



INSTR # 2023277884
 BK 12921 Pgs 52-165 PG(s)114
 RECORDED 11/28/2023 03:05:02 PM
 STACY M. BUTTERFIELD, CLERK OF COUR
 POLK COUNTY
 RECORDING FEES \$970.50
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**Wynnstone, Cascades & Brentwood
 INFRASTRUCTURE AGREEMENT**

This Infrastructure Agreement is made and entered into as of the Effective Date (defined in Section 4.8, below), by and between **GLK REAL ESTATE, LLC** – a Florida Limited Liability Company (“Developer”) and **POLK COUNTY**, a political subdivision of the State of Florida (“Polk County” or “County”), pursuant to the authority of Section 163.3180, Florida Statutes (2022). Developer and Polk County are referred to herein individually as a “Party” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, Developer proposes to develop three residential developments known as Cascades, Wynnstone, and Brentwood; and

WHEREAS, the developments are generally located on FDC Grove Road, south of Minute Maid Ramp Road 2, and north of Masee Road, and west of U.S. 27, as more specifically described in the legal description(s) attached hereto as **Exhibit “A”** (the “Property”); and

WHEREAS, Wynnstone is a proposed single-family development located within the City of Haines City, Florida (the “City”), and is accessed by FDC Grove Road, a County-maintained roadway; and

WHEREAS, Cascades is a proposed three-phased single-family development located within the City, and is accessed by FDC Grove Road, Park Place Boulevard, and Masee Road, which are all County-maintained roadways (except for Masee Road, which is a City-maintained roadway); and

WHEREAS, Brentwood is a proposed two-phased single family attached (townhome) development located within unincorporated Polk County, and is accessed by Holly Hill Grove Road 3, Holly Hill Grove Road 2, and FDC Grove Road, which are all County-maintained roadways; and

WHEREAS, Developer has received approval from the City to construct up to 1,029 single-family dwelling units for Cascades and up to 793 single-family dwelling units for Wynnstone, as depicted in the site plans attached as **Exhibit “B”** and **Exhibit “B-1”**; and Developer has received approval from the County to construct up to 226 townhomes for Brentwood Phase 1, has received approval from the City to construct 246 Townhomes in Phase 2 and Phase 3, proposes to construct 290 townhomes in Phase 4 and Phase 5, and 288 apartments directly south thereof, for a total 1,050 units in Brentwood, as depicted in the site plan attached as **Exhibit “B-2”** (the 2,872 approved units are collectively the “Project”); and

WHEREAS, Developer has received conditional Level 2 Approval from the County for a residential driveway and utilities for up to 597 lots for Cascades Phase I, project number: LDRES-2021-9; conditional Level 2 Approval from the County for residential driveway and

utilities for up to 74 lots for Cascades Phase II, project number: LDRES 2021-22; conditional Level 2 Approval from the County for residential driveway and utilities for up to 344 lots for Cascades Phase III, project number: LDRES-2021-120; conditional Level 2 Approval from the County for residential driveway and utilities for up to 226 lots for Brentwood Phase 1, project number: LDRES-2021-16; and conditional Level 2 Approval from the County for residential driveway and utilities for up to 246 lots for Brentwood Phase 2 and 3, project number: LDRES-2021-119; and

WHEREAS, as part of the Level 2 Review, the County has notified the Developer that the Project will result in the operational failure of three intersections on FDC Grove Road, which are maintained by the County (the **“County’s Deficient Segments”**), and four intersections on US 27, between CR-547 and Heller Brothers Boulevard (the **“FDOT’s Deficient Intersections”**). The **“County’s Deficient Segments”** and the **“FDOT’s Deficient Intersections”** are collectively the **“Deficient Transportation Facilities”**); and

WHEREAS, the trips generated by the Project will cause the Deficient Transportation Facilities to operate below adopted Level of Service standards; therefore, pursuant to Section 163.3180(5)(h), Florida Statutes, as amended, the Developer is responsible for a proportionate share mitigation for transportation improvements needed to restore acceptable traffic operating conditions; and

WHEREAS, the Developer has commissioned a traffic study and a mitigation document from Raysor Transportation Consulting dated June 28, 2021, and August 23, 2021 (updated December 19, 2022 and July 18, 2023), respectively (collectively, the **“Traffic Study”**), which is on file with the Land Development Division and incorporated herein by this reference, to identify certain improvements necessary to alleviate the Deficient Transportation Facilities; and

WHEREAS, the County has reviewed and approved the Traffic Study; and

WHEREAS, pursuant to improvements identified in the Traffic Study, the Developer has agreed to provide the following to address the Deficient Transportation Facilities:

(1) construct improvements to FDC Grove Road and the County shall reimburse such construction costs with transportation impact fee credits for costs up to the amount equal to the proportionate share payment and by cash reimbursement for the amount that exceeds the Developer’s proportionate share payment for the County’s Deficient Segments (**“Infrastructure Improvements”**); and

(2) provide a proportionate share payment for the FDOT’s Deficient Intersections; and

(3) construct improvements to Holly Hill Grove Road 2 to satisfy collector road standards and the County shall reimburse such construction costs with transportation impact fee credits.

WHEREAS, the County has requested and Developer has agreed to construct additional improvements, such as bike lanes, to FDC Grove Road (“**Additional Improvements**”); and

WHEREAS, the Developer shall construct such Additional Improvements concurrently with the Infrastructure Improvements; and

WHEREAS, it is therefore deemed to be in the interest of public health, safety, and welfare for the County to facilitate and expedite the construction of the improvements to the County’s Deficient Segments;

WHEREAS, the Developer and the County desire to enter into this Agreement to establish the respective rights and obligations in accordance with the terms and conditions of this Agreement; and

NOW, THEREFORE, in consideration of the premises hereof, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

**ARTICLE I
RECITALS AND DEFINITIONS**

- 1.1 **Recitals.** The Recitals stated above are an integral part of this Agreement and are incorporated herein by reference as if fully set forth herein.
- 1.2 **Definitions.** Terms which are capitalized herein shall be defined as set forth in the Recitals above or as otherwise defined in this Agreement.

**ARTICLE II
CONDITIONS OF AGREEMENT**

- 2.1 **Developer’s Obligations to Polk County.** The following activities are to be completed by the Developer in the timeframes indicated for each respective activity.
 - 2.1.1. **Proportionate Share for County’s Deficient Segments.** The Developer shall be responsible for its proportionate share for the County’s Deficient Segments, as described in Exhibit “C,” which totals two million nine hundred and fourteen thousand, eight hundred and eight-six dollars (\$2,914,886) (the “**County PS Payment**”). The County PS Payment was calculated in accordance with the methodology outlined in Section 163.3180, Florida Statutes. The Developer and County further acknowledge and agree that the County PS Payment represents the final and binding amount the Developer is required to pay through the buildout of the currently approved Project as proportionate share mitigation for impacts of the Project upon roadways within the County’s jurisdiction; provided, however, that if Developer subsequently increases the number of units and/or square footage, as applicable, of the Project, the Project may then be subject to an

additional concurrency evaluation and proportionate share agreement as set forth in Section 2.4.1 below. Developer and County further acknowledge and agree that the calculation of, and agreement regarding, the amount of the County PS Payment constitute material inducements for the Parties to enter into this Agreement.

2.1.2. Road Construction.

2.1.2.1. Infrastructure Improvements. The Developer shall design, permit, and construct the improvements to FDC Grove Road that are described in the attached Cost Estimate in Exhibit “C” in accordance with the construction plans attached as Exhibit “D-1” (the “**Plans and Specifications**”) (collectively, the “**Infrastructure Improvements**”). Any modifications that increase, in the aggregate, the cost estimate in Exhibit “C” by ten percent (10%) or less shall require written approval by the County. Any modifications that increase, in the aggregate, the cost estimate in Exhibit “C” by more than ten percent (10%) shall require a fully executed amendment to this Agreement.

2.1.2.2. Additional Improvements. The Developer shall design, permit, and construct additional improvements to FDC Grove Road that are described in the attached Cost Estimate in Exhibit “D-2” in accordance with the Plans and Specifications (“**Additional Improvements**”). The Infrastructure Improvements and Additional Improvements shall be collectively referred to herein as the “**FDC Grove Road Improvements.**” Any modifications that increase, in the aggregate, the cost estimate in Exhibit “D-2” by ten percent (10%) or less shall require written approval by the County. Any modifications that increase, in the aggregate, the cost estimate in Exhibit “D-2” by more than ten percent (10%) shall require a fully executed amendment to this Agreement.

2.1.2.3. Holly Hill Grove Road 2 Improvements. The Developer shall design, permit, and construct additional improvements to Holly Hill Grove Road 2 from FDC Grove Road to 1600 linear feet to the East thereof that are described in the attached Cost Estimate in Exhibit “D-3”. The **FDC Grove Road Improvements** and the **Holly Hill Grove Road 2 Improvements** shall be collectively referred to herein as the “**Road Improvements.**” Any modifications that increase, in the aggregate, the cost estimate in Exhibit “D-3” by ten percent (10%) or less shall require written approval by the County. Any modifications that increase, in the aggregate, the cost estimate in Exhibit “D-3” by more than ten percent (10%) shall require a fully executed amendment to this Agreement.

2.1.3. Bidding Process. Developer agrees to use a competitive bidding process in retaining a contractor to construct the Road Improvements. The County will have the right to review the competitive bidding process and all bids received. In the event that the County reasonably determines that the bidding process is insufficient or that the proposed number of construction days to complete the Road Improvements is not reasonable, the County may require Developer to reject all bids and re-bid all or a portion thereof as applicable. If Developer refuses to reject

the bids and re-bid, the County shall have the option to terminate this Agreement including terminating any obligation of the County to provide concurrency and/or impact fee credits to Developer. After receipt of responsive bids, Developer shall select the lowest priced responsive and responsible bidder, notify the County of the bidder selected, and enter into a contract for construction of the FDC Grove Road Improvements (the “**Construction Contract**”) with the selected contractor. Upon execution of a final Construction Contract, Developer will provide a copy of the Construction Contract to the Polk County Roads and Drainage Department.

2.1.4. Level 2 Construction Plans. The FDC Grove Road Improvements Plans and Specifications have received Level 2 approval, project number: LDNON-2022-209. Developer shall not commence constructing the Holly Hill Grove Road 2 Improvements until the Plans and Specifications have received Level 2 approval. For the purpose of this Agreement, references to Plans and Specifications are meant to include both the approved FDC Grove Road and to be approved Holly Hill Grove Road 2 Plans and Specifications.

2.1.5. Commencement Notice. Prior to the commencement of construction, the Developer shall schedule, notice, and attend a pre-construction conference with Developer’s engineer, Developer’s contractor, Land Development Division, and all involved utility companies. Developer agrees to provide notice of the meeting at least seven (7) days in advance of such meeting so as to allow the relevant parties and entities to attend.

2.1.6. Inspections and Monitoring. The County may periodically inspect and monitor the work site during construction of the Road Improvements. If, during construction, the County finds the work, materials, or equipment are defective, the County will give Developer written notice of the defect and Developer agrees to correct the defective condition, if commercially reasonable, within thirty (30) days of Developer’s receipt of such notice. If Developer fails to correct the deficiency the County may take any action necessary on Developer’s behalf, including correcting the deficiency, removing deficiencies, or utilizing County’s contractor to complete the work; in addition, the County reserves the right to withhold reimbursement and/or transportation impact fee credits.

2.1.7. Completion Date; Approval; Conveyance of Road Improvements. The Road Improvements shall be completed within three years of the effective date of this Agreement. Upon completion of the Road Improvements, the Developer shall submit to the County a final invoice (“**Final Invoice**”), an engineer’s certificate of completion that confirms the Road Improvements have been properly constructed in accordance with County standards and the Plans and Specifications, and all construction and financial information necessary to ensure that contractors and subcontractors have been paid in full (collectively, the “**Final Documentation**”). The Final Documentation shall include, without limitation, “as-built” drawings, detailed construction costs and invoices, receipts, copies of payments to the contractor, release of liens, and any required certification to permitting agencies. Upon receipt of all Final Documentation, the County shall have

thirty (30) days to review the Final Invoice and Final Documentation, request additional documentation that the County deems necessary, and conduct inspections of the Road Improvements (“**Final Review Period**”). Within thirty (30) days after the County completes its Final Review Period, the County shall pay the Final Invoice and issue a letter to the Developer indicating that the Road Improvements comply with the approved Plans and Specifications (the “**Approval Letter**”). Developer shall, at its sole cost and expense, convey all interests that it may have in the Road Improvements to the County, free and clear of all liens and encumbrances, within ten (10) business days after the issuance of the Approval Letter.

2.1.8. Status Reports for Road Improvements. The Developer shall provide the County with a monthly contractor’s construction management status report during the term of this Agreement.

2.1.9. Development Permits. Developer shall be required to secure all applicable local development permits for any proposed construction on its Property. Developer will also obtain all required county, region, state, or federal approvals, prior to the development of its Property.

2.1.10. Proportionate Share for FDOT Deficient Intersections. The Developer shall be responsible for its proportionate share for the FDOT Deficient Intersections. Within sixty (60) days of the Effective Date of this Agreement, the Developer shall provide the County with its proportionate share payment for the FDOT’s Deficient Intersections, as described in Exhibit “C-1,” which totals seven hundred ninety thousand nine hundred and ninety five dollars (\$790,995) (the “**FDOT PS Payment**”). The FDOT PS Payment was calculated in accordance with the methodology outlined in Section 163.3180, Florida Statutes. The Developer and County further acknowledge and agree that the FDOT PS Payment as set forth above shall be the final and binding calculation of the amount the Developer is required to pay through the buildout of the currently approved Project as proportionate share mitigation for impacts of the Project upon roadways within the FDOT’s jurisdiction; provided, however, that if Developer subsequently increases the number of units and/or square footage, as applicable, of the Project, the Project may then be subject to an additional concurrency evaluation and proportionate share agreement as set forth in Section 2.4.1 below. Developer and County further acknowledge and agree that the calculation of, and agreement regarding, the amount of the FDOT PS Payment constitute material inducements for the Parties to enter into this Agreement. Pursuant to section 2.3, the County shall reimburse Developer for a portion of the FDOT PS Payment with transportation impact fee credits.

2.1.11. No refund. Proportionate Share contributions are non-refundable.

2.2. Polk County’s Obligations to Developer. The following activities are to be completed by Polk County in the time frames indicated for each respective activity.

2.2.1. Reimbursement to Developer for FDC Grove Road Improvements. The County shall provide a cash reimbursement to the Developer for the cost of the

Infrastructure Improvements minus the amount of the County PS Payment for a total reimbursement amount not to exceed one million six hundred and seventy five thousand five hundred and fifty-seven dollars and 5 cents (\$1,675,557.05). The County shall provide a cash reimbursement to the Developer for the cost of the Additional Improvements for an amount not to exceed four million one hundred and twenty-four thousand nine hundred and seventy five dollars and thirty one cents (\$4,124,975.31). After construction of the FDC Grove Road Improvements has commenced, the Developer may begin invoicing the County on a monthly basis and shall include backup documentation justifying the request for the payment of the invoice, including, without limitation, detailed construction costs, description of the work completed, release of liens, and an affidavit from the general contractor that subcontractors, suppliers or other providers of goods or services for the FDC Grove Road Improvements reflected in the invoice have been paid in full (the “**Documentation**”). The invoice shall separate the costs associated with the Infrastructure Improvements from the costs associated with the Additional Improvements. Upon receipt of the invoice and Documentation, the County shall have thirty (30) days to review the invoice and Documentation, request additional documentation to substantiate the invoice that the County deems necessary, and conduct inspections (the “**Review Period**”). Within thirty (30) days after the County concludes its Review Period, the County shall reimburse the Developer the amount set forth in the invoice.

2.2.2. Vesting of Trips/Concurrency. Within twenty-one (21) days following its receipt of the FDOT PS Payment (described in Section 2.1.10.) and the LOC (described in Section 3.1.5), the County shall issue a letter of concurrency sufficient to encumber traffic capacity for the Project, irrespective of any actual traffic deficiency on the Deficient Transportation Facilities. In the event Developer has not paid the FDOT PS Payment and LOC within sixty (60) days of the Effective Date, this Agreement shall become null and void. Additionally, nothing herein shall be construed to exempt Developer from meeting the requirements of all other applicable laws, ordinances, rules, or regulations for the construction of the Project, or from making the required payment of transportation impact fees applicable to the Project.

2.3 Transportation Impact Fee Credits. Upon completion of the Infrastructure Improvements and the Holly Hill Grove Road 2 Improvements pursuant to Sections 163.3180 and 163.31801, Florida Statutes, the Developer shall be entitled to receive transportation impact fee credits up to but not exceeding the total amount of the County PS Payment of two million nine hundred and fourteen thousand, eight hundred and eighty-six dollars (\$2,914,886), and Holly Hill Grove Road 2 Improvement of four hundred and twenty two thousand one hundred and thirty six dollars (\$422,136). Upon the County’s receipt of the FDOT PS Payment, the Developer shall be entitled to receive transportation impact fee credits up to but not exceeding three hundred and thirty-one thousand and thirty-six dollars (\$331,036). Credits for the County PS Payment and FDOT PS Payment shall be reduced by six hundred forty nine, one hundred and eighty four 40/100 dollars (\$649,184.40) for the percentage share that the Project’s traffic represents of the added capacity to FDC Grove Road and Holly Hill Grove Road for total impact fee credits of three million and eighteen, eight hundred and seventy three

dollars (\$3,018,873). Pursuant to Section 2.11 of the Polk County Amended and Restated Comprehensive Impact Fee Ordinance (Ord. No. 2019-056, as amended, referred to hereinafter as the “**Ordinance**”) and Section 163.31801, F.S., Transportation Impact Fees shall be credited to the Developer for the County PS Payment in accordance with and subject to the following requirements:

2.3.1 Transportation Impact Fee credits granted pursuant to this Agreement are assignable and transferrable in accordance with Section 163.31801(8), Florida Statutes. Successors and assigns shall follow the submittal process in Section 2.3.2.

2.3.2 The value of each impact fee credit(s) shall be the value of the impact fee at the time each future development project is submitted to Polk County for transportation impact fee credit. The submittal for impact fee credits shall occur anytime between site/construction plan (Level 2 Review) approval and the time impact fees are due to the County or applicable local government. The submittal shall be in writing to the Office of Planning Development and the credits shall be issued in the form of a voucher(s) for the total number of requested lots/units in the submittal. Said submittal shall include an approved site/construction plan(s) or recorded plat as granted by the County and the local government that has jurisdiction. Once voucher(s) are issued by the County, the amount shall be deducted from impact fee credits awarded by this Agreement.

2.3.3 The Developer, and its successors and assigns, shall have ten (10) years from the date of issuance in which to use any Transportation Impact Fee Credits issued hereunder. Any impact fee credits issued hereunder shall be governed by the Ordinance.

2.4. Miscellaneous.

2.4.1. Increase in Project Trips. Any change to the Project which increases the unit count and/or square footage, as applicable, may result in an increase in trips on the Deficient Segments or other segments within the transportation impact area, as defined by County. Developer understands and agrees that any such additional trips are neither vested nor otherwise permitted under this Agreement, and that Developer is precluded from asserting any such vesting. In addition, Developer understands and agrees that any such changes resulting in an increase in trips may cause this Agreement to become null and void, and/or may require application for and execution of an additional agreement, along with any other required documentation, for the number of increased trips.

2.4.2. Insufficiency of Agreement. In the event that this Agreement fails to address a particular permit, condition, term, or restriction, Developer shall not be relieved of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

2.4.3. Compliance with Applicable Standards. Any public facility, including water, wastewater or transportation facility, designed and constructed by Developer shall be in compliance with all applicable Polk County requirements, and applicable region, state and federal standards and requirements.

2.4.4. Consistency with Florida Statutes. This Agreement meets the requirements of applicable Florida Statutes.

**ARTICLE III
INDEMNIFICATION, INSURANCE, WARRANTY, AND RELEASE**

As to the construction of the Road Improvements by Developer, the Parties hereby consent and agree as follows:

3.1 Insurance.

3.1.1 Developer shall require its engineer (and other design professionals) who participate in the design, installation, and construction of the Road Improvements to acquire and maintain Professional Liability Insurance in the amount of \$2,000,000.00 per occurrence, exclusive of defense costs, and the Commercial General Liability, Comprehensive Auto Liability, and Workers Compensation coverages stated in Paragraph 3.1.2, below.

3.1.2 Developer shall require its engineer (and other design professionals), general contractor, contractors and subcontractors who participate in the design and construction of the Road Improvements to acquire and maintain the following types of insurance with at least the following minimum limits of liability:

Commercial General Liability:	\$2,000,000.00 per occurrence
Comprehensive Automobile Liability	\$1,000,000.00 per occurrence
Workers Compensation	Statutory Limits
Employers Liability	\$1,000,000.00

3.1.3 All insurance must be provided by a carrier licensed to do business in the State of Florida having an A.M. Best rating of at least the "A" category and size category of VIII. Polk County shall be named as additional insured on all General Liability and Automobile Liability policies on a primary and non-contributory basis. The General Liability, Automobile Liability and Workers' Compensation policies shall contain a waiver of subrogation in favor of Polk County.

3.1.4 Developer shall provide Polk County with original Certificates of Insurance satisfactory to Polk County to evidence such coverage promptly following the execution of this Agreement and before any work commences on the Road Improvements. Polk County must be identified on the Certificates as follows: "Polk County, a political subdivision of the State of Florida." Coverage must commence on or before the first day work begins and remain in effect until at least the end of the warranty period stated in Paragraph 3.3.

