

**UTILITIES DIVISION \_ LAND DEVELOPMENT DIVISION**  
**SYSTEM ACCEPTANCE FISCAL INFORMATION SHEET**  
(Auditing submittal with supporting documentation after Board acceptance of systems)

**PROJECT INFORMATION**

Project Name:	Haven at Davenport	PCUMD Project #	2022-32-20-0
County Project DMS #	LDRES-2022-62		
Developer Name:	Johnson Development Associates, Inc.		
Developer Address:	100 Dunbar Street, Ste. 400 Spartanburg, SC 29306		
Contact Person & Phone No.	Nate Besch (267) 227-8079		
<b>SYSTEM(S) ACCEPTED BY UTILITIES DIVISION</b>			
Wastewater:	X	Reclaimed Water:	
Commencement Date of County Operation of System(s):	08/14/25		
Date of Acceptance by Board of County Commissioners:	01/20/26		

**SYSTEM VALUE AND REIMBURSEMENT INFORMATION**

System Value			
	On Site	Off Site	
Wastewater*	\$32,338.00		\$32,338.00
Reclaimed Water*	\$0.00		\$0.00
Potable Water*	\$121,018.00	\$0.00	\$121,018.00
Land**	\$0.00		\$0.00
<b>Total system value</b>			<b>\$153,356.00</b>
Cash Payment by Developer to County			
Reimbursements			
From wastewater connection fees			\$0.00
From reclaimed water connection fees			\$0.00
From potable water connection fees			\$0.00
Total connection fee reimbursement			\$0.00
Cash for wastewater improvements***			\$0.00
Cash for reclaimed water improvements***			\$0.00
Cash for potable water improvements***			\$0.00
Cash for land***			\$0.00
<b>Total cash reimbursement***</b>			<b>\$0.00</b>
Summary of System Value and Reimbursements			
<b>Total system value</b>			<b>\$153,356.00</b>
Total connection fee reimbursement			\$0.00
<b>Total cash reimbursement</b>			<b>\$0.00</b>
<b>System contribution value****</b>			<b>\$153,356.00</b>

\*In accordance with construction schedule of values

\*\*In accordance with Property Appraiser records if land not purchased

\*\*\*Paid upon system acceptance by Board and invoice approval by Auditor to Board

\*\*\*\*Total system value less total connection fee and cash reimbursements

**SUPPORTING DOCUMENTATION**

Documents	Applicable	Attached
Developer's Letter of Dedication	X	X
Engineer's Certificate of Certification	X	X
Contractor's Letter of Certification	X	X
Construction schedule of values (water, wastewater and/or reclaimed water)	X	X
Copy of New Development Information Sheet	X	X
Final Inspector's Letter	X	X
Agenda item accepting system(s)	X	X
Original Developer's Affidavit of Costs*	NA	NA
Original Contractor's Affidavit of Charges*	NA	NA
Copy of agreement with developer, if applicable*	NA	NA
*Applicable only if agreement exists	NA	NA

Prepared by: Chrissy Irons

SVC 3/17/2016

Date: 01/05/26

**CHAPTER 2**

**DEVELOPMENT COORDINATION**  
**Engineer of Record's Letter of Certification**

**Section 250-E**

Project: Haven at Davenport

PCU Project No.: LDRES-2022-62

I, as ENGINEER OF RECORD for the above subject project, hereby certify to PCU that all applicable water, wastewater, and/or reclaimed water systems constructed as part of, and in conjunction with the subject project are completed in conformance with the Construction Plans as approved by PCU and all State of Florida construction permit conditions. These utility systems are complete, functional, ready to be placed into operation to provide service to the public, and ready for PCU acceptance, ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all utility system information, to include: each and every water, wastewater, and reclaimed water service, tap, clean-out, valve, fire hydrant, fitting, casing, and pipe referenced either from at least two fixed and easily found reference points (e.g., property corners, manhole lids, valve covers, etc.) or by the use of stations and offsets from the center of wastewater manholes or inline valves, as applicable. Depths, material specifications, and sizes of pipes, valves, and fittings are indicated on the Record Drawings. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat. Horizontal dimensions and distances shown are within 0.1 foot accuracy. Vertical dimensions, elevations, and distances are within 0.1 foot accuracy.

