

PERFORMANCE BOND Bond No. 875185

KNOWN ALL MEN BY THESE PRESENTS, that We, Garden Street Communities Southeast, LLC, as Principal, and Evergreen National Indemnity Company, a corporation organized and doing business under and by virtue of the laws of the State of Ohio and duly licensed to conduct surety business in the State of Florida, as Surety ("Principal" and "Surety" collectively the "Obligors"), are held and firmly bound unto Polk County, a political subdivision of the State of Florida (the "County"), as Oblige, in the sum of SEVEN HUNDRED NINETY-FOUR THOUSAND FOUR HUNDRED SEVENTY-FOUR & 12/100 DOLLARS (\$ 794,474.12) Dollars (hereinafter the "Total Penal Sum"), for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally as well as severally only for the purpose of allowing a joint action or actions against any or all of us.

WHEREAS, the County's Land Development Code (hereinafter "LDC") is by reference incorporated into and made part of this Performance Bond (hereinafter "Bond"); and

WHEREAS, the Principal has agreed pursuant to the Subdivision Agreement, attached hereto as Exhibit "A" and incorporated into and made part of this Bond, to construct the improvements described in the Engineer's Cost Estimate, attached hereto as Exhibit "B" and incorporated into and made part of this Bond (hereinafter "Improvements"), in the KNIGHT'S LANDING PHASE 2 platted subdivision (the "Subdivision"), in accordance with the drawings, plans, specifications, and other data and information (hereinafter "Plans") filed with the County's Land Development Division, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the LDC requires the Principal to provide and maintain full performance security guaranteeing the completion and approval of all private or public on-site or off-site Improvements.

NOW, THEREFORE, the conditions of this Bond are such that:

1. The Principal shall well and truly construct the Improvements in the Subdivision in accordance with the Plans and LDC within the time frame set forth in the Subdivision Agreement, and as verified by Polk County's Land Development Division. The Bond shall commence upon the date of issue by the Surety and remain in full force and effect until the Oblige releases the Bond (the "Coverage Period"). The Surety shall not terminate this Bond until the Coverage Period has ended.
2. The Surety unconditionally covenants and agrees that if the Principal fails to complete all or any part of the Improvements within the time specified in the Subdivision Agreement, the Surety, upon written notice from the Oblige, its authorized agent or officer, of the default, shall forthwith perform and complete the Improvements and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.

3. The Surety further agrees that the Obligee may demand up to the full amount of the Bond, such amount determined solely by the Obligee in its reasonable discretion, and the Surety shall forthwith pay the Obligee said amount within thirty (30) days of Obligee's written notification, for Obligee to construct, or caused to be constructed the Improvements if the Principal should fail or refuse to do so. The liability of the Surety shall not be discharged by any payment or succession of payments hereunder, unless and until such payment or payments shall amount in the aggregate to the Total Penal Sum of this Bond.

4. Should the Surety fail or refuse to perform any of its obligations pursuant to this Bond, the Obligee shall have the right to resort to any and all legal remedies against the Principal and Surety, or either, both at law and in equity including specific performance, to which the Principal and Surety unconditionally agree. In such case, the Obligors agree to pay all costs incurred by the Obligee, including court costs and attorney's fees, and venue shall be in the courts of Polk County, Florida or in the United States District Court, Middle District of Florida, located in Hillsborough County, Florida.

5. The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition or deletion to the proposed Improvements, or the plans, specifications and schedules covering same, shall in any way affect the Surety's obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration, addition or deletion to the proposed Improvements or the Plans, specifications and schedules.

6. All notices, demands, and correspondence with respect to this Bond shall be in writing and deemed effective on the date of certified mailing addressed to the following, notwithstanding any changes in address:

The Surety at:

Evergreen National Indemnity Company
6150 Oak Tree Blvd., Ste 440
Independence, OH 44131
Attn: Julie Bowers

The Principal at:

Garden Street Communities Southeast, LLC
100 W. Garden St., 2nd floor
Pensacola, FL 32502
Attn: William Bryan Adams

The Obligee at:

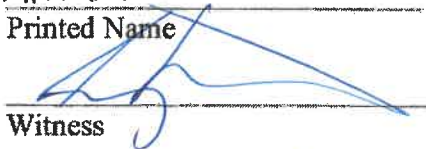
Polk County, Land Development Division
330 West Church Street
PO Box 9005 – Drawer GM03
Bartow, FL 33831-9005

THIS BOND DATED THE 24th DAY OF September, 2025,
(the date of issue by the Surety).



Witness

AMANDA SNOW
Printed Name



Witness

Amy Waddell
Printed Name

PRINCIPAL:

Garden Street Communities Southeast,
LLC

By: 

William Bryan Adams

Printed Name

Title: Manager

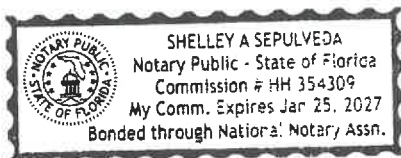
(SEAL)

PRINCIPAL

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 1 day of October, 2025, by William Bryan Adams as
Manager (title of officer) of Garden Street Communities Southeast, LLC (entity name), on behalf of the
Principal, who ☒ is personally known to me or ☐ has produced
as identification.

(AFFIX NOTARY SEAL)



Notary Public

Print Name SHELLEY A. SEPULVEDA

My Commission Expires 1.25.2027

SURETY:

Mikayla Thornton
Witness

Mikayla Thornton
Printed Name

Patricia A Temple
Witness

Patricia A Temple
Printed Name

Evergreen National Indemnity Company
Name of Corporation

By: Julie K Bowers

Julie K Bowers, Attorney in Fact
Printed Name

Title:
(SEAL)

(ATTACH POWER OF ATTORNEY)

STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 24th day of September, 2025, by Julie K Bowers as
Attorney in Fact (title of officer) of Evergreen National Indemnity Company (entity name), on
behalf of the Surety, who ☒ is personally known to me or ☐ has produced
_____ as identification.

(AFFIX NOTARY SEAL)

Hilarie Frankberry
Notary Public
Print Name Hilarie Frankberry
My Commission Expires 7/11/2027



Hilarie Frankberry

**NOTARY PUBLIC
STATE OF OHIO**

**My Commission Expires
July 11, 2027**

EVERGREEN NATIONAL INDEMNITY COMPANY

Independence, Ohio

POWER OF ATTORNEY

BOND NO 875185

KNOW ALL MEN BY THESE PRESENTS: That the Evergreen National Indemnity Company, a corporation in the State of Ohio does hereby nominate, constitute and appoint:

Denise M Borowy, Julie K Bowers, Hilarie Frankenberry, Karen M LoConti-Diaz, Patricia A Temple, Mikayla Thornton

its true and lawful Attorney(s)-In-Fact to make, execute, attest, seal and deliver for and on its behalf, as Surety, and as its act and deed, where required, any and all bonds, undertakings, recognizances and written obligations in the nature thereof, PROVIDED, however, that the obligation of the Company under this Power of Attorney shall not exceed TEN MILLION AND 00/100 DOLLARS (\$10,000,000.00)

This Power of Attorney is granted and is signed by facsimile pursuant to the following Resolution adopted by its Board of Directors on the 23rd day of July, 2004:

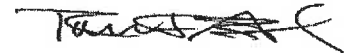

"RESOLVED, That any two officers of the Company have the authority to make, execute and deliver a Power of Attorney constituting as Attorney(s)-in-fact such persons, firms, or corporations as may be selected from time to time.

FURTHER RESOLVED, that the signatures of such officers and the Seal of the Company may be affixed to any such Power of Attorney or any certificate relating thereto by facsimile; and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company; and any such powers so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached."

IN WITNESS WHEREOF, the Evergreen National Indemnity Company has caused its corporate seal to be affixed hereunto, and these presents to be signed by its duly authorized officers this 1st day of April, 2024.

EVERGREEN NATIONAL INDEMNITY COMPANY



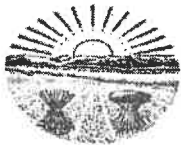
By: 
Robert W. Shepard, President
By: 
David A. Canzone, CFO

Notary Public)
State of Ohio)


SS:

On this 1st day of April, 2024, before the subscriber, a Notary for the State of Ohio, duly commissioned and qualified, personally came Robert W. Shepard and David A. Canzone of the Evergreen National Indemnity Company, to me personally known to be the individuals and officers described herein, and who executed the preceding instrument and acknowledged the execution of the same and being by me duly sworn, depose and said that they are the officers of said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of said Corporation, and that the resolution of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Cleveland, Ohio, the day and year above written.



WILLIAM J. KOVAL, JR.
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

By: 
William J. Koval, Jr., Notary Public
My commission has no expiration date
Section 147.03 R.C.


State of Ohio)

SS:

I, the undersigned, Secretary of the Evergreen National Indemnity Company, a stock corporation of the State of Ohio, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the Resolution of the Board of Directors, set forth herein above, is now in force.

Signed and sealed in Independence, Ohio, this 24th day of September, 2025.




Wan C. Collier, Secretary

EVERGREEN NATIONAL INDEMNITY COMPANY

Is hereby authorized to transact
insurance in the State of Florida.

This certificate signifies that the company
has satisfied all requirements of the
Florida Insurance Code for the issuance
of a license and remains subject to
all applicable laws of Florida.

Date of Issuance: November 28, 1983
No. 94-36-2467238



Florida
Department
of Insurance


Tom Gallagher
Treasurer and Insurance Commissioner



Evergreen National Indemnity Company

Certificate

2024

The following financial information was obtained from the Statutory Annual Statement filed by Evergreen National Indemnity Company with the Ohio Department of Insurance.

Statement of Income

Direct Written Premium	42,822,238
Reinsurance Assumed	2,682,370
Reinsurance Ceded	(27,369,832)
Net Written Premium	18,134,776
Change in Unearned	(348,067)
Net Earned Premium	17,786,709
Losses & LAE Incurred	4,472,113
Net Commission Expense	7,715,631
Other Expenses	3,699,951
Underwriting Gain/ (Loss)	1,899,014
Net Investment Income	2,717,323
Net Realized Capital Gains (Loss)	(66,463)
Other Income/ (Expense)	23,536
Income Before FIT	4,573,410
Federal Income Tax	697,989
Net Income	3,875,421

Balance Sheet

Assets

Invested Assets	71,356,873
Uncollected premium and agents' balances	1,795,056
Reinsurance Recoverable	127,245
Other Assets	297,419
Total Assets	73,576,593

Liabilities & Surplus

Unearned Premium Reserve	8,124,892
Loss & LAE Reserves	8,166,014
Ceded Reinsurance Payable	3,180,308
Amounts retained for others	1,788,334
Other Liabilities	2,868,658
Total Liabilities	24,128,206
Surplus	49,448,387
Total Liabilities & Surplus	73,576,593

I hereby certify that the above information is that contained in the Statutory Annual Statement filed by Evergreen National Indemnity Company with the Ohio Department of Insurance for the year ending December 31, 2024.


David A. Canzone, Treasurer

EXHIBIT A
(Subdivision Agreement)

Subdivision Agreement

This Subdivision Agreement ("Agreement") is made and entered into as of the Effective Date, defined in paragraph 12 below, by and between Garden Street Communities Southeast, LLC (the "Applicant") and Polk County, a political subdivision of the State of Florida (the "County").

Recitals

WHEREAS, the Applicant has submitted an application under Section 806.A.2. of the County's Land Development Code (hereinafter "LDC," the LDC, as amended, is incorporated herein by reference and made a part hereof and all terms used herein shall have the same meaning set forth in the LDC) for approval of a plat (the "Plat") of a Subdivision to be known as KNIGHT'S LANDING PHASE 2 (the "Subdivision"); and

WHEREAS, the final plat of the Subdivision shall not be recorded until the Applicant has met all applicable requirements of the LDC.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Applicant and the County agree as follows:

1. The recitals set forth above are true and correct and are hereby incorporated into and made a part of this Agreement.
2. The Applicant shall well and truly construct all improvements required by the LDC, or referenced in the Engineer's Certificate (incorporated herein by reference and made a part hereof) in accordance with the standards and provisions of the LDC by March 31, 2026 (the "Improvements"), and as full performance security therefore has delivered the security to the County in the amount and in the form required by the LDC (the "Performance Bond").
3. The Applicant guarantees that the Improvements shall be free from construction, design, and/or material defects or failures, other than normal wear and tear, for a minimum period of one (1) year following the date of acceptance of the work for maintenance by the County (the "Warranty Period") and shall deliver the appropriate security to the County at the time, in the amount and in the form required by the LDC (the "Maintenance Bond"). The Applicant agrees to correct any such defects arising or discovered during the Warranty Period so that the Improvements thereafter comply with the standards and provisions of the LDC, this Agreement and the Construction Plans approved by Polk County, signed by Charles R. Brooker and dated December 16, 2024, attached hereto as Exhibit "A" (the "Construction Plans").
4. Once construction is complete, the Applicant shall submit all required record prints, record drawings, and such other documentation required by the LDC. Upon receipt of said documentation and acknowledgment by the County's Land Development Division that all necessary inspections have been completed, the County agrees, pursuant to the LDC, to issue a letter of compliance to allow the release of certificates of occupancy and the Performance Bond.
5. Should the Applicant seek and the County grant an extension of the time period established for construction of the Improvements described in paragraph 2, the Applicant shall provide the County with an instrument ensuring the completion of said Improvements within the extended period in the amount and form required by the LDC (the "Continuation Certificate").
6. In the event the Applicant fails to make the required Improvements (or cause them to be made) according to the schedule for making those Improvements, the County shall utilize the Performance Bond provided in connection with this Agreement and the LDC. The amount of the Performance Bond may be reduced periodically, but not more than two times during the year, subsequent to the completion, inspection and acceptance of the Improvements by the County. Where the Performance Bond has been provided and the Improvements have not been installed according to the Construction Plans, the LDC or the terms of the Performance Bond, the County may, upon ten days written notice to the parties to the instrument, declare the Performance Bond to be in default and exercise the County's rights thereunder. Upon default, no further permits or approval shall be granted for the project until adequate progress toward completion of the remaining Improvements is shown as determined by the County.
7. In the event the Applicant shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraphs 2 and 3 and as required by the LDC, the County shall utilize the applicable security for such default provided hereunder.
8. In the event the Applicant fails to fulfill its obligations under this Agreement and as required by the LDC, and the applicable security for such default provided hereunder is inadequate to fully remedy such failure, the Applicant shall be liable for the reasonable cost of construction, repair, and installation of the Improvements to bring the Improvements under compliance pursuant to the Construction Plans, together with any direct damages, the County sustains as a result of the Applicant's failure to carry out and execute all of the provisions of this Agreement and the provisions of the LDC, which shall include the County's reasonable attorneys' fees and court costs should the County prevail in a claim against the Applicant for Applicant's default.

9. The County shall record the Plat upon the County's acceptance of the Performance Bond and execution of this Agreement. at such time as the plat complies with and has been approved in accordance with the provisions of the LDC.

10. If any article, section, clause, or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect. The parties agree that venue will be proper only in the courts of the Tenth Judicial Circuit, located in Polk County, Florida.

11. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

12. The effective date of this Agreement shall be the date this Agreement is executed by County.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

ATTEST:

STACY BUTTERFIELD
CLERK OF THE BOARD

POLK COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____, Chairman
Board of County Commissioners

Date: _____

Reviewed as to form and legal sufficiency:

County Attorney's Office



Witness

AWANDA SNOW

Printed Name




Witness

Amy Waddell

Printed Name

Garden Street Communities
Southeast, LLC

By: 

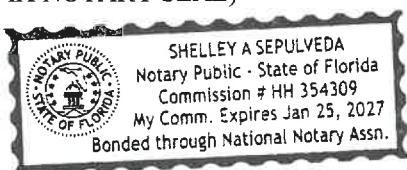
William Bryan Adams, Manager


(SEAL)

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of October, 2025 by William Bryan Adams as Manager of Garden Street Communities Southeast, LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)





Notary Public
Print Name SHELLEY A. SEPULVEDA
My Commission Expires 1.25.2027

EXHIBIT "A" TO SUBDIVISION AGREEMENT

ECON

ENGINEERS: SURVEYORS: PLANNERS:

KNIGHTS LANDING PHASE TWO

POLK COUNTY, STATE OF FLORIDA

PROJECT NO. LDRES 2024-20

PLANS PREPARED FOR:

KNIGHTS LANDING OF LAKE LAND, LLC
306 E. MAIN STREET, SUITE 200
LAKE LAND, FL 33801



UTILITY COMPANIES - LIST OF CONTACTS:

WATER:
POLK COUNTY WATER DEPARTMENT
306 E. MAIN STREET, SUITE 200
LAKE LAND, FL 33801
TEL: 888-388-7424

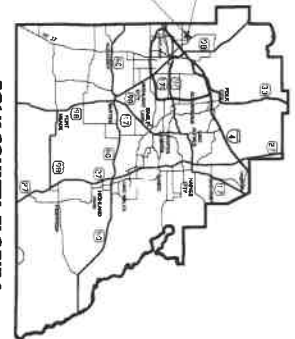
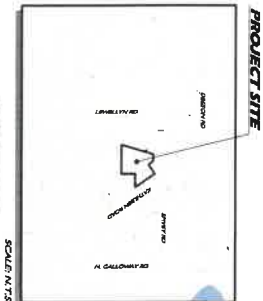
ELECTRIC:
FLORIDA POWER & LIGHTS
ATTENTION: JIMMY BROWN
1000 N. GULF AVENUE, SUITE 100
LAKE LAND, FL 33801
TEL: 888-388-7424

TELEPHONE:
FLORIDA POWER & LIGHTS
ATTENTION: JIMMY BROWN
1000 N. GULF AVENUE, SUITE 100
LAKE LAND, FL 33801
TEL: 888-388-7424

SANITARY:
POLK COUNTY WATER DEPARTMENT
306 E. MAIN STREET, SUITE 200
LAKE LAND, FL 33801
TEL: 888-388-7424

JURISDICTION:
POLK COUNTY WATER DEPARTMENT
306 E. MAIN STREET, SUITE 200
LAKE LAND, FL 33801
TEL: 888-388-7424

THIS SITE AND ADJACENT R/W MAY
CONTAIN GAS, WATER, SEWER MAINS
& FIBER OPTIC LINES.
SEE UTILITY NOTES ON PLAN SHEETS.