- 3.1.5 Letter of Credit.** Within sixty (60) days of the Effective Date, Developer shall provide an irrevocable standby Letter of Credit (“LOC”) payable to Polk County in the amount of one hundred ten percent (110%) of the developer’s proportionate share payment cost of four million, five hundred and ninety thousand four hundred and forty-three dollars to construct the Road Improvements, as stated in **Exhibit “C.”** The LOC shall be issued by a financial institution qualified to do business in the State of Florida with a branch office in Polk County having normal banking business hours. The LOC’s initial expiration date must not be less than one year from the Effective Date of this Agreement and must contain a provision for automatic renewal until the Road Improvements have been accepted for ownership and maintenance by Polk County. Polk County shall release the LOC upon Developer satisfactorily completing the Road Improvements and providing all record drawings to Polk County. In the event Developer fails to complete the Road Improvements, Polk County shall have the right but not the obligation to draw on the LOC.
- 3.2 Warranty Period.** Developer shall provide a warranty surety in the form of either a maintenance bond or letter of credit, acceptable to Polk County, in the amount of 10% of the cost to construct the Road Improvements, to warrant the Road Improvements and any appurtenances thereto constructed by Developer from any and all defects for a period of one (1) calendar year from the date in which Polk County accepts the Road Improvements for ownership and maintenance.
- 3.3 Release.** For and in consideration of the mutual agreements set forth herein, Developer agrees the terms and conditions of this Agreement are reasonable under the totality of the circumstances, and the Developer for itself, and on behalf of its successors, assigns or trustees, and anyone claiming by, through, or under any of them, does hereby fully waive, release and forever discharge Polk County from and against any claims for inverse condemnation, regulatory takings, U.S.C. Section 1983, or claims under Chapter 70, Florida Statutes, arising out of or resulting from the terms and conditions hereof. Developer acknowledges and agree that its agreement to this release is a material inducement to Polk County to enter into this Agreement. The Parties agree that this release is to the specific causes of action listed and not be deemed a release of any non-listed causes of action to which Developer may be entitled.
- 3.4 Limitation of Liability.** IN NO EVENT SHALL POLK COUNTY BE LIABLE TO THE DEVELOPER FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING LOSS OF PROFIT, WHETHER FORESEEABLE OR NOT, ARISING OUT OF OR RESULTING FROM THE NONPERFORMANCE OR BREACH OF THIS AGREEMENT BY POLK COUNTY WHETHER BASED IN CONTRACT, COMMON LAW, WARRANTY, TORT, STRICT LIABILITY, CONTRIBUTION, INDEMNITY OR OTHERWISE.
- 3.5 Indemnification.** Developer, its successors, and assigns shall protect, defend, indemnify, and hold harmless, the County, its officers, commissioners, council members, employees and agents from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, including a reasonable, actually incurred, attorney’s fee or other

expenses or liabilities, of every kind and character resulting from any error, omission, or negligent act of Developer for itself, its agents, contractors, subcontractors, employees, or representatives in the performance of its obligations under this Agreement. The foregoing indemnification obligation shall not apply to the extent of the negligence of the COUNTY.

ARTICLE IV MISCELLANEOUS PROVISIONS

4.1 Notices. Any notice delivered with respect to this Agreement shall be in writing and deemed delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

Polk County:

Chairman
Polk County Board of County Commissioners
330 West Church Street
Bartow, Florida 33830

with a copy to:

County Attorney
Polk County Board of County Commissioners
330 West Church Street
Bartow, Florida 33830

Polk County Office of Planning and Development
330 West Church Street
Bartow, Florida 33830

Developer:

GLK Real Estate, LLC
Attn: Rennie Heath
346 East Central Ave.
Winter Haven, Florida 33880

4.2 Construction of Agreement. This Agreement shall not be construed against either party on the basis of it being the drafter of this Agreement. The parties agree that both herein played an equal part in negotiating the terms and conditions of this Agreement. Captions and paragraph headings in this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, construction or meaning of this Agreement.

- 4.3 Amendment or Cancellation.** No amendment, modification, or other change(s) to this Agreement shall be binding upon the Parties unless in writing and formally executed by all of the Parties.
- 4.4 Recordation.** Within 14 days after both parties have executed this Agreement, Polk County shall record the Agreement in the public records of Rk County, Florida. Polk County shall pay the costs of recording this Agreement as well as any amendment, cancellation, modification, extension, or revocation thereto.
- 4.5 Applicable Law, Enforcement, Jurisdiction and Venue.** This Agreement shall be subject to the following provisions:
- 4.5.1** This Agreement and the rights and obligations of the County and Developer hereunder shall be interpreted, governed by, construed under, and enforced in accordance with the applicable laws of the State of Florida, and the Laws of Polk County pursuant to the Land Development Code, Polk County Comprehensive Plan, and any amendments thereto in effect on the Effective Date of this Agreement.
 - 4.5.2** Venue for any litigation pertaining to the subject matter hereof shall be exclusively in the state courts in and for Polk County, Florida, or Federal Court in the Middle District of Florida, located in Tampa, Florida.
 - 4.5.3** Each Party shall bear its own expense for any litigation resulting from this Agreement, which shall include but not be limited to attorney fees and applicable courts costs, including appellate proceedings.
 - 4.5.4** If any section, phrase, sentence or portion of this Agreement is, for any reason, held to be invalid by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.
 - 4.5.5** The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to develop the Developer's Property shall not relieve the Developer, the County, or their respective successors in interest, of the obligation to comply with the laws governing such permit requirements, conditions, terms and regulations, except as otherwise provided herein.
- 4.6 Successors and Assignment.** This Agreement shall be binding upon and the benefits and obligations of this Agreement shall inure to all heirs, legal representatives, successors and assigns of the Parties to this Agreement. In the event the Developer assigns this Agreement and its rights, obligations and responsibilities hereunder to a third party, the Developer shall provide written notice to the County.
- 4.7 Entire Agreement.** This Agreement contains the entire understanding between the Parties, and the Parties agree that no representation was made by or on behalf of any Party that is not contained in this Agreement, and that in entering into this Agreement neither relied

upon, or was entitled to rely upon, any representation not herein specifically set forth.

- 4.8 Effective Date.** This Agreement shall become effective upon the County's execution of the Agreement (the "**Effective Date**").
- 4.9 Default and Opportunity to Cure.** With exception of the timing of the FDOT PS Payment as set forth in Section 2.1.10, if either Party materially defaults in its obligations under this Agreement and fails to cure the same within thirty (30) days after the date that the non-defaulting Party delivers notice of the default to the other Party, then the non-defaulting Party shall have the right to (i) immediately terminate this Agreement by delivering written notice to the defaulting Party, and (ii) pursue any and all remedies available in law, equity, and under this Agreement. This section 4.9 does not apply to the Developer's default for failure to timely pay the FDOT PS Payment and timely provide the LOC pursuant to sections 2.1.10 and 3.1.5, respectively; Developer's failure to perform said obligations is addressed in section 2.2.2.
- 4.10 Days.** The term "days" in this Agreement shall mean calendar days unless otherwise so noted. If a date for performance falls on a Saturday, Sunday or legal State of Florida or federal holiday, the date for performance shall be extended until the next calendar day that is not a Saturday, Sunday or legal Holiday.
- 4.11 Exhibits.** All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by this reference.
- 4.12 Release.** For and in consideration of the mutual agreements set forth herein, Developer agrees the terms and conditions of this Agreement are reasonable under the totality of the circumstances, and Developer for itself, and on behalf of its successors, assigns or trustees, and anyone claiming by, through, or under any of it, does hereby fully waive, release and forever discharge Polk County from and against any claims for inverse condemnation, regulatory takings, U.S.C. Section 1983, or claims under Chapter 70, Florida Statutes, arising out of or resulting from the terms and conditions this Agreement. Developer acknowledges and agrees that its agreement to this release is a material inducement to the County to enter into this Agreement. The Parties agree that this release is to the specific causes of action listed and not be deemed a release of any non-listed causes of action to which Developer may be entitled.
- 4.13 Self-Help Provision.** In the event Developer proceeds with the Road Improvements according to the terms set forth herein and the County desires to expedite the overall construction of the Road Improvements, the County shall be permitted, upon delivery of written notice to Developer, to assume Developer's responsibilities related to the construction of the Road Improvements. In such event, the County shall be entitled to ownership of the Plans and Specifications and all permits (including environmental permits) granted to Developer in connection with the Road Improvements and Developer shall use its diligent, good faith efforts to ensure the successful transfer of the same to the County; provided, however, that all costs related to construction then performed by Developer shall nonetheless be reimbursed by the County to Developer in Transportation

Impact Fees Credits equal to the construction cost incurred by Developer prior to the County's commencement of the work pursuant to this Self-Help Provision.

4.14 Public Records. Pursuant to Section 119.0701, Florida Statutes, Developer shall comply with the following Florida Public Records laws, to the extent applicable:

- A. Developer acknowledges Polk County's obligations under Article I, Section 24, of the Florida Constitution and under Chapter 119, Florida Statutes, to release public records to members of the public upon request and comply in the handling of the material created under this Agreement. Developer further acknowledges that the constitutional and statutory provisions control over the terms of this Agreement. In association with its performance pursuant to this Agreement, Developer shall not release or otherwise disclose the content of any documents or information that is specifically exempt from disclosure pursuant to all applicable laws.
- B. Without in any manner limiting the generality of the foregoing, Developer acknowledges its obligations to comply with Section 119.0701, Florida Statutes, with regard to public records and shall:
 - a. Keep and maintain public records required by the County to perform the services required under this Agreement.
 - b. Upon request from the County's custodian of public records, or his/her designee, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
 - c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Developer does not transfer the records to the County.
 - d. Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of Developer or keep and maintain public records required by the County to perform the service. If Developer transfers all public records to the County upon completion of the contract, Developer shall destroy any duplicate public records that are exempt, or confidential and exempt, from public records disclosure requirements. If Developer keeps and maintains public records upon completion of the contract, Developer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.
- c. **IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO**

**DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS
RELATING TO THIS AGREEMENT, CONTACT POLK
COUNTY'S CUSTODIAN OF PUBLIC RECORDS AT:**

**RECORDS MANAGEMENT LIAISON OFFICER
POLK COUNTY
330 WEST CHURCH ST.
BARTOW, FL 33830
TELEPHONE: (863) 534-7527
EMAIL: RMLO@POLK-COUNTY.NET**

4.15. Employment Eligibility Verification (E-Verify).

- A. Unless otherwise defined herein, terms used in this Section which are defined in Section 448.095, Florida Statutes, as may be amended from time to time, shall have the meaning ascribed in said statute.
- B. Pursuant to Section 448.095(5), Florida Statutes, the DEVELOPER, and any subcontractor thereof, must register with and use the E-Verify system to verify the work authorization status of all new employees of the DEVELOPER or subcontractor. The DEVELOPER acknowledges and agrees that (i) the County and the DEVELOPER may not enter into this Agreement, and the DEVELOPER may not enter into any subcontracts hereunder, unless each party to this Agreement, and each party to any subcontracts hereunder, registers with and uses the E-Verify system; and (ii) use of the U.S. Department of Homeland Security's E-Verify System and compliance with all other terms of this Certification and Section 448.095, Fla. Stat., is an express condition of this Agreement, and the County may treat a failure to comply as a material breach of this Agreement.
- C. By entering into this Agreement, the DEVELOPER becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The DEVELOPER shall maintain a copy of such affidavit for the duration of this Agreement. Failure to comply will lead to termination of this Agreement, or if a subcontractor knowingly violates the statute or Section 448.09(1), Fla. Stat., the subcontract must be terminated immediately. If this Agreement is terminated pursuant to Section 448.095, Fla. Stat., such termination is not a breach of contract and may not be considered as such. Any challenge to termination under this provision must be filed in the Tenth Judicial Circuit Court of Florida no later than 20 calendar days after the

date of termination. If this Agreement is terminated for a violation of Section 448.095, Fla. Stat., by the DEVELOPER, the DEVELOPER may not be awarded a public contract for a period of 1 year after the date of termination. The DEVELOPER shall be liable for any additional costs incurred by the County as a result of the termination of this Agreement. Nothing in this Section shall be construed to allow intentional discrimination of any class protected by law.

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IN WITNESS WHEREOF, the Parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

**BOARD OF COUNTY COMMISSIONERS
OF POLK COUNTY**

(SEAL)

ATTEST:

Stacy M. Butterfield, Clerk

By:

W.C. Braswell, Chair

H.1

Date signed by Chairman:

11/21/23



Signature Blocks Continues on Next Page

Witness: Kristin Cassidy

Printed Name: Kristin Cassidy

Address: 346 E Central Ave
Winter Haven FL 33880

Witness: Lindsey Boden

Printed Name: Lindsey Boden

Address: 346 E Central Ave
Winter Haven FL 33880

GLK REAL ESTATE LLC

By: [Signature]

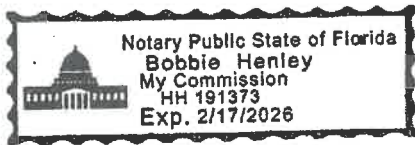
Printed Name: Lauren Schunk

Title: Mgr

Date: 11/6/23

State of Florida
County of Polk

The foregoing instrument is hereby acknowledged before me by means of physical presence or online notarization, this 6th day of November, 2023, by Lauren Schunk, as Manager of GLK Real Estate LLC, on behalf of the company. He/She is personally known to me or has produced _____ as identification.



[Signature]
Notary Public

My Commission Expires: 02/17/2026

List of Exhibits

Exhibit A	Legal Description
Exhibit B	Cascades Site Plan
Exhibit B-1	Wynnstone Site Plan
Exhibit B-2	Brentwood Site Plan
Exhibit C	County Proportionate Share Amount and Infrastructure Improvements Cost Estimate
Exhibit C-1	FDOT Proportionate Share Amount
Exhibit D-1	Infrastructure Improvement Plans and Specifications
Exhibit D-2	Additional Improvements Cost Estimate
Exhibit D-3	Holly Hill Grove Road 2 Improvement Cost Estimate

Exhibit "A"
Property Legal Description

EXHIBIT 2 LEGAL DESCRIPTION

The Supplemental Engineer's Report addresses the amendment to the CDD which removes 12.62 acres from the conceptual site plan. The legal description for this report includes a legal description of 613.42 acres, more or less, provided by Absolute Engineering, Inc. on January 22, 2021 (see sheet 5 of Exhibit 2), minus .12.623 acres, more or less, prepared by GeoPoint Surveying, Inc. for Absolute Engineering on August 24, 2021 as contained within this exhibit.

LEGAL DESCRIPTIONS:

THORNHILL PARCELS

PARCEL 1

DESCRIPTION: A PORTION OF TRACTS 11, 12, 13, 14, 15, & 16 AND ALL OF TRACTS 3, 4 & 5, OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 5, S.00°18'53"E., A DISTANCE OF 648.05 FEET TO THE NORTH BOUNDARY OF AFORESAID TRACT 11; THENCE ALONG SAID NORTH BOUNDARY, N.88°58'16"E., A DISTANCE OF 330.50 FEET TO THE EAST BOUNDARY OF AFORESAID TRACT 11; THENCE ALONG SAID EAST BOUNDARY, S.00°17'48"E., A DISTANCE OF 634.97 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILLY GROVE ROAD 3, PER MAP BOOK 17, PAGES 93 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) S.87°53'35"W., A DISTANCE OF 53.92 FEET; 2) S.89°00'18"W., A DISTANCE OF 481.38 FEET; 3) S.89°49'34"W., A DISTANCE OF 265.87 FEET; 4) S.88°05'52"W., A DISTANCE OF 320.84 FEET; 5) N.89°37'21"W., A DISTANCE OF 210.35 FEET; 6) S.87°28'16"W., A DISTANCE OF 143.50 FEET; 7) S.89°25'55"W., A DISTANCE OF 472.21 FEET; 8) N.22°16'58"W., A DISTANCE OF 31.89 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF FDC GROVE ROAD, PER MAP BOOK 18, PAGES 44-61, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) N.01°14'03"W., A DISTANCE OF 140.55 FEET; 2) N.00°55'37"W., A DISTANCE OF 104.29 FEET; 3) N.00°08'51"W., A DISTANCE OF 326.27 FEET 4) N.00°11'29"W., A DISTANCE OF 30.58 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF CAMBRIA, AS RECORDED IN PLAT BOOK 159, PAGES 26 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH AND EAST BOUNDARIES, RESPECTIVELY, OF SAID CAMBRIA, THE FOLLOWING TWO (2) COURSES: 1) N.88°58'16"E., A DISTANCE OF 640.37 FEET; 2) N.00°21'17"W., A DISTANCE OF 648.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN UNNAMED ROAD, (ALSO KNOWN AS MINUTE MAID RAMP ROAD 1); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°59'20"E., A DISTANCE OF 991.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.322 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

DESCRIPTION: A PORTION OF TRACTS 17, 28, 29, & 30 AND ALL OF TRACTS 18, 19, 20, 21, & 22, OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH EAST CORNER OF SAID TRACT 28, RUN THENCE ALONG THE EAST BOUNDARY THEREOF, S.00°18'30"E., A DISTANCE OF 636.29 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 2, PER MAP BOOK 22, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) S.88°40'49"W., A DISTANCE OF 13.76 FEET; 2) S.87°34'32"W., A DISTANCE OF 110.73 FEET; 3) S.87°59'33"W., A DISTANCE OF 207.44 FEET; 4) N.87°51'09"W., A DISTANCE OF 118.81 FEET; 5) S.88°50'51"W., A DISTANCE OF 326.26 FEET; 6) S.89°40'20"W., A DISTANCE OF 202.13 FEET; 7) S.88°29'07"W., A DISTANCE OF 12.51 FEET TO THE SOUTHEAST CORNER OF COUNTRY WALK ESTATES, AS RECORDED IN PLAT BOOK 155, PAGES 37 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST AND NORTH BOUNDARIES, RESPECTIVELY, OF SAID COUNTY WALK ESTATES THE FOLLOWING TWO (2) COURSES: 1) N.00°21'09"W., A DISTANCE OF 631.43 FEET; 2) S.88°48'08"W., A DISTANCE OF 644.25 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF FDC GROVE ROAD, PER MAP BOOK 18, PAGES 44-61, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N.00°04'22"E., A DISTANCE OF 436.25 FEET; 2) N.00°21'14"E., A DISTANCE OF 212.17 FEET TO A POINT ON SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILLY GROVE ROAD 3, PER MAP BOOK 17, PAGES 93 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°51'21"E., A DISTANCE OF 1960.98 FEET TO A POINT ON THE EAST BOUNDARY OF AFORESAID TRACT 22; THENCE ALONG SAID EAST BOUNDARY S.00°18'53"E., A DISTANCE OF 646.48 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 22; THENCE ALONG SAID SOUTH BOUNDARY, S.88°48'08"W., A DISTANCE OF 330.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.668 ACRES, MORE OR LESS.



ABSOLUTE ENGINEERING, INC.

(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 625
(813) 344-0100 FAX C.A. NO. 28359 TAMPA, FLORIDA 33602

**EXHIBIT 2
LEGAL DESCRIPTIONS
WESTSIDE HAINES CITY CDD**

SEC TWP RGE 30-26S-27E	JOB NUMBER 20-0041-0003	DRAWN BY ROA	DATE 01-22-2021	SHEET 1
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P:\20-0041-0003\DWG\DWG\WESTSIDE HAINES CITY CDD\WESTSIDE CDD - EXH-2 (1) Heather Wertz Feb 18, 2021 - 4:46pm

LEGAL DESCRIPTIONS:

CASCADES PARCELS

PARCEL A

TRACTS 17 THROUGH 20 AND TRACTS 29 THROUGH 31, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED S 89° 18'58" W, ALONG THE SOUTH LINE OF THE NW ¼ OF SAID SECTION 31, A DISTANCE OF 1323.58 FEET TO A FOUND CONCRETE MONUMENT 4' X 4' (NO ID) MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 31; THENCE N 00°43'21" W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29 ALSO BEING ON THE NORTH PLATTED RIGHT OF WAY LINE OF MASSEE ROAD AND THE POINT OF BEGINNING; THENCE S 89°16'39" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1170.92 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 31; THENCE N 00°21'45" W, ALONG THE WEST BOUNDARY OF SAID TRACT 31, A DISTANCE OF 635.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT 31 ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 17; THENCE S 89°15'20" W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 17, A DISTANCE OF 374.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE N 00°19'09" W, ALONG THE WEST BOUNDARY OF SAID TRACT 17, A DISTANCE OF 620.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17 AND A POINT ON THE SOUTH PLATTED RIGHT OF WAY LINE OF A 30.00 FOOT UNAMED ROAD; THENCE N 89°02'49" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1548.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20; THENCE S 00°14'28" E, ALONG THE EAST BOUNDARY OF SAID TRACT 20 AND 29, A DISTANCE OF 1261.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 1,708,918 SQUARE FEET, OR 39.23 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF TRACTS 17 AND 32, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED N 00°16'19" W, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 15.00 FEET; THENCE N 89°19'17" E, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE 30.00 FOOT PLATTED ROAD AND THE POINT OF BEGINNING; THENCE N 00°16'11" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1255.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARK PLACE BOULEVARD AS PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 19, PAGE 66; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) N 88°37'04" E, A DISTANCE OF 95.17 FEET; (2) N 81°41'25" E, A DISTANCE OF 121.29 FEET; (3) N 87°59'06" E, A DISTANCE OF 100.77 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S 00°16'03" E, ALONG THE EAST BOUNDARY OF SAID TRACTS 17 AND 32, A DISTANCE OF 1243.27 FEET TO A POINT OF THE NORTHERLY RIGHT OF WAY LINE OF POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGE 45 THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) S 53°51'52" W, A DISTANCE OF 18.13 FEET; (2) S 53°02'11" W, A DISTANCE OF 27.27 FEET; (3) S 85°08'06" W, A DISTANCE OF 18.68 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE 30.00 FOOT PLATTED RIGHT OF WAY; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, S 89°19'17" W, A DISTANCE OF 265.83 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 399,109 SQUARE FEET, OR 9.16 ACRES, MORE OR LESS.