  
Engineer's Signature

Date: \_\_\_\_\_

Engineer's Typed Name: David A. Stokes, P.E.

Florida P. E. Registration Number: 66527

Engineer's Firm Name: Madden, Moorhead, & Stokes, LLC.

Engineer's Mailing Address:

431 E. Horatio Ave., Ste. 260

Maitland, FL 32751

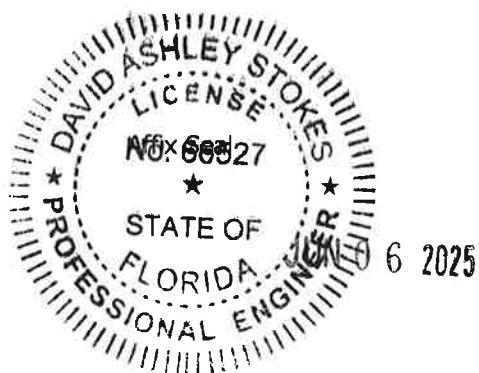
Engineer's Physical Address:

431 E. Horatio Ave., Ste. 260

Maitland, FL 32751

Telephone Number: 407-629-8330

Fax Number: \_\_\_\_\_



**SUBDIVIDER'S GUARANTEE**

This is to certify that I guarantee all work referred to in the foregoing Engineer's Certificate and I will be responsible for correcting any construction, design, or material defects or failures for a period of one (1) year from the date of final acceptance of the road and drainage improvements by the Polk County Board of Commissioners.

Signed Jason C. Lynch, VP of  
Johnson Development Associates, Inc. Notary

**CORPORATE SEAL**



#### D. Special Conditions

If the County Engineer determines that special conditions encountered during design or construction make normal inspection and testing insufficient to assure structural integrity, the time period for which a guarantee security must remain in force may be extended to a maximum of five years from date of acceptance of plat improvements if:

1. Marginal soils are used in construction.
2. Application of geotextile material precludes the removal of unsuitable material.
3. Construction practices result from experimental design concepts.

#### Section 809 Final Plat Approval and Recording

##### A. Approval

Upon recommendation of the final plat by County staff, the BoCC may approve or disapprove the final plat and any legal instruments.

##### B. Cost

The actual cost of recording and preparing all required prints and reproductions shall be paid by the applicant.

#### Section 810 Re-plats and Modifications

##### A. Vacating and Re-platting

Whenever land comprising all or part of an existing plat of record is proposed as all or part of a new plat, it shall be in accordance with the procedures as set forth in F.S. ch. 177.

##### B. Revision of Final Plat After Board Approval

No changes, erasures, modifications or revisions shall be made on any final plat after approval has been given, unless the plat is resubmitted to the BoCC for its approval. This shall not affect the right