POLK COUNTY, FLORIDA
LOCATION MAP

PARCEL NUMBER(S):
232728-01021-000610

THIS IS A PRIVATE ROAD
SUBDIVISION

ALL UTILITIES WILL BE PUBLIC

* CHANGE ORDER NOTE *

* M.O.T. NOTE *

ALL PLANS SHEETS ARE NOT CONSIDERED FINAL
UNTIL ALL AGENCY PERMITS ARE RELEASED AND
STAMPED "APPROVED FOR CONSTRUCTION"

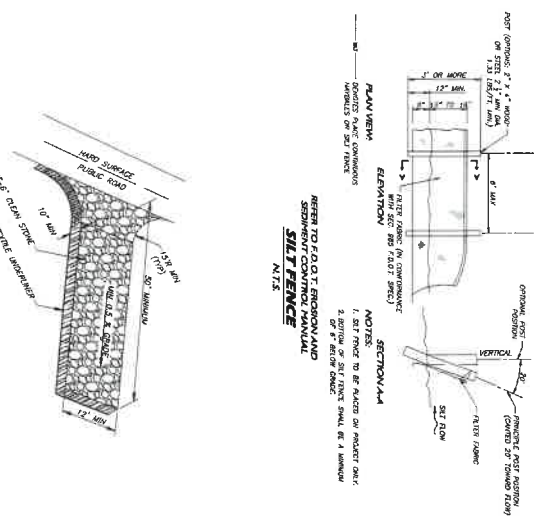
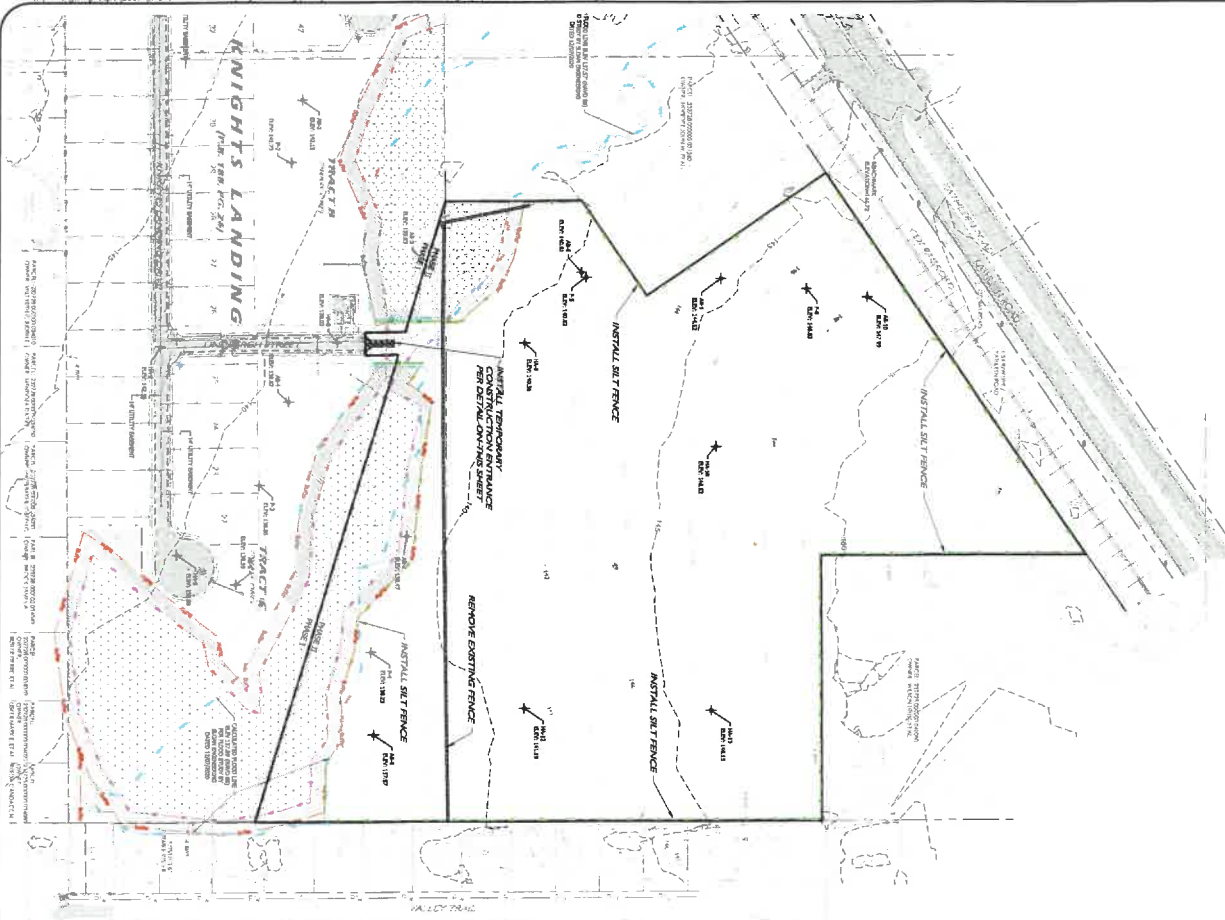
CALL 800
800-800-8000
800-800-8000

Charles R. Brooker, Inc.
1604-46-05-001
DATE OF PLANS: 12/23/2024 SHEET 01

ECON

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
01	COVER
02	BOUNDARY & TOPOGRAHY SURVEY
03	GENERAL NOTES & DETAILS 1
04	GENERAL NOTES & DETAILS 2
05	EXISTING CONDITIONS & DEVELOPMENT
06	OVERALL GENERAL LOT PLAN
07	ENLARGED GENERAL LOT PLAN 1
08	OVERALL PAVING GRADING AND DRAINAGE PLAN
09	ENLARGED PAVING GRADING AND DRAINAGE PLAN 1
10	ENLARGED PAVING GRADING AND DRAINAGE PLAN 2
11	ENLARGED PAVING GRADING AND DRAINAGE PLAN 3
12	ROAD DETAILS 1
13	ROAD DETAILS 2
14	ROAD DETAILS 3
15	ENLARGED WETLAND IMPACT PLAN
16	WETLAND IMPACT AND COMPENSATION PLAN
17	ENLARGED WETLAND IMPACT PLAN 1
18	ENLARGED WETLAND IMPACT PLAN 2
19	ENLARGED WETLAND IMPACT PLAN 3
20	ENLARGED WETLAND IMPACT PLAN 4
21	WATERMAIN DIRECTIONAL DRILL PLAN AND PROFILE
22	WATERMAIN PLAN AND PROFILE 1
23	WATERMAIN PLAN AND PROFILE 2
24	WATERMAIN PLAN AND PROFILE 3
25	OVERALL SANITARY SEWER PLAN
26	ENLARGED SANITARY SEWER PLAN 1
27	ENLARGED SANITARY SEWER PLAN 2
28	ENLARGED SANITARY SEWER PLAN 3
29	ENLARGED SANITARY SEWER PLAN 4
30	PLAN AND PROFILE 1
31	PLAN AND PROFILE 2
32	PLAN AND PROFILE 3
33	PLAN AND PROFILE 4
34	PLAN AND PROFILE 5
35	AS-BUILT REQUIREMENTS

SITE DEVELOPMENT PERMITS	
AGENCY	PERMIT NUMBER
SURVEY	
POLK COUNTY HEALTH DEPT (HARD)	
1800 (SHEETS)	
POLK COUNTY LAND DEVELOPMENT	
NOTES	



SETBACK CHART

FRONT YARD	REAR YARD	SIDE YARD
20'	10'	5'
25'	15'	5'
30'	20'	5'
35'	25'	5'
40'	30'	5'
45'	35'	5'
50'	40'	5'
55'	45'	5'
60'	50'	5'
65'	55'	5'
70'	60'	5'
75'	65'	5'
80'	70'	5'
85'	75'	5'
90'	80'	5'
95'	85'	5'
100'	90'	5'

MINIMUM LOT SIZE = 7,000 Sq. Ft.

TYPICAL LOT LAYOUT
N.T.S.

TYPICAL CORNER LOT LAYOUT
N.T.S.

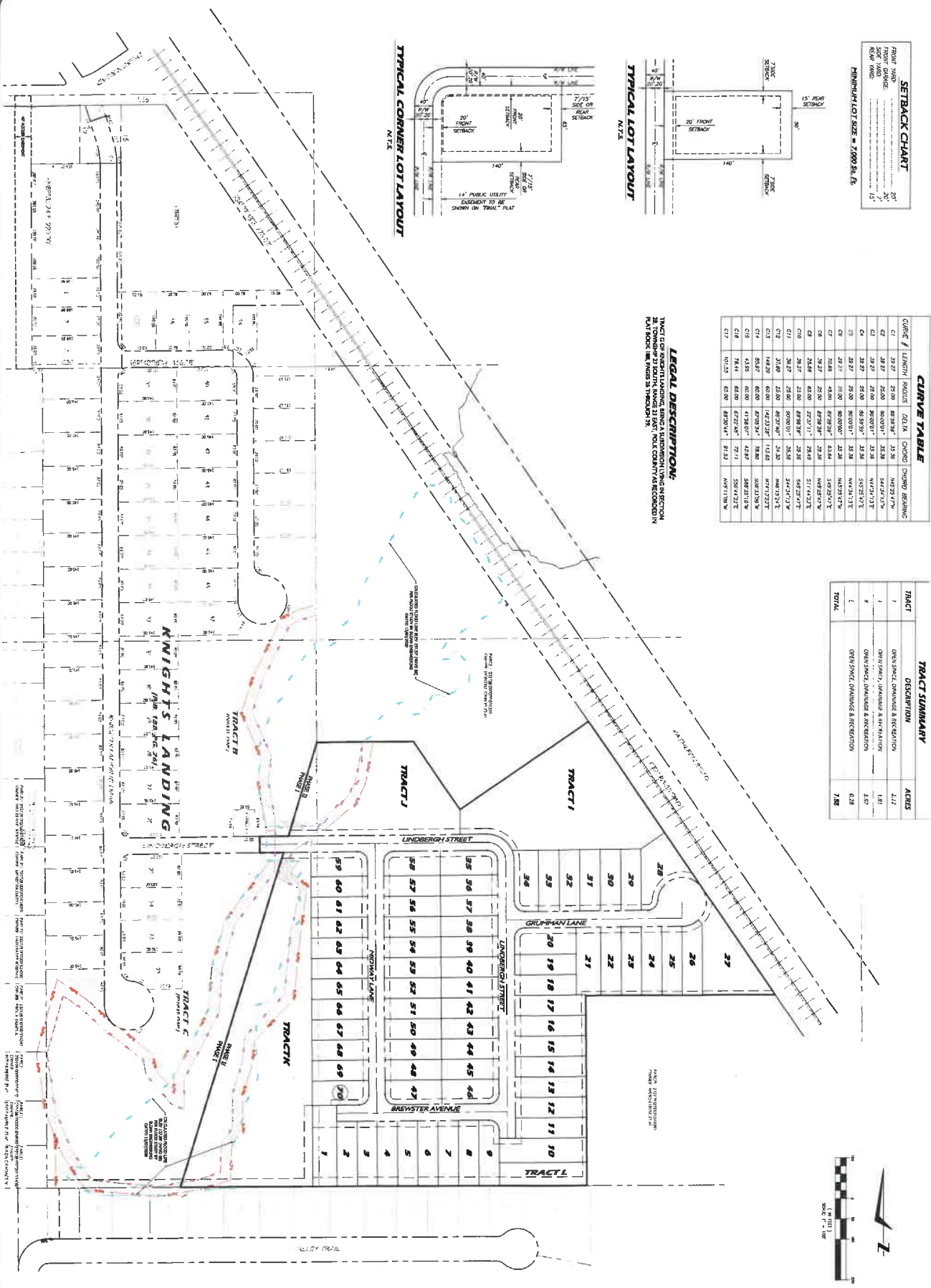
LEGAL DESCRIPTION:
TRACT C, PART OF THE 23.00 AC. KNIGHTS LANDING, A COMMUNITY IN PART OF POLK COUNTY, FL, ACCORDING TO PLAT BOOK 186, PAGES 28, 29 AND 30.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27	50.00	60.0000°	S 21.0° E
C2	39.27	50.00	60.0000°	S 21.0° E
C3	39.27	50.00	60.0000°	S 21.0° E
C4	39.27	50.00	60.0000°	S 21.0° E
C5	39.27	50.00	60.0000°	S 21.0° E
C6	39.27	50.00	60.0000°	S 21.0° E
C7	39.27	50.00	60.0000°	S 21.0° E
C8	39.27	50.00	60.0000°	S 21.0° E
C9	39.27	50.00	60.0000°	S 21.0° E
C10	39.27	50.00	60.0000°	S 21.0° E
C11	39.27	50.00	60.0000°	S 21.0° E
C12	39.27	50.00	60.0000°	S 21.0° E
C13	39.27	50.00	60.0000°	S 21.0° E
C14	39.27	50.00	60.0000°	S 21.0° E
C15	39.27	50.00	60.0000°	S 21.0° E
C16	39.27	50.00	60.0000°	S 21.0° E
C17	39.27	50.00	60.0000°	S 21.0° E

TRACT SUMMARY

TRACT	DESCRIPTION	ACRES
1	OPEN SPACE, PARKING & RECREATION	1.12
2	OPEN SPACE, PARKING & RECREATION	1.81
3	OPEN SPACE, PARKING & RECREATION	1.57
4	OPEN SPACE, PARKING & RECREATION	0.29
TOTAL		7.80



ECON

ENGINEERING & ARCHITECTURE

4700 South Florida Avenue

ORLANDO, FL 32837

TEL: (407) 444-1111

FAX: (407) 444-1112

WWW.ECON-FLA.COM

KNIGHTS LANDING

PHASE TWO

POLK COUNTY, FL

OVERALL

GENERAL LOT

PLAN

DATE: 12/3/2024

NO. 1

REVISIONS:

- 1. 12/3/24: REVISION FOR SETBACKS
- 2. 12/3/24: REVISION FOR SETBACKS
- 3. 12/3/24: REVISION FOR SETBACKS
- 4. 12/3/24: REVISION FOR SETBACKS
- 5. 12/3/24: REVISION FOR SETBACKS
- 6. 12/3/24: REVISION FOR SETBACKS
- 7. 12/3/24: REVISION FOR SETBACKS
- 8. 12/3/24: REVISION FOR SETBACKS
- 9. 12/3/24: REVISION FOR SETBACKS
- 10. 12/3/24: REVISION FOR SETBACKS

THIS PLAN HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS. THE BOARD OF COUNTY COMMISSIONERS HAS GRANTED A RESOLUTION OF APPROVAL FOR THE SUBMITTAL OF THIS PLAN TO THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS. THE BOARD OF COUNTY COMMISSIONERS HAS GRANTED A RESOLUTION OF APPROVAL FOR THE SUBMITTAL OF THIS PLAN TO THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS.

N.P.D.E.S. PERMITTING

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE POLK COUNTY ENGINEERING DIVISION PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. OBTAIN A COPY OF THE POLK COUNTY ENGINEERING DIVISION'S PERMITTING MANUAL.
2. OBTAIN A COPY OF THE POLK COUNTY ENGINEERING DIVISION'S PERMITTING MANUAL.
3. OBTAIN A COPY OF THE POLK COUNTY ENGINEERING DIVISION'S PERMITTING MANUAL.
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POLK COUNTY ENGINEERING DIVISION STANDARD NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE POLK COUNTY ENGINEERING DIVISION PRIOR TO THE START OF CONSTRUCTION.
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GENERAL NOTES:

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CONTRACTOR RESPONSIBLE FOR ALL UTILITIES AT ALL TIMES TEMPORARY FENCE, ETC.

NOTES:

1. ALL UTILITIES AND MANHOLE COVERS LOCATED IN RIGHT-OF-WAY SHALL BE PROTECTED.
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EXISTING GAS MAIN NOTE

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SIGNING AND PAVEMENT MARKING NOTES:

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NOTICE TO ALL CONTRACTORS: THIS SITE MAY HAVE EXISTING ON-SITE SEWER MAINS, WATER MAINS, & OVERHEAD ELECTRIC LINES. SEE NOTES THIS SHEET. EXTREME CAUTION DURING EXCAVATION IN AREA OF EXISTING GAS MAIN

ROADSIDE RECOVERY AREA FROM ALL STREETS

- DESIGN SPEED: 35 MPH
- PAVEMENT RECOVERY AREA: (FROM TOP OF ROAD CURB) 10' MINIMUM
- NO OBSTRUCTIONS SHALL BE PLACED WITHIN RECOVERY AREA

NOTE:

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MIAMI CURB AND GUTTER



TYPE D CURB



TYPICAL ON-SITE SIDEWALK DETAIL



STOP BAR DETAIL WITH SIGNAGE



TYPICAL DRIVEWAY WITH MIAMI CURB



NOTICE TO THE EXISTING OR PROPOSED CONTRACTOR OF THIS PROJECT: NOT ALL OF THESE GENERAL NOTES MAY APPLY.

LIGHT DUTY PAVEMENT CONSTRUCTION

LAYER	LAYER COEFFICIENT	THICKNESS (INCHES)	STRUCTURAL NUMBER
ASPHALT (AC) 100T 50.5	0.44	1.5	0.6
CRUSHED GRANITE (40-100)	0.18	6	1.0
STABILIZED SUBGRADE	0.06	12	0.2
TOTAL			2.44

TYPICAL SECTION



TYPICAL SECTION



TYPICAL SECTION



TYPICAL SECTION



CHANGE ORDER NOTE: * CALL 48 HOURS BEFORE YOU DID IT'S THE LAW D.M.A. 811



GENERAL CONSTRUCTION NOTES

- [illegible]

FIRE SYSTEM REQUIREMENTS

1. FIRE RESIST AND FUNCTIONALITY SHALL CONFORM TO NFPA STANDARDS, LATEST EDITION. PIPE, MANHOLES, TANKS, AND RISER SIZES LISTED ON THE CIVIL PLANS ARE GIVEN AS "NOMINAL". FINISH SIZE SHALL BE DETERMINED BY THE MECHANICAL ENGINEER.