P:\310-0041 -GUK Member\DWG\p\initial\WESTSIDE HAINES CITY CDD WESTSIDE CDD -EXHIBIT 2 (2) Heather Wertz Tab 1B, 2021 - 4:46pm



ABSOLUTE ENGINEERING, INC.
 (813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 926
 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**EXHIBIT 2
 LEGAL DESCRIPTIONS
 WESTSIDE HAINES CITY CDD**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
30-26S-27E	20-0041-0003	ROA	01-22-2021	2

LEGAL DESCRIPTIONS:

PARCEL C

A PORTION OF TRACTS 1 THROUGH 16, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED N 00°16'19" W, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 1308.22 FEET; THENCE S 89°15'46" W, A DISTANCE OF 32.12 FEET TO A POINT OF INTERSECTION OF NORTH 30.00 FOOT PLATTED RIGHT OF WAY AND THE WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE S 89°15'46" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 1291.75 FEET; THENCE S 89°02'19" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 1547.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N 00°19'20" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 1 AND 16, A DISTANCE OF 1285.53 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 SAID NORTHWEST CORNER LYING 15.00 FEET SOUTH AND 15.00 FEET EAST OF THE NORTHWEST CORNER OF THE NW ¼ OF SAID SECTION 31 ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD; THENCE N 88°48'00" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 1 THROUGH 4, A DISTANCE OF 1548.12 FEET; THENCE N 88°50'05" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 5 THROUGH 8, A DISTANCE OF 1309.25 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY MAINTAINED RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES (1) S 00°16'04" E, A DISTANCE OF 52.50 FEET; (2) S 01°12'54" W, A DISTANCE OF 101.55 FEET; (3) S 00°02'35" E, A DISTANCE OF 168.91 FEET; (4) S 07°21'12" E, A DISTANCE OF 26.80 FEET; (5) S 01°16'36" W, A DISTANCE OF 197.08 FEET; (6) S 00°36'22" E, A DISTANCE OF 84.70 FEET; (7) S 00°13'16" W, A DISTANCE OF 102.33 FEET; (8) S 01°26'47" W, A DISTANCE OF 102.68 FEET; (9) S 00°21'34" W, A DISTANCE OF 104.81 FEET; (10) S 00°58'11" W, A DISTANCE OF 101.55 FEET; (11) S 00°24'40" E, A DISTANCE OF 105.34 FEET; (12) S 01°49'51" W, A DISTANCE OF 135.10 FEET; (13) S 00°30'33" W, A DISTANCE OF 19.05 FEET;

TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 3,683,359 SQUARE FEET, OR 84.56 ACRES, MORE OR LESS.

PARCEL D


TRACTS 17 THROUGH 20 AND TRACTS 29 THROUGH 32, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SW ¼ OF SAID SECTION 30 AND PROCEED N 88°48'00" E, ALONG THE SOUTH BOUNDARY OF THE SW ¼ OF SAID SECTION 30, A DISTANCE OF 15.00 FEET; THENCE N 00°12'41" W, 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 32 AND THE POINT OF BEGINNING; THENCE N 00°06'26" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 17 AND 32, A DISTANCE OF 1294.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD AND THE NORTHWEST CORNER OF SAID TRACT 17; THENCE N 88°51'21" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 17 THROUGH 20, A DISTANCE OF 1547.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20; THENCE S 00°08'32" E, ALONG THE EAST BOUNDARY OF SAID TRACTS 20 AND 29, A DISTANCE OF 1292.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29 AND A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE; THENCE S 88°48'00" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 29 THROUGH 32, A DISTANCE OF 1548.12 FEET;

TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 2,001,318 SQUARE FEET, OR 45.94 ACRES, MORE OR LESS.

P:\100-0041_GLK\Mapana\DWG\Preliminary\WESTSIDE_HAINES_CITY_CDD_WESTSIDE_CDD - EXHIBIT.dwg (2021-03-18) 4:16pm

 ABSOLUTE ENGINEERING, INC. <small>(813) 221-1516 TEL (813) 344-0100 FAX 1000 N. ASHLEY DRIVE, SUITE 925 TAMPA, FLORIDA 33602</small>	EXHIBIT 2 LEGAL DESCRIPTIONS WESTSIDE HAINES CITY CDD			SHEET 3
	SEC TWP RGE 30-26S-27E	JOB NUMBER 20-0041-0003	DRAWN BY ROA	DATE 01-22-2021

LEGAL DESCRIPTIONS:

PARCEL E

A PORTION OF TRACTS 19 THROUGH 30 IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY AND A PORTION OF TRACTS 5 THROUGH 13 IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY OF MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 30 AND PROCEED S 00°04'10" E, ALONG THE EAST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 42.32 FEET; THENCE S 88°41'01" W, A DISTANCE OF 16.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE S 88°41'01" W, A DISTANCE OF 390.47 FEET; THENCE S 00°10'11" E, A DISTANCE OF 1232.51 FEET; THENCE N 88°49'37" E, A DISTANCE OF 388.70 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 00°02'32" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 9 AND THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD; THENCE S 88°50'42" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 13 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1411.55 FEET; THENCE N 33°21'44" E, A DISTANCE OF 183.55 FEET; THENCE N 33°19'35" E, A DISTANCE OF 600.67 FEET; THENCE N 05°35'09" E, A DISTANCE OF 501.02 FEET; THENCE N 41°26'25" W, A DISTANCE OF 195.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY; THENCE N 88°16'32" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 79.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6 AND THE SOUTHWEST CORNER OF VACATED 30.00 FOOT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3042, PAGE 1109 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N 00°06'50" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 27 AND THE NORTHWEST CORNER OF SAID VACATED 30.00 FOOT RIGHT OF WAY; THENCE S 88°49'34" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 28 THROUGH 30 AND THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY, A DISTANCE OF 1112.83 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 30; THENCE N 00°05'19" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 19 AND 30, A DISTANCE OF 968.85 FEET; THENCE N 89°00'18" E, A DISTANCE OF 780.76 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT 20; THENCE N 00°06'28" W, ALONG THE EAST BOUNDARY OF SAID TRACT 20, A DISTANCE OF 322.54 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY; THENCE N 88°58'52" E, ALONG THE NORTH BOUNDARY OF SAID TRACTS 21 THROUGH 24 AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1301.50 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 01°01'03" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.84 FEET; THENCE S 89°13'55" W, A DISTANCE OF 383.17 FEET; THENCE S 00°07'48" E, A DISTANCE OF 613.85 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 23; THENCE N 89°09'06" E, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 23 AND 24, A DISTANCE OF 392.58 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 00°01'28" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.85 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID VACATED 30.00 FOOT ROAD; THENCE S 00°05'26" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.98 FEET; TO THE POINT OF BEGINNING.
THE ABOVE PARCEL CONTAINING 3,147,981 SQUARE FEET, OR 72.27 ACRES, MORE OR LESS.

PARCEL F

A PORTION OF TRACTS 30 THROUGH 32 OF MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 30 AND PROCEED N 00°06'45" E, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 18.24 FEET; THENCE N 89°43'18" E, A DISTANCE OF 24.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE N 00°26'25" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.49 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 32; THENCE N 88°41'30" E, ALONG THE NORTH BOUNDARY OF SAID TRACTS 30 THROUGH 32, A DISTANCE OF 970.79 FEET TO THE NORTHEAST CORNER OF SAID TRACT 30; THENCE S 00°04'16" E, ALONG THE EAST BOUNDARY OF SAID TRACT 30, A DISTANCE OF 643.81 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 30; THENCE S 88°53'02" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 30 THROUGH 32, A DISTANCE OF 966.59 FEET TO THE POINT OF BEGINNING.
THE ABOVE PARCEL CONTAINING 621,952 SQUARE FEET, OR 14.28 ACRES, MORE OR LESS.

P:\20-0041-0001\Drawings\Drawings\Westside Haines City CDD\Westside CDD - EXH-2.dwg (EXH-2 (4)) Heather Wertz Feb 18, 2021 - 4:46pm



ABSOLUTE ENGINEERING, INC.
 (813) 221-1515 TEL 1000 N. ASHLEY DRIVE, SUITE 925
 (813) 344-0100 FAX C.A. NO. 26358 TAMPA, FLORIDA 33602

EXHIBIT 2 LEGAL DESCRIPTIONS WESTSIDE HAINES CITY CDD				
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
30-26S-27E	20-0041-0003	ROA	01-22-2021	4

LEGAL DESCRIPTIONS:


WYNNSTONE PARCELS

A portion of land in the West 1/2 of Section 19 and the Northwest 1/4 of Section 30, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of SUNSET RIDGE PHASE 2, according to the plat thereof, recorded in Plat Book 126, Pages 36 through 41, inclusive, of the Public Records of Polk County, Florida; thence along the Southerly boundary of said SUNSET RIDGE PHASE 2, the following three (3) courses: 1) N 89°10'03" E a distance of 1061.38 feet; 2) S 00°10'59" E a distance of 150.01 feet; 3) N 89°06'55" E a distance of 458.47 feet to the Northwest corner of PART 1 of NATURES PRESERVE PHASE 1, according to the plat thereof, recorded in Plat Book 162, Pages 47 through 49, inclusive, of the Public Records of Polk County, Florida; thence along said Westerly boundary and the Southerly extension thereof, S 00°20'04" E a distance of 675.94 feet; thence N 89°07'01" E a distance of 662.09 feet to the Northwest corner of PART 2, of said NATURES PRESERVE PHASE 1, thence along said Westerly boundary and the Southerly extension thereof, S 00°21'36" E a distance of 1292.86 feet; thence S 89°03'33" W a distance of 331.34 feet; thence S 00°20'54" E a distance of 1326.13 feet; thence S 89°06'36" W a distance of 331.55 feet; thence S 00°20'19" E a distance of 1325.84 feet; thence S 00°12'46" E a distance of 30.00 feet; thence S 00°05'13" E a distance of 645.14 feet; thence S 89°05'30" W a distance of 779.49 feet; thence N 00°06'38" E a distance of 676.07 feet; thence S 89°09'38" W a distance of 764.88 feet; thence N 00°03'41" W a distance of 2619.11 feet; thence N 00°04'02" W a distance of 30.01 feet; thence N 00°04'22" W a distance of 2122.10 feet to the POINT OF BEGINNING.

Altogether containing 613.43 acres M.O.L.

P:\301-0041.dwg (Preliminary) WESTSIDE HAINES CITY CDD WESTSIDE CDD -EXHIBIT.dwg (DRI-2 (5)) Heather Wertz Feb 18, 2021 - 4:46pm

 ABSOLUTE ENGINEERING, INC. <small>(813) 221-1516 TEL (813) 344-0100 FAX</small>	EXHIBIT 2 LEGAL DESCRIPTIONS WESTSIDE HAINES CITY CDD			
	<small>1000 N. ASHLEY DRIVE, SUITE 925 TAMPA, FLORIDA 33602</small> <small>C.A. NO. 28358</small>	<small>SEC TWP RGE</small> 30-26S-27E	<small>JOB NUMBER</small> 20-0041-0003	<small>DRAWN BY</small> ROA
				<small>SHEET</small> 5

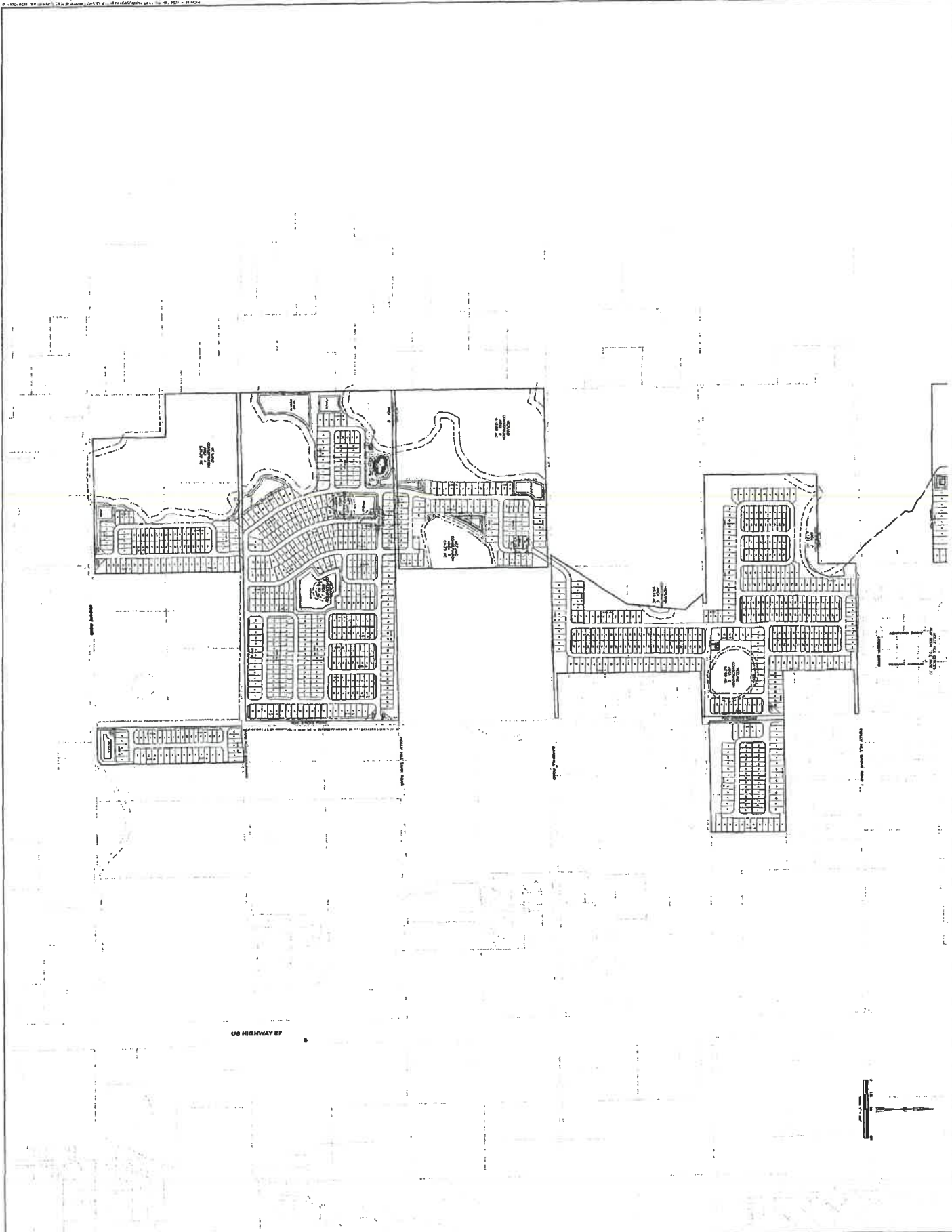
**The amendment to the CDD removes the following area as described in the
Legal Description provided by Absolute Engineering (prepared by GeoPoint Surveying)**

DESCRIPTION: Tract 23 and a portion of Tracts 22 & 24, of the Southeast 1/4 of Section 19, Township 26 South, Range 27 East, as shown on the plat of FLORIDA DEVELOPMENT COMPANY, recorded in Plat Book 3, Pages 60 through 63, inclusive, of the Public Records of Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19; thence along the East boundary of said Section 19, N 00°17'10" W, a distance of 660.13 feet; thence S 88°48'08" W, a distance of 75.73 feet to a point on the West right of way line of US Highway 27 as shown on the Florida Department of Transportation Map Section 16180-0000 also being on the South line of said Tract 24 for the **POINT OF BEGINNING**; thence S 88°48'08" W, a distance of 849.99 feet; thence N 00°18'53" W, a distance of 646.73 feet to a point on the Southerly maintained right-of-way line of HOLLY HILLY GROVE ROAD 3, per Map Book 17, Pages 93 through 99, inclusive, of the Public Records of Polk County, Florida; thence along said Southerly maintained right-of-way, N 88°51'21" E, a distance of 851.73 feet to a point on the West right-of-way line of U.S. Highway 27 F.D.O.T. Map Section 16180-000; thence along said West right-of-way line S 00°09'34" E, a distance of 645.96 feet to the **POINT OF BEGINNING**.

Containing 12.623 acres, more or less.

Exhibit "B"
Cascades Site Plan



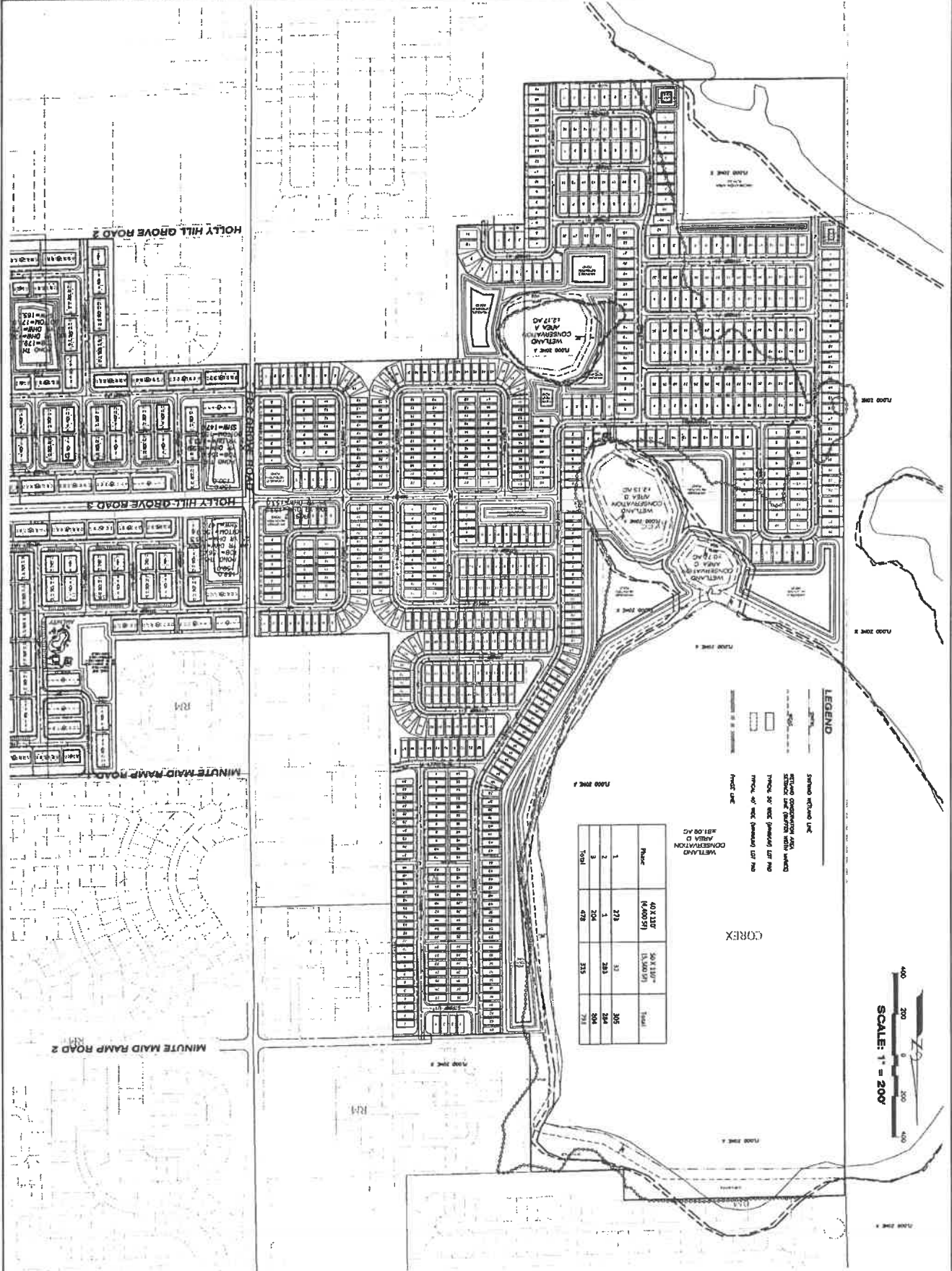
NO.	DATE	BY	REVISION
1			
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CONCEPTUAL SITE PLAN

THE CASCADES SUBDIVISION PHASE 2 (PKA KALOGRIDIS PARCEL)
FDC GROVE ROAD, HAINES CITY
POLK COUNTY, FLORIDA

ABSOLUTE ENGINEERING, INC.
 REGISTERED P.E. 1990 N. HOLLYCROW LANE #200
 317 S. W. 14TH ST. PALM BEACH, FLORIDA 33411
 TEL: 561-840-1234 FAX: 561-840-1234

Exhibit “B-1”
Wynnstone Site Plan



Row	Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Total
1	WETLAND CONSERVATION AREA	40,237	50,137	33	305
2	WETLAND CONSERVATION AREA	6,000	13,000	33	284
3	WETLAND CONSERVATION AREA	204	313	33	204
Total		478	713	713	713

LEGEND

WETLAND CONSERVATION AREA
 COREX AREA
 STREET
 LOT
 RIGHT-OF-WAY
 EASEMENT
 UTILITY LINE
 FLOOD ZONE



NO.	DATE	REVISION	BY	CHK	TITLE

CONCEPTUAL SITE PLAN - SINGLE FAMILY

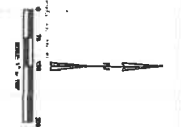
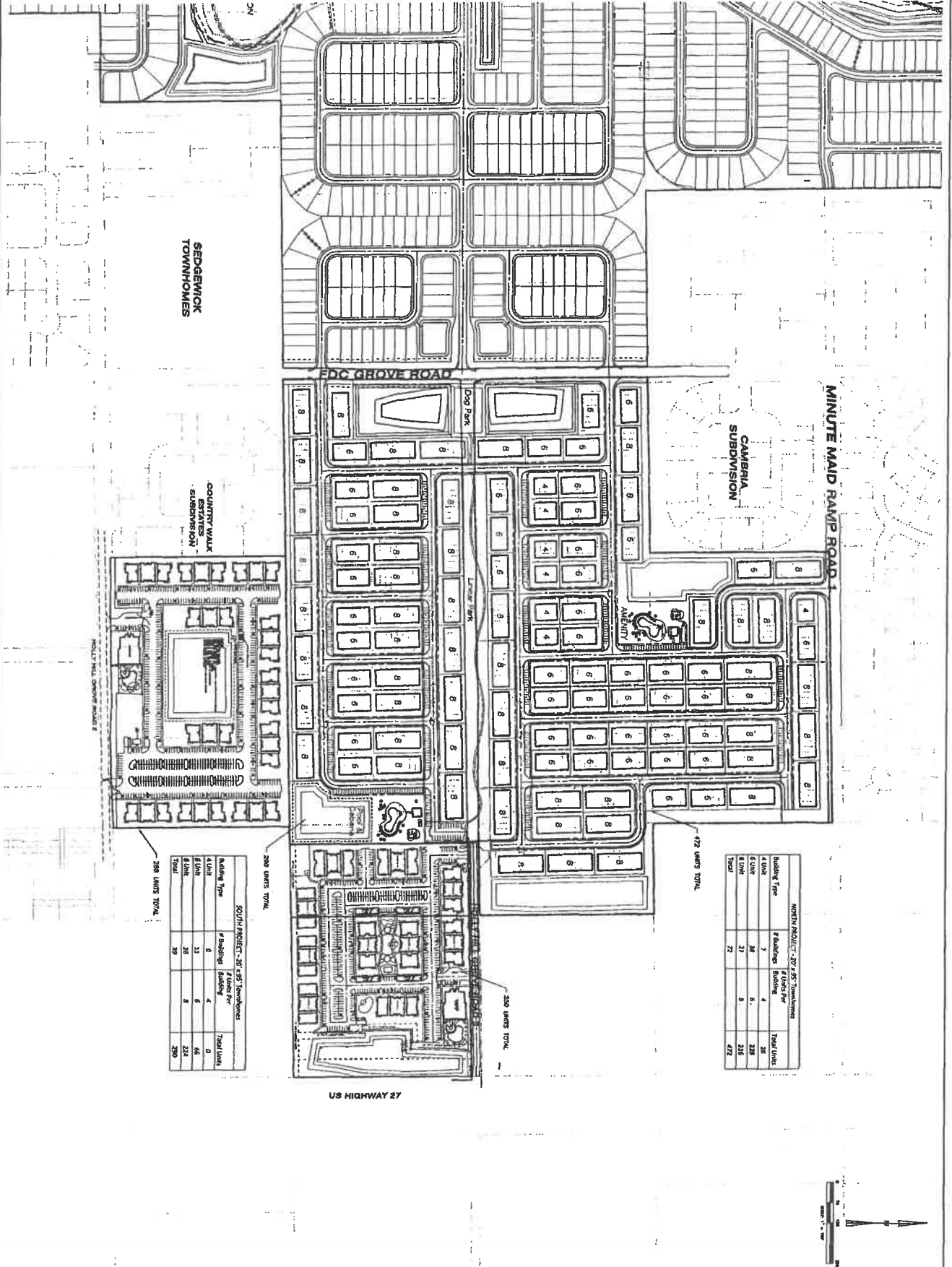
WYNNSTONE SINGLE FAMILY

POLK COUNTY, FLORIDA

ABSOLUTE ENGINEERING, INC.

