, Reinforced Concrete I.E. out=63.00 (24" NE)
MES#7, Reinforced Concrete I.E. in=62.72 (24" N)
20'x20' RIP RAP PAD SEE DETAIL
Cole T. Buck, State of Florida,Professional Engineer License No. 88690 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 C020



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DRAINAGE AND UTILITY PLAN (2)

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

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License No. 88690
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SHEET
C021

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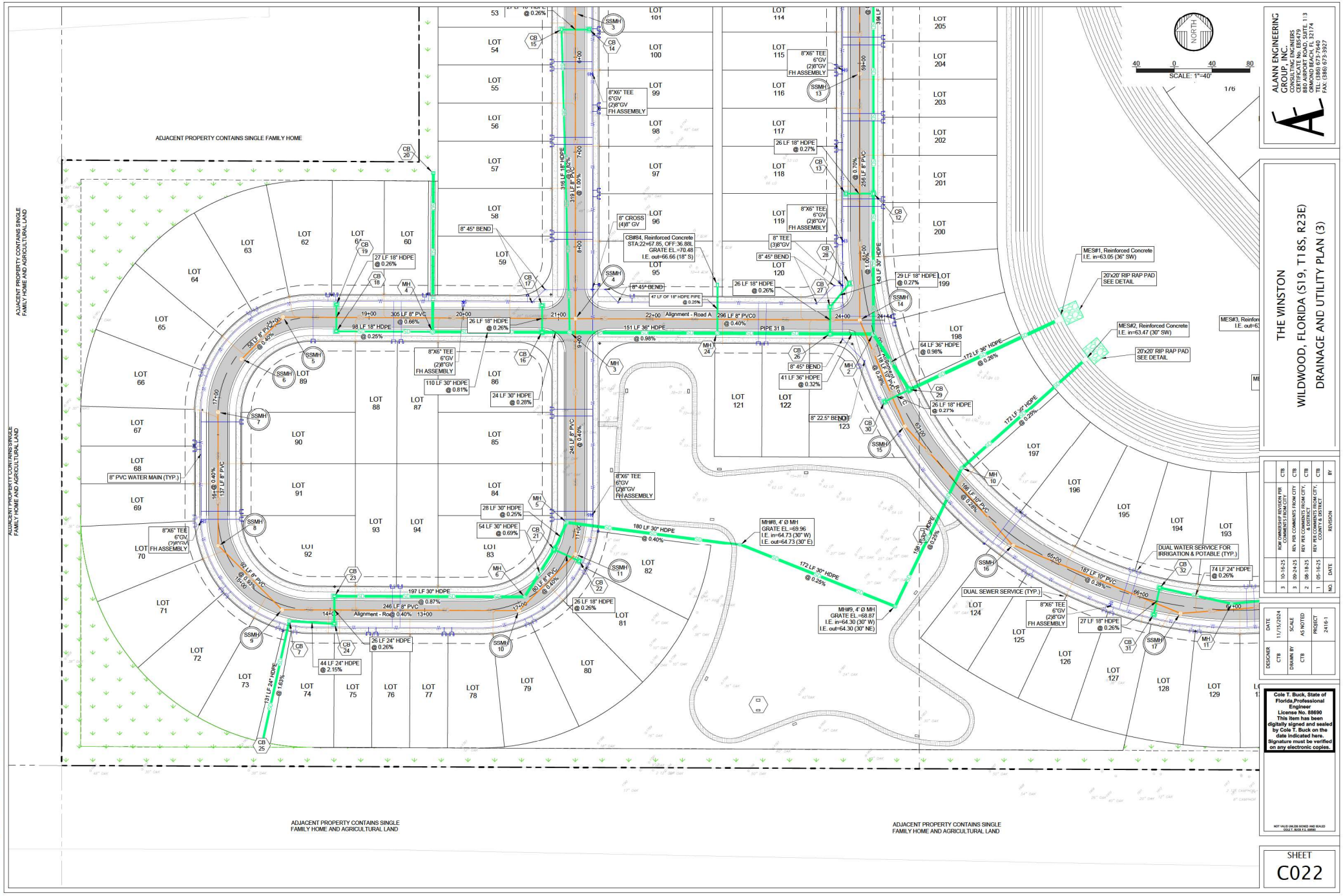
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME AND AGRICULTURAL LAND
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME AND AGRICULTURAL LAND
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME AND AGRICULTURAL LAND
NORTH
SCALE: 1"=40'
THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DRAINAGE AND UTILITY PLAN (3)
ALANN ENGINEERING GROUP, INC.
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927
Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
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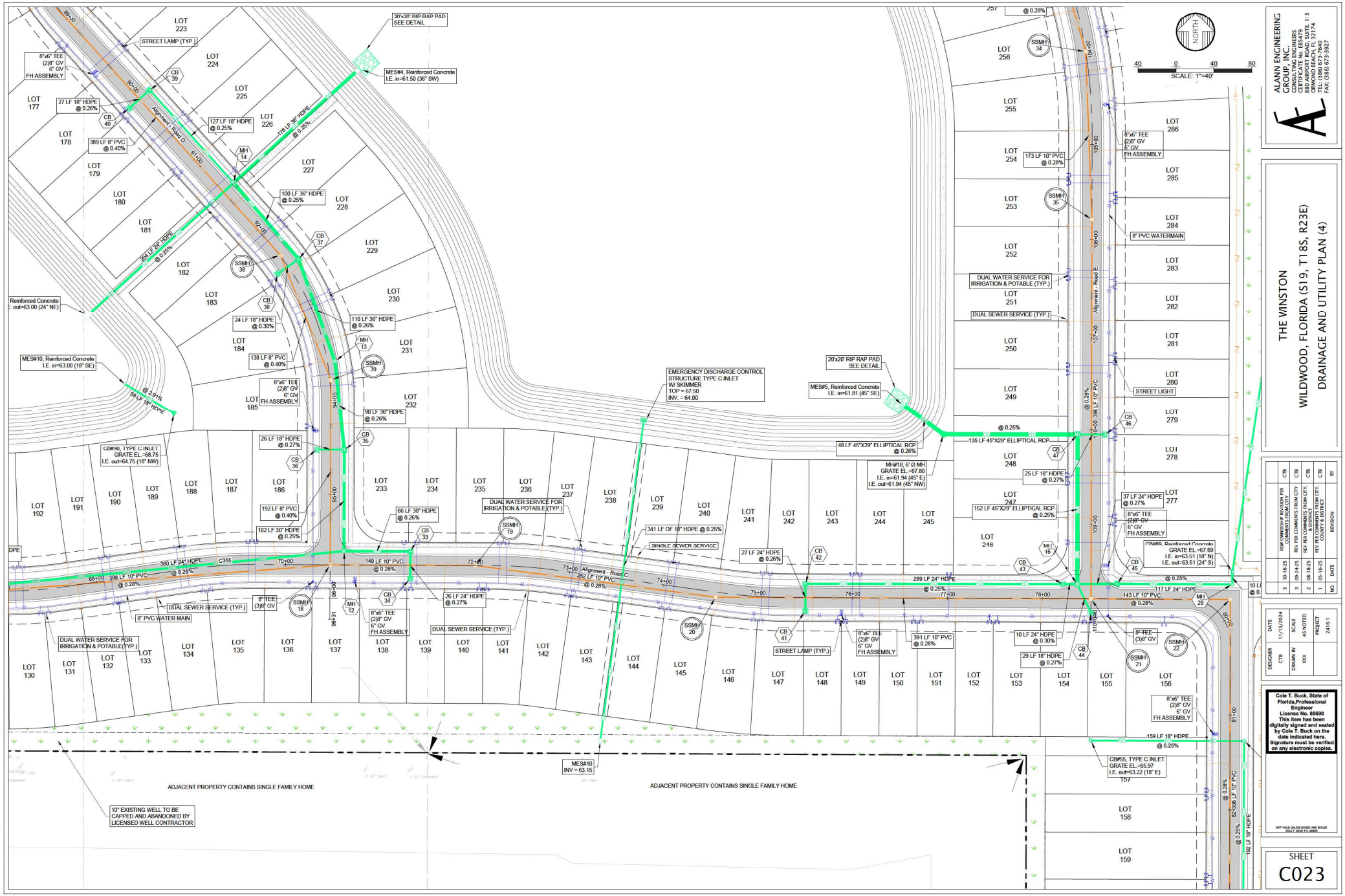
SHEET
C022


THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DRAINAGE AND UTILITY PLAN (4)
ALANN ENGINEERING GROUP, INC.
CERTIFICATE No. 35479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL. 32174
TEL: (386) 673-3926
FAX: (386) 673-3927
SCALE: 1"=40'
NORTH
SHEET
C023
Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
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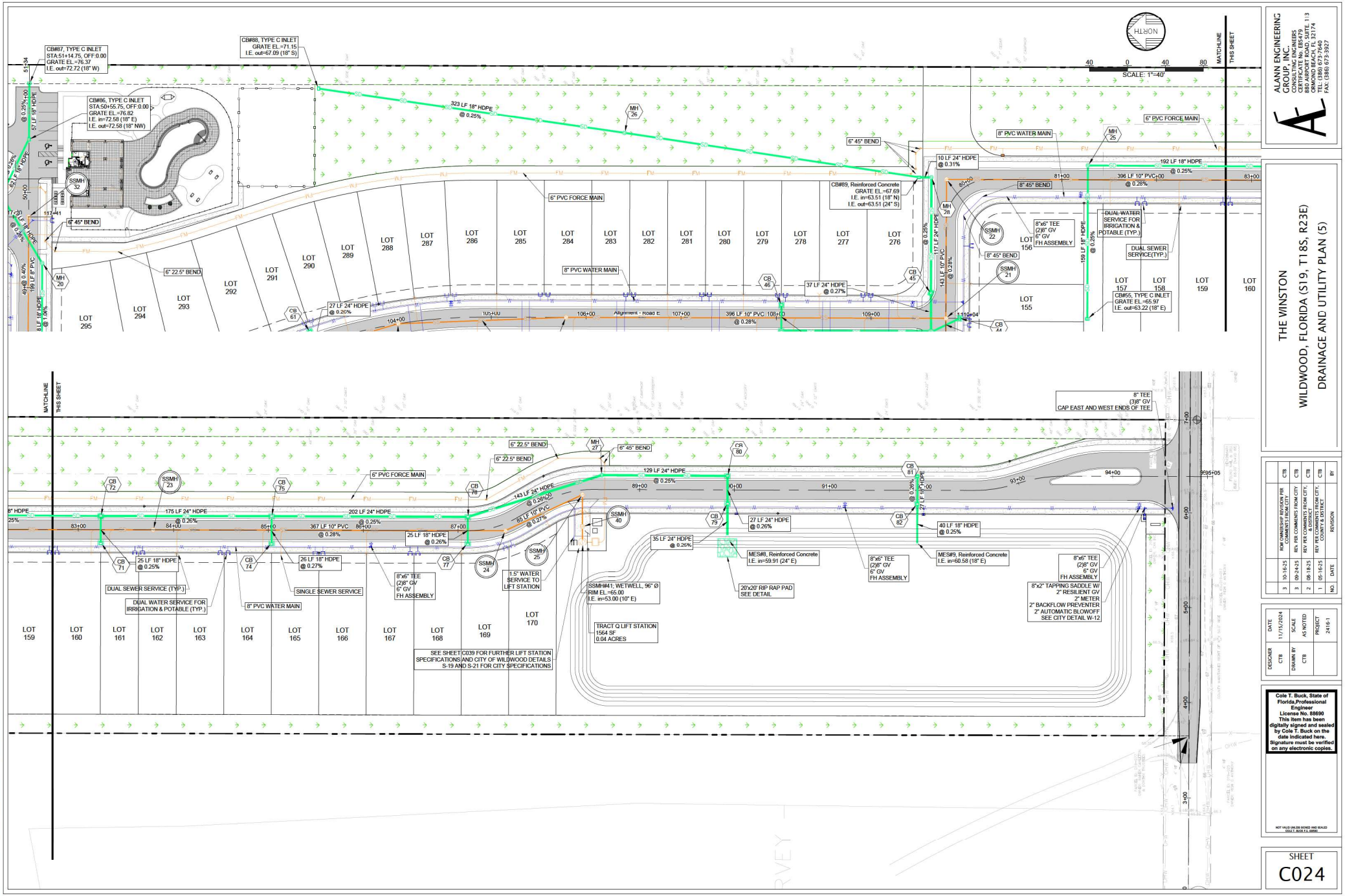
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME
ADJACENT PROPERTY CONTAINS SINGLE FAMILY HOME
10" EXISTING WELL TO BE CAPPED AND ABANDONED BY LICENSED WELL CONTRACTOR
STREET LAMP (TYP.)
DUAL SEWER SERVICE (TYP.)
DUAL WATER SERVICE FOR IRRIGATION & POTABLE (TYP.)
8" PVC WATER MAIN
EMERGENCY DISCHARGE CONTROL STRUCTURE TYPE C INLET W/ SKIMMER TOP = 67.50 INV. = 64.00
20'x20' RIP RAP PAD SEE DETAIL
MES#4, Reinforced Concrete I.E. in=61.50 (36" SW)
MES#10, Reinforced Concrete I.E. in=63.00 (18" SE)
MES#5, Reinforced Concrete I.E. in=61.81 (45" SE)
MES#10 INV = 63.15
CB#55, TYPE C INLET GRATE EL.=65.97 I.E. out=63.22 (18" E)
CB#90, TYPE C INLET GRATE EL.=68.75 I.E. out=64.75 (18" NW)
CB#89, Reinforced Concrete GRATE EL.=67.69 I.E. in=63.51 (18" N) I.E. out=63.51 (24" S)
MH#18, 6' Ø MH GRATE EL.=67.80 I.E. in=61.94 (45" E) I.E. out=61.94 (45" NW)
Alignment - Road C
Alignment - Road D
Alignment - Road E
ROW OWNERSHIP REVISION PER COMMENTS FROM CITY
REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT
REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT
REVISION
DATE
11/15/2024
SCALE
AS NOTED
PROJECT
2416-1
DESIGNER
CTB
DRAWN BY
XXX



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DRAINAGE AND UTILITY PLAN (5)

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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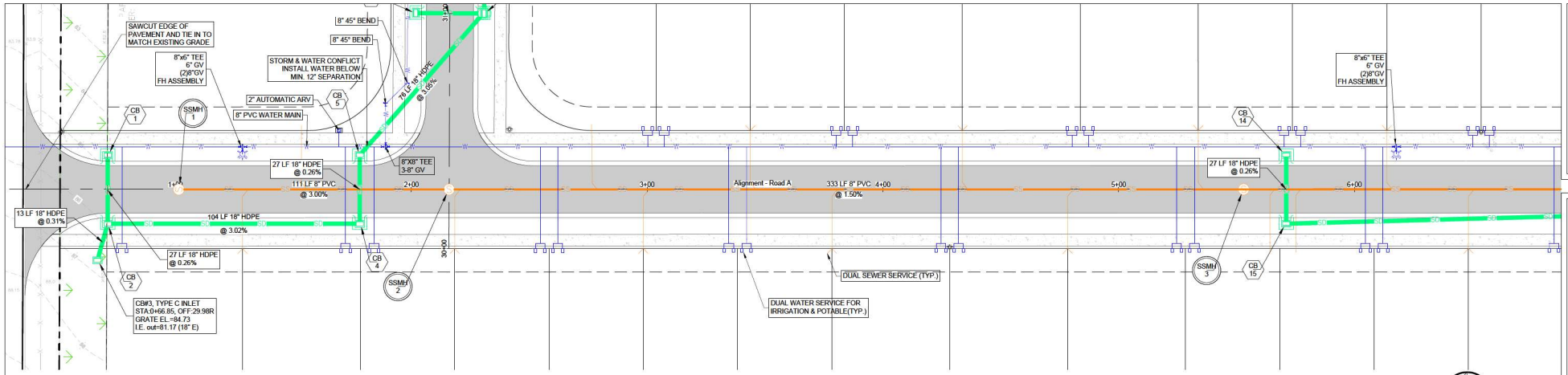
COLE T. BUCK P.E. 88690

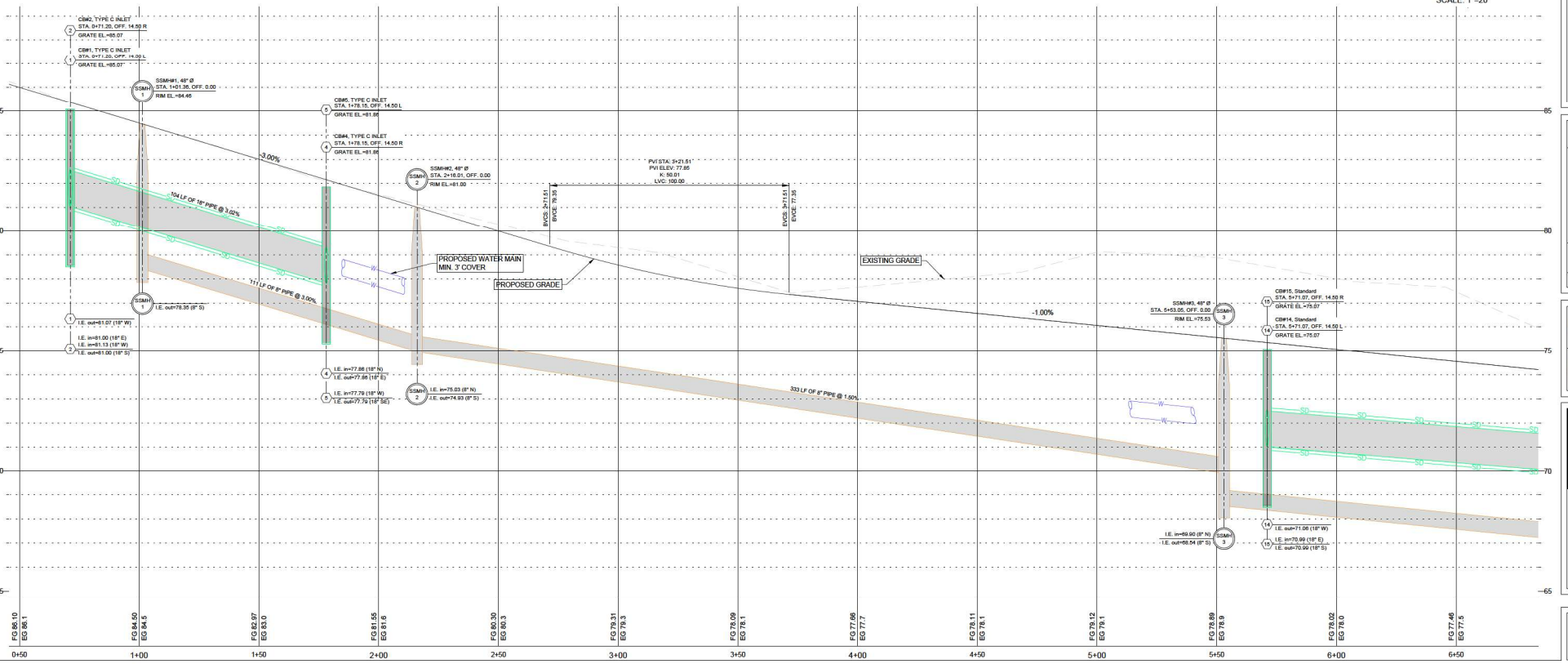
SHEET
C024



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

NORTH

20 0 20 40
SCALE: 1"=20'



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3940
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	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, ATTORNEY & DISTRICT	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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SHEET
C025

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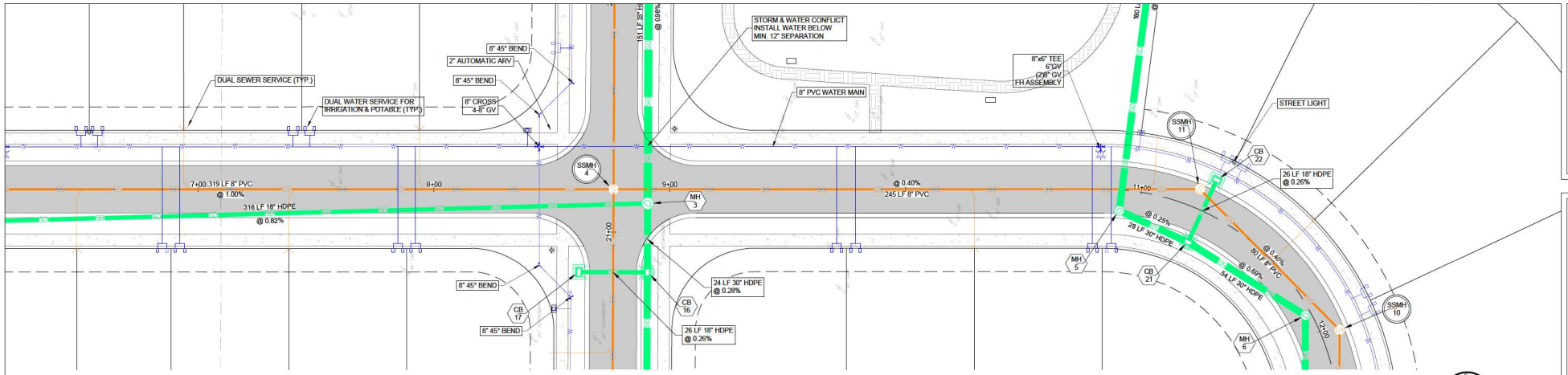

PLAN & PROFILE ROAD A - HOOKING BULL CIR (2)
STA 6+50TO 12+00

NORTH

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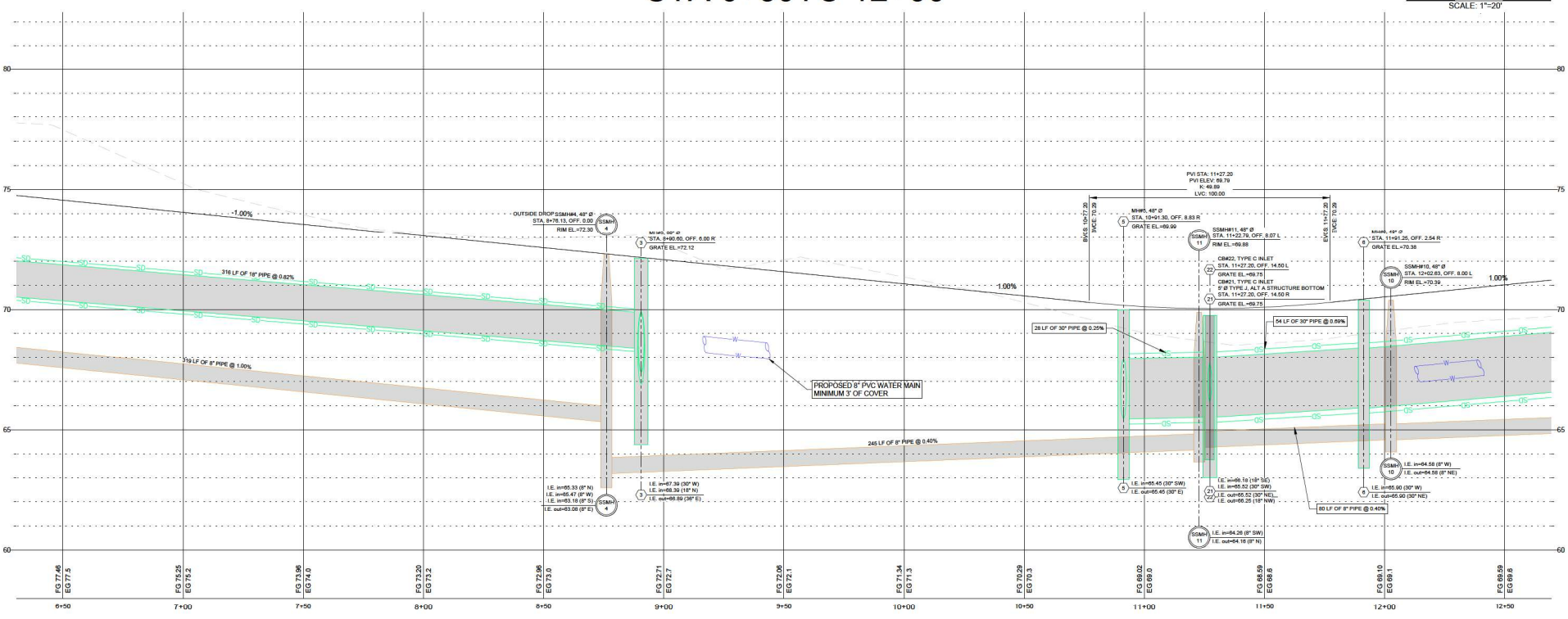
SCALE: 1"=20'



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3940
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD A - HOOKING BULL CIR (2)

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

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

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SHEET
C026

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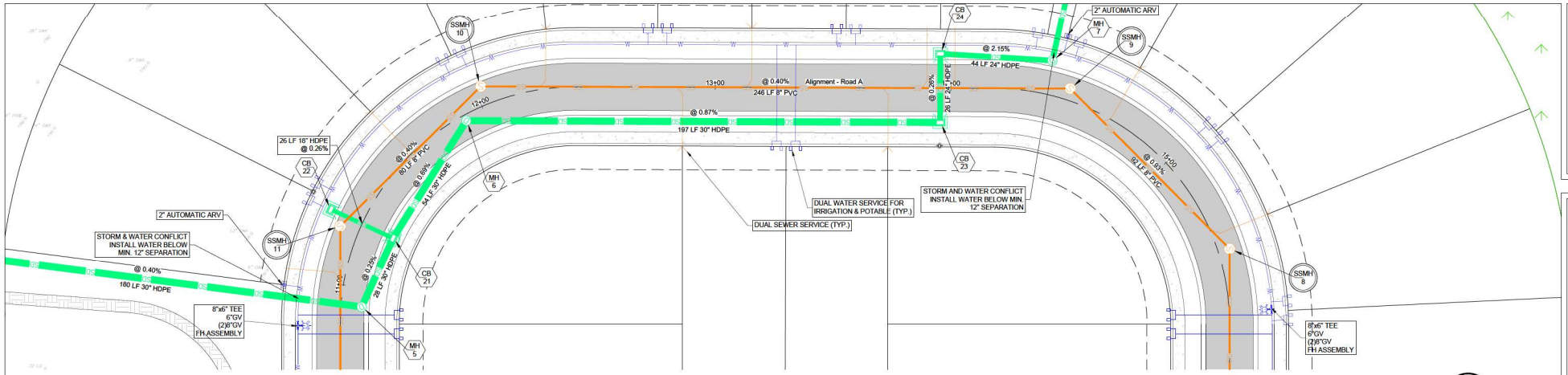

PLAN & PROFILE ROAD A - HOOKING BULL CIR (3)
STA 12+00 TO 15+50

NORTH

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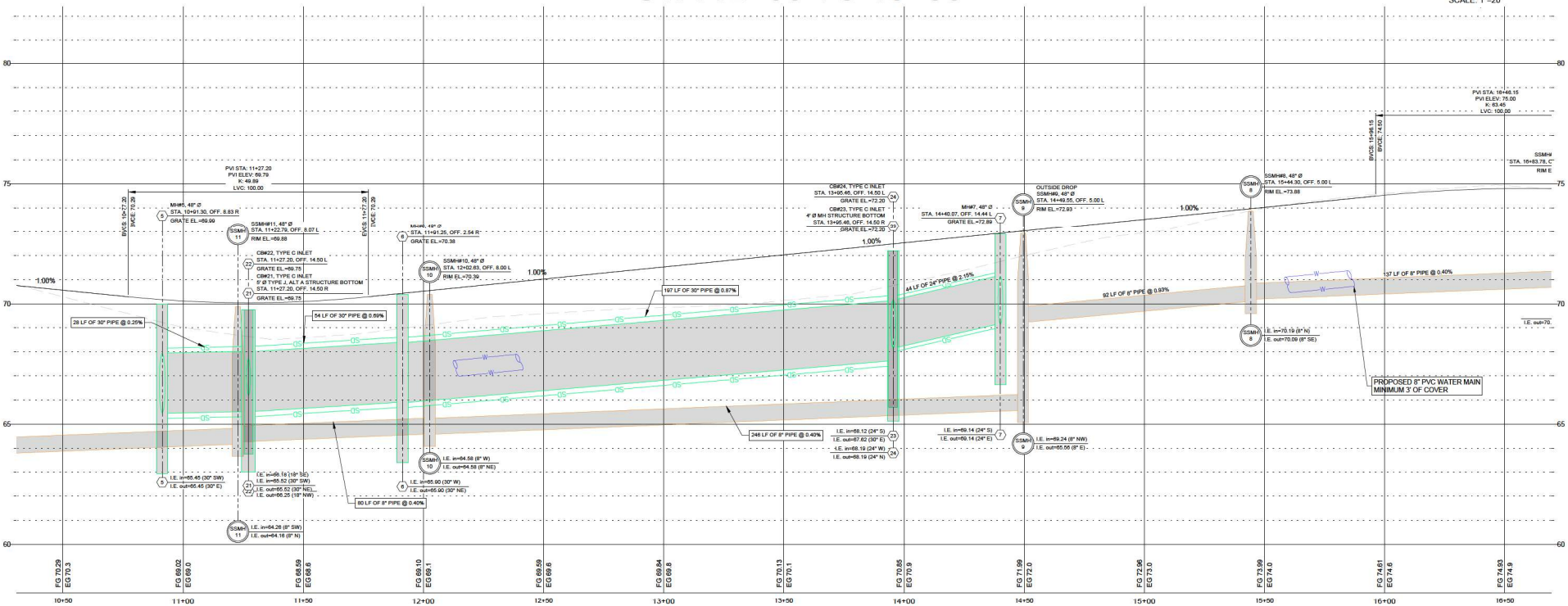
SCALE: 1"=20'



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CIVIL ENGINEERS
CERTIFICATE No. 28549
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 (3)

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

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

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SHEET
C027

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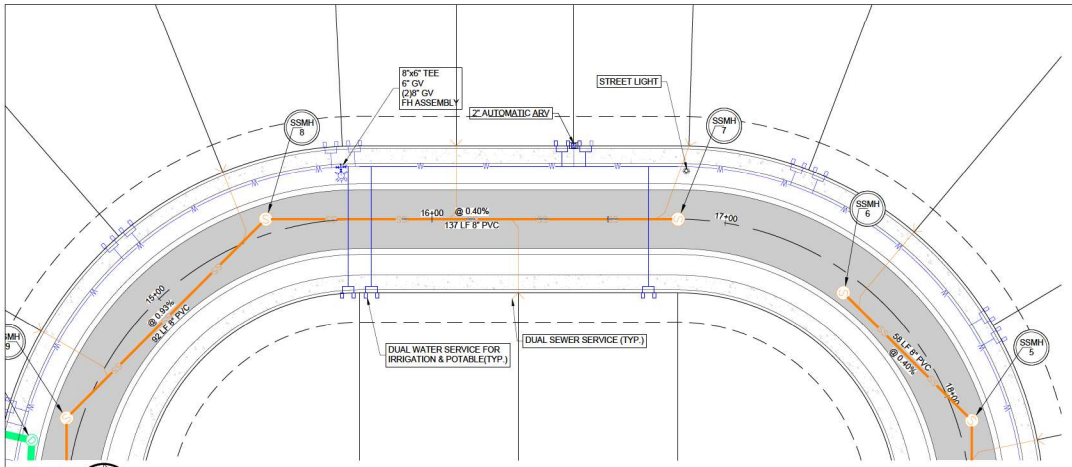
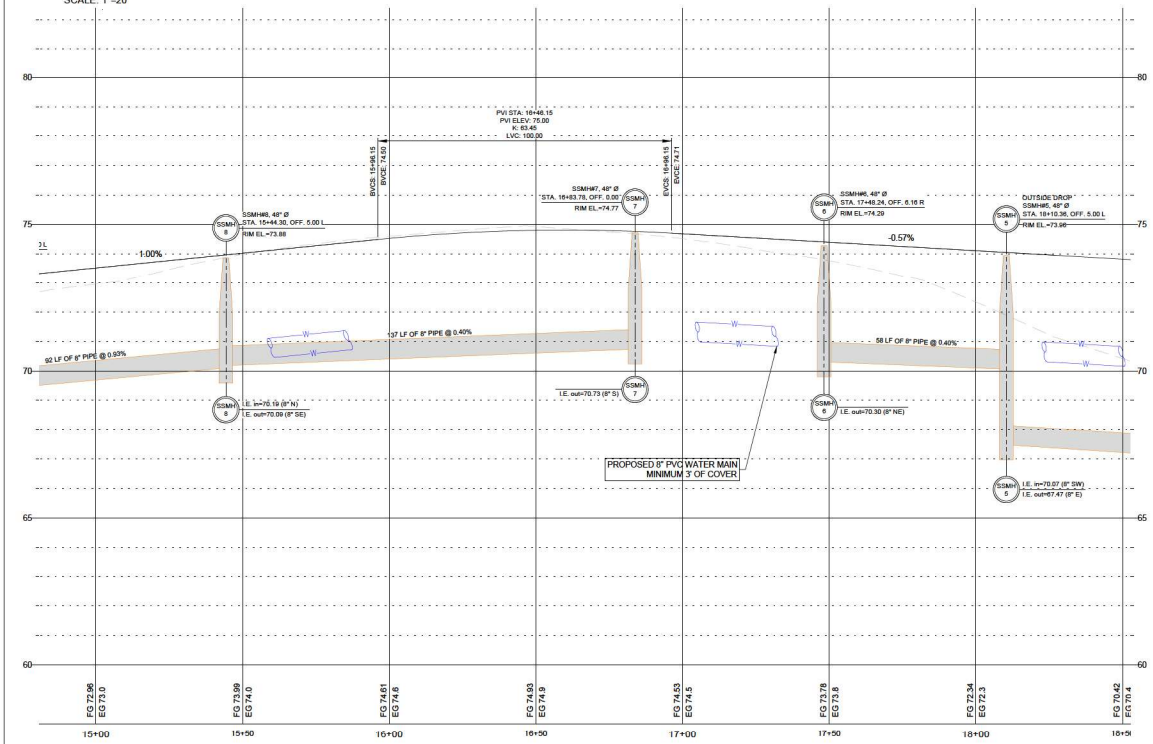


NORTH

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

20 0 20 40
SCALE: 1"=20'



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CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

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

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

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SHEET
C028

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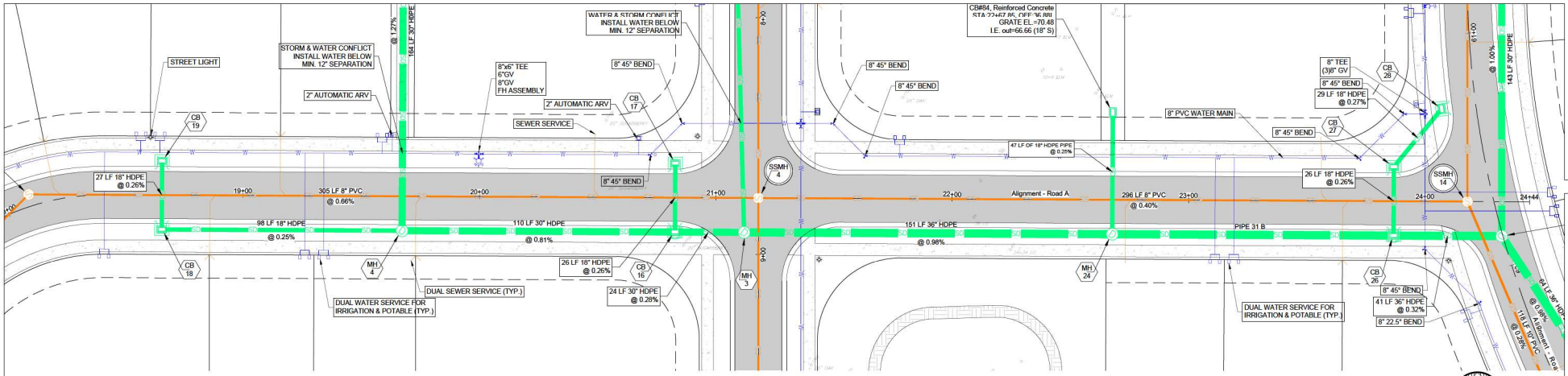
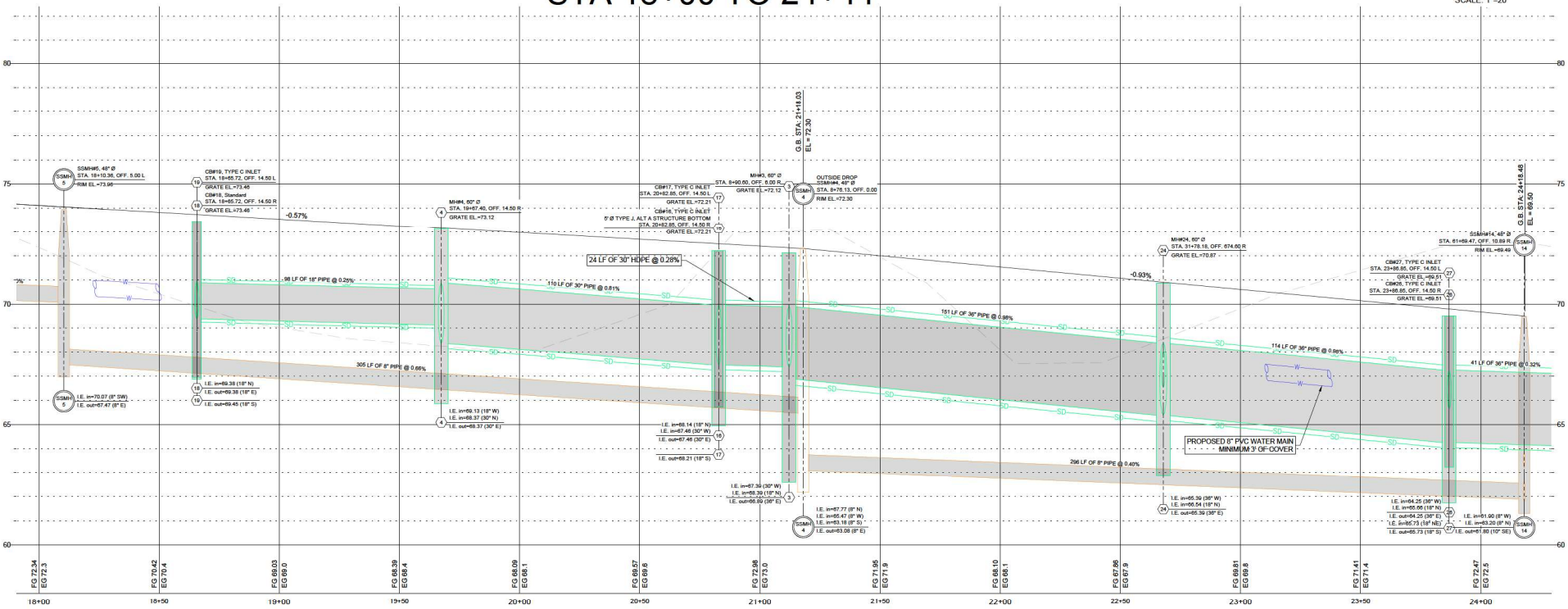


PLAN & PROFILE ROAD A - HOOKING BULL CIR (5)
STA 18+00 TO 24+44



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CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

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

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

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SHEET
C029

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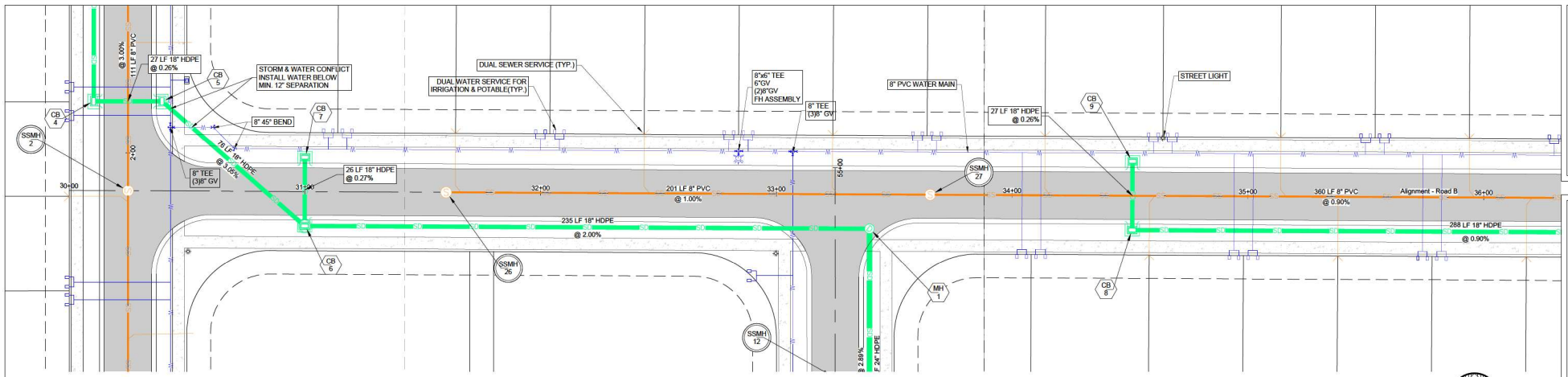
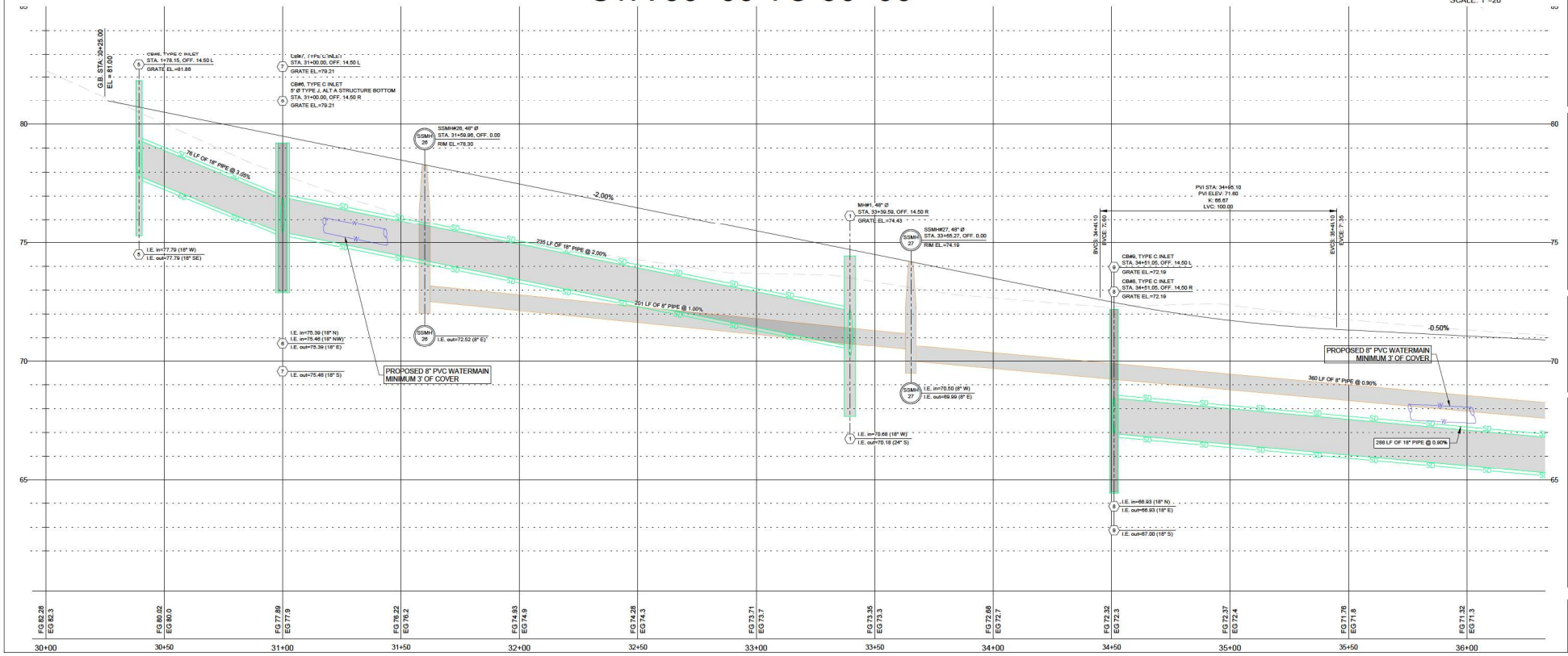


PLAN & PROFILE ROAD B - REGGIE WAY (1)
STA 30+00 TO 36+00



ALANN ENGINEERING GROUP, INC.
CIVIL SITE DEVELOPMENT ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3940
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD B - REGGIE WAY (1)

NO.	DATE	REVISION	BY
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, COUNTY & 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

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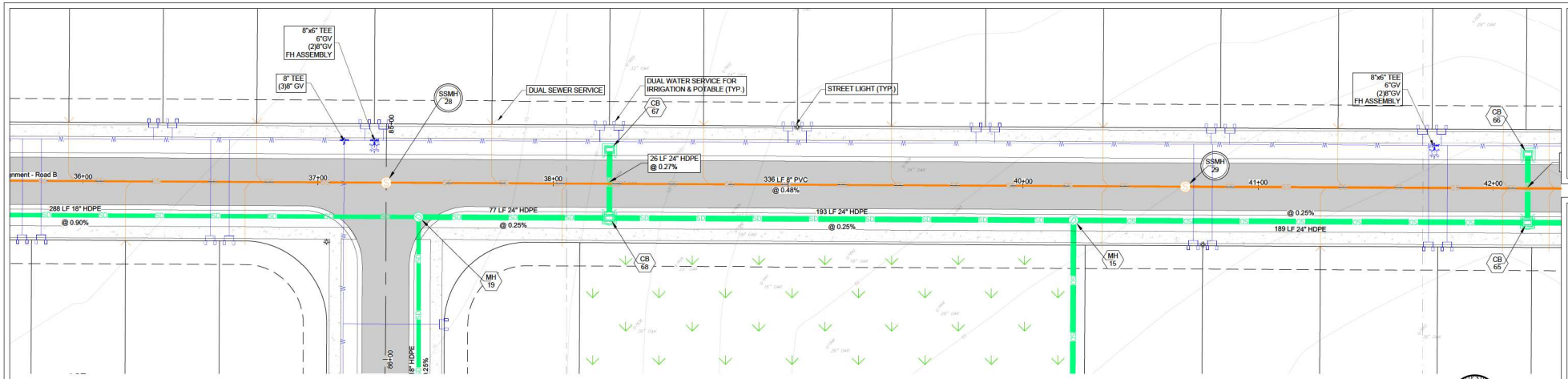
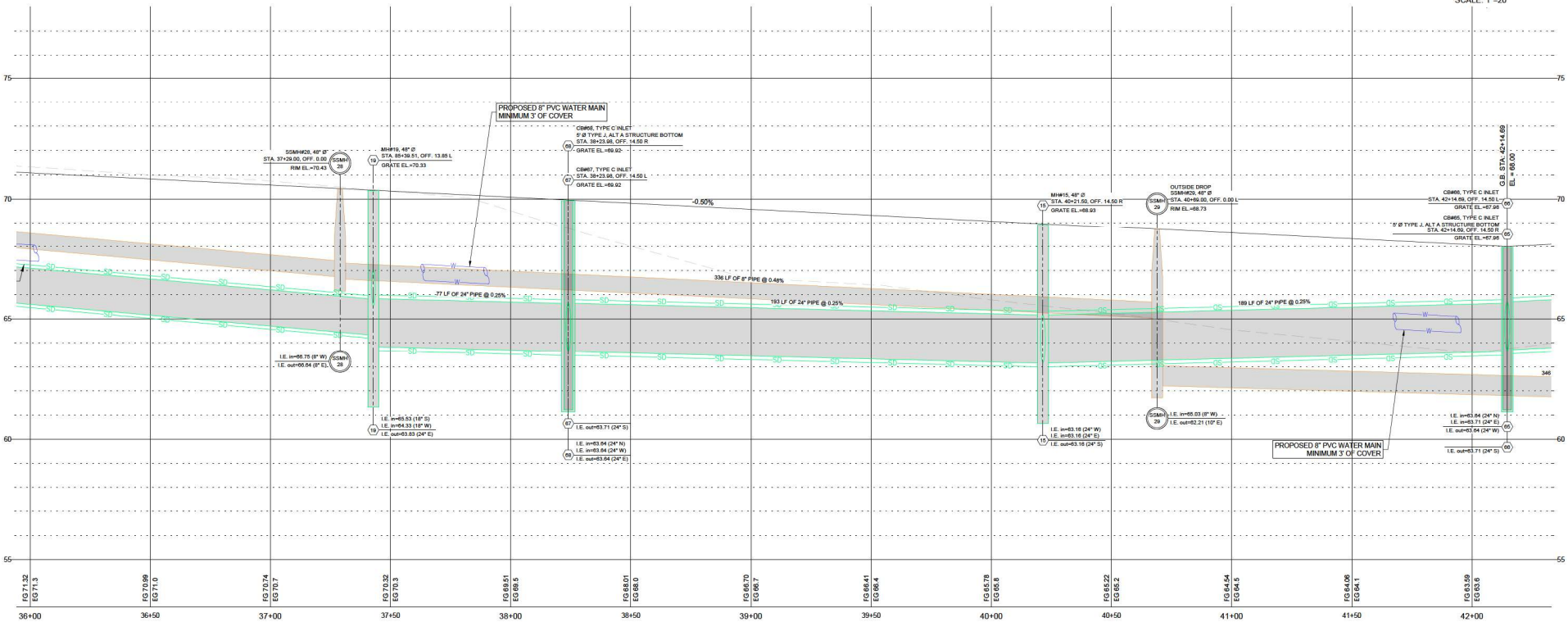
SHEET
C030



PLAN & PROFILE ROAD B - REGGIE WAY (2)
STA 36+00 TO 42+00



NORTH

20 0 20 40

SCALE: 1"=20'

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 35479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD B - REGGIE WAY (2)

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

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

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SHEET
C031

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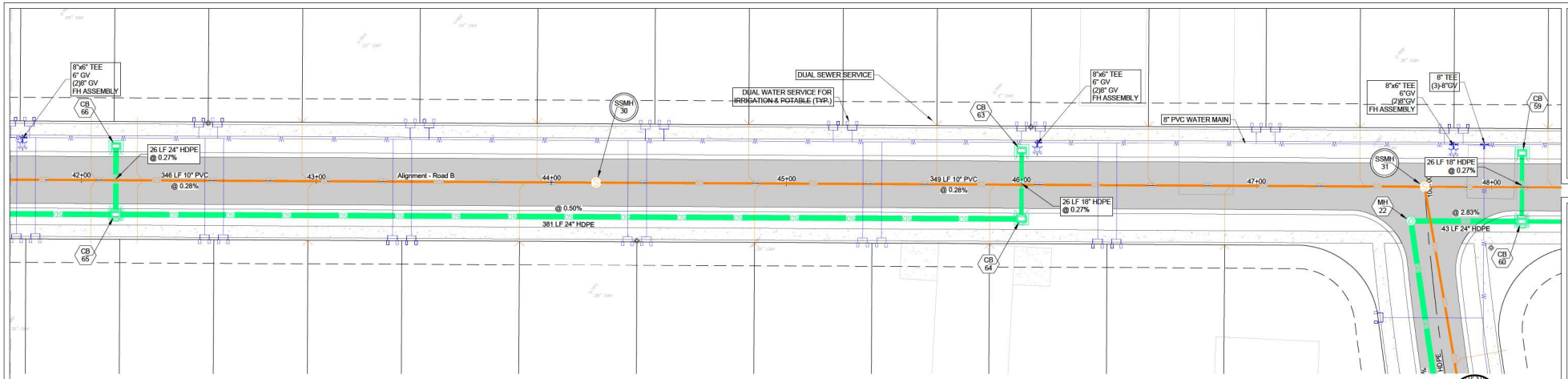
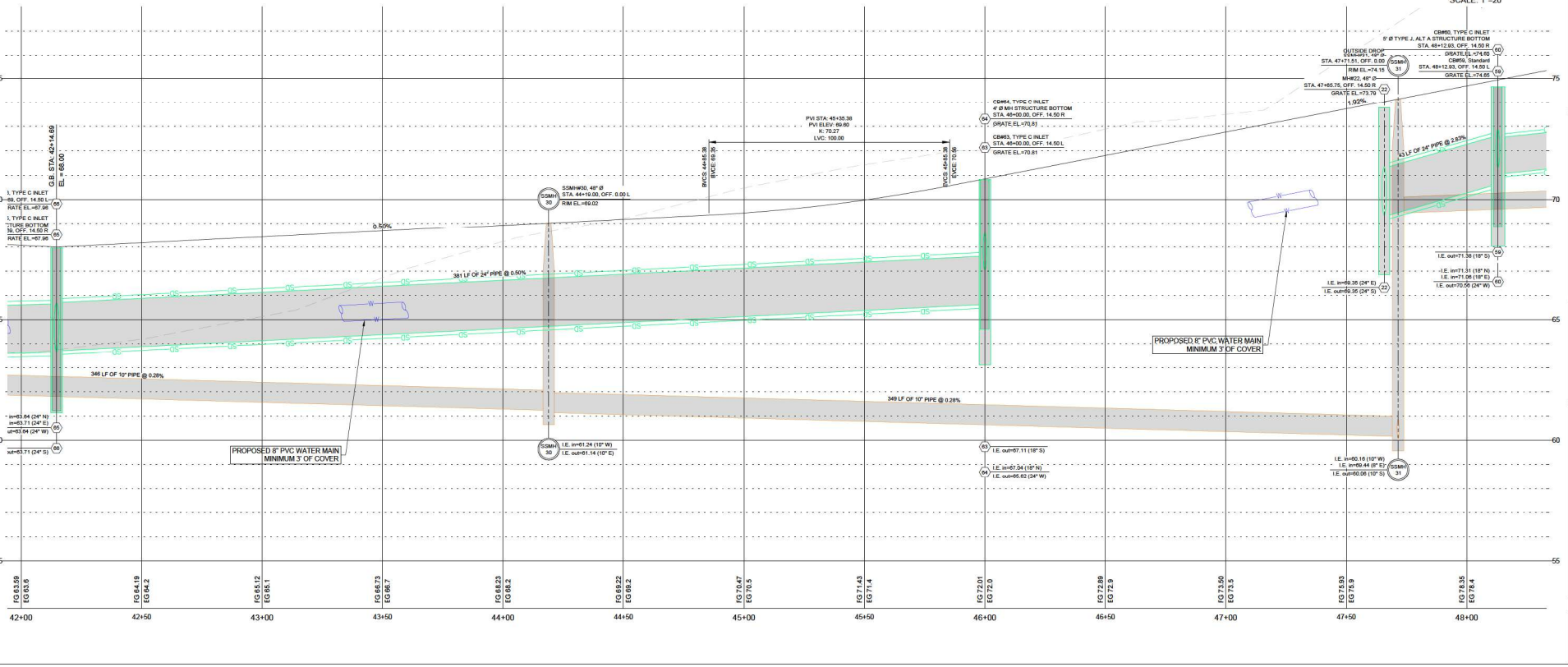