**CHAPTER 2**

**DEVELOPMENT COORDINATION**

**Section 250-F**

**Contractor's Letter of Certification**

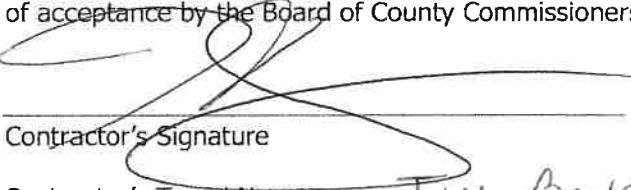
Project: Haven at Davenport

PCU Project No.: LDRES-2022-62

I, as the CONTRACTOR for the above subject project, hereby certify to PCU that the Water , wastewater , and/or reclaimed water  system (check all that apply) constructed as part of, and in conjunction with the above subject project are completed and in conformance with the Construction Plans approved by PCU, and State of Florida construction permit conditions. These utility systems are complete, functional, ready to be placed into operation to provide service to the public, and ready for County acceptance for PCU to take ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all utility system information, to include: each and every water, wastewater, and reclaimed water service, tap, clean-out, valve, fire hydrant, fitting, casing, and pipe referenced either from at least two fixed and easily found reference points (e.g., property corners, manhole lids, valve lids, etc.) or by the use of stations and offsets from the center of wastewater manholes or inline valves, as applicable. Depths, material specifications, and sizes of pipes, valves, and fittings are indicated on the Record Drawings. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat. Horizontal dimensions and distances shown are within 0.1 foot accuracy. Vertical dimensions, elevations, and distances are within 0.1 foot accuracy.

All construction materials and workmanship is warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.

  
Contractor's Signature

Date: 10/10/25

Contractor's Typed Name: Tim Bayer, C.O.O.

Florida License Number: CUC1224501

Contractor's Firm Name: Southern Development @ Construction, INC

Contractor's Mailing Address:

2544 Connection Pointe

Oviedo, FL 32765

Contractor's Physical Address:

2544 Connection Pointe

Oviedo, FL 32765

Telephone Number: 407-977-9898

Fax Number: \_\_\_\_\_

# CHAPTER 2

## DEVELOPMENT COORDINATION

## Section 250-D

## **Developer's Letter of Dedication & Statement of Warranty**

Project: Hadley Luxury Apartments, AKA Haven at Davenport

Project No.: LDRES-2022-62

I, as the DEVELOPER of the above subject project, hereby dedicate to POLK COUNTY all applicable water, wastewater, reclaimed water, storm and/or roadway systems constructed as part of, and in conjunction with the subject project for ownership, operation, and maintenance responsibility. Further, I certify that all bills relative to this project have been paid, and there are no liens or other encumbrances against the project.

All construction, materials, and workmanship are warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.

Janice  
Developer's Signature

Date: May 1, 2025

Developer's Typed Name: Johnson Development Associates, Inc.

Developer's Firm Name: Johnson Development Associates, Inc.

Developer's Email Address: [nbesch@johnsondevelopment.net](mailto:nbesch@johnsondevelopment.net)

Telephone Number: 267-227-8079      Fax Number:

Telephone Number: 267-227-8079 Fax Number:

Telephone Number: 267-227-8079      Fax Number:

Telephone Number: 267-227-8079      Fax Number:

Telephone Number: 267-227-8079      Fax Number:

100 Durban Street, Sto. 100

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100 Durban Street, Sto. 100

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**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

December 2010

Date:

April 23, 2025

Contractor:

SDC

Project:

HAVEN AT DAVENPORT

PCU Project No.:

LDRES - 2022-62

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
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1	Single Service, Long				
2	Single Service, Short				
3	Double Service, Long				
4	Double Service, Short				
5	Blow-Off Assembly, Complete				
6	Fire Hydrant Assembly, Complete Including Branch Valve				
7					
8					
9					
10	4" PVC, AWWA C-900, DR 18, Blue				
11	4" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
14	4" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
17	4" Tee, CI, C153, Cement-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Cement-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Blue				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

December 2010

23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete				
25	6" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
26	6" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
27	6" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
28	6" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Cement-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Cement-Lined, Bituminous Coated				
31					
32	6" HDPE				
33	<i>8" Master meter Assembly</i>	1	EA	\$52,000	\$52,000.00
34	8" PVC, AWWA C-900, DR 18, Blue	859	LF	\$53	\$45,527.00
35	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete	2	EA	\$3,250	\$6,500.00
37	8" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
38	8" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	\$638	\$1,276.00
40	8" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
41	8" Tee, DI, C153, Cement-Lined, Bituminous Coated	1	EA	\$1,715	\$1,715.00
42	8" Cross, DI, C153, Cement-Lined, Bituminous Coated				
43	<i>8" METER</i>	1	EA	\$14,000	\$14,000.00
44	8" HDPE				
45					
46	10" PVC, AWWA C-900, DR 18, Blue				
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