(813) 221-1010 TEL
 (813) 244-0100 FAX
 1000 N. ASHLEY DRIVE, SUITE 200
 TAMPA, FLORIDA 33602
 C.A. 10. 29350

Exhibit "B-2"
Brentwood Site Plan



NO.	DATE	REVISION	BY	SHEET TITLE

CONCEPTUAL SITE PLAN - TOWNHOMES

BRENTWOOD TOWNHOMES
POLK COUNTY, FLORIDA

ABSOLUTE ENGINEERING, INC.

100 N. ASHLEY DRIVE, SUITE 920
TAMPA, FLORIDA 33602

TEL: 813.221.1515
FAX: 813.244.0100

Exhibit “C”

**County Proportionate Share Amount and
Infrastructure Improvements Cost Estimate**

Exhibit C

DIRECT TRAFFIC RELATED EXPENSES		
	<i>Description</i>	<i>Cost</i>
FDC Grove & MM Ramp 2 (1st trigger - 707 total units)		
F2A	Signalization @ 1,766 units	500,000
	N. right turn @ 1,060 units - unable to fit in R/W	-
	S. left turn @ 707 units	576,294
	MDR Signal Engineering	35,000
	Engineering D/P & CA	66,600
	Survey	10,200
	Geotech/CMT	18,000
	Construction Management	180,000
	Subtotal	\$ 1,386,094
	Impact Fee Reimbursement Developer Proportionate Share (94.0%)	\$ 1,302,929
Cash Reimbursement	\$ 83,166	
FDC Grove & MM Ramp 1 (1st trigger - 471 Brentwood TH's)		
F3	W. left turn @ 2,199 units	311,575
E2&F1	S. left turn @ 471 Brentwood	531,792
	Engineering D/P & CA	22,200
	Survey	7,200
	Geotech/CMT	12,000
	Construction Management	105,000
	Subtotal	\$ 989,768
	Impact Fee Reimbursement Developer Proportionate Share (40.7%)	\$ 402,835
	Cash Reimbursement	\$ 586,932
FDC Grove & HH Grove Rd. 2 (1st trigger - 714 Brentwood & Wynstone units)		
C2&D1A	Signalization @ 1,883 units	500,000
	S. left turn @ 714 Brent & Wynn	954,028
	MDR Signal Engineering	35,000
	Engineering D/P & CA	14,400
	Survey	5,400
	Geotech/CMT	12,000
	Construction Management	95,000
	Subtotal	\$ 1,615,828
	Impact Fee Reimbursement Developer Proportionate Share (51.3%)	\$ 828,920
	Cash Reimbursement	\$ 786,908
Sub-Total Impact Fee Reimbursement Developer Proportionate Share		\$ 2,534,684
Contingency (15%)		\$ 380,203
Total Impact Fee Reimbursement Developer Proportionate Share		\$ 2,914,886
Sub-Total Cash Reimbursement		\$ 1,457,006
Contingency (15%)		\$ 218,551
Total Cash Reimbursement		\$ 1,675,557

Note: The above costs are based on current pricing estimates.

Exhibit “C-1”

FDOT Proportionate Share Amount

Exhibit C-1

US 27 Improvements Proportionate Share	<u>Cost</u>	Remarks
Total	\$ 790,995.00	\$790,995 from Raysor Traffic Study dated 12/19/22 and Supplements dated 05/31/23 and 8/14/23 less \$459,959 signal

Not eligible for Impact Fee Credit Reimbursement \$ 459,959.00

Eligible for Impact Fee Credit Reimbursement (see below breakdown) \$ 331,036.00

Exhibit “D-1”

Infrastructure Improvement Plans and Specifications

COMPONENTS OF CONTRACT PLANS SET

A DETAILED INDEX APPEARS ON THE KEY SHEET OF EACH COMPONENT

**PRELIMINARY DEVELOPMENT PLAN
FDC GROVE ROAD
OFFSITE ROADWAY IMPROVEMENTS**

POLK COUNTY, FL

**Thomas D
Sullivan**

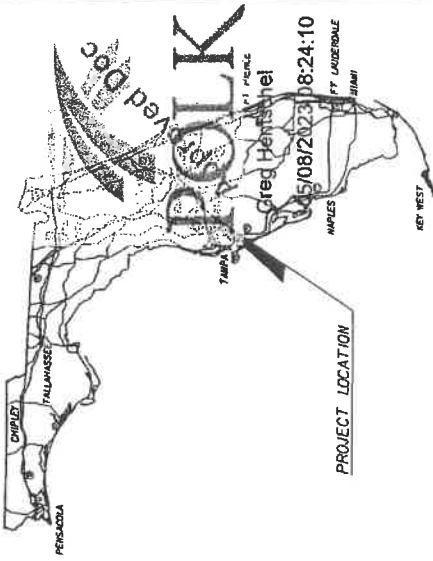
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INDEX OF ROADWAY PLANS

SHEET NO. SHEET DESCRIPTION
1 KEY SHEET
2-3 GENERAL NOTES
4-9 TYPICAL SECTIONS
10-12 ROADWAY PLAN SHEETS
13-15 ROADWAY CROSS SECTIONS
16-18 STORMING AND PAVEMENT MARKING GENERAL NOTES
19-22 STORMING AND PAVEMENT MARKING PLAN SHEETS



This seal has been digitally signed and sealed by Thomas D. Sullivan, P.E. on the data represented by this text. Printed copies of this document are not considered original documents. To verify the signature to protect the public, go to www.myelectronicseal.com.



PROJECT LOCATION

PLANS PREPARED FOR:
ABSOLUTE ENGINEERING, INC.
1000 N ASHLEY DR SUITE #625
TAMPA, FL 33602

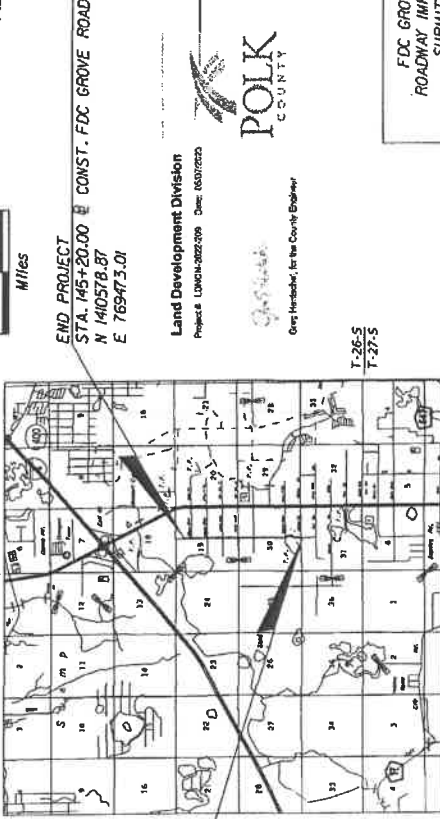
PLANS PREPARED BY:
**JB&B
ENGINEERING**
23747 Hideout Trail
Land O Lakes, Florida 34639
Office: 813-545-1323

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

FDC GROVE ROAD
ROADWAY IMPROVEMENTS
SUBMITTAL #5
APRIL 12, 2023

ROADWAY PLANS ENGINEER OF RECORD: THOMAS D. SULLIVAN
P.E. NO. 95356

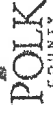
SHEET NO. 1



R-26-E
R-27-E

END PROJECT
STA. 145+20.00 @ CONST. FDC GROVE ROAD
N 140578.87
E 769475.01

Land Development Division
Project # L20M31-000039 Date: 08/07/2023
City Engineer, for the County Engineer



BEGIN PROJECT
STA. 45+53.00 @ CONST. FDC GROVE ROAD
N 1400680.43
E 769593.24

GOVERNING STANDARD PLANS:

- FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2022-23 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS)
- STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED (IRS) AVAILABLE AT: <https://www.flot.com/FLDOT/DESIGN/STANDARDPLANS>
- APPLICABLE IRS
- STANDARD PLANS FOR BRIDGE CONSTRUCTION ARE INCLUDED IN THE STRUCTURES PLANS COMPONENT
- GOVERNING STANDARD SPECIFICATIONS:
- FLORIDA DEPARTMENT OF TRANSPORTATION, JULY 2022 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE: <https://www.flot.com/PROGRAM/MANAGEMENT/IMPLEMENTED/SPECBOOKS>

PROJECT LENGTH IS BASED ON R OF CONSTRUCTION

ROADWAY	LINEAR FEET	MILES	LENGTH OF PROJECT		
			NET LENGTH OF PROJECT	EXCEPTIONS	GROSS LENGTH OF PROJECT
ROADWAY	10097.68	1.912	0.00	0.000	0.000
BRIDGES	0.00	0.000	10097.68	1.912	10097.68
EXCEPTIONS	0.00	0.000	0.00	0.000	0.000
GROSS LENGTH OF PROJECT	10097.68	1.912			



This seal has been digitally signed and sealed by Thomas D. Sullivan, P.E. on the data represented by this text. Printed copies of this document are not considered original documents. To verify the signature to protect the public, go to www.myelectronicseal.com.

DATE	KEY SHEET REVISIONS DESCRIPTION

4/12/2023 5:54:00 AM C:\Users\wepav\OneDrive - Inspec.com\Quest\2023\FDC_SULLIVAN_PolK-04-12-2023.DWG

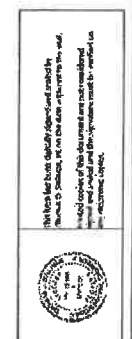
GENERAL NOTES

1. BENCHMARK ELEVATIONS SHOWN ON THE PLANS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING THEIR Dewatering PLAN APPROVED BY SWFWMD.
3. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH POLK COUNTY REGULATIONS AND FOOT SPECIFICATIONS, LATEST EDITION.
4. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, PROJECT ENGINEER SHOULD NOTIFY:
DIRECTOR, NATIONAL GEODETIC SURVEY
1215 EAST WEST HIGHWAY
SILVER SPRING, MARYLAND 20910-2382
PHONE: (301) 713-3242
5. THE LOCATION OF UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHERS FEATURES AFFECTING HIS WORK AND SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES TO OBTAIN ANY NECESSARY WORK PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTION. ANY CONFLICT ENCOUNTERED OR ANTICIPATED WITH UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE WITH THE UTILITY COMPANIES.
7. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE ENGINEER SHOULD NOTIFY THE DISTRICT LOCATION SURVEYOR, WITHOUT DELAY, BY TELEPHONE.
8. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO LOCATE AND IDENTIFY THEIR EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, AS ESTABLISHED BY THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT".
9. CONSTRUCTION SHALL BE RESPONSIBLE FOR ALL OF THE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR & ALL UTILITY AGENCIES. (NOTE: THIS INCLUDES MEETING WITH UTILITY AGENCIES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE TO ADJUST THEIR SCHEDULES TO COINCIDE WITH THE CONTRACTORS CONSTRUCTION SCHEDULE. (REFERENCE CONTRACT DOCUMENTS.)
10. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT." THE CONTRACTOR SHALL ENSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
11. THE COUNTY RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING ON ALL MATERIALS DELIVERED TO PROJECT AND TO REJECT ALL MATERIALS NOT MEETING ACCEPTABLE STANDARDS.
12. THE CONTRACTOR SHALL PROVIDE BORROW MATERIAL FROM BORROW PITS APPROVED BY THE ENGINEER, AND INCORPORATE IT INTO THE WORK IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION, JULY 2020 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE.
13. FILL OBTAINED THROUGH EXCAVATION OF STREETS AND DETENTION PONDS SHALL BE PLACED ON LOTS AND ADJACENT LAND IN ACCORDANCE WITH THE MASTER DRAINAGE AND GRADING PLAN AS DIRECTED BY THE ENGINEER.
14. EXISTING DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
15. ALL STORM DRAINS SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. ALL EXPENSES INCURRED FOR THIS WORK WILL BE INCLUDED IN THE PRICE BID FOR THE STORM DRAINS.

16. ALL SIDEWALK RAMPS SHALL BE BUILT PER THE LATEST F.D.O.T. STANDARD INDEX AND COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) AT THE TIME OF BID. ALL SIDEWALK RAMPS CONCRETE AND ASPHALT SHALL HAVE DETECTABLE WARNING SURFACES THAT COMPLY TO THE LATEST F.D.O.T. STANDARD INDEX.
17. ALL RADIAL DRIVEWAYS SHALL MATCH MANILINE PAVEMENT DESIGN.
18. POSSIBLE TREE TRIMMING AND REMOVAL MAY BE REQUIRED TO PROVIDE ADEQUATE SIGHT DISTANCE, OR AS ORDERED BY THE ENGINEER, AND SHALL COMPLY WITH THE FOOT STANDARD INDEX. ALL EXPENSES INCURRED FOR THIS WORK WILL BE INCLUDED IN THE PRICE BID FOR CLEARING & GRUBBING.
19. DURING DEWATERING OPERATIONS, THE CONTRACTOR SHALL NOT DISCHARGE DIRECTLY TO RECEIVING WATERS, EXISTING CONVEYANCES TO RECEIVING WATERS OR WETLAND SYSTEMS. TEMPORARY SEDIMENT BASINS OR TRAPS SHALL BE UTILIZED TO COLLECT THE DISCHARGE FROM DEWATERING ACTIVITIES TO ELIMINATE THE POTENTIAL FOR OFF-SITE SEDIMENT TRANSPORT.
20. SITE CLEARING SHALL BE PERFORMED PER THE APPROVED CONSTRUCTION PLANS AND IN ACCORDANCE WITH APPLICABLE POLK COUNTY ORDINANCES.
21. ALL EROSION CONTROL FENCES AND BARRIERS SHALL BE ERRECTED PRIOR TO ANY LAND ALTERATIONS, MAINTAINED DURING CONSTRUCTION, AND REMOVED FOLLOWING SOIL STABILIZATION AND FINAL DRESSING. ALL EROSION CONTROL INSTALLATION AND INSTALLATION COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
22. FOR WORK WITHIN FOOT R/W, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF, AND SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER WHO IS EXPERIENCED IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625-00-00
- FOR WORK WITHIN FDOT R/W, FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEE DESIGNING, INSTALLING, AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625-00-00
23. ALL TEMPORARY TRAFFIC CONTROL DEVICES FOR THE FOLLOWING FACILITIES SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEEDS AS STATED FOR ALL TRAFFIC CONTROL PHASES: POSTED SPEED = 45 MPH.
24. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
25. SALTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SATURATION BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
26. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
27. SOIL SHALL BE PLACED IN ACCORDANCE WITH APPLICABLE CITY/COUNTY/FOOT STANDARDS AS WELL AS IN ACCORDANCE WITH STANDARD AND SPECIFIC CONDITIONS IN THE SWFMD PERMIT, IF APPLICABLE. THIS SHALL INCLUDE SOODING OF ALL POND EMBANKMENTS OF A SLOPE 5:4:0 GREATER TO THE HW LINE.
28. OVERALL CLEAN-UP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH COUNTY STANDARDS OR AS DIRECTED BY THE ENGINEER. ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER ITEMS.

27. THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF THIS WORK SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
28. ANY DAMAGE TO STATE, COUNTY, OR LOCAL PAVES CAUSED BY THE CONTRACTOR HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER. PAYMENT SHALL NOT BE MADE BY THE STATE.
29. THE CONTRACTOR SHALL DEVELOP A SUITABLE PLAN FOR THE CONSTRUCTION OF THE PROJECT. ALL PERMITS MUST BE OBTAINED BY THE CONTRACTOR.
30. CONTACTS FOR UTILITY COMPANIES THAT MAY BE IMPACTED ALONG THE WORK LOCATION ARE AS FOLLOWS:

1. TECO ENERGY JASON COOPER (813) 275-3037	2. TECO PEOPLES GAS JACK EVERIDGE (813) 309-5966	3. FRONTIER COMMUNICATIONS GREG HENTSCHEL 0582-0582 08:24:10
4. POLK COUNTY PUBLIC UTILITIES TOM HOLLINGTON (863) 238-4184	5. POLK COUNTY TRAFFIC SERVICES GEORGE AUGEL (813) 927-6751	6. BRIGHTHOUSE NETWORKS RANDY LYLE (813) 894-6000
31. WET UTILITY MAWS THAT FALL UNDERWEATH THE PAVEMENT DUE TO ROADWAY WIDENING NEED TO BE MECHANICALLY RESTRAINED.



JB&B ENGINEERING, LLC 1215 EAST WEST HIGHWAY SILVER SPRING, FL 32090 PHONE: (301) 713-3242		FDC GROVE ROAD IMPROVEMENTS
PROJECT NO.	SHEET NO. 2 OF 55 SHEETS	GENERAL NOTES
DATE	DESIGNER	REVISIONS
BY	DESIGNED BY	DATE
DATE		REVISIONS
DATE		REVISIONS

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WATER AND SEWER CONSTRUCTION NOTES

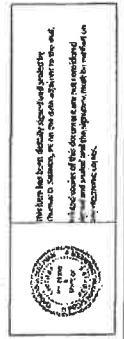
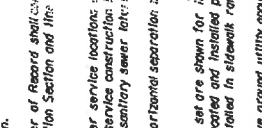
- 1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all permit permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.
- 2. All construction materials and workmanship are to be in accordance with the Polk County Public Utilities Department specifications and the Polk County Land Development Code as well as any applicable plumbing codes and project specifications (if any). In the event of conflict the most restrictive will apply.
- 3. Grass and mulch or solid sod, all areas in existing rights-of-way disturbed by construction.
- 4. In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 480, Sections 5, 5.01) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 1-800-432-4770 forty eight (48) hours in advance of any excavation.
- 5. Contractor shall contact the engineer and/or the owner prior to any construction that may damage trees.
- 6. Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
- 7. Contractor shall be responsible for obtaining any and all road crossing and/or utility permits.
- 8. The field-surveyed or reported locations of all existing underground and above-ground utilities known to exist at the time of plans production have been depicted herein, however conflicts between existing and proposed utilities shall be brought to the attention of the Engineer of Record immediately.
- 9. Adjusting manhole lids to match grade and slope of the finished paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manholes, and no additional payment will be allowed or made for adjusting manhole lids.
- 10. All Sanitary Sewer Manholes to be constructed in uncrowded areas shall have water tight ring and cover.
- 11. The locations and elevation of all service lines are to be determined in the field by owner and/or contractor prior to construction of same.
- 12. All sanitary sewer, gravity main pipe and fittings shall be PVC SDR-26, using green as the predominant color and shall comply with ASTM D 3034.
- 13. All sanitary sewer, gravity main pipe with 5 feet of cover and less must have final compaction and priming complete before line relaying is permitted.
- 14. All 6" sanitary sewer pipe shall be constructed at a 1.0% minimum slope.
- 15. All 4" sanitary sewer pipe shall be constructed at a 1.2% minimum slope.
- 16. Sanitary sewer service connections at manholes greater than 15' depth will require 40 lined ductile iron tees installed vertically, PVC tee/kyle not allowed.
- 17. Maintain 36" minimum cover over all PVC water main pressure pipe.
- 18. All PVC water main pressure pipe shall conform to the requirements found in AWWA C-900, Class 150, DR-18 latest edition at the time of plan approval. All fittings and required appurtenances shall meet the requirements of the Polk County Water and Wastewater Technical Manual, latest edition.
- 19. All water main pipe and fittings installed under this project shall be color-coded or marked in accordance with subparagraph 62-550.32(2)(b)5, Florida Administrative Code, using Blue as the predominant color.
- 20. Sanitary sewers, force and reclaimed mains and storm sewers should cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 12 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.
- 21. When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 12 inches vertical distance, the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be neat Tee and manhole/bully restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.