PLAN & PROFILE ROAD B - REGGIE WAY (3)
STA 42+00TO 48+00



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CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-5450
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD B - REGGIE WAY (3)

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

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C032

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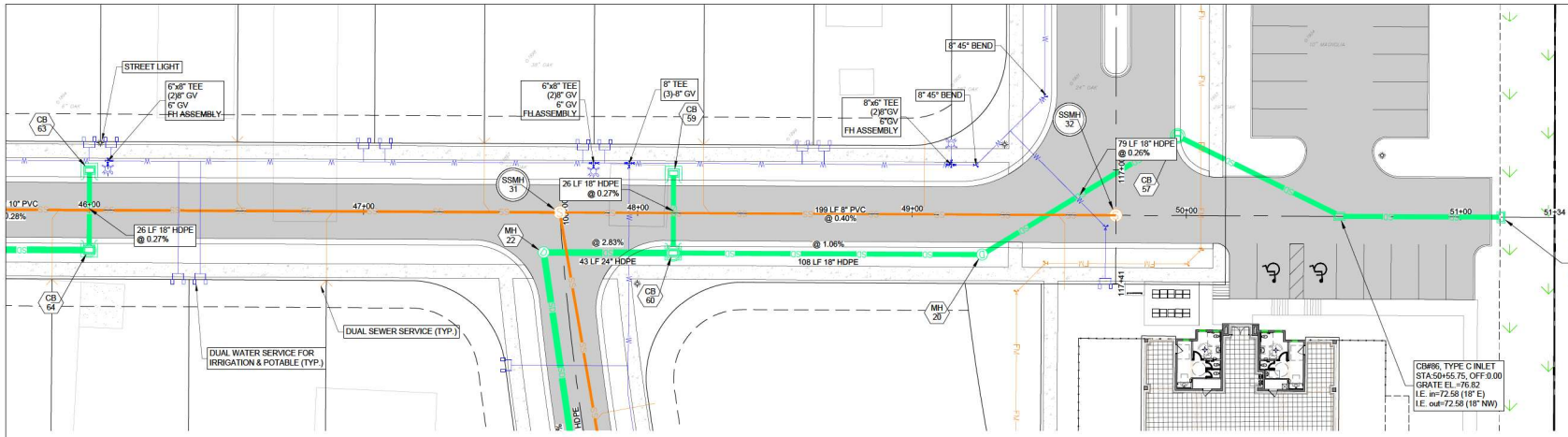
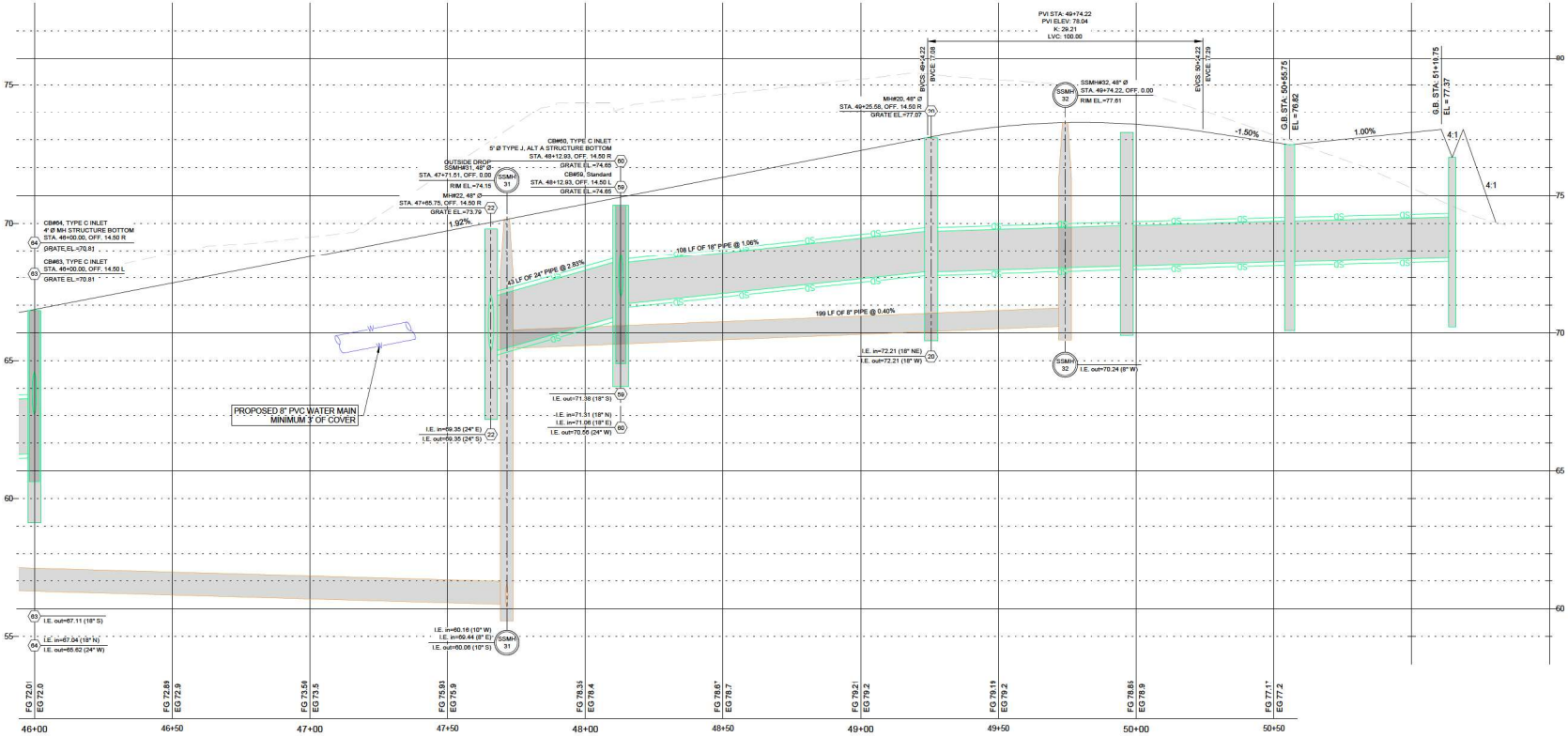
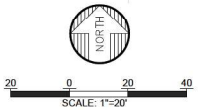


PLAN & PROFILE ROAD B - REGGIE WAY (4)
STA 46+00TO 50+00





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FLORIDA CERTIFICATE No. 28549
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 B - REGGIE WAY (4)

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

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SHEET
C033

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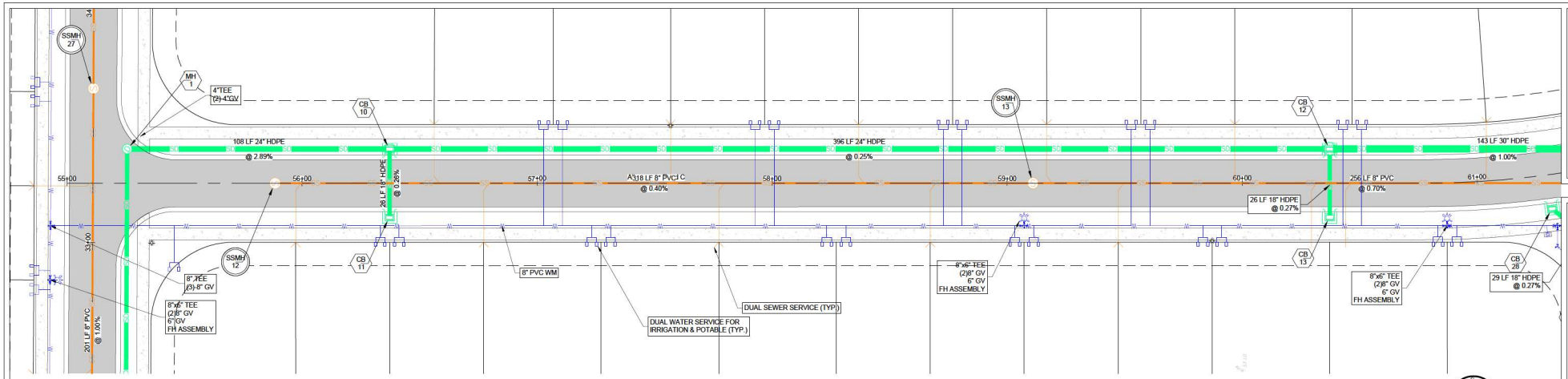
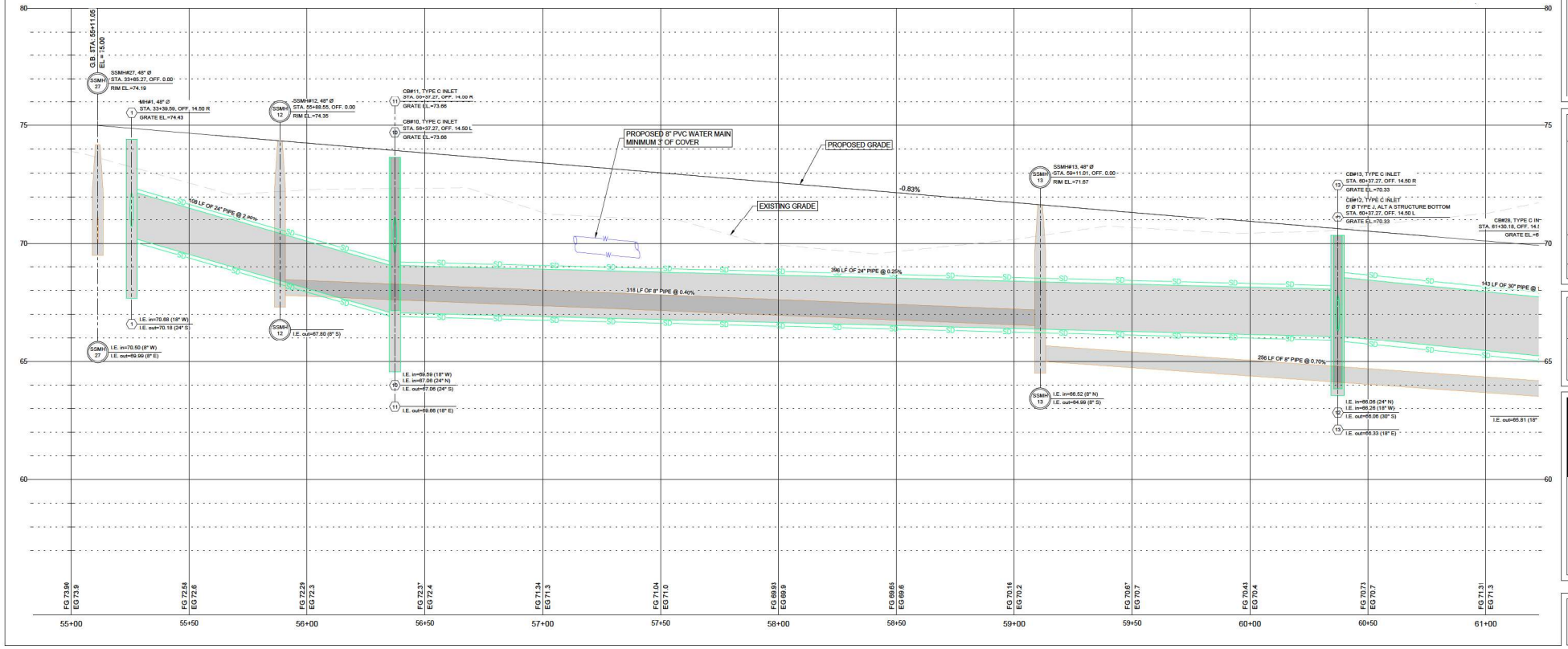


PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (1)
STA 55+00TO 61+00

NORTH

20 0 20 40
SCALE: 1"=20'



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ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

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

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

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SHEET
C034

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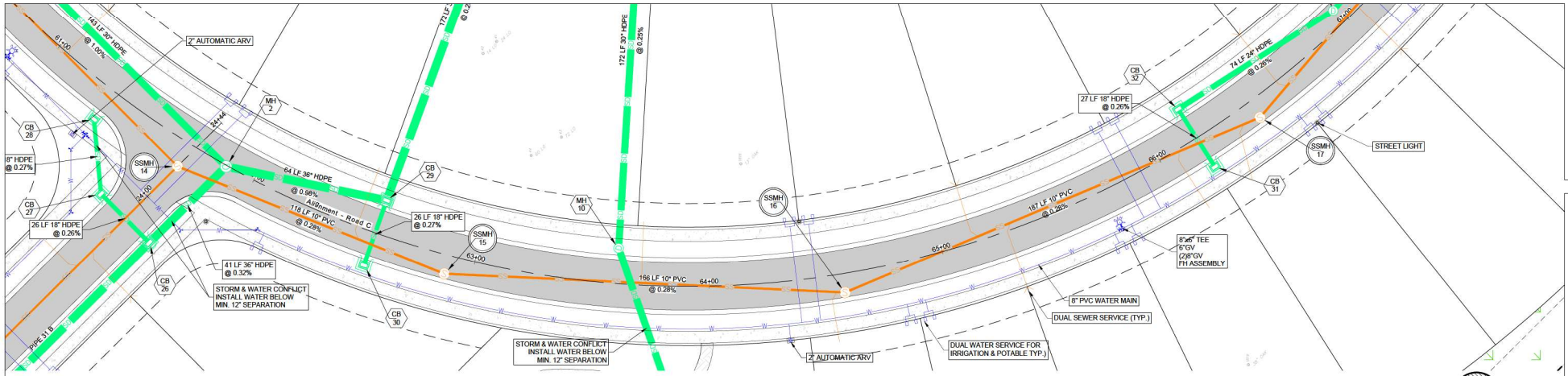
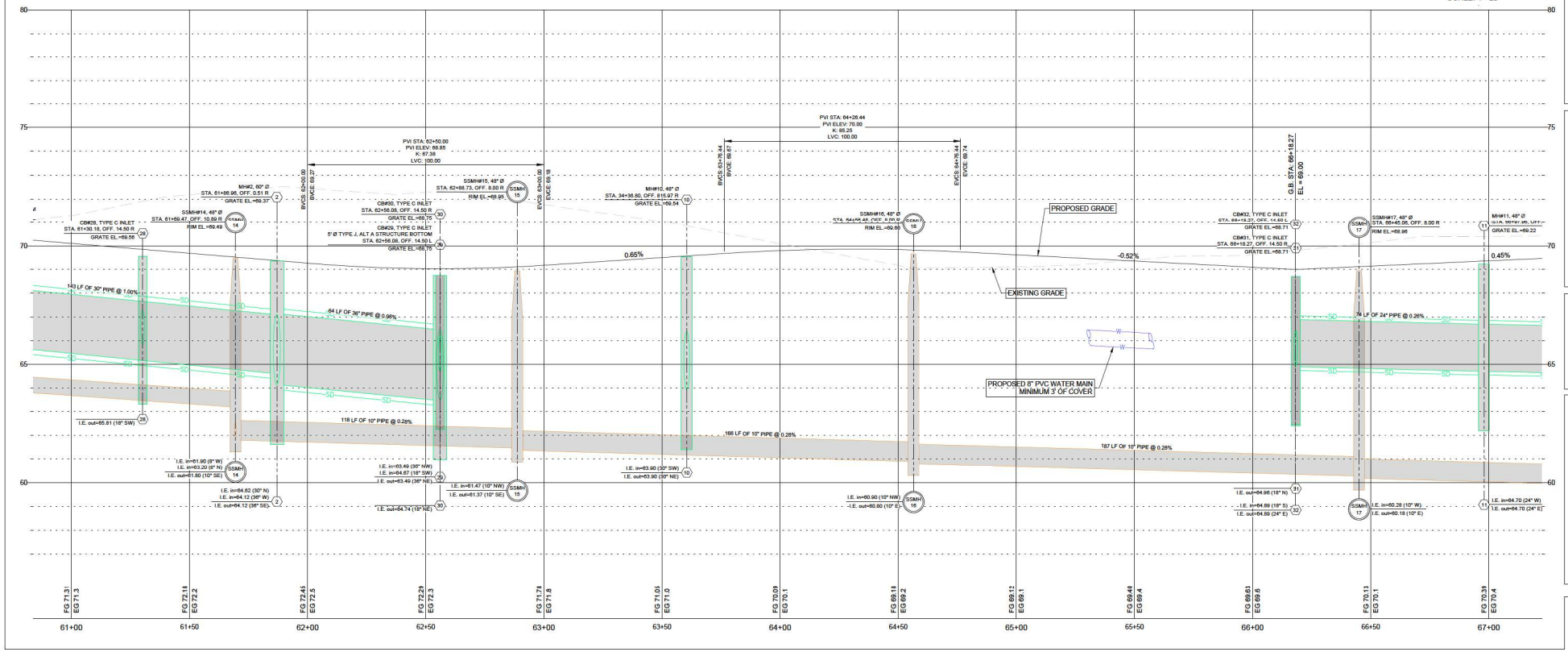


PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (2)
STA 61+00TO 66+50

NORTH

SCALE: 1"=20'



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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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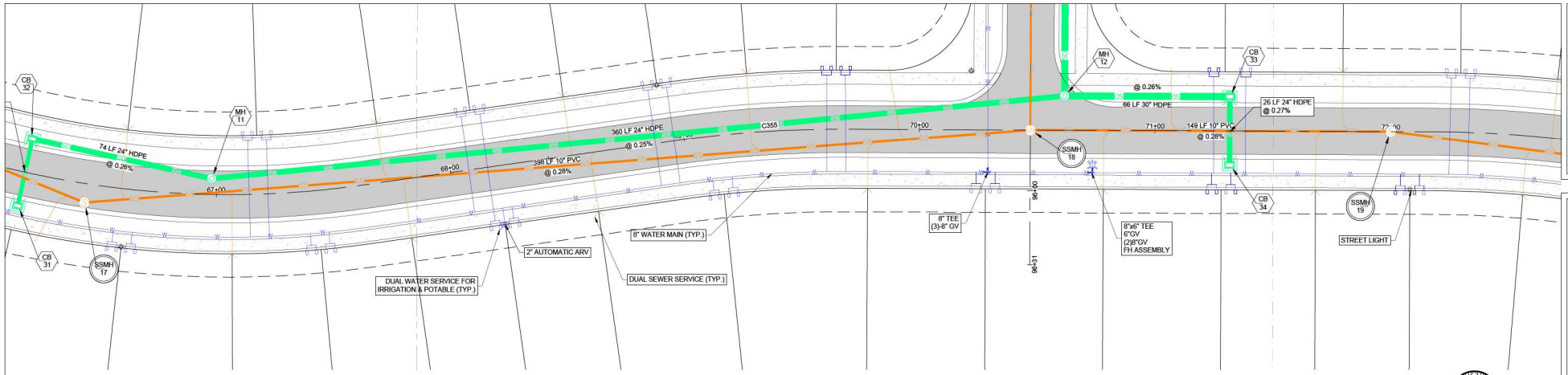
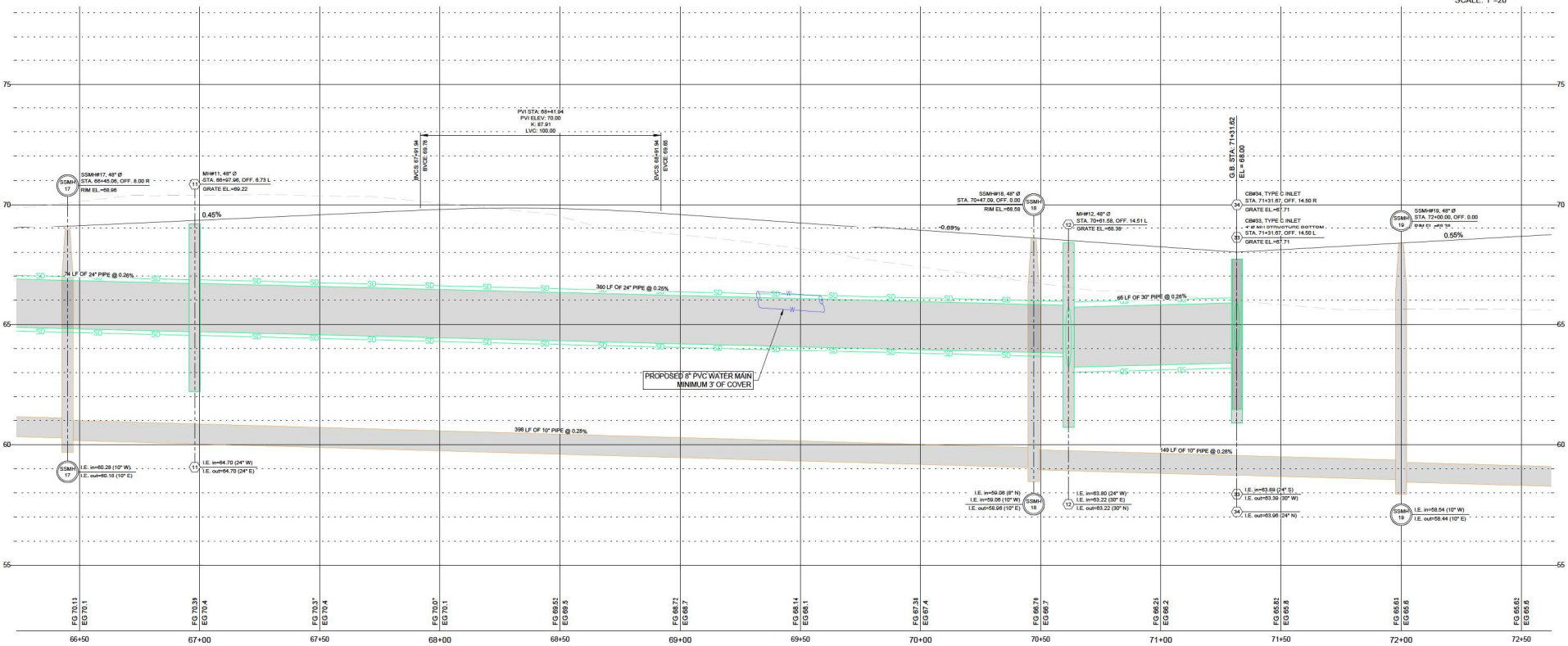
SHEET
C035



PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (3)
STA 66+50 TO 72+50

NORTH

SCALE: 1"=20'



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3945
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (3)

NO.	DATE	REVISION	BY
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, COUNTY & 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

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SHEET
C036

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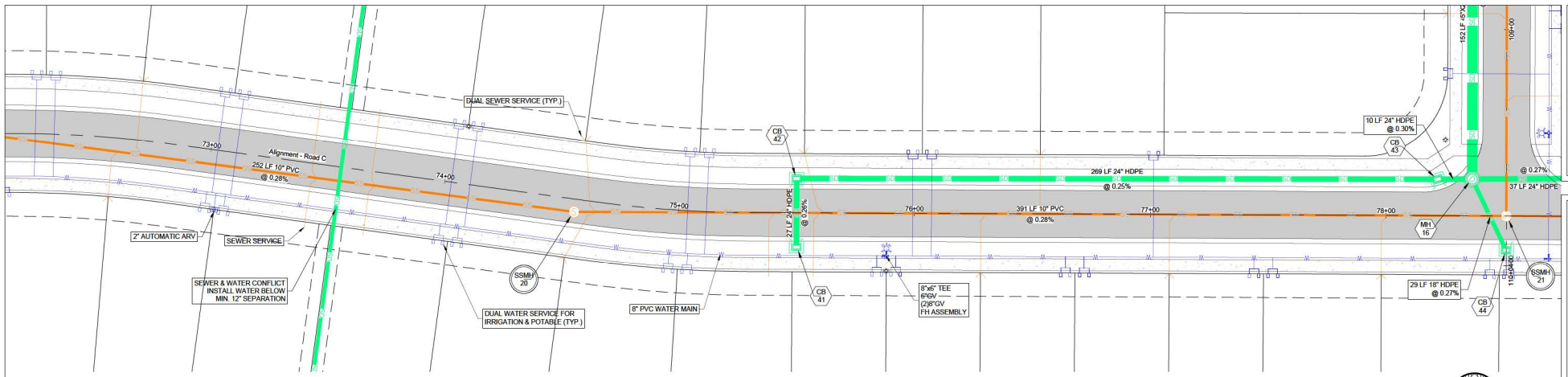
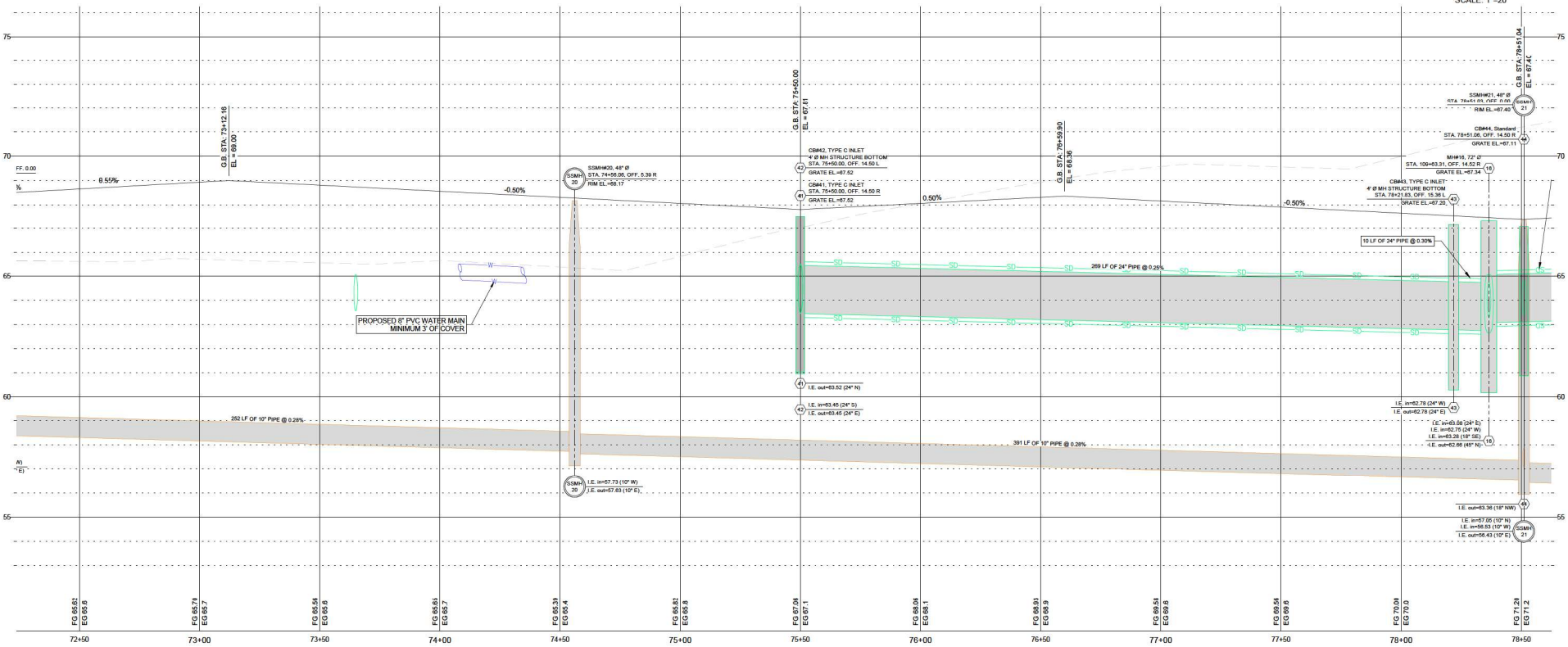


PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (4)
STA 72+50TO 78+50



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3900
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (4)

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

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

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SHEET
C037

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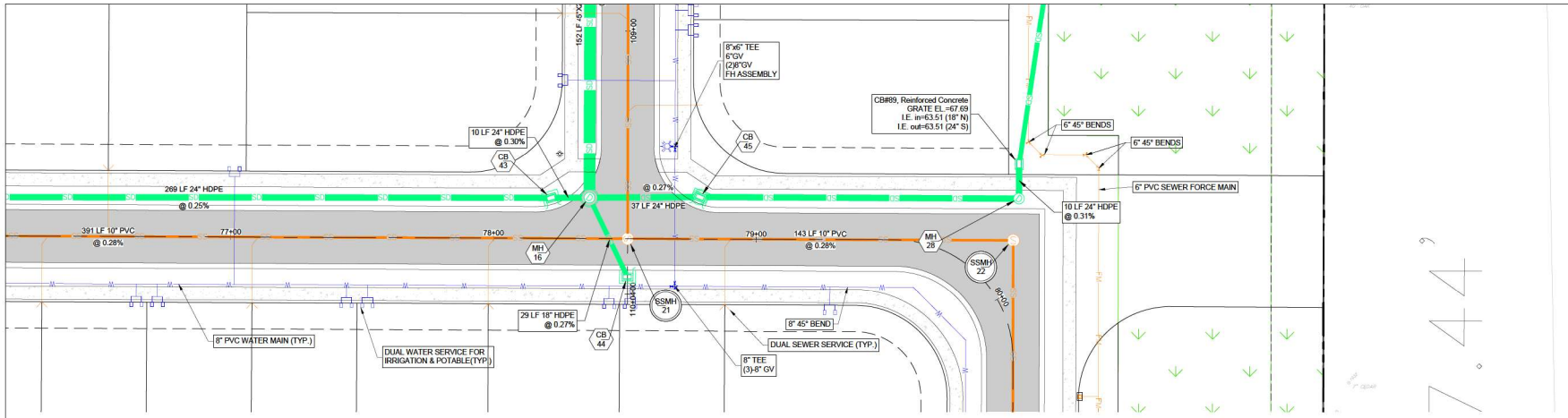
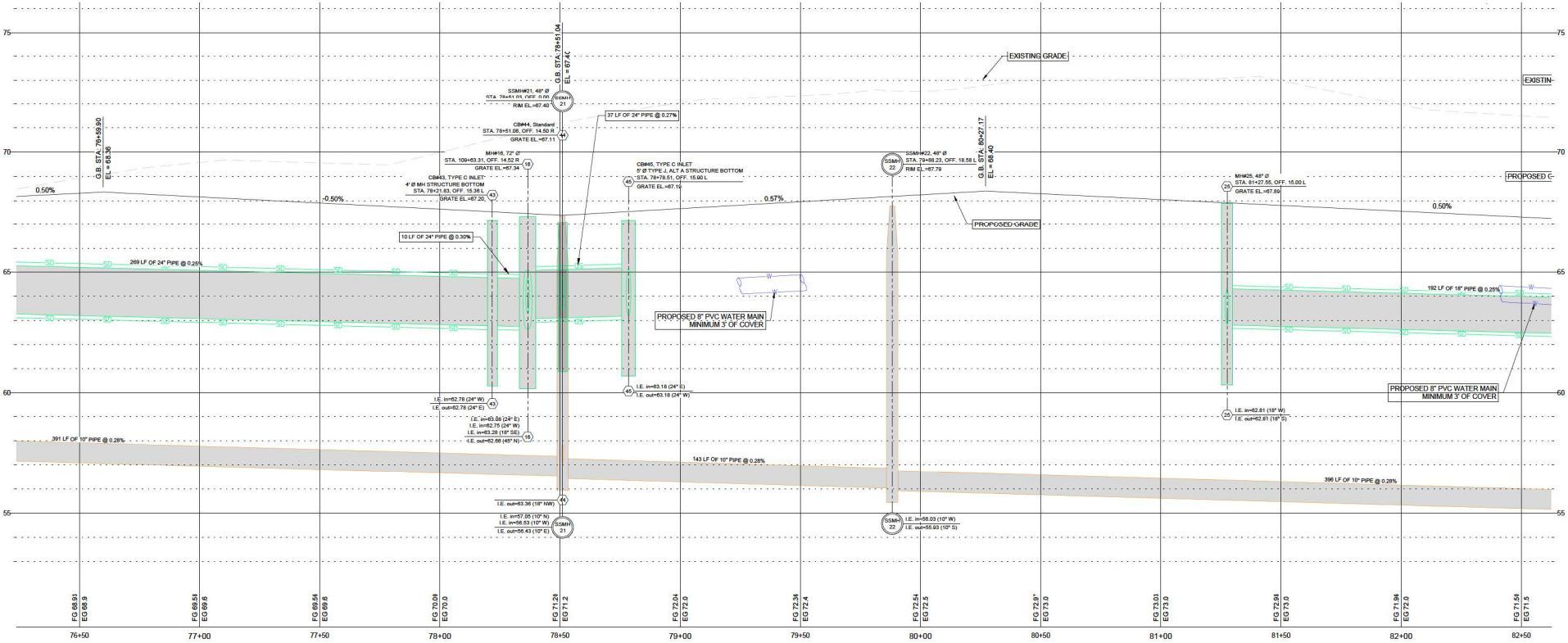


PLAN & PROFILE ROAD C - ROOSTER CLEGG AVE (5)
STA 76+50TO 80+00



ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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SHEET
C038

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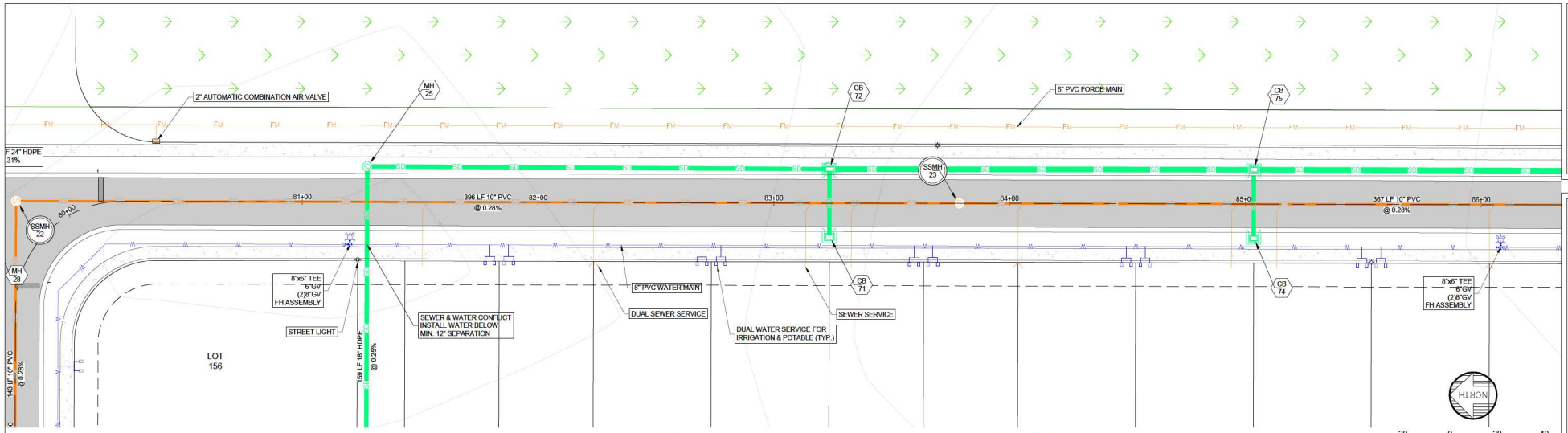
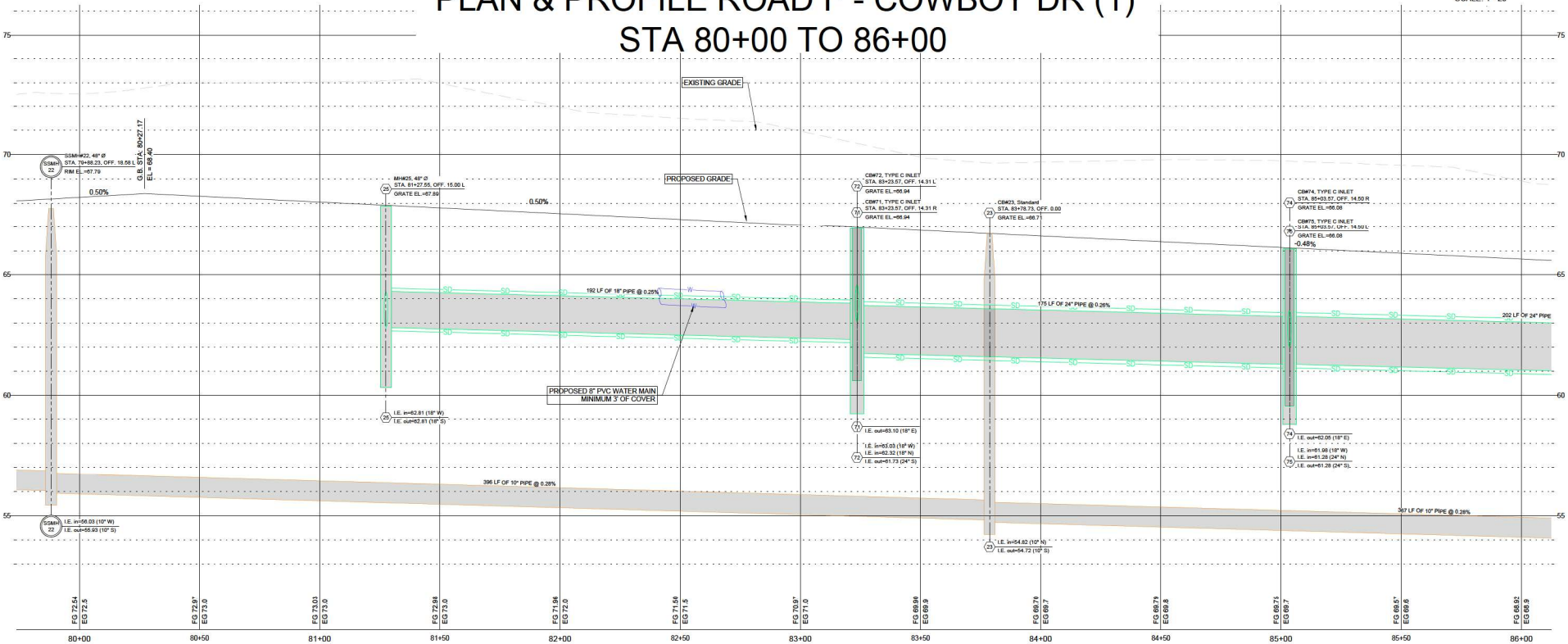


PLAN & PROFILE ROAD F - COWBOY DR (1)
STA 80+00 TO 86+00



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CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD F - COWBOY DR (1)

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

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

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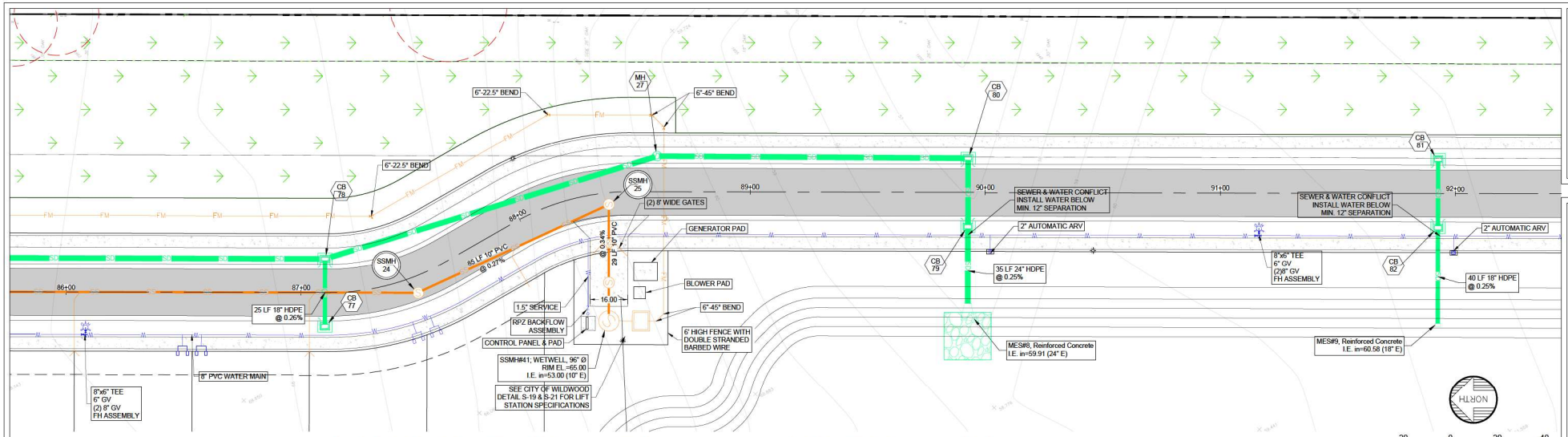
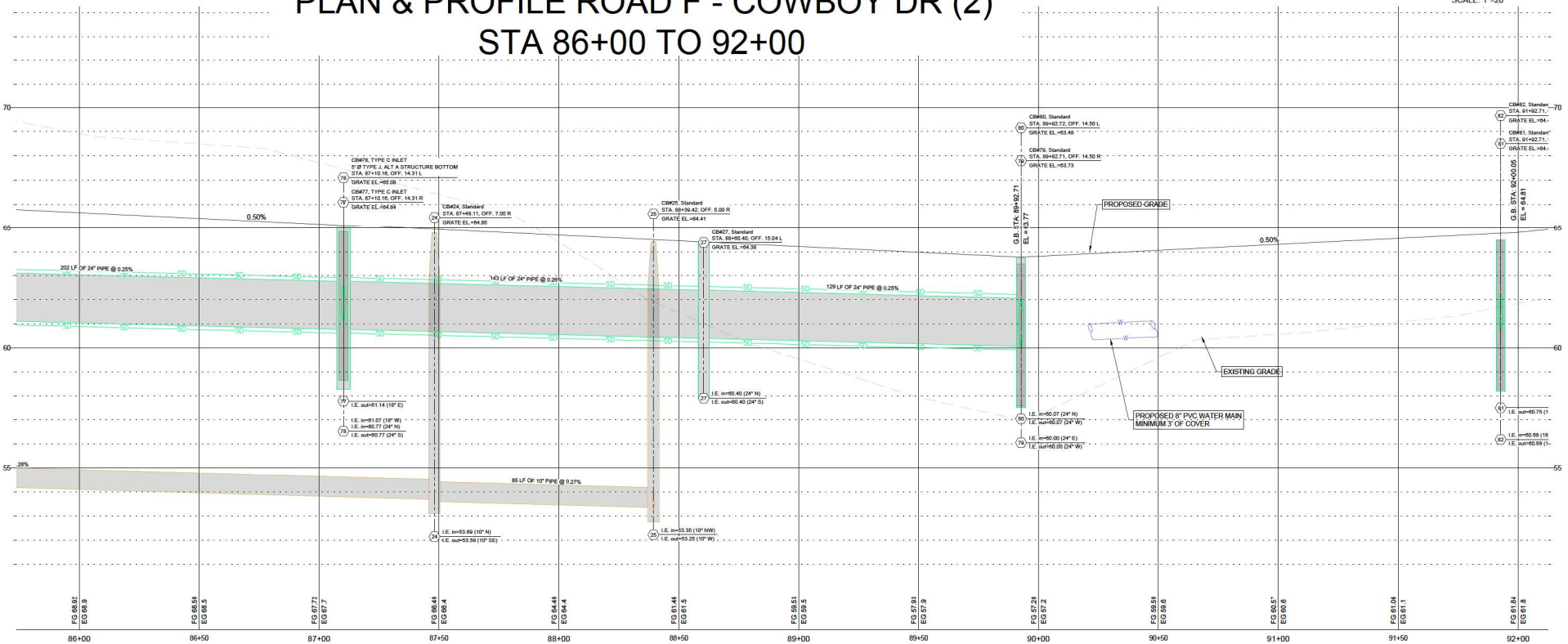
SHEET
C039



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



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD F - COWBOY DR (2)

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

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

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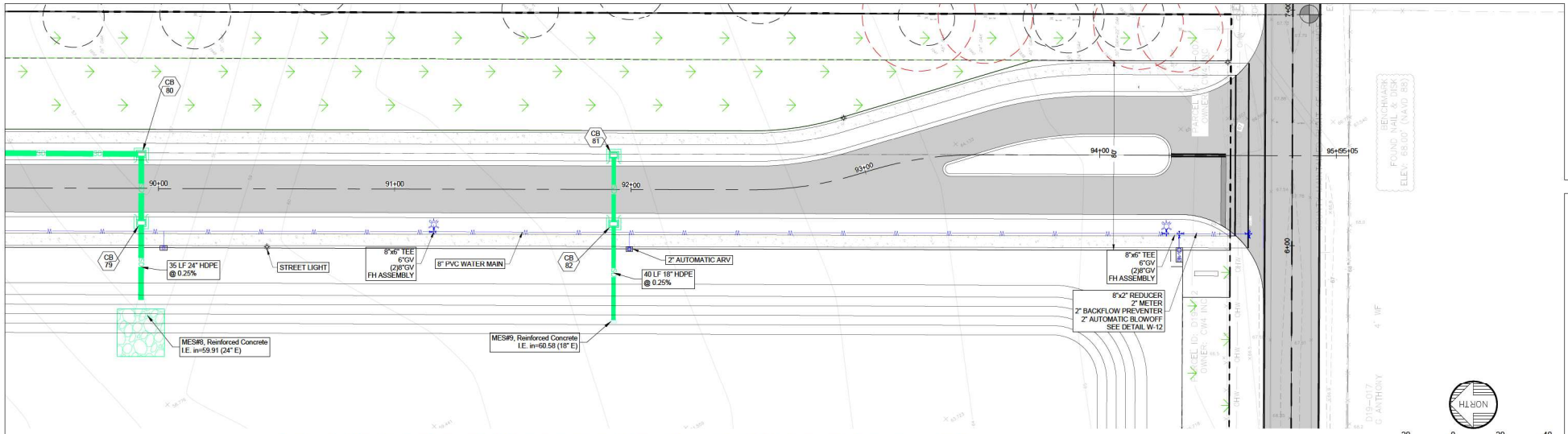
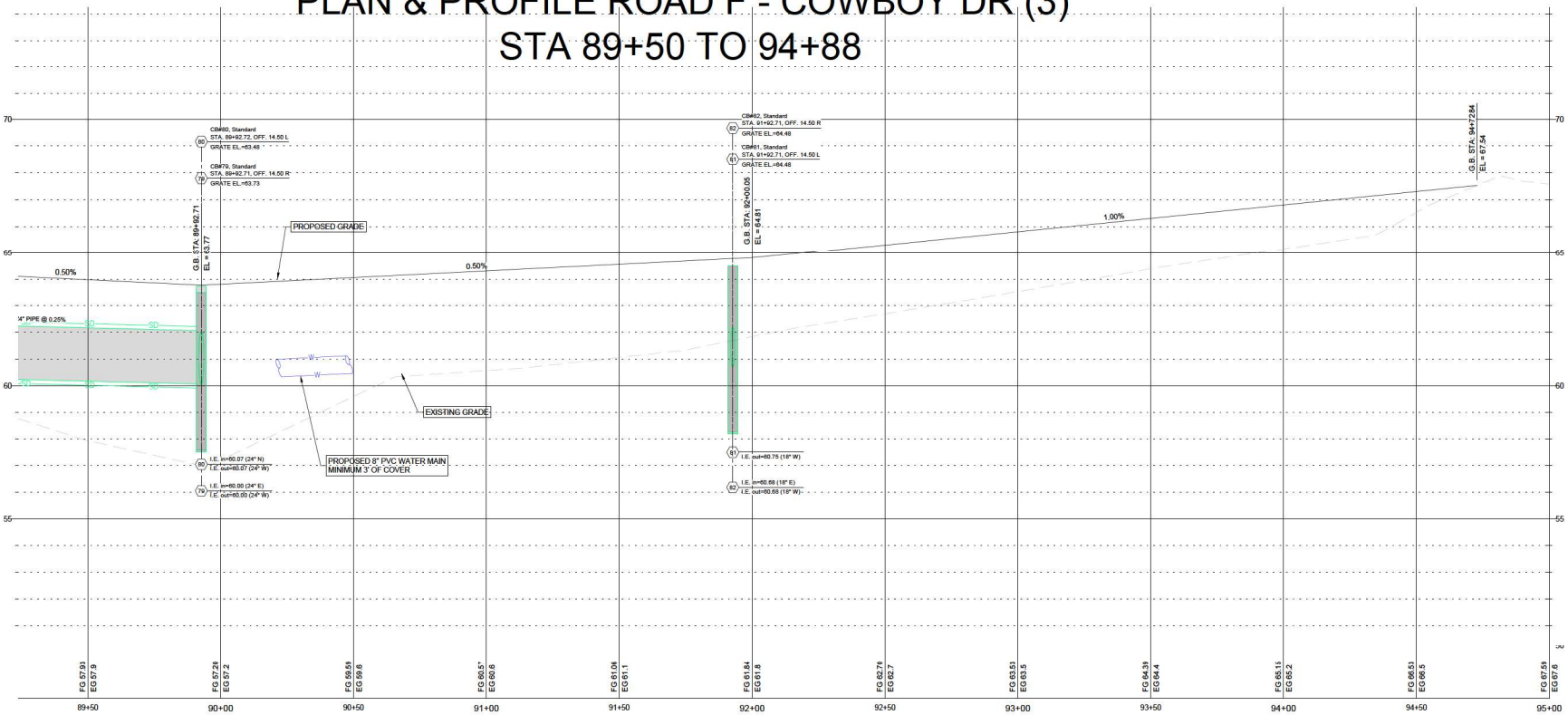
COLE T. BUCK P.E. 88690

SHEET
C040



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



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CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL. 32174
TEL: (386) 673-3940
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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COLE T. BUCK P.E. 88690

SHEET
C041

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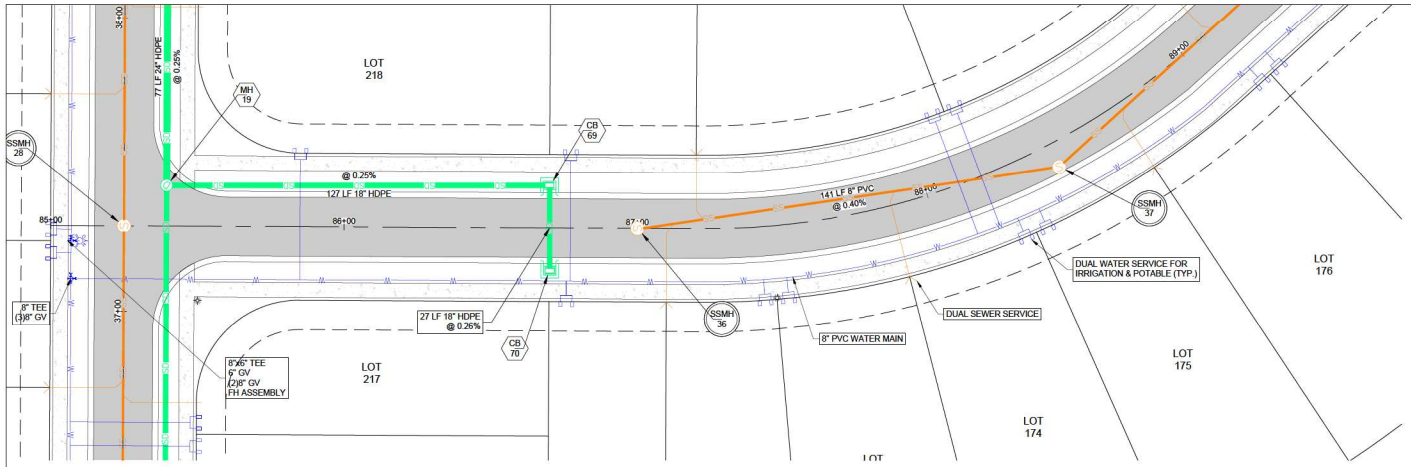
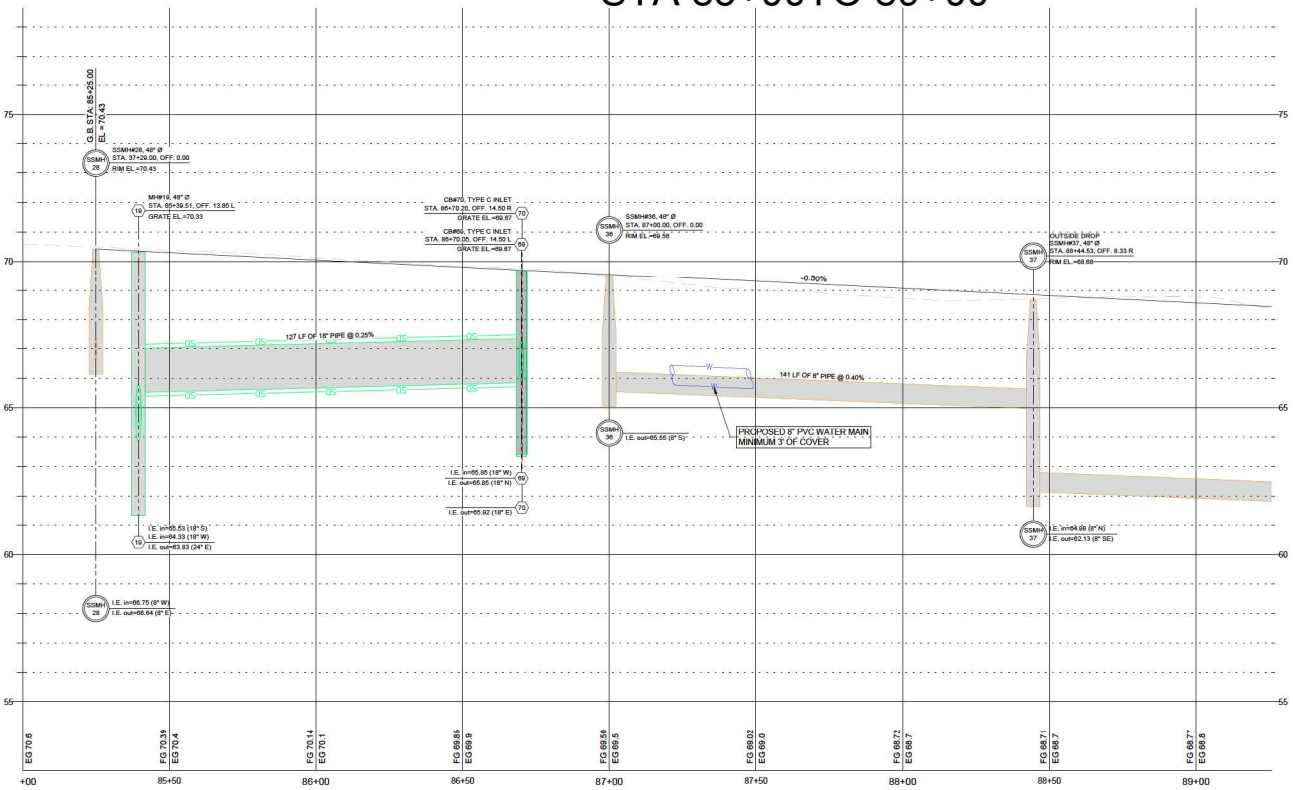