DRAINAGE SYSTEM NOTES

- [illegible]

PAVING AND GRADING NOTES

- [illegible]

GEO TECHNICAL NOTE

1. CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES OUTLINED BY THE SITE GEOTECHNICAL REPORT.

SAFETY NOTES

- [illegible]

CLEARING AND EROSION CONTROL NOTES

- [illegible]

STANDARD UTILITY NOTES

- [illegible]

STREET LIGHTING NOTES:

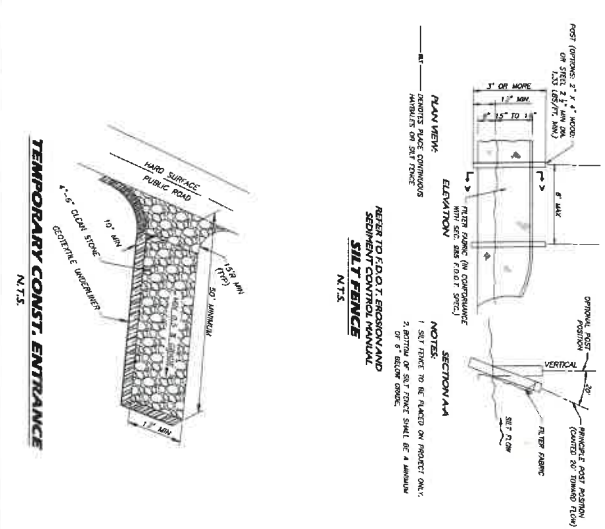
- For the first two studies, the following χ^2 tests were performed to determine if the observed frequencies of the responses were significantly different from the expected frequencies:
1. χ^2 test for goodness of fit to determine if the observed frequencies of the responses were significantly different from the expected frequencies.
 2. χ^2 test for independence to determine if the observed frequencies of the responses were significantly different from the expected frequencies.
- The results of the χ^2 tests are presented in Table 1. The results of the χ^2 tests indicate that the observed frequencies of the responses were significantly different from the expected frequencies for all of the responses.
- Table 1. Results of the χ^2 tests for the first two studies.
- | Response | Observed Frequency | Expected Frequency | χ^2 Value | df | p-value |
|------------|--------------------|--------------------|----------------|----|---------|
| Yes | 10 | 5 | 10.0 | 1 | 0.002 |
| No | 5 | 10 | 10.0 | 1 | 0.002 |
| Don't know | 5 | 5 | 0.0 | 1 | 1.000 |
| Total | 20 | 20 | 20.0 | 2 | 0.002 |
- Table 2. Results of the χ^2 tests for the last two studies.
- | Response | Observed Frequency | Expected Frequency | χ^2 Value | df | p-value |
|------------|--------------------|--------------------|----------------|----|---------|
| Yes | 15 | 10 | 10.0 | 1 | 0.002 |
| No | 10 | 15 | 10.0 | 1 | 0.002 |
| Don't know | 5 | 5 | 0.0 | 1 | 1.000 |
| Total | 30 | 30 | 20.0 | 2 | 0.002 |

WATER SYSTEM NOTES

- [illegible]

DIVISION STANDARD NOTES:

- [illegible]

[illegible]

CONTRACTOR RESPONSIBLE FOR A CLEAN
WORK AREA. NO LITTER OR DEBRIS TO
REMAIN ON SITE.

*** CHANGE ORDER NOTES ***

ANY CHANGES TO THE CONTRACTOR SHALL BE MADE, DURING
THE COURSE OF THE PROJECT, BY THE ARCHITECT. ANY
CHANGES TO THE CONTRACT SHALL BE MADE BY THE ARCHITECT
AND SHALL BE IN WRITING. ANY CHANGES TO THE CONTRACT
SHALL BE MADE BY THE ARCHITECT AND SHALL BE IN WRITING.
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*** EXISTING UTILITIES NOTES ***

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*** EXISTING GAS MAIN NOTES ***

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04

SHEET



ENGINEERING & CONSTRUCTION
 4302 South Parkland Avenue
 Suite A, Lakeland, FL 33813
 (813) 948-0000 • Fax: (813) 948-1499
 SURVEYING AND MAPPING SERVICES - (813) 948-1499
 PROFESSIONAL ENGINEERING SERVICES - (813) 948-1499

**KNIGHTS LANDING
 PHASE TWO
 POLK COUNTY, FL**

**EXISTING
 CONDITIONS &
 DEMOLITION PLAN**

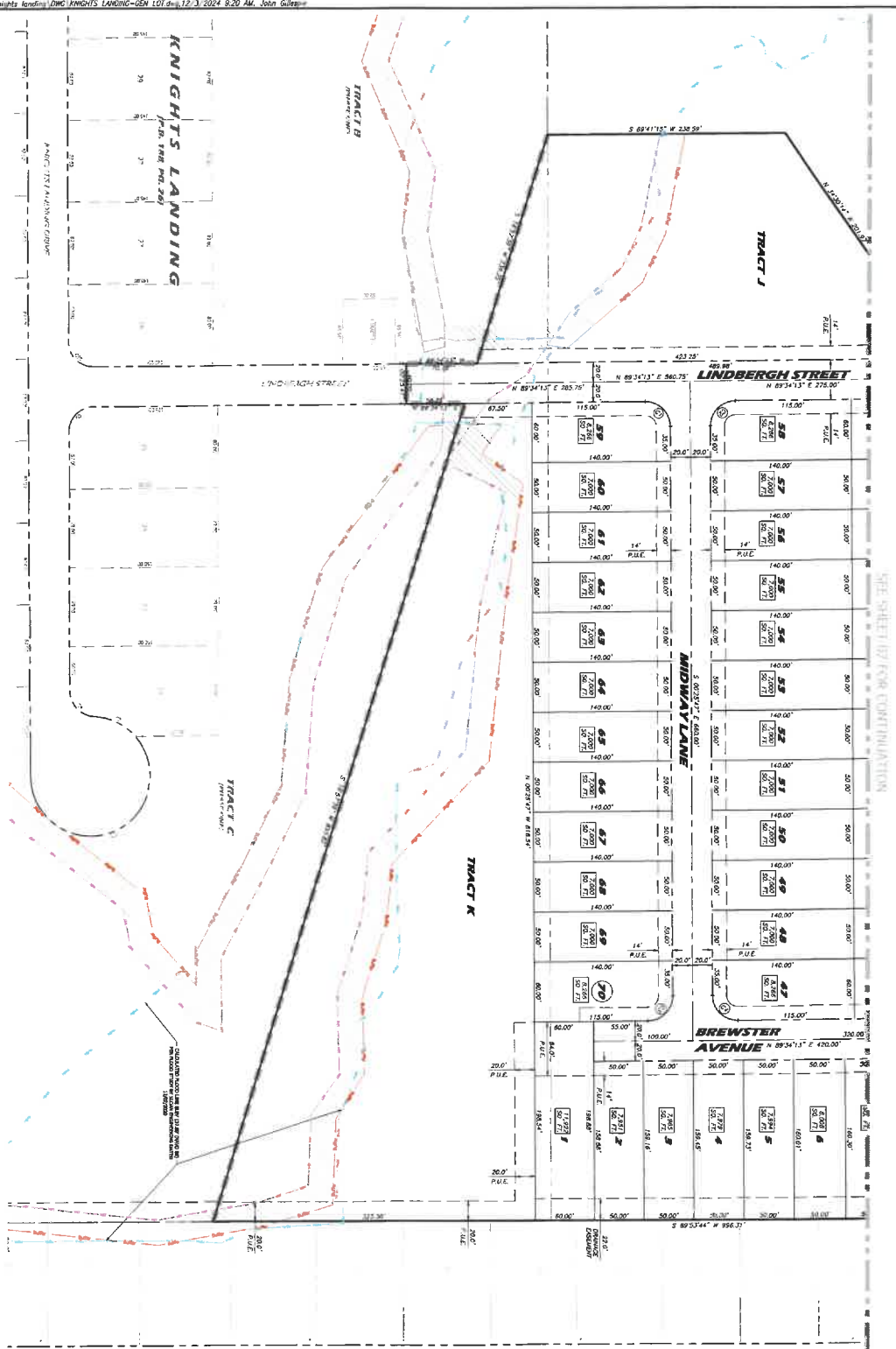
DATE **NO** **REVISIONS**

06-27-21	4	REVISE UTILITY SERVICES	1
7-13-21	5	ADD POCKET DEMOLITION DETAILS	2
8-18-21	6	REVISE FENCE & BRICKWORK PER	3
05-08-22	7	REVISE DEMOLITION FENCE & BRICKWORK	4
07-22-22	8	REVISE PER POLK COUNTY COMPLAINT	5
11-11-22	9	REVISE PER POLK COUNTY COMPLAINT	6
12-02-22	10	REVISE PER POLK COUNTY COMPLAINT	7

WE HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE POLK COUNTY ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.

CHARLES A. BROOKS, P.E. LICENSE #11611 DATE 7-28-02

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ENGINEER ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



CHRE		1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100	
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CHRE		1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100	
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DATE	NO	REVISIONS	BY	CHKD
04/23/79	4	REVISED WETLAND IMPACT		
11-13-79	5	ADDED PORT AND WALL DETAILS		
03-26-79	6	REVISED POWER & COMMUNICATIONS		
05-08-79	7	REVISED WETLAND IMPACT & REVISED PERMITS		
07-22-79	8	REVISED PERMITS & COMMUNICATIONS		
11-11-79	9	REVISED COMMUNICATIONS PERMIT DISCUSSIONS		
03-03-80	10	REVISED WETLAND IMPACT DISCUSSIONS, REVISED PERMITS & COMMUNICATIONS		

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**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

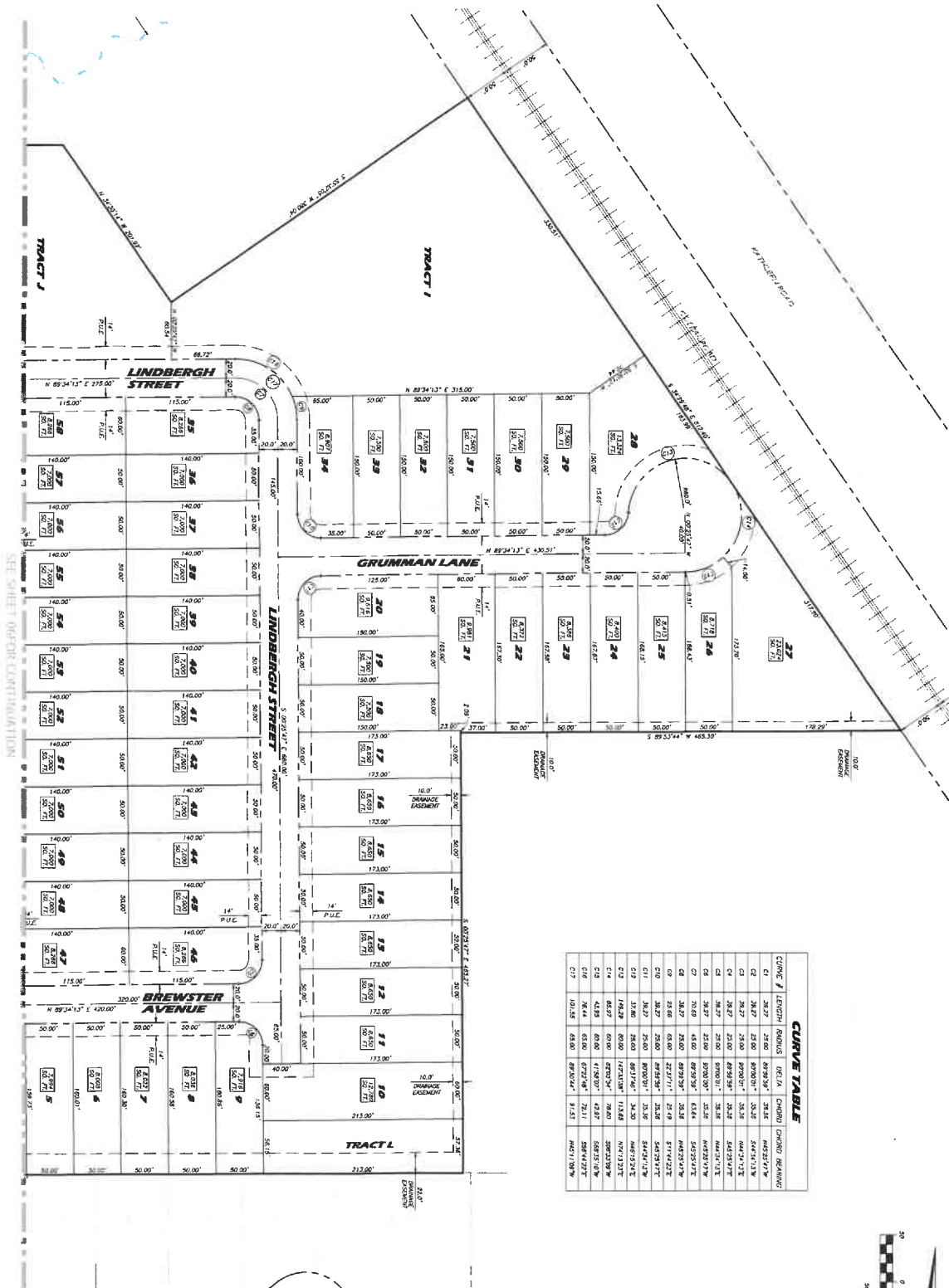
**ENLARGED
GENERAL LOT
PLAN 1**

NOT VALID UNLESS PHYSICALLY ORIGINALLY OR ELECTRONICALLY SIGNED AND SEALED

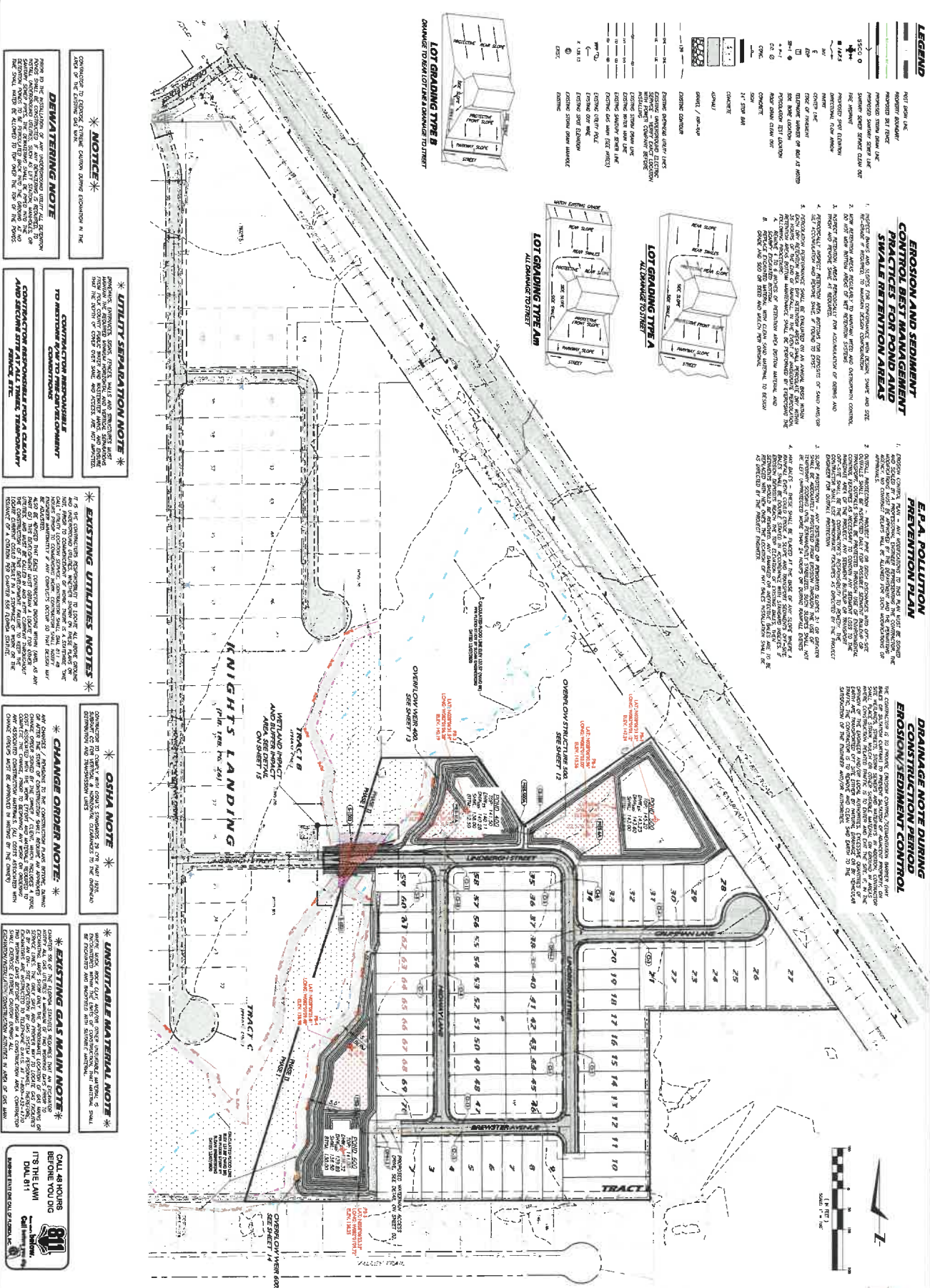
NOT CONSIDERED FINAL UNTIL ALL AGENCY PERMITS
ARE RELEASED. FILING SUPPORTED FOR CONSTRUCTION
HAPPENING NEARLY INSTANTLY.

Charles R. Brooker, Jr., Director of Public, Environmental, Engineering, Planning, and Health
This form has been prepared by the Department of Public, Environmental, Engineering, Planning, and Health
Information contained herein is for informational purposes only. It is not intended to be used for any other purpose.
The information is not intended to be used for any other purpose.

CHARLES R. BROOKER, JR. MS. LICENSE #000115 DATE



CURVE TABLE			
CURVE #	LENGTH	RADIUS	AREA
C1	38.27	216.00	69.94
C2	38.27	216.00	69.94
C3	38.27	216.00	69.94
C4	38.27	216.00	69.94
C5	38.27	216.00	69.94
C6	38.27	216.00	69.94
C7	38.27	216.00	69.94
C8	38.27	216.00	69.94
C9	38.27	216.00	69.94
C10	38.27	216.00	69.94
C11	38.27	216.00	69.94
C12	38.27	216.00	69.94
C13	38.27	216.00	69.94
C14	38.27	216.00	69.94
C15	38.27	216.00	69.94
C16	38.27	216.00	69.94
C17	38.27	216.00	69.94





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THE OCEANIC
RACE
SOCIETY
WINTER

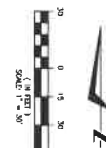
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L

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1





**SEE SHEET 08 FOR LEGEND,
EROSION / SEDIMENT CONTROL
NOTES AND LOT GRADING
TYPE DETAILS.**

**CALL 49 HOURS
BEFORE YOU DIG
IT'S THE LAW!
DIAL 811**


**Go Down Below.
Call before you dig**

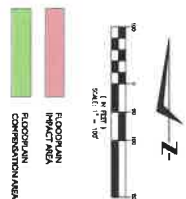
Baltimore Transit One Call of America, Inc.