- 22. Where there is no alternative to sewer and reclaimed pipe crossing over a water main, the criteria for minimum separation of 12 inches between lines and 10 feet between joints shall be required.
- 23. All crossings shall be arranged so that the sewer and reclaimed pipes joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
- 24. Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.
- 25. A minimum 6-foot horizontal separation shall be maintained between the sanitary sewer and water main in parallel installations whenever possible. A minimum 3-foot horizontal separation shall be maintained between reclaimed water mains and water mains in parallel installation whenever possible.
- 26. In cases where it is not possible to maintain a 6-foot horizontal separation between any type of parallel sewer and water main, the water main shall be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 12 inches above the top of the sewer.
- 27. Where it is not possible to maintain a vertical distance of 12 inches or a horizontal distance of 6 feet in parallel installations, the water main shall be constructed of DIP and the sewer or force main shall be constructed of 40 lined DIP (if available in the size proposed) with a minimum vertical separation distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).
- 28. All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used.
- 29. Water main shall be located in easement or 3' off right-of-way line unless otherwise noted.
- 30. Bends shall be installed in water main to avoid unforeseen conflicts in existing or proposed structures.
- 31. The joint installation method shall be used where practical in lieu of installing bands.
- 32. Fire hydrant, gate valve and blow-off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete working unit.
- 33. The location of new fire hydrants shall be identified with a blue reflective pavement marker installed on the roadway. The reflective marker shall be located perpendicular to the hydrant, in the center of the lane closest to the hydrant.
- 34. The Engineer of Record and/or Contractor shall be responsible for the flow testing and color coding of all newly installed fire hydrants in the existing Polk County right-of-way and utility easements but are to be dictated to Polk County prior to the final inspection of the project. The Engineer of Record and/or Contractor shall refer to NFPA Standard 291 for flow testing and color coding methods and procedures.
- 35. On both water and sewer taps and connections, and adjustment of existing Polk County utilities appurtenances, the contractor to provide labor and materials to make connections/adjustments with Polk County Utilities personnel present to observe construction. It is the Contractor's responsibility to notify and coordinate with Polk County Utilities Department and for restoration of facilities damaged by construction.
- 36. All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).
- 37. All subsurface construction shall comply with the "Trench Safety Act". The Contractor shall ensure that the method of trench protection is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.
- 38. A minimum separation of 3 feet from edge to edge should be provided between water mains and reclaimed mains.

- 39. All pipe shall be installed with insulated 14 gauge solid copper trench with its accordance with Figure 60-1-4 of the Polk County UT-112. Also, please refer to Specifications, latest edition.
- 40. The Contractor or Engineer of Record shall consult the Department's Utility Inspection Section and the Department's Utility Inspectors at all pre-construction meetings.
- 41. All water and sanitary sewer service locations are to be marked and labeled for purposes only. For actual service construction, please refer to the Polk County UT-112. Also, please refer to Specifications, latest edition.
- 42. Maintain minimum 2 feet horizontal separation between sanitary sewer and water main. Maintain minimum 2 feet horizontal separation between sanitary sewer and water main fittings at water main.
- 43. Valve locations in this plan set are shown for illustrative purposes. Valves on all pressure piping to be located and installed per the Polk County UT-112. Also, please refer to Specifications, latest edition.
- 44. The construction of all above ground utility appurtenances, including, but not limited to, right-of-way such as pedestals, utility pedestals, backflow prevention devices, etc for new developments or retrofits, shall conform to the Polk County Land Development Code. Plant location must be consistent of required soil/separators from a fire flow protection appliance in accordance with the Uniform Fire Code.

POLK COUNTY NOTES

- 1. TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO OPENING A NEW OR MODIFIED ROAD.
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF APPENDIX A OF THE POLK COUNTY LAND DEVELOPMENT CODE AND THE POLK COUNTY UTILITIES CODE, AS APPLICABLE.
- 3. CHANGES FROM PLANS OR SPECIFICATIONS SUBSTANTIALLY AFFECTING CONFORMANCE TO STANDARDS OR PERFORMANCE OF SYSTEMS MUST BE SUBMITTED IN A WRITTEN REQUEST BY THE ENGINEER OF RECORD AND RECEIVE WRITTEN APPROVAL BY THE COUNTY ENGINEER PRIOR TO THE POLK COUNTY LAND DEVELOPMENT CODE OR THE POLK COUNTY UTILITIES CODE. MAJOR MODIFICATIONS MAY REQUIRE AN ORIGINAL DEVELOPMENT REVIEW COMMITTEE. IN SUCH CASES, THE APPLICANT SHALL SUBMIT APPROPRIATE APPLICATION AND FEES FOR A NEW REVIEW AT THE LEVEL OF THE ORIGINAL APPROVAL OR LEVEL 2, WHICHEVER IS GREATER.
- 4. THE CONTRACTOR SHALL NOTIFY POLK COUNTY INSPECTIONS STAFF (863) 534-6449, AT LEAST FIVE (5) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PRIOR TO ANY ACTIVITY REQUIRING INSPECTION, INCLUDING SITE PAVING.
- 5. TO SCHEDULE THE REQUIRED PRE-CONSTRUCTION MEETING, THE ENGINEER OF RECORD SHALL CONTACT THE POLK COUNTY LAND DEVELOPMENT DIVISION, OFFICE OF THE COUNTY ENGINEER AT (863) 534-6449.
- 6. AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO BEING OFFICIAL USE OF ANY FACILITY OR SYSTEM, AS-BUILT RECORD DRAWINGS SHALL BE SUBMITTED AND APPROVED IN ACCORDANCE WITH POLK COUNTY UTILITIES CODE, CHAPTER 2, PART 3.0 AND THE POLK COUNTY LAND DEVELOPMENT CODE, APPENDIX A, SECTION 406-C.
- 7. MDOT FOR THE PROJECT WILL BE ACCORDANCE WITH THE CURRENT FOOT TRAFFIC CONTROL REQUIREMENTS THROUGH WORK ZONES, SECTION 62-600 SERIES, OF THE FOOT STANDARDS PLANS.
- 8. THE ASPHALT PAVEMENT WILL EXTEND 1/4 INCH ABOVE THE ROAD SIDE EDGE FOR ALL CURB AND GUTTER CONSTRUCTED ON PUBLIC OR PRIVATE ROADS.
- 9. POLK COUNTY IS NOT RESPONSIBLE FOR DESIGN AND/OR PLAN ERRORS. ALL CONSTRUCTION WITHIN POLK COUNTY SHALL BE IN ACCORDANCE WITH POLK COUNTY AND FOOT STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF APPENDIX A OF THE POLK COUNTY LAND DEVELOPMENT CODE AND THE POLK COUNTY UTILITIES CODE, AS APPLICABLE.



DATE	DESCRIPTION / REVISIONS

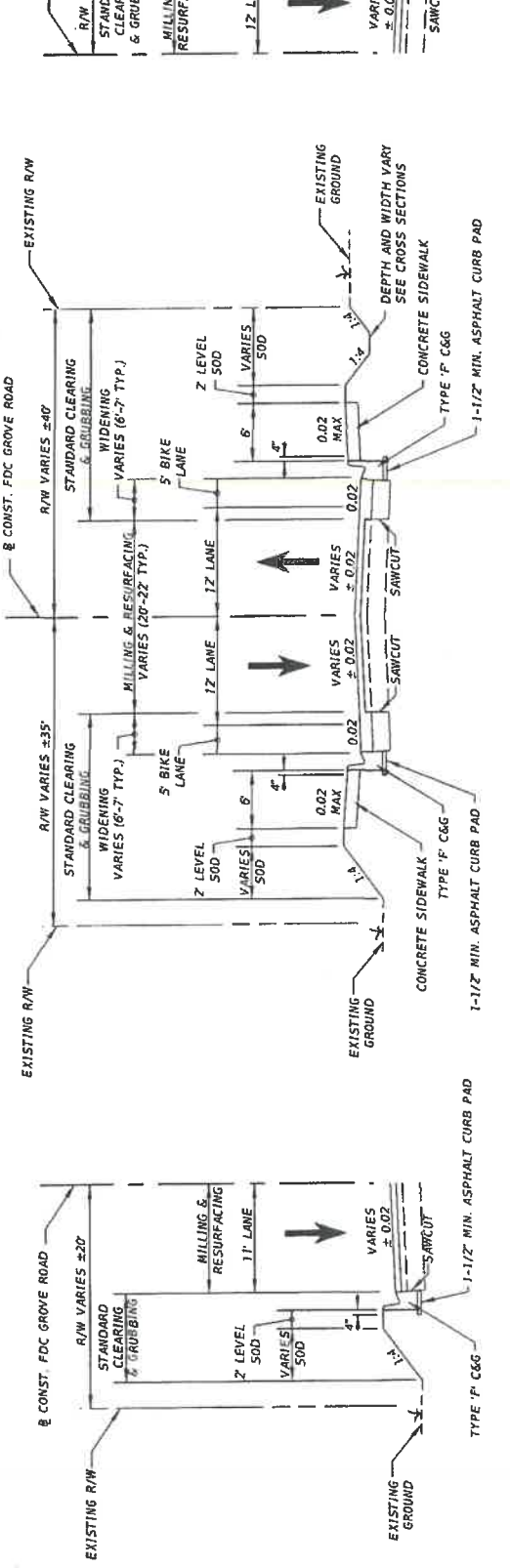
PROJECT NO.	PROJECT NO.

PROJECT NO.	PROJECT NO.

DESIGNER	DESIGNER

PROJECT NO.	PROJECT NO.

PROJECT NO.	PROJECT NO.



NO BIKE LANE & NO SIDEWALK DETAIL

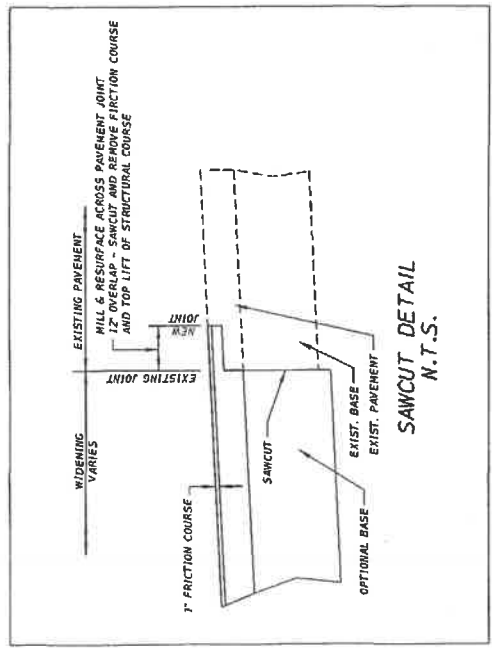
**TYPICAL SECTION (1)
FDC GROVE ROAD**

STA. 44+22.32 TO STA. 59+30.41
 STA. 86+00.00 TO STA. 96+00.00

 STA. 59+30.41 TO STA. 86+00.00 ***
 DESIGN SPEED 30 MPH

- N.T.S.
- WIDENING
- MINEROCK (LBR 100), 10" WITH
- TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3T) AND
- FRICITION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1T)
- MILLING AND RESURFACING ***
- MILL EXISTING ASPHALT PAVEMENT (2" AVG. DEPTH)
- RESURFACE WITH TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3T) AND
- FRICITION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1T)

**NO CURB & GUTTER
NO SIDEWALK DETAIL**



**SAWCUT DETAIL
N.T.S.**

TYPICAL SECTION NOTES

- ALL DISTURBED AREAS, INCLUDING AREAS OUTSIDE THE CONSTRUCTION LIMITS, SHALL BE RETURNED TO THEIR ORIGINAL CONSTRUCTION CONDITIONS. GRASS AREAS SHALL BE SODED, NOT SEEDED AND MULCHED.
- TAKE EXTRA PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB THE EXISTING BASE - EXISTING BASE THAT IS EXPOSED SHALL RECEIVE A LAYER OF PRIME COAT.
- ACTUAL WIDTH OF BASE WIDENING MAY VARY DUE TO ACTUAL EXISTING PAVEMENT WIDTH. THE CONTRACTOR MAY ELECT TO PLACE UNIFORM WIDTH BASE WIDENING STRIP.
- WIDENING CROSS SLOPE TO MATCH ADJACENT PAVEMENT SLOPE.
- FEATHER PAVEMENT WITH DIFFERENT ELEVATIONS AT A 1 INCH TO 25 FEET RATE. THIS MAY REQUIRE ADDITIONAL MILLING, FILL, SOD DRIVEWAY/TURNOUT CONSTRUCTION EXTENDING CONSTRUCTION LIMITS, AND ETC. TO ACCOMPLISH. INCLUDE COST OF EXTENDING LIMITS IN ASSOCIATED ITEM.
- MILL AND RESURFACE PER THE ABOVE PAVEMENT DESIGN ALL EXISTING PAVEMENT ON FDC GROVE ROAD FROM STATION 59+30.41 TO STATION 86+00. STATION 72+94.4 TO STATION 79+73 MAY BE OMITTED IF OFF-SITE CONSTRUCTION FROM THE DEVELOPMENT CASCADES PH. 2 IS COMPLETE.

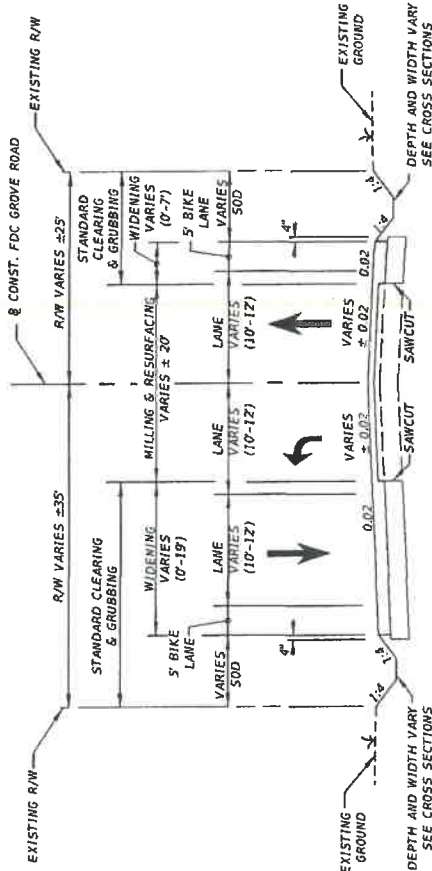
DATE: 05/08/23
 REVISIONS: 1/02/2023
 DESCRIPTION: FDC GROVE ROAD IMPROVEMENTS
 PROJECT NO: 2021 FDC GROVE RD
 PROJECT NO: 2021 FDC GROVE RD
 DESIGNER: TOM SULLIVAN
 ENGINEER: ABSOLUTE ENGINEERING INC

ABSOLUTE ENGINEERING INC
 2021 FDC GROVE RD
 WASH STATE, WA 99001
 PHONE: 509-426-1000
 FAX: 509-426-1001

FDC GROVE ROAD IMPROVEMENTS
 SHEET 4 OF 55 SHEETS



Greg Hentschel
05/08/2023 08:24:10



TYPICAL SECTION (2)
FDC GROVE ROAD
STA. 96+00.00 TO STA. 104+00.00
STA. 132+30.00 TO STA. 145+20.00
DESIGN SPEED 30 MPH

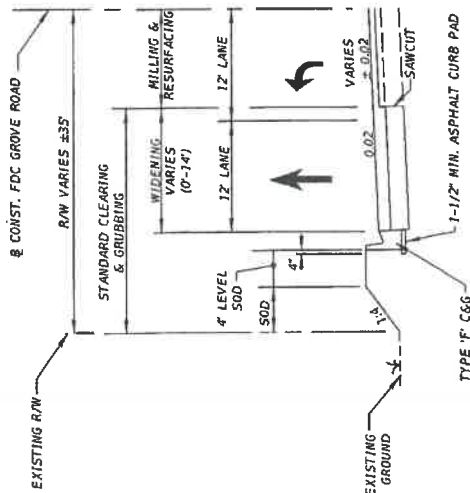
N.T.S.

WIDENING

LIMEROCK (LBR 100) 10" WITH
TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3") AND
FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")

MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT (2" AVG. DEPTH)
RESURFACE WITH TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3") AND
FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")



NO BIKE LANE
NO SIDEWALK DETAIL

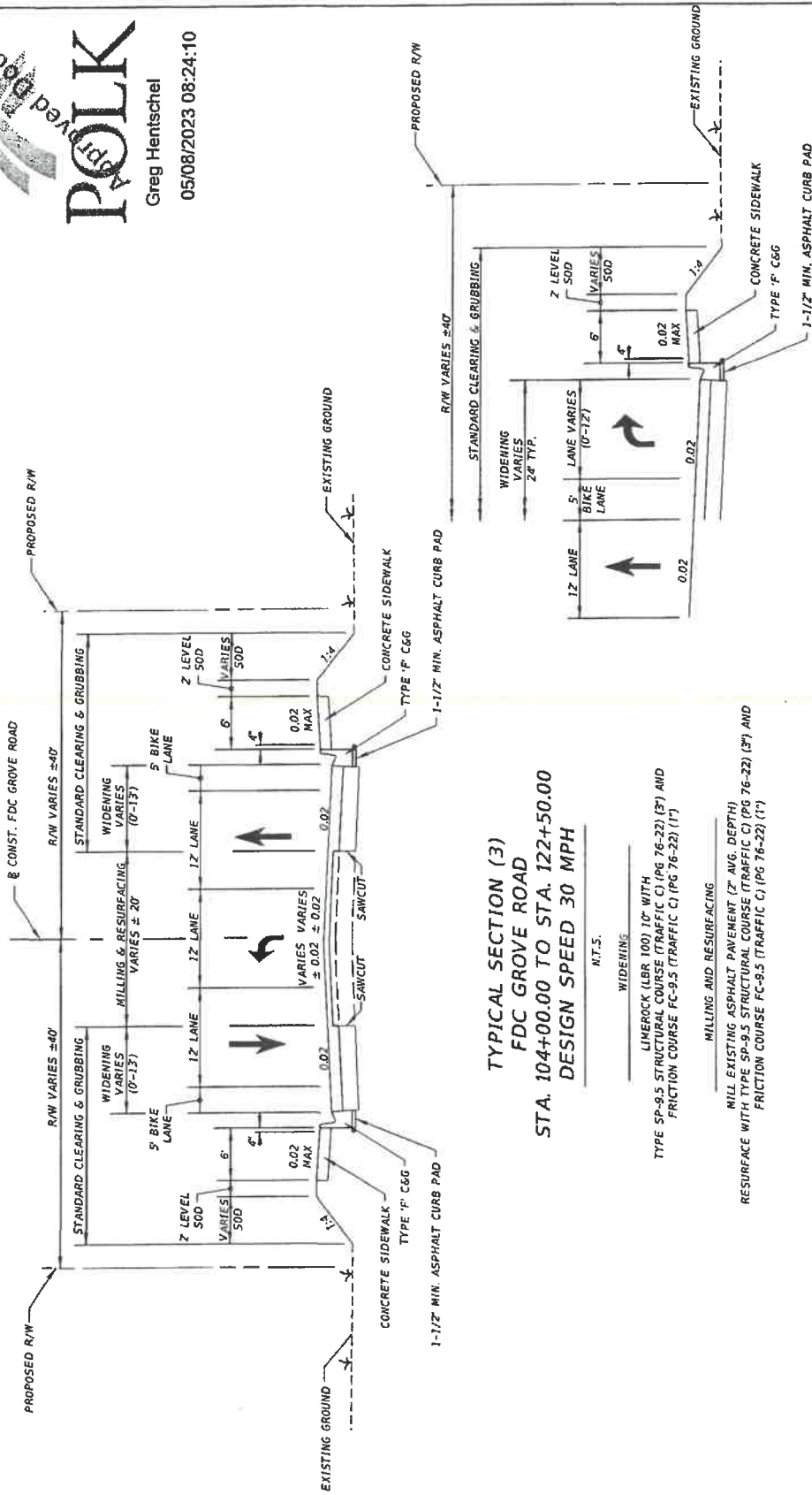
		JB&B CONSULTANTS, LLC 2771 N.W. 103rd Ave. Lauder Lakes, FL 33455 (888) 874-2629		FDC GROVE ROAD IMPROVEMENTS	
DATE:	05/08/2023	PROJECT NO.:	FDC GROVE ROAD	PROJECT NO.:	FDC GROVE ROAD
DESIGNER:	TOM SULLIVAN	CIP PROJECT NO.:	TYPICAL SECTION	CIP PROJECT NO.:	TYPICAL SECTION
REVISIONS:	01	DESIGN:	TOM SULLIVAN	DESIGN:	TOM SULLIVAN
SCALE:	AS SHOWN	DATE PLOTTED:	05/08/2023	DATE PLOTTED:	05/08/2023
SHEET 5 OF 55 SHEETS			SHEET 5 OF 55 SHEETS		

The State has been advised of the location of this project and the location of the proposed work. The State has no jurisdiction over the location of this project and the location of the proposed work. The State has no jurisdiction over the location of this project and the location of the proposed work.



Greg Hentschel

05/08/2023 08:24:10



TYPICAL SECTION (3)
FDC GROVE ROAD
STA. 104+00.00 TO STA. 122+50.00
DESIGN SPEED 30 MPH

N.T.S.