PLAN & PROFILE ROAD D - LLOYD PLACE (1)
STA 85+00TO 89+00



NORTH

20 0 20 40

SCALE: 1"=20'

ALANN ENGINEERING GROUP, INC.
CIVIL 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 (1)

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

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

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License No. 88690
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SHEET
C042

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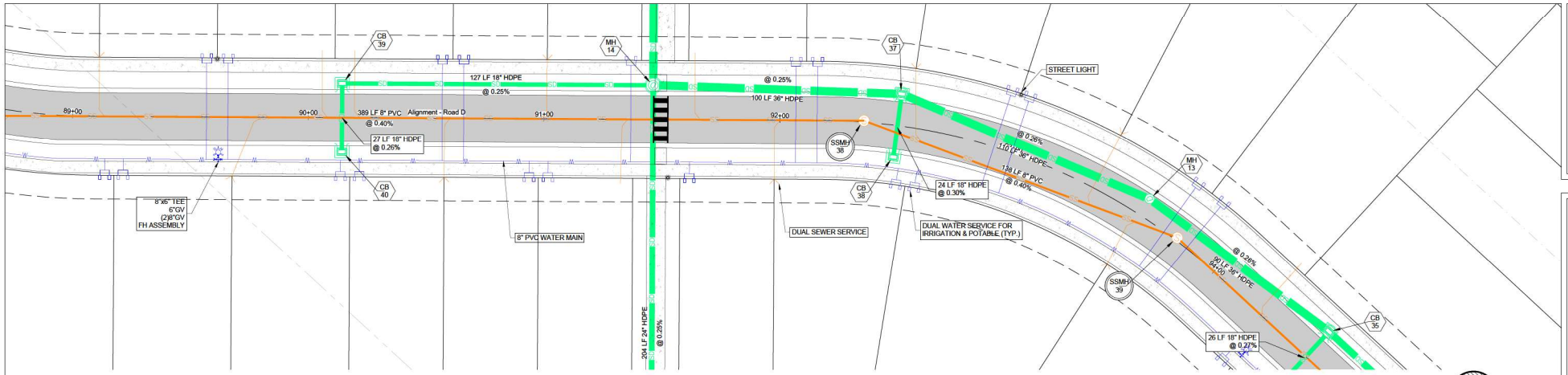
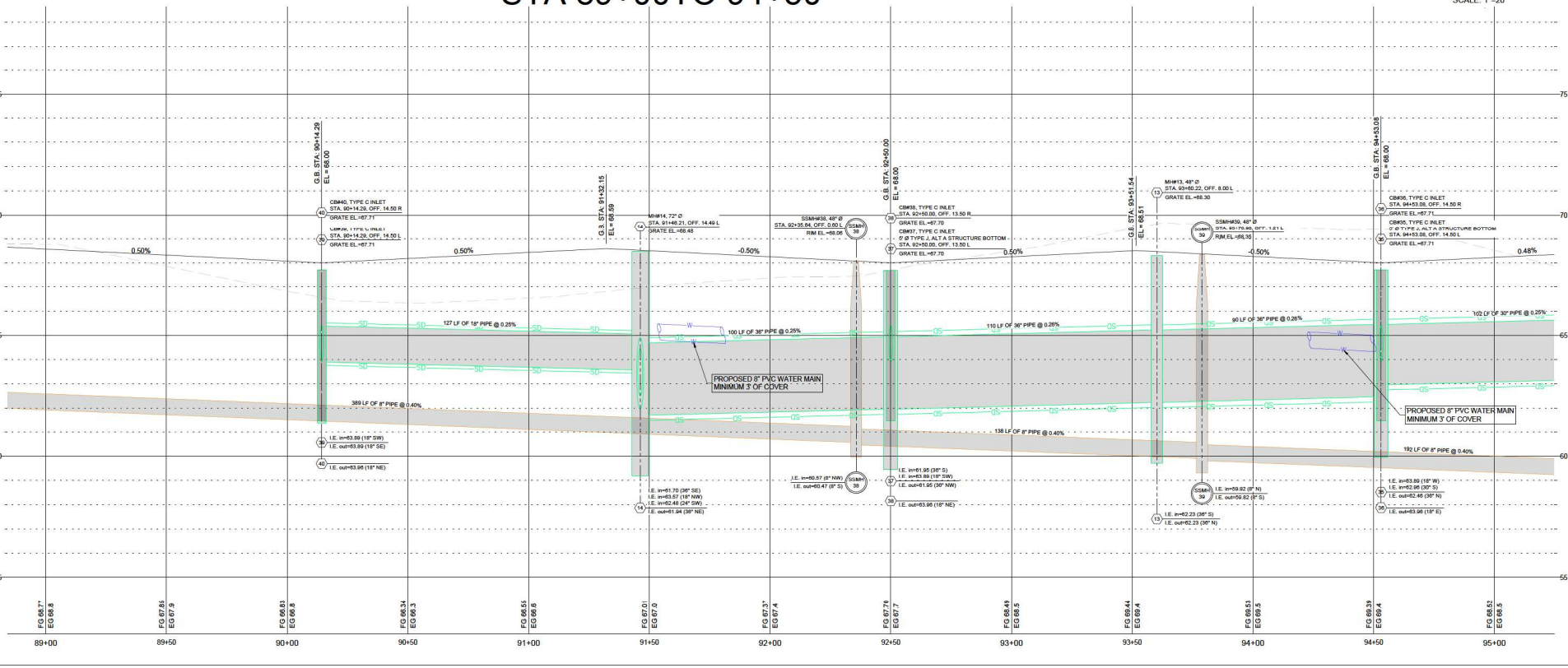


PLAN & PROFILE ROAD D - LLOYD PLACE (2)
STA 89+00TO 94+50



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE ROAD D - LLOYD PLACE (2)

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

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

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SHEET
C043

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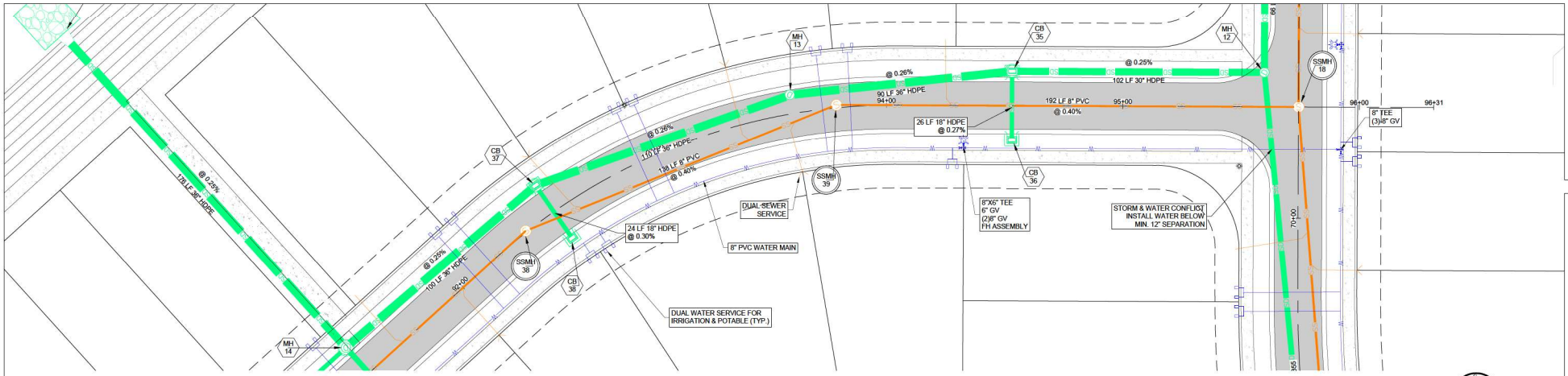
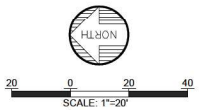
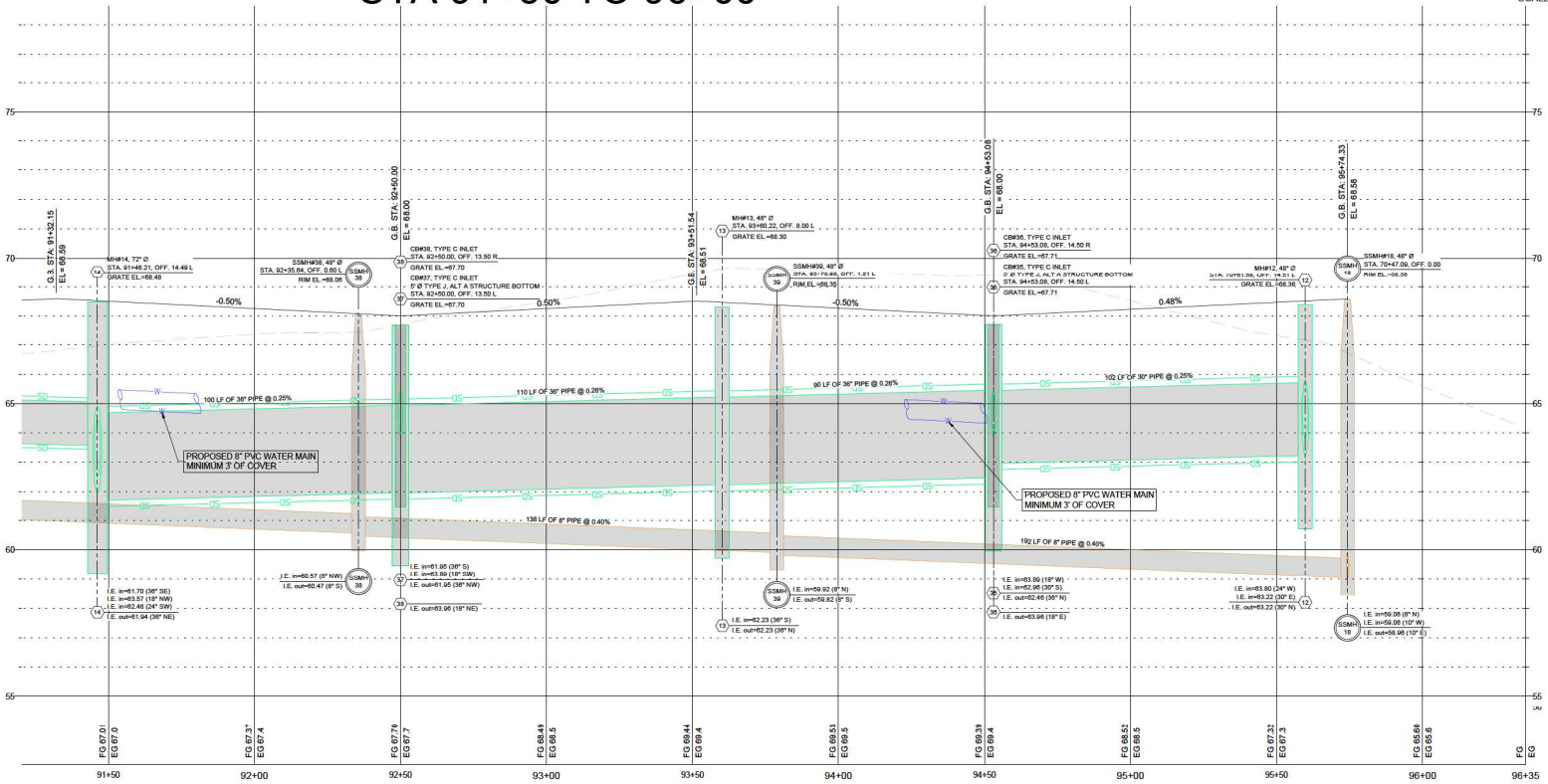


PLAN & PROFILE ROAD D - LLOYD PLACE (3)
STA 91+50 TO 96+00





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880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3940
FAX: (386) 673-3927

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

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

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SHEET
C044

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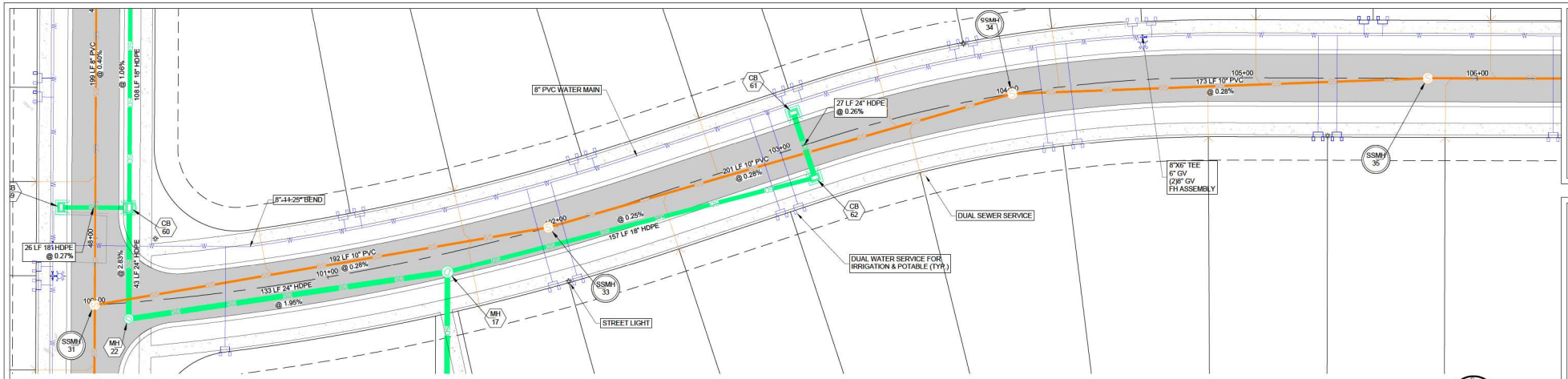
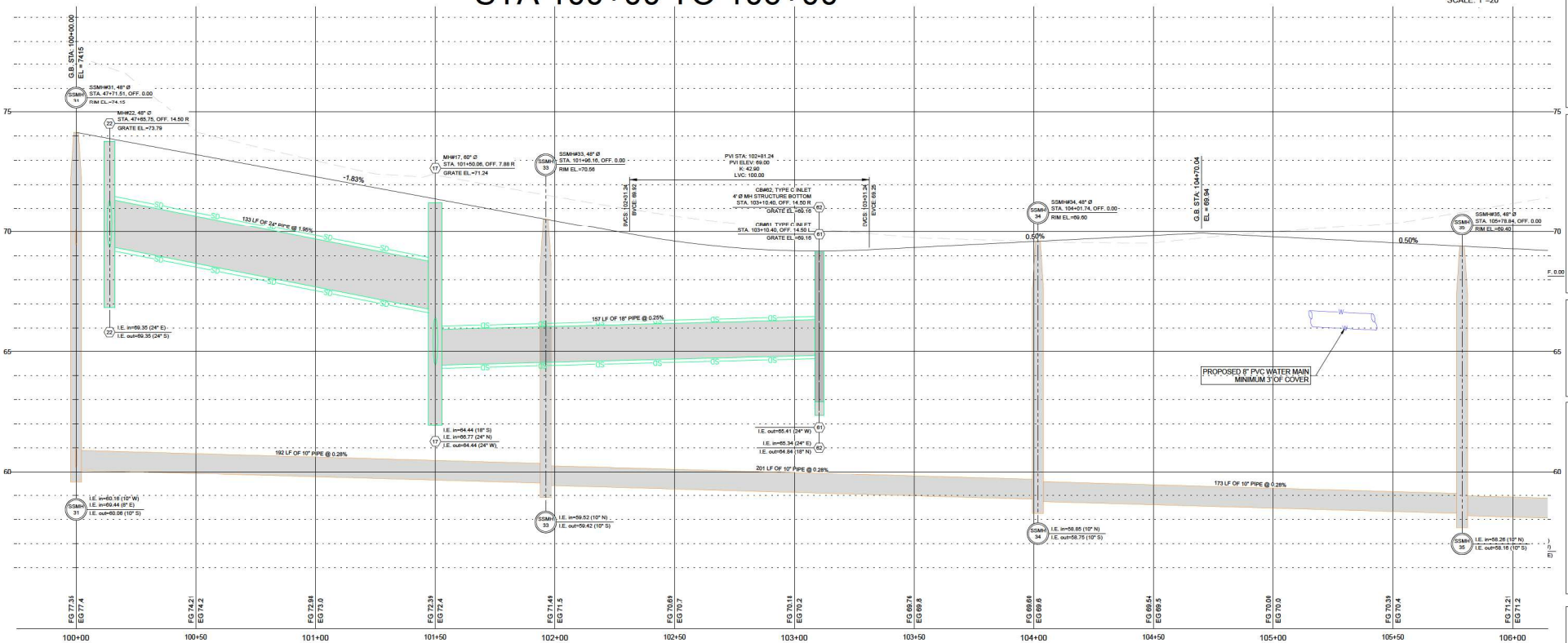


PLAN & PROFILE ROAD E - ROMEO LANE (1)
STA 100+00 TO 106+00

NORTH

SCALE: 1"=20'



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880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

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

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

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SHEET
C045

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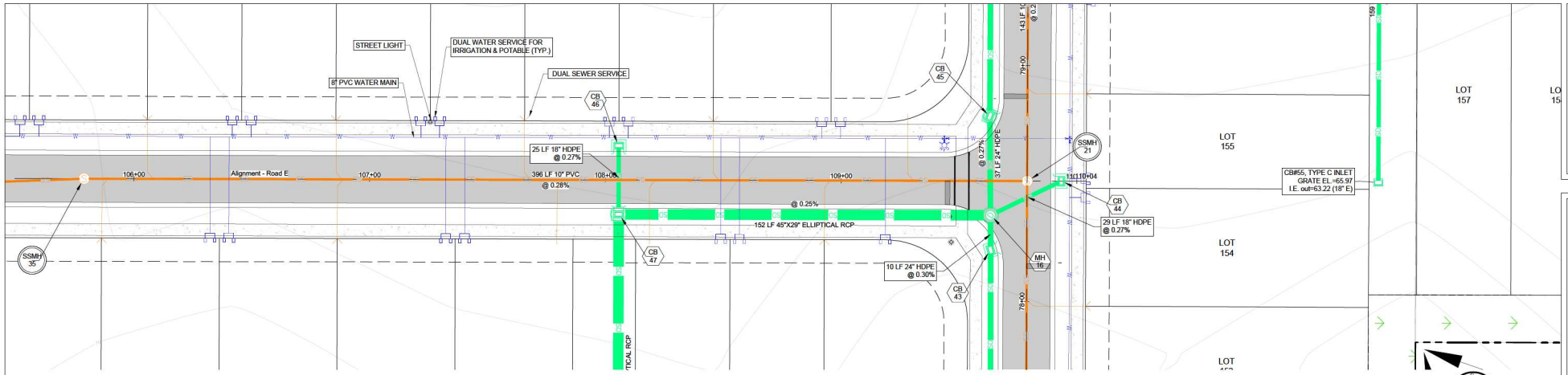
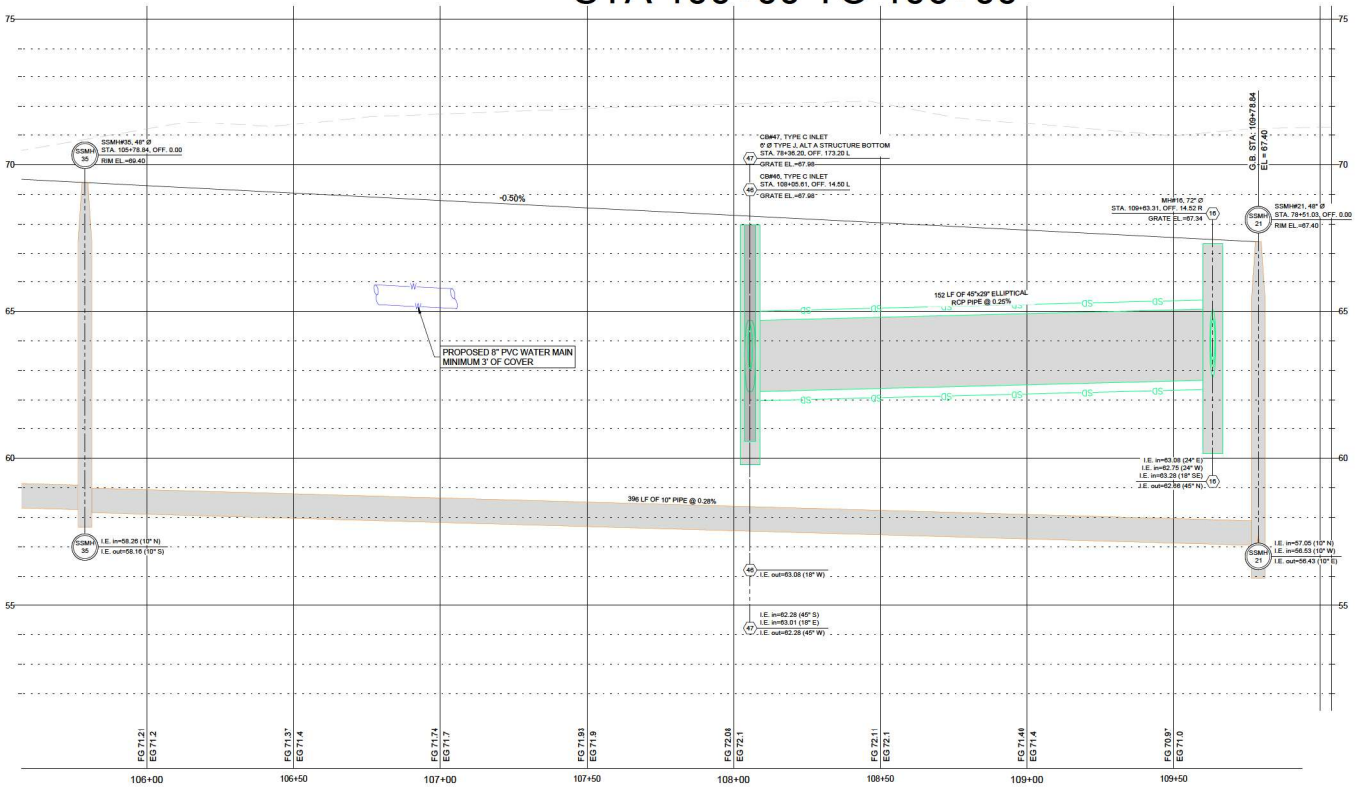


PLAN & PROFILE ROAD E - ROMEO LANE (2)
STA 100+00 TO 106+00



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
3	10-16-25	ROW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
3	09-24-25	REV. PER COMMENTS FROM CITY, ADDED SSMH#21	CTB
2	08-18-25	REV. PER COMMENTS FROM CITY, COUNTY & 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

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SHEET
C046

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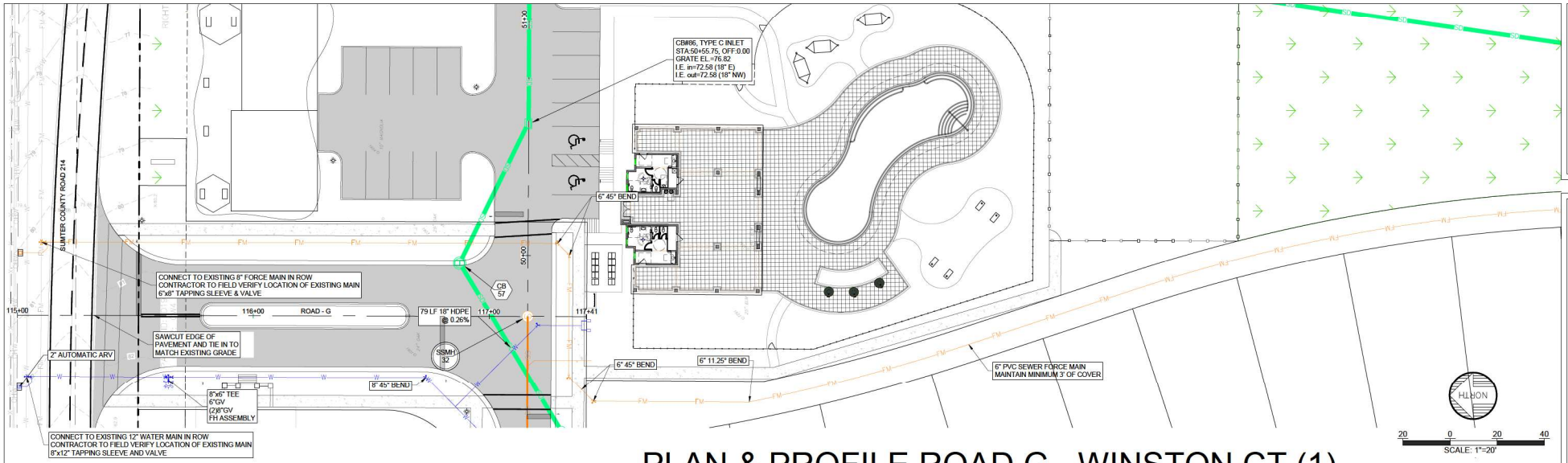

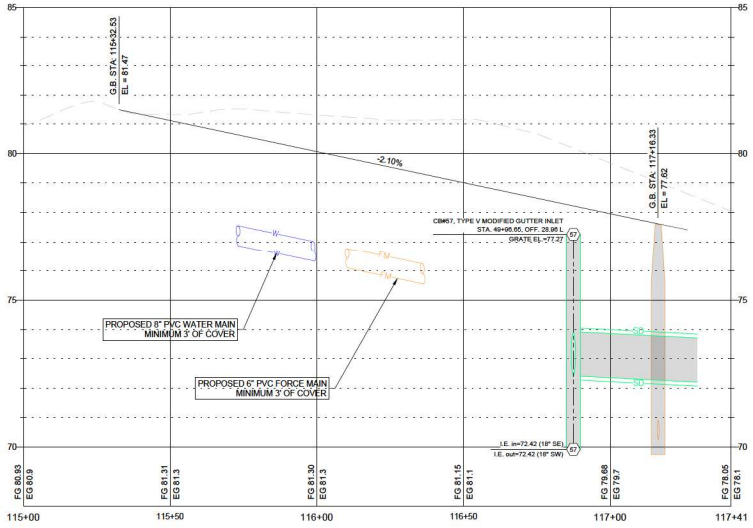

PLAN & PROFILE ROAD G - WINSTON CT (1)
PLAN & PROFILE STA 115+00 TO 117+41

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 672-7450
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
3	10-16-25	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, ADDED STA.	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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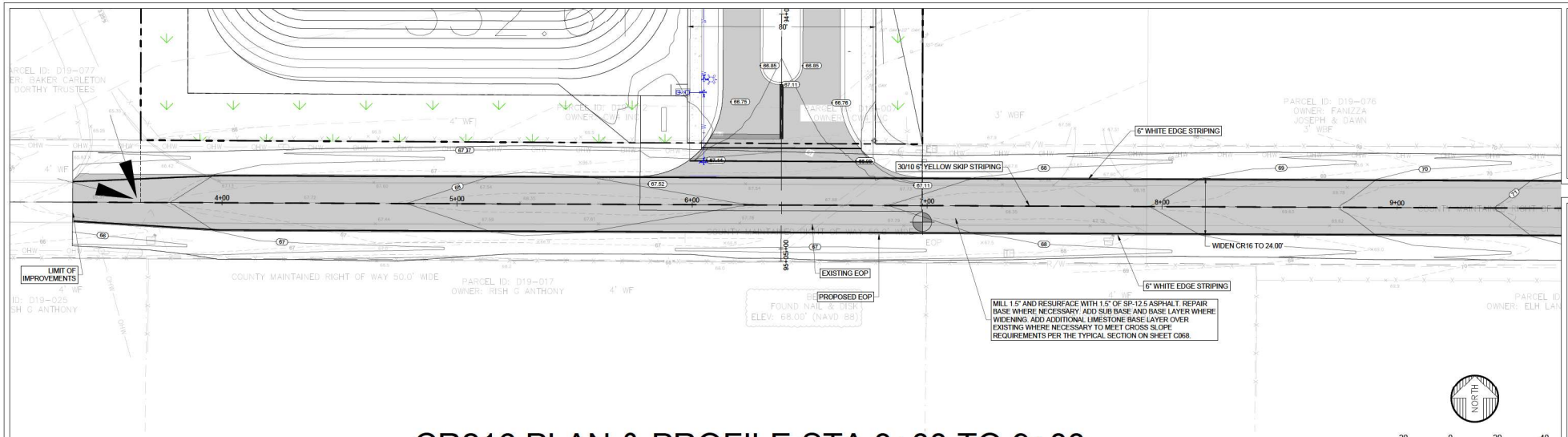
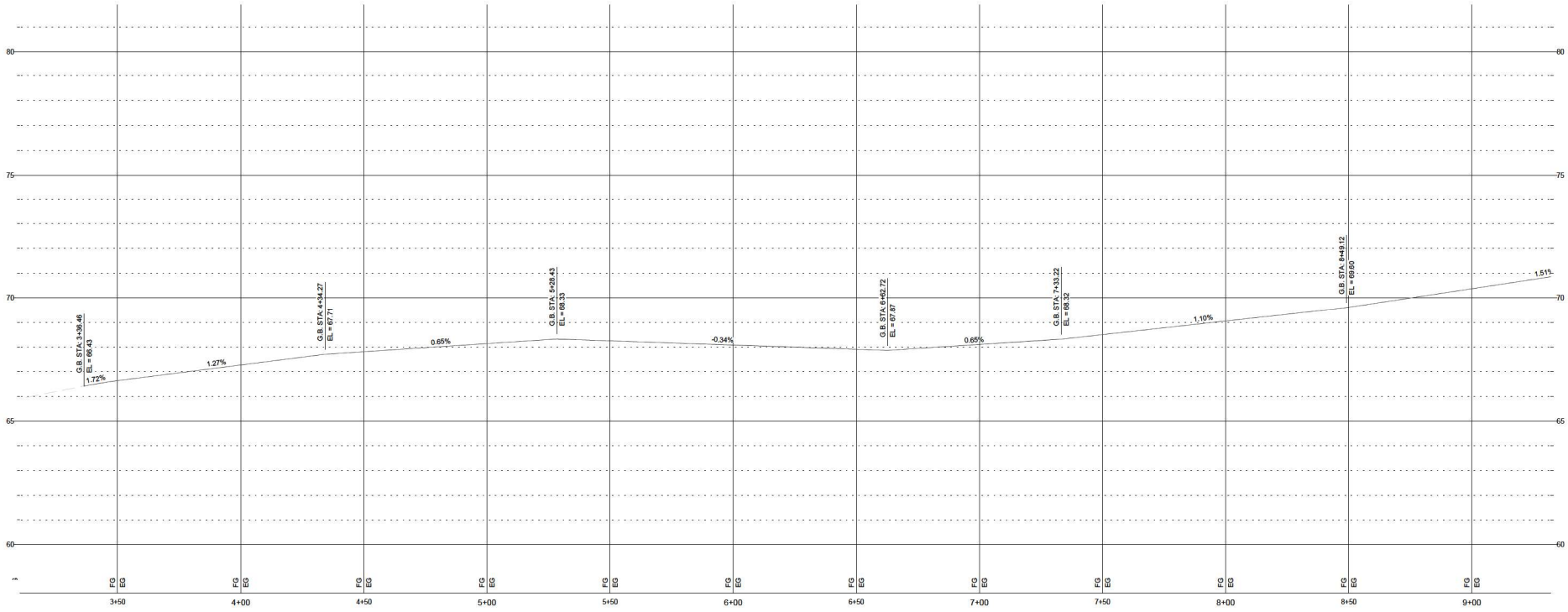


CR216 PLAN & PROFILE STA 3+00 TO 9+00



ALANN ENGINEERING GROUP, INC.
CIVIL 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 CR 216 (1)

NO.	DATE	REVISION	BY
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, & FDOT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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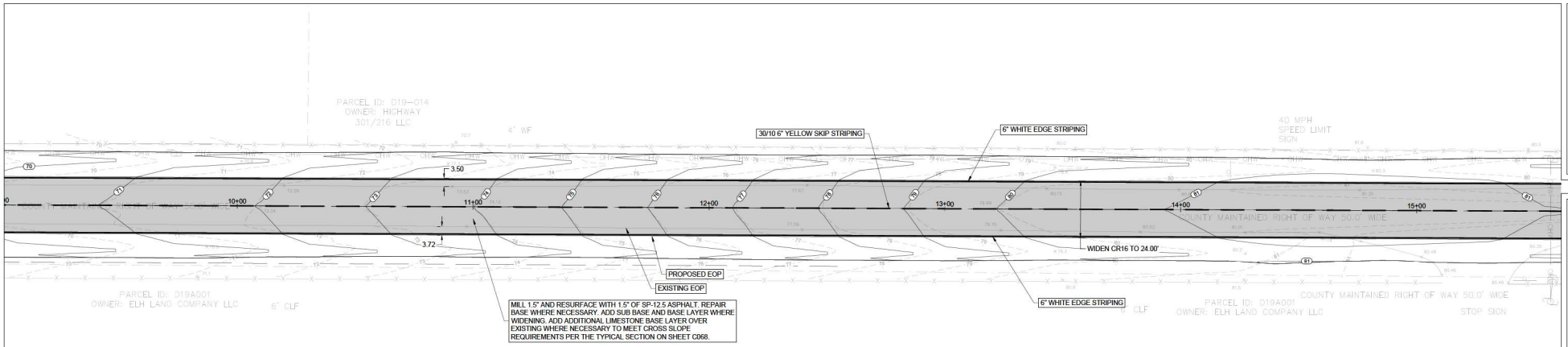
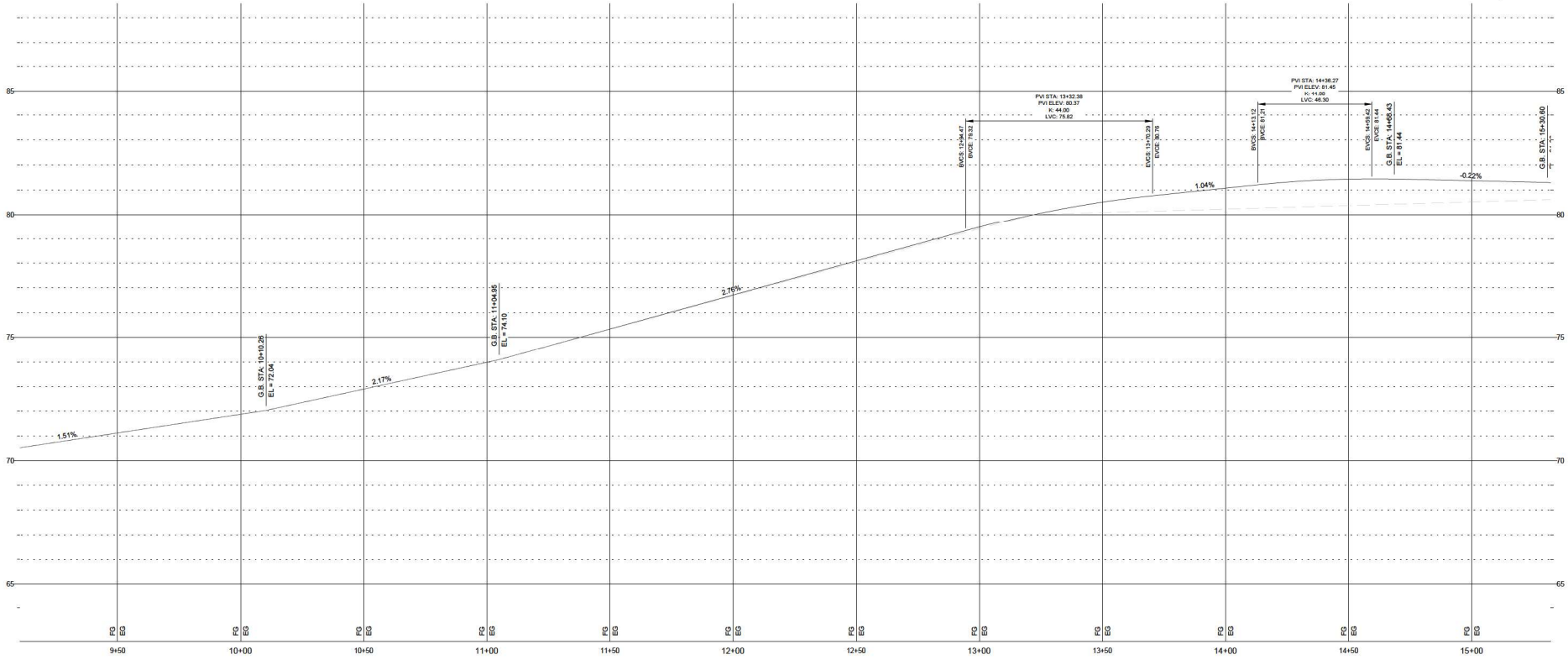


CR216 PLAN & PROFILE STA 9+00 TO 15+00



ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7560
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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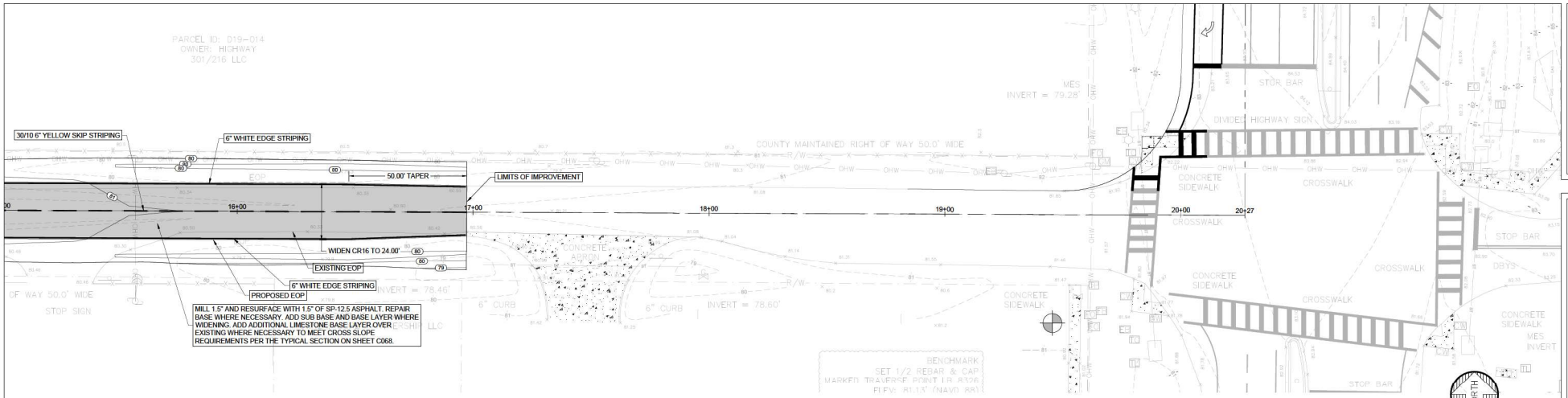
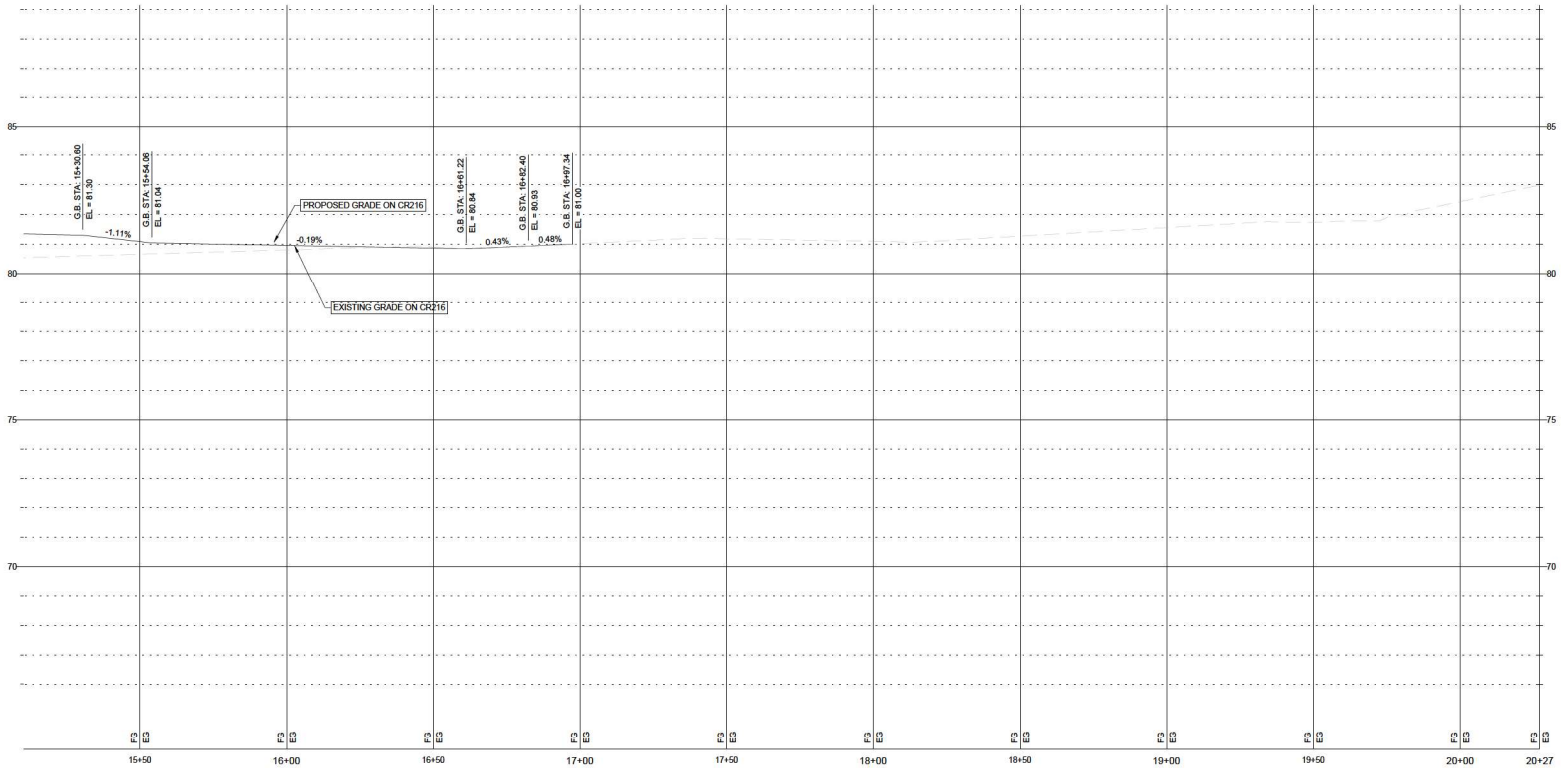


CR216 PLAN & PROFILE STA 15+00 TO 20+00



ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
PLAN & PROFILE CR 216 (3)

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

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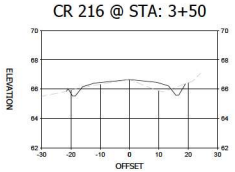

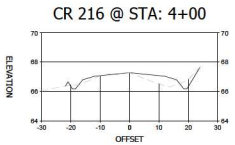

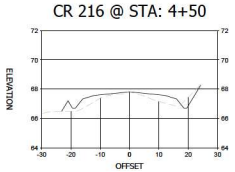

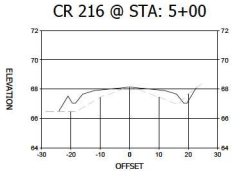

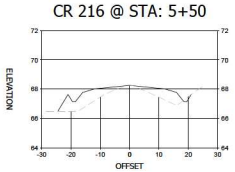

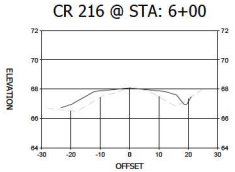

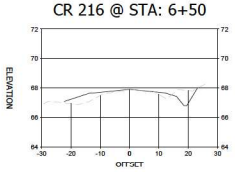

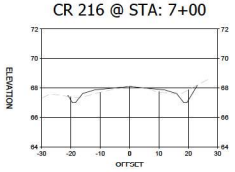

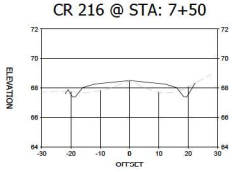

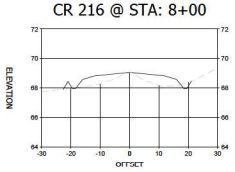

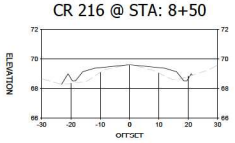

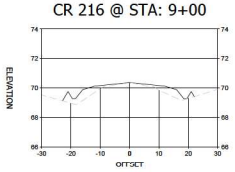

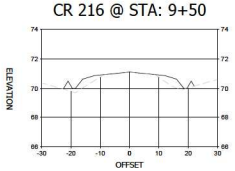

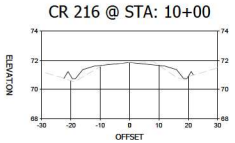

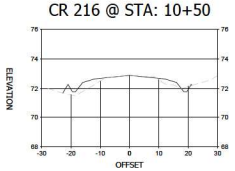

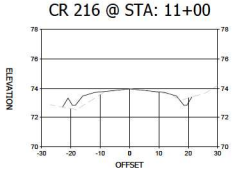

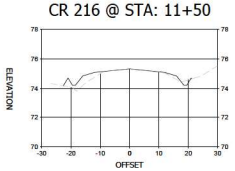

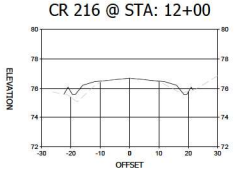

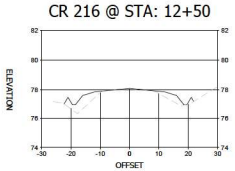

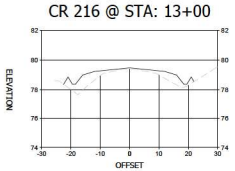

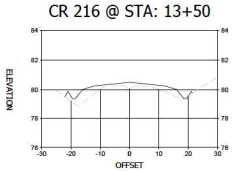

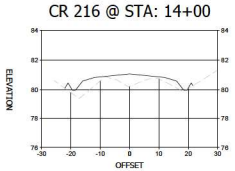

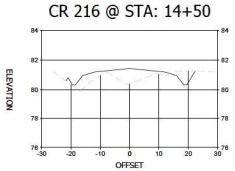

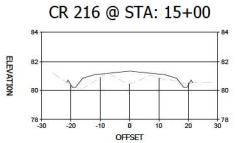

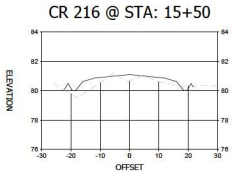

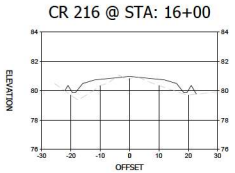

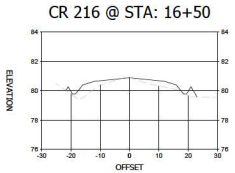

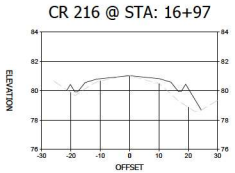

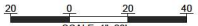

NOTES:
1. MILL AND RESURFACE 1.5"
2. PROPOSED CENTERLINE ELEVATION FOLLOWS EXISTING.
3. THE TOP LAYER OF ASPHALT SHALL BE 1.5" MIN TYPE SP-12.5 ASPHALT.
4. TYPICAL SECTION FOR THE CR 216 WIDENING IS LOCATED ON SHEET C068.
5. EXISTING SECTION OF PAVEMENT IS APPROXIMATELY 16-20' WIDE, VARIED THROUGHOUT.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

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & 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

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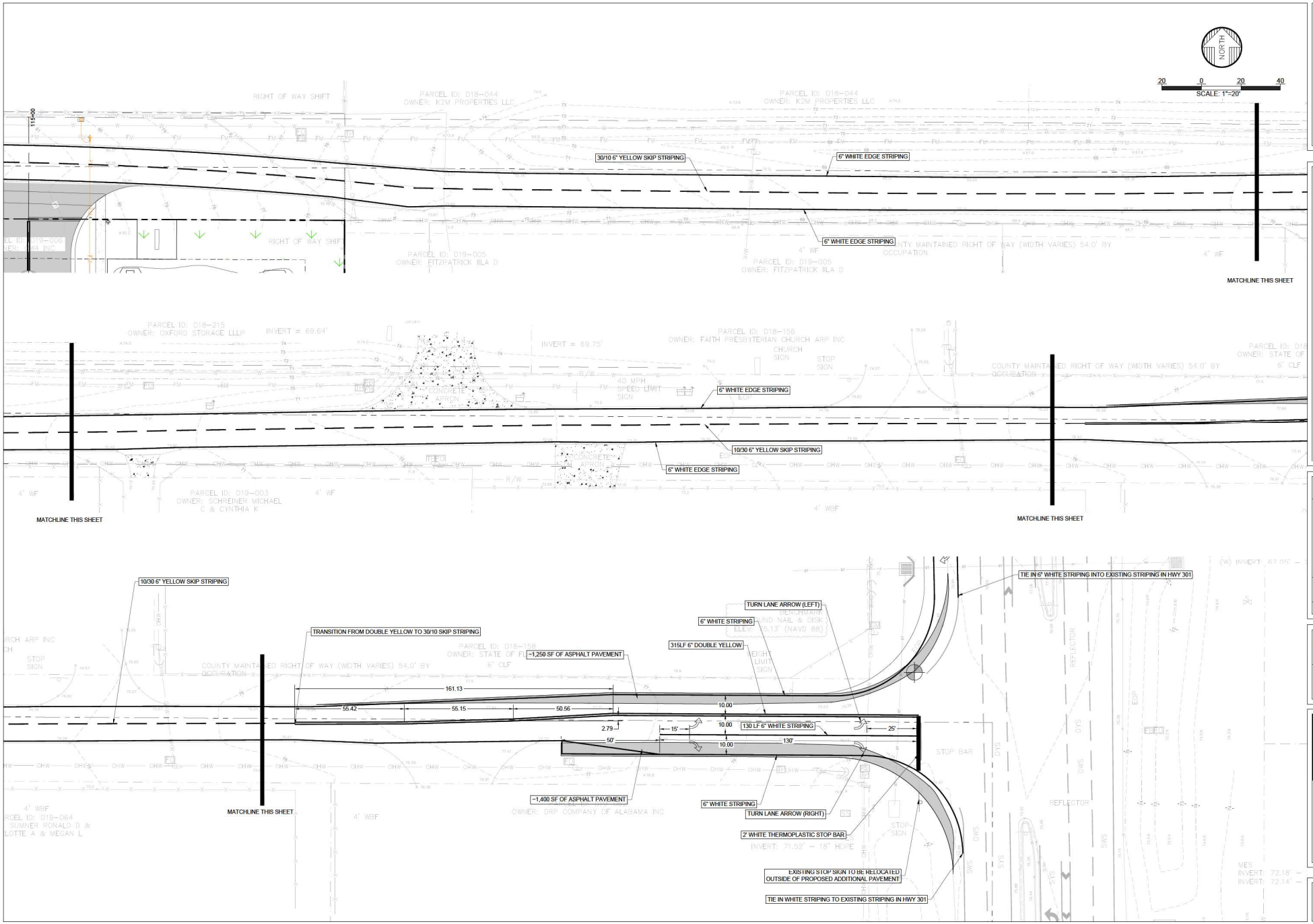

ALANN ENGINEERING GROUP, INC.
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TEL: (386) 673-3900
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

DESIGNER	CTB
DRAWN BY	CTB
DATE	11/15/2024
SCALE	AS NOTED
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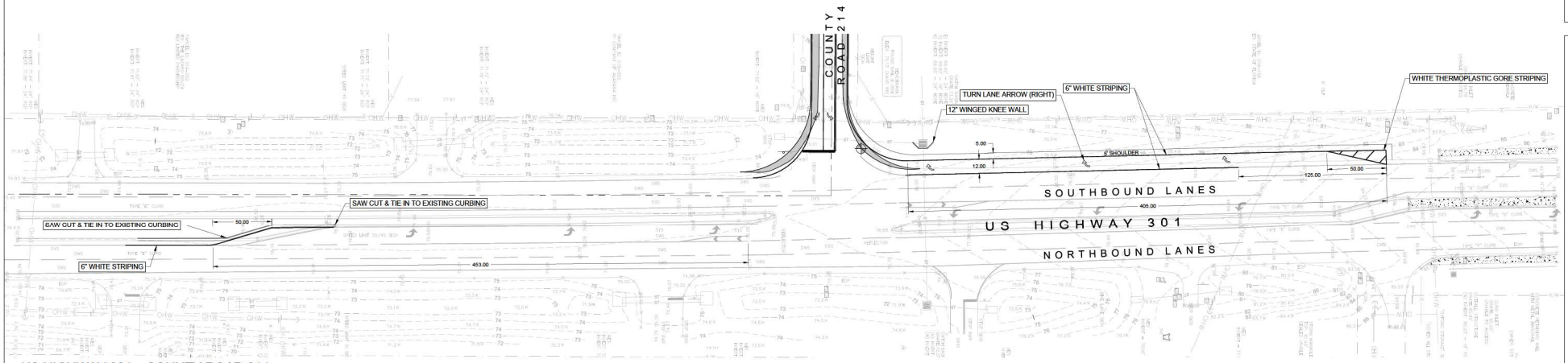

US HIGHWAY 301 x COUNTY ROAD 214

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, & FDOT	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
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 UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
C052A

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"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER BY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (OPERATOR AND/OR RESPONSIBLE AUTHORITY) DATE

SITE DESCRIPTION
83.158 ACRES
83.158 ACRES TO BE CLEARED AND GRADED

37.266 ACRES IMPERVIOUS

PROJECT NAME AND LOCATION
THE WINSTON
CR 214
WILDWOOD, FL

OWNER NAME AND ADDRESS:
JOEL ROSENBERG
ENCLAVE HOUSING, LLC
20801 BISCAYNE BLVD., SUITE 304
MIAMI, FL 33180

DESCRIPTION:
295 SINGLE-FAMILY RESIDENTIAL LOT SUBDIVISION

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
- CLEARING AND GRUBBING;
- EARTHWORK, AND GRADING;
- STORM SEWER, WATER MAIN, SANITARY SEWER LIFT STATION AND SERVICE, POND EXCAVATION, IRRIGATION AND PREPARATION FOR FINAL PLANTING SOD/SEED.