DATE	NO	REVISIONS
06/27/23	4	REVISED WETLAND IMPACTS
11-13-23	5	ADD POINT BAYWATER DETAILS
03-26-24	6	REVISED PERMITS & GRADING PER COMMENTS
05-08-24	7	REVISED WETLAND SURVEY & REVISION PER COMMENTS
05-23-24	8	REVISED PER POINT CLARITY COMMENTS
11-11-24	9	REVISED WIND CONNECTION PER SHORELINE COMMENTS
12-03-24	10	REMOVED AREA AT DISCREPANCY BENE PER COUNTY COMMISSION L1



Name	Type	Cut Factor	Fill Factor	34 Area (Sq. Ft.)	Cut (C.C. Yds.)	Fill (C.C. Yds.)	Net (C.C. Yds.)
1. FLOODPLAIN IMPACT VOL.	Fill	1.000	1.000	990.25	0.00	298.22	298.22
2. FLOODPLAIN IMPACT VOL.	Fill	1.000	1.000	213.98	0.00	22.91	22.91
3. FLOODPLAIN IMPACT VOL.	Fill	1.000	1.000	649.21	192.80	19.47	173.33
4. FLOODPLAIN IMPACT VOL.	Fill	1.000	1.000	293.43	210.88	4.08	209.35
5. Total				2476.87	403.68	304.86	101.86

SEE SHEET 15B FOR SECTIONS



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DAL 811
Call 811
BRIEFING: 811-811

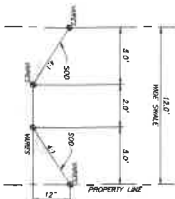
ECON
15A
15A

**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

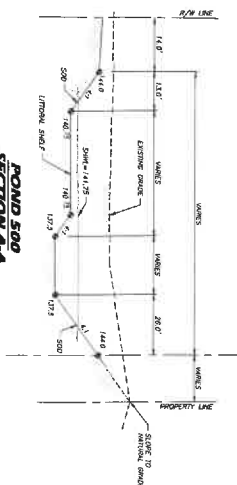
**FLOODPLAIN
IMPACT AND
COMPENSATION
PLAN**

DATE	NO.	REVISIONS
04/22/23	1	1. Update site & L.P. per revised deed & subdivision map
04/22/23	2	2. Review utility and impacts
04/22/23	3	3. Review wetland impacts
04/22/23	4	4. Add post-remedial details
04/22/23	5	5. Review floodplain & wetland impacts
04/22/23	6	6. Review wetland buffer & review for floodplain
04/22/23	7	7. Review for public safety concerns

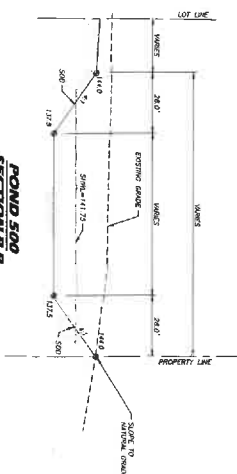
47.3



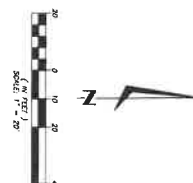
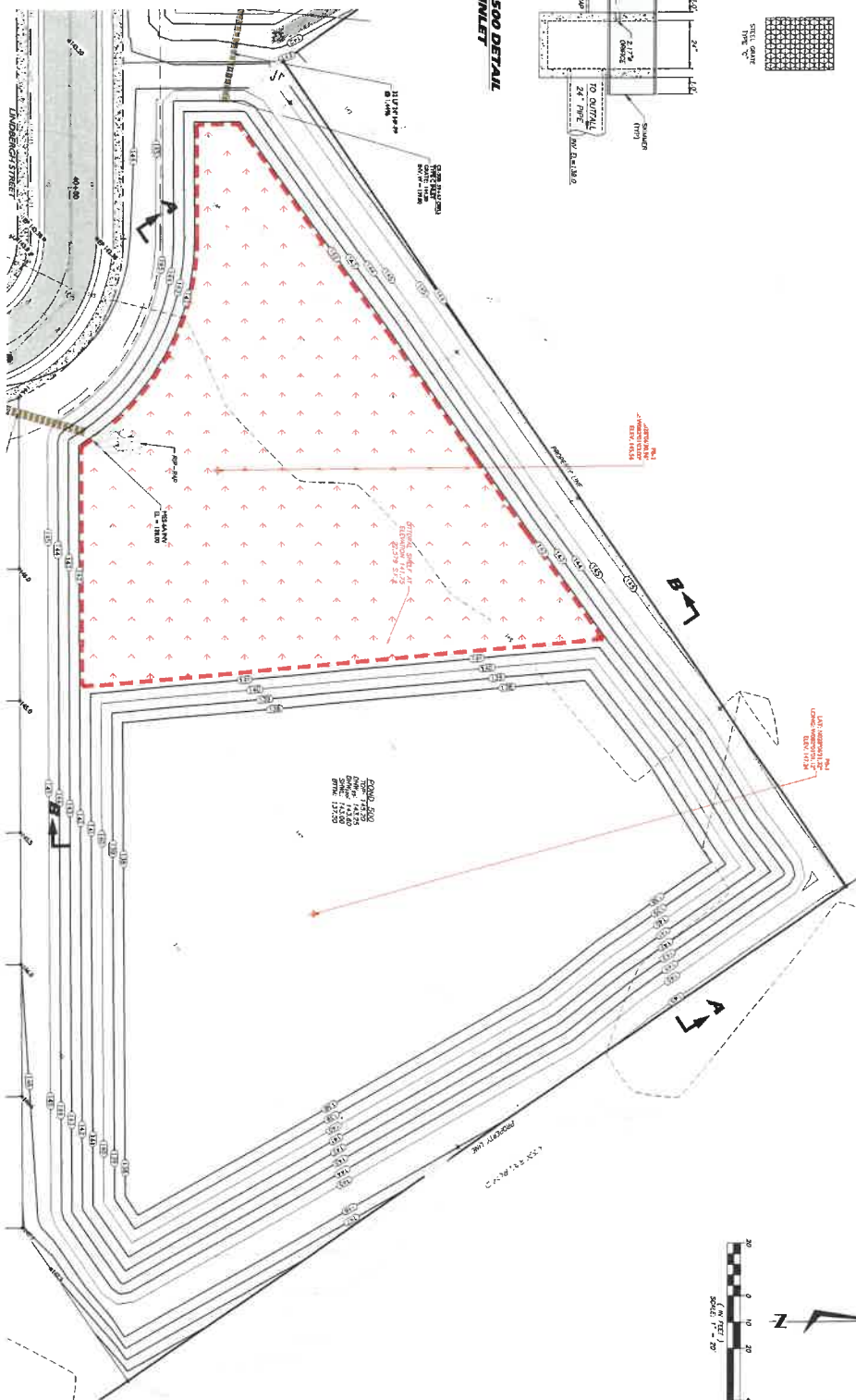
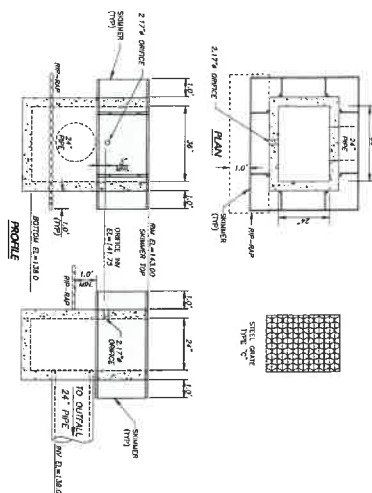
POND 500
SECTION A-A
N.T.S.



POND 500
SECTION B-B
N.T.S.



CONTROL STRUCTURE CS-500 DETAIL
MODIFIED TYPE "C" INLET
NTS



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 **811**
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AMERICAN FLUTE ONE CALL OF FLORIDA, INC.



**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

POND DETAILS 1

NOT VALID UNLESS PHYSICALLY, DIGITALLY, OR ELECTRONICALLY SIGNED AND SEALED

NOT CONSIDERED FINAL UNTIL ALL AGENCY PERMITS
ARE RELEASED AND APPROVED FOR CONSTRUCTION

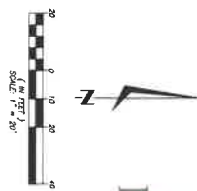
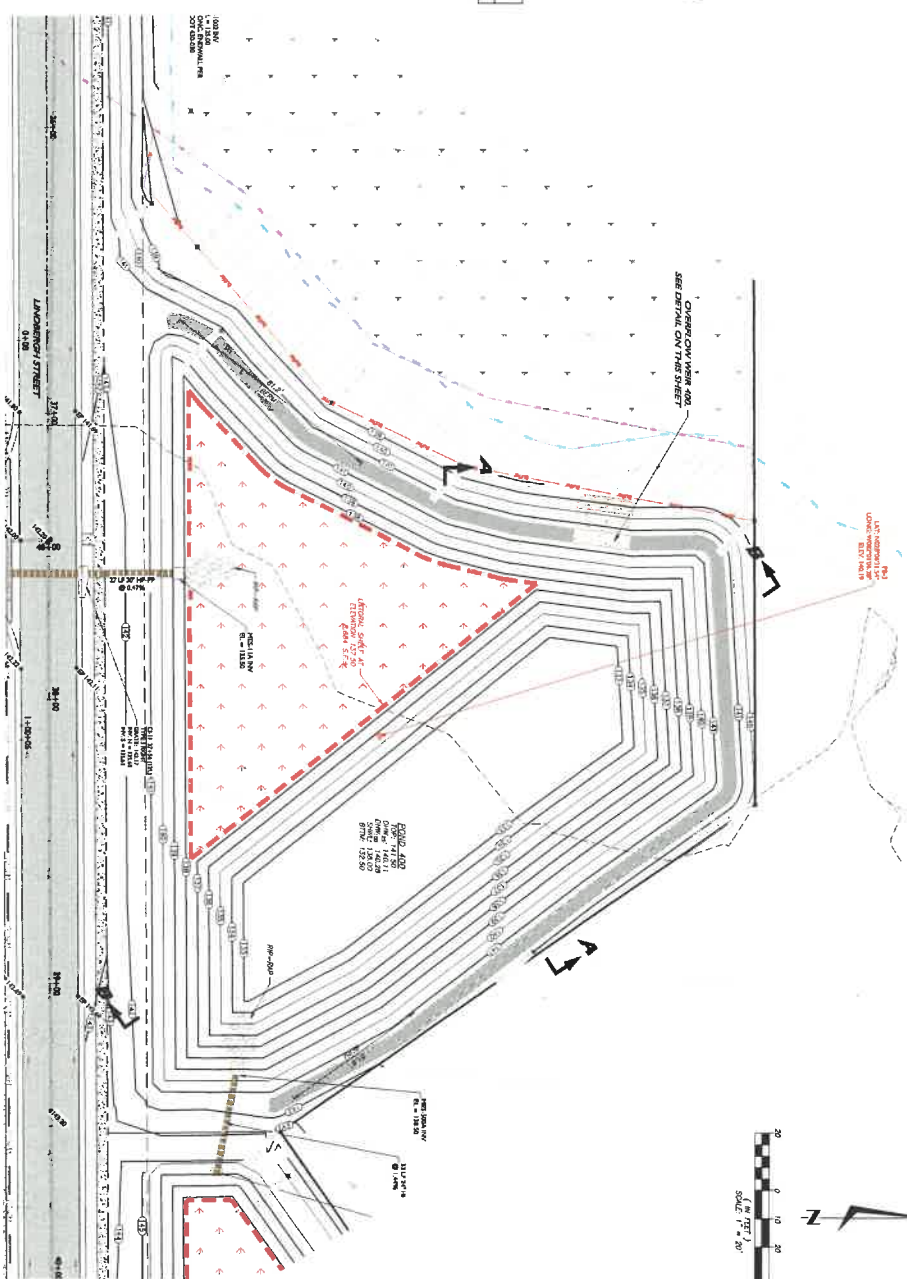
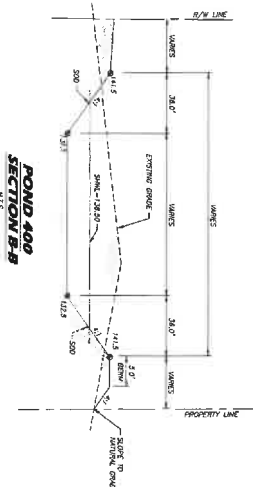
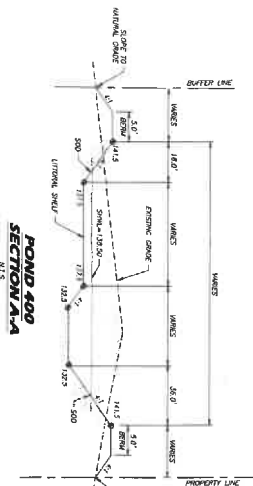
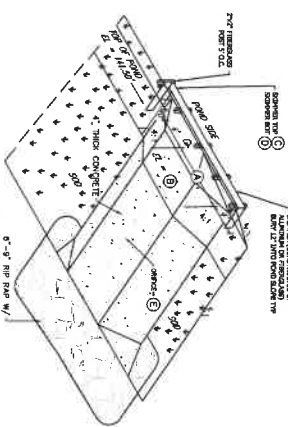
Charles A. Wagner, Jr., 10000 Sunset Blvd., Suite 100, Los Angeles, CA 90068, is the author of "The New York Times" and "The New York Times" and "The New York Times".

CHARLES R. BROOKEN, JR. LICENSE #08615 DATE

DATE	NO	REVISIONS
06/27/23	4	REVISE WETLAND IMPACTS
11-13-23	5	ADD FOOT SHEDWALL DETAILS
03-26-24	6	REVISE POND 6 & GRADINGS PER COMMENTS
05-08-24	7	REVISE WETLAND BUFFER & REVISE PER COMMENTS
07-23-24	8	REVISE PER POLK COUNTY COMMENTS
11-11-24	9	REVISE PER COMMENTS PER GREENE COUNTY
12-03-24	10	REVISE APP-4 UNDEVELOPED BORE PER COUNTY COMMENTS

STRUCTURE	WIDTH	WEIR ELEVATION	SCOUR TO	SCOUR BOTTOM	DEPTH
WEIR	10'	129.75	129.25	128.0	1.4' @ 128.0

POND 400 - WEIR DETAIL



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811

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• PROFESSIONAL ENGINEERING SERVICES • CANADIAN

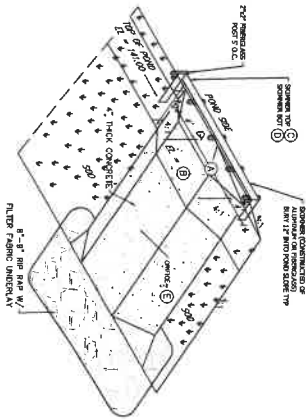
**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

POND DETAILS 2

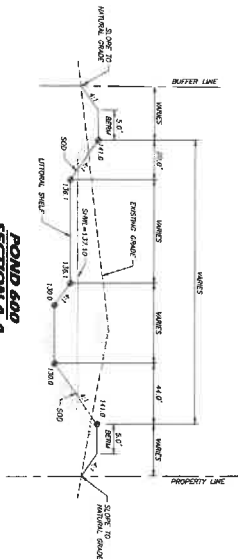
DATE	NO	REVISIONS
06/25/23	1	REVIEW WEIRLAND IMPACTS
11/13/23	2	ADD STORM DRAINAGE IMPACTS
03-24-24	3	REVISE POND & WEIR FOR CONSTRUCTION
05-08-24	4	REVISE POND & WEIR FOR CONSTRUCTION
05-22-24	5	REVISE FOR POLK COUNTY COMMENTS
11-11-24	6	REVISE FOR CONSTRUCTION PER AGENCY COMMENTS
12-03-24	7	REVISE FOR POLK COUNTY COMMENTS

STRUCTURE NAME	WATER WIDTH	WATER ELEVATION	SCOURING TYPE	SCOURING WIDTH	CHARGE
W-600	5'	138.50	(3)	14.0	(3)
				138.50	
				1.00' @ 138.5	

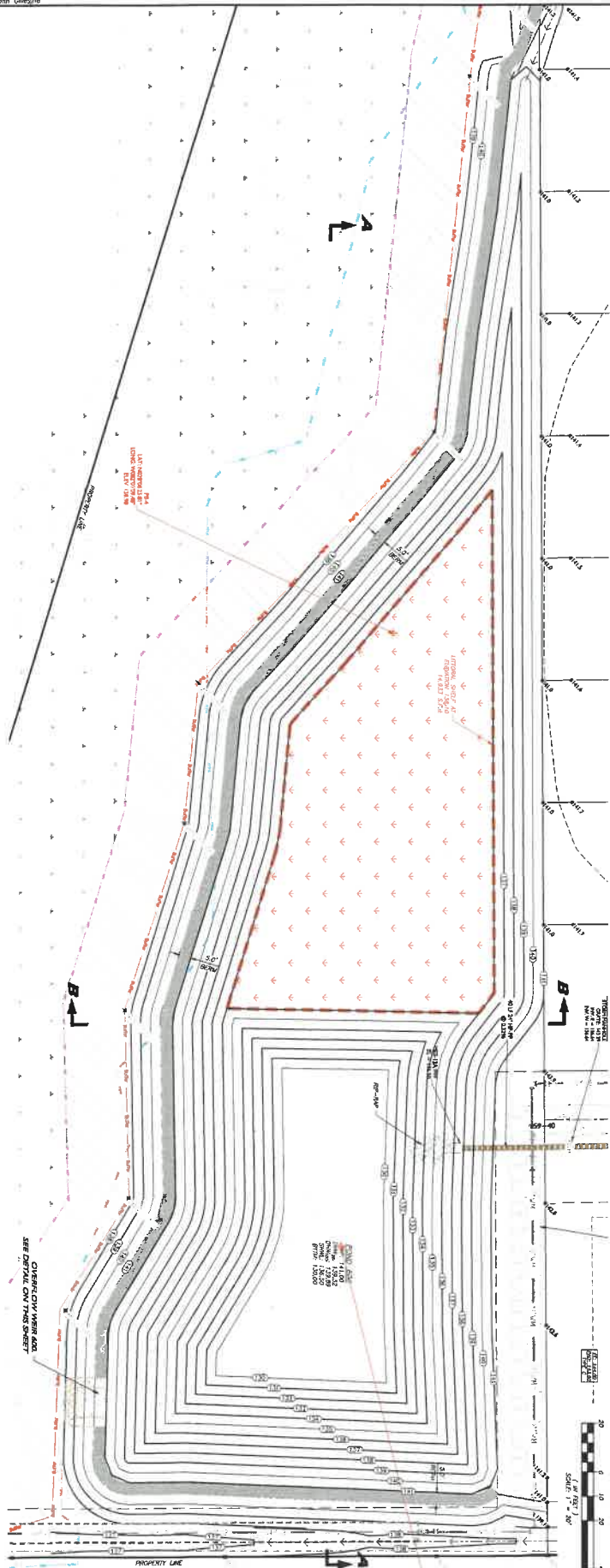
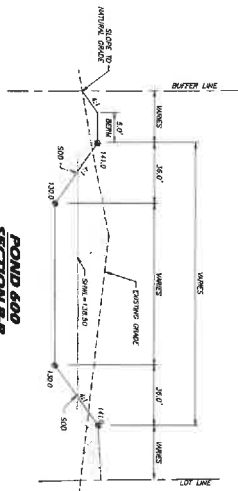
POND 600 - WEIR DETAIL