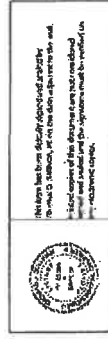
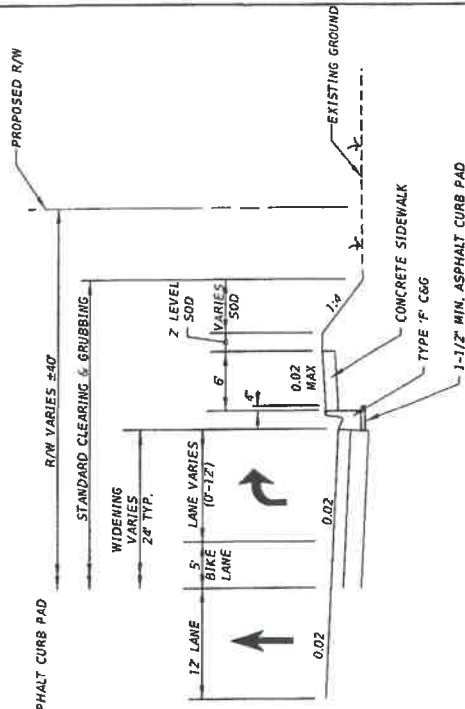
WIDENING

LINEROCK (LBR 100) 10" WITH
 TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3") AND
 FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")

MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT (2" AVG. DEPTH)
 RESURFACE WITH TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3") AND
 FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")

RIGHT TURN LANE DETAIL



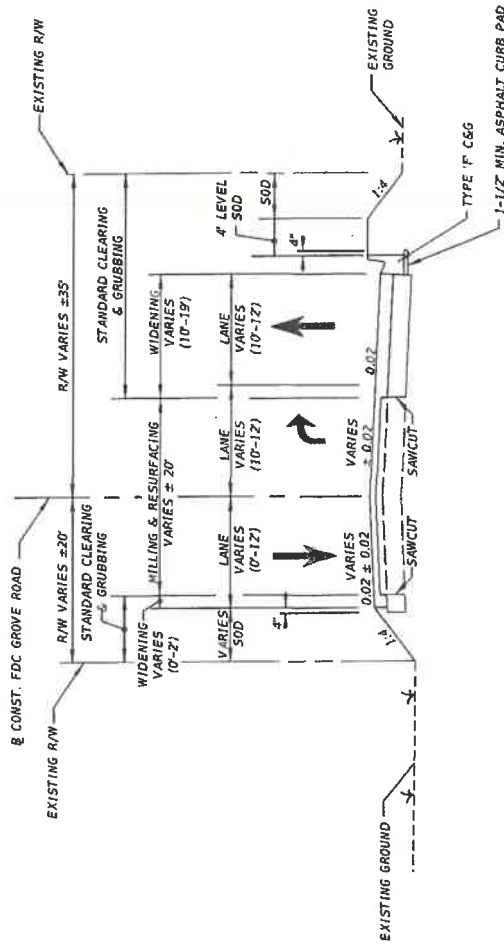
This seal is the property of the State of New Jersey and shall not be used for any other purpose without the express written consent of the State of New Jersey. It is to be used only for the project and for the duration of the project as indicated on the accompanying contract.

DATE	DESCRIPTION	BY
05/08/23	RIGHT TURN LANE DETAIL	GH
JB&B ENGINEERING & ARCHITECTURE, LLC 2107 HUNTERS HILL LAWRENCEVILLE, GA 30046 (770) 962-0000		
PROJECT NO.	FDC GROVE ROAD IMPROVEMENTS	
C/P PROJECT NO.	FDC GROVE ROAD TYPICAL SECTION	
DESIGN	TOM SULLIVAN	
PROPOSED BY	ABSOLUTE ENGINEERING, INC.	
Revision based on items discussed in meeting on 05/08/23.		
SHEET 6 OF 55 SHEETS		

PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
 C/P PROJECT NO. FDC GROVE ROAD TYPICAL SECTION
 DESIGN: TOM SULLIVAN
 PROPOSED BY: ABSOLUTE ENGINEERING, INC.
 Revision based on items discussed in meeting on 05/08/23.
 SHEET 6 OF 55 SHEETS
 DATE: 05/08/23
 DRAWN BY: GH



Greg Hentschel
05/08/2023 08:24:10



TYPICAL SECTION (4)
FDC GROVE ROAD
STA. 122+50.00 TO STA. 132+30.00
DESIGN SPEED 30 MPH

N.T.S.

WIDENING

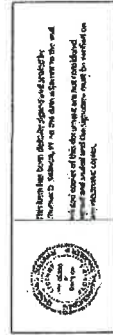
LIMEROCK (LBR 100) 10" WITH
TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (17) AND
FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (17)

MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT (2" AVG. DEPTH)
RESURFACE WITH TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (17) AND
FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (17)

**MILLING AND RESURFACING FOR
PAVEMENT MARKING ONLY**

MILL EXISTING ASPHALT PAVEMENT (1" AVG. DEPTH)
FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (17)



This has been filed by the applicant and
I, the undersigned, as the duly sworn and
qualified public official, do hereby certify that
the same is a true and correct copy of the
original as filed.

DATE	DESCRIPTION	BY
	REVISED	

JB&B
ENGINEERING
INC.
3017 MARKET ST.
LAKELAND, FL 33809
TEL: 888.251.8222

DATE:
THOMAS D. SULLIVAN, NO. 55256
FLORIDA PROFESSIONAL ENGINEER

PROJECT NO.:
FDC PROJECT NO.

DESIGN:
TOM SULLIVAN

PROJECT NO.:
FDC GROVE ROAD
TYPICAL SECTION

DESIGNED BY:
ABSOLUTE ENGINEERING, INC.

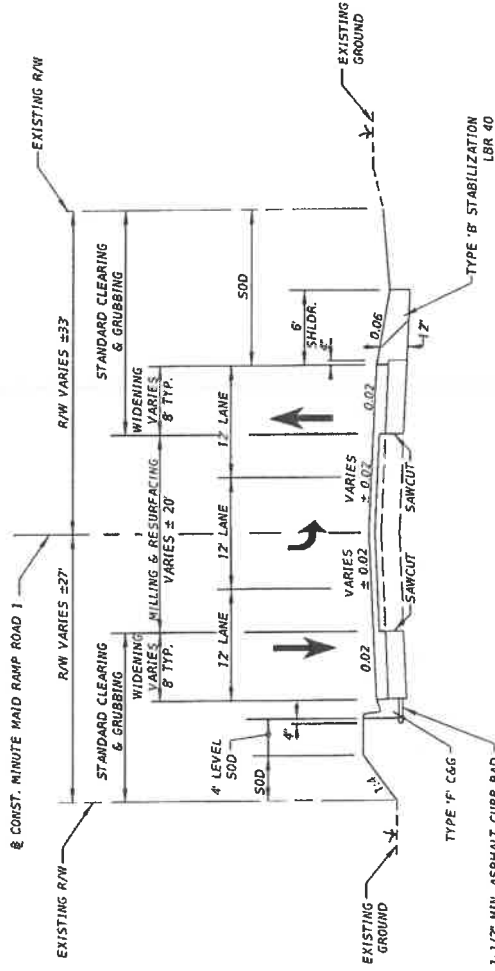
Resumes based on the American Road & Builders Builders Survey

FDC GROVE ROAD IMPROVEMENTS	
PROJECT NO.	FDC GROVE ROAD TYPICAL SECTION
DESIGN	TOM SULLIVAN
DATE	05/08/2023
BY	



Greg Hentschel

05/08/2023 08:24:10



TYPICAL SECTION (1)
MINUTE MAID RAMP ROAD 1
STA. 10+00.00 TO STA. 16+40.00
DESIGN SPEED 30 MPH

N.T.S.

WIDENING

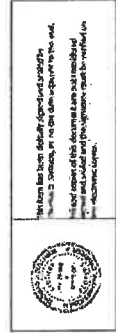
LIMEROCK (LBR 100) 10" WITH
 TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (2') AND
 FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1')

MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT (1" AVG. DEPTH)
 RESURFACE WITH TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (2') AND
 FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1')

MILLING AND RESURFACING FOR
 PAVEMENT MARKING ONLY

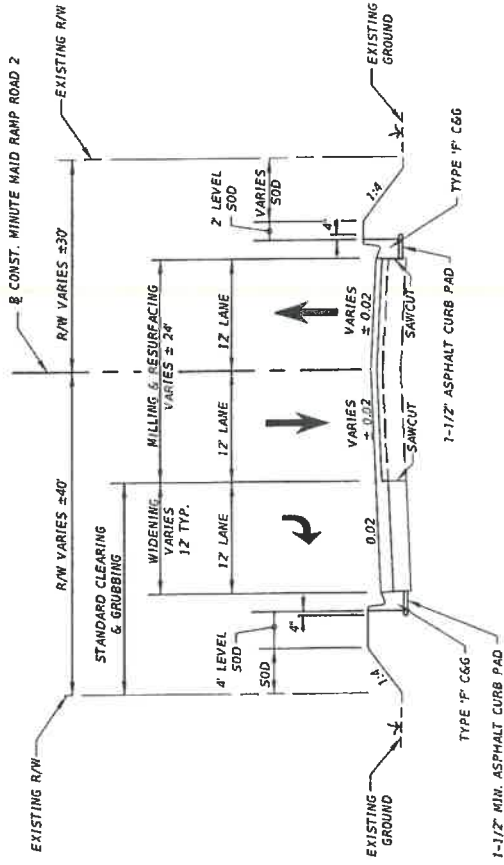
MILL EXISTING ASPHALT PAVEMENT (1" AVG. DEPTH)
 FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1')



 2317 N. US HWY 1 LAKELAND, FL 33809 PHONE: 813-949-1022		MINUTE MAID RAMP ROAD 1 IMPROVEMENTS MINUTE MAID RAMP ROAD 1 TYPICAL SECTION	
PROJECT NO.	DATE	DESIGN	BY
017	05/08/2023	TOM SULLIVAN	REVISIONS
017			
FILE: THOMAS D. SULLIVAN NO. 55359 FLORIDA PROFESSIONAL ENGINEER		SHEET 8 OF 55 SHEETS	



Greg Hentschel
05/08/2023 08:24:10



TYPICAL SECTION (1)
MINUTE MAID RAMP ROAD 2
STA. 20+00.00 TO STA. 23+63.69
DESIGN SPEED 30 MPH

N.T.S.

WIDENING

LIMEROCK (LBR 100) 10" WITH
 TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (2") AND
 FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")

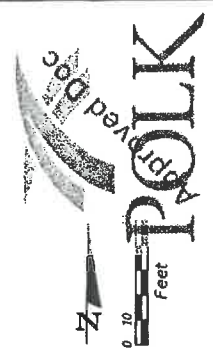
MILLING AND RESURFACING

MILL EXISTING ASPHALT PAVEMENT (1" AVG. DEPTH)
 RESURFACE WITH TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (2") AND
 FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")

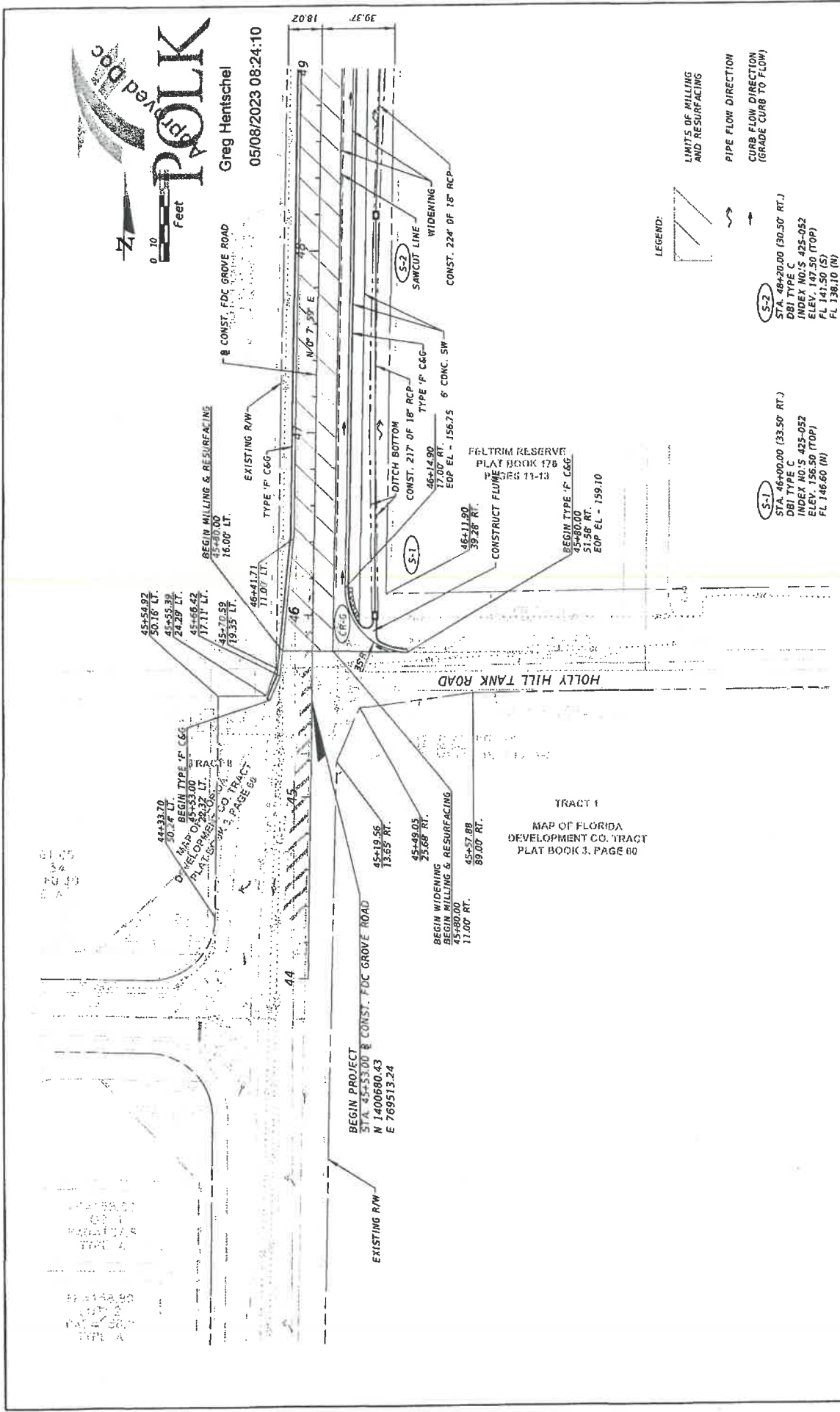
This has been made available for public inspection and copying. It is the responsibility of the user to verify the accuracy of the information and to obtain any necessary permits or licenses from the appropriate authorities.



PROJECT NO. MINUTE MAID RAMP ROAD 2 IMPROVEMENTS	
PROJECT NO. MINUTE MAID RAMP ROAD 2 TYPICAL SECTION	
PROJECT NO. PROJECT NO.	DESIGNER TOM SULLIVAN
DATE: THOMAS D. SULLIVAN NO. 55359 FLORIDA PROFESSIONAL ENGINEER	
DATE: 4/12/2023	REVISIONS BY
DATE 4/12/2023	DESCRIPTION 95-40P 91



Greg Hentschel
05/08/2023 08:24:10



LEGEND:

- LIMITS OF MILLING AND RESURFACING
- PIPE FLOW DIRECTION
- CURB FLOW DIRECTION (GRADE CURB TO FLOOR)
- S-1 STA. 46+00.00 (33.50 RT.) DBI TYPE C INDEX NO. S 425-052 ELEV. 147.50 (TOP) FL 147.50 (S) FL 136.10 (N)
- S-2 STA. 48+20.00 (30.50 RT.) DBI TYPE C INDEX NO. S 425-052 ELEV. 147.50 (TOP) FL 147.50 (S) FL 136.10 (N)

TRACT 1
MAP OF FLORIDA
DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60

DATE	DESCRIPTION	BY
4/2/2023	REVISED	

PROJECT NO.	FDC GROVE ROAD
PLAN SHEET (I)	STAL 450000 TO STAL 490000
PROJECT NO.	ABSOLUTE ENGINEERING, INC
DESIGN	TOM SULLIVAN

DATE	4/2/2023	9:54:09 AM
BY	THOMAS D. SULLIVAN	FLORIDA PROFESSIONAL ENGINEER
DESCRIPTION		

JB&B
ENGINEERING, LLC
2874 HAWK CREEK ROAD
LAKELAND, FL 33809
888.879.4528

DATE: THOMAS D. SULLIVAN NO. 56359
FLORIDA PROFESSIONAL ENGINEER

This plan has been electronically approved by the State of Florida. It is the responsibility of the engineer to verify that the information on this plan is true and correct. The engineer shall be responsible for any errors or omissions on this plan.

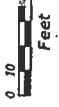




Greg Hentschel
05/08/2023 08:24:10

CURVE DATA FDCGROVE1
 PI STA. = 51+31.01 (RT)
 Δ = 77° 15' 21"
 T = 112.84
 L = 217.59
 R.C. STA. = 50+18.18
 P.C. STA. = 52+45.76

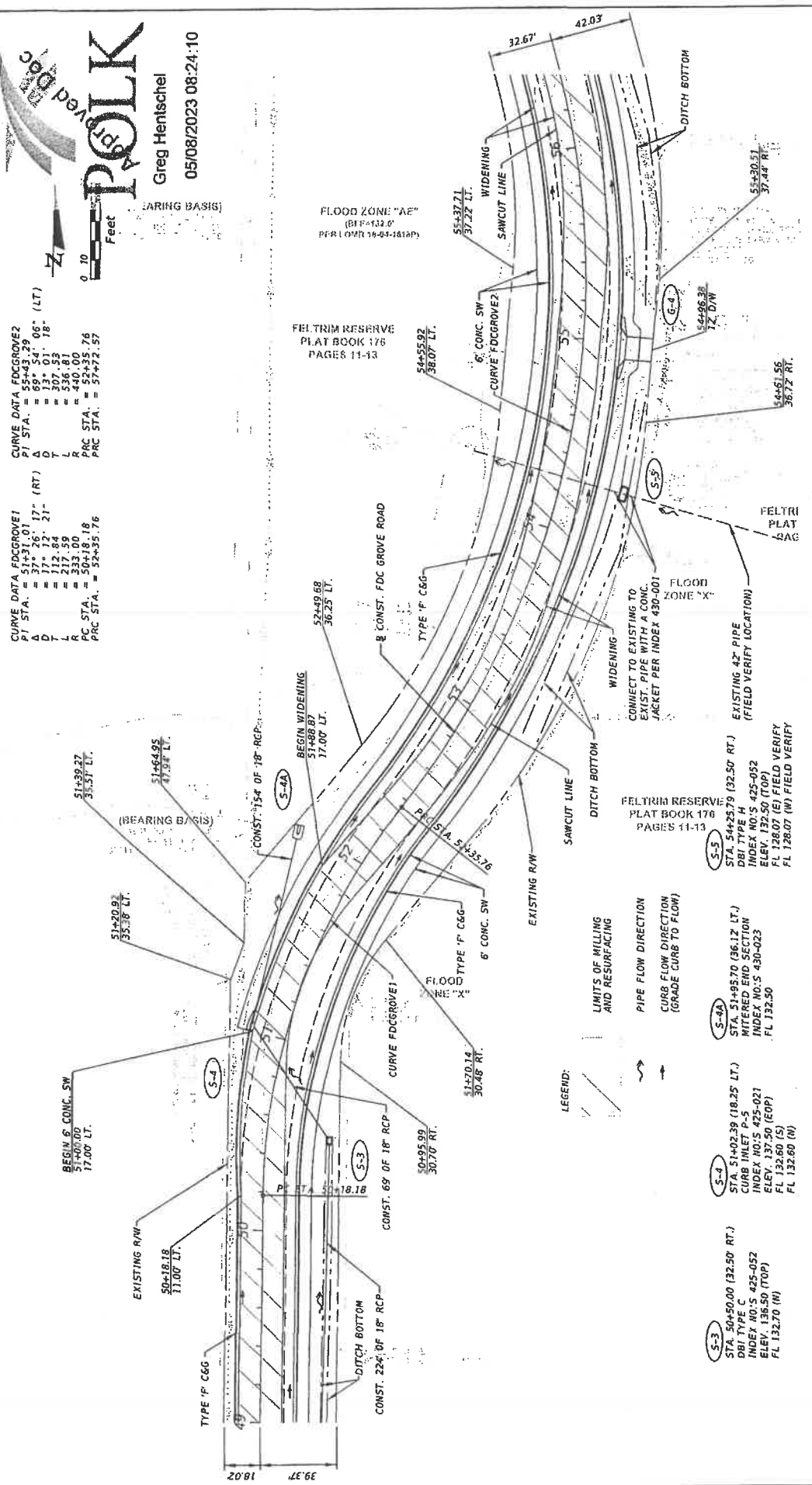
CURVE DATA FDCGROVE2
 PI STA. = 55+43.29 (LT)
 Δ = 69° 54' 06"
 T = 307.53
 L = 536.81
 R.C. STA. = 44.00
 P.C. STA. = 57+72.79



(BEARING BASIS)

FLOOD ZONE "AE"
(BIF+132.0'
PER LOMR 16-04-181AP)

FELTRIM RESERVE
PLAT BOOK 176
PAGES 11-13



S-3
 STA. 50+50.00 (32.50 RT.)
 DRI TYPE C
 INDEX NO. S 425-052
 ELEV. 136.50 (TOP)
 FL 132.70 (W)
 FL 132.60 (H)

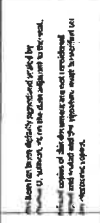
S-4
 STA. 51+02.39 (18.25 LT.)
 CURB INLET P-5
 INDEX NO. S 425-021
 ELEV. 137.20 (EOP)
 FL 132.60 (H)

S-4A
 STA. 51+95.70 (36.12 LT.)
 MITERED END SECTION
 INDEX NO. S 430-023
 FL 132.50

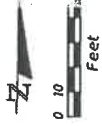
S-5
 STA. 54+25.79 (32.50 RT.)
 DRI TYPE H
 INDEX NO. S 425-052
 ELEV. 132.50 (TOP)
 FL 128.07 (E) FIELD VERIFY
 FL 128.07 (W) FIELD VERIFY

LEGEND:
 LIMITS OF MILLING AND RESURFACING
 PIPE FLOW DIRECTION
 CURB FLOW DIRECTION (GRADE CURB TO FLOW)

JB&B CONSULTANTS, LLC 2317 Highway 108 Lubbock, Texas 79424 Phone: 806-793-1233		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. FDC GROVE ROAD PLAN SHEET (M) STA. #440.00 TO STA. 564.00
DATE: 4/2/2023 DESCRIPTION: REVISIONS	DESIGN: TOM SULLIVAN PROJECT NO.	PROPOSED BY: ABSOLUTE ENGINEERING, INC. SHEET 11 OF 65 SHEETS



Not to be used for any other project without the written consent of the engineer and the appropriate authority.