December 2010

49	10" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
50	10" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
51	10" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
52	10" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
53	10" Tee, DI, C153, Cement-Lined, Bituminous Coated					
54	10" Cross, DI, C153, Cement-Lined, Bituminous Coated					
55						
56	10" HDPE					
57						
58	12" PVC, AWWA C-900, DR 18, Blue					
59	12" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated					
60	12" Gate Valve Assembly, Complete					
61	12" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
62	12" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
63	12" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
64	12" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
65	12" Tee, DI, C153 Cement-Lined, Bituminous Coated					
66	12" Cross, DI, C153, Cement-Lined, Bituminous Coated					
67						
68	12" HDPE					
69						
70	16" PVC, AWWA C-905, DR 25, Blue					
71	16" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated					
72	16" Gate Valve Assembly, Complete					
73	16" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

December 2010

74	16" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
75	16" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
76	16" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
77	16" Tee, DI, C153 Cement-Lined, Bituminous Coated					
78	16" Cross, DI, C153, Cement-Lined, Bituminous Coated					
79						
80	16" HDPE					
81						
82						
83						
84	18" PVC, AWWA C-905, DR 25, Blue					
85	18" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated					
86	18" Gate Valve Assembly, Complete					
87	18" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
88	18" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
89	18" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
90	18" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated					
91	18" Tee, DI, C153 Cement-Lined, Bituminous Coated					
92	18" Cross, DI, C153, Cement-Lined, Bituminous Coated					
93						
94	18" HDPE					
95						
96						
97						

Total Constructed Value: \$ 121,018.00

**CHAPTER 5**

**WASTEWATER**

**Section 550-J**

**Wastewater System Schedule of Valves**

December 2010

Date:

April 23, 2025

Contractor:

SDC

Project:

HAVEN AT DAVENPORT

PCU Project No.:

LDRES-2022-62

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
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1	Single Service, Long				
2	Single Service, Short				
3	Double Service, Long				
4	Double Service, Short				
5	8" PVC, SDR-26, 0'-6' deep				
6	8" PVC, SDR-26, 6'-8' deep				
7	8" PVC, SDR-26, 8'-10' deep				
8	8" PVC, SDR-26, 10'-12' deep				
9	8" PVC, SDR-26, 12'-14' deep				
10	8" PVC, SDR-26, 14'-16' deep				
11	10" PVC, SDR-26, 0'-6' deep				
12	10" PVC, SDR-26, 6'-8' deep				
13	10" PVC, SDR-26, 8'-10' deep				
14	10" PVC, SDR-26, 10'-12' deep				
15	10" PVC, SDR-26, 12'-14' deep				
16	10" PVC, SDR-26, 14'-16' deep				
17	12" PVC, SDR-26, 0'-6' deep				
18	12" PVC, SDR-26, 6'-8' deep				
19	12" PVC, SDR-26, 8'-10' deep				
20	12" PVC, SDR-26, 10'-12' deep				
21	12" PVC, SDR-26, 12'-14' deep				
22	12" PVC, SDR-26, 14'-16' deep				
23	15" PVC, SDR-26, 0'-6' deep				
24	15" PVC, SDR-26, 6'-8' deep				
25	15" PVC, SDR-26, 8'-10' deep				
26	15" PVC, SDR-26, 10'-12' deep				
27	15" PVC, SDR-26, 12'-14' deep				
28	15" PVC, SDR-26, 14'-16' deep				
29	Standard Precast Manhole with Ring and Cover, 0'-6' deep				