RUNOFF CURVE NUMBERS:
1. PRE-CONSTRUCTION – 39
2. DURING CONSTRUCTION – 60
3. POST-CONSTRUCTION – 70

SOILS:

#10 SPARR FINE SAND – TYPE A/D
#11 MILLHOPER SAND, – TYPE A
#13 TAVARES FINE SAND – TYPE A
#27 SUMTERVILLE FINE SAND – TYPE C/D
#40 MILLHOPPER SAND, BOULDERY SUBSURFACE – TYPE A

SITE MAPS:
SEE ATTACHED GRADING PLAN FOR PRE- & POST-DEVELOPMENT GRADES, AREAS OF SOILS DISTURBANCE, LOCATION OF PROTECTED AREAS, MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS. SEE STORMWATER POLLUTION PREVENTION PLAN AND ACCOMPANYING DETAILS PERTAINING TO LOCATION OF TEMPORARY STABILIZATION PRACTICES AND TURBIDITY BARRIERS. SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SPILL PREVENTION:
MATERIAL MANAGEMENT PRACTICES THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. GOOD HOUSEKEEPING THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND SITE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

[✓] CONCRETE [✓] FERTILIZERS [✓] WOOD
[✓] ASPHALT PRODUCTS [✓] PETROLEUM BASED BLOCKS [✓] MASONRY
[✓] TAR [✓] CLEANING SOLVENTS [✓] ROOFING MATERIALS
[✓] DETERGENTS [✓] PLANTS [✓] METAL STUDS
[ ] ________ [ ] ________ [ ] ________

OTHER CONTROLS

WASTE DISPOSAL WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEANING DEBRIS SHALL BE COLLECTED AND SORTED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED>

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTES WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS

OFF-SITE VEHICLE TRACKING:
A STANDARD CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OR SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN:
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

SITE AREA:
1. TOTAL AREA OF SITE – 83.158 ACRES
2. TOTAL AREA TO BE DISTURBED – 83.158 ACRES
3. NAME OF RECEIVING WATERS: WATER TO BE RETAINED ON SITE AS CLOSED BASIN

CONTROLS
THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTIONS AS REQUIRED BY FEDERAL STATE AND LOCAL LAWS. REFER TO "CONTRACTOR'S RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORMWATER MANAGEMENT WILL BE HANDLED BY A MASTER STORMWATER SYSTEM FOR THIS SITE.

THIS SITE IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR THE TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

TIMING OF CONTROL MEASURES:
REFER TO "CONTRACTOR'S RESPONSIBILITY" FOR THE TIMING OF CONTROL MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS:
IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.
- FDEP PERMIT NO. ________
- SWFWMD. ENVIRONMENTAL RESOURCE PERMIT NO. ________

CITY REQUIREMENTS:

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES: THE ORDER OF ACTIVITIES SHALL BE AS FOLLOWS:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES OFF CR 216
2. INSTALL SILT FENCES AND TREE BARRICADES AS SPECIFIED IN DETAILS.
3. CLEAR AND GRUB. STOCK PILE TOP SOIL ON SITE.
4. PERFORM PRELIMINARY GRADING ON SITE AS NECESSARY.
5. STABILIZE DENUDED AREAS AS SOON AS GRADING IS COMPLETE.
6. INSTALL SANITARY SEWER AND STORM DRAIN SYSTEMS AND OTHER UTILITIES.
7. COMPLETE GRADING.
8. PLACE SILT SACKS WITHIN STORM DRAIN INLETS UNTIL COMMENCEMENT OF FINAL STABILIZATION.
9. CHECK SILT FENCES AND TURBIDITY BARRIERS FOR ACCUMULATION OF DEBRIS. REMOVE DEBRIS AS NECESSARY. INSPECT SILT FENCE FOR ACCUMULATION OF SILT AFTER EVERY RAINSTORM AND AT A MINIMUM OF ONCE PER WEEK. REPLACE TORN OR FALLEN FENCE AS NECESSARY.
10. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASINS.

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

NAME/ SIGNATURE	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE

A COPY OF THE SWPPP INSPECTION REPORT FORM TO BE UTILIZED WHEN PERFORMING THE REQUIRED INSPECTIONS. BELOW IS A COPY OF THE INSPECTION REPORT FOR REFERENCE AND UTILIZATION.

CONTROLS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

PETROLEUM PRODUCTS ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THE PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL) SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE. SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES EROSION AND SEDIMENT CONTROL, INSPECTION AND MAINTENANCE PRACTICES THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD OF THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE 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 FLUSHING PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name:________ FDEP NPDES Stormwater Identification Number: FLR10______

Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Corrective Action / Other Remarks

Condition Code:
G – Good M – Marginal, needs maintenance or replacement soon P – Poor, needs immediate maintenance or replacement
C – Needs to be cleaned O – Other

Control Type Codes

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

Inspector Information:

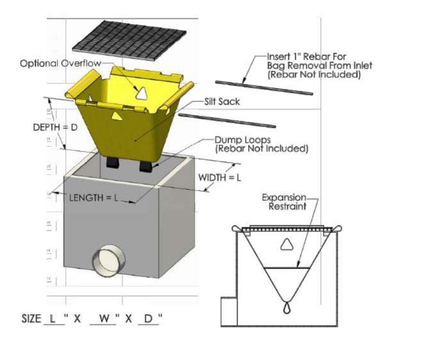
Name Qualification Date

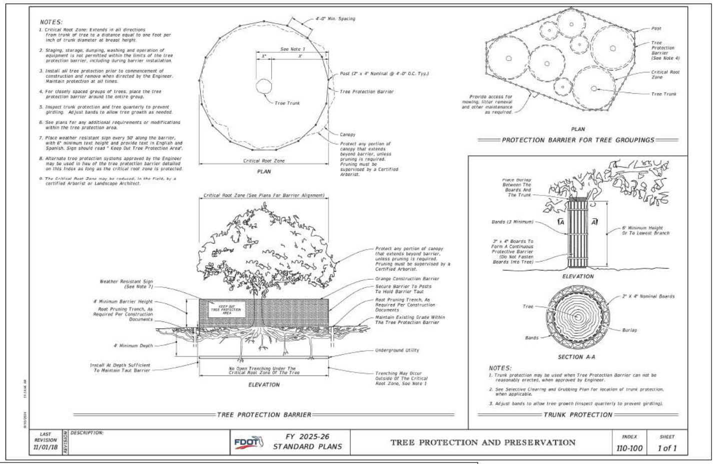
The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

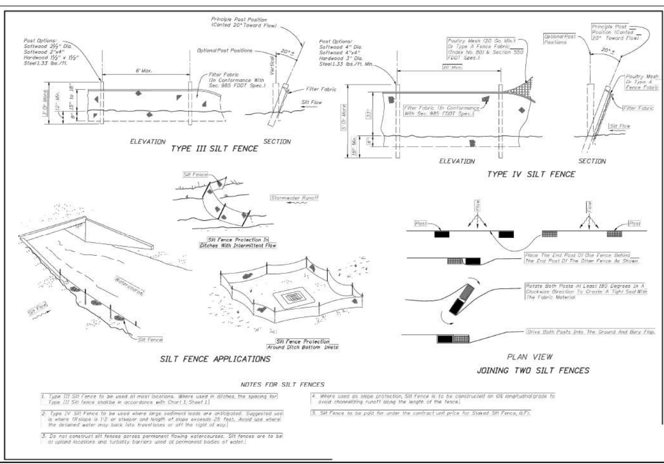
******

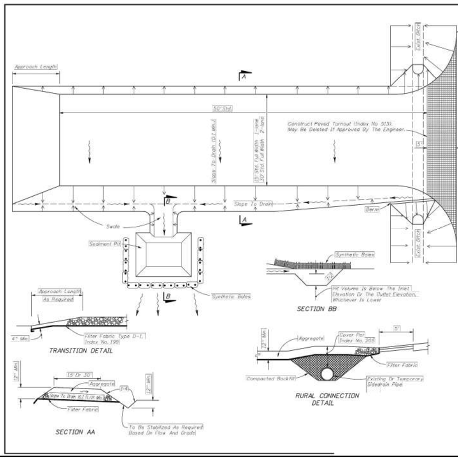
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Responsible Authority) Date









GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement: 15' x 50'=100 ft.³ 30' x 50'=200 ft.³ As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

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

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DETAILS (1)

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

Cole T. Buck, State of Florida, Professional Engineer License No. 88690 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 UNLESS SIGNED AND SEALED COLE T. BUCK P.E. 88690

SHEET
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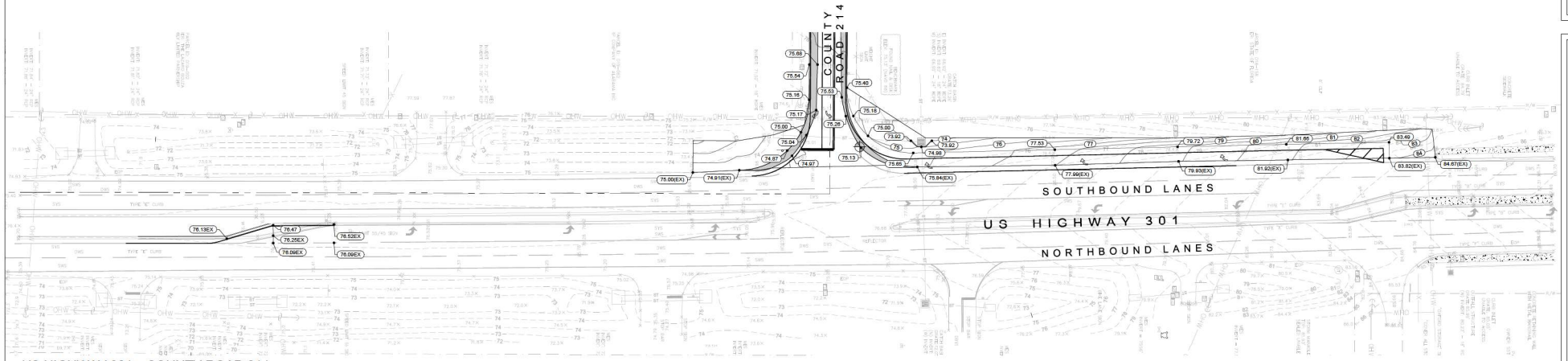

US HIGHWAY 301 x COUNTY ROAD 214

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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
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
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COLE T. BUCK P.E. 88690

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STANDARD CONSTRUCTION DETAIL M-1A — REQUIREMENTS FOR "AS-BUILT" DRAWINGS

"AS-BUILT" DRAWINGS ARE REQUIRED:

THE FOLLOWING INFORMATION IS REQUIRED ON ALL PAVING AND DRAINAGE "AS-BUILT" DRAWINGS:

1. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK. ALL RADII AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION TO CLEARLY INDICATE IT AS AS BEING "AS-BUILT" INFORMATION.
2. ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NEEDED ALONG ALL STREETS. STREET CENTERLINE AND CURB INVERT ELEVATIONS SHALL BE RECORDED AS NOTED. THE "AS-BUILT" CENTERLINE PROFILE OF ALL STREETS SHALL ALSO BE SHOWN ON THE PLAN AND PROFILE SO IT MAY BE COMPARED TO THE EXISTING AND DESIGNED PROFILE GRADE LINES. ALL STREET CENTERLINES ON "AS-BUILTS" SHALL BE LABELED WITH STREET NAME AND RIGHT-OF-WAY WIDTH ON EVERY PAGE.
3. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND/OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.
4. STORM DRAINAGE PIPE INVERT AND STRUCTURE TOP AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS "AS-BUILT" INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND "AS-BUILT" INFORMATION WRITTEN NEXT TO IT.
5. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE MEASURED AND/OR VERIFIED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
6. ALL APPLICABLE TOPOGRAPHIC INFORMATION, PERTINENT TO THE ON SITE DRAINAGE SYSTEM SUCH AS DITCHES, LAKES, CANALS, ETC. THAT ARE DEEMED APPROPRIATE BY THE CITY SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100 FEET AT THE TOP OF BANK AND TOE OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE DOWN THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES. WHENEVER POSSIBLE, CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
7. RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONS RECORDED OF THE SIZE OF ALL RETENTION AREAS. MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED. SEPARATE CALCULATIONS SHALL BE SUBMITTED TO INDICATE REQUIRED AND PROVIDED RETENTION VOLUMES.
8. STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 100 FEET.
9. ANY SPECIAL FEATURES SUCH AS CONCRETE FLUMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.
10. ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SKIMMERS SHALL BE NOTED ON THE "AS-BUILT".

THE FOLLOWING INFORMATION IS REQUIRED ON ALL WATER AND SEWER "AS-BUILT" DRAWINGS:

11. SANITARY SEWER MANHOLES SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. ALL RIM AND INVERT ELEVATIONS SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
12. SANITARY SEWER LINE LENGTHS, SIZES, MATERIAL, SLOPE, ETC., SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.

STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR "AS-BUILT" DRAWINGS
M-1A

STANDARD CONSTRUCTION DETAIL M-1B — REQUIREMENTS FOR AS BUILT DRAWINGS

13. SEWER LATERALS SHALL BE VERIFIED AND RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARDS UPSTREAM MANHOLES.
14. LIFT STATIONS AND FORCE MAINS SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. FORCE MAIN DEPTH AND LOCATION INCLUDING VALVES WILL BE PROVIDED AND TIED TO PERMANENT ABOVE GRADE FEATURES EVERY 500 FEET. DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED PLAN SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED AND LABELED.
15. CURB CUTS OR METAL TABS, USED TO MARK SEWER LATERALS, WATER SERVICES AND WATER VALVES, SHALL BE VERIFIED FOR PRESENCE AND ACCURACY OF LOCATION.
16. WATER MAIN LINES SHALL BE DIMENSIONED OFF THE BACK OF CURB OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. WATER MAIN LINE MATERIAL, SIZE, LENGTH AND DEPTH PLACED SHALL ALSO BE NOTED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
17. WATER VALVES, TEES, ALL SERVICES, BLOW – OFFS AND FIRE HYDRANTS SHALL BE LOCATED BY TYING THEM TO SANITARY SEWER MANHOLES. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TO UPSTREAM MANHOLES.

THE FOLLOWING INFORMATION IS GENERAL REQUIREMENTS OF ALL "AS-BUILT" DRAWINGS:

18. FOR PERPENDICULAR CROSSINGS OF STORM WATER, SANITARY SEWER, POTABLE WATER, OR RECLAIMED WATER, THE "AS-BUILT" PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES, AS NECESSARY.
19. WHEN STORM WATER, POTABLE WATER, RECLAIMED WATER, OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EASEMENT, THE "AS-BUILT" SHALL ACCURATELY DEPICT THE LOCATION OF THE EASEMENT ITSELF AS WELL AS THE EXACT LOCATION OF THE IMPROVEMENTS WITHIN THE EASEMENT. THIS IS REQUIRED IN ORDER TO VERIFY THAT THE IMPROVEMENTS HAVE BEEN PROPERLY LOCATED AND TO ENSURE THAT FUTURE SUBSURFACE EXCAVATION TO PERFORM REMEDIAL REPAIR CAN BE ACCOMPLISHED WITHOUT DISTURBANCE BEYOND THE EASEMENT. SUCH DOCUMENTATION AND THE ASSOCIATED PROPOSED EASEMENT DOCUMENT WITH LEGAL DESCRIPTION SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL PRIOR TO RECORDING OF SAID EASEMENT. UPON CITY APPROVAL, THE EASEMENT SHALL BE RECORDED VIA A SEPARATE LEGAL INSTRUMENT AND SHALL NOT BE INCLUDED AS PART OF HOMEOWNER COVENANTS AND RESTRICTIONS.
20. SUBMIT CERTIFIED PAPER PRELIMINARY "AS-BUILT" (24"x36") WITH REQUEST FOR FINAL INSPECTION. SUBMIT 3 SETS SHOWING WATER FACILITIES, 3 SETS WITH SEWER FACILITIES, AND 3 SETS WITH PAVING AND DRAINAGE FACILITIES. PRELIMINARY "AS-BUILT" MAY BE SUBMITTED IN DIGITAL FORMAT. FOLLOWING FINAL INSPECTION AND COMMENTS, THE CONTRACTOR SHALL REVISE AS-BUILTS TO ADDRESS CITY COMMENTS AND SUBMIT 3 SETS CERTIFIED FINAL "AS-BUILTS" ALONG WITH 1 DIGITAL COPY ON THUMB DRIVE CONTAINING AUTO-CAD FILES AND PDF VERSIONS SHOWING ALL "AS-BUILT" SHEETS. ALL "AS-BUILT" DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND ENGINEER OF RECORD. ALL DIGITAL FILES SHALL HAVE A DIGITAL SIGNATURE OF SURVEYOR AND/OR ENGINEER OF RECORD.
21. INDICATE VERTICAL DATUM REFERENCE ON ALL SHEETS.
22. CAD FILE OF "AS-BUILTS" SHALL BE IN STATE PLANE COORDINATES; FILE SHOULD INCLUDE REFERENCE TO PROJECTION. (FLORIDA EAST, NAD83)
23. ALL "AS-BUILT" DRAWINGS SHALL BE PREPARED BY A FLORIDA REGISTERED LAND SURVEYOR USING THE FINAL APPROVED SITE DESIGN PREPARED BY THE ENGINEER OF RECORD. LINE WEIGHTS, LINETYPES, AND ANNOTATION SHALL BE MANAGED IN A MANNER THAT CLEARLY DISTINGUISHES DESIGN INFORMATION FROM "AS-BUILT" INFORMATION.
24. ALL "AS-BUILT" SHEETS SHALL INCLUDE A TITLE BLOCK AND CLEARLY STATE PROJECT NAME, PROJECT SURVEYOR, DATE OF FIELD WORK, AS WELL AS PROJECT CERTIFICATION BLOCK FROM THE ENGINEER OF RECORD.

NOTE: REFERENCES TO WATER SHALL MEAN BOTH POTABLE AND RECLAIMED WATER.

STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR AS BUILT DRAWINGS
M-1B

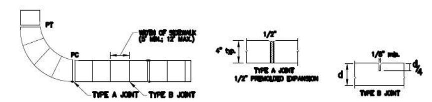
STANDARD CONSTRUCTION DETAIL M-2 — GENERAL CONSTRUCTION NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS.
2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF WILDWOOD.
3. NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PERFORMING THE WORK.
5. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.
6. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
7. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF WILDWOOD, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY WHEN REQUESTING A FINAL INSPECTION.
8. THREE COMPLETE SETS OF AS-BUILT DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO REQUESTING A FINAL INSPECTION. AS-BUILT DRAWINGS MAY BE SUBMITTED IN DIGITAL FORMAT WITH DIGITAL SIGNATURE OF SURVEYOR AND/OR ENGINEER OF RECORD.
9. CONSTRUCTION SITES THAT DISTURB ONE ACRE OR MORE WILL BE REQUIRED TO SEEK COVERAGE UNDER THE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IN ACCORDANCE WITH THIS REQUIREMENT, A STORM WATER POLLUTION PREVENTION PLAN (SWPP) MUST BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION TO BE IN COMPLIANCE WITH THE PERMIT.
10. CONTRACTOR WILL FOLLOW REQUIRED WASTE MANAGEMENT PRACTICES
11. SEEDING OR SODDING SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
12. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THIS CONSTRUCTION PLAN REQUIRES WRITTEN APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY OF WILDWOOD.

STANDARD CONSTRUCTION DETAIL
GENERAL CONSTRUCTION NOTES
M-2

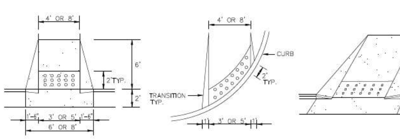
STANDARD CONSTRUCTION DETAIL M-3 — SIDEWALK, RAMP, AND DRIVEWAY APRON CONSTRUCTION REQUIREMENTS



1. SIDEWALKS, BIKEPATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 2500 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS. SIDEWALKS SHALL BE 5 FOOT WIDE UNLESS OTHERWISE SHOWN ON PLANS.
2. SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT THAT THE CITY MAY APPROVE DEVIATIONS TO SAVE SPECIMEN TREES PROVIDED THAT THE PAVEMENT REMAINS WITHIN THE RIGHT-OF-WAY, IS NOT DIMINISHED IN WIDTH, AND REMAINS AT LEAST 4 FEET FROM THE EDGE OF THE STREET PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY.
3. THE TOP OF THE CONCRETE SHALL BE AT AN ELEVATION NO LOWER THAN THE CROWN OF THE ADJACENT ROADWAY, AND NO HIGHER THAN 6 INCHES ABOVE THE CROWN UNLESS APPROVED BY THE CITY TO MAKE A MORE NATURAL TRANSITION WITH THE ADJACENT LAND.
4. ALL WALKS SHALL HAVE A CROSS SLOPE OF 1/4 INCH PER FOOT AND SHALL NOT EXCEED A LONGITUDINAL SLOPE OF 1:20, EXCEPT AT DESIGNATED RAMPS THAT SHALL NOT EXCEED 1:12. PROVIDE A TACTIBLE WARNING SURFACE AT ALL RAMPS PER A.D.A. THE CONTRACTOR SHALL INSURE THAT ALL PROVISIONS OF A.D.A AND FLORIDA ACCESSIBILITY CODE ARE MET.*
5. ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 100 FEET IN SIDEWALKS AND BIKEPATHS. JOINT MATERIAL SHALL BE SPECIFIED IN FDOT STANDARDS AND SPECIFICATIONS AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NON-BIODEGRADABLE ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
6. CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB, AT MINIMUM SPACING OF 5', MAX SPACING OF 12'.
7. THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF THE EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
8. THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID. ANY FILL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY OR IMPACT COMPACTION MACHINE IN MAXIMUM 12 INCH LIFTS OR COMPACTED WITH A HAND TAMPER IN MAXIMUM 4 INCH LIFTS. THE CITY SHALL REQUIRE A COMPACTION TEST FOR EACH LIFT IF THE TOTAL FILLED SECTION IS MORE THAN 12 INCHES DEEP OR IF THE SUBSURFACE HAS BEEN DISTURBED MORE THAN 12 INCHES DEEP. WHERE SUCH TEST IS REQUIRED, THE RESULTS SHALL SHOW A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
9. ALL CONCRETE WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB, AFTER WHICH TIME THE OWNER OF THE ABUTTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE CITY CODE. ANY SLAB SECTION DAMAGED OR VANDALIZED PRIOR TO ACCEPTANCE OR APPROVAL SHALL BE CUT OUT BETWEEN JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.
11. SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED.
12. ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACKFILLED, REGRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY FLUSH WITH THE ADJACENT GRADE.

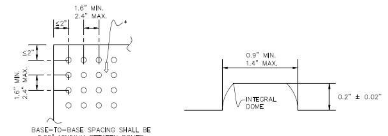
STANDARD CONSTRUCTION DETAIL
SIDEWALK, RAMP, AND DRIVEWAY APRON CONSTRUCTION REQUIREMENTS
NTS
M-3

STANDARD CONSTRUCTION DETAIL M-4 — SIDEWALK AND BIKE PATH RAMP



NOTES:

1. RAMP LOCATIONS ARE TO BE COORDINATED WITH AND IN CONFORMANCE WITH CROSSWALK MARKING DETAILS SHOWN IN THE PLANS.
2. CURBED RAMPS SHALL HAVE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1.
3. RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE AS SHOWN.
4. RAMPS ARE TO BE CONSTRUCTED AT ALL LOCATIONS SHOWN IN THE PLANS EVEN WHEN A SIDEWALK IS NOT CONSTRUCTED CONCURRENTLY.
5. NO CURB TRANSITION IS NEEDED FOR MIAMI CURBS.
6. ALL RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 304 AND HANDICAPPED ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT.

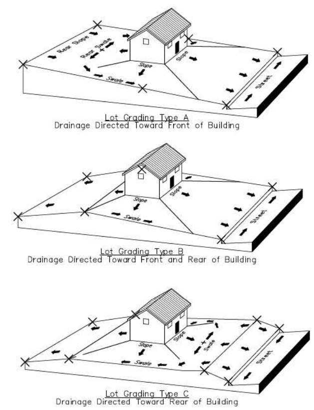


NOTES:

* ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

STANDARD CONSTRUCTION DETAIL
SIDEWALK AND BIKE PATH RAMP
NTS
M-4

STANDARD CONSTRUCTION DETAIL M-11 — LOT GRADING PLAN

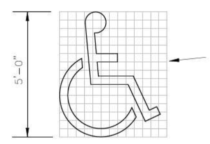


Note:

1. **Engineer shall provide table listing subdivision lot numbers associated with each Lot Grading Plan Type.**
2. **All graded lot surfaces and swales shall have minimum 0.5% slope.**
3. **All finished floor elevations to be set a minimum of 18" above centerline of adjacent roadway.**
4. **Finished floor to be set 1' above the elevation of 100 year flood for those sites located in special flood hazard area. And / or 1' above the design high water elevation of adjacent storm water retention / detention ponds**
5. **Finished grades shall be shown at six(6) locations as indicated above, As-Built drawings for lot building permit shall include elevations at these points..**

STANDARD CONSTRUCTION DETAIL
LOT GRADING PLAN
NTS
M-11

STANDARD CONSTRUCTION DETAIL M-12A — TYPICAL MARKINGS FOR HANDICAPPED PARKING

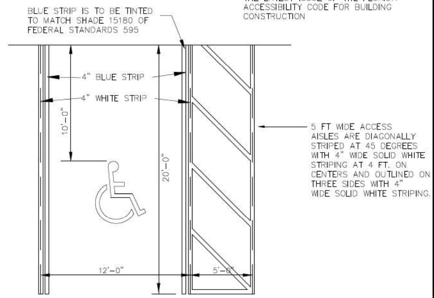


HANDICAPPED PAVEMENT SYMBOL

USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED. WHEN USED THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR. TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #17346

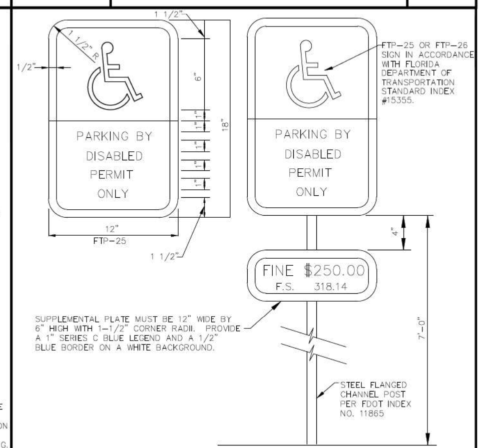
NOTES:

1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
2. IF ACCESSIBLE AISLE CROSSES THE TOP OF THE HANDICAP SPACE, WHEEL STOP SHALL BE USED TO MAINTAIN MINIMUM 44 INCH CLEAR ACCESSIBLE ROUTE.
3. IF WHEEL STOP IS USED, PARKING SHALL HAVE 18' CLEAR SPACE.
4. ACCESSIBLE PARKING SIGN SHALL BE PLACED AS TO NOT ENCROACH INTO THE ACCESSIBLE AISLE MINIMUM 44 INCH CLEAR ACCESSIBLE ROUTE.
5. NUMBER OF ACCESSIBLE PARKING SPACES SHALL MEET REQUIREMENT OF THE LATEST ISSUE OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION



STANDARD CONSTRUCTION DETAIL
TYPICAL MARKINGS FOR HANDICAPPED PARKING
NTS
M-12A

STANDARD CONSTRUCTION DETAIL M-12B — HANDICAP PARKING SIGN DETAIL



1.) TOP PORTION OF SIGN TO HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2.) BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3.) SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
4.) SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN.)

STANDARD CONSTRUCTION DETAIL
HANDICAP PARKING SIGN DETAIL
NTS
M-12B

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
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880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (2)

NO.	DATE	REVISION	BY
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
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

Cole T. Buck, State of Florida,Professional Engineer License No. 88690 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.

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ROADWAY CONSTRUCTION NOTES

1. ALL RIGHT OF WAY OTHER THAN ROADWAY AREAS SHALL BE SEEDED AND MULCHED OR SODDED. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED. THE EOR OR CITY MAY REQUIRE SODDING IN SPECIAL AREAS WHERE EROSION IS A CONCERN.
2. THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE.

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% – 1.0%	SEEDING AND MULCHING
1.0% – 4.0%	SODDING
4.0% AND GREATER	DITCH PAVING

3. ALL FRANCHISE UTILITY CROSSINGS SHALL BE INSTALLED PRIOR TO INSTALLATION AND COMPACTION OF THE ROAD SUB BASE. ANY CROSSINGS AFTER INSTALLATION OF THE SUB BASE SHALL BE BY DIRECTIONAL BORE.
4. THE LIMITS OF STABILIZED SUB BASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTWARD TO TWELVE INCHES (12") BEYOND THE CURB.
5. THE STABILIZING MATERIAL IF REQUIRED, SHOULD BE A HIGH BEARING VALUE SOIL, SAND–CLAY, LIMEROCK, RECYCLED CONCRETE, SHELL OR OTHER MATERIAL AS APPROVED BY THE CITY AND A LICENSED SOILS ENGINEER.
6. THE SUB BASE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR). A COMPACTION OF NO LESS THAN NINETY–EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T–180 SHALL BE REQUIRED.
7. TESTS FOR SUB BASE BEARING CAPACITY AND COMPACTION SHALL BE DONE AT A MINIMUM OF EVERY 300 FEET AND SHALL BE STAGGERED TO THE LEFT, RIGHT AND AT CENTER LINE OF THE ROADWAY.
8. BASES FOR ALL STREETS SHALL HAVE A MINIMUM SIX INCH (6") DEPTH. PRIMING AND SANDING SHALL BE REQUIRED AS SOON AS BEARING CAPACITY AND COMPACTION HAS BEEN ACHIEVED.
9. MAXIMUM DENSITY BASED ON AASHTO T–180 MODIFIED PROCTOR TEST. RECYCLED CONCRETE OR LIMEROCK BASES SHALL BE COMPACTED TO (98%)
10. MATERIAL DELIVERY TICKETS SHALL BE PROVIDED TO THE CITY AT THE TIME OF PLACEMENT.
11. TESTING OF THE IN–PLACE BASE SHALL BE DONE AT INTERVALS EQUIVALENT TO SUB BASE TESTING AND SHALL CONSIST OF, AS A MINIMUM, MOISTURE CONTENT AND COMPACTION TEST.

STANDARD CONSTRUCTION DETAIL
ROADWAY CONSTRUCTION NOTES
R–1A

12. DESIGN MIXES SHALL BE SUBMITTED TO THE CITY FOR THEIR APPROVAL NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY ROADWAY CONSTRUCTION.
13. ASPHALT SPECIFICATIONS SHALL BE SUBMITTED BY THE DESIGN ENGINEER WITH FINAL PLANS TO THE CITY. FLORIDA STATE CERTIFIED BATCH PLANTS MUST THEN CERTIFY THAT THESE APPROVED SPECIFICATIONS HAVE BEEN MET.
14. EXTRACTION AND GRADATION TESTS ON ASPHALT MIXES SHALL BE PROVIDED TO THE CITY TO INSURE THAT DESIGN MIXES MEET THE CITY STANDARD SPECIFICATIONS.
15. THE ROADWAY CROWN SHALL HAVE A STANDARD ONE QUARTER INCH (1/4") PER FOOT SLOPE.
16. ALL ROADWAYS WITH CURB AND GUTTER SECTIONS SHALL HAVE AS A STANDARD A MINIMUM LONGITUDINAL SLOPE OF 0.30%.
17. THE FINISHED PAVEMENT EDGE SHALL BE WITHIN ONE QUARTER INCH (1/4") OF THE ADJACENT CONCRETE CURB.
18. CONCRETE CURBS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AND CONSTRUCTED WITH 2500 PSI CONCRETE AT 28 DAYS.
19. CONCRETE CURBS SHALL BE SAW CUT TO A DEPTH EQUAL TO 1/4 OF CURB THICKNESS AT INTERVALS OF TEN FEET (10') WITH EXPANSION JOINTS AT STREET INTERSECTIONS, STRUCTURES AND ALONG CURVES AT SIXTY FEET (60') INTERVALS. ALL EXPANSION JOINT MATERIAL IS REQUIRED TO BE INSTALLED THROUGH THE ENTIRE DEPTH OF THE CONCRETE CURB.
20. AN "**X**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF WATER DISTRIBUTION SYSTEM VALVE.
21. AN "**↑**" SHALL BE CUT INTO THE CURB TO MARK THE LOCATION OF ALL VALVES OTHER THAN WATER DISTRIBUTION VALVES.
22. A "**V**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL SEWER SERVICES.
23. A "**⊥**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL RECLAIMED WATER SERVICES.
24. A "**A**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL WATER SERVICES.

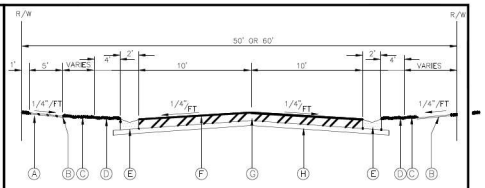
STANDARD CONSTRUCTION DETAIL
ROADWAY CONSTRUCTION NOTES
R–1B

25. THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED FOR EVERY THREE HUNDRED (300) FEET OF ROADWAY CONSTRUCTED. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY AS THEY BECOME AVAILABLE.
26. THE DEVELOPER SHALL PROVIDE ALL REQUIRED PAVEMENT MARKINGS ON ALL ROADWAYS PER CITY, COUNTY AND STATE REQUIREMENTS. CENTERLINE STRIPES SHALL BE PROVIDED ON EXTENSIONS OF CITY COLLECTOR OR ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS ONLY.
27. STOP BARS SHALL BE PLACED AT ALL SUBDIVISION ENTRANCES AND INTERSECTIONS CONTAINING CITY COLLECTOR AND ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS.
28. ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS AND STATE HIGHWAYS WITHIN THE CITY LIMITS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
29. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY.
30. STANDARD TURNING RADII FOR INTERSECTIONS:

2–LANE ACCESS OR FEEDER	35'
LOCAL TO COLLECTOR	35'
LOCAL OR COLLECTOR TO ARTERIAL	40'
ARTERIAL TO ARTERIAL	50'

31. CITY INSPECTOR SHALL BE PRESENT DURING PAVING OF ALL PUBLIC AND PRIVATE ROADS. PAVING SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY. PAVING DURING WEEKENDS IS NOT PERMITTED.
32. CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
33. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS (WATER MAIN, SANITARY SEWER MAIN, RECLAIMED WATER MAIN, STORM WATER PIPES AND INLETS AND ALSO CONSTRUCTION OF ROADWAYS) SHALL BE CERTIFIED WITH THE FLORIDA STATE DEPARTMENT OF PROFESSIONAL REGULATIONS (DPR) FOR THE TYPE OF WORK THAT THEY PERFORM. A COPY OF THE VALID LICENSE IS REQUIRED AT PRE CONSTRUCTION MEETING.
34. UTILITY DEPTH:
– HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE AND DROPS) SHALL BE BURIED A MINIMUM OF 30 INCHES IN DEPTH.
– LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURIED A MINIMUM OF 12 INCHES IN DEPTH FOR FEEDER AND SERVICES. SERVICE DROPS SHALL BE BURIED A MINIMUM OF 6 INCHES IN DEPTH.
– HIGH VOLTAGE UTILITIES INSTALLED PARALLEL TO PRESSURE MAINS SHALL MAINTAIN A MINIMUM FIVE FOOT SEPARATION.
35. GEOTECHNICAL TESTING REPORTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL SIGN OFF. REPORTS SHALL CLEARLY LABEL PROJECT NAME AND PHASE.

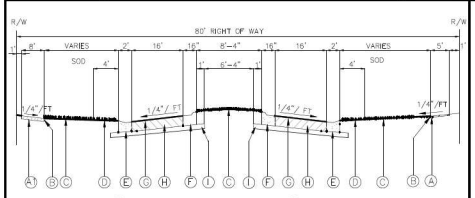
STANDARD CONSTRUCTION DETAIL
ROADWAY CONSTRUCTION NOTES
R–1C



Ⓐ 5'–0" WIDE CONCRETE SIDEWALK
4" THICK, 2500 P.S.I.
6" THICK AT DRIVEWAY
Ⓑ 6" ABOVE CENTERLINE ROAD GRADE
Ⓒ SOD or SEED AND MULCH PER F.D.O.T. STANDARD SPECIFICATION SECTION 570. 1' SOD STRIP REQUIRED ADJACENT TO CURB AND AROUND DRAINAGE STRUCTURES.
Ⓓ 4' WIDE AREA WITH MAX. SLOPE OF 1"/4 FEET
Ⓔ CONCRETE MIAMI CURB, 2500 P.S.I.
Ⓕ ASPHALT PAVEMENT:
1–1/2" ASPHALT BITUMINOUS CONCRETE SP–9.5 OR SP–12.5; MINIMUM MARSHALL FIELD STABILITY 1500.
Ⓖ BASE:
6" LIMEROCK (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T–180 MODIFIED PROCTOR TEST.
OR
6" CRUSHED CONCRETE (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T–180 MODIFIED PROCTOR TEST.
Ⓗ SUBGRADE:
12" SUBGRADE COMPACTED TO 98% DENSITY BASED ON AASHTO T–180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.

NOTE:
A REPRESENTATIVE OF A CERTIFIED SOIL LABORATORY SHALL BE PRESENT DURING ALL CONSTRUCTION PHASES TO PERFORM ROADWAY COMPACTION AND DENSITY TESTING AS REQUIRED.
ONCE BASE IS LAID AND COMPACTED, A PRIME COAT WILL BE APPLIED PRIOR TO ASPHALT INSTALLATION

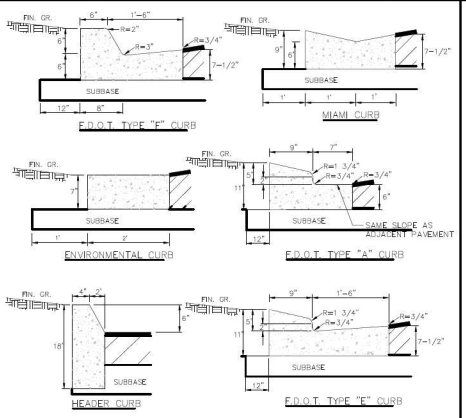
STANDARD CONSTRUCTION DETAIL
50' OR 60' R/W/ ROAD SECTION
NTS
R–2



Ⓐ 5'–0" WIDE CONCRETE SIDEWALK
4" THICK, 2500 P.S.I.
6" THICK AT DRIVEWAY
Ⓐ 8'–0" WIDE CONCRETE BIKE PATH
4" THICK, 2500 P.S.I.
6" THICK AT DRIVEWAY
Ⓑ 6" MINIMUM ABOVE CENTERLINE ROAD GRADE
Ⓒ SOD or SEED AND MULCH PER F.D.O.T. STANDARD SPECIFICATION SECTION 570. 1' SOD STRIP REQUIRED ADJACENT TO CURB AND AROUND DRAINAGE STRUCTURES.
Ⓓ 4' WIDE AREA WITH MAX. SLOPE 1"/4 FT.
Ⓔ CONCRETE MIAMI CURB, 2500 P.S.I.
Ⓕ FDOT TYPE–E CONCRETE CURB, 2500 P.S.I., SLOPED TO DRAIN WATER FROM GUTTER TO ASPHALT PAVEMENT
Ⓖ ASPHALT PAVEMENT: 1–1/2" ASPHALT BITUMINOUS CONCRETE SP–9.5 OR SP–12.5; MINIMUM MARSHALL FIELD STABILITY 1500.
Ⓗ BASE:
6" LIMEROCK (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T–180 MODIFIED PROCTOR TEST.
OR
6" CRUSHED CONCRETE (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T–180 MODIFIED PROCTOR TEST.
Ⓘ SUBGRADE:
12" SUBGRADE COMPACTED TO 98% DENSITY BASED ON AASHTO T–180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.

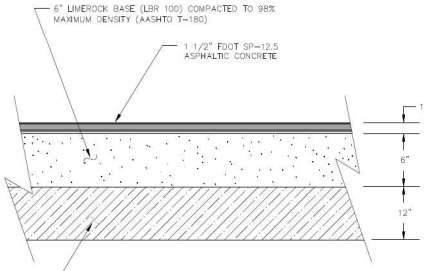
NOTE:
A REPRESENTATIVE OF A CERTIFIED SOIL LABORATORY SHALL BE PRESENT DURING ALL CONSTRUCTION PHASES TO PERFORM ROADWAY COMPACTION AND DENSITY TESTING AS REQUIRED.
ONCE BASE IS LAID AND COMPACTED, A PRIME COAT WILL BE APPLIED PRIOR TO ASPHALT INSTALLATION

STANDARD CONSTRUCTION DETAIL
80' R/W ROAD SECTION WITH MEDIAN
NTS
R–3

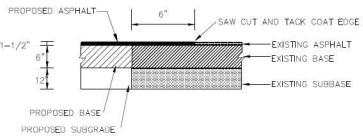


NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 2500 P.S.I. CONCRETE
2. 1/2" PRE–MOLDED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4" MINIMUM).
3. 1/2" PRE–MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO T–180 MODIFIED PROCTOR TEST.
5. EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.
6. ALL EXPOSED CORNERS TO BE ROUNDED AT 3/4" MIN. RADIUS.
7. ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES.

STANDARD CONSTRUCTION DETAIL
STANDARD CURB CONSTRUCTION
NTS
R–4



STANDARD CONSTRUCTION DETAIL
STANDARD PAVING DETAIL
NTS
R–5



STANDARD CONSTRUCTION DETAIL
PAVEMENT BUTT JOINT
NTS
R–9

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3900
FAX: (386) 673-3927

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

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

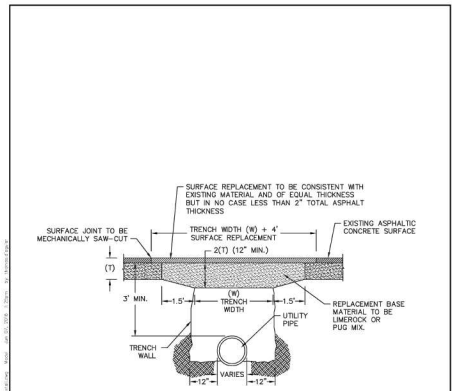
DESIGNER	CTB	DATE	11/15/2024
DRAWN BY	CTB	SCALE	AS NOTED
		PROJECT	2416-1

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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.

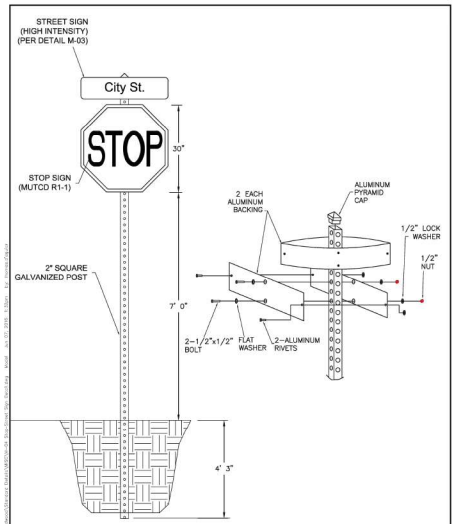
NOT VALID UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
C055

P:\2416-1 The Winston - Wildwood\Design\Base\2416_DETAILS_CURRENT.dwg, 10/16/2025 10:17:27 AM, DWG To PDF.pc3

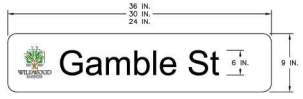


CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
	LATEST REVISION: 06-05-12	ROADWAY OPEN-CUT	M-02 1 OF 1

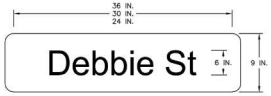


CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD MISC. DETAIL	DETAIL NUMBER
	LATEST REVISION: 06-01-16	STOP/STREET SIGN	M-04 1 OF 1

STREET SIGNS



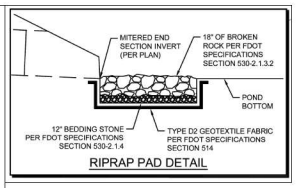
CITY MAINTAINED
WHITE LETTERS ON A GREEN BACKGROUND



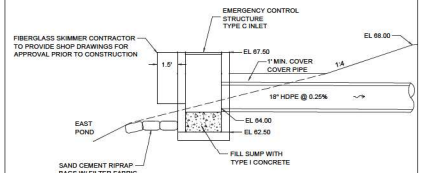
PRIVATELY MAINTAINED
GREEN LETTERS ON A WHITE BACKGROUND

1. SIGNS SHOULD BE SINGLE SIDED, INSTALLED AROUND POST. SEE DETAIL M-04.
2. SIGNS SHALL BE 0.080 ALUMINUM WITH HIGH-INTENSITY BACKGROUND WITH DIE-CUT LETTERS.
3. UPPERCASE LETTERS SHALL BE 6" IN HEIGHT. LOWERCASE LETTERS SHALL BE 4.5" IN HEIGHT.
4. CITY MAINTAINED STREETS SHALL INCLUDE THE OFFICIAL LOGO AS SHOWN.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD MISC. DETAIL	DETAIL NUMBER
	LATEST REVISION: 06-01-16	STREET SIGN	M-03 1 OF 1



RIPRAP PAD DETAIL



EMERGENCY DISCHARGE CONTROL STRUCTURE
EAST POND
NTS

ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
ROADWAY SUBBASE (BOTTOM OF SUBBASE DOWN 1 FOOT)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	FLORIDA BEARING VALUE (FBV)	ONE (1) TEST/300 LF	FBV = 75	
STABILIZED SUBBASE	LIMEROCK BEARING RATIO (LBR)	ONE (1) TEST/SOIL TYPE	LBR = 40	
LIMEROCK BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
LIMEROCK BASE	LIMEROCK BEARING RATIO (LBR)	PROVIDE CERTIFICATE FROM PLANT	LBR 100	FM 5-515
CRUSHED CONCRETE BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-1556
CRUSHED CONCRETE BASE	LIMEROCK BEARING RATIO (LBR)	(1) PER MIXALE CHANGE IN MATERIAL BLEND	LBR 100	
ASPHALT	EXTRACTION AND GRADATION	(1) PER DAY PER MIX	PER MIX DESIGN	D-2922
ASPHALT	THICKNESS AND DENSITY	(1) PER 300 LF ROADWAY	PER MIX DESIGN AND JOB SPECS	CORING OR NUCLEAR (DENSITY ONLY)
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	(1) PER SOIL OR BASE TYPE		ASTM D-1557 (MODIFIED) ASTM D-558 (STANDARD) AASHTO T-180 (MODIFIED) AASHTO T-99 (STANDARD)
CURB SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	
CURB SUBBASE (LBR)	LIMEROCK BEARING RATIO (LBR)	(1) TEST/SOIL CHANGE	LBR 40	

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS
R-6A

PIPED UTILITY INSTALLATION REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
PIPE TRENCH SUBBASE (IF SUPPLIED)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1556
PIPED BACKFILL IN PAVED AREAS	IN-PLACE DENSITY	ONE (1) TEST/300 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	98% MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1556
PIPED BACKFILL IN GREEN AREAS	IN-PLACE DENSITY	ONE (1) TEST/300 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	90% MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1556
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	ONE (1) PER SOIL OR BASE TYPE		ASTM D-2937 (MODIFIED) ASTM D-558 (STANDARD) AASHTO T-180 (MODIFIED) AASHTO T-99 (STD.)

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR TESTING REQUIREMENTS
R-6B

A. 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.

B. MATERIALS – GRASS SEED SHALL BE A MIXTURE OF:

PENSACOLA BAHIA (50% SCARIFIED SEED)	50%
HULLED BERMUDA	25%
BROWN TOP MILLET	25%

SEED SHALL BE PREMIXED 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.

C. MULCH – MULCH USED SHALL BE STRAW OR HAY CONSISTING OF OATS, RYE OR WHEAT STRAW OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. MULCH SHALL BE FREE FROM UNDESIRABLE WEED AND OTHER UNDESIRABLE GRASS, APPROXIMATELY TWO INCHES (2"). LOOSE THICKNESS, OF MULCH MATERIAL SHALL BE APPLIED INFORMALLY 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.

D. 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 UNDULY WET. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE.

E. STORMWATER PONDS – SLOPES OF STORMWATER PONDS SHALL BE COVERED WITH SOD. NO SEEDING & MULCHING IS ALLOWED ON SLOPES.

STANDARD CONSTRUCTION DETAIL
SEEDING AND MULCHING
R-7

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TELEPHONE: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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 UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
C056

1. CONSTRUCTION STANDARDS FOR ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO THE LATEST EDITION OF THE "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND AS SPECIFIED HEREIN.
2. 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.
3. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW THE COMPONENT BEING INSTALLED.
4. ALL PIPES AND STRUCTURES SHALL BE PLACED TRUE TO LINES AND GRADES AS DEPICTED ON THE APPROVED PLANS.
5. ALL PIPE JOINTS SHALL BE PROPERLY HONED AND FILTER FABRIC LINED USING A METHOD TO HOLD THE FABRIC IN PLACE DURING BACKFILL.
6. BACKFILL AND COMPACT TO THE SPRING–LINE (CENTER OF PIPE) ELEVATION AND REQUEST CITY INSPECTION AND APPROVAL BEFORE CONTINUING.
7. ALL WORK COVERED WITHOUT CITY INSPECTION WILL BE REQUIRED TO BE EXCAVATED AND INSPECTED AT THE CONTRACTOR'S EXPENSE.
8. TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH CLEAN GRANULAR MATERIAL IN MAX 6" LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO–T180) IN PAVED AREAS AND 95 PERCENT (AASHTO–T180) IN UNPAVED AREAS.
9. 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.
10. 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.
11. STORM DRAINAGE PIPES WITHIN PUBLIC RIGHT–OF–WAY SHALL BE A MINIMUM OF FIFTEEN (15) INCH RCP DIAMETER OR EQUIVALENT.
12. 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.