CURVE DATA FDCGROVE2

PI STA.	= 55+39.24
P	= 49° 54' 06" (LT)
D	= 73' 01' 18"
T	= 307.53
L	= 536.81
PC STA.	= 52+30.76
PRC STA.	= 57+22.57

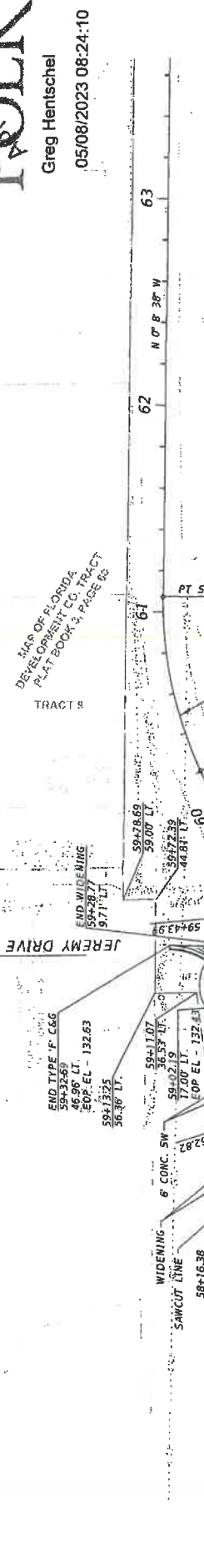
CURVE DATA FDCGROVE3

PI STA.	= 58+55.82
P	= 27° 05' 49" (RT)
D	= 17' 12' 21"
T	= 80.24
L	= 357.49
PC STA.	= 57+22.57
PRC STA.	= 59+30.06

CURVE DATA FDCGROVE4

PI STA.	= 60+64.52
P	= 24° 55' 51" (RT)
D	= 28' 38' 52"
T	= 44.21
L	= 87.02
PC STA.	= 60+20.32
PRC STA.	= 61+07.35

MILLING AND RESURFACING
SEE TYPICAL SECTION NOTE 6



MAP OF FLORIDA
DEVELOPMENT CO. TRACT
PLAT BOOK 176, PAGE 60

MAP OF FLORIDA
DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60
TRACT 16

FELTRIM RESERVE
PLAT BOOK 176
PAGES 11-13

LEGEND:

- [Symbol: Box with diagonal line] LIMITS OF MILLING AND RESURFACING
- [Symbol: Arrow pointing right] PIPE FLOW DIRECTION
- [Symbol: Arrow pointing left] CURVE FLOW DIRECTION (GRADE CURB TO FLOW)

- (S-7) STA. 56+80.00 (18.25' LT.)
CURB INLET P-6
INDEX NO. S 425-021
ELEV. 131.52 (EOP)
FL 129.40 (E)
- (S-8) STA. 56+80.00 (18.25' RT.)
D81 TYPE D
INDEX NO. S 425-052
ELEV. 130.80 (TOP)
FL 129.19 (E) FIELD VERIFY
FL 129.30 (W)
FL 129.19 (N) FIELD VERIFY
FL 129.19 (S)
- (S-6) STA. 54+25.79 (32.50' RT.)
D81 TYPE D
INDEX NO. S 425-052
ELEV. 130.80 (TOP)
FL 129.19 (E) FIELD VERIFY
FL 129.30 (W)
FL 129.19 (N) FIELD VERIFY
FL 129.19 (S)



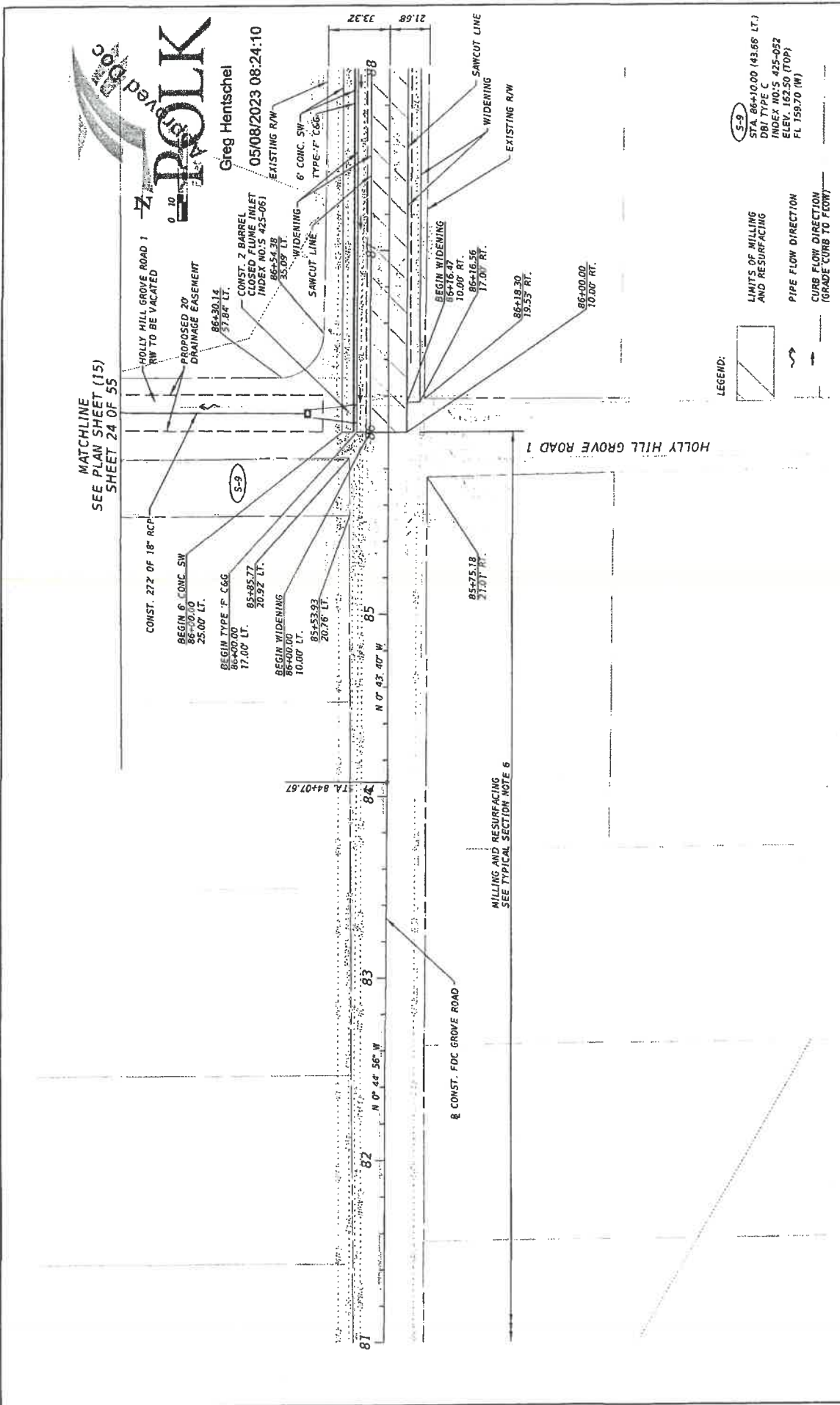
THESE PLANS HAVE BEEN PREPARED AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL FIELD CONDITIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE WORK.

DATE	DESCRIPTION	BY
05/08/2023	REVISIONS	BT
JB&B CONSULTANTS, LLC 12177 Highway 17 Suite 200 Orlando, FL 32835-1702 Phone: 407-833-8300 Fax: 407-833-8301		
PROJECT NO.	FDC GROVE ROAD IMPROVEMENTS	
PLAN SHEET NO.	PLAN SHEET (D)	
PROJECT NO.	STA. 54+00.00 TO STA. 63+00.00	
DESIGN	TOM SULLIVAN	
DATE	05/08/2023	
SHEET 12 OF 55 SHEETS DRAWN BY: BT CHECKED BY: BT PROJECT NO. 23-0002		

MATCHLINE
SEE PLAN SHEET (15)
SHEET 24 OF 55



Greg Hentschel
05/08/2023 08:24:10



S-9
STA 86+10.00 (43.66 LT.)
DBI TYPE C
INDEX NO. S 425-052
ELEV. 52.50 (10%)
FL 158.70 (1%)

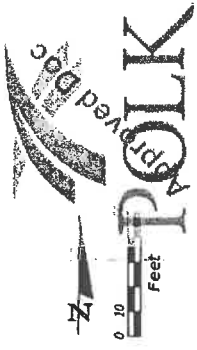
LEGEND:
LIMITS OF MILLING AND RESURFACING
PIPE FLOW DIRECTION
CURB FLOW DIRECTION (GRADE CURB TO FLOW)

MILLING AND RESURFACING
SEE TYPICAL SECTION NOTE 6

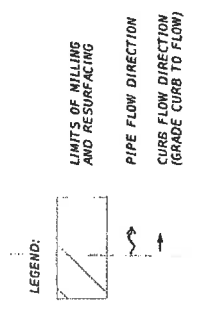
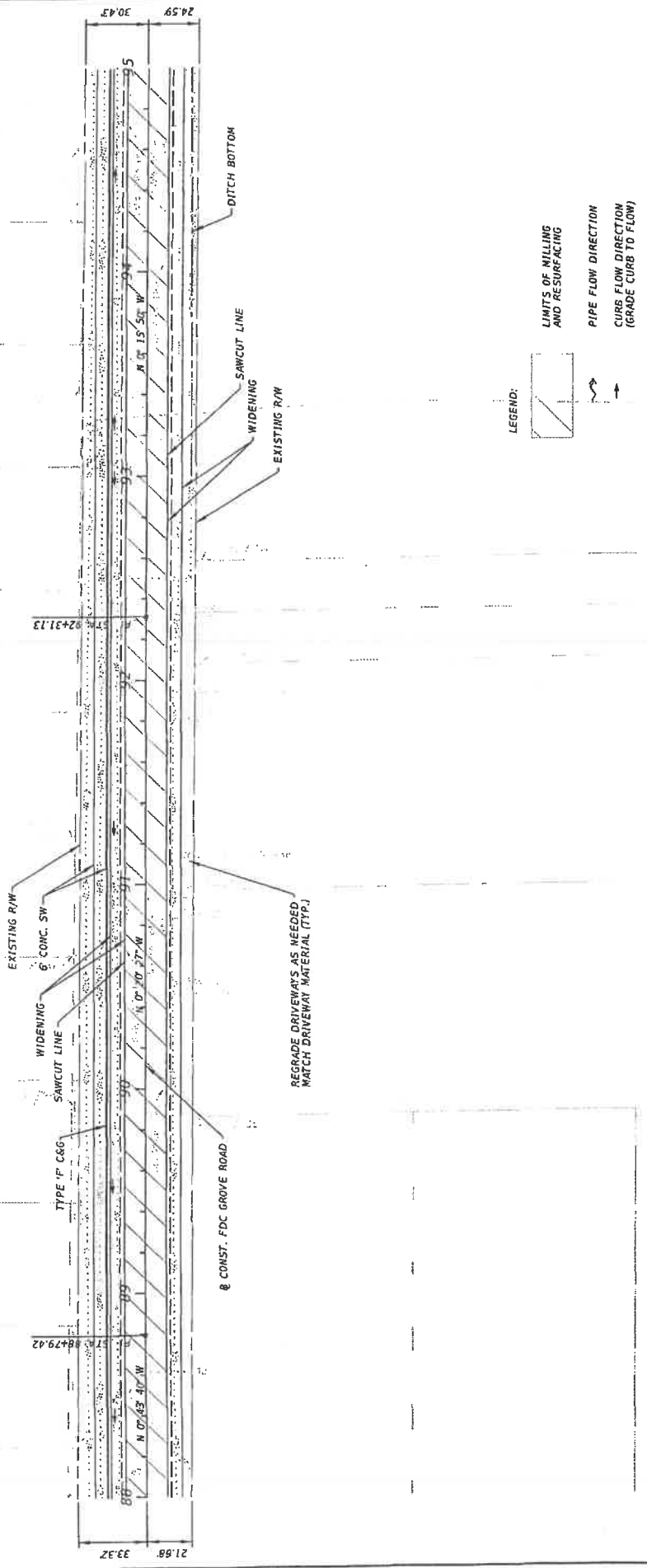
DATE	DESCRIPTION	BY

JB&B ENGINEERING, LLC 2187 Holmes Trail Lakeland, FL 34009 (813) 948-0000		PROJECT NO. FDC GROVE ROAD PLAN SHEET 16 STA. 86+00.00 TO 87+1.00 PROJECT NO. A800178 BANCORP/BBK INC
DATE THOMAS D. SULLIVAN PROFESSIONAL ENGINEER LICENSE NO. 12489	DESIGN TOM SULLIVAN	SHEET 13 OF 55 SHEETS

This plan has been prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Florida. I am a member of the Florida Engineering Council and the American Society of Civil Engineers. I am duly licensed in the State of Florida and my license is in good standing.



Greg Hentschel
05/08/2023 08:24:10



JB&B ENGINEERING LLC 5201 MARKET TRL LAKE O LAKE, FL, 32053 (904) 399-4455		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. FDC GROVE ROAD PLAN SHEET (3) STA. 00+00.00 TO STA. 50+00.00 PROJECT NO. ABSOL/276 ENGINEERING, INC. DESIGNER: THOMAS D. SULLIVAN DATE: THOMAS D. SULLIVAN NO. 55359 FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 124000200	
DATE	DESCRIPTION	BY	REVISIONS

MATCHLINE
SEE PLAN SHEET (16)
SHEET 25 OF 55

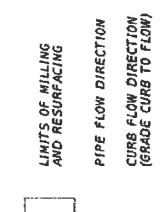
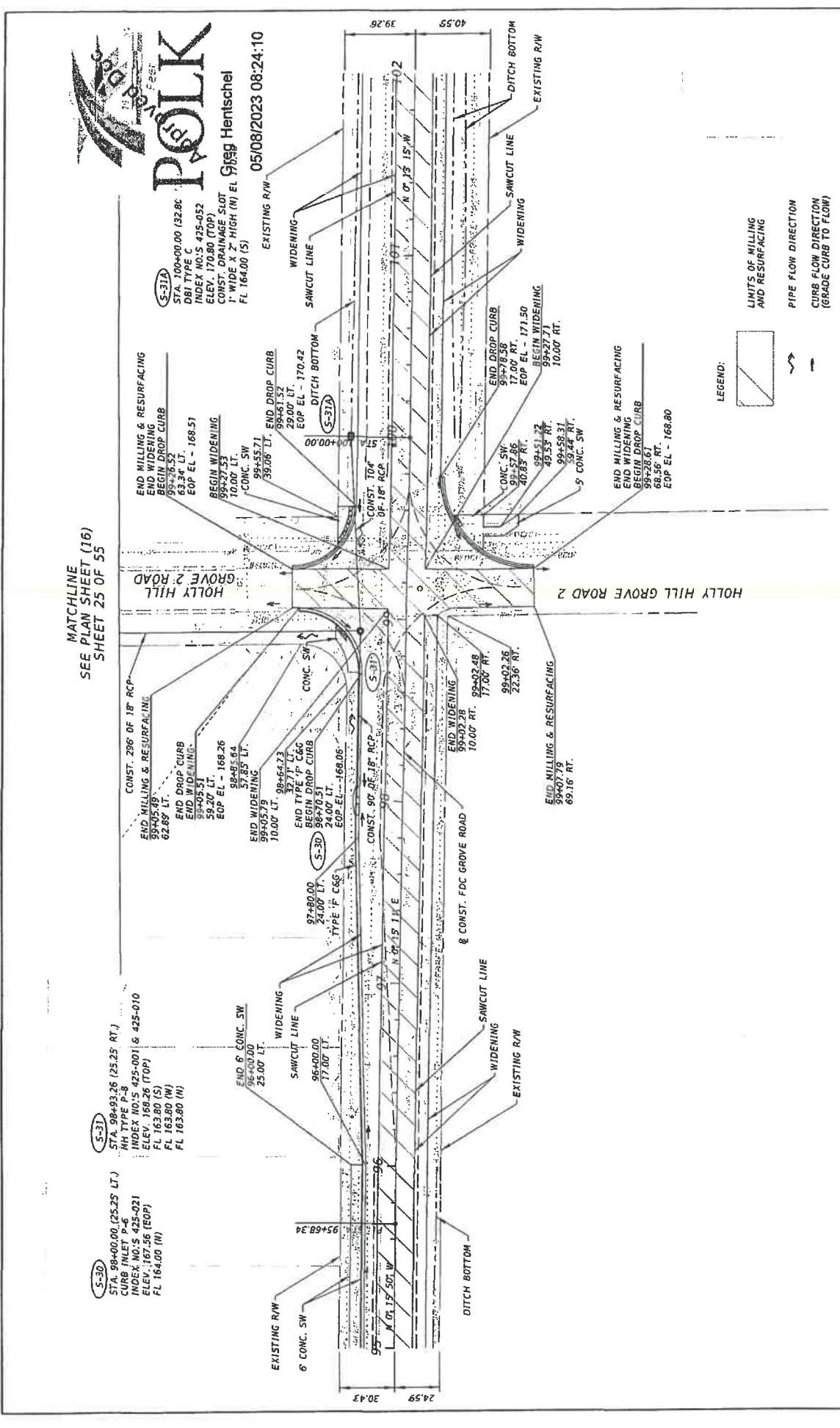


05/08/2023 08:24:10
Greg Hentschel

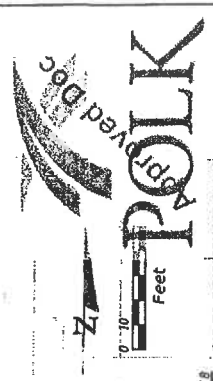
(S-30)
STA. 98+00.00 (25.25 LT.)
CURB INLET P-8
INDEX NO'S 425-021
ELEV. 167.56 (EOP)
FL 163.80 (M)
FL 163.80 (N)

(S-31)
STA. 98+03.26 (25.25 RT.)
MH TYPE P-8
INDEX NO'S 425-001 & 425-010
ELEV. 168.26 (TOP)
FL 163.80 (S)
FL 163.80 (M)
FL 163.80 (N)

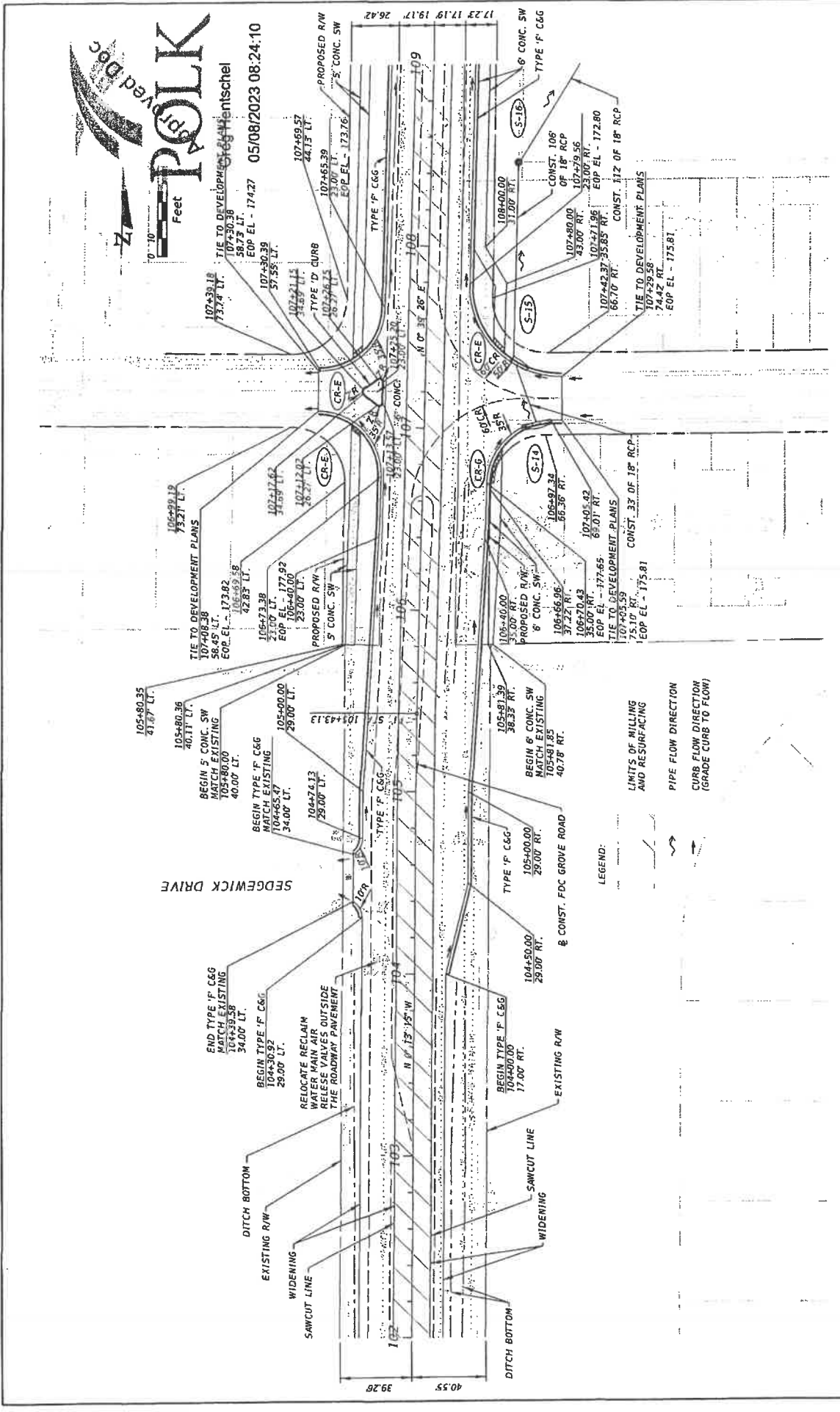
(S-31)
STA. 100+00.00 (32.80)
DBI TYPE C
INDEX NO'S 425-032
ELEV. 170.80 (TOP)
CONST. 170.80 (TOP)
1" WIDE X 7" HIGH (N) EL
FL 164.00 (S)



		JB&B ENGINEERING CONSULTING 3207 HOLLY HILL LINDO LAKE, FL 32909 (407) 925-1233 WWW.JBANDB.COM	FDC GROVE ROAD IMPROVEMENTS PROJECT NO. PLAN SHEET 60 STA. 98+00.00 TO STA. 109+00.00 PREP'D BY ABSOLUTE ENGINEERING, INC. DESIGN TOM SULLIVAN DATE THOMAS D. SULLIVAN, P.E. FLORIDA PROFESSIONAL ENGINEER NO. 55359 10/15/2018 154648 AM C:\Users\tdsullivan\OneDrive - Huberman.com\Documents\FDC Grove Road\170323-01
DATE	DESCRIPTION	BY	SHEET 15 OF 55 SHEETS