**CHAPTER 5**

**WASTEWATER**

**Section 550-J**

**Wastewater System Schedule of Valves**

December 2010

30	Standard Precast Manhole with Ring and Cover, 6'-8' deep				
31	Standard Precast Manhole with Ring and Cover, 8'-10' deep				
32	Standard Precast Manhole with Ring and Cover, 10'-12' deep				
33	Standard Precast Manhole with Ring and Cover, 12'-14' deep				
34	Standard Precast Manhole with Ring and Cover, 14'-16' deep				
35	Pump Station, Duplex Complete				
36	Pump Station, Triplex Complete				
37	Standby Generator Set				
38	Odor Control System				
39					
40					
41	4" PVC, AWWA C-900, DR 18, Green	863	LF	\$26	\$22,388.00
42	4" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
43	4" Gate Valve Assembly, Complete	4	EA	\$2,100	\$8,400.00
44	4" 11 1/4 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
45	4" 22 1/2 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
46	4" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	2	EA	\$750	\$1,500.00
47	4" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
48	4" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
49	4" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
50					
51	4" HDPE				
52					
53	6" PVC, AWWA C-900, DR 18, Green				
54	6" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
55	6" Gate Valve Assembly, Complete				

**CHAPTER 5**

**WASTEWATER**

**Section 550-J**

**Wastewater System Schedule of Valves**

December 2010

56	6" 11 1/4 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated					
57	6" 22 1/2 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated					
58	6" 45 Degree Bend, DI, C153 Epoxy-Lined, Bituminous Coated					
59	6" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated					
60	6" Tee, DI, C153, Epoxy-Lined, Bituminous Coated					
61	6" Cross, DI, C153, Epoxy-Lined, Bituminous Coated					
62						
63	6" HDPE					
64						
65	8" PVC, AWWA C-900, DR 18, Green					
66	8" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated					
67	8" Gate Valve Assembly, Complete					
68	8" 11 1/4 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated					
69	8" 22 1/2 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated					
70	8" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated					
71	8" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated					
72	8" Tee, DI, C153, Epoxy-Lined, Bituminous Coated					
73	8" Cross, DI, C153, Epoxy-Lined, Bituminous Coated					
74						
75	8" HDPE					
76						
77	10" PVC, AWWA C-900, DR 18, Green					
78	10" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated					
79	10" Gate Valve Assembly, Complete					
80	10" 11 1/4 Degree Bend, DI, C153,					

**CHAPTER 5**

**WASTEWATER**

**Section 550-J**

**Wastewater System Schedule of Valves**

December 2010

	Epoxy-Lined, Bituminous Coated				
81	10" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
82	10" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
83	10" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
84	10" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
85	10" Cross, DI, C153, Epoxy- Lined, Bituminous Coated				
86					
87	10" HDPE				
88					
89	12" PVC, AWWA C-900, DR 18, Green				
90	12" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
91	12" Gate Valve Assembly, Complete				
92	12" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
93	12" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
94	12" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
95	12" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
96	12" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
97	12" Cross, DI, C153, Epoxy- Lined, Bituminous Coated				
98					
99	12" HDPE				

Total Constructed Value: \$ 32,338.00



330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005

PHONE: 863-534-6792  
FAX: 863-534-6407  
[www.polk-county.net](http://www.polk-county.net)

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**LAND DEVELOPMENT DIVISION**

**MEMORANDUM**

**To:** Chrissy Irons, Development Coordinator II

**From:** Tobias Holton, Inspector

**Project Name:** Haven at Davenport

**Project #:** LDRES-2022-62

**DATE:** 8/14/2025

The Inspector of Record has made a final review of the above-mentioned project. As a result of inspections, test results, and general site observations, I certify that the project is complete and represents reasonable compliance with the intent of the plans designed by the Engineer of Record and approved by the Polk County Land Development Division. The exact field locations and elevations of the storm water, potable water, wastewater, and reclaimed water systems are not guaranteed nor certified by the inspector.

It is the Contractor and Engineer of Record's responsibility to furnish the Polk County Land Development Division with Record Drawings and other final closeout documentation, as required by the Land Development Code and the Utility Standards and Specifications Manual, for final review and approval of the completed project before release of C.O.'s.

Should you have any further questions in the matter, please call (863) 534-6449.