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE CONSTRUCTION NOTES
ST–1A

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

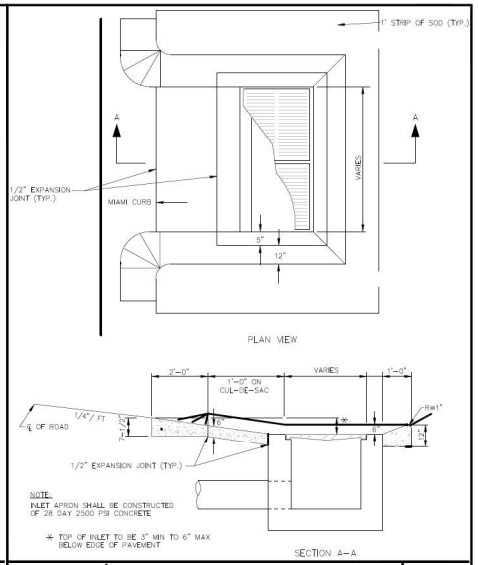
PIPES SIZE (INCHES)	LENGTH OF RUN (FEET)
15	150
18	300
24 OR GREATER	400

16. ALL SWALES, DITCHES, AND DRY RETENTION POND SIDE SLOPES SHALL BE NO STEEPER THAT 4:1 (H:V) AND SHALL BE SODDED.
17. ALL RETENTION POND BACKSLOPES SHALL BE NO STEEPER THAN 3:1 (H:V) AND SHALL BE SODDED.
18. NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
19. CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
20. A MINIMUM ONE FOOT (1') FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND WET RETENTION PONDS.
21. A MINIMUM SIX INCH (6") FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND DRY RETENTION PONDS.
22. POND INFLOW SHALL GENERALLY BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
23. OUTLET STRUCTURES ARE REQUIRED ON ALL PONDS. ALL OUTLET STRUCTURES SHALL BE PERMANENT CONCRETE OVERFLOW WEIRS OR CONCRETE OUTLET CONTROL STRUCTURES. NO SODDED WEIRS OR OTHER NON–PERMANENT OVERFLOW STRUCTURES SHALL BE ALLOWED.
24. SOIL EROSION CONTROL MEASURES SATISFACTORY TO THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION AND UPON COMPLETION OF THE POND.
25. 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.

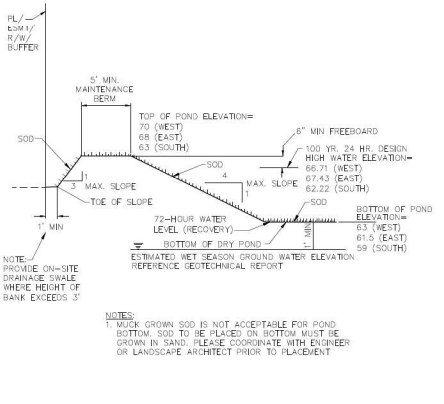
STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE CONSTRUCTION NOTES
ST–1B

26. 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.
27. 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.
28. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY DEWATERING PERMITS THAT MAY BE REQUIRED.
29. CULVERTS CROSSING RIGHT–OF–WAYS SHALL EXTEND FROM RIGHT–OF–WAY LINE TO RIGHT–OF–WAY LINE UNDER THE ROADWAY.
30. ALL STORM WATER DISCHARGE FROM RETENTION/DETENTION PONDS ARE REQUIRED TO BE CHANNELED INTO DEFINED DRAINAGE PATHS TO EXISTING WATER BODIES, WETLANDS, DITCHES, ETC.
31. THE CONTRACTOR SHALL TELEVISE 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.

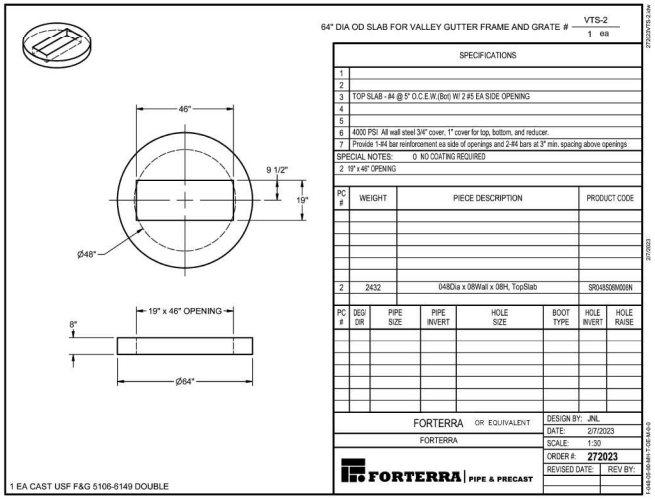
STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE CONSTRUCTION NOTES
ST–1C

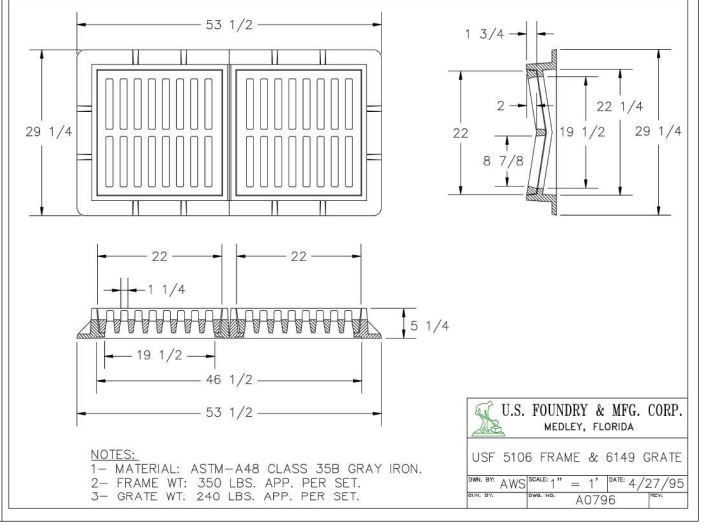


STANDARD CONSTRUCTION DETAIL
STORM INLET APRON
NTS
ST–3



STANDARD CONSTRUCTION DETAIL
DRY RETENTION POND
NTS
ST–4





ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
PHONE: (386) 673-3926
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (5)

NO.	DATE	REVISION	BY
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, COUNTY & DISTRICT	CTB
1	05-16-25	REV PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB

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

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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 UNLESS SIGNED AND SEALED COLE T. BUCK P.E. 88690

SHEET
C057

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POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND VALVE BOXES NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL BLUE PIPE AND SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE P.E. PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWAC901 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN, ENDOT ENDOPURE ONLY. BLUE WITH VIRGIN CLEAR CENTER

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51-86 (AWWA C151-86) – LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SHALL UTILIZE PUSH-ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50. UNDERGROUND METAL PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL.

ALL UNDERGROUND FITTINGS 4" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR ANSI A21.53 (AWWA C153) LATEST. APPROVED MANUFACTURERS: TYLER-UNION, SIP, OR APPROVED EQUAL.

ALL DUCTILE IRON PIPE REQUIRING RESTRAINTS SHALL UTILIZE GRIPPING RESTRAINTS.

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW-V-54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT-WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 –LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT CONNECTIONS, NON-RISING STEMS AND 2" SQUARE OPERATING NUTS. RESILIENT-WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-01 1 OF 5

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #46-S, SIP, OR APPROVED EQUAL, FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5-1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD 'WATER" PERMANENTLY CAST IN IT.

BLOW-OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW-OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW-OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, METER, INTER-CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS. CITY HAS THE RIGHT TO REQUIRE AUTOMATIC BLOW-OFF VALVES ON DEAD-END LINES.

METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U-BRANCH OR Y-BRANCH AS APPLICABLE, AND A WATER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #39F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.
SINGLE BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.

ALL WATER METERS WILL BE INSTALLED BY THE CITY. A INTEGRAL DUAL CHECK VALVE OR DOUBLE CHECK VALVE SHALL BE INSTALLED WHERE APPROPRIATE. BACKFLOW DEVICES SHALL BE INSTALLED BY THE DEVELOPER/OWNER. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND THE RESULTS SUBMITTED TO THE WATER DEPARTMENT FOR VERIFICATION.

PIPE LAYING

PRIOR TO CONNECTION OF NEW MAINS TO EXISTING STUBS, THE UTILITY SHALL INSTALL A LOCKING VALVE BOX COVER ON THE EXISTING TIE-IN VALVE TO PREVENT UNSUPERVISED OPENING OF THE VALVE.

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 36" OF COVER.

THE CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 18" ABOVE TOP OF PIPE. IN ADDITION, THE CONTRACTOR SHALL INSTALL A #10 AWG STEEL COPPER CLAD WIRE OR APPROVED EQUAL CONTINUOUS FOR TRACING.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL-LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-01 2 OF 5

MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE BENDS GREATER THAN 10° AND AT ALL WYES, TEES, CAPS, VALVES AND REDUCERS.

MECHANICAL JOINTS GREATER THAN 7' IN DEPTH SHALL BE RESTRAINED WITH ¾"STAINLESS STEEL ALL-THREAD RESTRAINTS.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TPS TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIME ROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIME ROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER PIPELINES:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER LINES SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (1) AND (2) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 10' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC. AND AT LEAST 10' FROM ALL JOINTS IN GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER LINES, WASTEWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

(4) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE WATER MAIN; AND

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-01 3 OF 5

B. USE OF PIPE OR CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER LINE, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER LINE.

(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWER LINES SHALL BE REDUCED WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM, AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6002, F.A.C.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AWWA STANDARDS INCORPORATED INTO RULE 62-555.330, FAC. FOR THE OTHER PIPELINE IF IT IS GRAVITY-TYPE OR VACUUM-TYPE PIPELINE;

B. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR

C. USE OF WATER-TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES PRESSURE TESTED. THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND FILL THE LINE WITH WATER. THE VALVE SHALL BE CLOSED AND LOCKED AFTER LINE FILLING AND THE CONTRACTOR SHALL INSTALL THE NECESSARY FIXTURES PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23 AND AWWA C605 FOR PVC WATER MAINS OR AWWA C600 FOR DUCTILE IRON WATER MAINS. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM MAY BE BACKFILLED.

ALL WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-01 4 OF 5

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, SMOOTHED OFF, AND FINALLY MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAVED SHALL BE MADE AS SPECIFIED ABOVE EXCEPT THAT THE ENTIRE FILL ABOVE PIPE SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

DISINFECTING

DISINFECTING THE WATER MAIN AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS MUST BE DONE IN ACCORDANCE WITH AWWA C651.

AFTER THE INSTALLATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND THE WATER LINES AND APPURTENANCES SHALL BE THOROUGHLY FLUSHED AND THEN DISINFECTED BY THE APPLICATION OF CHLORINE, EITHER GASEOUS OR IN HYPOCHLORITE FORM, UNTIL A RESIDUAL CHLORINE CONTENT OF AT LEAST 50 PPM IS OBTAINED THROUGHOUT THE SYSTEM. THIS CHLORINATED WATER SHALL REMAIN IN THE LINES FOR A PERIOD OF 24 HOURS, DURING WHICH TIME THE VALVES SHALL BE OPENED SEVERAL TIMES IN ORDER TO WET ALL OF THE PARTS.

UPON COMPLETION OF THE FLUSHING AND DISINFECTION OF THE WATER LINES, THE CONTRACTOR SHALL HAVE WATER SAMPLES TESTED FOR BACTERIOLOGICAL MAIN CLEARANCE IN ACCORDANCE WITH APPLICABLE STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (F.D.E.P.) REQUIREMENTS. IN THE EVENT THAT THESE TESTS FAIL DUE TO CONTAMINATION, INADEQUATE STERILIZATION, OR FOR ANY OTHER CAUSE DIRECTLY RELATED TO THE WORK OF THE CONTRACTOR, THE WATER LINES SHALL BE DISINFECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE COST OF THE NECESSARY RETESTING FOR BACTERIOLOGICAL MAIN CLEARANCE SHALL BE CHARGED DIRECTLY TO THE CONTRACTOR OR DEDUCTED FROM ANY PAYMENT DUE.

EXCEPT AS REQUIRED FOR FLUSHING, DISINFECTION, AND BACTERIOLOGICAL MAIN CLEARANCE SAMPLING, THE TIE-IN VALVE SHALL REMAIN CLOSED AND LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR SERVICE BY THE F.D.E.P.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA, LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-01 5 OF 5

NON-POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES, VALVE BOXES, AND FIRE HYDRANTS NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. ITEMS DESCRIBED HEREIN AND NOT INCLUDED ON THE DRAWINGS SHALL BE DISREGARDED.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL PURPLE PIPE AND SHALL HAVE A CO-EXTRUDED PURPLE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE PE PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWA C901 – STANDARD FOR POLYETHYLENE (PE) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN, ENDOT ENDOCORE ONLY, PURPLE WITH VIRGIN CLEAR CENTER

THE PE PIPE OR TUBING SHALL BE RATED FOR USE WITH WATER AT 73.40 F AT A HYDROSTATIC DESIGN STRESS OF 630 PSI AND A MAXIMUM WORKING PRESSURE OF 160 PSI. THE DIMENSIONS AND TOLERANCES SHALL COMPLY WITH: COPPER TUBE SIZE (DR-9) ASTM D2737. PE PIPE SHALL BE ENDOT INDUSTRIES, RECLAIMED WATER PE-4710 CTS TUBING, (DR-9), 250 PSI. FITTINGS AND VALVES FOR USE WITH POLYETHYLENE PIPE SHALL BE BRONZE BODY IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C800 AND SHALL HAVE COMPRESSION TYPE JOINT CONNECTIONS SPECIFICALLY DESIGNED FOR USE WITH POLYETHYLENE PIPE. VALVES SHALL BE OF THE BALL VALVE TYPE WITH MOLDED BUNA-N RUBBER SEATS TO SUPPORT THE BALL DOUBLE BUNA-N RUBBER O-RINGS IN THE STEM. STAINLESS STEEL INSERT STIFFENERS SHALL BE USED WITH ALL FITTINGS AND VALVES.

DUCTILE IRON PIPE

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51-86 (AWWA C151-86) LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SHALL UTILIZE PUSH-ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING. LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50.

ALL UNDERGROUND FITTINGS 3" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR NSI A21.53 (AWWA C153) LATEST. APPROVED MANUFACTURERS: TYLER-UNION, SIP, OR APPROVED EQUAL.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-02 1 OF 4

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW-V-54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT-WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 – LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT CONNECTIONS, NON-RISING STEMS, AND 2" SQUARE OPERATING NUTS. RESILIENT-WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #461-S, SIP, OR APPROVED EQUAL, FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5-1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD 'REUSE" PERMANENTLY CAST IN IT.

BLOW-OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW-OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW-OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, INTER-CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS.

NON-POTABLE METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U-BRANCH OR Y-BRANCH AS APPLICABLE, A DUAL CHECK VALVE OR DOUBLE CHECK VALVE AS APPLICABLE, AND A WATER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #39F PURPLE COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL.

SINGLE BOX – DFW ROTEC #36F PURPLE COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL.

ALL WATER METERS WILL BE INSTALLED BY THE CITY.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-02 2 OF 4

PIPE LAYING

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 48" OF COVER.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL-LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

PREPARATORY TO MAKING PIPE JOINTS ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

THRUST BLOCKS SHALL BE INSTALLED ONLY ON A CASE-BY-CASE BASIS.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY LENGTH OF PIPE THAT HAS BEEN REJECTED BY THE CITY WILL BE PROMPTLY REMOVED FROM THE JOB SITE OR DESTROYED.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TPS TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

WHEN A RECLAIMED WATER/NON-POTABLE IRRIGATION LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION OR FIRE PROTECTION, THE MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER/NON-POTABLE IRRIGATION LINES AND POTABLE WATER LINES SHALL BE PRACTICED. MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE NONE LATEST REVISION 04-03-24	CITY OF WILDWOOD WATER DETAIL NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS	DETAIL NUMBER W-02 3 OF 4

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)
DETAILS (6)

NO.	DATE	REVISION	BY
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
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

Cole T. Buck, State of Florida,Professional Engineer License No. 88690 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 UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
C058

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TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES PRESSURE TESTED. THE CONTRACTOR SHALL FILL THE LINE WITH WATER AND INSTALL THE NECESSARY FIXTURES, PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS OF PRESSURE. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM MAY BE BACKFILLED.

ALL NON-POTABLE WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

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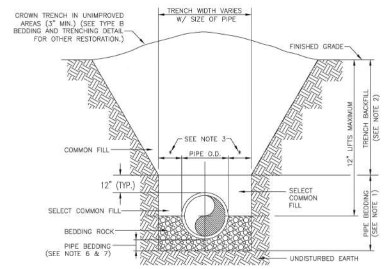
PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA, LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

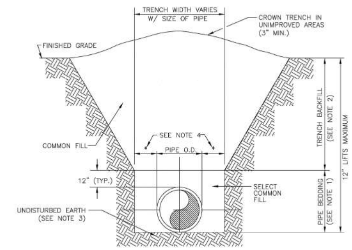
CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
NON-POTABLE WATER DISTRIBUTION SPECIFICATIONS
DETAIL NUMBER: W-02
4 OF 4



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. WHEN REQUIRED BY THE ENGINEER, GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL
DETAIL NUMBER: W-03
1 OF 1



NOTES:

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2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
TYPE B - DRY CONDITION BEDDING AND TRENCHING DETAIL
DETAIL NUMBER: W-04
1 OF 1

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

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

NOTES

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

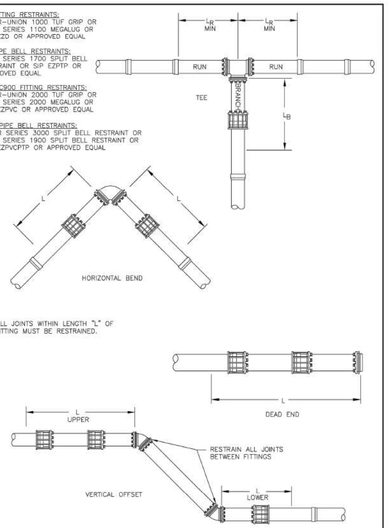
CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
SEPARATION OF WATER MAINS
DETAIL NUMBER: W-05
1 OF 1

DI FITTING RESTRAINTS:
TYLER-UNION 1000 TUF GRIP OR EBBA SERIES 1100 MEGALUG OR SIP EZD OR APPROVED EQUAL

DI PIPE BELL RESTRAINTS:
EBBA SERIES 1700 SPLIT BELL RESTRAINT OR SIP EZPTP OR APPROVED EQUAL

PVC C900 FITTING RESTRAINTS:
TYLER-UNION 2000 TUF GRIP OR EBBA SERIES 2000 MEGALUG OR SIP EZPVC OR APPROVED EQUAL

PVC PIPE BELL RESTRAINTS:
TYLER SERIES 3000 SPLIT BELL RESTRAINT OR EBBA SERIES 1900 SPLIT BELL RESTRAINT OR SIP EZPVCPTP OR APPROVED EQUAL



CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
MECHANICAL JOINT RESTRAINTS
DETAIL NUMBER: W-06
1 OF 2

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

FITTING TYPE		PIPE SIZE									
		4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORIZ. BEND		17	24	31	37	43	49	55	66	76	89
45° HORIZ. BEND		7	10	13	15	18	20	23	28	32	37
22.5° HORIZ. BEND		3	5	6	7	9	10	11	13	15	18
11.25° HORIZ. BEND		2	2	3	4	5	5	6	7	8	9
45° VERT. OFFSET	UPPER BEND	16	22	29	34	41	46	52	64	74	89
	LOWER BEND	7	10	13	15	18	20	23	28	32	37
22.5° VERT. OFFSET	UPPER BEND	7	12	15	17	20	22	25	31	36	43
	LOWER BEND	3	5	6	7	9	10	11	13	15	18
11.25° VERT. OFFSET	UPPER BEND	4	5	7	8	11	12	14	16	18	22
	LOWER BEND	2	2	3	4	4	5	7	7	8	9
PLUG (DEAD END)		38	53	69	83	98	112	129	153	179	214
VALVE		38	53	69	83	98	112	129	153	179	214
TEE (BRANCH REST.)	4"X *	19	–	–	–	–	–	–	–	–	–
	6"X *	10	35	–	–	–	–	–	–	–	–
	8"X *	1	28	51	–	–	–	–	–	–	–
	10"X *	1	28	46	64	–	–	–	–	–	–
	12"X *	1	15	40	60	79	–	–	–	–	–
	14"X *	1	8	35	56	75	92	–	–	–	–
	16"X *	1	1	29	51	71	90	106	–	–	–
	20"X *	1	1	18	42	64	85	101	133	–	–
	24"X *	1	1	5	32	55	77	95	128	158	–
	30"X *	1	1	1	15	42	65	84	120	152	193
REDUCER (LARGER PIPE RESTRAINT)	6"X *	27	–	–	–	–	–	–	–	–	–
	8"X *	50	29	–	–	–	–	–	–	–	–
	10"X *	68	51	28	–	–	–	–	–	–	–
	12"X *	85	71	52	48	–	–	–	–	–	–
	14"X *	101	89	73	69	29	–	–	–	–	–
	16"X *	117	106	92	89	54	29	–	–	–	–
	20"X *	146	138	126	113	96	77	54	–	–	–
	24"X *	173	166	157	146	132	98	77	54	–	–
	30"X *	209	204	197	188	178	165	151	117	75	–

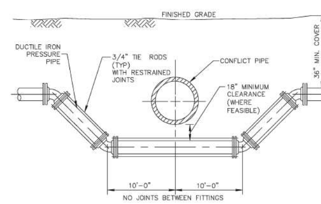
NOTES:

1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:

   SOIL TYPE – SP; TRENCH TYPE – 3; TEST PRESSURE – 150 PSI
   SAFETY FACTOR – 1.5; DEPTH OF BURY – 3'; VERTICAL OFFSET – 3'

2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES.
5. THIS TABLE IS FOR SP SOILS. THE ENGINEER IS TO BE NOTIFIED IF OTHER TYPE SOILS ARE ENCOUNTERED.
6. ALL PIPES SHALL BE RESTRAINED PER THE LENGTHS AS CALLED FOR IN THE ABOVE REFERENCED TABLE. THE COSTS FOR THESE RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.
7. ANY CALL OUTS AS NOTED ON THE PLANS FOR "TUF GRIP" RESTRAINTS OR "MEGALUGS" ARE IN ADDITION TO THOSE AS NOTED AND CALLED FOR IN THE ABOVE TABLE.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
MECHANICAL JOINT RESTRAINTS
DETAIL NUMBER: W-06
2 OF 2



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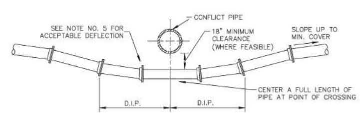
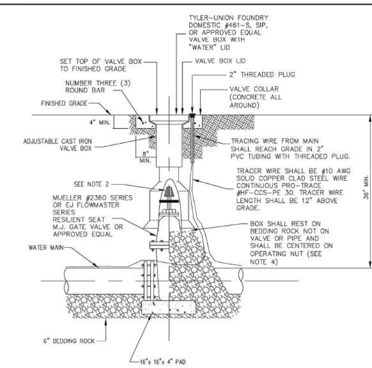


DEFLECTION TYPE

NOTES

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH TUF GRIP OR MEGALUG RESTRAINTS
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
5. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
6. REFER TO TYPICAL RESTRAINING DETAIL W-06

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
WATER/ SEWER PIPE CONFLICT DETAIL
DETAIL NUMBER: W-07
1 OF 1



NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION, UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO TWELVE (12) INCHES, BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
4. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON ALL END OF SERVICE POINT VALVES.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330-1330
SCALE: NONE
LATEST REVISION: 04-03-24
CITY OF WILDWOOD WATER DETAIL
GATE VALVE AND BOX DETAIL
DETAIL NUMBER: W-08
1 OF 1

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
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TEL: (386) 673-7640
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (7)

NO.	DATE	REVISION	BY
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
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT
	2416-1

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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 UNLESS SIGNED AND SEALED COLE T. BUCK P.E. 88690

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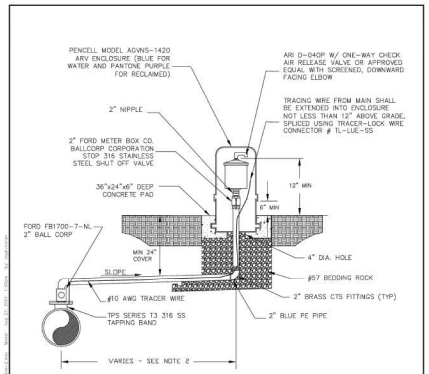
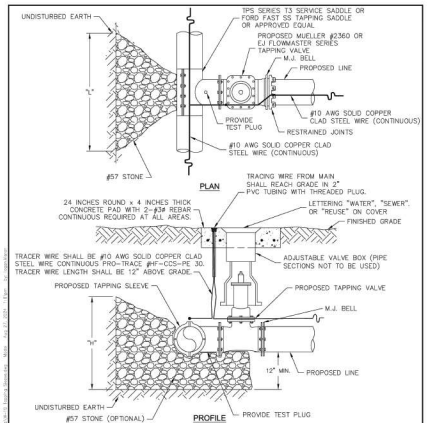


NOTES:
1. FOR WATER OR RECLAIMED USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK, AS REQUIRED TO AVOID AIR ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 8" OF RIGHT OF WAY
5. #10 AWG SOLID COPPER CLAD STEEL WIRE

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	2" AUTOMATIC AIR RELEASE VALVE	W-09
	DATE REVISION		1 OF 1
	04-03-24		

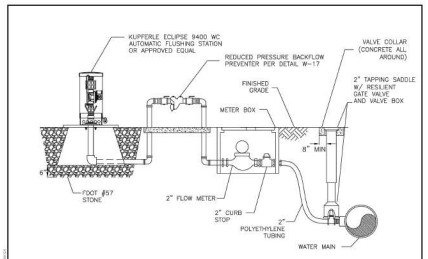


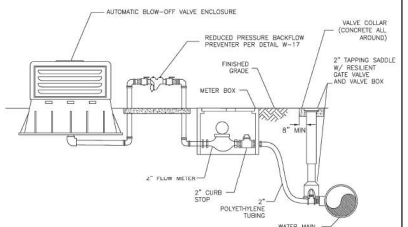
RUN	BRANCH 4 INCH L	H	6 INCH L	H	8 INCH L	H	10 INCH L	H	12 INCH L	H	14 INCH L	H
4 INCH	15	20										
6 INCH	15	20	23	30								
8 INCH	15	20	23	30	31	39						
10 INCH	15	20	23	30	31	39	40	48				
12 INCH	15	20	23	30	31	39	40	48	48	57		
16 INCH	15	20	23	30	31	39	40	48	48	57	62	78
18 INCH	15	20	23	30	31	39	40	48	48	57	62	78
20 INCH	15	20	23	30	31	39	40	48	48	57	62	78
24 INCH	15	20	23	30	31	39	40	48	48	57	62	78
30 INCH	15	20	23	30	31	39	40	48	48	57	62	78

DIMENSIONS ARE INCHES

NOTES:
1. VALVE STEM MAXIMUM DEPTH 36 INCHES TO FINISHED GRADE.
2. VALVE STEM EXTENSION SHALL BE SECURED WITH A STAINLESS STEEL SET SCREW TO THE OPERATING NUT, AND SUPPLIED WITH A STAINLESS STEEL CENTERING RING(S).
3. VALVE BOX RISER SHALL BE SUPPLIED BY VALVE BOX MANUFACTURER. P.V.C. RISER SHALL NOT BE ALLOWED.
4. NO TAP SHALL BE MADE BEFORE A TEST OF 150 P.S.I. FOR 30 MINUTES IS PERFORMED ON THE VALVE AND SLEEVE ASSEMBLY WITH ZERO LOSS, WITH THE VALVE IN THE OPEN POSITION AND PLUGGED OR CAPPED.
5. NO TAP LESS THAN 2" ON A 4" OR GREATER MAIN

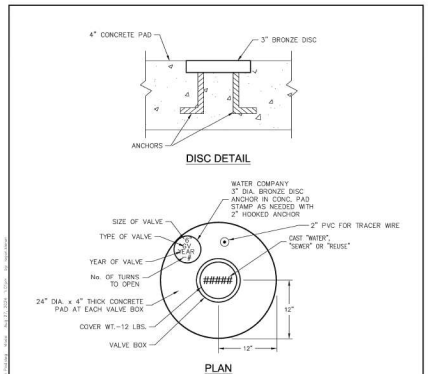
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TAPPING SLEEVE AND VALVE	W-10
	DATE REVISION		1 OF 1
	04-03-24		





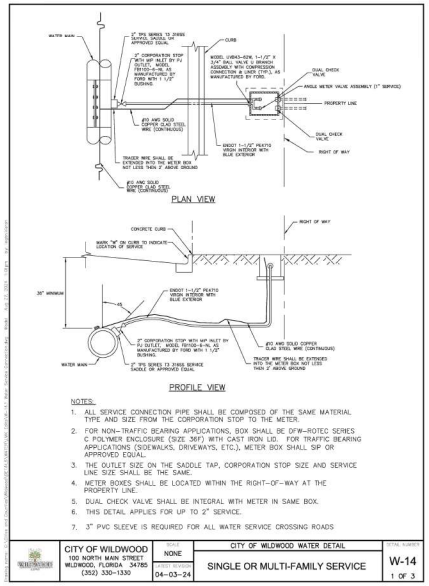
NOTE: AUTOMATIC BLOW-OFF VALVES TO BE PROVIDED ON AN AS-NEEDED BASIS AS DETERMINED BY CITY OF WILDWOOD.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	AUTOMATIC BLOW-OFF	W-12
	DATE REVISION		1 OF 1
	03-27-24		



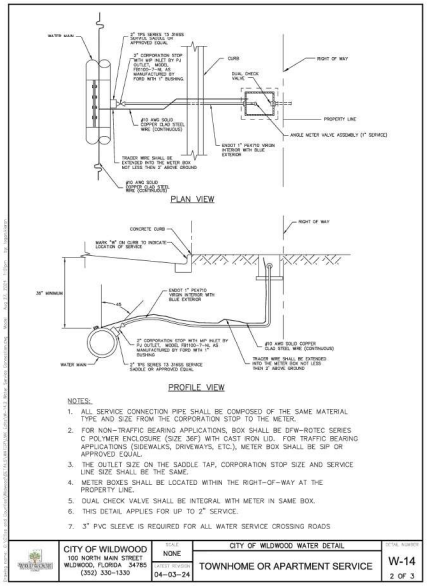
NOTES:
1. END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING "END OF CITY MAINTENANCE"
2. VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CONCRETE VALVE PAD	W-13
	DATE REVISION		1 OF 1
	04-03-24		



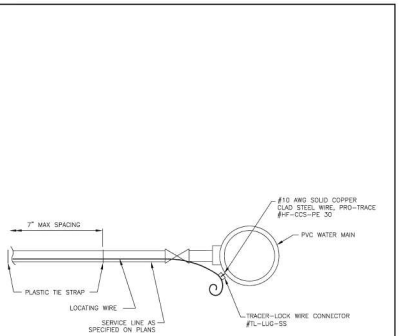
NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL SIP OR APPROVED EQUAL.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.
7. 3" PVC SLEEVE IS REQUIRED FOR ALL WATER SERVICE CROSSING ROADS

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	SINGLE OR MULTI-FAMILY SERVICE	W-14
	DATE REVISION		1 OF 3
	04-03-24		

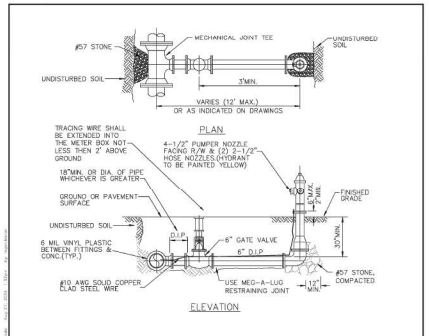


NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE SIP OR APPROVED EQUAL.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.
7. 3" PVC SLEEVE IS REQUIRED FOR ALL WATER SERVICE CROSSING ROADS

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TOWNHOME OR APARTMENT SERVICE	W-14
	DATE REVISION		2 OF 3
	04-03-24		



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LOCATING WIRE DETAIL	W-15
	DATE REVISION		1 OF 1
	04-03-24		



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

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	FIRE HYDRANT ASSEMBLY	W-19
	DATE REVISION		1 OF 1
	04-03-24		

ALANN ENGINEERING GROUP, INC.
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FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (8)

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

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C060

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WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE WORK SHALL ALSO INCLUDE SUCH CONNECTIONS, RECONNECTIONS, TEMPORARY SERVICE, AND ALL OTHER PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE NEW WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUSTAIN OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DETAIL.

POLYVINYLCHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 10'. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 10'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE BARRELS AND CONES COATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER AS SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT CONDITIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS; THEY SHALL BE EXACTLY PARALLEL WITH A 2: 1 SLOPE AND NOMINAL 1/16" CLEARANCE WITH THE TONGUE EQUIPPED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O–RING RUBBER GASKET, CONFORMING TO ASTM C443 –LATEST, JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR RAMNEK PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PRE–PRIMED.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, THE INTERIOR AND EXTERIOR SURFACES OF EACH MANHOLE SHALL BE GIVEN TWO COATS OF COAL–TAR EPOXY. TOTAL MINIMUM DRY FILM THICKNESS SHALL BE 12 MILS. EACH COAT SHALL BE APPLIED AT THE RATE OF ONE GALLON PER 100 S.F. THE WATERPROOFING MATERIALS SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THAT THE APPLICATION OF THE SECOND COAT HAS NO EFFECT ON THE FIRST COAT. THE COAL–TAR EPOXY SHALL BE APPLIED AT THE PLACE OF FABRICATION. ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AFTER MANHOLE INSTALLATION IF SO DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON, AND SHALL BE SMOOTH, FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNFIT FOR THE SERVICE FOR WHICH THEY ARE INTENDED. THEY SHALL BE THOROUGHLY CLEANED AND SUBJECTED TO A CAREFUL HAMMER INSPECTION. CASTINGS SHALL MEET THE REQUIREMENTS OF ASTM A48 – LATEST, SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 65–45–12, DUCTILE IRON MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN EITHER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN HS20–44 LOADING DEFINED IN THE AASHTO SPECIFICATIONS. FRAMES AND COVERS SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
WASTEWATER COLLECTION SPECIFICATIONS
DETAIL NUMBER: S-01 1 OF 5

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN SOIL BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SUBSOIL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SUBSOIL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125.8 BACKFILLING – THE REQUIREMENTS SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125.8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–99.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE THIRD STAGE (MIN. 4' BELOW FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180. WHERE THE CONSTRUCTION IS OUTSIDE THESE LIMITS, THE THIRD STAGE SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. DENSITY TESTS SHALL BE TAKEN ON EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 L.F. AND AT EACH TRANSVERSE SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR WEATHER IS UNSUITABLE FOR WORKING IN DRY CONDITIONS. AT ALL TIMES WHEN WORK IS NOT IN PROGRESS, ALL OPEN ENDS OF PIPE AND FITTINGS SHALL BE SECURELY CLOSED SO THAT NO TRENCH WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH DEWATERING (WELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE DEWATERED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THIS STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME FUTURE TIME WITHOUT INJURY TO THE PIPE ITSELF. AT THE CLOSE OF EACH DAY'S WORK, AND AT OTHER TIMES WHEN PIPE IS NOT BEING LAID, THE END OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE–FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER OBSTRUCTING MATERIAL INTO THE PIPELINES. AS THE WORK PROGRESSES, THE INTERIOR OF THE SEWER SHALL BE CLEANED OF ALL DIRT, JOINTING MATERIAL, AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER, PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL, AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTION

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE CITY INSPECTOR AND ENGINEER. EACH SERVICE CONNECTION SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS–BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
WASTEWATER COLLECTION SPECIFICATIONS
DETAIL NUMBER: S-01 2 OF 5

SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS SHOWN ON THE STANDARD DRAWINGS. IN THE ABSENCE OF AN EXISTING WYE, CONNECTIONS OF NEW SERVICES TO EXISTING MAINS SHALL BE MADE BY INSTALLING A SADDLE TYPE FITTING OF THE SAME MANUFACTURER AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. EIGHT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICE OR OPPOSITE WYES AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE AS DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER–TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

AN EMS SANITARY MARKER #1253 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EACH SANITARY SEWER SERVICE LATERAL, IF SO REQUIRED BY THE CONSTRUCTION DETAILS OF THE DRAWINGS. THE CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND, IF SO, THE REQUIRED LOCATION AND DEPTH.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH DEVIATION OR OMISSION SHALL BE CORRECTED AT ONCE. ALL TESTS SHALL BE MADE BY THE CONTRACTOR WHO SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPACTION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE OBSERVED FIRST HAND BY THE CITY INSPECTOR AND ENGINEER. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF LIMEROCK BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SIGHTED BETWEEN SUCCESSIVE MANHOLES TO INSURE PROPER GRADE AND ALIGNMENT. A FULL PIPE CIRCLE SHALL BE OBSERVED. DEFECTS NOTED SHALL BE IMMEDIATELY DUG UP AND CORRECTED AFTER WHICH BACKFILLING MAY PROCEED TO THE TOP OF THE TRENCH. THE CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING AGAINST DISPLACEMENT, FLOTATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL VIDEO THE SECTIONS IN QUESTION.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW–PRESSURE AIR TEST (5 PSI FOR 5 MINUTES WITH ZERO LOSS). ALL TEST REQUIREMENTS AND PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH UNI–BELL PVC PIPE ASSOCIATION UNI–B–6–90 "RECOMMENDED PRACTICE FOR LOW–PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC. AND ANY OTHER NECESSARY EQUIPMENT AND ALL LABOR REQUIRED, WITHOUT ADDITIONAL COMPENSATION. THE ENGINEER SHALL CALCULATE THE MINIMUM TIME REQUIRED FOR EACH TEST ON EACH SECTION OF LINE AND SHALL SO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER (EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTION) AND REPAIR OR REPLACE THE DEFECTIVE PIPE FITTING, JOINT OR OTHER APPURTENANCE, AND RETEST THE REPAIRED SECTION WITHOUT ADDITIONAL COMPENSATION. UPON SATISFACTORY COMPLETION OF THE TESTS, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY TEST PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORE THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN NO MORE THAN 0.25" OF SAG, SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
WASTEWATER COLLECTION SPECIFICATIONS
DETAIL NUMBER: S-01 3 OF 5

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL GRADING MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF THE SECTIONS SHALL BE SEALED WITH PRE MOLDED PLASTIC JOINT SEALER EQUAL TO "RAMNEK", OR HAVE AN O–RING GASKET INSTALLED IN THE PREFORMED RECESS. ALL HOLES IN THE SECTIONS REQUIRED FOR HANDLING AND THE ANNULAR SPACE BETWEEN THE WALLS OF THE MANHOLE AND THE ENTERING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON–SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER–TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE DRAWINGS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MORTAR FOR JOINTS SHALL BE ONE PART CEMENT AND TWO PARTS SAND; LIME SHALL NOT BE USED. REINFORCEMENT SHALL BE PROVIDED AS NECESSARY TO PREVENT BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLUSHING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. TO ASSURE A SUFFICIENT BOND BETWEEN THE MANHOLE COVERS AND THE SURROUNDING ASPHALT SURFACE, THE MANHOLE COVER SHALL NOT BE SET UNTIL ALL BASE CONSTRUCTION HAS BEEN COMPLETED. THE MANHOLES SHALL BE PROTECTED DURING THE ROADWAY CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE SHALL BE UNCOVERED AND THE RING AND COVER SO PLACED TO ACCURATELY MEET THE FINISH PAVEMENT GRADE. THE MANHOLE FRAME SHALL BE SET ON THIS CONCRETE SECTION IN A RING OF MORTAR AT LEAST 1" THICK AND SHAPED TO SHED WATER AWAY FROM THE FRAME. ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTH. THE AREA EXCAVATED IN THE IIMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE RING AND COVER TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK RUST–INHIBITING PAINT. IF THE MANHOLE IS LOCATED IN A PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT SURFACE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR WHILE THE MANHOLES ARE UNDER CONSTRUCTION. CUT OFF PIPES AT INSIDE FACE OF THE MANHOLE AND CONSTRUCT THE INVERT TO THE SHAPE AND SIZES OF PIPE INDICATED. ALL INVERTS SHALL FOLLOW THE GRADES OF THE PIPE ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND ENTERING BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES TO MANHOLES. THE END OF EACH STUB LINE SHALL BE PROVIDED WITH A BELL END WHICH SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED TO THE CENTER OF THE MANHOLE, AND THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS–BUILT DRAWINGS.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
WASTEWATER COLLECTION SPECIFICATIONS
DETAIL NUMBER: S-01 4 OF 5

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO PRECAST MANHOLES. THE CONNECTOR SHALL BE THE SALE ELEMENT RELIED ON TO ASSURE A FLEXIBLE WATER–TIGHT SEAL OF THE PIPE TO THE MANHOLE. NO ADHESIVES OR LUBRICANTS SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM C923 AND CONSIST OF EPDM AND ELASTOMERS DESIGNED TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, AND CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE FATS, OILS AND PETROLEUM PRODUCTS FROM SPILLS. ALL STAINLESS STEEL ELEMENT OF THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE PRECAST MANHOLE SUPPLIER, AND SET FOR 60"/LBS. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES SHALL BE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES. UNLESS STUBS OF CORRECT SIZE ARE FOUND TO EXIST, THE CONTRACTOR SHALL CUT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE (WALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST OPENING POSSIBLE, CONSISTENT WITH THE WORK TO BE DONE.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER–TIGHT JOINT USING "CONSTRUCTION GROUT" OR "SET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "NS GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL, AND REPAIR THE EXISTING MANHOLE INVERT IN A MANNER SATISFACTORY TO THE ENGINEER. THE FLOOR SHALL BE REFORMED AND FINISHED TO PROVIDE FLOW CHANNELS AS SPECIFIED FOR NEW MANHOLES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS, AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE DESIGNATED ON THE DRAWINGS FOR SUCH STRUCTURES, SHALL BE CUT DOWN OR EXTENDED, AND MADE TO CONFORM TO THE GRADE OF THE NEW PAVEMENT, OR TO THE DESIGNATED GRADE OF THE STRUCTURE IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

PAVEMENT REPLACEMENT

WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY PUBLIC WORKS STAFF AND/OR ENGINEER BEFORE REMOVAL. THE REPLACED PAVEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS THAT REMOVED, EXCEPT WHERE PERMISSION IS GIVEN BY THE CITY INSPECTOR OR ENGINEER FOR THE USE OF ANOTHER TYPE. ROUGH CUTS FOR PAVEMENT CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT ON PUBLIC ROADWAYS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENTAL ENTITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

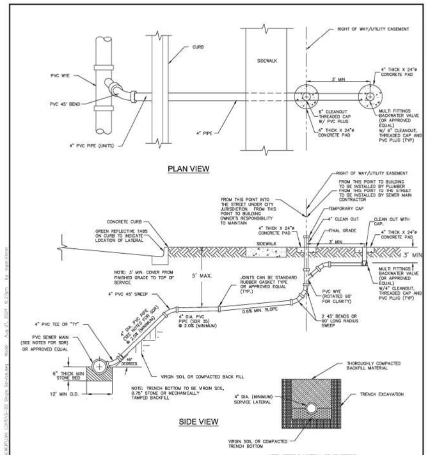
CLEARANCE REQUIREMENTS

MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

GENERAL DESIGN

1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE PIPING SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLES SHALL REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT–OF–WAY TO THE GREATEST EXTENT POSSIBLE.
4. UNLESS OTHERWISE APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES SHALL BE WATER TIGHT WITH A COLD TAR EXTERIOR COATING.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.

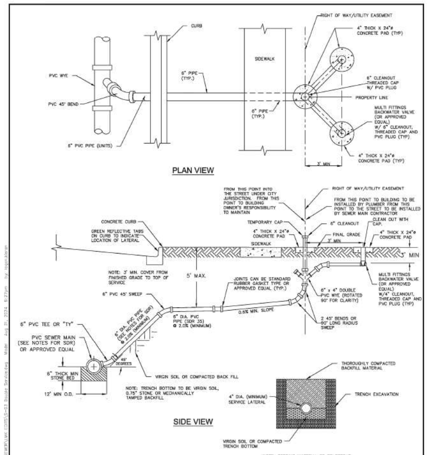
CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
WASTEWATER COLLECTION SPECIFICATIONS
DETAIL NUMBER: S-01 5 OF 5



NOTES:

1. ALL LATERAL CONNECTIONS SHALL BE TO MAINS. NO LATERAL CONNECTIONS CAN BE TIED TO MANHOLES, UNLESS OTHERWISE APPROVED.
2. LATERAL DEPTH 4' TO 10' = SDR 35
   LATERAL DEPTH GREATER THAN 10' = SDR 26
3. ALL CLEAN OUTS IN PAVED AREAS SHALL BE PROSELECT PSVBM1007SWR OR APPROVED EQUAL.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
SANITARY SEWER SINGLE SERVICE
DETAIL NUMBER: S-02 1 OF 1



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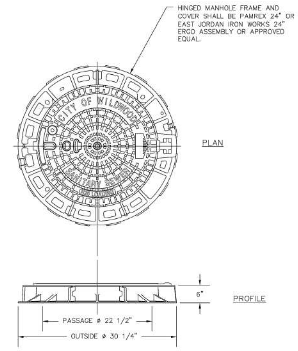
CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
SANITARY SEWER DOUBLE SERVICE
DETAIL NUMBER: S-03 1 OF 1



PRECAST MANHOLE TOPS

1. TWO COURSES OF ADJUSTMENT BRICK (MIN.) WITH FOUR COURSES (MAX.) SHALL BE REQUIRED BETWEEN ALL PRECAST MANHOLE TOPS AND COVER FRAMES.

2. CITY–OWNED MANHOLES SHALL HAVE COVER LETTERED WITH, "CITY OF WILDWOOD" ACROSS THE TOP AND "SANITARY SEWER" ACROSS THE BOTTOM. COVER OF PRIVATELY–OWNED MANHOLES SHALL ONLY INCLUDE "SANITARY SEWER" ACROSS THE BOTTOM.

3. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.

CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FLORIDA 34785
(352) 330–1330
SCALE: NONE | LATEST REVISION: 08–20–24
CITY OF WILDWOOD SEWER DETAIL
STANDARD MANHOLE FRAME AND COVER
DETAIL NUMBER: S-06 1 OF 1

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)
DETAILS (9)

NO.	DATE	REVISION	BY
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
CTB	11/15/2024
DRAWN BY: CTB	SCALE: AS NOTED
	PROJECT: 2416-1

Cole T. Buck, State of Florida,Professional Engineer
License No. 88690
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 UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

SHEET
C061

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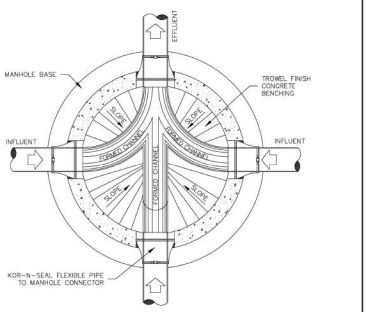
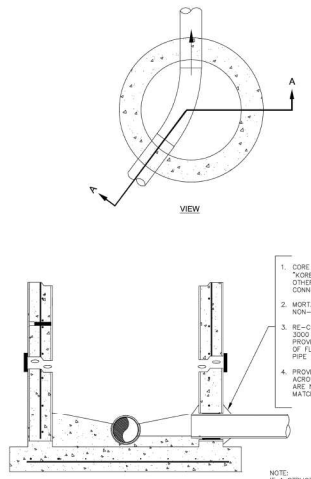
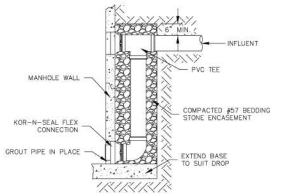


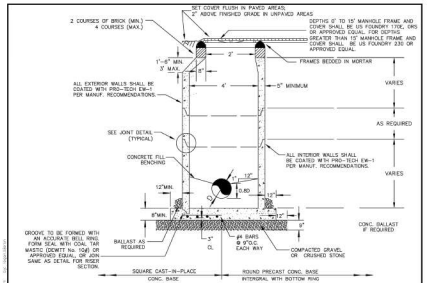
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TYPICAL MANHOLE PLAN	S-07
	DATE TO PLOT 08-20-24		1 OF 1



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	GRAVITY SEWER CONNECTION	S-08
	DATE TO PLOT 08-20-24		1 OF 1



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	STANDARD DROP MANHOLE CONNECTION	S-09
	DATE TO PLOT 08-20-24		1 OF 1



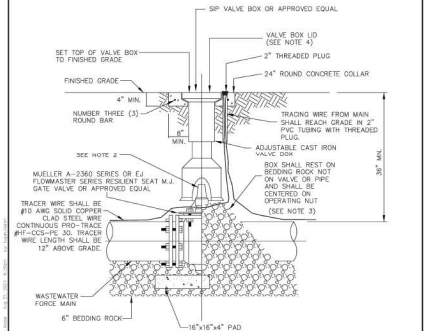
PRECAST CONC. MANHOLE

NOTES

1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, EXTERIOR, JOINTS AND GROUTED AREAS SHALL BE COATED WITH TWO (2) COATS OF BITUMASTIC SEALER.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 24" US FOUNDRY 170E, ORS. MANHOLES 15' DEEP AND GREATER SHALL HAVE A 32" US FOUNDRY 230 RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALLS.
6. MANHOLES SHOWN ARE FOR SEWER SIZE 6" THRU 24". FOR LARGER SEWER SIZES SPECIALLY DESIGNED MANHOLES SHALL BE PROVIDED.
7. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "EMBECO" GROUT OR APPROVED EQUAL.
8. DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT PIPE.
9. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. CONNECTION PIPES TO MANHOLES HAVE BEEN DETAILED AS P.V.C. PIPE AND SHALL BE MODIFIED AS REQUIRED FOR OTHER APPROVED MATERIAL.
10. THE CITY OF WILDWOOD MAY DETERMINE THAT CERTAIN MANHOLE STRUCTURES WILL BE CONSIDERED TURBULENT AND MAY REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.
11. IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

MANHOLE STRUCTURAL DATA	
	BOTTOM SLAB THICKNESS
MANHOLE DEPTH IN FEET	THICKNESS IN INCHES BETWEEN DEPTHS SHOWN
0' TO 10'	8"
10' TO 15'	10"
15' TO 20'	14"
BELOW 20'	AS APPROVED

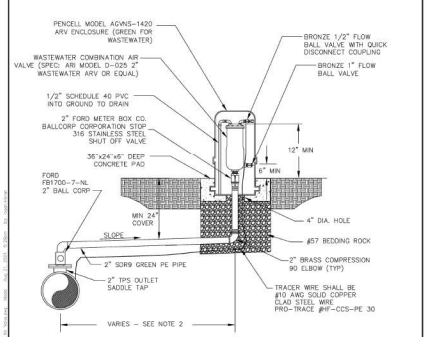
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	PRECAST CONCRETE MANHOLE	S-10
	DATE TO PLOT 08-20-24		1 OF 1



NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON END OF SERVICE VALVES.

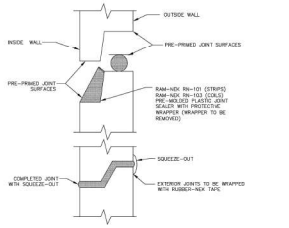
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	GATE VALVE AND BOX DETAIL	S-13
	DATE TO PLOT 08-20-24		1 OF 1



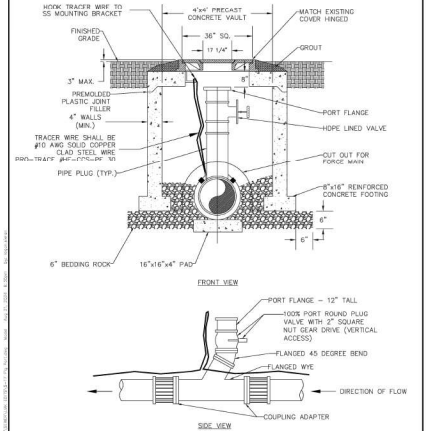
NOTES:

1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF RIGHT OF WAY.
5. LOCATING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE
6. IF FORCE MAIN IS LOCATED UNDER PAVED ROAD, AN ADDITIONAL SQUARE NUT VALVE WILL BE ADDED IN THE NEAREST NON-PAVED AREA.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WASTEWATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	2" AUTOMATIC COMBINATION AIR VALVE	S-14
	DATE TO PLOT 08-20-24		2 OF 2



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	PRECAST CONCRETE MANHOLE JOINT CONSTRUCTION	S-16
	DATE TO PLOT 08-20-24		1 OF 1



NOTES:

1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM.
2. RELEASE VALVE, CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED.
3. GRADE SHALL BE 3.0 FEET LID TO BE LETTERED WITH THE WORD "SEWER".