POND 600 SECTION A-A



POND 600 SECTION B-B



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811
811

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**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

POND DETAILS 3

NOT VALID WITHOUT PHYSICAL SIGNATURE OF ELECTRONICALLY SIGNED AND SEALED
NOT CONSIDERED FINAL UNTIL ALL AGENCY PERMITS
HAVE BEEN OBTAINED - VOID WITHOUT PERMITS
DATE NO REVISIONS
1-11-23 6 ADD POOL PUMPING SYSTEM
03-23-24 7 REVISE POND 600 & DISCUSS PER COMMENTS
03-23-24 7 REVISE POND 600 & DISCUSS PER COMMENTS
11-11-24 8 REVISE PER COMMENTS PER COMMENTS
12-03-24 10 REVISE PER COMMENTS PER COMMENTS

CHARLES R. BROOKER, P.E. LICENSE: 10015 DATE
12-03-24

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ENGINEER ON THE DATE INDICATED HEREIN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

*** NOTICE ***

CONTRACTOR TO EXISTING EXTERIOR CURB DURING EXCAVATION IN THE AREA OF THE EXISTING OLD LANE.

*** UTILITY SEPARATION NOTE ***

CONTRACTOR TO BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA.

*** EXISTING UTILITIES NOTES ***

ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA.

*** OSHA NOTE ***

CONTRACTOR TO COMPLY WITH OSHA REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA.

*** UNSUITABLE MATERIAL NOTE ***

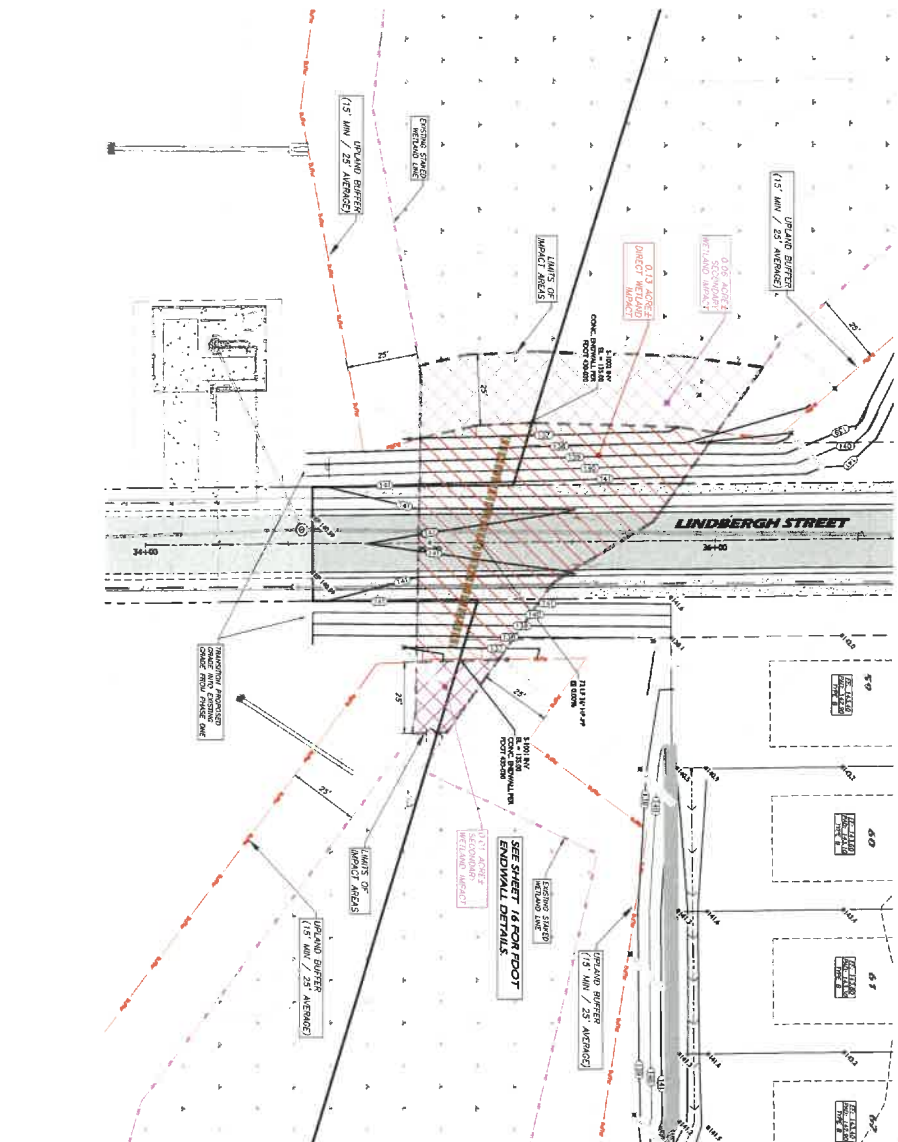
CONTRACTOR TO BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA.

*** EXISTING GAS MAIN NOTE ***

CONTRACTOR TO BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF ALL UTILITIES FROM THE EXCAVATION AREA.

*** CALL 48 HOURS BEFORE YOU DIG ***

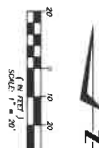
CALL 811 BEFORE YOU DIG. CALL 811 BEFORE YOU DIG. CALL 811 BEFORE YOU DIG.



WETLAND IMPACT SUMMARY	
DESCRIPTION	ACRES
DIRECT IMPACT AREA	0.21
SECONDARY IMPACT AREA	0.03
TOTAL IMPACT AREA	0.24

PROJECT AREA SUMMARY	
DESCRIPTION	ACRES
TOTAL WETLAND AREA	21.75
TOTAL PROJECT AREA	23.59

SEE SHEET 15A FOR FEMA IMPACT PLAN



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www.econ-engineers.com

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PHASE TWO
POLK COUNTY, FL**

**ENLARGED
WETLAND IMPACT
PLAN**

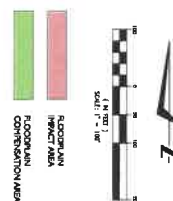
DATE	NO.	REVISIONS
06/29/23	1	REVIEW WETLAND IMPACT
11/12/23	2	REVIEW WETLAND IMPACT
03/26/24	3	REVIEW WETLAND IMPACT
05/08/24	4	REVIEW WETLAND IMPACT
07/22/24	5	REVIEW WETLAND IMPACT
11/11/24	6	REVIEW WETLAND IMPACT
12/03/24	7	REVIEW WETLAND IMPACT

CHARLES R. BROOKS, P.E. LICENSE #88815 DATE 12/03/24

NOT CONSIDERED FINAL UNTIL ALL AGENCY PERMITS ARE RECEIVED AND APPROVED FOR CONSTRUCTION. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER.

Sample	Type	Cut Entry	RM Feature	2d Area (μm^2)	Cut (ct./val.)	PHI (Ct./val.)	Net (Ct./val.)
FMMA- INDACT VOL.	fil	1,000	1,000	900.28	0.88	28.72	286.64-Cu
FMMA- CTMA- VOL.	fil	1,000	1,000	2,129.86	0.69	2.51	2,317.49-Cu
FMMA- CTMA- VOL.	fil	1,000	1,000	645.71	0.55	18.07	1,779.24-Cu
FMMA- CTMA- VOL.	fil	1,000	1,000	553.43	2.08	4.68	266.20-Cu

SEE SHEET 15B FOR SECTIONS



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DIAL 811

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Marked by the One Call Center, Inc.

SHEET
15A

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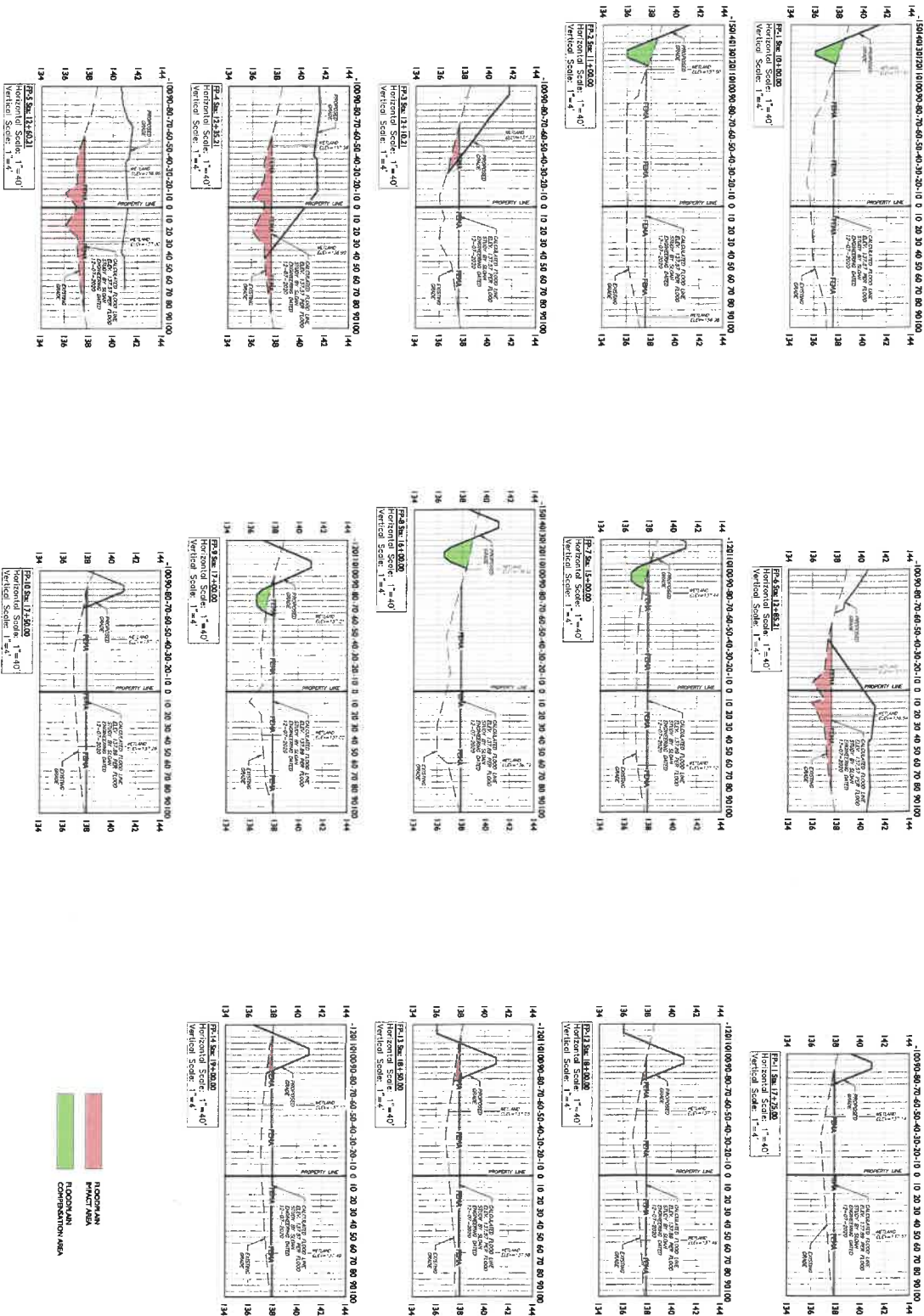
**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

**FLOODPLAIN
IMPACT AND
COMPENSATION
PLAN**

[illegible]

DATE	NO	REVISIONS
04-12-23	4	REVISE WETLAND IMPACTS
11-15-23	5	ADD FOOT BRUSHMILL DETAILS
03-26-24	6	REVISE PERMITS & GRASSHOPPER POND CONSERVATION
05-06-24	7	REVISE WETLAND IMPACTS & REVISE FOR PERMITS
07-22-24	8	REVISE PERMITS POLY COMBUSTION
11-11-24	9	REVISE W&M CONNECTION PERMITS
11-09-24	10	REVISE W&M CONNECTION PERMITS

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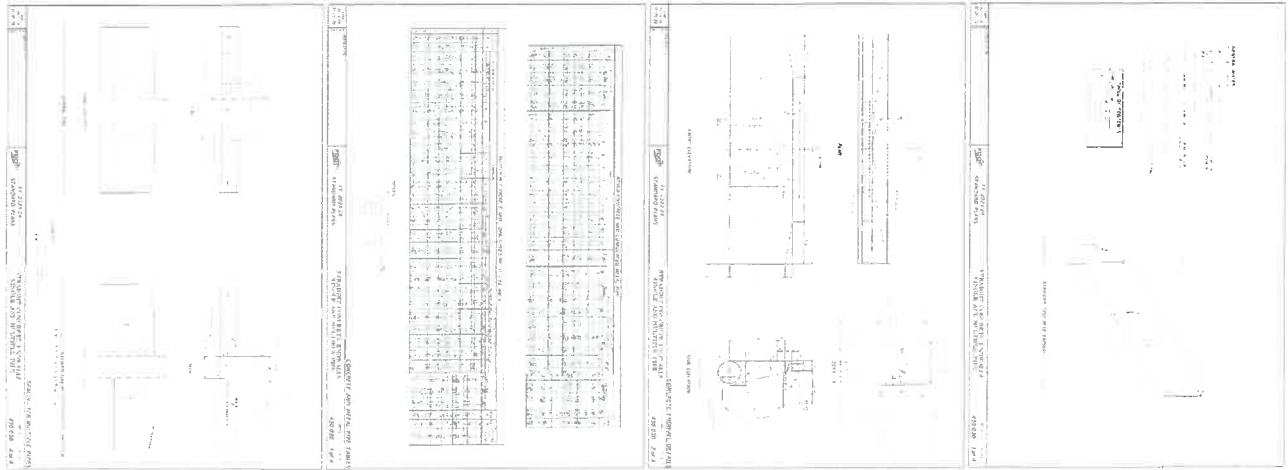
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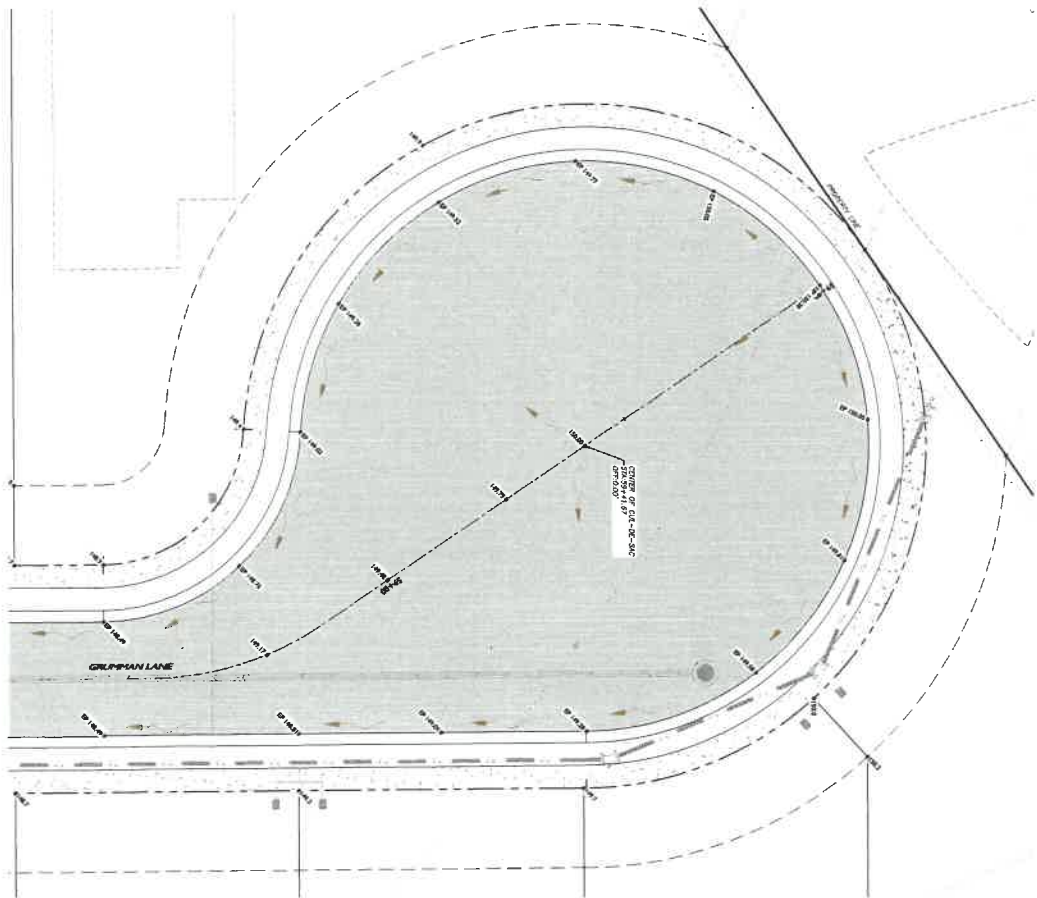
**FLOODPLAIN
IMPACT AND
COMPENSATION
PLAN 2**

NOT TO SCALE
NOT CONSIDERED FINAL. ALL AGENCY PERMITS
MAY BE REQUIRED FOR CONSTRUCTION.
CHARLES K. BROOKER, P.E. LICENSE #66615 DATE
12-03-24

DATE	NO	REVISIONS
06/25/23	1	REVISION: REVISIONS
07/11/23	2	REVISION: REVISIONS
03/26/24	3	REVISION: REVISIONS
08/06/24	4	REVISION: REVISIONS
07/15/24	5	REVISION: REVISIONS
11-17-24	6	REVISION: REVISIONS
12-03-24	7	REVISION: REVISIONS



ENLARGED CUL-DE-SAC PLAN



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ENGINEERING & CONSTRUCTION, INC.
CHARLES A. BROOKER, P.E. LICENSE #88613 DATE 12/01/24

DATE	NO.	REVISIONS
06/25/23	4	REVISED WETLAND AFFECT
11/13/23	5	ADD FORTH INTERMEDIATE DETAILS
03-24-24	6	REVISED FUTURE & OBSERVED PER CONSTRUCTION
03-24-24	7	REVISED WETLAND BUFFER & REVISED PER POLK
07-23-24	8	REVISED PER POLK COUNTY COMMENTS
11-11-24	9	REVISED PER CONSTRUCTION PER INTERMEDIATE COMMENTS
12-02-24	10	REVISED PER POLK COUNTY COMMENTS







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**KNIGHTS LANDING
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 POLK COUNTY, FL**

**ENLARGED
 WATERMAIN
 PLAN 1**

NOT FOR PLEIST MOUNTAIN, ONLY IN HYDROLOGICAL ZONE ARE SOLD

NEST CONSIDERED PLEIST MOUNTAIN, ALL ASSESSMENT PERMITS
 ARE RELEASED AND RETURNED FOR CONSTRUCTION

DATE	NO	REVISIONS
11-19-23	1	ADD PLOT BOUNDARY LINES
03-28-24	2	REMOVE PLOT A BOUNDARY LINES
05-08-24	3	REMOVE PLOT A BOUNDARY LINES
02-22-24	4	REMOVE PLOT A BOUNDARY LINES
11-11-24	5	REMOVE PLOT A BOUNDARY LINES
12-03-24	6	REMOVE PLOT A BOUNDARY LINES

NOTICE

CONTRACTOR TO EXISTING EXTERIOR CURB AND SIDEWALK ELEVATION IN THE AREA OF THE EXISTING SIDEWALK.