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	PIG PORT	S-17
	DATE TO PLOT 08-20-24		1 OF 1

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
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TEL: (386) 673-4450
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (10)

NO.	DATE	REVISION	BY
3	10-16-25	ROW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
2	09-24-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB
1	08-18-25	REV. PER COMMENTS FROM CITY, COUNTY & 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
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 UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

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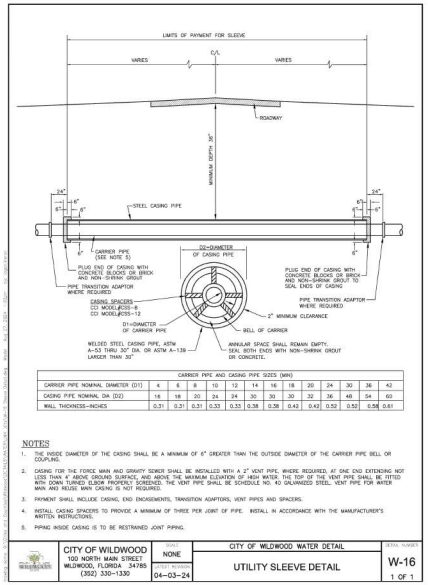
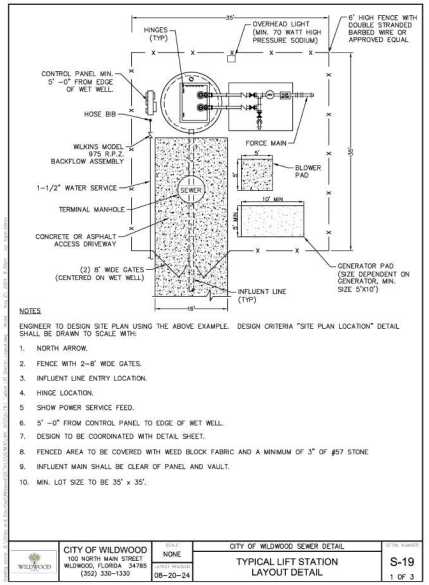


CARRIER PIPE AND CASING PIPE SIZES (MIN)													
CARRIER PIPE NOMINAL DIAMETER (D1)	4	6	8	10	12	14	16	18	20	24	30	36	42
CASING PIPE NOMINAL DIA (D2)	16	18	20	24	24	30	30	30	32	36	48	54	60
WALL THICKNESS--INCHES	0.31	0.31	0.31	0.33	0.33	0.35	0.38	0.38	0.43	0.43	0.52	0.52	0.56	0.61

NOTES

1. THE INSIDE DIAMETER OF THE CASING SHALL BE A MINIMUM OF 6" GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLING.
2. CASING FOR THE FORCE MAIN AND GRAVITY SEWER SHALL BE INSTALLED WITH A 2" VENT PIPE, WHERE REQUIRED, AT ONE END EXTENDING NOT LESS THAN 4' ABOVE GROUND SURFACE, AND ABOVE THE MAXIMUM ELEVATION OF HIGH WATER. THE TOP OF THE VENT PIPE SHALL BE FITTED WITH DOWN TURNED ELBOW PROPERLY SCREENED. THE VENT PIPE SHALL BE SCHEDULE NO. 40 GALVANIZED STEEL. VENT PIPE FOR WATER MAIN AND RECLAIM MAIN CASING IS NOT REQUIRED.
3. PAYMENT SHALL INCLUDE CASING, END ENCASEMENTS, TRANSITION ADAPTORS, VENT PIPES AND SPACERS.
4. INSTALL CASING SPACERS TO PROVIDE A MINIMUM OF THREE PER JOINT OF PIPE. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. PIPING INSIDE CASING IS TO BE RESTRAINED JOINT PIPING.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	UTILITY SLEEVE DETAIL	W-16
	DATE / REVISION 04-03-24		1 OF 1



NOTES

ENGINEER TO DESIGN SITE PLAN USING THE ABOVE EXAMPLE. DESIGN CRITERIA "SITE PLAN LOCATION" DETAIL SHALL BE DRAWN TO SCALE WITH:

1. NORTH ARROW.
2. FENCE WITH 2-8' WIDE GATES.
3. INFLUENT LINE ENTRY LOCATION.
4. HINGE LOCATION.
5. SHOW POWER SERVICE FEED.
6. 5' -0" FROM CONTROL PANEL TO EDGE OF WET WELL.
7. DESIGN TO BE COORDINATED WITH DETAIL SHEET.
8. FENCED AREA TO BE COVERED WITH WEED BLOCK FABRIC AND A MINIMUM OF 3" OF #57 STONE
9. INFLUENT MAIN SHALL BE CLEAR OF PANEL AND VAULT.
10. MIN. LOT SIZE TO BE 35' x 35'.

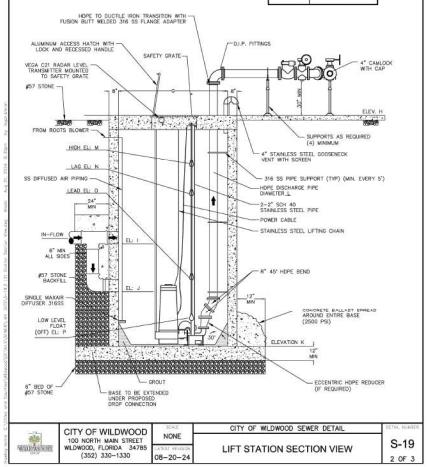
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TYPICAL LIFT STATION LAYOUT DETAIL	S-19
	DATE / REVISION 08-20-24		1 OF 3

LIFT STATION DATA

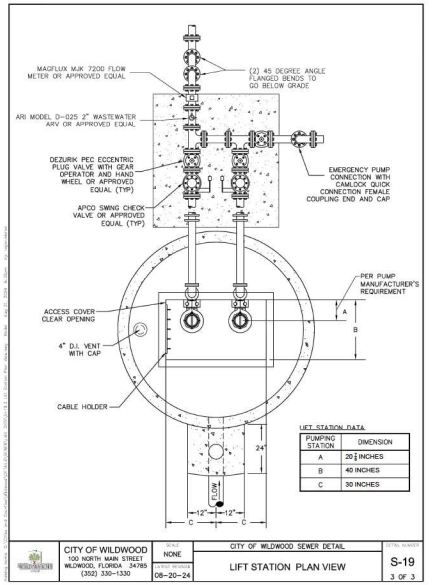
PUMPING STATION	DIMENSION/ ELEVATION
G	98 INCHES
H	TOP = 65.00
I	INV. = 53.00

PUMPING STATION	DIMENSION/ ELEVATION
J	N/A
K	BOT = 46.75
L	4 INCHES

PUMPING STATION	DIMENSION/ ELEVATION
M	EL = 52.50
N	EL = 52.00
O	EL = 51.00
P	EL = 47.75
Q	N/A
R	4 INCHES



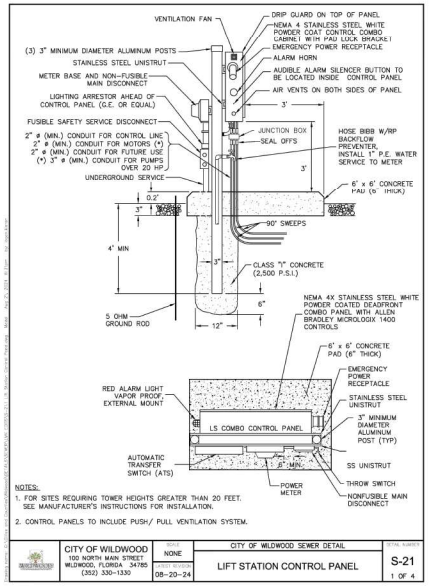
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION SECTION VIEW	S-19
	DATE / REVISION 08-20-24		2 OF 3



LIFT STATION DATA

PUMPING STATION	DIMENSION
A	20 ½ INCHES
B	40 INCHES
C	30 INCHES

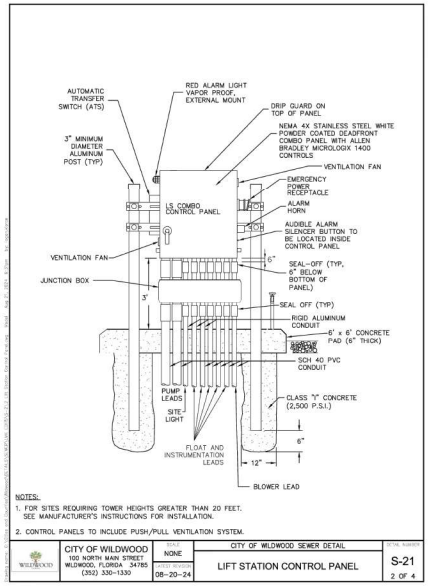
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION PLAN VIEW	S-19
	DATE / REVISION 08-20-24		3 OF 3



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CONTROL PANELS TO INCLUDE PUSH/ PULL VENTILATION SYSTEM.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION CONTROL PANEL	S-21
	DATE / REVISION 08-20-24		1 OF 4



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CONTROL PANELS TO INCLUDE PUSH/PULL VENTILATION SYSTEM.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION CONTROL PANEL	S-21
	DATE / REVISION 08-20-24		2 OF 4

GENERAL NOTES

1. ALL EXPOSED PIPE SHALL BE PAINTED WITH 2 COATS OF GREEN TNEMEC SERIES 66 EPOXOLINE. OUTFLOW PIPE SHALL BE GREEN IN COLOR.
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
4. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN THE WET WELL.
5. WET WELL ACCESS HATCH SHALL BE ALUMINUM WITH 316 SS HARDWARE AND LOCK CLASP; BY US FOUNDRY, HALLIDAY, OR APPROVED EQUAL.
6. WET WELL ACCESS HATCH SHALL BE EQUIPPED W/ OPT-GRATE AS MANUFACTURED BY HALLIDAY PRODUCTS OR EQUAL.
7. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8. ALL HARDWARE IN WET WELL TO BE STAINLESS STEEL.
9. ALL INTERIOR WALLS OF THE WET WELL SHALL BE CONSTRUCTED WITH "AGRU SURE GRIP" HDPE OR APPROVED EQUAL.
10. WET WELL SHALL BE COATED WITH COAL TAR CUTSIDE. (2 COATS, 9 MILS EACH)
11. PUMPS EQUAL TO FLYGT, ONE PUMP SHALL BE INSTALLED WITH A "FLYGT MIX-FLOW" VALVE
12. WET WELL LIQUID LEVEL CONTROLS SHALL BE "VEGA" LEVEL TRANSDUCER WITH BACK-UP REDUNDANT FLOATS
13. FENCE AROUND WET WELL, MINIMUM 35'x35' (CHAIN LINK OR APPROVED EQUAL).
14. 2"x6" PRESSURE TREATED WOOD AROUND OUTSIDE 1 FOOT BEYOND FENCE AND ROCK.
15. PROVIDE GROUNDING GRID AROUND PERIMETER OF STATION.
16. EMERGENCY BY-PASS PUMPING CAPABILITY SHALL BE PROVIDED FOR ALL PUMP STATIONS.
17. IF REQUIRED, LIFT STATIONS WITH DESIGN FLOWS OF GREATER THAN 300 GPM OR STATIONS THAT REPUMP FLOWS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, CUMMINS, OR APPROVED EQUAL.
    A. AN ASCO OR APPROVED EQUAL AUTOMATIC TRANSFER SWITCH SHALL BE INSTALLED BETWEEN THE GENERATOR AND THE ELECTRIC PANEL.
    B. THE GENERATOR SHALL BE RATED AT THE MAXIMUM STATION AMPERAGE PLUS 25 PERCENT.
    C. THE GENERATOR SHALL HAVE ON SITE FUEL STORAGE SUFFICIENT TO RUN THE GENERATOR FOR A MINIMUM OF 24 HOURS AT FULL LOAD.
    D. THE GENERATOR SHALL BE ENCLOSED BY A NEMA RATED WATERPROOF ENCLOSURE AND BE SOUND ATTENUATED.
    E. CONTRACTOR SHALL BE RESPONSIBLE FOR A MANUFACTURER'S START UP WITH THE CITY IN ATTENDANCE.
    F. GENERATOR SHALL BE MOUNTED ON A 6-INCH CONCRETE SLAB (3000 PSI AT 28 DAYS) WITH MINIMUM TWO FOOT CLEARANCE ON ALL FOUR SIDES.
18. OUTFLOW PIPE SHALL BE EQUIPPED WITH A ROSEMOUNT PRESSURE TRANSMITTER, MODEL 2088 WITH LOCAL DISPLAY (0-150 PSI) FOR ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
19. MAGFLUX MJK 7200 FLOW METER WITH LOCAL DISPLAY SHALL BE REQUIRED ON ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
20. ALL LIFT STATIONS WITHIN 100' OF A RESIDENCE ARE REQUIRED TO BE EQUIPPED WITH ODOR CONTROL. THE ODOR CONTROL EQUIPMENT SHALL REMOVE ODORS OR PREVENT THE FORMATION OF ODORS AND NOT SIMPLY MASK ODORS THROUGH THE USE OF DEODORIZERS OR OTHER METHODS. THE ODOR CONTROL SYSTEM SHALL BE APPROVED BY THE CITY AND CITY ENGINEER.

CONTROL PANEL NOTES

21. LIFT STATION CONTROL PANEL WILL BE CONSTRUCTED UTILIZING MICROLOGIX TOUCH SCREEN CONTROLS AND SHALL BE CONSTRUCTED TO CONNECT TO EXISTING CITY OF WILDWOOD SCADA SYSTEM.
22. ALL PANELS TO BE NEMA 4X STAINLESS STEEL, PANEL TO BE WHITE POWDER COATED WITH VENTILATION SYSTEM. PANEL TO INCLUDE CT'S FOR AMPERAGE MONITORING. PANEL DOORS TO INCLUDE STOPPERS.
23. ALL LIFT STATIONS WITH PUMPS 20 HP OR GREATER SHALL BE EQUIPPED WITH VARIABLE FREQUENCY DRIVES (VFD). VFDS TO BE MANUFACTURED BY DANFOSS OR APPROVED EQUALS.
24. ALL HARDWARE TO BE 316 STAINLESS STEEL UNLESS OTHERWISE NOTED
25. ALL EXPOSED EDGES TO BE GROUND SMOOTH AND FREE OF BURRS

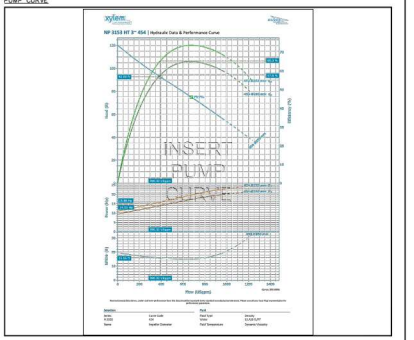
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION GENERAL NOTES	S-21
	DATE / REVISION 08-20-24		3 OF 4

LIFT STATION PUMP SPECIFICATIONS

PUMP MANUFACTURER	FLYGT			
PUMP MODEL	NP 3153 HT 3~ 454			
IMPELLER SIZE	256 MM			
DESIGN POINT	390.32	GPM	92.80	HEAD
PUMP POWER AND SPEED	20	HP	1,765	RPM
ELECTRICAL DATA	3	PHASE	460	VOLTS
INTAKE PIPE DIAMETER	6 INCHES			
DISCHARGE PIPING DIAMETER	4 INCHES			

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

PUMP CURVE



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	PUMP SPECIFICATIONS	S-21
	DATE / REVISION 08-20-24		4 OF 4

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
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THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (11)

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

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COLE T. BUCK P.E. 88690

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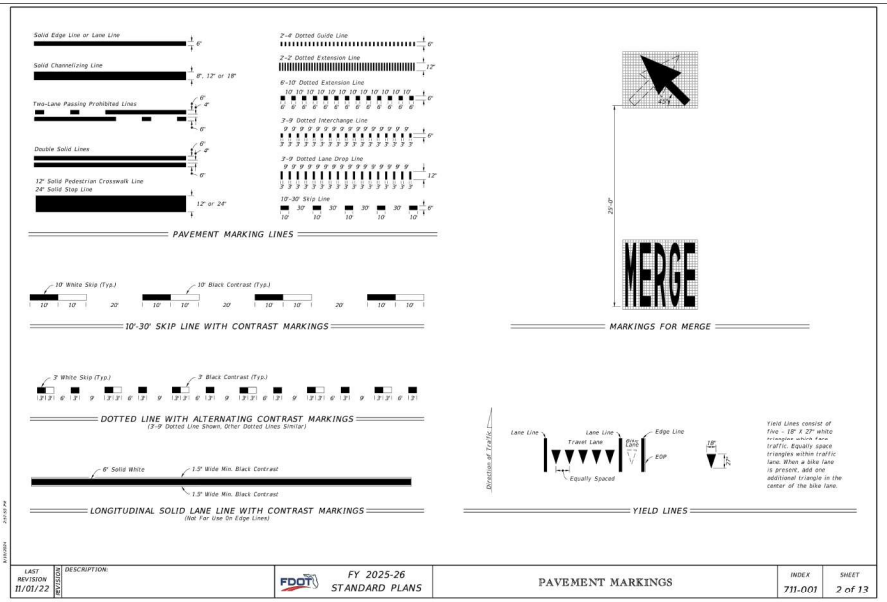
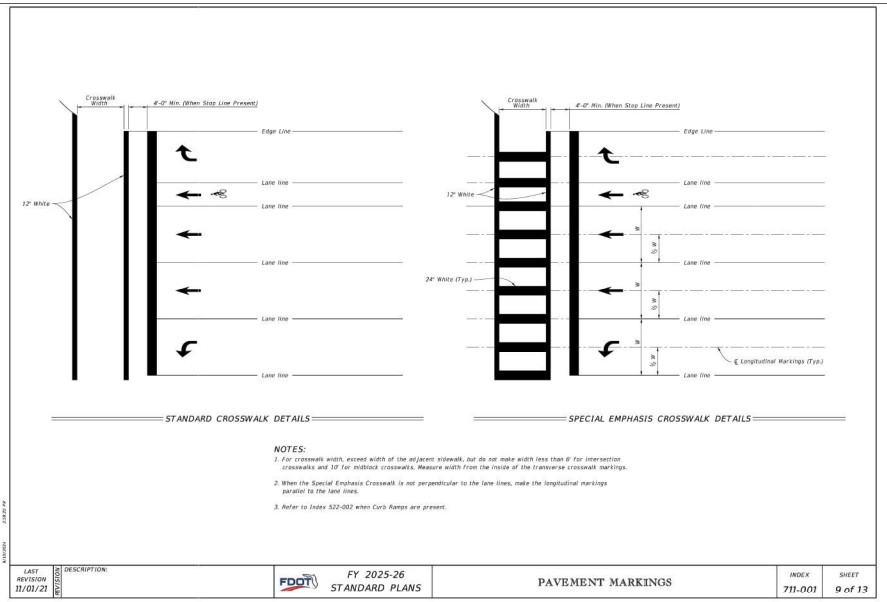


LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/22				711-001	2 of 13



NOTES:
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

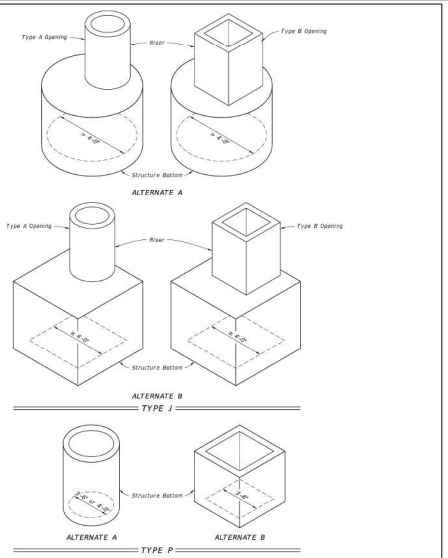
LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21				711-001	9 of 13

GENERAL NOTES:
1. Work this Index with Specification 425 and Index 425-001.
2. Type P, standard structure bottoms are 4'-0"diameter and smaller (Alt. A) and 3'-6" square (Alt. B). Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
3. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (Alt. B) with reinforced concrete only.
4. 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).
5. 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.
6. Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
8. Use straight embedment reinforcement in top and bottom slabs except when ACI hooks are specifically required.
9. Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on skew with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the Alt. A structure bottoms when used with the Type B risers. Reinforce each Fillet with two #5 bars.
10. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Furnish such larger units at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This Note applies to this Index only.

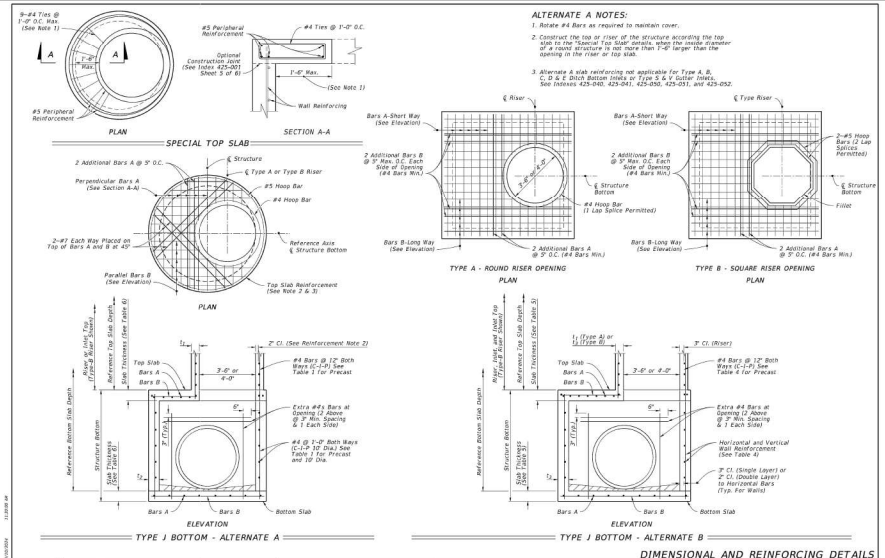
REINFORCEMENT NOTES:
1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
2. Provide a minimum 2"clear cover for all reinforcement unless otherwise noted and except for 3/8"diameter ASTM C478 units.
3. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole surface.
4. Cut or bend reinforcement at pipe openings to maintain cover.
5. Remove exposed ends of reinforcing at precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 926.
6. Equivalent area smooth 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



LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20				425-010	1 of 4



ALTERNATE A NOTES:
1. Rotate #4 Bars as required to maintain cover.
2. Construct the top or riser of the structure according the top slab to the "Special Top Slab" details, when the inside diameter or a round riser structure is not more than 1'-0" larger than the opening in the riser or top slab.
3. Alternate A slab reinforcing not applicable for Type A, B, C, D & E Ditch Bottom Inlets or Type 5 & V Gutter Inlets. See Indexes 425-040, 425-041, 425-050, 425-051, and 425-052.

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20				425-010	2 of 4

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

NO.	DATE	REVISION	BY
3	10-16-25	ROW OWNERSHIP REVISION PER COMMENTS FROM CITY	CTB
3	09-24-25	REV. PER COMMENTS FROM CITY, COUNTY & DISTRICT	CTB
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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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COLE T. BUCK P.E. 88690

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TABLE 1 - ALTERNATE A - STRUCTURES

TYPE	STRUCTURE/RISER DIAMETER (ft)	CAST-IN-PLACE ITEMS CLASS II CONCRETE			PRECAST ITEMS			
					CLASS II CONCRETE			ASTM C478
		t_1 RISER BOTTOM (in.)	t_2 (in.)	A_s (in²/ft.)	t_1 RISER BOTTOM (in.)	t_2 (in.)	A_s (in²/ft.)	t_1 or t_2 A_s (in²/ft.)
P	3'-8"	6	8	0.20	6	8	0.20	5** 0.105
P	4'-0"	6	8	0.20	6	8	0.20	5** 0.120
J	5'-0"	–	8	0.20	–	8	0.20	6** 0.150
J	6'-0"	–	8	0.20	–	8	0.20	6 0.180
J	7'-0"	–	8	0.20	–	8	0.20	7 0.210
J	8'-0"	–	8	0.20	–	8	0.20	8 0.240
J	10'-0"	–	10	0.40##/	–	10	0.40##/	10 0.300
J	12'-0"	–	10	0.40##/	–	12	0.40##/	12 0.360

$t_1$and t_2- Wall THickness.

A_s- Vertical and horizontal areas of reinforcement.

##Provide 0.20 sq. in/ft. at each face, 12" max. bar spacing.

**Modified minimum wall thickness.

***Min. total circumferential reinforcement for continuous steel hoops:

A_s = 0.40 sq. in. for riser section height equal or less than 2'-0" (2 hoop min.)

A_s = 0.60 sq. in. for riser section height more than 2'-0" up to 4'-0" (3 hoop min.)

Areas of reinforcing for precast items are based on Grade 60 reinforcing.

No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1.

Area of vertical reinforcing may be reduced in accordance with ASTM C478.

TABLE 2 - ALTERNATE B SQUARE AND RECTANGULAR STRUCTURES

TYPE	WALL LENGTH (FT)	MAX. DEPTH (FT)	WALL THICKNESS (T_1)	
			C.I.P. (in.)	PRECAST (in.)
P	≤ 3'-0"	40	6 Riser 8 Bottom	6
J	4'-0"	40	8	6
J	5'-0"	22	–	6
J	6'-0"	15	–	6
J	5'-0" to 9'-0"	40	8	8
J	10'-0"	26	8	8
J	10'-0" to 12'-0"	40	10	9
J	16'-0"	35	–	9
J	16'-0"	40	10	10
J	20'-0"	25	–	9
J	20'-0"	30	10	10

See Table 4 for Reinforcing Schedule.

TABLE 3 - REINFORCING SCHEDULE

SCHEDULE	GRADE 60 BARS OR 65 KSI & 70 KSI WELDED WIRE REINFORCING			
	GRADE 60 AREA (in^2 /ft)	MAXIMUM SPACING		
		GR 60 BARS (in.)	WWR EQUIV. AREA 65 KSI (in.)	70 KSI (in.)
A12	0.20	12	8	8
A6	0.20	6	5	4½
B10	0.24	10	8	7½
B5.5	0.24	5½	5	4
D6.5	0.37	6½	6	5
D3.5	0.37	3½	3	2½
D7	0.53	7	6	5
D4.5	0.53	4½	4	3½
E5	0.73	5	4	4
E3	0.73	3	3	3
F5	1.06	5	4	4
F3.5	1.06	3½	3	3
G5	1.45	5	4	4
G3.5	1.45	3½	3	3
H4	1.75	4	3	3

TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 3'-0" & RISER				
≥1.17' – 40'	A12	≥1.17' < 10'	B10	6"/8"
		10' < 18'	B5.5	6"/8"
		18' < 29'	C6.5	6"/8"
		29' – 40'	C3.5	6"/8"
SIZE: 4'-0"				
≥1.17' – 40'	A12	≥1.17' < 6'	B10	6"/8"
		6' < 10'	B5.5	6"/8"
		10' < 20'	C6.5	6"/8"
		20' < 28'	C3.5	6"/8"
		28' – 40'	D4.5	6"/8"
SIZE: 5'-0"				
≥1.17' – 40'	A12	≥1.17' < 5'	B5.5	6"/8"
		5' < 9'	C6.5	6"/8"
		9' < 15'	C3.5	6"/8"
		15' < 22'	D4.5	6"/8"
		22' – 40'	E3	8"
SIZE: 6'-0"				
≥1.17' < 26'	A12	≥1.17' < 9'	C3.5	6"/8"
		9' < 15'	D4.5	6"/8"
		15' < 28'	E3	8"
	Inside/Outside		Inside/Outside	
26' – 40'	A12 / A12	26' – 40'	D7 / D7	8"
SIZE: 7'-0"				
	Inside/Outside		Inside/Outside	
≥1.17' < 29'	A12 / A12	≥1.17' < 7'	B10 / B10	8"
29' – 40'	B10 / B10	7' < 10'	B5.5 / B5.5	8"
		10' < 20'	C6.5 / C6.5	8"
		20' < 30'	D7 / D7	8"
		30' – 40'	E5 / E5	8"
SIZE: 8'-0"				
	Inside/Outside		Inside/Outside	
≥1.17' < 20'	A12 / A12	≥1.17' < 8'	B5.5 / B5.5	8"
20' – 40'	C6.5 / C6.5	8' < 13'	C6.5 / C6.5	8"
		13' < 22'	D7 / D7	8"
		22' < 31'	E5 / E5	8"
		31' – 40'	F5 / F5	8"
SIZE: 9'-0"				
	Inside/Outside		Inside/Outside	
≥1.17' < 12'	A12 / A12	≥1.17' < 8'	C6.5 / C6.5	8"
12' < 28'	C6.5 / C6.5	8' < 15'	D7 / D7	8"
28' – 40'	D7 / D7	15' < 23'	E5 / E5	8"
		23' – 31'	F5 / F5	8"
		31' – 40'	G5 / G5	9"
SIZE: 10'-0"				
	Inside/Outside		Inside/Outside	
≥1.17' < 10'	B10 / B10	≥1.17' < 10'	D7 / D7	9"
10' < 17'	D7 / D7	10' < 17'	D4.5 / D4.5	9"
17' – 30'	E5 / E5	17' < 25'	E5 / E5	9"
		25' – 30'	F5 / F5	9"
		30' – 40'	G5 / G5	10"

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 10'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
26' – 40'	D7 / D7	26' – 40'	F5 / F5	9"
SIZE: 12'-0"				
	Inside/Outside		Inside/Outside	
≥1.17' < 14'	B10 / B10	≥1.17' < 10'	C6.5 / C6.5	10"
14' < 25'	C6.5 / C6.5	10' < 17'	D7 / D7	10"
25' – 40'	D7 / D7	17' < 24'	E5 / E5	10"
		24' – 40'	F5 / F5	10"
SIZE: 13'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≥1.17' < 12'	B10 / B10	≥1.17' < 10'	D7 / D7	9"
12' < 24'	C6.5 / C6.5	10' < 17'	D4.5 / D4.5	9"
24' – 40'	D7 / D7	17' < 23'	E5 / E5	9"
		23' < 32'	F5 / F5	9"
		32' – 40'	G5 / G5	9"
SIZE: 14'-0"				
	Inside/Outside		Inside/Outside	
≥1.17' < 11'	C6.5 / C6.5	≥1.17' < 13'	D7 / D7	10"
11' < 20'	D7 / D7	13' < 20'	E5 / E5	10"
20' < 28'	E5 / E5	20' < 28'	F5 / F5	10"
28' – 40'	F5 / F5	28' – 40'	G5 / G5	10"
SIZE: 15'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≥1.17' < 10'	C6.5 / C6.5	≥1.17' < 9'	D7 / D7	9"
10' < 18'	D7 / D7	9' < 13'	D4.5 / D4.5	9"
18' < 25'	E5 / E5	13' < 19'	E5 / E5	9"
25' – 35'	F5 / F5	19' < 27'	F5 / F5	9"
		27' – 35'	G5 / G5	9"
SIZE: 20'-0"				
	Inside/Outside		Inside/Outside	
≥1.17' < 10'	C6.5 / C6.5	≥1.17' < 8'	D4.5 / D4.5	9"
10' < 17'	D7 / D7	8' < 12'	E5 / E5	9"
17' – 30'	E5 / E5	12' < 20'	F5 / F5	10"
		20' – 30'	G5 / G5	10"
SIZE: 20'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≥1.17' < 8'	C6.5 / C6.5	≥1.17' < 8'	D4.5 / D4.5	9"
8' < 13'	D7 / D7	8' < 12'	E5 / E5	9"
13' – 25'	E5 / E5	12' < 19'	F5 / F5	9"
		19' – 25'	G5 / G5	9"

TABLE 4 NOTES:

1. Wall depth is measured to the top of the bottom slab for boxes and to the top of the intermediate slab for risers.
2. Wall height is the distance between top of lower slab to bottom of upper slab. Maximum wall height is 12 for wall lengths exceeding 9, or 10 for wall lengths exceeding 12.
3. Wall lengths exceeding 8'-0" require two layers of reinforcing (See Table 4) with 2" of cover from the horizontal bars to the inside and outside faces for each layer.
4. Wall lengths exceeding the dimensions or depths shown in Table 4, or 12'-0" diameter require a special design.
5. Wall thickness and reinforcing for rectangular structures is based on the longer wall length.

TABLES 1, 2, 3, AND 4

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION				425-010	3 of 4

TABLE 5 - SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES

(ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 3'-6" x UNLIMITED			
≥0.5' < 8'	B10	≥0.5' < 24'	B10
8' < 13'	B5.5	24'-40'	B5.5
13' < 31'	C6.5		
31'-40'	D7		
SIZE: 4' x UNLIMITED			
≥0.5' < 7'	B5.5	≥0.5' < 15'	B10
7' < 19'	C6.5	15' < 29'	B5.5
19' < 31'	D7	29'-40'	C6.5
31'-40'	E5		
SIZE: 5' x 5'			
≥0.5' < 7'	C6.5	≥0.5' < 7'	C6.5
7' < 7'	B5.5	7' < 13'	C6.5
7' < 22'	C6.5	13' < 22'	D7
22' < 28'	D7	22' < 29'	D4.5
29'-40'	E5	29'-40'	E5
SIZE: 5' x 6'			
≥0.5' < 12'	C6.5	≥0.5' < 3'	C6.5
12' < 26'	D7	3' < 9'	B5.5
26'-40'	E5	9' < 23'	C3.5
		23' < 35'	D4.5
		35'-40'	E5
SIZE: 5' x 7'			
≥0.5' < 10'	C6.5	≥0.5' < 10'	B5.5
10' < 28'	D7	10' < 31'	C3.5
28' < 34'	E5	31'-40'	D4.5
34'-40'	F5		
SIZE: 5' x 8'			
≥0.5' < 7'	C6.5	≥0.5' < 8'	B5.5
7' < 13'	D7	8' < 17'	B5.5
13' < 24'	E5	17' < 29'	C6.5
24'-40'	F5	29'-40'	C3.5
SIZE: 5' x 9'			
≥0.5' < 8'	C6.5	≥0.5' < 14'	B10
8' < 14'	D7	14' < 24'	B5.5
14' < 25'	E5	24' < 34'	C6.5
25'-40'	F5	34'-40'	C3.5
SIZE: 5' x UNLIMITED			
≥0.5' < 8'	B10	≥0.5' < 14'	B10
8' < 14'	D7	14' < 24'	B5.5
14' < 25'	E5	24' < 34'	C6.5
25'-40'	F5	34'-40'	C3.5

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 6' x 6'			
≥0.5' < 13'	C6.5	≥0.5' < 9'	D4.5
13' < 23'	D7	9' < 13'	E5
23'-40'	E5	13' < 18'	F5
		18' < 27'	F3.5
		27' < 33'	E3
		33'-40'	F5
SIZE: 6' x 7'			
≥0.5' < 8'	C6.5	≥0.5' < 8'	C6.5
8' < 16'	D7	8' < 12'	C3.5
16' < 28'	E5	12' < 21'	D4.5
28'-40'	F5	21' < 28'	E5
		28' < 35'	E3
		35'-40'	F5
SIZE: 6' x 8'			
≥0.5' < 6'	C6.5	≥0.5' < 6'	B5.5
6' < 13'	D7	6' < 11'	C6.5
13' < 22'	E5	11' < 17'	C3.5
22' < 33'	F5	17' < 22'	D4.5
33'-40'	G5	22' < 32'	E5
		32'-40'	E3
SIZE: 6' x 9'			
≥0.5' < 8'	D7	≥0.5' < 8'	B5.5
8' < 14'	E5	8' < 14'	C6.5
14' < 24'	F5	14' < 21'	C3.5
24'-34'	G5	21' < 25'	D4.5
		25'-34'	E5
SIZE: 6' x UNLIMITED			
≥0.5' < 8'	D7	≥0.5' < 8'	B5.5
8' < 14'	E5	8' < 14'	C6.5
14' < 24'	F5	14' < 21'	C3.5
24'-34'	G5	21' < 25'	D4.5
		25'-34'	E5
SIZE: 7' x 7'			
≥0.5' < 8'	C6.5	≥0.5' < 4'	C6.5
8' < 15'	D7	4' < 7'	C3.5
15' < 26'	E5	7' < 11'	D4.5
26'-40'	F5	11' < 22'	E3
		22' < 32'	F3.5
		32'-40'	G3.5
SIZE: 7' x 8'			
≥0.5' < 5'	C6.5	≥0.5' < 5'	C6.5
5' < 11'	D7	5' < 8'	C3.5
11' < 19'	E5	8' < 17'	D4.5
19' < 30'	F5	13' < 22'	E3
30'-40'	G5	22' < 30'	F3.5
		30'-40'	G3.5
SIZE: 7' x 9'			
≥0.5' < 9'	D7	≥0.5' < 7'	C6.5
9' < 15'	E5	7' < 10'	C3.5
15' < 25'	F5	10' < 16'	D4.5
25' – 34'	G5	16' < 21'	E5
		21' < 29'	F5
		29'-34'	F3.5

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 8' x 8'			
≥0.5' < 10'	D7	≥0.5' < 9'	D4.5
10' < 19'	E5	9' < 13'	E5
19'-30'	F5	13' < 18'	F5
		18' < 23'	F3.5
		23'-30'	G3.5
SIZE: 8' x 9'			
≥0.5' < 8'	D7	≥0.5' < 7'	D7
8' < 14'	E5	7' < 9'	D4.5
14' < 23'	F5	9' < 15'	E3
23'-31'	G3.5	15' < 20'	F5
		20' < 23'	F3.5
		23'-31'	G3.5
SIZE: 9' x 9'			
≥0.5' < 8'	D7	≥0.5' < 7'	D4
8' < 14'	E5	7' < 10'	E5
14' < 22'	F5	10' < 11'	F3.5
		11' < 22'	G3.5
SIZE: 9"x9'x9" SLAB THICKNESS			
22' < 30'	F5	22' < 31'	F3.5
30'-40'	G5	31'-40'	G3.5
SIZE: 10"x10'x10" SLAB THICKNESS			
≥0.5' < 7'	D6.5	0.5' < 6'	D6.5
7' < 10'	D7	6' < 9'	D4.5
10' < 18'	E5	9' < 15'	E3
18' < 27'	F5	15' < 22'	F5
27'-32'	G5	22'-32'	G3.5
SIZE: 12"x12'x12" SLAB THICKNESS			
≥0.5' < 10'	D7	≥0.5' < 8'	D7
10' < 16'	E5	8' < 14'	E5
16' < 29'	F5	14' < 22'	F5
29'-35'	G5	22' < 30'	G5
		30'-35'	H4

SLAB AND WALL DESIGN TABLE NOTES

1. Size is the inside dimension(s) of a structure.
2. Slab reinforcements is appropriate for top, intermediate, and bottom slabs.
3. Bottom Slabs for precast 3'-0" x 3'-0" rectangular structures at 15' depth or less, may be 6" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Reinforcing schedules with larger areas of steel may be substituted for schedules with smaller bar or wire spacing, except that Schedule B10 may not be substituted for Schedule A6. See Index 425-001 for allowable bar spacing adjustments when larger areas of reinforcing are substituted.

TABLE 6 - SLAB DESIGNS ROUND STRUCTURES

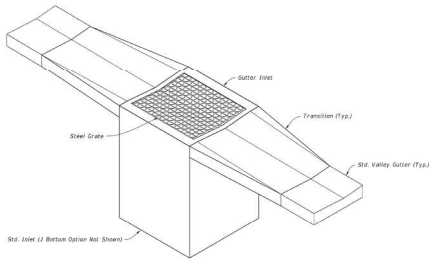
SLAB DEPTH	SLAB THICKNESS	REINF. (2-WAY) SCHEDULE
SIZE: 3'-6" DIAMETER		
2'-15"	6" Precast	D6.5
0.5' < 30'	8"	A6
30'-40'	8"	B5.5
SIZE: 4'-0" DIAMETER		
≥0.5' < 19'	8"	A6
19' < 30'	8"	B5.5
30'-40'	8"	C6.5
SIZE: 5'-0" DIAMETER		
≥0.5' < 15'	8"	B5.5
15' < 26'	8"	C6.5
26' < 35'	8"	D7
35'-40'	8"	D4.5
SIZE: 6'-0" DIAMETER		
≥0.5' < 9'	8"	B5.5
9' < 15'	8"	C6.5
15' < 32'	8"	C3.5
32' < 30'	8"	D4.5
30'-40'	8"	E5
SIZE: 7'-0" DIAMETER		
≥0.7' < 8'	8"	C3.5
8' < 16'	8"	D4.5
16' < 27'	8"	E5
27' < 27'	8"	E3
27'-40'	8"	F3.5
SIZE: 8'-0" DIAMETER		
≥0.5' < 10'	8"	D4.5
10' < 16'	8"	E3
16' < 19'	8"	E3
19' < 29'	8"	F3.5
29'-40'	10"	F5
SIZE: 10'-0" DIAMETER		
≥0.5' < 12'	10"	D4.5
12' < 20'	10"	E5
20' < 28'	10"	F5
28'-40'	10"	G3.5
SIZE: 12'-0" DIAMETER		
≥0.5' < 8'	10"	D4.5
8' < 13'	10"	E5
13' < 18'	10"	F5
18' < 26'	10"	G3.5
26'-40'	12"	G3.5

TABLES 5 AND 6

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION				425-010	4 of 4

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. All reinforcing is Grade 60 bars with 2" min. cover unless otherwise noted. See Index 425-001 for equivalent area of welded wire Fabric. Cut or bend bars out of way of pipe to clear pipe 1½".
3. Chamfer all exposed edges and corners ¾" or tool to ¾" radius.
4. Dimensions are for both precast and cast-in-place inlets unless otherwise noted.



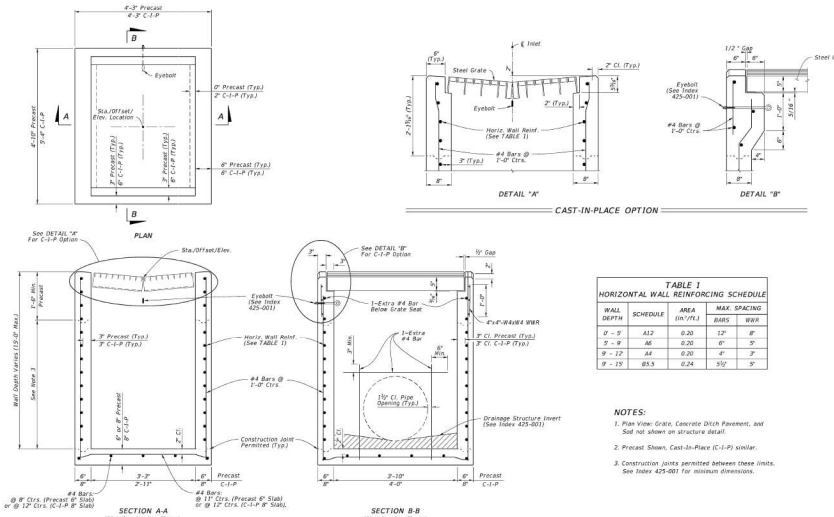
GUTTER INLET TYPE V
(Pipe Opening Not Shown)

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Steel Grate Details
4	Alternate A Structure Bottom – Top Slab Details

MODIFY FOR USF 5106 FRAME AND 6149 GRATE

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	GUTTER INLET TYPE V	INDEX	SHEET
11/01/20	REVISION				425-041	1 of 4



DIMENSIONAL AND REINFORCING DETAILS

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in^2/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 5'	A12	0.20	12"	8"
5' - 9'	A6	0.20	6"	5"
9' - 12'	A4	0.20	4"	3"
9' - 15'	B5.5	0.24	5½"	5"

NOTES:

1. Plan View: Grate, Concrete Ditch Pavement, and Sod not shown on structure detail.
2. Precast Shown, Cast-In-Place (C-I-P) similar.
3. Construction Joints permitted between these limits. See Index 425-001 for minimum dimensions.

DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	GUTTER INLET TYPE V	INDEX	SHEET
11/01/20	REVISION				425-041	2 of 4

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WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (13)

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

DESIGNER	DATE
CTB	11/15/2024
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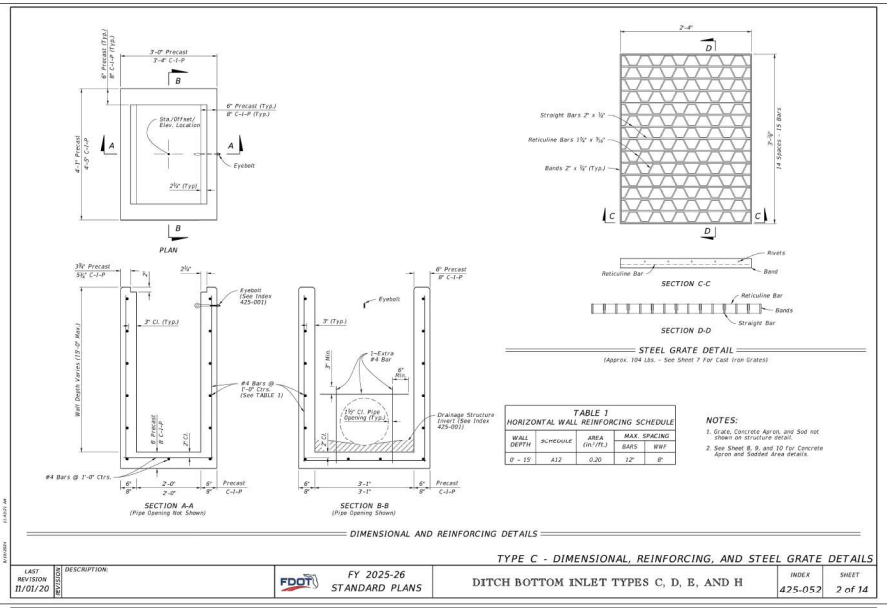


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

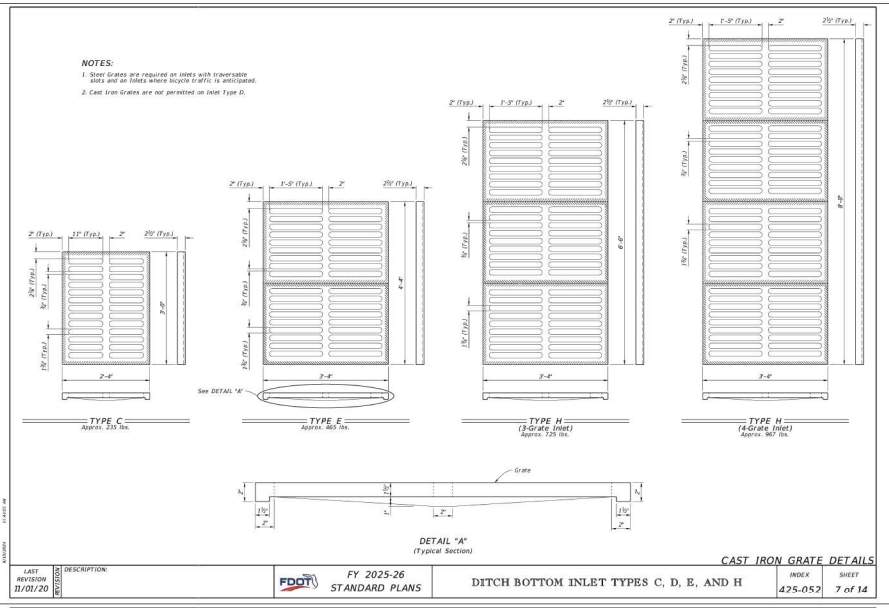
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20	REVISION				425-052	2 of 14



CAST IRON GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20	REVISION				425-052	7 of 14

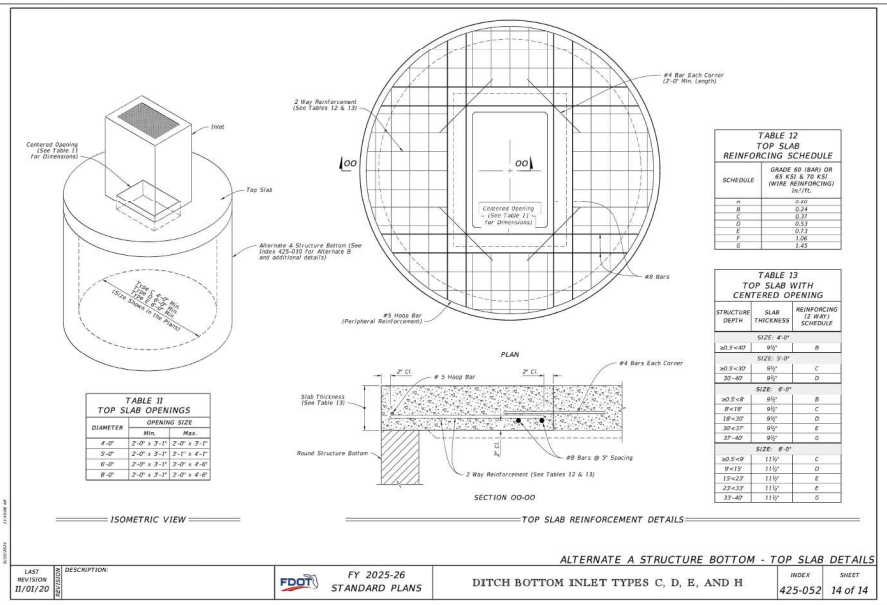


TABLE 11
TOP SLAB OPENINGS

DIAMETER	OPENING SIZE Min.	OPENING SIZE Max.
4'-0"	2'-0" x 3'-1"	2'-0" x 3'-1"
5'-0"	2'-0" x 3'-1"	3'-1" x 4'-1"
6'-0"	2'-0" x 3'-1"	3'-0" x 4'-0"
8'-0"	2'-0" x 3'-1"	3'-0" x 4'-0"

TABLE 12
TOP SLAB REINFORCING SCHEDULE

SCHEDULE	GRADE 60 (BAR) OR 65 KSI & 70 KSI (WIRE REINFORCING) In²/ft.
A	0.20
B	0.24
C	0.37
D	0.53
E	0.73
F	1.06
G	1.45

TABLE 13
TOP SLAB WITH CENTERED OPENING

STRUCTURE DEPTH	SLAB THICKNESS	REINFORCING (2 WAY) SCHEDULE
SIZE: 4'-0"		
≥0.5'<40'	9½"	B
SIZE: 5'-0"		
≥0.5'<30'	9½"	C
30'-40'	9½"	D
SIZE: 6'-0"		
≥0.5'<8'	9½"	B
8'<18'	9½"	C
18'<30'	9½"	D
30'<37'	9½"	E
37'-40'	9½"	G
SIZE: 8'-0"		
≥0.5'<9'	11½"	C
9'<15'	11½"	D
15'<23'	11½"	E
23'<33'	11½"	F
33'-40'	11½"	G

ALTERNATE A STRUCTURE BOTTOM - TOP SLAB DETAILS

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

GENERAL NOTES:

1. Unless 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 aluminum mitered end sections may be used with any type of side drain pipe except steel pipe. When bituminous coated metal pipe is specified for side drain pipe, construct the mitered end sections with like 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 either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated metal mitered end sections, make connection using a formed metal band specifically designated to join HDPE, PVC, SRPE, or PVC pipe. When used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.

3. 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 galvanizing that is damaged during beveling and perforating.

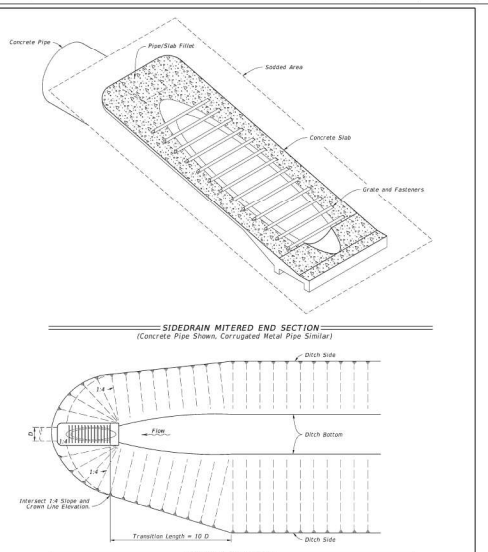
6. When existing multiple side drain pipes are spaced other than the dimensions shown in this Index, have nonparallel axes, or non-uniform sections, either construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.

7. Saddle Slope:
   1:4 Miter – Slope to ℄ 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"x38" or smaller and 1:2 for pipes 29"x45" or larger.
   Slope to the span line for pipe arch 28"x20" or smaller and 1:2 for pipe arch 33"x24" or larger.
   1:2 Miter – Slope to ℄ 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"x53" or larger.
   Slope 1:1 for all pipe arch sizes.

8. Quantities shown are for estimating purposes only.

TABLE OF CONTENTS:

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



LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX	SHEET
11/01/23	REVISION				430-022	1 of 7

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WILDWOOD, FLORIDA (S19, T18S, R23E)
DETAILS (14)

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

DESIGNER	DATE
CTB	11/15/2024
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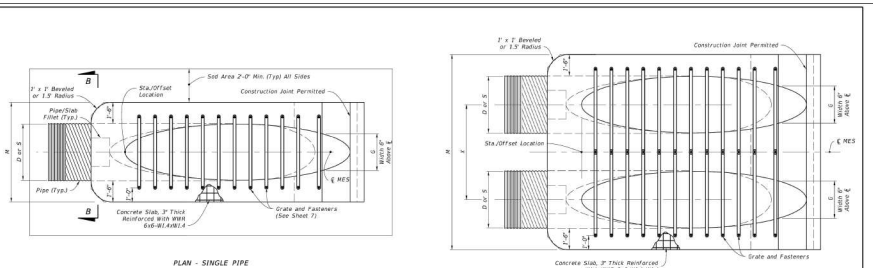


ROUND CORRUGATED PIPE
(Arched Pipe Similar)

SINGLE AND MULTIPLE CORRUGATED METAL PIPE

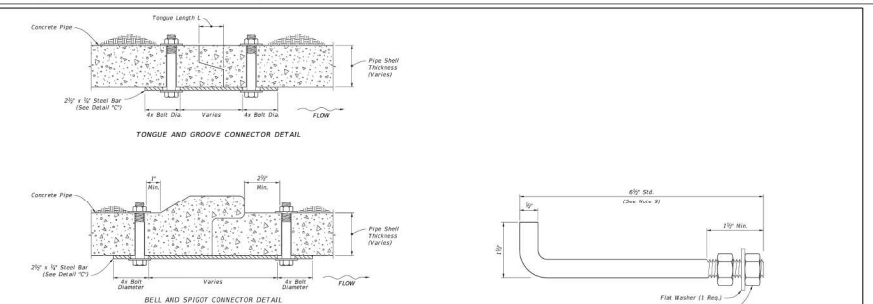
LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 4 of 7

SINGLE AND MULTIPLE CORRUGATED METAL PIPE DIMENSIONS AND QUANTITIES

Pipe Dia. D	Span S	Rise R	X	A	B	C	E	F	G	H	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	GRATE SIZES STANDARD WEIGHT PIPE	GRATE SIZES EXTRA STRONG PIPE	N	9" CONC. SLAB (CY) Single Pipe	9" CONC. SLAB (CY) Double Pipe	9" CONC. SLAB (CY) Triple Pipe	9" CONC. SLAB (CY) Quad. Pipe	SODDING (SY) Single Pipe	SODDING (SY) Double Pipe	SODDING (SY) Triple Pipe	SODDING (SY) Quad. Pipe
Round Corrugated Metal Pipe																									
8"	—	—	2'-0"	2.5'	0.72'	2.22'	0.5'	4.0'	0.58'	3.2'	9.75'	5.13'	7.75'	9.75'	1.04			0.52	0.90	1.22	1.54	5	8	8	9
10"	—	—	2'-2"	2.5'	1.34'	3.84'	1.7'	5.0'	0.81'	3.7'	3.92'	6.06'	8.25'	10.41'	1.04			0.64	0.99	1.34	1.70	7	8	9	10
12"	—	—	2'-4"	2.5'	2.06'	4.96'	2.5'	6.0'	1.00'	4.0'	4.08'	6.42'	8.75'	11.08'	1.04			0.68	1.09	1.48	1.88	7	8	10	11
15"	—	—	2'-7"	2.5'	3.09'	5.59'	3.0'	7.0'	1.27'	4.0'	4.33'	6.92'	9.50'	12.08'	1.04			0.64	1.00	1.35	1.71	8	9	10	11
18"	—	—	2'-10"	2.5'	4.12'	6.62'	4.0'	8.0'	1.41'	4.0'	4.58'	7.42'	10.25'	13.08'	1.04			0.69	1.09	1.49	1.89	9	10	11	12
24"	—	—	3'-5"	2.5'	6.18'	8.68'	6.0'	10.0'	1.73'	4.0'	5.08'	8.50'	11.92'	15.33'	1.04			0.83	1.34	1.82	2.34	10	11	12	14
30"	—	—	4'-1"	2.5'	8.25'	10.75'	8.0'	12.0'	2.00'	4.0'	5.58'	9.83'	14.08'	18.33'	1.04	210#	3#	0.96	1.63	2.32	2.99	11	13	15	17
36"	—	—	5'-1"	2.5'	10.31'	12.81'	10.0'	14.0'	2.24'	4.0'	6.08'	11.17'	16.25'	21.33'	1.04	210#	3#	1.08	1.92	2.77	3.62	12	14	17	19
42"	—	—	6'-0"	2.5'	12.35'	14.85'	12.0'	16.0'	2.65'	4.0'	6.58'	12.58'	18.58'	24.58'	1.04	210#	3#	1.20	2.26	3.34	4.41	13	16	18	21
48"	—	—	6'-8"	2.5'	14.43'	16.93'	14.0'	18.0'	2.83'	4.0'	7.08'	13.83'	20.58'	27.33'	1.04	210#	3½"	1.60	3.11	4.62	6.11	14	17	20	23
54"	—	—	7'-3"	2.5'	16.52'	19.02'	16.0'	20.0'	3.00'	4.0'	7.58'	15.08'	22.58'	30.08'	1.04	3#	4"	1.74	3.61	5.37	7.13	15	18	22	26
60"	—	—	7'-8"	2.5'	18.58'	21.08'	18.0'	22.0'	3.00'	4.0'	8.08'	16.58'	25.08'	33.58'	1.04	3#	4"	1.74	4.03	6.31	8.59	16	20	24	28
—	17"	13"	2'-0"	2.5'	3.83'	4.83'	2.33'	7'	1.59'	4.9'	4.50'	7.00'	9.50'	12.00'	1.04			0.62	0.95	1.27	1.60	8	9	10	11
—	21"	15"	2'-10"	2.5'	5.09'	5.59'	3.00'	8'	1.79'	5.0'	4.83'	7.67'	10.50'	13.33'	1.04			0.69	1.06	1.44	1.77	8	9	11	12
—	28"	20"	3'-5"	2.5'	4.81'	7.31'	4.67'	9'	2.22'	4.9'	5.42'	8.83'	12.25'	15.67'	1.04			0.81	1.26	1.73	2.19	9	11	12	14
—	35"	24"	4'-0"	2.5'	6.18'	8.68'	6.00'	11'	2.55'	5.0'	6.00'	10.00'	14.00'	18.00'	1.04	210#	3"	0.94	1.51	2.09	2.66	10	12	14	15
—	42"	29"	4'-9"	2.5'	7.90'	10.40'	7.67'	12'	2.97'	4.3'	6.58'	11.33'	16.08'	20.83'	1.04	210#	3½"	1.06	1.76	2.46	3.16	11	13	15	17
—	49"	33"	5'-8"	2.5'	9.28'	11.78'	9.00'	14'	3.34'	5.0'	7.17'	12.67'	18.17'	23.67'	1.04	210#	3½"	1.19	2.02	2.84	3.68	12	14	17	19
—	57"	38"	6'-4"	2.5'	11.00'	13.50'	10.67'	16'	3.65'	5.3'	7.83'	14.17'	20.50'	26.83'	1.04	3"	4"	1.35	2.35	3.35	4.36	13	16	19	22
—	64"	43"	7'-1"	2.5'	12.73'	15.23'	12.33'	17'	3.89'	4.7'	8.42'	15.50'	22.58'	29.67'	1.04	3"	4"	1.50	2.70	3.86	5.03	14	17	20	24
—	71"	47"	7'-10"	2.5'	14.09'	16.59'	13.67'	19'	4.14'	5.2'	9.00'	16.83'	24.67'	32.50'	1.04	3"	4"	1.62	2.94	4.27	5.59	15	18	22	25

CORRUGATED METAL PIPE DIMENSIONS AND QUANTITIES

LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 5 of 7



NOTES:
1. Use galvanized steel for all bars, bolts, nuts, and washers.
2. Two connectors required per joint, located 60° right and left of bottom center of pipe.
3. Bolt holes in pipe shell are to be drilled.

Bolt Dia	Pipe Dia
⅝"	15" to 30"
¾"	42" to 72"

CONCRETE PIPE CONNECTION DETAIL
DETAIL "C"

DETAIL "D"

NOTES:
1. Anchors required for CMP only.
2. Use galvanized steel for all anchors, nuts, and washers.
3. Bend anchor where required to center in concrete slab.
4. Repair damaged surfaces after bending.
5. Space anchors a distance equal to four (4) corrugations.
6. Place the anchors in the outside crest of corrugation.
7. Place flat washers on inside wall of pipe.
8. Drill or punch holes in the mitered end pipe; burning not permitted.
9. A ⅝" x ½" bolt substitution is permitted.

CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAILS

LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 6 of 7

NOTES:
1. ⅝" x 3" 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. ⅝" galvanized bolt hex head bolt shown; either hex head or square head bolt may be used. Use only hex nuts.
3. Make the specified weld when the fabricated unit is subject to hazardous hauls and repeated handling. Tack welds are permitted for local or job site fabrication. Galvanizing over welded surface not required.
4. Omit on trailing downstream ends on divided roadways.
5. Use grates on all round pipes 30" or greater, Pipe arches 35" x 24" or greater, and elliptical pipe 19" x 30" or greater, unless excluded in the Plans. Use grates on smaller pipes only when called for in the Plans.

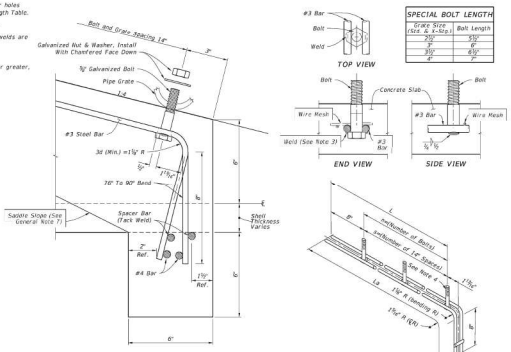
CONCRETE PIPE

ROUND PIPE Pipe Dia.	s	n	L	La	ELLIPTICAL PIPE Drain Size	s	n	L	La
*15"	3	4	4'-0"	4'-11"	*19"x15"	2	3	2'-10"	3'-9"
*18"	4	5	5'-2"	6'-1"	*24"x19"	3	4	4'-0"	4'-11"
*24"	6	7	7'-8"	8'-3"	19"x30"	4	5	5'-2"	6'-1"
30"	7	8	8'-8"	9'-7"	24"x38"	5	6	6'-4"	7'-3"
36"	9	10	11'-0"	11'-11"	29"x45"	7	8	8'-8"	9'-7"
42"	11	12	13'-4"	14'-3"	34"x53"	8	9	9'-10"	10'-9"
48"	13	14	15'-8"	16'-7"	38"x60"	10	11	12'-2"	13'-1"
54"	14	15	18'-10"	17'-9"	43"x68"	11	12	13'-6"	14'-5"
60"	16	17	19'-2"	20'-1"	48"x76"	13	14	15'-0"	15'-9"
					53"x83"	14	15	16'-10"	17'-9"
					58"x91"	15	16	18'-0"	18'-11"

CORRUGATED METAL PIPE

ROUND PIPE Pipe Dia.	s	n	L	La	ARCHED PIPE Drain Size	s	n	L	La
*15"	2	3	2'-10"	3'-9"	*17"x13"	2	2	2'-6"	3'-2"
*18"	3	4	4'-0"	4'-11"	*21"x15"	2	3	2'-10"	3'-9"
*24"	5	6	6'-4"	7'-3"	*28"x20"	3	4	4'-0"	4'-11"
30"	7	8	8'-8"	9'-7"	35"x24"	5	6	6'-4"	7'-3"
36"	8	9	9'-10"	10'-9"	42"x29"	6	7	7'-8"	8'-7"
42"	10	11	12'-2"	13'-1"	49"x33"	7	8	8'-8"	9'-7"
48"	12	13	14'-6"	15'-5"	57"x38"	9	10	11'-0"	11'-11"
54"	14	15	16'-10"	17'-9"	64"x43"	10	11	12'-2"	13'-1"
60"	15	16	18'-0"	18'-11"	71"x47"	12	13	14'-6"	15'-5"

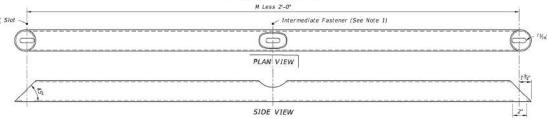
* See Note 5



NOTE:
1. Install intermediate slot and fastener for multiple drain pipes only.

Options for top opening:
a. 4" of 8" mill head cut, 1" deep
b. 2" diameter drilled hole
c. 11/16" x 2" slot

Bottom opening: 11/16" x 2" slot.



GRATE DETAIL
(For Single and Multiple Pipes)

FASTENER UNIT AND GRATE DETAILS

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 7 of 7

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. 28549
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL. 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

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

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

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License No. 88690
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Signature must be verified on any electronic copies.

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COLE T. BUCK P.E. 88690

SHEET
C067

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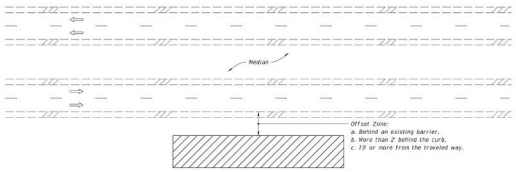


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. 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.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS:

Work Area

Lane Identification and Direction of Traffic

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

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. 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 60 minutes or less.
4. 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.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (NOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

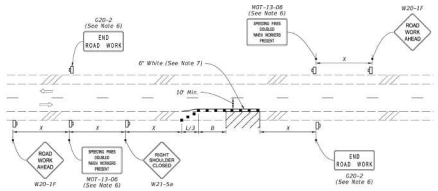
SYMBOLS:

Work Area

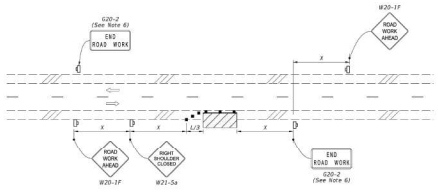
Channelizing Device (See Index 102-600)

Work Zone Sign

Lane Identification and Direction of Traffic

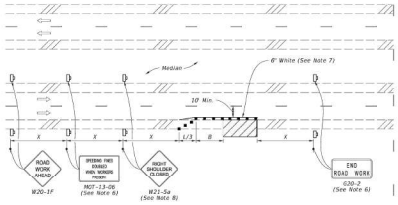


TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS

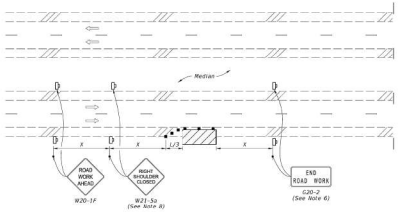


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

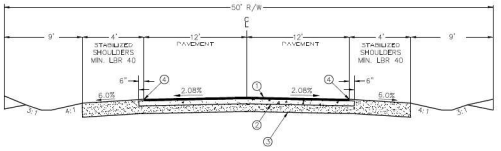
Work Area

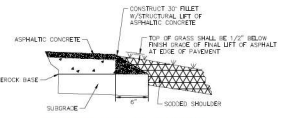
Channelizing Device (See Index 102-600)

Work Zone Sign

Lane Identification and Direction of Traffic

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





ASPHALT SAFETY EDGE DETAIL

LEGEND

1. 1.5" MIN. TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)
2. 6" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.
3. 12" STABILIZED SUBGRADE, LBR 40
4. ASPHALT SAFETY EDGE

MINOR LOCAL ROAD SWALE DRAINAGE 2-LANE MODIFIED FOR 50' ROW

MIN. DESIGN SPEED = 30 MPH

ALANN ENGINEERING GROUP, INC.
CIVIL ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 673-3926
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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, COUNTY & 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

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SHEET
C068

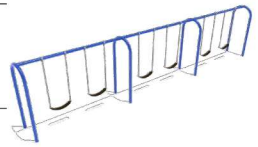
8 feet high Elite Arch Post Swing - 3 Bays

Product Specifications

Model number: PSW007WSPB
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:
Chains 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 | PFS068
- Project Longshot | PFN011
- Single Post Triple Wing Climber | Playground-...
- Fortnight Festival D PCT066 D Playground-E-...
- Wagging Tails Bundle | PDP017 | Playground-...

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

Playground Equipment

PlaygroundEquipment.com
3876 North 700 West
Greenfield, IN 46140
Toll Free 1-800-667-0097 International 1-317-747-0203

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TEL: (386) 672-7960
FAX: (386) 673-3927

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

NO.	DATE	REVISION	BY
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DESIGNER	CTB
DRAWN BY	CTB
DATE	11/15/2024
SCALE	AS NOTED
PROJECT	2416-1

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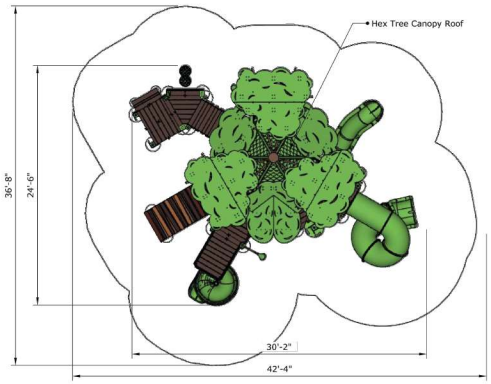
SHEET
C069

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

Conceptual Renderings Only. Subject to change without notice at SRP's Discretion

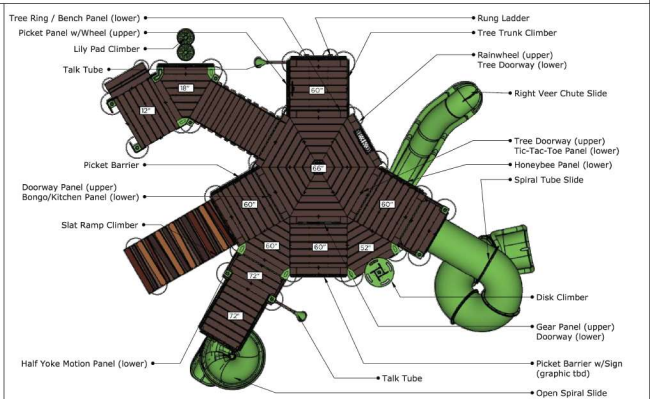


Ages	Capacity	Use Zone	Fall Height	Actual Size	Timber Count	Elevated Activities		Ground Level Accessible Play Activities	Ground Level Accessible Activity Types
5-12	99	43'X37'	6'	32'X25'	35	11	Required	4	3
							Provided	1	1

Scale: 1/8" = 1'

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

Conceptual Renderings Only. Subject to change without notice at SRP's Discretion



Ages	Capacity	Use Zone	Fall Height	Actual Size	Timber Count	Elevated Activities		Ground Level Accessible Play Activities	Ground Level Accessible Activity Types
5-12	99	43'X37'	6'	32'X25'	35	11	Required	4	3
							Provided	1	1

Scale: 1/4" = 1'

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

Conceptual Renderings Only. Subject to change without notice at SRP's Discretion

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EST. 1877
WILDWOOD
FLORIDA

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.

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Name (Print) Joel Rosenberg **Date** 10/22/2025 | 2:13 PM EDT

Signature Signed by: 243FA6A7D3F14A7...

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1588 Tillman Villas Final Plat**

REQUESTED ACTION: The Project Review Committee recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

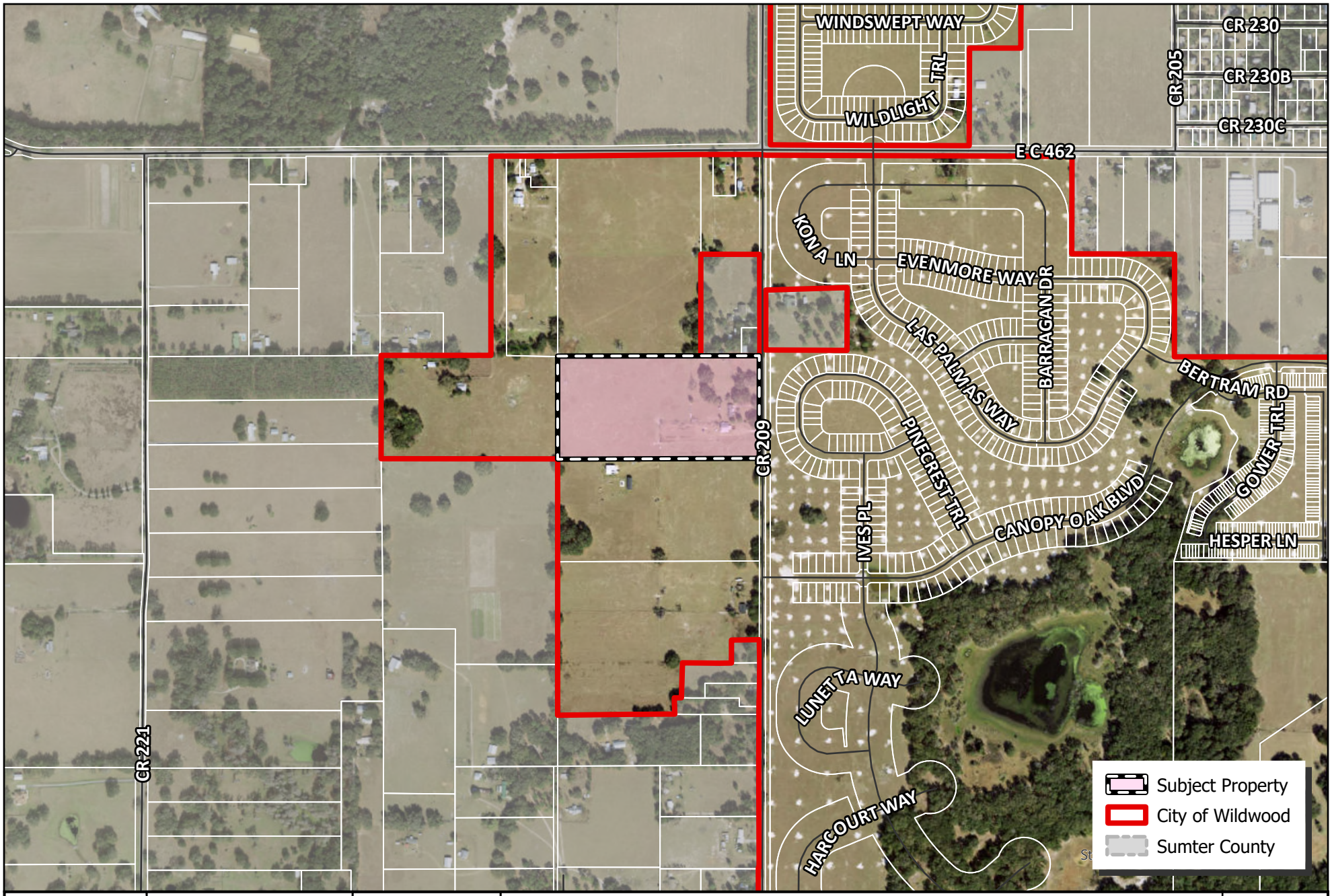
Case Number	A25-1588 Tillman Villas Final Plat
Owner(s)	LGI Homes - Florida, LLC
Applicant(s)	Hamilton Engineering & Surveying, LLC, Ryan McCaffrey, Aaron Murphy, & Lisa Olson
Acreage	19.91 +/-
Property Location	The subject property is generally located approximately 0.25 miles south of the intersection of E C 462 and CR 209
Parcel	C36-005
Date	November 25, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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: 11/25/2025

Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 195 390 780

#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

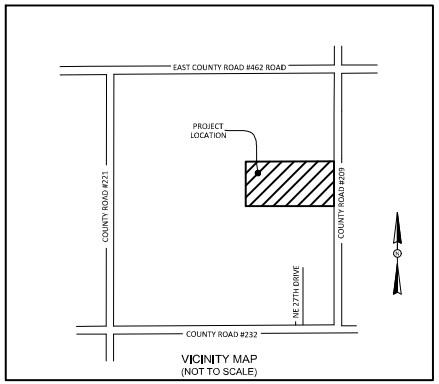
PLAT BOOK _____ PAGE _____
SHEET 1 OF 8

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°16'52" EAST, A DISTANCE OF 661.31 FEET; THENCE DEPARTING SAID NORTHEAST 1/4 OF SECTION 36, NORTH 89°54'08" WEST, A DISTANCE OF 18.61 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°54'04" WEST, A DISTANCE OF 1,310.04 FEET; THENCE NORTH 00°03'20" EAST, A DISTANCE OF 661.21 FEET; THENCE NORTH 89°49'12" EAST, A DISTANCE OF 1,309.79 FEET; THENCE SOUTH 00°02'01" WEST, A DISTANCE OF 663.07 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE PARCEL CONTAINING 19.91 ACRES, MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)

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 177.091(27))

DEDICATION:

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

1. TO THE CITY OF WILDWOOD FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
   A) A PUBLIC UTILITY EASEMENT ACROSS TRACT RW, TOGETHER WITH A TEN (10) FOOT WIDE NON-EXCLUSIVE 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 READING.
   B) A NON-EXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT ACROSS TRACT R/W FOR EMERGENCY, LAW ENFORCEMENT, CITY OF WILDWOOD MAINTENANCE PERSONNEL, POSTAL DELIVER, PICKUP AND DELIVERY SERVICES, AND OTHER PERSONS OR AGENCIES PROVIDING SUCH SIMILAR SERVICES.
   C) ELECTRICAL UTILITY EASEMENTS 10.00 FEET IN FRONT LOTS FOR THE PURPOSE OF FEEDER LINES, ELECTRICAL LINES, AND EQUIPMENT.
   D) INGRESS / EGRESS EASEMENT AT INTERNAL DEVELOPMENT ROADS FOR ELECTRICAL UTILITIES EASEMENTS (FOR MAINTENANCE USE, PEDESTRIAN USE, AND UTILITY USE).
2. TO THE TILLMAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, (THE "HOA"),
   A) TRACTS "B1", "B2", "B3", "B4", "B5", "OS1", "OS2", "OS3A", "OS3B", "OS3C", "OS3D", "OS3E", "OS4A", "OS4B", "OS4C", "OS4D", "OS4E", "OS4F", "OS4G", "OS5", "OS6", "OS7", "OS8", "P", AND "RW" FOR CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF ALL INFRASTRUCTURE AND FACILITIES AUTHORIZED TO BE PERFORMED BY THE HOA.
   D) A NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS ALL PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND INSTALLATION OF ALL INFRASTRUCTURE AND FACILITIES AUTHORIZED TO BE PERFORMED BY THE HOA
3. TO ANY PUBLIC OR PRIVATE ELECTRIC UTILITY, WHETHER OR NOT OPERATED BY SUMTER COUNTY OR A HOMEOWNER'S ASSOCIATION, AND FOR PURPOSES OF THIS PLAT CONSIDERED A PUBLIC UTILITY PURSUANT TO SECTION 177.081, FLORIDA STATUTES:
   A) A NON-EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS ALL AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT," "ELECTRICAL UTILITY EASEMENT," OR SIMILAR, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND RELOCATION OF UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONDUITS, CABLE, TRANSFORMERS, SWITCHGEAR, METERING EQUIPMENT, AND RELATED APPURTENANCES.
   B) A NON-EXCLUSIVE RIGHT OF ACCESS OVER AND ACROSS ALL RIGHTS-OF-WAY, TRACTS, AND EASEMENTS SHOWN ON THIS PLAT, INCLUDING THOSE DEDICATED TO THE COUNTY OR HOA, AS MAY BE REASONABLY NECESSARY TO ACCESS AND MAINTAIN SUCH UNDERGROUND ELECTRIC FACILITIES.
   C) THIS DEDICATION CONFIRMS THAT ALL EASEMENTS SHOWN ON THE PLAT FOR UTILITY PURPOSES MAY BE USED FOR ELECTRIC UTILITY INSTALLATIONS, WITHOUT LIMITATION TO LOCATION OR WIDTH, TO THE EXTENT SHOWN ON THE PLAT.

OWNER: LGI HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BRIAN MARTIN, OFFICER

WITNESS

PRINT NAME

MAILING ADDRESS

WITNESS

PRINT NAME

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 LGI 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:

NOTES

1. 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.
2. THE COORDINATE VALUES SHOWN HEREON ARE BASED NORTH AMERICAN DATUM 1983,90 - STATE PLANE COORDINATES - FLORIDA WEST ZONE - U.S. FEET.
3. PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT TO SUMTER ELECTRIC PER OFFICIAL RECORDS BOOK 3393, PAGE 677 (BLANKET TYPE).
4. THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
5. BEARINGS SHOWN HEREON ARE BASED FLORIDA STATE PLANE COORDINATES SYSTEM, WEST ZONE, WITH A BEARING OF NORTH 00°05'52" EAST ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 22 EAST.
6. 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 ON _____, 2025, AT_____
FILE NUMBER _____
PLAT BOOK_____ PAGE _____

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CERTIFICATE OF ACCPTANCE

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

PRINT NAME

WITNESS

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:

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUES 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 THIS PLAT.

SIGNATURE

DATE

PRINT NAME

REGISTRATION NO.

CERTIFICATE OF SURVEYOR

I, AARON J. MURPHY, THE UNDERSIGNED LICENSED AND REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS(PRM's) WERE SET ON THE ____DAY OF _____, 2025; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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
TEL (813) 250-3535
FAX (813) 250-3636

DATE

HAMILTON
ENGINEERING & SURVEYING, LLC

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: 407.362.5929

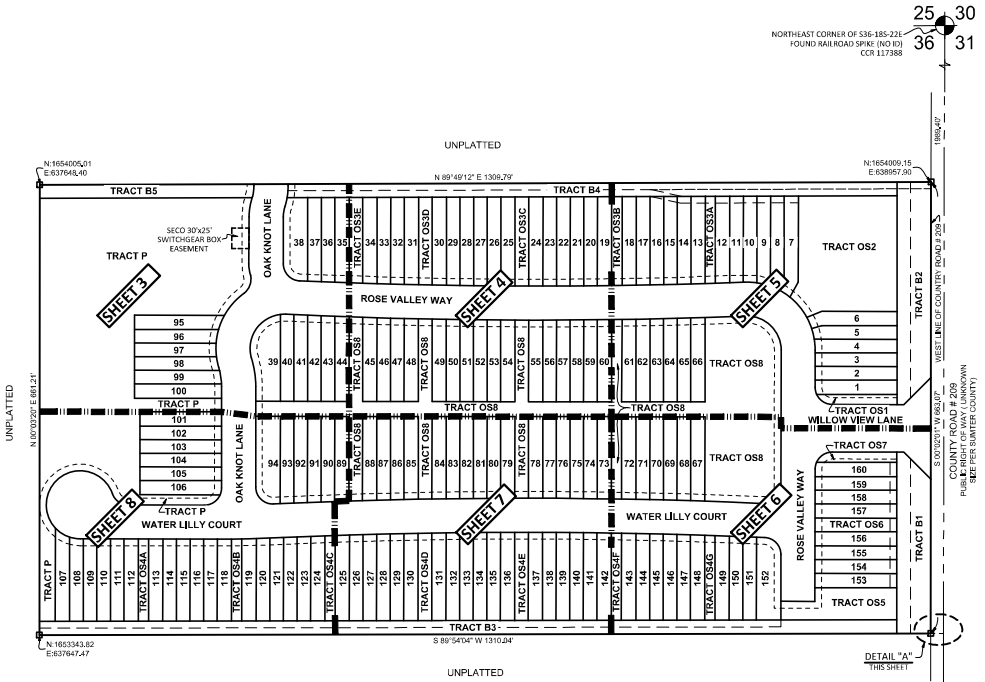
TILLMAN VILLAS

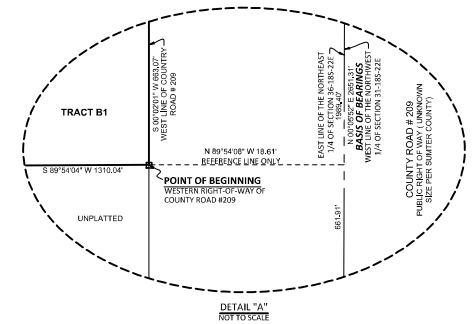
A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

BOUNDARY & KEY SHEET

PLAT BOOK _____ PAGE _____

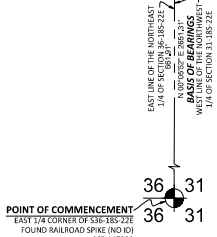
SHEET 2 OF 8





TRACT TABULATION:

TRACT B1	= LSB, UE, OS, AND AE
TRACT B2	= LSB, UE, OS, AND AE
TRACT B3	= LSB, UE, OS, AND DE
TRACT B4	= LSB, UE, OS, AND DE
TRACT B5	= LANDSCAPE BUFFER AND OPEN SPACE
TRACT OS1	= OPEN SPACE
TRACT OS2	= OPEN SPACE AND COMPENSATION STORAGE
TRACT OS3A	= OPEN SPACE
TRACT OS3B	= OPEN SPACE
TRACT OS3C	= OPEN SPACE
TRACT OS3D	= OPEN SPACE
TRACT OS3E	= OPEN SPACE
TRACT OS4A	= OPEN SPACE
TRACT OS4B	= OPEN SPACE
TRACT OS4C	= OPEN SPACE
TRACT OS4D	= OPEN SPACE
TRACT OS4E	= OPEN SPACE
TRACT OS4F	= OPEN SPACE
TRACT OS4G	= OPEN SPACE
TRACT OS5	= OPEN SPACE AND AMENITY
TRACT OS6	= OPEN SPACE
TRACT OS7	= OPEN SPACE
TRACT OS8	= OPEN SPACE, AMENITY, COMPENSATION STORAGE
TRACT P	= POND
TRACT RW	= RIGHT-OF-WAY (PRIVATE)



LEGEND

□	= SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON LB #6405".
■	= FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON LB #6405", UNLESS NOTED OTHERWISE.
●	= SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #6405".
AE	= ACCESS EASEMENT
AM	= AMENITY
BDRY	= BOUNDARY
CCR	= CERTIFIED CORNER RECORD
CS	= COMPENSATION STORAGE
DE	= DRAINAGE EASEMENT
LB	= LICENSE BUSINESS
LSB	= LANDSCAPE BUFFER
(NR)	= NON-RADIAL LINE
O/A	= OVERALL
ORB	= OFFICIAL RECORDS BOOK
OS	= OPEN SPACE
(R)	= RADIAL LINE
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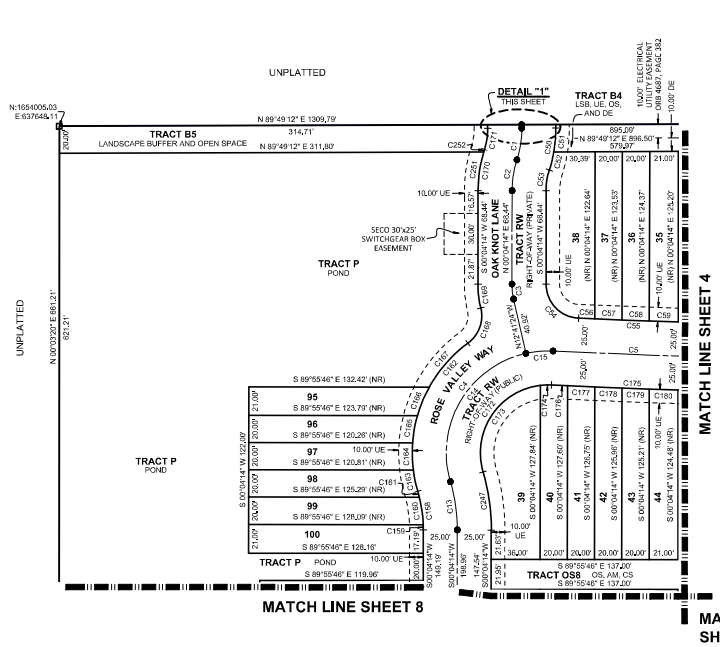
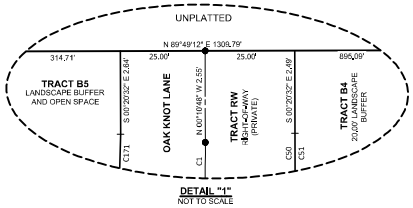
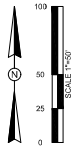
TILLMAN VILLAS

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

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8







CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	75.00'	N 08°39'51" E	23.50'	23.80'	18°01'42"
C2	75.00'	S 08°52'28" W	22.96'	23.05'	17°36'28"
C3	50.00'	S 06°18'35" E	11.11'	11.14'	12°45'38"
C4	75.00'	S 38°09'01" W	122.12'	142.69'	109°00'25"
C5	7975.00'	S 89°46'03" E	673.83'	674.03'	4°50'33"
C13	125.00'	N 08°08'29" W	35.71'	35.83'	16°25'26"
C14	75.00'	N 30°28'42" E	108.40'	122.66'	93°39'48"
C15	75.00'	N 84°58'55" E	20.02'	20.08'	15°20'36"
C50	100.00'	N 08°40'05" E	31.32'	31.45'	18°01'14"
C51	100.00'	N 04°41'52" E	17.57'	17.59'	10°04'47"
C52	100.00'	N 13°42'29" E	13.85'	13.86'	7°56'26"
C53	50.00'	S 08°52'28" W	15.31'	15.37'	17°36'28"
C54	25.00'	S 43°42'04" E	34.59'	38.20'	87°32'37"
C55	7950.00'	S 89°49'51" E	654.13'	654.31'	4°42'56"
C56	7950.00'	S 87°31'00" E	12.08'	12.08'	0°05'13"
C57	7950.00'	S 87°37'56" E	20.02'	20.02'	0°08'39"
C58	7950.00'	S 87°46'35" E	20.01'	20.01'	0°08'39"
C59	7950.00'	S 87°55'27" E	21.01'	21.01'	0°09'05"
C158	100.00'	N 08°08'29" W	28.57'	28.67'	16°25'26"
C159	100.00'	N 01°01'14" W	3.81'	3.81'	2°10'56"
C160	100.00'	N 07°54'25" W	20.20'	20.23'	11°35'27"
C161	100.00'	N 15°01'40" W	4.63'	4.63'	2°39'03"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C162	100.00'	S 18°41'30" W	114.84'	122.33'	70°05'23"
C163	100.00'	N 11°48'04" W	15.87'	15.89'	9°06'15"
C164	100.00'	N 01°30'27" W	20.01'	20.04'	11°28'58"
C165	100.00'	N 10°03'42" E	20.31'	20.34'	11°39'21"
C166	100.00'	N 22°24'27" E	22.70'	22.75'	13°02'11"
C167	100.00'	N 41°19'52" E	42.97'	43.30'	24°48'39"
C168	25.00'	N 20°08'09" E	27.87'	29.32'	67°12'05"
C169	75.00'	S 06°41'50" E	17.68'	17.72'	13°32'08"
C170	100.00'	S 08°52'28" W	30.61'	30.73'	17°36'28"
C171	50.00'	N 08°40'05" E	15.66'	15.73'	18°01'14"
C172	50.00'	S 38°09'01" W	81.42'	95.13'	109°00'25"
C173	50.00'	N 33°30'20" E	76.45'	87.02'	99°43'02"
C174	50.00'	N 88°00'32" E	8.16'	8.11'	9°17'23"
C175	8000.00'	S 89°46'03" E	675.94'	676.14'	4°50'33"
C176	8000.00'	S 87°23'20" E	11.92'	11.92'	0°05'07"
C177	8000.00'	S 87°30'12" E	20.02'	20.02'	0°08'36"
C178	8000.00'	S 87°38'48" E	20.02'	20.02'	0°08'36"
C179	8000.00'	S 87°47'24" E	20.01'	20.01'	0°08'36"
C180	8000.00'	S 87°56'13" E	21.01'	21.01'	0°09'02"
C247	150.00'	N 08°08'29" W	42.85'	43.00'	16°25'26"
C251	100.00'	N 08°18'27" E	28.65'	28.75'	16°28'24"
C252	100.00'	N 17°06'40" E	1.98'	1.98'	1°08'03"

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", UNLESS NOTED OTHERWISE.
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SECO = SUMTER ELECTRIC COOPERATIVE
ROW = RIGHT-OF-WAY
UE = UTILITY EASEMENT

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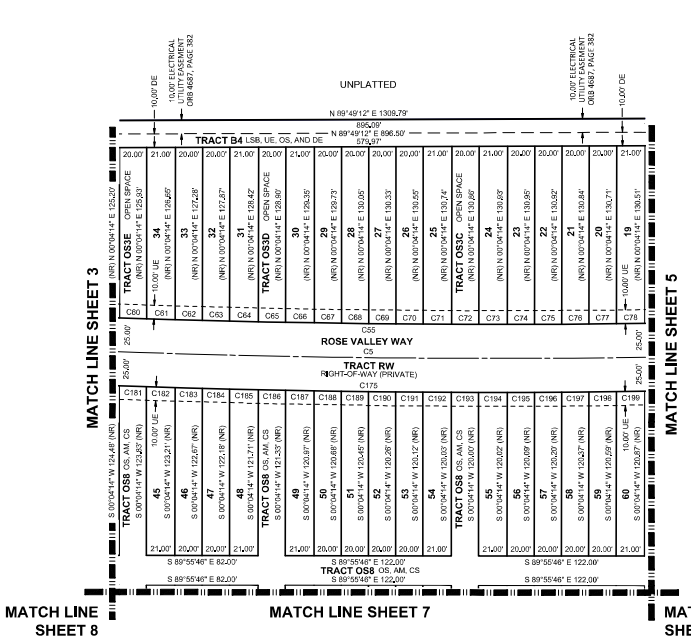
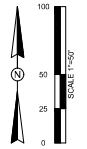
TILLMAN VILLAS

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

PLAT BOOK _____ PAGE _____

SHEET 4 OF 8





CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C5	7975.00'	S 89°46'03" E	673.83'	674.03'	4°50'33"
C55	7950.00'	S 89°49'51" E	654.13'	654.31'	4°42'56"
C60	7950.00'	S 88°04'20" E	20.01'	20.01'	0°08'39"
C61	7950.00'	S 88°13'12" E	21.01'	21.01'	0°09'05"
C62	7950.00'	S 88°22'04" E	20.01'	20.01'	0°08'39"
C63	7950.00'	S 88°30'43" E	20.01'	20.01'	0°08'39"
C64	7950.00'	S 88°39'35" E	21.01'	21.01'	0°09'05"
C65	7950.00'	S 88°48'27" E	20.00'	20.00'	0°08'39"
C66	7950.00'	S 88°57'19" E	21.00'	21.00'	0°09'05"
C67	7950.00'	S 89°06'11" E	20.00'	20.00'	0°08'39"
C68	7950.00'	S 89°14'50" E	20.00'	20.00'	0°08'39"
C69	7950.00'	S 89°23'29" E	20.00'	20.00'	0°08'39"
C70	7950.00'	S 89°32'08" E	20.00'	20.00'	0°08'39"
C71	7950.00'	S 89°41'00" E	21.00'	21.00'	0°09'05"
C72	7950.00'	S 89°49'51" E	20.00'	20.00'	0°08'39"
C73	7950.00'	S 89°58'43" E	21.00'	21.00'	0°09'05"
C74	7950.00'	N 89°52'25" E	20.00'	20.00'	0°08'39"
C75	7950.00'	N 89°43'46" E	20.00'	20.00'	0°08'39"
C76	7950.00'	N 89°35'07" E	20.00'	20.00'	0°08'39"
C77	7950.00'	N 89°26'28" E	20.00'	20.00'	0°08'39"
C78	7950.00'	N 89°17'36" E	21.00'	21.00'	0°09'05"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C175	8000.00'	S 89°46'03" E	675.94'	676.14'	4°50'33"
C181	8000.00'	S 88°05'01" E	20.01'	20.01'	0°08'36"
C182	8000.00'	S 88°13'50" E	21.01'	21.01'	0°09'02"
C183	8000.00'	S 88°22'39" E	20.01'	20.01'	0°08'36"
C184	8000.00'	S 88°31'15" E	20.01'	20.01'	0°08'36"
C185	8000.00'	S 88°40'04" E	21.01'	21.01'	0°09'02"
C186	8000.00'	S 88°48'52" E	20.00'	20.00'	0°08'36"
C187	8000.00'	S 88°57'41" E	21.00'	21.00'	0°09'02"
C188	8000.00'	S 89°06'29" E	20.00'	20.00'	0°08'36"
C189	8000.00'	S 89°15'05" E	20.00'	20.00'	0°08'36"
C190	8000.00'	S 89°23'41" E	20.00'	20.00'	0°08'36"
C191	8000.00'	S 89°32'17" E	20.00'	20.00'	0°08'36"
C192	8000.00'	S 89°41'05" E	21.00'	21.00'	0°09'01"
C193	8000.00'	S 89°49'54" E	20.00'	20.00'	0°08'36"
C194	8000.00'	S 89°58'42" E	21.00'	21.00'	0°09'01"
C195	8000.00'	N 89°52'29" E	20.00'	20.00'	0°08'36"
C196	8000.00'	N 89°43'54" E	20.00'	20.00'	0°08'36"
C197	8000.00'	N 89°35'18" E	20.00'	20.00'	0°08'36"
C198	8000.00'	N 89°26'42" E	20.00'	20.00'	0°08'36"
C199	8000.00'	N 89°17'54" E	21.00'	21.00'	0°09'01"

LEGEND

- □ = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED "HAMILTON LB #8405".
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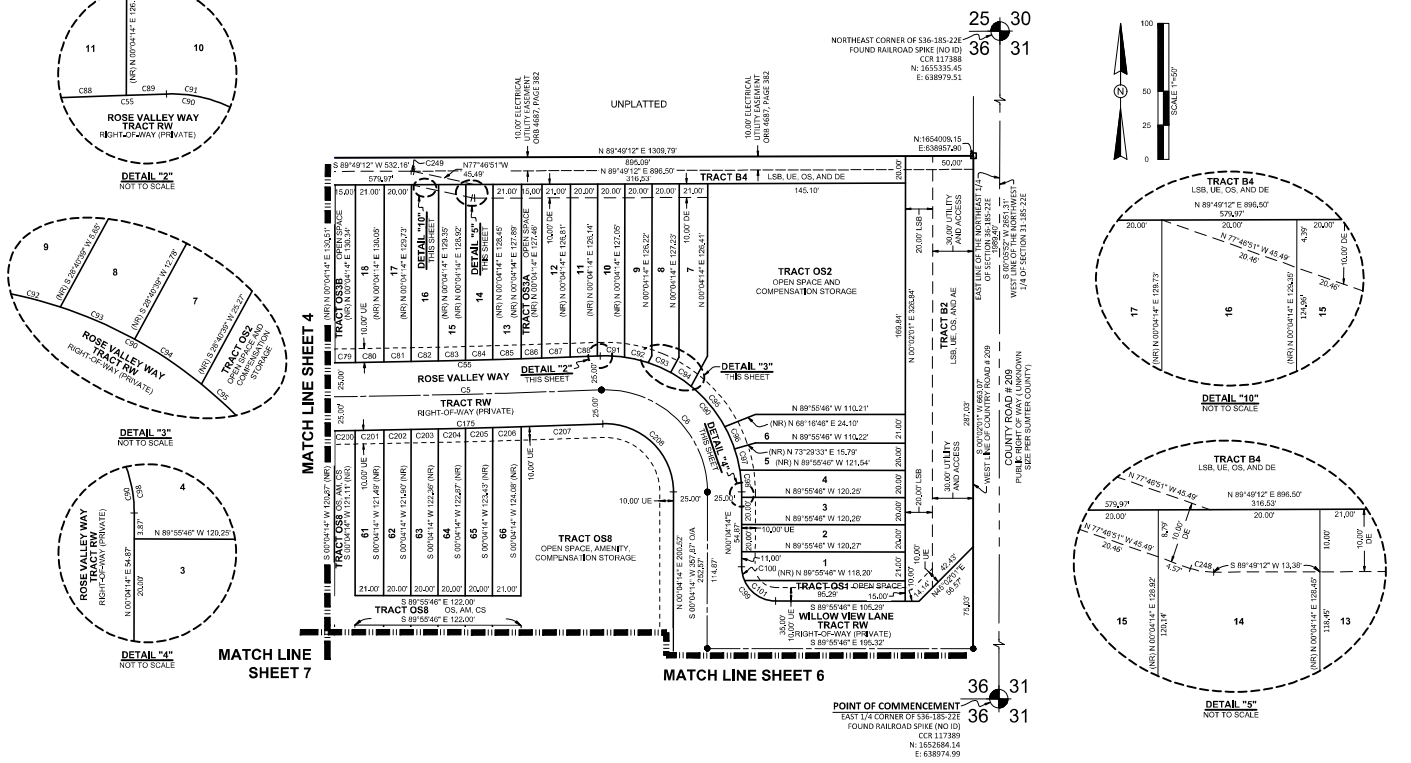
TILLMAN VILLAS

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

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C5	7975.00'	S 89°46'03" E	673.83'	674.03'	4°50'33"
C6	75.00'	N 46°03'32" W	108.14'	120.77'	92°15'34"
C55	7950.00'	S 89°49'51" E	654.13'	654.31'	4°42'56"
C79	7950.00'	N 89°09'49" E	15.00'	15.00'	0°06'29"
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°08'39"
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°10'33" E	15.01'	15.01'	0°06'29"
C87	7950.00'	N 88°02'46" E	21.01'	21.01'	0°09'05"
C88	7950.00'	N 87°53'54" E	20.01'	20.01'	0°08'39"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C89	7950.00'	N 87°49'08" E	2.06'	2.06'	0°00'53"
C90	100.00'	N 46°03'32" W	144.18'	161.02'	92°15'34"
C91	100.00'	S 87°02'06" E	17.97'	17.99'	10°18'26"
C92	100.00'	S 76°47'13" E	17.76'	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 39°50'41" E	38.53'	38.77'	22°12'59"
C96	100.00'	S 23°33'06" E	18.07'	18.10'	10°22'11"
C97	100.00'	S 13°47'23" E	15.96'	15.98'	9°09'14"
C98	100.00'	S 04°34'16" E	16.18'	16.20'	9°17'00"
C99	25.00'	S 44°55'46" E	35.36'	39.27'	90°00'00"
C100	25.00'	S 11°43'06" E	10.22'	10.29'	23°34'41"
C101	25.00'	S 56°43'06" E	27.39'	28.98'	66°25'19"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C175	8000.00'	S 89°46'03" E	675.94'	676.14'	4°50'33"
C200	8000.00'	N 89°10'09" E	15.00'	15.00'	0°06'27"
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°08'36"
C203	8000.00'	N 88°45'01" E	20.01'	20.01'	0°08'36"
C204	8000.00'	N 88°36'25" E	20.01'	20.01'	0°08'36"
C205	8000.00'	N 88°27'49" E	20.01'	20.01'	0°08'36"
C206	8000.00'	N 88°19'00" E	21.01'	21.01'	0°09'02"
C207	8000.00'	N 88°01'35" E	60.07'	60.07'	0°25'49"
C208	50.00'	N 46°03'32" W	72.09'	80.51'	92°15'34"
C248	10.00'	S 83°58'50" E	2.16'	2.16'	12°23'57"
C249	10.00'	N 83°58'50" W	2.16'	2.16'	12°23'57"

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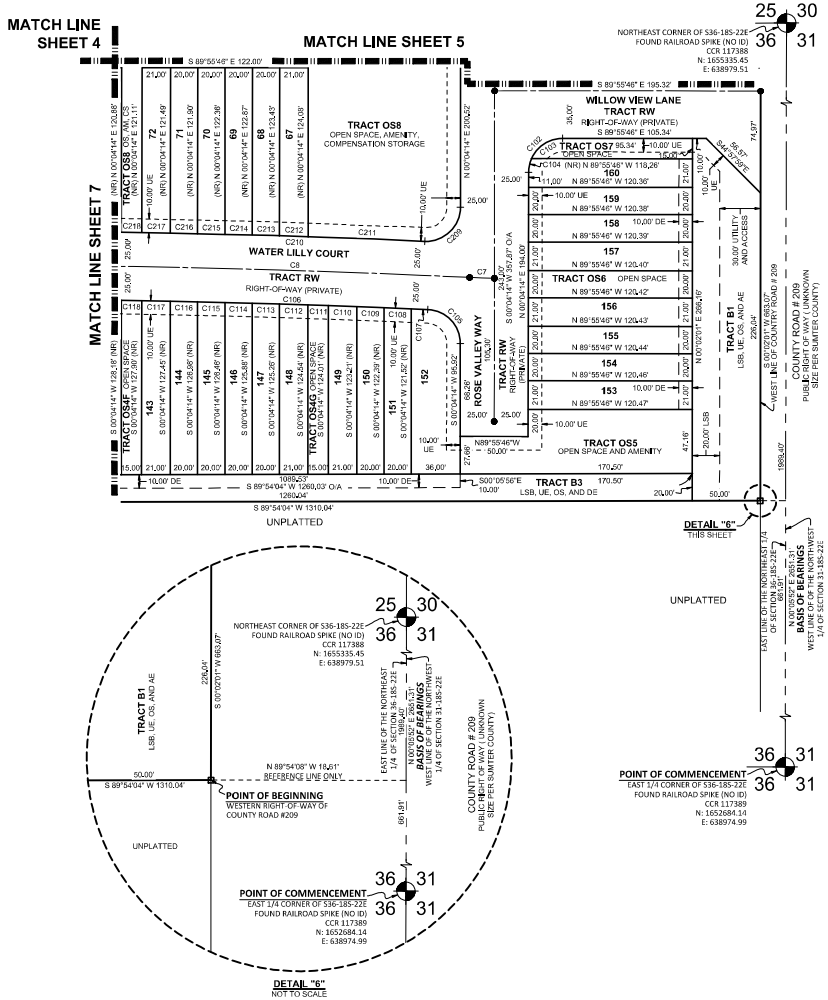
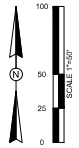
A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8





CURVE TABLE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C7	600.00'	S 86°06'26" E	16.16'	16.16'	1°44'04"
C8	7975.00'	N 89°54'16" W	741.44'	741.70'	5°19'43"
C102	25.00'	S 45°04'14" W	35.36'	39.27'	90°00'00"
C103	25.00'	N 56°51'35" E	27.39'	28.88'	66°25'19"
C104	25.00'	N 11°51'35" E	10.22'	10.29'	23°34'41"
C105	25.00'	N 43°41'29" W	34.58'	38.19'	87°31'27"
C106	7950.00'	S 89°59'20" W	709.52'	709.75'	5°06'55"
C107	7950.00'	N 87°29'49" W	12.09'	12.09'	0°05'14"
C108	7950.00'	N 87°36'46" W	20.02'	20.02'	0°08'39"
C109	7950.00'	N 87°45'25" W	20.01'	20.01'	0°08'39"
C110	7950.00'	N 87°54'17" W	21.01'	21.01'	0°09'05"
C111	7950.00'	N 88°02'05" W	15.01'	15.01'	0°06'29"
C112	7950.00'	N 88°09'52" W	21.01'	21.01'	0°09'05"
C113	7950.00'	N 88°18'44" W	20.01'	20.01'	0°08'39"
C114	7950.00'	N 88°27'23" W	20.01'	20.01'	0°08'39"
C115	7950.00'	N 88°36'02" W	20.01'	20.01'	0°08'39"
C116	7950.00'	N 88°44'41" W	20.00'	20.00'	0°08'39"
C117	7950.00'	N 88°53'33" W	21.00'	21.00'	0°09'05"
C118	7950.00'	N 89°01'20" W	15.00'	15.00'	0°06'29"
C209	25.00'	N 46°17'35" E	36.10'	40.34'	92°26'42"
C210	8000.00'	S 89°58'25" W	709.67'	709.90'	5°05'04"
C211	8000.00'	N 87°47'32" W	85.99'	85.99'	0°36'57"
C212	8000.00'	N 88°10'32" W	21.01'	21.01'	0°09'02"
C213	8000.00'	N 88°19'20" W	20.01'	20.01'	0°08'36"
C214	8000.00'	N 88°27'56" W	20.01'	20.01'	0°08'36"
C215	8000.00'	N 88°36'32" W	20.01'	20.01'	0°08'36"
C216	8000.00'	N 88°45'08" W	20.00'	20.00'	0°08'36"
C217	8000.00'	N 88°53'57" W	21.00'	21.00'	0°09'02"
C218	8000.00'	N 89°01'41" W	15.00'	15.00'	0°06'27"