DEWATERING NOTE

CONTRACTOR TO EXISTING EXTERIOR CURB AND SIDEWALK ELEVATION IN THE AREA OF THE EXISTING SIDEWALK.

UTILITY SEPARATION NOTE

CONTRACTOR TO EXISTING EXTERIOR CURB AND SIDEWALK ELEVATION IN THE AREA OF THE EXISTING SIDEWALK.

WATERMAIN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES.

WATER SERVICES NOTE

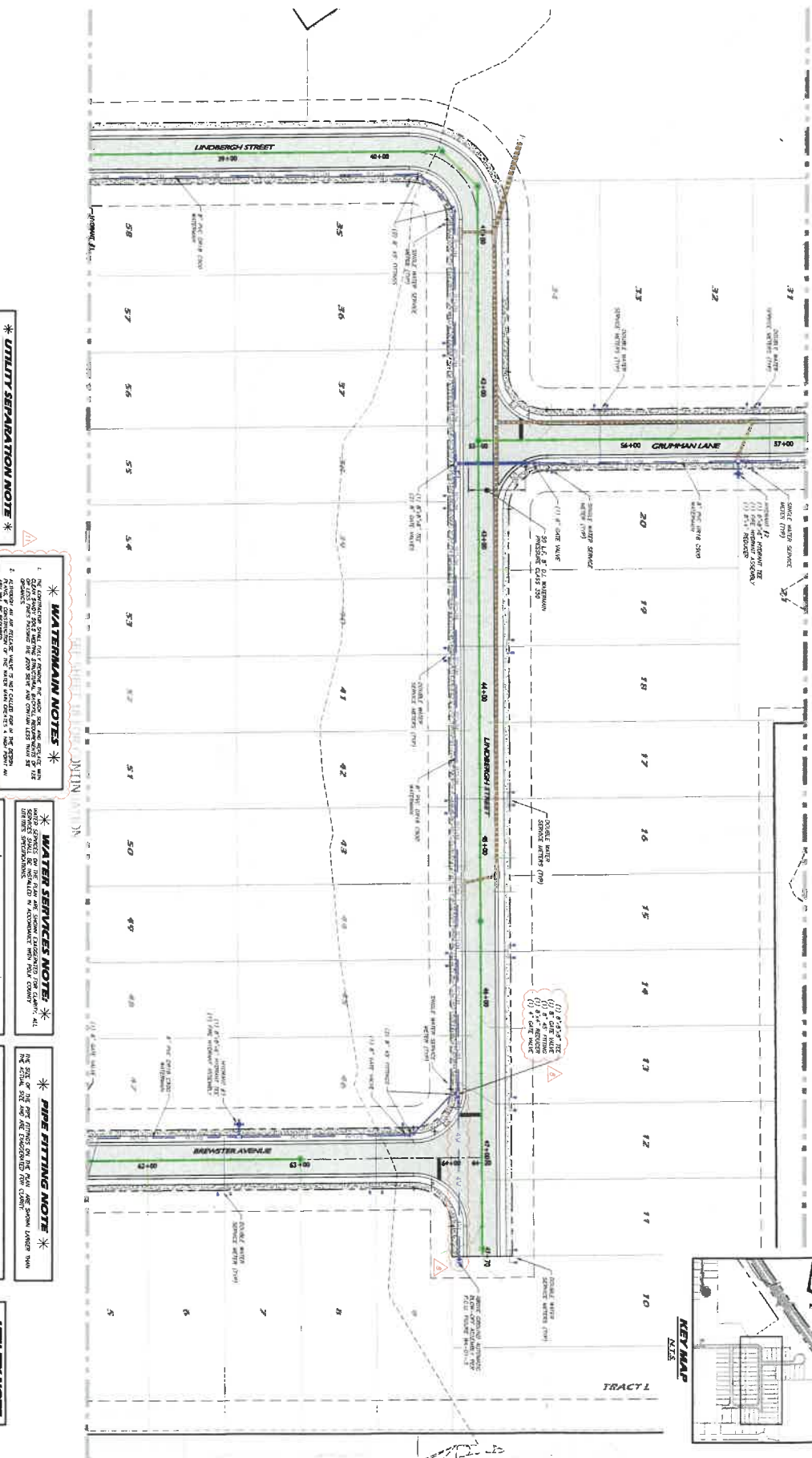
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES.

EXISTING GAS MAIN NOTE

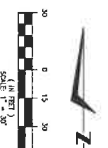
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES.

UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND WATERMAIN LINES.



SEE SHEET 01 FOR CONTINUATION



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19

KNIGHTS LANDING

PHASE TWO

POLK COUNTY, FL

ENLARGED

WATERMAIN

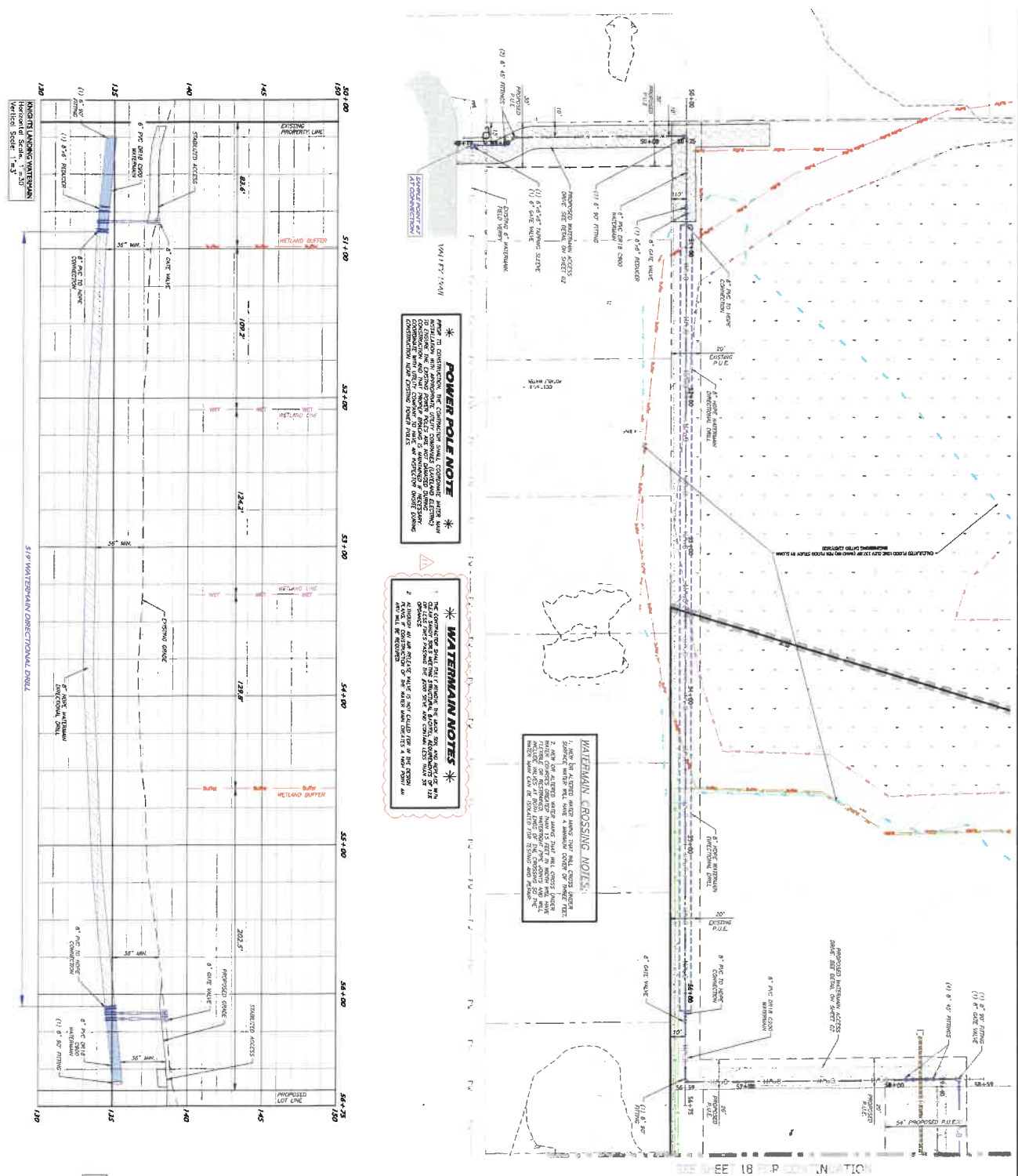
PLAN 2

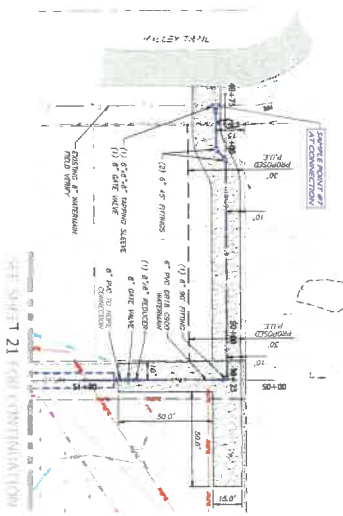
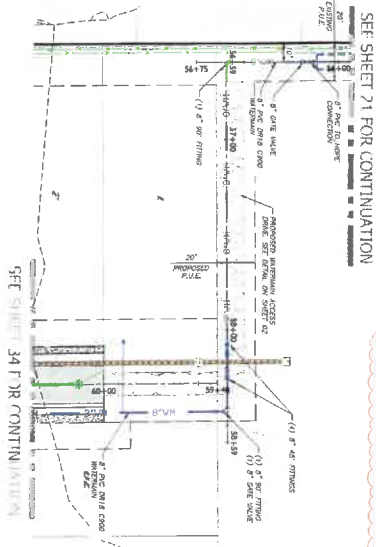
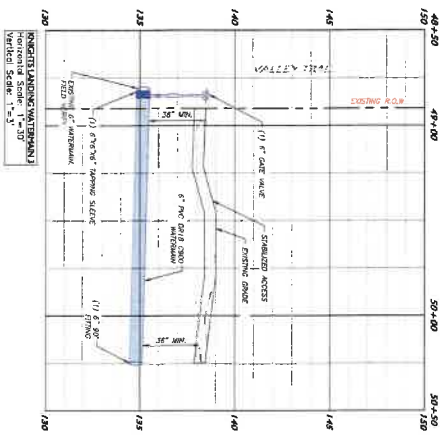
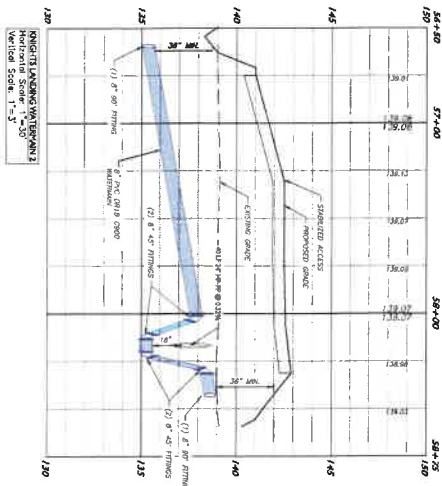
DATE: 12-15-24

NO: 1

REVISIONS:

NO.	DATE	DESCRIPTION
1	12-15-24	ISSUE FOR PERMIT
2	01-25-25	REVISED PERMIT & REVISIONS PER COUNTY
3	02-25-25	REVISED PERMIT & REVISIONS PER COUNTY
4	03-25-25	REVISED PERMIT & REVISIONS PER COUNTY
5	04-25-25	REVISED PERMIT & REVISIONS PER COUNTY
6	05-25-25	REVISED PERMIT & REVISIONS PER COUNTY
7	06-25-25	REVISED PERMIT & REVISIONS PER COUNTY
8	07-25-25	REVISED PERMIT & REVISIONS PER COUNTY
9	08-25-25	REVISED PERMIT & REVISIONS PER COUNTY
10	09-25-25	REVISED PERMIT & REVISIONS PER COUNTY
11	10-25-25	REVISED PERMIT & REVISIONS PER COUNTY
12	11-25-25	REVISED PERMIT & REVISIONS PER COUNTY
13	12-15-24	REVISED PERMIT & REVISIONS PER COUNTY





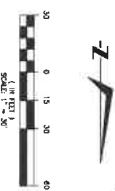
SEE SHEET 21 FOR CONTINUATION

*** WATERMAIN NOTES ***

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL EXISTING AND PROPOSED UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES.

*** POWER POLE NOTE ***

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL EXISTING AND PROPOSED UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES.



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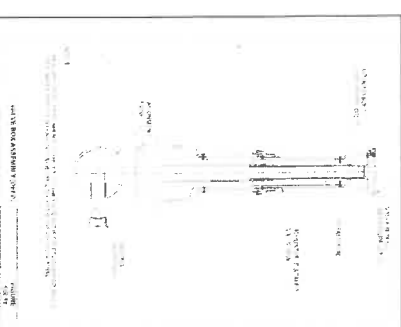
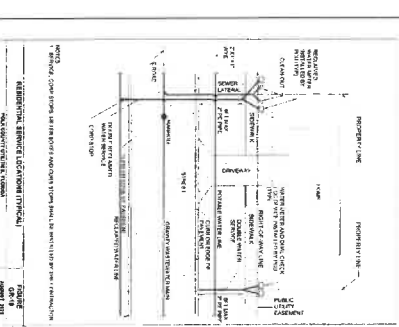
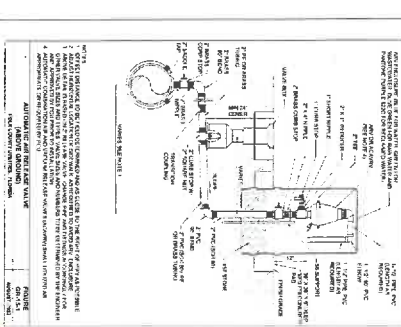
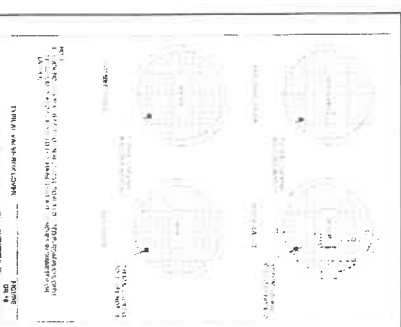
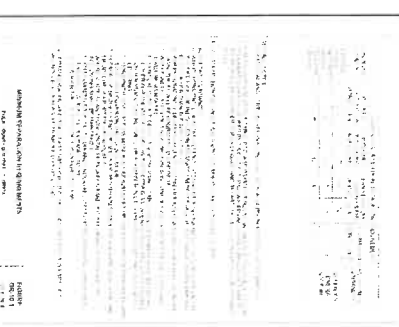
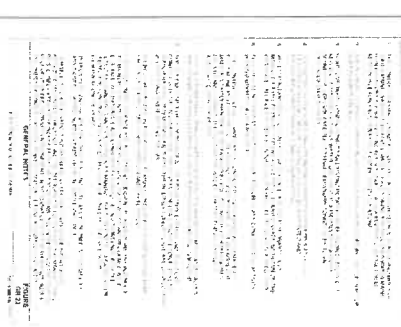
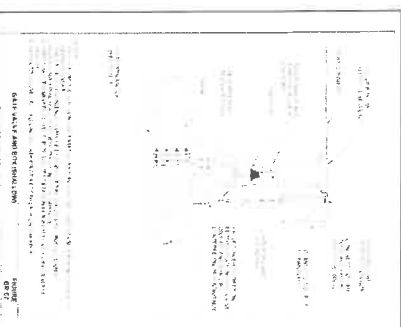
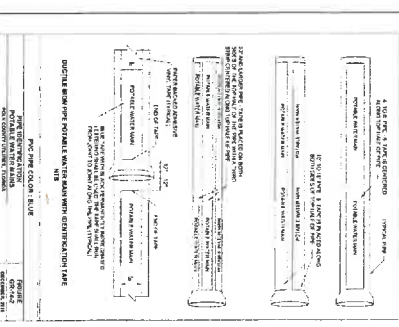
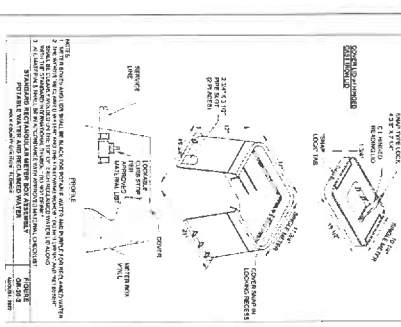
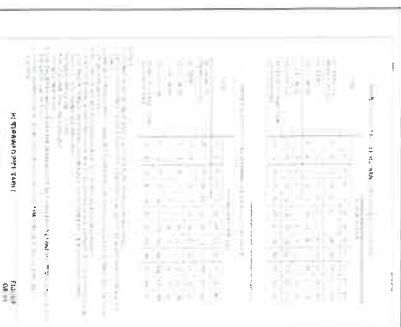
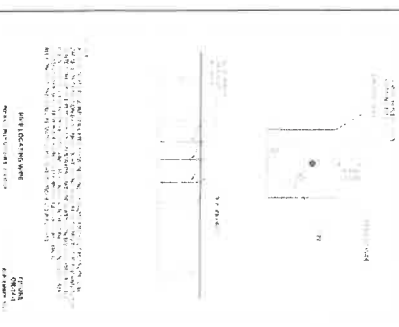
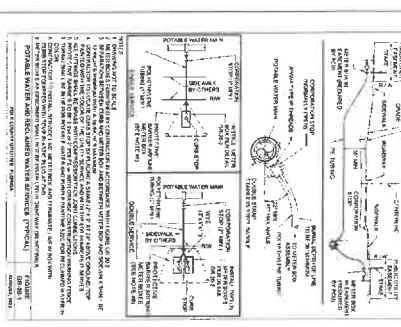
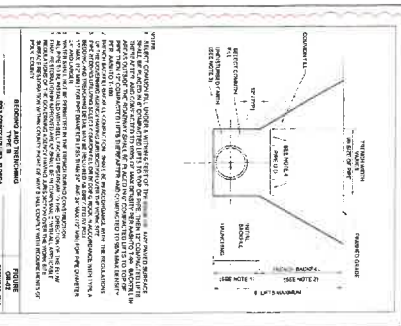
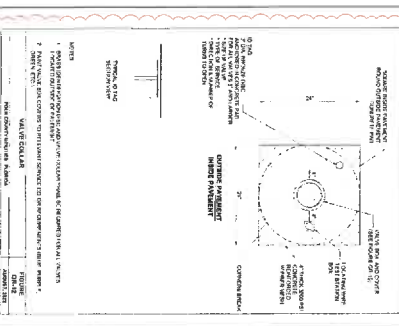
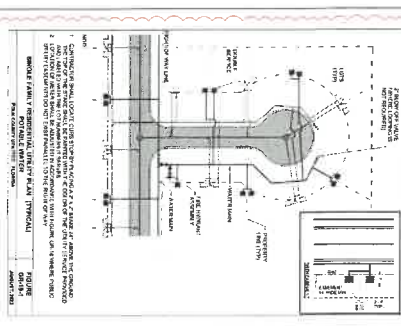
**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

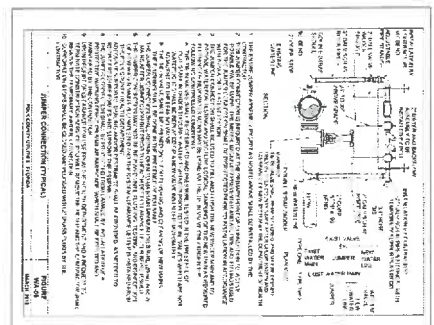
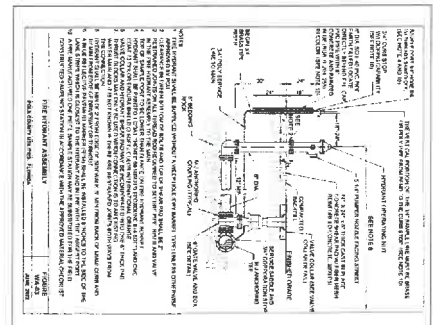
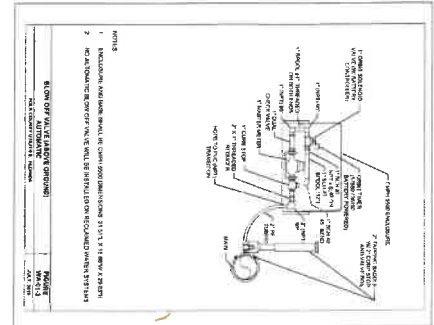
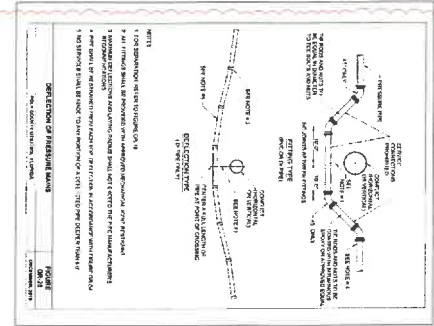
**WATERMAIN PLAN
AND PROFILE 2**

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11-13-23	1	AND FIRST REVISIONS
03-26-24	2	REVISED PER CITY OF ORLANDO PER
06-06-24	3	REVISED PER CITY OF ORLANDO PER
07-22-24	4	REVISED PER CITY OF ORLANDO PER
11-11-24	5	REVISED PER CITY OF ORLANDO PER
12-10-24	6	REVISED PER CITY OF ORLANDO PER
12-10-24	7	REVISED PER CITY OF ORLANDO PER

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PROJECT: KNIGHTS LANDING PHASE TWO

DESIGNER: J. GIBBS

CHECKED: J. GIBBS

APPROVED: J. GIBBS

DATE: 12/3/2024

PROJECT: KNIGHTS LANDING PHASE TWO

DESIGNER: J. GIBBS

CHECKED: J. GIBBS

APPROVED: J. GIBBS

DATE: 12/3/2024

PROJECT: KNIGHTS LANDING PHASE TWO

DESIGNER: J. GIBBS

CHECKED: J. GIBBS

APPROVED: J. GIBBS

NOTICE

CONTRACTOR TO EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN AND TO THE EXISTING SANITARY MAIN.

DEWATERING NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEWATERING OF THE EXISTING SANITARY MAIN AND THE EXISTING SANITARY MAIN SHALL BE DEWATERED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEWATERING OF THE EXISTING SANITARY MAIN AND THE EXISTING SANITARY MAIN SHALL BE DEWATERED BY THE CONTRACTOR.

UTILITY SEPARATION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEPARATION OF THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN AND TO THE EXISTING SANITARY MAIN.

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EXISTING UTILITIES NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN AND TO THE EXISTING SANITARY MAIN.

OSHA NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN AND TO THE EXISTING SANITARY MAIN.

CHANGE ORDER NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN AND TO THE EXISTING SANITARY MAIN.

PIPE FITTING NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN AND TO THE EXISTING SANITARY MAIN.

EXISTING GAS MAIN NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN AND TO THE EXISTING SANITARY MAIN.

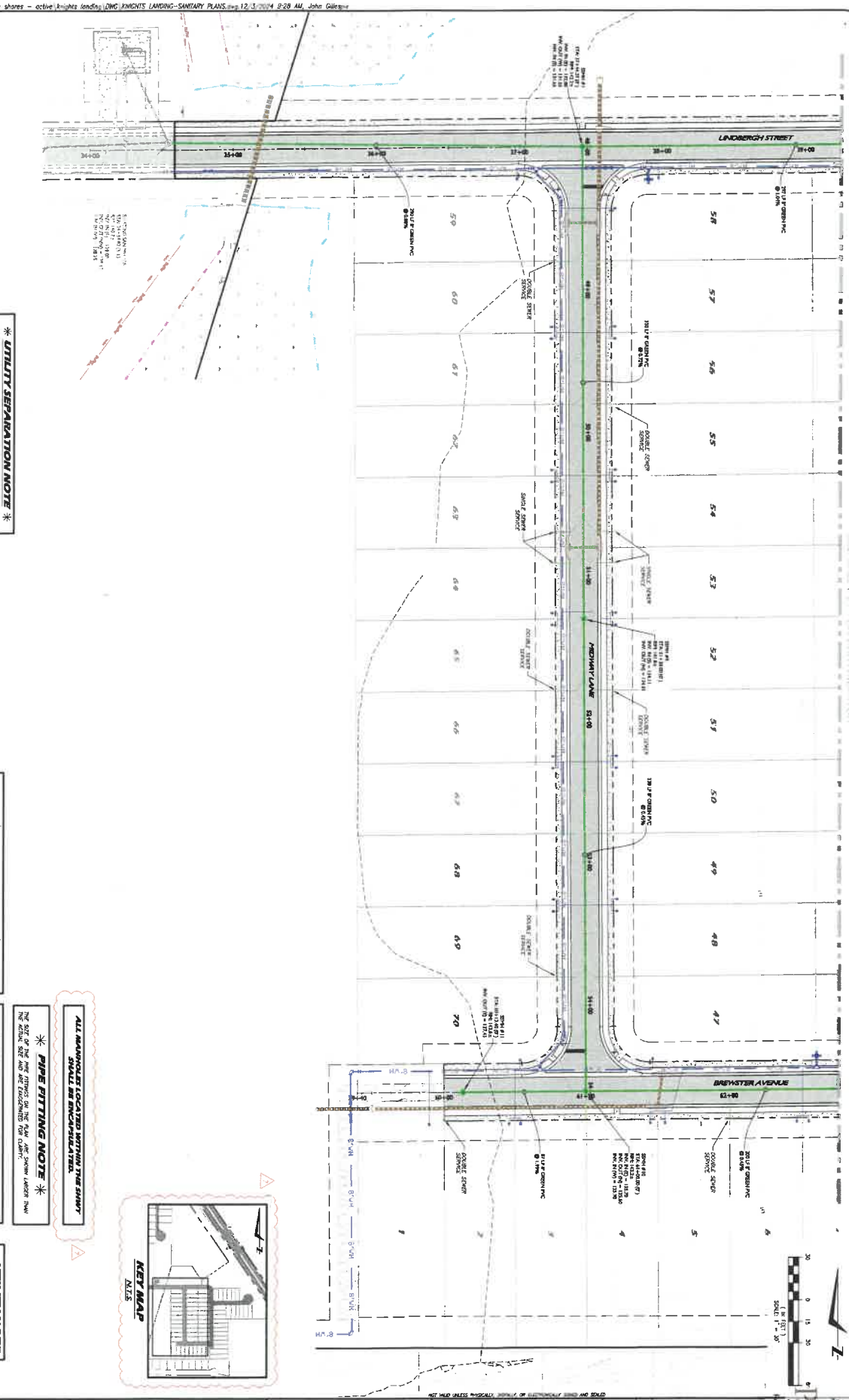
UTILITY NOTE

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NET MAP



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KNIGHTS LANDING PHASE TWO POLK COUNTY, FL

ENLARGED SANITARY SEWER PLAN 1

REVISIONS

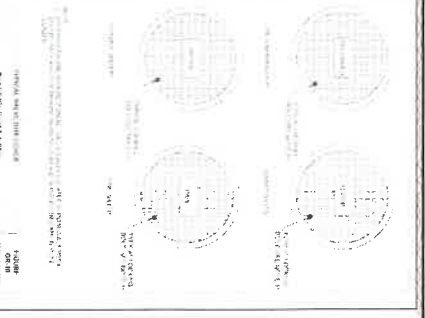
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2	01/15/2025	REVISIONS TO PERMITS
3	02/15/2025	REVISIONS TO PERMITS
4	03/15/2025	REVISIONS TO PERMITS
5	04/15/2025	REVISIONS TO PERMITS
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7	06/15/2025	REVISIONS TO PERMITS
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10	09/15/2025	REVISIONS TO PERMITS

DATE NO.

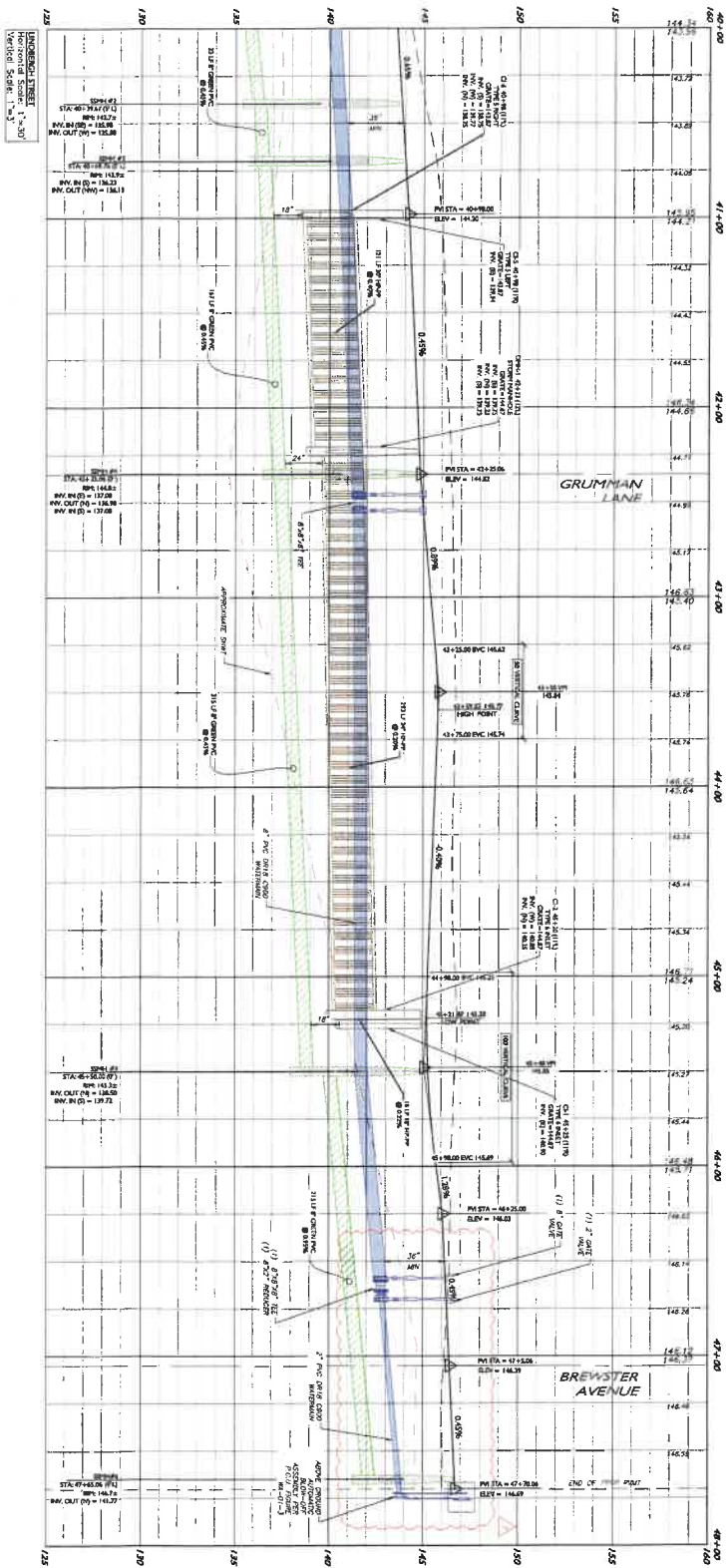
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CHARTERED ENGINEER, P.E. LICENSE #10013 DATE

12/3/2024



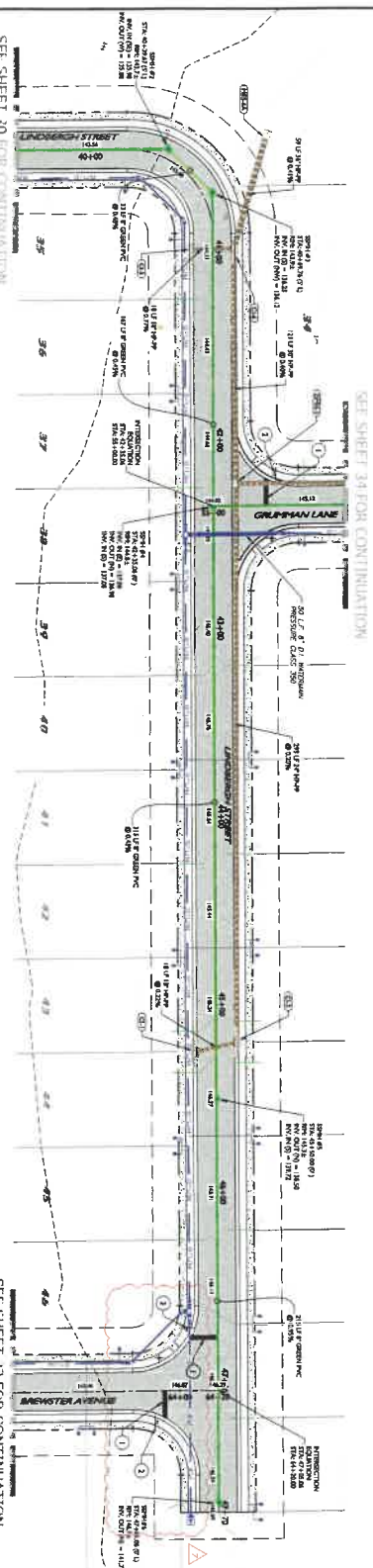
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SEE SHEET 30 FOR CONTINUATION