LEGEND

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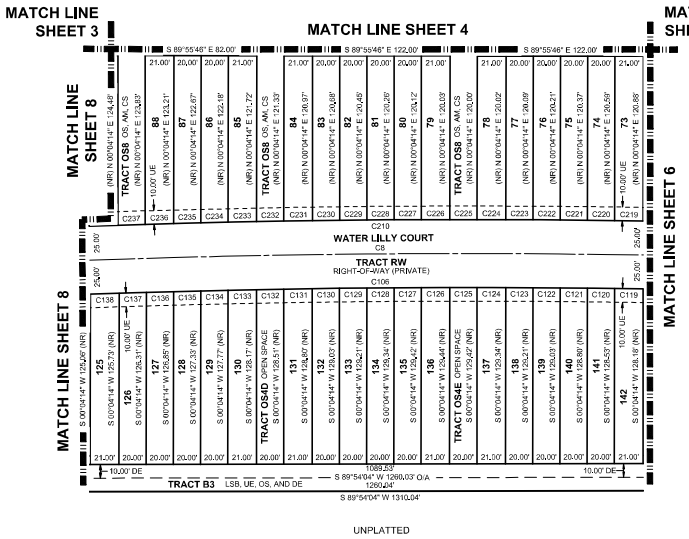
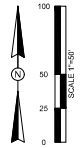
PLAT BOOK _____ PAGE _____
SHEET 7 OF 8





CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C8	7975.00'	N 89°54'16" W	741.44'	741.70'	5°19'43"
C106	7950.00'	S 89°55'20" W	709.52'	709.75'	5°06'55"
C119	7950.00'	N 89°05'07" W	21.00'	21.00'	0°09'05"
C120	7950.00'	N 89°17'59" W	20.00'	20.00'	0°08'39"
C121	7950.00'	N 89°26'38" W	20.00'	20.00'	0°08'39"
C122	7950.00'	N 89°35'17" W	20.00'	20.00'	0°08'39"
C123	7950.00'	N 89°43'56" W	20.00'	20.00'	0°08'39"
C124	7950.00'	N 89°52'48" W	21.00'	21.00'	0°09'05"
C125	7950.00'	S 89°58'20" W	20.00'	20.00'	0°08'39"
C126	7950.00'	S 89°49'28" W	21.00'	21.00'	0°09'05"
C127	7950.00'	S 89°40'36" W	20.00'	20.00'	0°08'39"
C128	7950.00'	S 89°31'57" W	20.00'	20.00'	0°08'39"
C129	7950.00'	S 89°23'19" W	20.00'	20.00'	0°08'39"
C130	7950.00'	S 89°14'40" W	20.00'	20.00'	0°08'39"
C131	7950.00'	S 89°05'48" W	21.00'	21.00'	0°09'05"
C132	7950.00'	S 88°56'56" W	20.00'	20.00'	0°08'39"
C133	7950.00'	S 88°48'04" W	21.01'	21.01'	0°09'05"
C134	7950.00'	S 88°39'12" W	20.01'	20.01'	0°08'39"
C135	7950.00'	S 88°30'33" W	20.01'	20.01'	0°08'39"
C136	7950.00'	S 88°21'53" W	20.01'	20.01'	0°08'39"
C137	7950.00'	S 88°13'14" W	20.01'	20.01'	0°08'39"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C138	7950.00'	S 88°04'22" W	21.01'	21.01'	0°09'05"
C210	8000.00'	S 89°58'25" W	709.67'	709.90'	5°05'04"
C219	8000.00'	N 89°09'25" W	21.00'	21.00'	0°09'01"
C220	8000.00'	N 89°18'13" W	20.00'	20.00'	0°08'36"
C221	8000.00'	N 89°26'49" W	20.00'	20.00'	0°08'36"
C222	8000.00'	N 89°35'25" W	20.00'	20.00'	0°08'36"
C223	8000.00'	N 89°44'00" W	20.00'	20.00'	0°08'36"
C224	8000.00'	N 89°52'49" W	21.00'	21.00'	0°09'01"
C225	8000.00'	S 89°58'22" W	20.00'	20.00'	0°08'36"
C226	8000.00'	S 89°49'34" W	21.00'	21.00'	0°09'01"
C227	8000.00'	S 89°40'45" W	20.00'	20.00'	0°08'36"
C228	8000.00'	S 89°32'10" W	20.00'	20.00'	0°08'36"
C229	8000.00'	S 89°23'34" W	20.00'	20.00'	0°08'36"
C230	8000.00'	S 89°14'58" W	20.00'	20.00'	0°08'36"
C231	8000.00'	S 89°06'10" W	21.00'	21.00'	0°09'02"
C232	8000.00'	S 88°57'21" W	20.00'	20.00'	0°08'36"
C233	8000.00'	S 88°48'32" W	21.01'	21.01'	0°09'02"
C234	8000.00'	S 88°39'44" W	20.01'	20.01'	0°08'36"
C235	8000.00'	S 88°31'08" W	20.01'	20.01'	0°08'36"
C236	8000.00'	S 88°22'19" W	21.01'	21.01'	0°09'02"
C237	8000.00'	S 88°13'30" W	20.01'	20.01'	0°08'36"

LEGEND

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SECO	= SUMTER ELECTRIC COOPERATIVE
ROW	= RIGHT-OF-WAY
UE	= UTILITY EASEMENT

HAMILTON ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #8474
WWW.HAMILTONENGINEERINGJS

1717 S RIO GRANDE AVE, SUITE 100
ORLANDO, FL 32805
TEL: 407.362.5929

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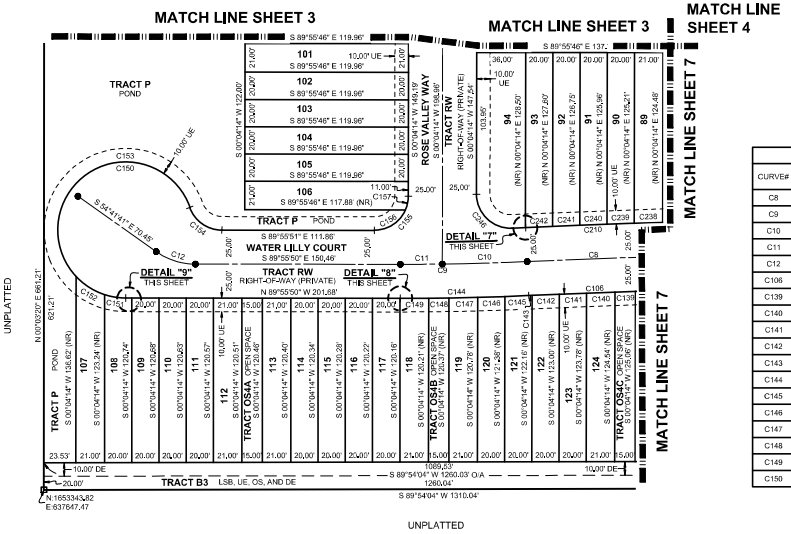
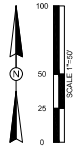
TILLMAN VILLAS

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

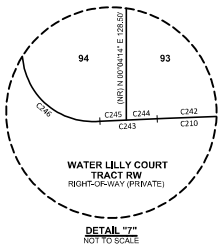
PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



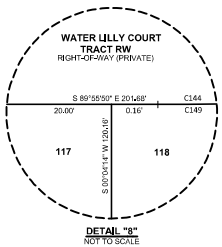


CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C8	7975.00'	N 89°54'16" W	741.44'	741.70'	5°19'43"
C9	2025.00'	N 88°45'04" E	93.27'	93.28'	2°38'22"
C10	2025.00'	N 88°18'53" E	62.44'	62.44'	1°46'00"
C11	2025.00'	N 89°38'04" E	30.84'	30.84'	0°52'21"
C12	50.00'	S 72°18'45" E	30.27'	30.75'	35°14'10"
C106	7950.00'	S 89°59'20" W	709.52'	709.75'	5°06'55"
C139	7950.00'	S 87°56'35" W	15.01'	15.01'	0°06'29"
C140	7950.00'	S 87°48'47" W	21.02'	21.02'	0°09'05"
C141	7950.00'	S 87°39'55" W	20.02'	20.02'	0°08'39"
C142	7950.00'	S 87°31'16" W	20.02'	20.02'	0°08'39"
C143	7950.00'	S 87°26'24" W	2.44'	2.44'	0°01'03"
C144	2050.00'	S 88°45'04" W	94.43'	94.43'	2°38'22"
C145	2050.00'	S 87°40'37" W	17.58'	17.58'	0°29'29"
C146	2050.00'	S 88°12'08" W	20.01'	20.01'	0°33'33"
C147	2050.00'	S 88°46'31" W	21.01'	21.01'	0°35'14"
C148	2050.00'	S 89°18'43" W	15.00'	15.00'	0°25'09"
C149	2050.00'	S 89°46'46" W	20.84'	20.84'	0°34'57"
C150	50.00'	S 35°18'19" W	81.62'	218.68'	250°35'07"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C151	50.00'	N 80°58'21" W	15.87'	15.73'	18°01'47"
C152	50.00'	N 57°33'40" W	24.86'	25.13'	28°47'35"
C153	50.00'	N 58°43'00" E	97.86'	177.82'	203°45'45"
C154	25.00'	S 54°39'59" E	28.87'	30.77'	70°31'44"
C155	25.00'	N 45°04'12" E	35.35'	39.27'	89°59'55"
C156	25.00'	N 56°51'32" E	27.39'	28.98'	66°25'14"
C157	25.00'	N 11°51'35" E	10.22'	10.29'	23°34'41"
C210	8000.00'	S 89°58'25" W	709.67'	709.90'	5°05'04"
C238	8000.00'	S 86°04'41" W	21.01'	21.01'	0°09'02"
C239	8000.00'	S 87°56'52" W	20.01'	20.01'	0°08'36"
C240	8000.00'	S 87°47'16" W	20.02'	20.02'	0°08'36"
C241	8000.00'	S 87°38'40" W	20.02'	20.02'	0°08'36"
C242	8000.00'	S 87°30'08" W	19.76'	19.76'	0°08'29"
C243	2000.00'	N 87°34'41" E	10.25'	10.25'	0°17'37"
C244	2000.00'	N 87°26'06" E	0.26'	0.26'	0°00'27"
C245	2000.00'	N 87°34'55" E	9.99'	9.99'	0°17'10"
C246	25.00'	S 46°06'08" E	38.07'	40.29'	92°20'44"



DETAIL "7"
NOT TO SCALE



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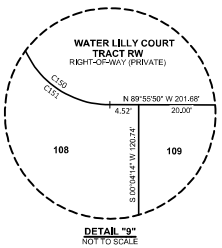

DETAIL "9"
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Project Review Committee recommends approval

CONTRACT:

BUDGET IMPACT:

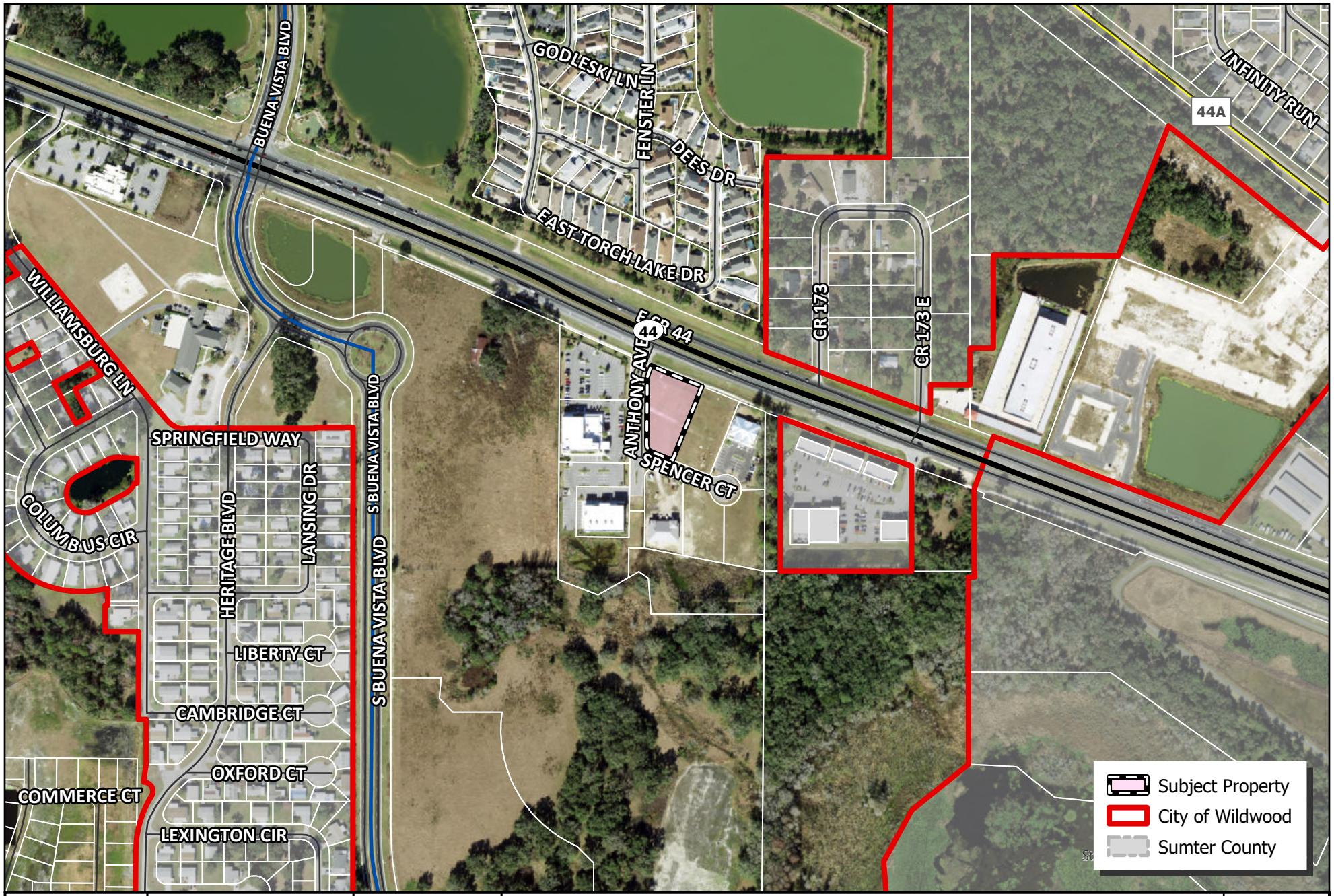
HISTORY/FACTS/ISSUES:

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 24, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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 was approved by the Project Review Committee on Wednesday, November 12, 2025, 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 meets the criteria set forth within the Land Development Regulations with the 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



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 95 190 380

#A25-3342

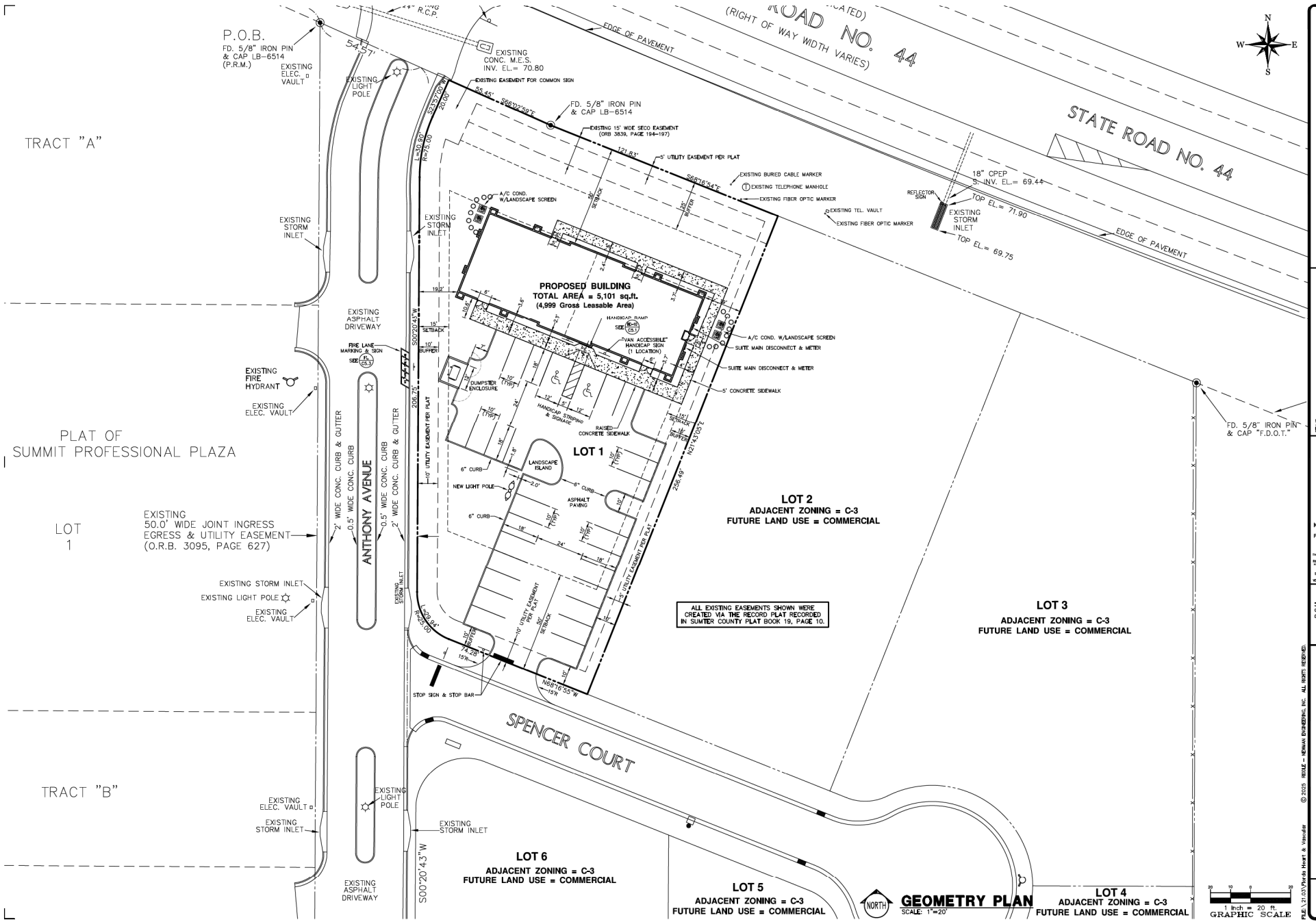
FLORIDA HEART & VASCULAR

PARCEL G16M001

MAP 1B

LOCATION MAP

AUG 2025



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7412
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1991

REV #5
REV #4
REV #3
REV #2
REV # 1 REVISED PER WILDWOOD 10/10/25

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=20'
DATE: 8/28/25
PROJECT No. 21.03

GEOMETRY PLAN

FLORIDA HEART & VASCULAR
WILDWOOD
FLORIDA

SHEET NO.
C2.1

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FILE: \21.03\Florida Heart & Vascular

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:

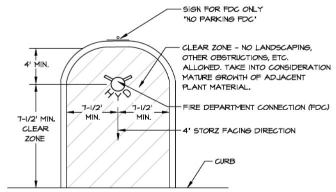
FOR OFFICE USE ONLY

☑ recommends approval

☐ recommends approval with the following conditions:

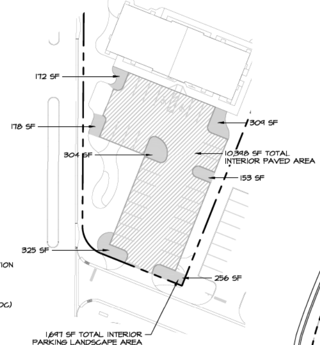
☐ recommends denial/table item/other:

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



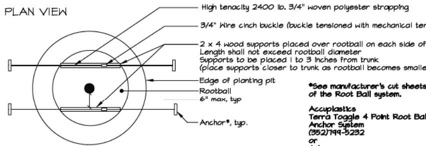
FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL

N.T.S.



INTERIOR LANDSCAPE DIAGRAM (N.T.S.)

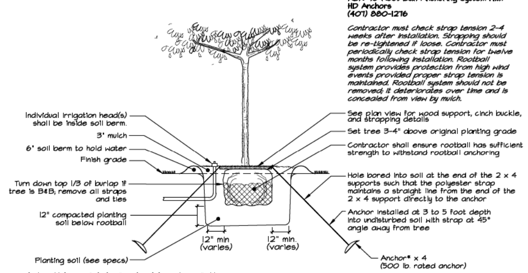
PLAN VIEW



***See manufacturer's cut sheets for details of the Root Ball system.**

Accuplastics
Terra Toggle 4 Point Root Ball Tree Anchor System
(352)799-5232
or
Arborguy
RBK 40 Root Ball Anchoring System with HD Anchors
(407) 880-1276

Contractor must check strap tension 2-4 weeks after installation. Strapping should be re-tightened if loose. Contractor must periodically check strap tension for twelve months following installation. Rootball system provides protection from high wind events provided proper strap tension is maintained. Rootball system should not be removed; it deteriorates over time and is concealed from view by mulch.



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

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

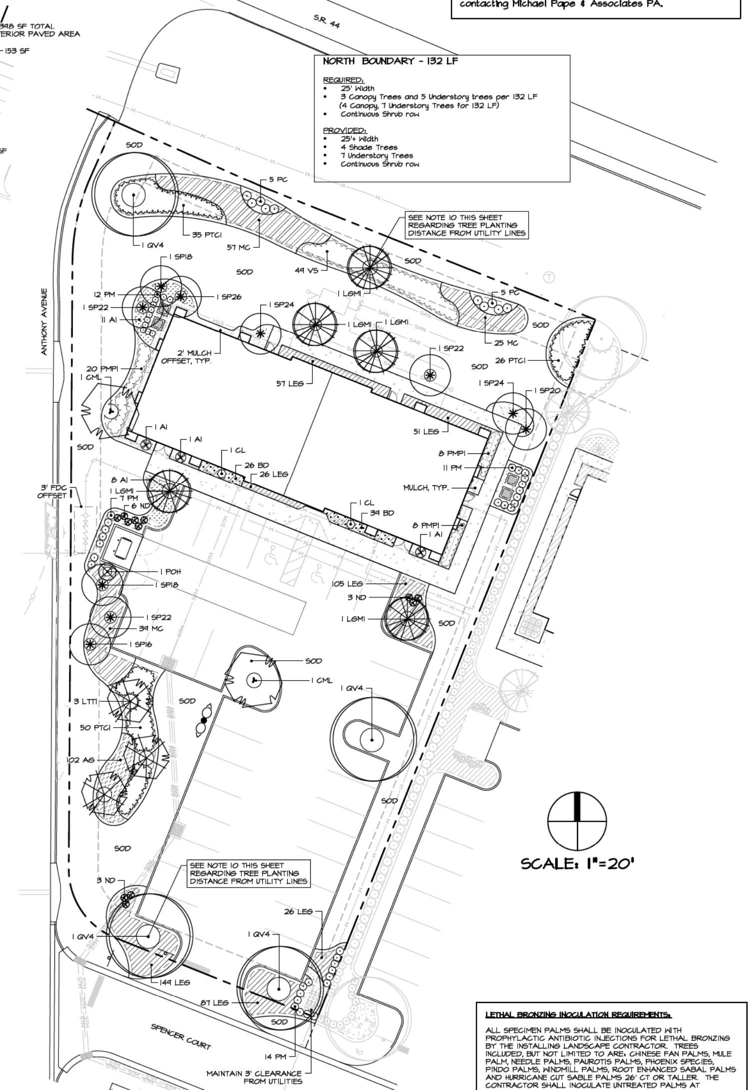
REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

F:\WILDWOOD COMMONS\BIDPLANS\LOT 1\LOT 1 FLORIDA HEART VASCULAR.DWG

IMPORTANT! NOTICE TO CONTRACTORS:

This project is within the jurisdiction of The Villages. Bidding on these landscape plans is subject to mandatory procedures under The Villages' design review authority. Bidding shall occur only under direction of The Villages' Design Review Committee to insure that all requirements have been met. Bids solicited, submitted, or received otherwise will not be qualified bids.

Details about this process shall be obtained by contacting Michael Pape & Associates PA.



NORTH BOUNDARY - 132 LF

REQUIRED:
- 25' Width
- 3 Canopy Trees and 5 Understory trees per 132 LF (4 Canopy, 7 Understory Trees for 132 LF)
- Continuous Shrub row

PROVIDED:
- 25'+ Width
- 4 Shade Trees
- 7 Understory Trees
- Continuous Shrub row

LETHAL BRONZING INOCULATION REQUIREMENTS:

ALL SPECIMEN PALMS SHALL BE INOCULATED WITH PROPHYLACTIC ANTIBIOTIC INJECTIONS FOR LETHAL BRONZING BY THE INSTALLING LANDSCAPE CONTRACTOR. TREES INCLUDED, BUT NOT LIMITED TO ARE: CHINESE FAN PALMS, MULE PALM, NEEDLE PALMS, PAUROTIS PALMS, PHOENIX SPECIES, PINDO PALMS, WINDMILL PALMS, ROOT ENHANCED SABAL PALMS AND HURRICANE CUT SABLE PALMS 26' CT OR TALLER. THE CONTRACTOR SHALL INOCULATE UNTREATED PALMS AT INSTALLATION OR AT THE NEXT SCHEDULED TREATMENT DATE FOR PALMS INOCULATED BY THE SELLER. THE CONTRACTOR SHALL CONTINUE INOCULATING THE PALMS THROUGHOUT THE WARRANTY PERIOD PER THE MANUFACTURER'S LABEL RATES. THE CONTRACTOR SHALL NOTE THE APPLICATION SCHEDULE ON THE LANDSCAPE AS BUILT PLANS. AFTER THE WARRANTY PERIOD, THE PERIODIC INJECTIONS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR, AND APPLIED THROUGHOUT THE LIFE SPAN OF THE TREE.

LANDSCAPE CALCULATIONS:

Site Data
Design District: Highway

Tree Data

No existing Live Oaks on this site. Refer to Wildwood Commons DRA Buffer Plan for previous tree removal and replacement calculations.

No removal or mitigation required.

Buffers

NORTH: 132' LF SR44 - 25' Buffer
Required: 4 Canopy Trees
7 understory Trees
Continuous Shrubs
Provided: 4 canopy trees and 7 understory trees.

Parking Lot Requirements
30 Paved Parking spaces, 10,398 s.f. paved area

Required: 1 Canopy tree and 3 Shrubs per 25 spaces
Provided: 5 Canopy trees and 64 shrubs

Required: Landscape area equal to 10% of paved area (1,040 sf for 10,398 sf paved area)
Provided 1,697 s.f. (16%) SEE DIAGRAM THIS SHEET

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 1" METER WITH BACKFLOW PREVENTION DEVICE, SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.
9. ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.
10. NO TREE SHALL BE PLANTED IN A LOCATION WHERE THE ROOTS AT MATURITY MIGHT REASONABLY BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE, OR PROJECTED UTILITY LINES.

PLANT SCHEDULE

Note: Quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. Spacing noted is a general guide only. Spacing shall be adjusted as required to achieve quantities noted or as otherwise indicated on plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AG	102	Lily-of-the-Nile Agapanthus africanus - (AG)	#1; full; 3-4 ppp min; 18" oc	24" ht x full mass; remove dead flower stalks
AI	19	African Iris, white Dietes vegeta - (AI)	#3; full; 5-6 ppp min; 42' oc	Allow natural growth; deadhead regularly
BD	65	Blue Daze Evolvulus glomeratus 'Blue My Mind' - (BD)	#1; full; 12"+ spr; 18" oc	Allow natural growth and massing; keep in bounds
CL	2	Crinum Lily Crinum augustum - (CL)	#7; 30"+ OA	Allow mature growth
CML	2	Crape Myrtle, lavender Lagerstroemia indica 'Muskogee' - (CML)	#30/B&B; 7-9'+ ht x 5'+ spr; multi-trunk; 2" DBH (aggregate)	25' ht x 20' spr; prune no more than 1/2" wood
LEG	475	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess' - (LEG)	#1; full; 5-7 ppp min; 18" oc	18" ht x full mass
LGM	5	Little Gem Magnolia Magnolia grandiflora 'Little Gem' - (LGM)	#65; 10'+ ht x 5'+ spr; 3" cal (2" DBH)	Allow natural growth; prune only for form or dead wood
LTTI	3	Ligustrum, tree-type Ligustrum japonicum - (LTTI)	B&B; 6'+ ht x 6'+ spr; multi-trunk; 2' min open below; 2" DBH (aggregate)	Allow natural growth; 6-8' open below; prune informally; do not shear
MC	121	Muhly Grass Muhlenbergia capillaris - (MC)	#3; full; 3' oc	Allow natural growth; remove weeds; cut back after last frost annually
ND	12	Heavenly Bamboo Nandina domestica - (ND)	#7; 28"+ ht x 2'+ spr; 5 canes min	Allow natural growth
PC	10	Plumbago Plumbago capensis - (PC)	#3; 18" x 18"+; 42' oc	4' ht x full mass; maintain informally; do not shear
PM	43	Japanese Yew, Columnar Podocarpus macrophyllus - (PM)	#7; 3-4'+ ht x 22-24" spr; turgid, full and vigorous; 2' oc	6' ht x 3'; full hedge; may be sheared
PMPI	36	Pringles Dwarf Japanese Yew Podocarpus macrophyllus 'Pringleii' - (PMPI)	#7; 18-24"+ ht x 24-28"+ spr; 3' oc	30" ht x full mass; maintain informally; do not shear
POH	1	Pride of Houston Yaupon Holly Ilex vomitoria - (POH)	#15; 4' ht x 4' spr; multi-trunk	Allow natural growth; do not shear; prune only for form or dead wood
PTCI	111	Pittosporum, compact green Pittosporum tobira 'Compacta' - (PTC)	#7; 24"+ ht x 24"+ spr; 3' oc	3' ht x full mass; maintain informally; do not shear
QV4	4	Live Oak Quercus virginiana - (QV4)	#65; 12-14' ht x 6'+ spr; 3" cal min (2" DBH)	Allow natural growth; prune only for form or dead wood
SP16	1	Sabal Palm Sabal palmetto - (SP16)	BR; hurricane cut; 16' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP18	2	Sabal Palm Sabal palmetto - (SP18)	BR; hurricane cut; 18' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP20	2	Sabal Palm Sabal palmetto - (SP20)	BR; hurricane cut; 20' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP22	3	Sabal Palm Sabal palmetto - (SP22)	BR; hurricane cut; 22' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP24	2	Sabal Palm Sabal palmetto - (SP24)	BR; hurricane cut; 24' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP26	1	Sabal Palm Sabal palmetto - (SP26)	BR; hurricane cut; 26' CT ht	Allow natural growth; prune only dead fronds to keep full round head; lethal bronzing inoc. required
VS	49	Sandankwa Viburnum Viburnum suspensum - (VS)	#7; 3'+ ht x 3' spr; 3' oc	4' ht x 3'; full hedge
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD		St. Augustine 'Floratam' Stenotaphrum secundatum 'Floratam' - (SOD)		

REVISIONS

DATE	BY						

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

REGISTERED LANDSCAPE ARCHITECT SUZANNE M. STANCIL LA 6666862 STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stancil on 10/08/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

FLORIDA HEART VASCULAR - WILDWOOD COMMONS
WILDWOOD, FLORIDA

LANDSCAPE PLAN

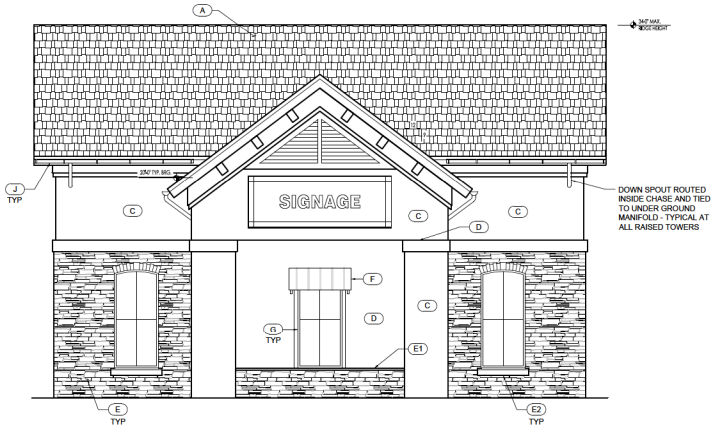
DATE 10-08-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 1

L-1

SIGNAGE
SIGNAGE
SIGNAGE
WEST
SOUTH

SIGNAGE
SIGNAGE
SIGNAGE
EAST
NORTH

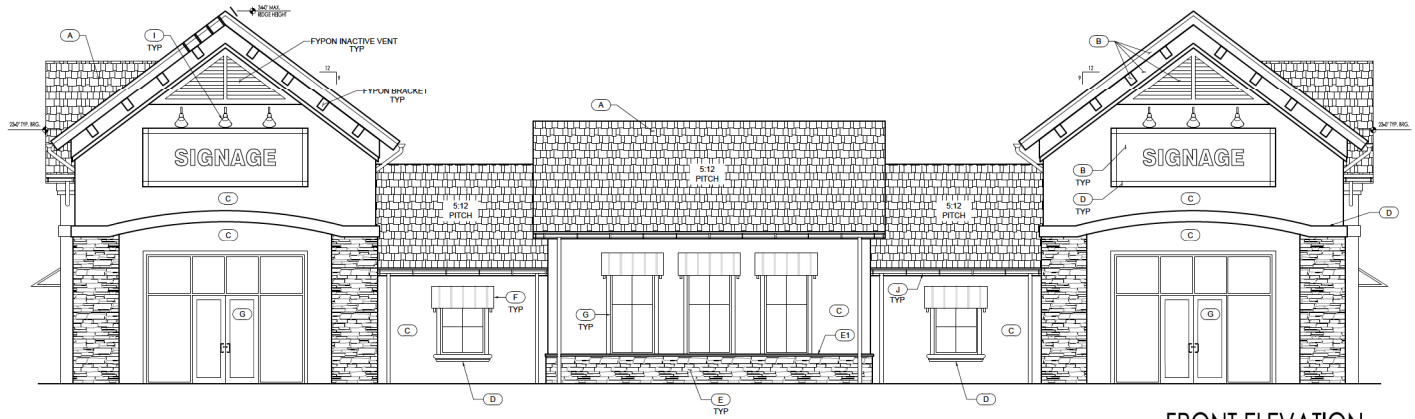


LEFT ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES DRC OF ANY REQUESTED REVISIONS. UPON COMPLETION, THE VILLAGES DRC'S REPRESENTATIVE WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES DRC'S REPRESENTATIVE WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES DRC SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE GOVERNING AUTHORITY HAVING JURISDICTION BY THE PROJECT ENGINEER.

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 FLOUR
C	CEMENTITIOUS STUCCO FINISH COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOUR
D	TRIM & BANDING COLOR	SHERWIN WILLIAMS	SW 7675 SEALSKIN
E	SYNTHETIC STONE VENEER	CORONADO STONE - EASTERN LEDGESTONE	HURON
E1	SYNTHETIC CHISELED STONE SILL	CORONADO STONE	CHARCOAL
E2	PRECAST CONCRETE SILL W/STUCCO FINISH	SHERWIN WILLIAMS	SW 7675 SEALSKIN
F	ALUMINUM FRAMED AWNING W/METAL ROOF	SIGNCRAFTERS	BLACK
G	ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY	US ALUMINUM INC.	BLACK FRAME - GREY TINTED GLASS
H	STEEL 2-PANEL EXTERIOR DOOR	CECO	SW 7675 SEALSKIN
I	14" "FIRE CHIEF" SIGN LIGHT	BARN LIGHT ELECTRIC CO.	BLACK
J	8" HALF ROUND ALUMINUM GUTTER W/ROUND DOWN SPOUTS	TO BE DETERMINED	BLACK



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS:

MARK	DATE

I HEREBY CERTIFY THAT I HAVE ASSESSED THIS INTERIOR BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023).

ISSUED: 20250?
DATE: 04/30/2025
DRAWN: REW
SCALE: AS SHOWN

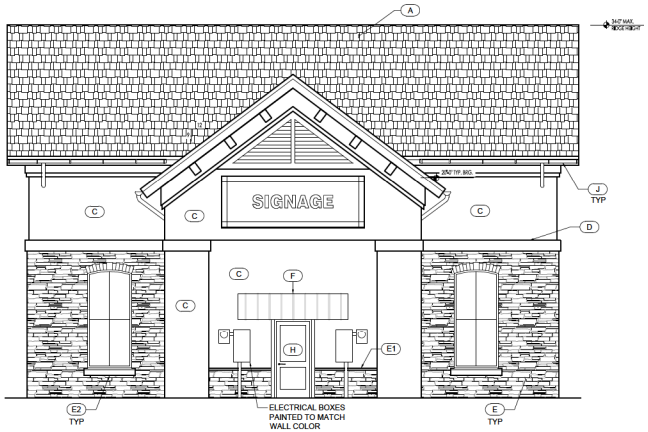
MATTHEWS HANNA CONSTRUCTION, INC.
DESIGN BUILD GENERAL CONTRACTOR
CORPORATION FLORIDA LICENSE NO. CGC1512488 | 352.326.0333 main | 352.326.0338 fax

(C) MATTHEWS HANNA CONSTRUCTION, INC. - DESIGNER, ENGINEER, AND/OR CONTRACTOR HEREBY EXPRESSES ITS COMMON LAW COPYRIGHT, PROPRIETARY AND OTHER PROPRIETARY RIGHTS IN THESE PLANS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF MATTHEWS HANNA CONSTRUCTION, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION.

PROPOSED SHELL BUILDING FOR:
CARDIAC DRAGON LOT 1 LLC
XXXX
WILDWOOD, FL 34785

EXTERIOR ELEVATIONS

A2.0



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
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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 FLOUR
C	CEMENTITIOUS STUCCO FINISH COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOUR
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F	ALUMINUM FRAMED AWNING W/METAL ROOF	SIGNCRAFTERS	BLACK
G	ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY	US ALUMINUM INC.	BLACK FRAME - GREY TINTED GLASS
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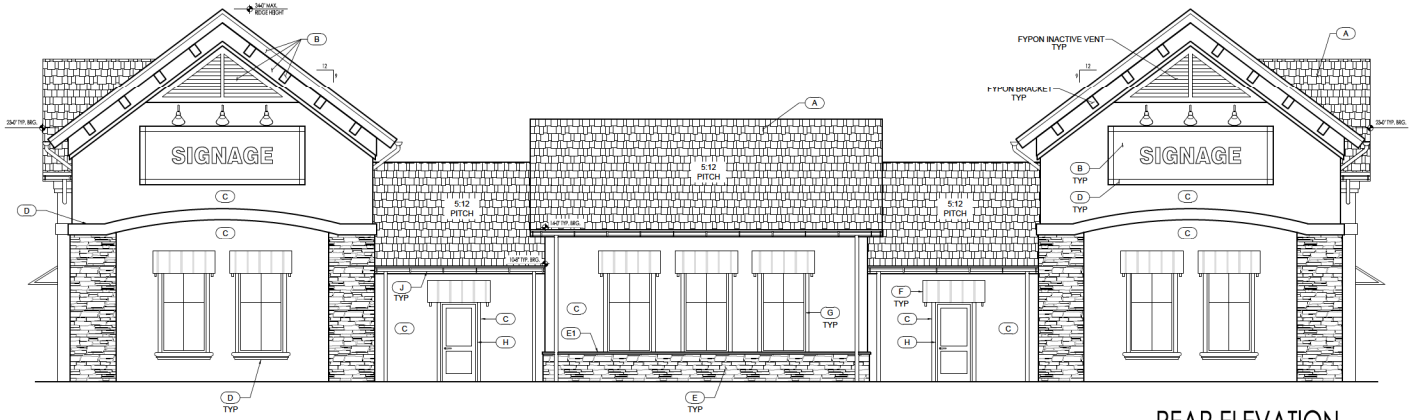
I	14" "FIRE CHIEF" SIGN LIGHT	BARN LIGHT ELECTRIC CO.	BLACK
J	6" HALF ROUND ALUMINUM GUTTER W/ROUND DOWN SPOUTS	TO BE DETERMINED	BLACK



REAR ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS:

MARK	DATE

I HEREBY CERTIFY THAT I HAVE ASSIGNED THIS INTERIOR BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023).

PROJECT: 20253D | DATE: 04/30/2025 | DRAWN: REW | SCALE: AS SHOWN

MATTHEWS HANNA CONSTRUCTION, INC.
DESIGN BUILD GENERAL CONTRACTOR

PROPOSED SHELL BUILDING FOR:
CARDIAC DRAGON LOT 1 LLC
XXXX
WILDWOOD, FL 34785

EXTERIOR ELEVATIONS

A2.1

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

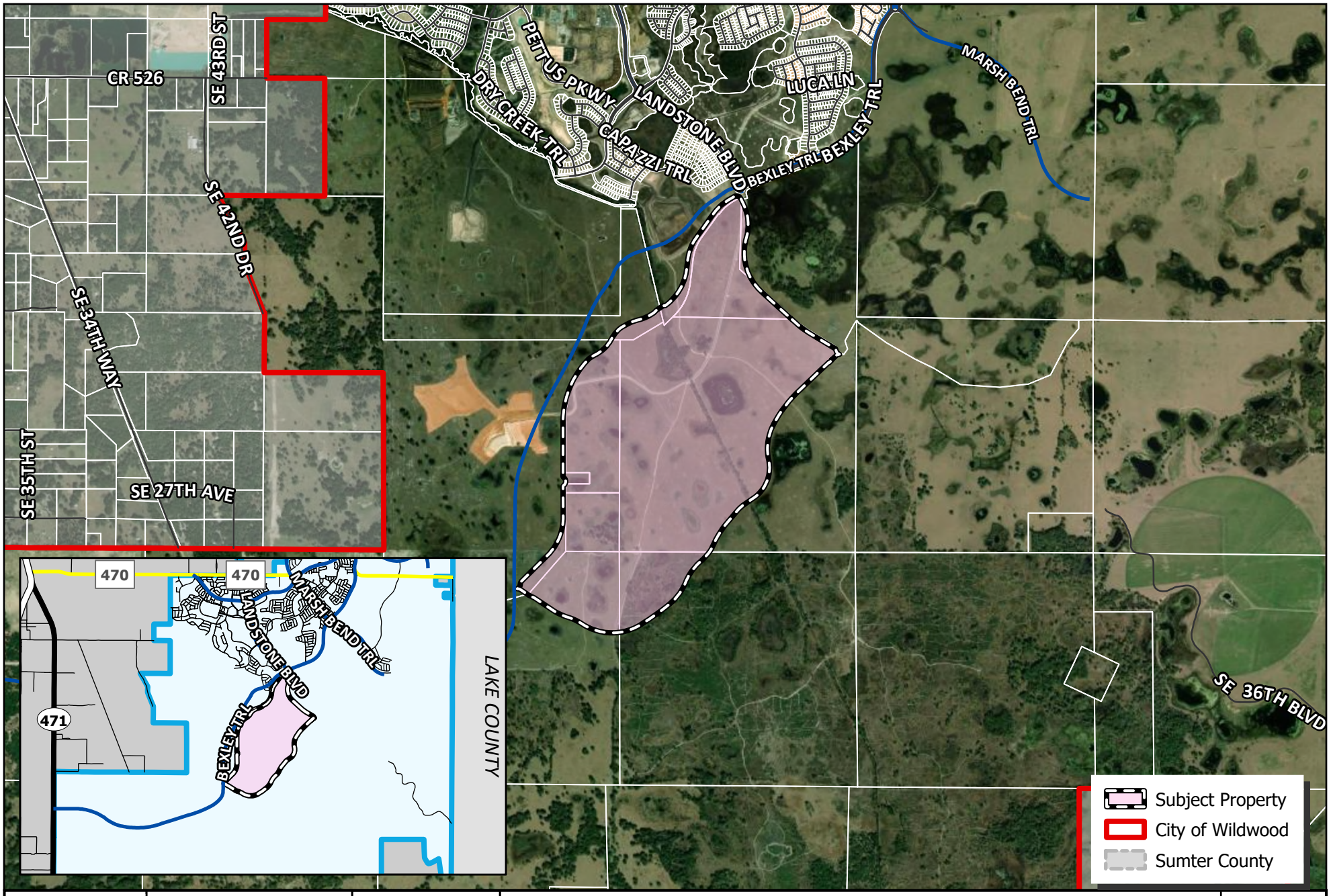
HISTORY/FACTS/ISSUES:

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 24, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 650 1,300 2,600

#A25-3710

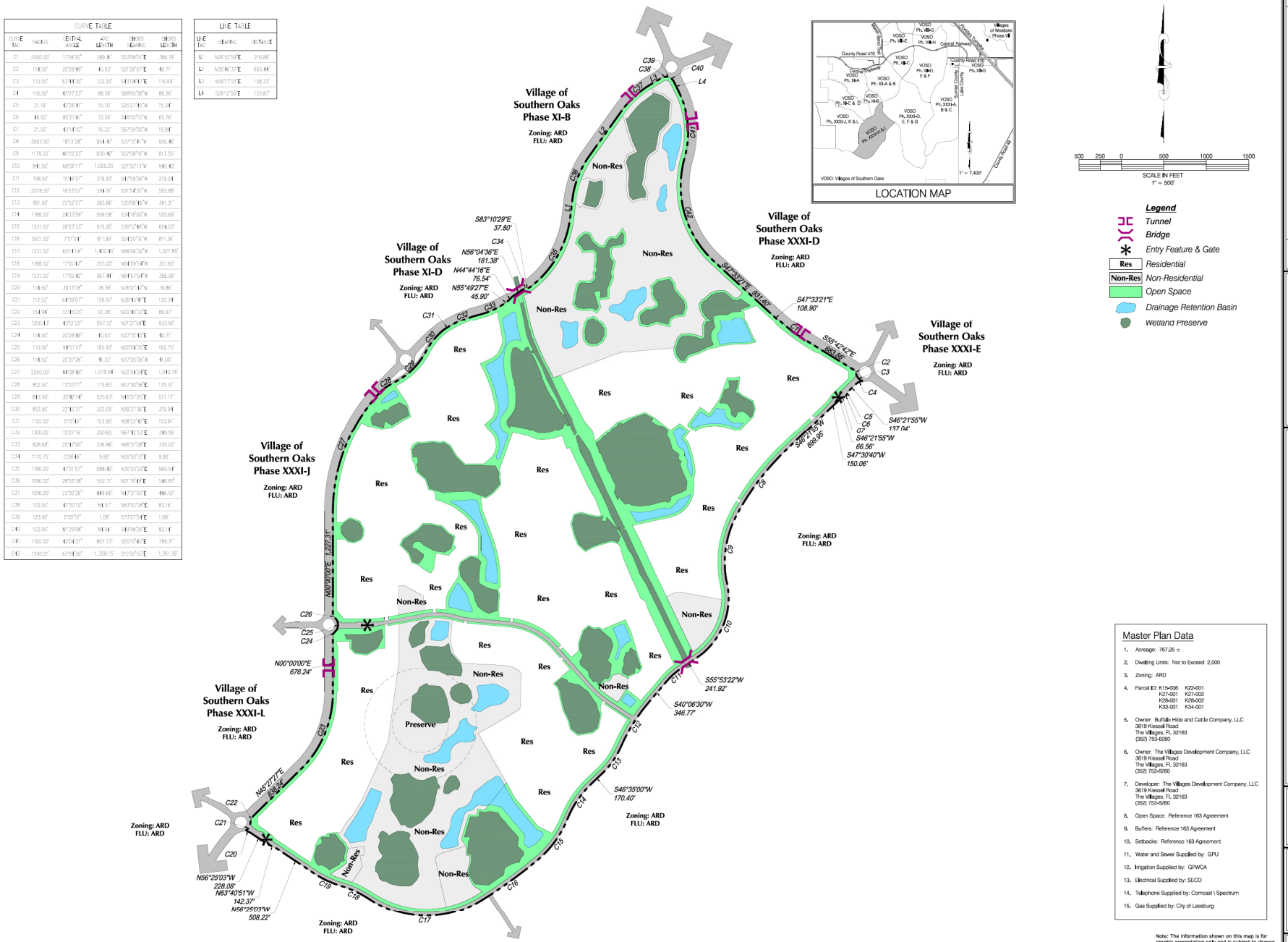
VOSO - PHASE 31H1 MASTER PLAN

PARCELS K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001 & K34-001

MAP 1B

LOCATION MAP

SEP 2025



CURVE TABLE					
CURVE TAB	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2000.00'	11°09'20"	389.41'	S53°08'01"E	388.79'
C2	114.50'	20°28'40"	40.93'	S21°26'57"E	40.71'
C3	110.50'	63°41'30"	122.93'	S43°04'47"E	116.69'
C4	116.50'	43°27'23"	88.36'	S68°35'36"W	86.26'
C5	21.19'	40°28'40"	15.70'	S25°27'45"W	15.34'
C6	48.50'	85°21'41"	72.26'	S48°55'15"W	65.76'
C7	21.50'	43°41'10"	16.22'	S67°59'00"W	15.84'
C8	3003.50'	18°12'28"	954.47'	S37°15'41"W	950.46'
C9	1178.50'	40°22'23"	830.40'	S07°58'16"W	813.35'
C10	841.50'	68°08'17"	1,000.25'	S21°50'13"W	942.40'
C11	798.50'	15°46'31"	219.93'	S47°59'56"W	219.24'
C12	2078.50'	16°23'57"	594.91'	S37°54'32"W	592.88'
C13	961.50'	22°52'27"	383.86'	S35°08'40"W	381.31'
C14	1188.50'	24°33'59"	509.58'	S34°18'00"W	505.69'
C15	1231.50'	28°23'33"	610.26'	S36°12'46"W	604.03'
C16	5921.50'	7°51'24"	811.93'	S54°20'16"W	811.36'
C17	1231.50'	63°14'59"	1,402.46'	N89°06'32"W	1,327.89'
C18	1188.50'	17°01'42"	353.22'	N84°59'54"W	351.93'
C19	1231.50'	17°05'42"	367.44'	N84°57'54"W	366.08'
C20	114.50'	39°13'18"	78.38'	N76°01'42"W	76.86'
C21	112.52'	61°35'07"	126.97'	N38°40'16"E	120.94'
C22	154.94'	33°45'23"	91.28'	N22°40'02"E	89.97'
C23	1250.43'	43°51'22"	957.12'	N21°21'58"E	933.92'
C24	114.50'	20°28'40"	40.93'	N37°15'40"E	40.71'
C25	110.50'	94°51'10"	182.93'	N00°04'35"E	162.75'
C26	114.50'	20°37'26"	41.22'	N37°26'08"W	41.00'
C27	2050.00'	44°06'40"	1,578.54'	N22°04'24"E	1,540.05'
C28	812.50'	12°23'11"	175.65'	N57°30'56"E	175.31'
C29	843.50'	35°40'14"	525.63'	N43°51'25"E	517.17'
C30	812.50'	22°47'37"	322.05'	N39°21'36"E	319.94'
C31	1150.00'	5°10'45"	103.95'	N58°22'47"E	103.91'
C32	1300.00'	15°27'16"	350.63'	N67°42'53"E	349.59'
C33	928.68'	20°47'00"	336.86'	N66°31'08"E	335.02'
C34	1170.75'	0°28'46"	9.80'	N55°50'12"E	9.80'
C35	1196.00'	47°21'07"	988.43'	N30°33'33"E	960.54'
C36	1096.00'	28°53'38"	552.71'	N21°19'48"E	546.87'
C37	1096.00'	23°30'26"	449.66'	N47°31'50"E	446.52'
C38	102.00'	47°30'10"	84.57'	N83°02'08"E	82.16'
C39	123.00'	0°30'12"	1.08'	S73°27'54"E	1.08'
C40	102.00'	47°29'08"	84.54'	S49°58'26"E	82.14'
C41	1100.00'	41°04'21"	807.73'	S25°10'40"E	789.71'
C42	1200.01'	63°24'50"	1,328.15'	S15°50'55"E	1,261.39'

LINE TABLE		
LINE TAB	BEARING	DISTANCE
L1	N08°52'59"E	216.88'
L2	N35°46'37"E	668.44'
L3	N58°17'03"E	158.33'
L4	S26°12'50"E	123.87'

Master Plan Data

1. Acreage: 767.25 ±
2. Dwelling Units: Not to Exceed 2,000
3. Zoning: ARD
4. Parcel ID: K15-006 K22-001 K27-001 K27-002 K28-001 K28-002 K33-001 K34-001
5. Owner: Buffalo Hide and Cattle Company, LLC 3619 Kessel Road The Villages, FL 32163 (352) 753-6280
6. Owner: The Villages Development Company, LLC 3619 Kessel Road The Villages, FL 32163 (352) 753-6260
7. Developer: The Villages Development Company, LLC 3619 Kessel Road The Villages, FL 32163 (352) 753-6260
8. Open Space: Reference 163 Agreement
9. Buffers: Reference 163 Agreement
10. Setbacks: Reference 163 Agreement
11. Water and Sewer Supplied by: GPU
12. Irrigation Supplied by: GPWCA
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.

BY:
REVISIONS
DATE

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-3160
WWW.CFBARLEY.COM CA #1709

The Villages

Villages of Southern Oaks

Phase XXXI H & I Master Plan

SAVE DATE	8/29/2025
DRAWN BY	KMK
CHECKED BY	MG
PROJECT #	0511620035 0511620690
FILE NAME	MASTER PLAN PHASE XXXI-L & L

This item has been digitally signed and sealed by Woodrow L. Clymer on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Woodrow L. Clymer Date: 2025.09.22 11:32:44-04'00'

SHEET NUMBER 1