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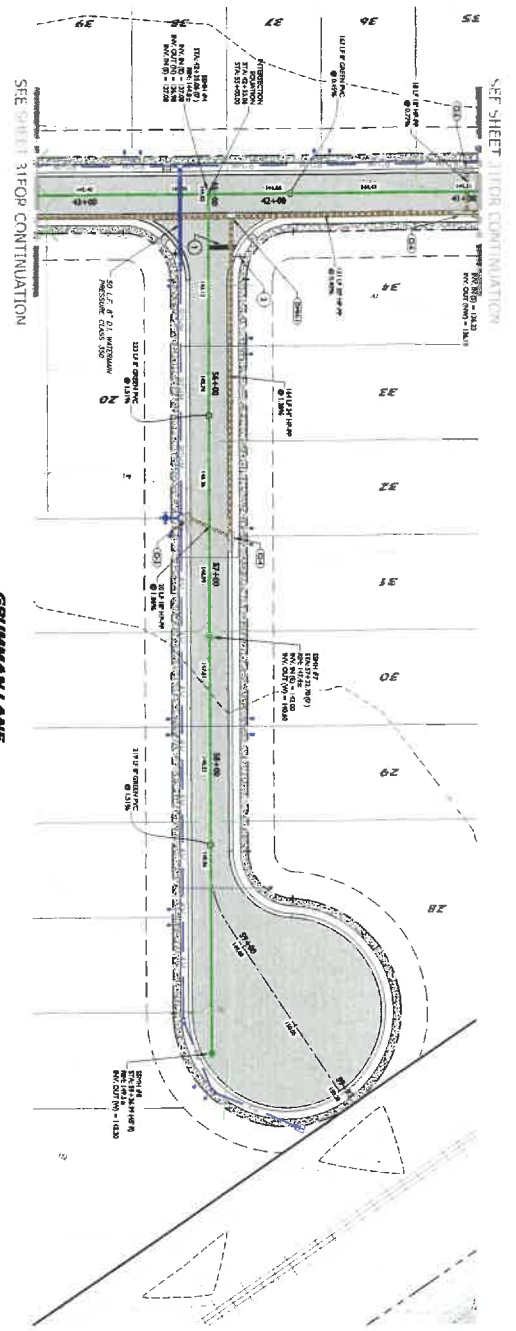
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**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

**PLAN AND
PROFILE 2**

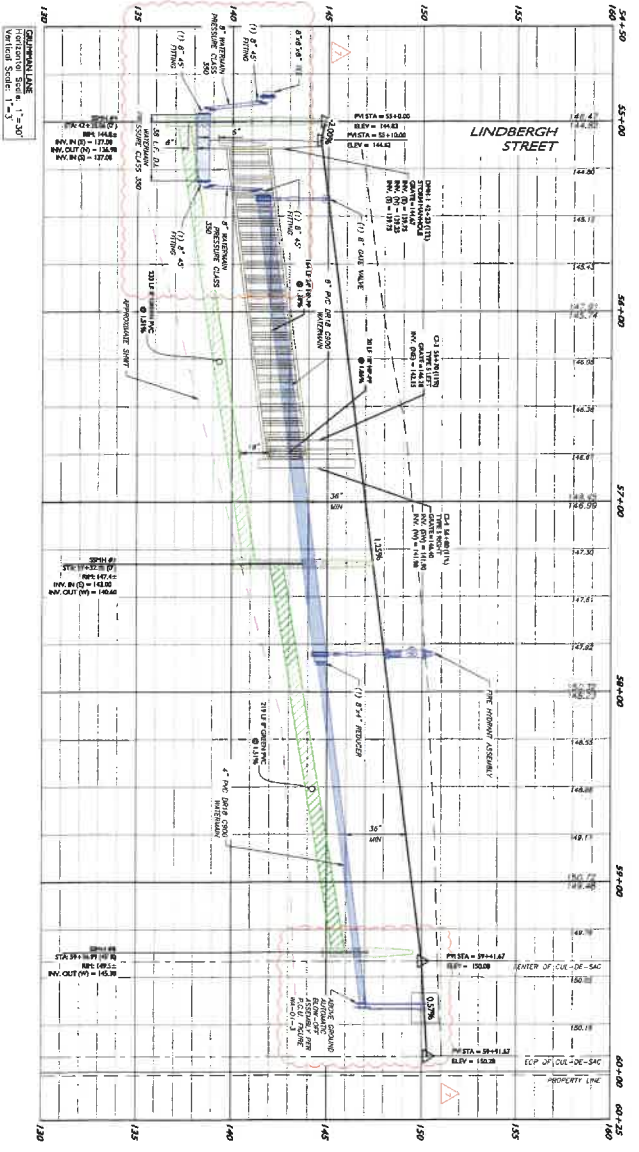
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01-15-23	1	REVISED WETLAND SURVEY
01-15-23	2	REVISED PERMITS & CONSTRUCTION
01-15-23	3	REVISED WETLAND SURVEY & CONSTRUCTION
01-15-23	4	REVISED PERMITS & CONSTRUCTION
01-15-23	5	REVISED WETLAND SURVEY & CONSTRUCTION
01-15-23	6	REVISED PERMITS & CONSTRUCTION
01-15-23	7	REVISED WETLAND SURVEY & CONSTRUCTION
01-15-23	8	REVISED PERMITS & CONSTRUCTION
01-15-23	9	REVISED WETLAND SURVEY & CONSTRUCTION
01-15-23	10	REVISED PERMITS & CONSTRUCTION

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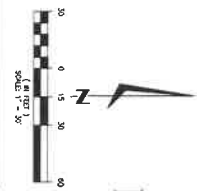
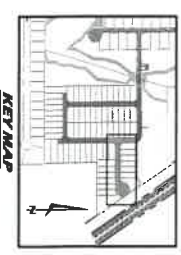
SEE SHEET 31 FOR CONTINUATION

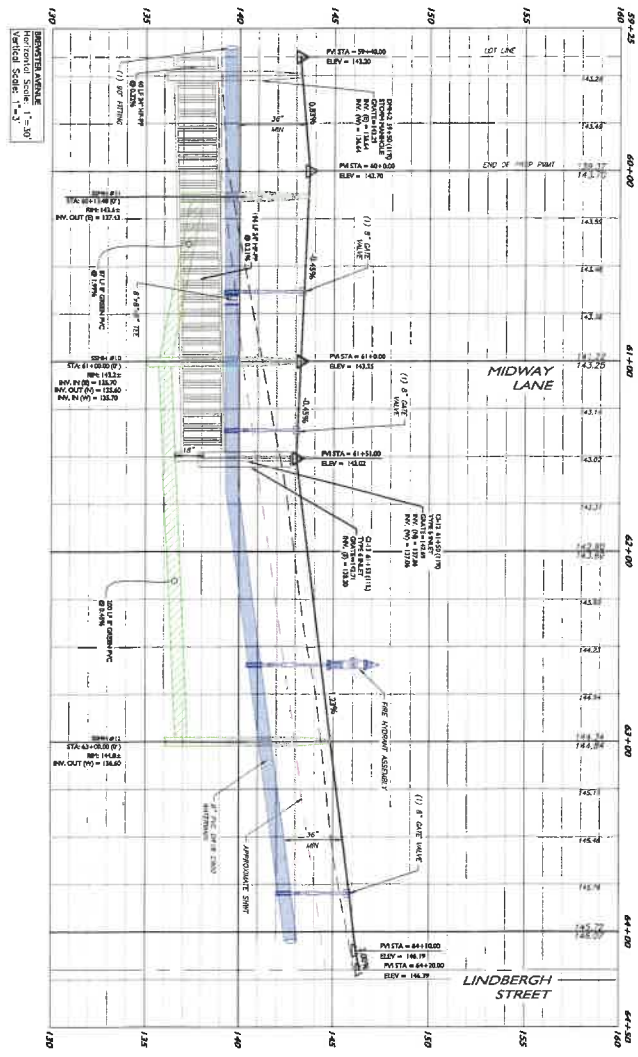
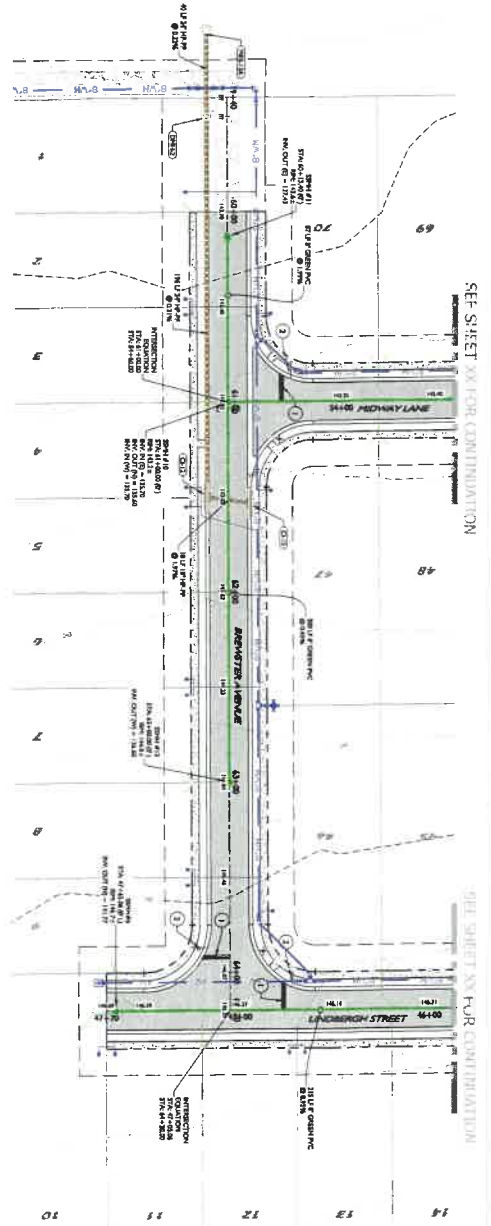
GRUMMAN LANE



GRUMMAN LANE

Vertical Scale: 1"=3'

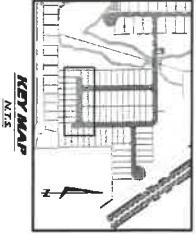




BREWSTER AVENUE

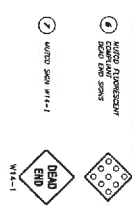
LINDBERGH STREET

MIDWAY LANE



REGULATION SIGNS

- 1. 24" WIDE STOP SIGN
- 2. 24" WIDE STOP SIGN WITH 12" X 12" PLATE
- 3. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 4. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 5. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 6. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 7. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 8. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 9. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 10. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 11. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 12. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 13. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 14. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 15. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 16. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 17. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 18. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 19. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE
- 20. 24" WIDE STOP SIGN WITH 12" X 12" PLATE AND 12" X 12" PLATE



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**KNIGHTS LANDING
PHASE TWO
POLK COUNTY, FL**

**PLAN AND
PROFILE 5**

DATE	NO.	REVISIONS
06/27/23	4	REVISED WETLAND BOUNDARY
11/13/23	3	ADD/REVISE DRAINAGE DETAILS
03/26/24	2	REVISED PAVEMENT & CURB/CHANNEL
08/08/24	1	REVISED WETLAND BOUNDARY & BENTLEY PER POLK COUNTY
02/22/25	0	REVISED PER POLK COUNTY COMMENTS
11/11/24	0	REVISED WMA CONNECTION PER BENTLEY COMMENTS
12/04/24	0	REVISED PER POLK COUNTY COMMENTS



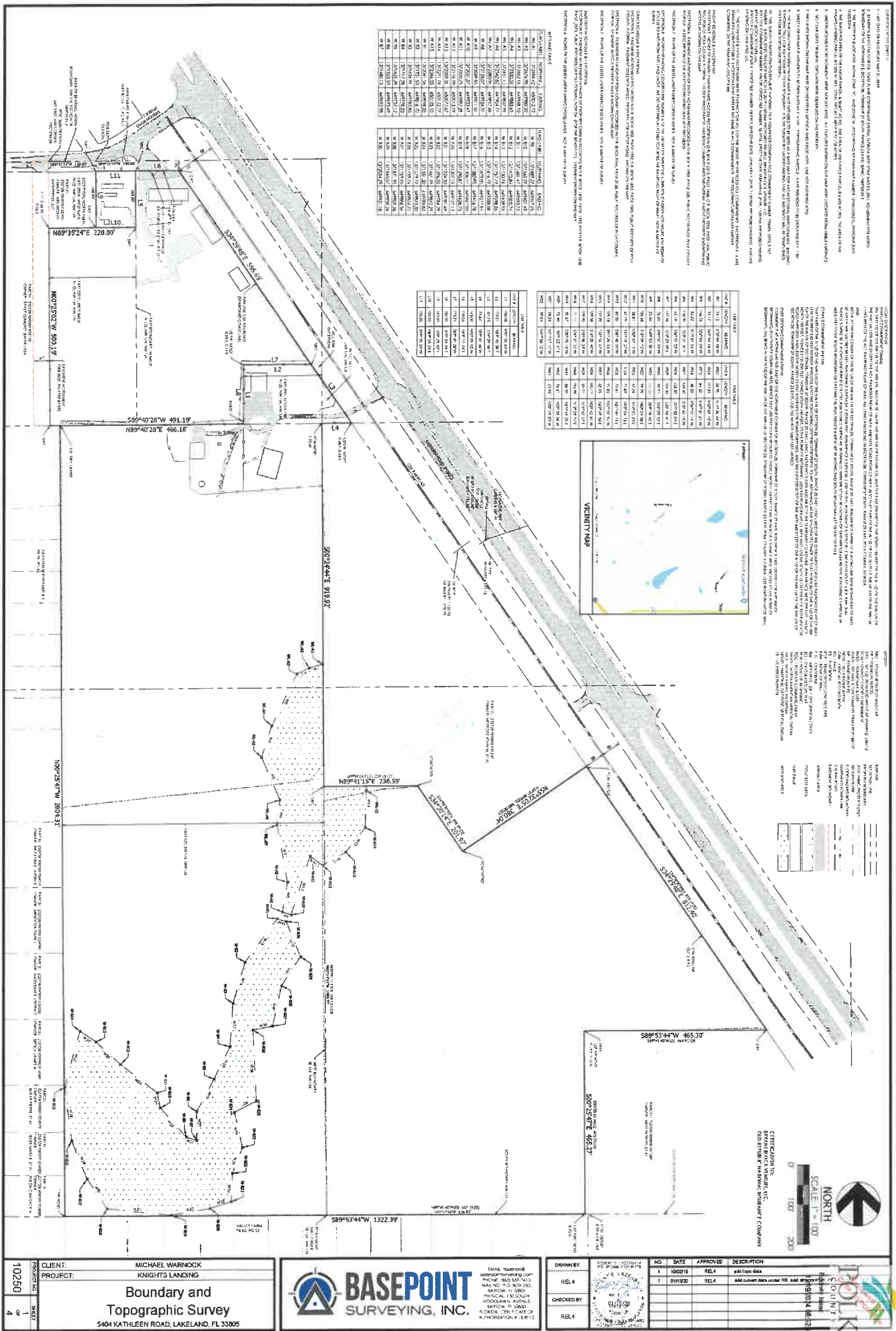


EXHIBIT B
(Engineer's Cost Estimate)



TRADITIONS ENGINEERING

ENGINEER'S COST ESTIMATE - PERFORMANCE SURETY

Project: Knights Landing Ph 2
Polk County Permit No. LDRES-2024-20

Description	Quantity	Unit	Unit Cost	Amount
Paving & Concrete				
1.5 in SD 9.5 Asphalt	66060	SF	\$1.50	\$99,090.00
6" Crushed Concrete Base	66060	SF	\$1.65	\$108,999.00
12" Stabilized Subgrade	79650	SF	\$0.72	\$57,082.50
2' Miami Curb	5330	LF	\$15.15	\$80,749.50
2' Curb Transitions	150	LF	\$23.25	\$3,487.50
3' Valley Gutter	240	LF	\$26.92	\$6,456.00
4" Thick Sidewalks	3,225	SF	\$4.90	\$15,802.50
ADA Dome Mats	120	SF	\$42.08	\$5,049.60
Stabilized Access Road				
6" Crushed Concrete	8100	SF	\$1.68	\$13,635.00
12" Stabilized Subgrade	8,595	SF	\$0.72	\$6,159.00
Clearing/Cleanup	1	EA	\$17,866.00	\$17,866.00
Potable Water System				
8" PVC	625	LF	\$43.12	\$26,937.60
8" DVP	25	LF	\$88.55	\$2,207.00
4" PVC	253	LF	\$21.15	\$5,352.00
8" Gate Valve	4	EA	\$2,771.00	\$10,481.00
4" Gate Valve	2	EA	\$1,750.00	\$2,750.00
8" Tee	2	EA	\$1,035.00	\$2,090.00
8"x4" Reducer	1	EA	\$552.00	\$604.00
8" Bends	9	EA	\$665.00	\$5,970.00
4" Bends	1	EA	\$440.00	\$480.00
Single Service	6	EA	\$1,575.00	\$9,900.00
Double Service	14	EA	\$2,405.00	\$34,745.00
Fire Hydrant	1	EA	\$8,075.00	\$12,840.00
2" Auto Blowoff	1	EA	\$8,490.00	\$8,980.00
Chlorinate/Samples	6	EA	\$710.00	\$4,260.00
Testing (Onsite)	1	EA	\$1,670.00	\$1,670.00
8" PVC (Offsite)	97	LF	\$49.95	\$4,853.00
8" Directional Bore (Offsite)	272	LF	\$74.75	\$20,365.00
6" PVC (Offsite)	59	LF	\$31.05	\$1,821.00
6"x6" Wet Tap (Offsite)	1	EA	\$6,015.00	\$6,015.00
8" Gate Valve (Offsite)	2	EA	\$2,770.00	\$4,160.00
8"x6" Reducer (Offsite)	0.5	EA	\$585.00	\$295.00
8" Bends (Offsite)	5	EA	\$667.00	\$3,340.00
6" Bends (Offsite)	2	EA	\$575.00	\$865.00



TRADITIONS ENGINEERING

Chlorinate/Samples (Offsite)	2	EA	\$715.00	\$1,430.00
Testing (Offsite)	1	EA	\$1,020.00	\$1,020.00
Miscellaneous				
Weirs	1	EA	\$18,940.00	\$13,710.00
Mitered End Section	1	EA	\$14,510.00	\$10,510.00
TV Inspection	1	EA	\$18,400.00	\$18,400.00
Sod	1	LS	\$59,562.00	\$59,562.00
Material Testing	0.53	LS	\$14,420.00	\$6,820.00
Layout/Asbuilts	0.54	LS	\$55,340.00	\$25,440.00

Total Cost: \$722,249.20
Bond Cost (110%): \$794,474.12

A surety amount of **\$794,474.12** is proposed. Your review and approval of the proposed surety amount is requested. If you have any questions, please don't hesitate to contact me at 863-397-1626 or cbrooker@traditions-eng.com

Charles R
Brooker Digitally signed by
Charles R Brooker
Date: 2025.08.29
13:14:50 -04'00'

08/29/2025

Charles Brooker III, PE
License No. 88615

Date