Greg Hentschel
05/08/2023 08:24:10



PROJECT NO.	FDC GROVE ROAD
CIP PROJECT NO.	PLAN SHEET (7)
DESIGNER	ABSOLUTE ENGINEERING, INC.
DATE	05/08/2023
DESIGNER	TOM SULLIVAN
PROJECT NO.	STA. 104+00.00 TO STA. 109+00.00
DATE	05/08/2023
DESIGNER	TOM SULLIVAN

JB&B
CONSULTANTS, LLC
2707 Poplar Trail
Lubbock, TX 79409
806-745-0000

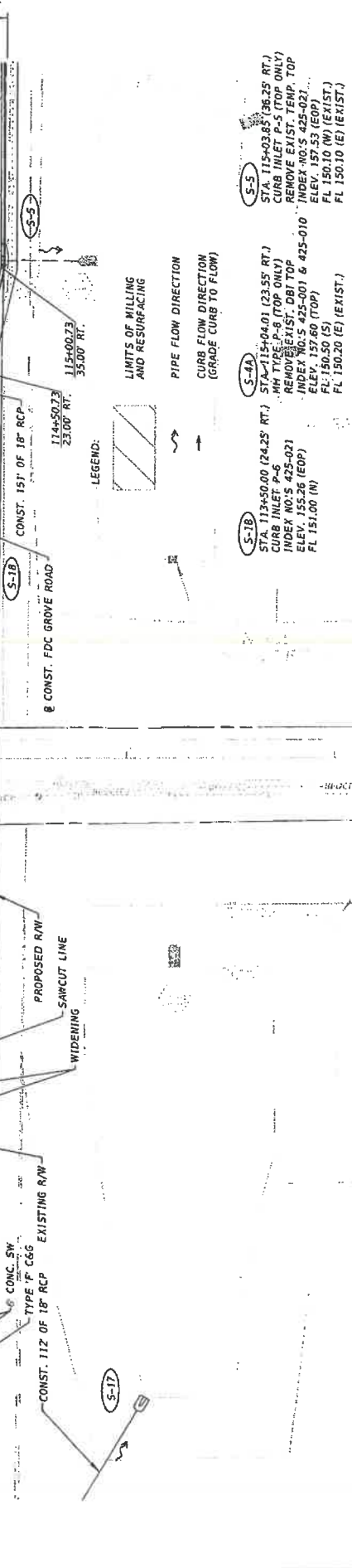
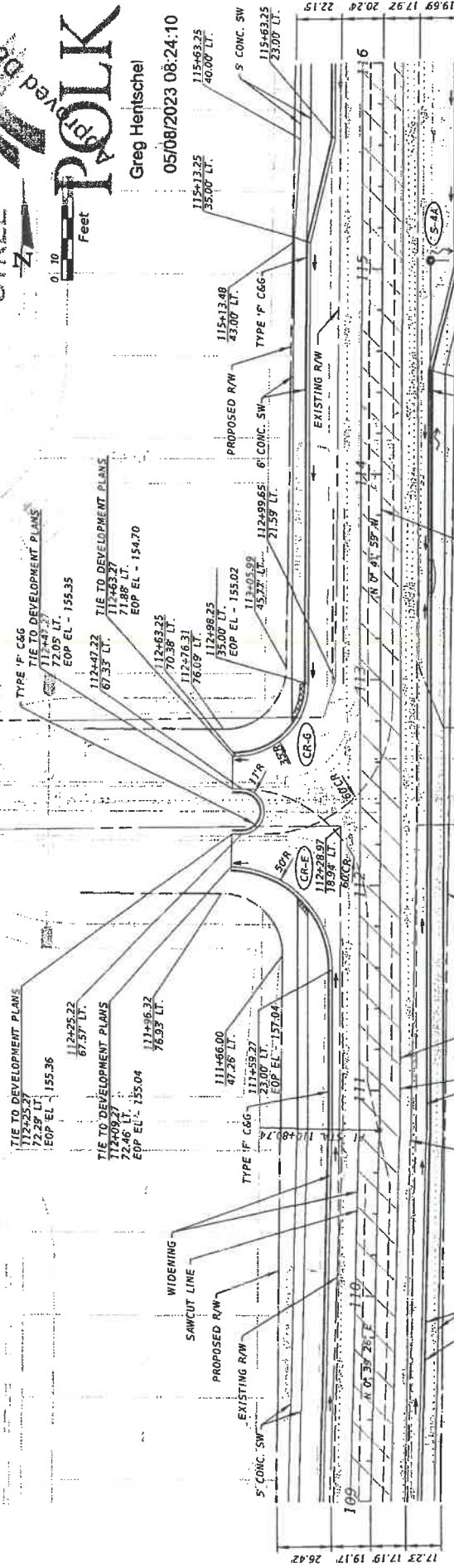
REGISTERED PROFESSIONAL ENGINEER
THOMAS D. SULLIVAN NO. 53509
TOM SULLIVAN
REGISTERED PROFESSIONAL ENGINEER
TOM SULLIVAN NO. 53509

DATE	05/08/2023
DESCRIPTION	PLAN SHEET (7)
DATE	05/08/2023
DESCRIPTION	PLAN SHEET (7)

- S-14** STA. 107+03.07 (61.41' RT.) CURB INLET P-6 INDEX NO.'S 425-021 ELEV. 175.40 (EOP) FL 170.20 (5) FL 170.20 (H)
- S-15** STA. 107+37.18 (48.91' RT.) CURB INLET P-5 INDEX NO.'S 425-001 & 425-010 ELEV. 171.50 (TOP) FL 168.70 (5) FL 162.00 (H)
- S-16** STA. 108+46.87 (47.86' RT.) MH TYPE P-8 INDEX NO.'S 425-001 & 425-010 ELEV. 171.50 (TOP) FL 168.70 (5) FL 162.00 (H)

STREET-01

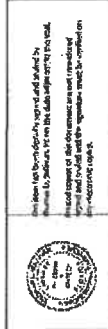
STREET-02



- (S-1B) STA. 113+50.00 (24.25' RT.)
CURB INLET P-6
INDEX NO.'S 425-021
ELEV. 155.26 (EOP)
FL 151.00 (N)
- (S-4A) STA. 115+00.01 (33.55' RT.)
C&G TYPE P-8 TOP ONLY
REMOVE EXIST. C&G TOP
INDEX NO.'S 425-001 & 425-010
ELEV. 157.60 (TOP)
FL 150.50 (S)
FL 150.20 (E) (EXIST.)
- (S-5) STA. 115+03.25 (36.25' RT.)
CURB INLET P-5
REMOVE EXIST. TEMP. TOP
INDEX NO.'S 425-022
ELEV. 157.53 (EOP)
FL 150.10 (W) (EXIST.)
FL 150.10 (E) (EXIST.)

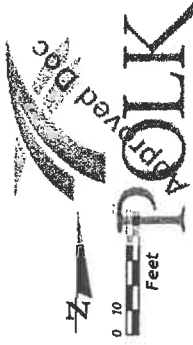
DATE	DESCRIPTION	BY
6/12/2023	REVISED	RS/ABJ

JB&B CONSULTANTS, LLC 3314 N. Highway 10 Ocala, FL 34464 Phone: 352.349.5000 Fax: 352.349.5002		FDC GROVE ROAD IMPROVEMENTS	
PROJECT NO. FDC GROVE ROAD		PLAN SHEET (B)	
DATE: THOMAS D. SULLIVAN NO. 55359		STA. 109+48.00 TO STA. 116+00.00	
DESIGN: TOM SULLIVAN		PROJECT FOR: ABRIGOLITE ENTERPRISE/BD/BAE, INC.	
REVISIONS:		SHEETS: 17 OF 55	
DRAWN BY: RS/ABJ		PROJECT NO. FDC GROVE ROAD	



(S-17) STA. 109+48.28 (106.27' RT.)
MITERED END SECTION
INDEX NO.'S 430-023
FL 150.00

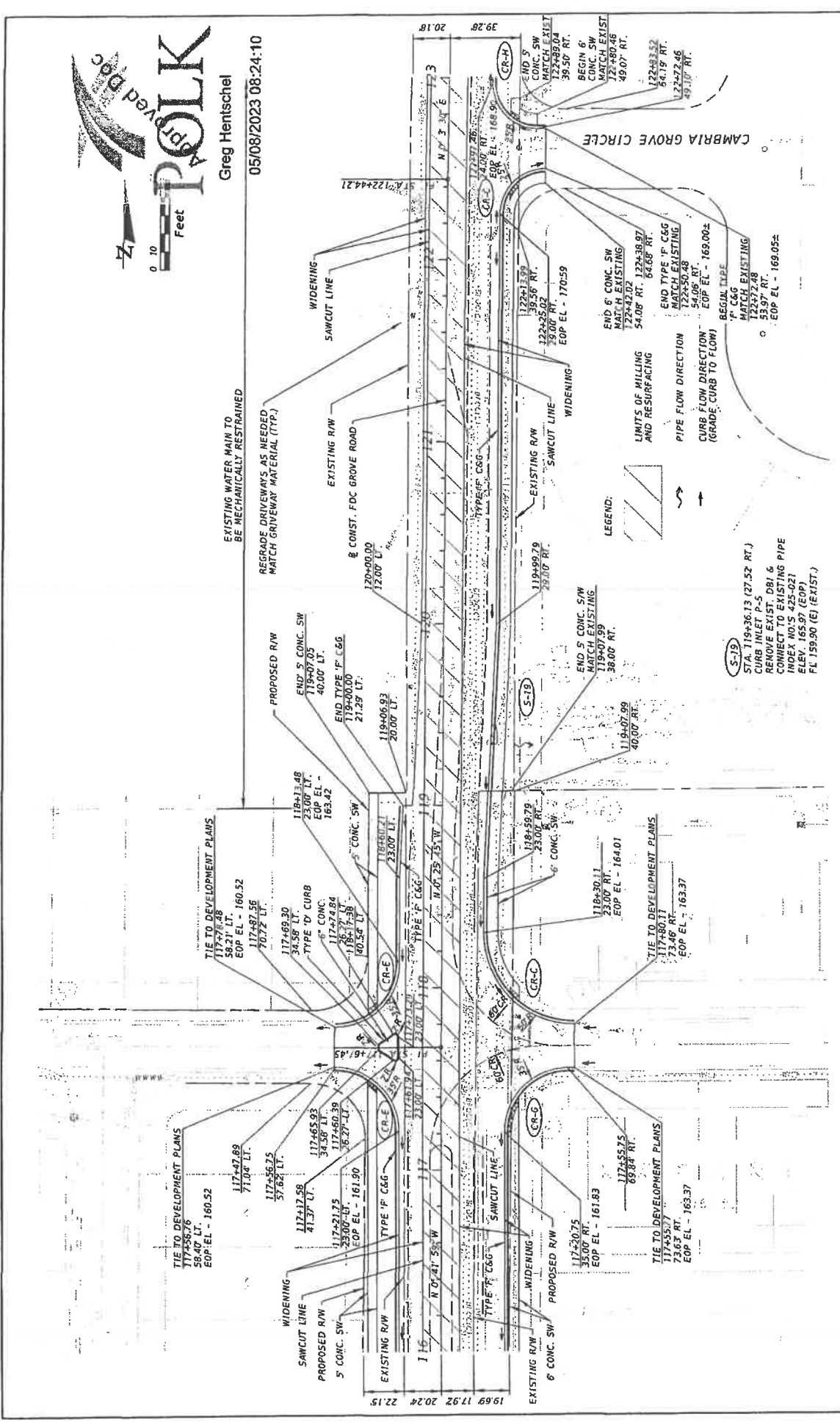
This plan has been approved by the Florida Department of Transportation (FDOT) and is to be used in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Roadway Construction, Revised Edition, 2019, and the approved engineering report.



Greg Hentschel

05/08/2023 08:24:10

0 10 Feet



EXISTING WATER MAIN TO BE MECHANICALLY RESTRAINED

REGRADE DRIVEWAYS AS NEEDED MATCH DRIVEWAY MATERIAL (TYP.)

EXISTING R/W & CONST. FDC GROVE ROAD

PROPOSED R/W

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

END 5' CONC. SW

END TYPE 'F' C&G

TIE TO DEVELOPMENT PLANS

117+47.89

117+56.25

117+65.93

117+74.84

117+82.56

117+90.00

118+06.93

118+13.48

118+20.00

118+26.52

118+33.04

118+39.56

118+46.08

118+52.60

118+59.12

119+05.64

119+12.16

119+18.68

119+25.20

119+31.72

119+38.24

119+44.76

119+51.28

119+57.80

120+04.32

TIE TO DEVELOPMENT PLANS

117+47.89

117+56.25

117+65.93

117+74.84

117+82.56

117+90.00

118+06.93

118+13.48

118+20.00

118+26.52

118+33.04

118+39.56

118+46.08

118+52.60

118+59.12

119+05.64

119+12.16

119+18.68

119+25.20

119+31.72

119+38.24

119+44.76

119+51.28

119+57.80

120+04.32

TIE TO DEVELOPMENT PLANS

117+47.89

117+56.25

117+65.93

117+74.84

117+82.56

117+90.00

118+06.93

118+13.48

118+20.00

118+26.52

118+33.04

118+39.56

118+46.08

118+52.60

118+59.12

119+05.64

119+12.16

119+18.68

119+25.20

119+31.72

119+38.24

119+44.76

119+51.28

119+57.80

120+04.32

TIE TO DEVELOPMENT PLANS

117+47.89

117+56.25

117+65.93

117+74.84

117+82.56

117+90.00

118+06.93

118+13.48

118+20.00

118+26.52

118+33.04

118+39.56

118+46.08

118+52.60

118+59.12

119+05.64

119+12.16

119+18.68

119+25.20

119+31.72

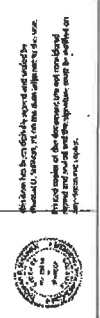
119+38.24

119+44.76

119+51.28

119+57.80

120+04.32



DATE: 05/08/2023
DESCRIPTION: FDC GROVE ROAD IMPROVEMENTS
BY: G.H.

PROJECT NO. FDC GROVE ROAD
PLAN SHEET 09
STA. 116+00.00 TO STA. 120+00.00
DESIGNER: TOM SULLIVAN
DATE: 05/08/2023

DATE: 05/08/2023
DESCRIPTION: FDC GROVE ROAD IMPROVEMENTS
BY: G.H.

DATE: 05/08/2023
DESCRIPTION: FDC GROVE ROAD IMPROVEMENTS
BY: G.H.

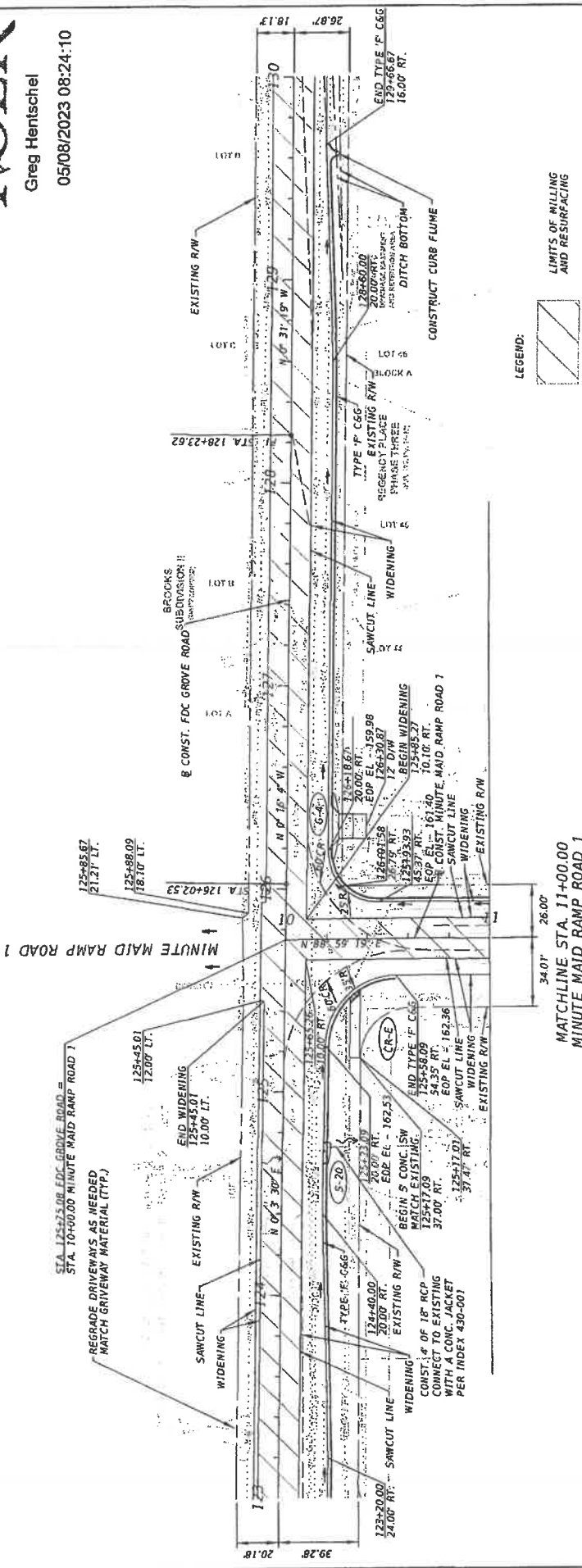
DATE: 05/08/2023
DESCRIPTION: FDC GROVE ROAD IMPROVEMENTS
BY: G.H.

DATE: 05/08/2023
DESCRIPTION: FDC GROVE ROAD IMPROVEMENTS
BY: G.H.



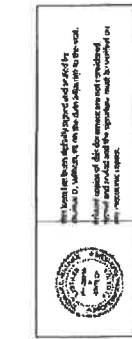
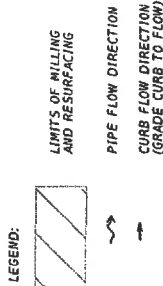
Greg Hentschel
05/08/2023 08:24:10

EXISTING WATER MAIN TO BE MECHANICALLY RESTRAINED



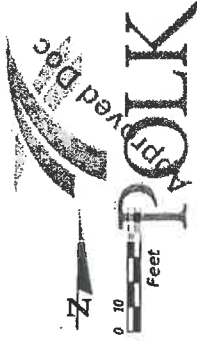
S-20
STA. 124+72.95 (21.25' RT.)
CURB INLET P-5
REMOVE EXIST. DBI &
REPLACE EXIST. DRAINING PIPE
INDEX NO. S 425-021
ELEV. 164.00 (EOP)
FL 160.78 (E) (EXIST.)

MATCHLINE STA. 11+00.00
MINUTE MAID RAMP ROAD 1
SEE PLAN SHEET (16)
SHEET 26 OF 55



DATE	DESCRIPTION	BY
05/08/23	REVISED	TH
PROJECT NO.	FDC GROVE ROAD IMPROVEMENTS	
CIP PROJECT NO.	PLAN SHEET 00	
DESIGN	STA. 126+00.00 TO STA. 126+00.00	
DESIGNER	PROPOSED: ABSOLUTE ENGINEERING, INC.	
DATE	DESIGNED BY: TOM SULLIVAN	
	DRAWN BY: TOM SULLIVAN	
	CHECKED BY: TOM SULLIVAN	
	DATE: 05/08/23	
	SCALE: AS SHOWN	
	SHEET 19 OF 55 SHEETS	

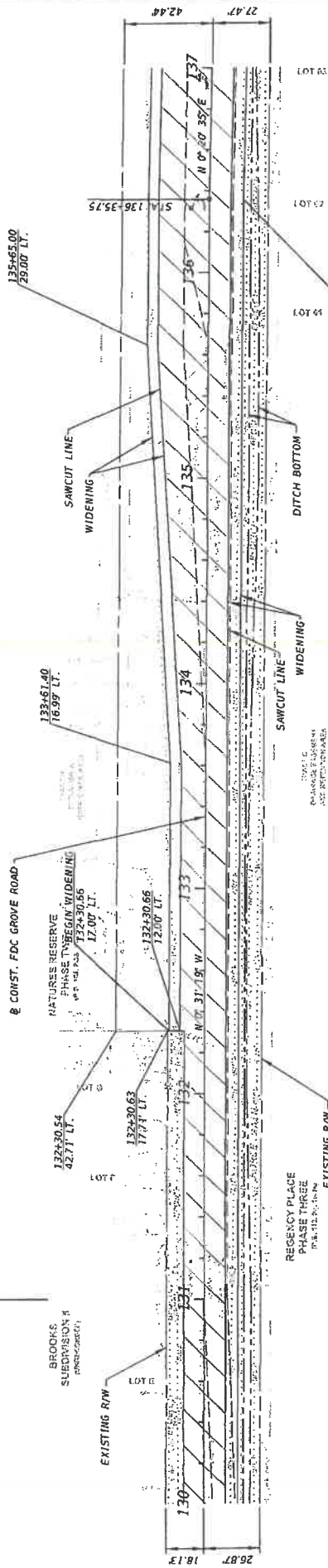
05/08/2023 08:24:10



Greg Hentschel
05/08/2023 08:24:10

EXISTING WATER MAIN TO
BE MECHANICALLY RESTRAINED

BROOKS
SUBDIVISION #4
PANEL CORSEY



LEGEND:

- LIMITS OF MILLING AND RESURFACING
- PIPE FLOW DIRECTION
- CURB FLOW DIRECTION (GRADE CURB TO FLOW)

JB&B
ENGINEERS
2387 G Street, P.O. Box 100
Lynchburg, VA 24502
Phone: (434) 946-1234

DATE: THOMAS D. SULLIVAN NO. 55358
Lynchburg, VA
Professional Engineer

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO. FDC GROVE ROAD
PLAN SHEET 010
STA. 130+00 TO STA. 137+00
PROJECT NO. ABSOLUTE ENGINEERING, INC.
DESIGNER: TOM SULLIVAN

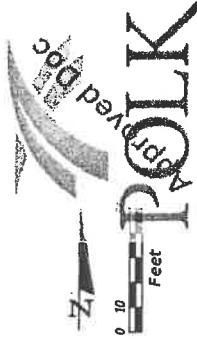
DATE: 4/2/2023

DATE	DESCRIPTION	BY

95430 01 4/2/2023 95430 01
SHEET 20 OF 55 SHEETS



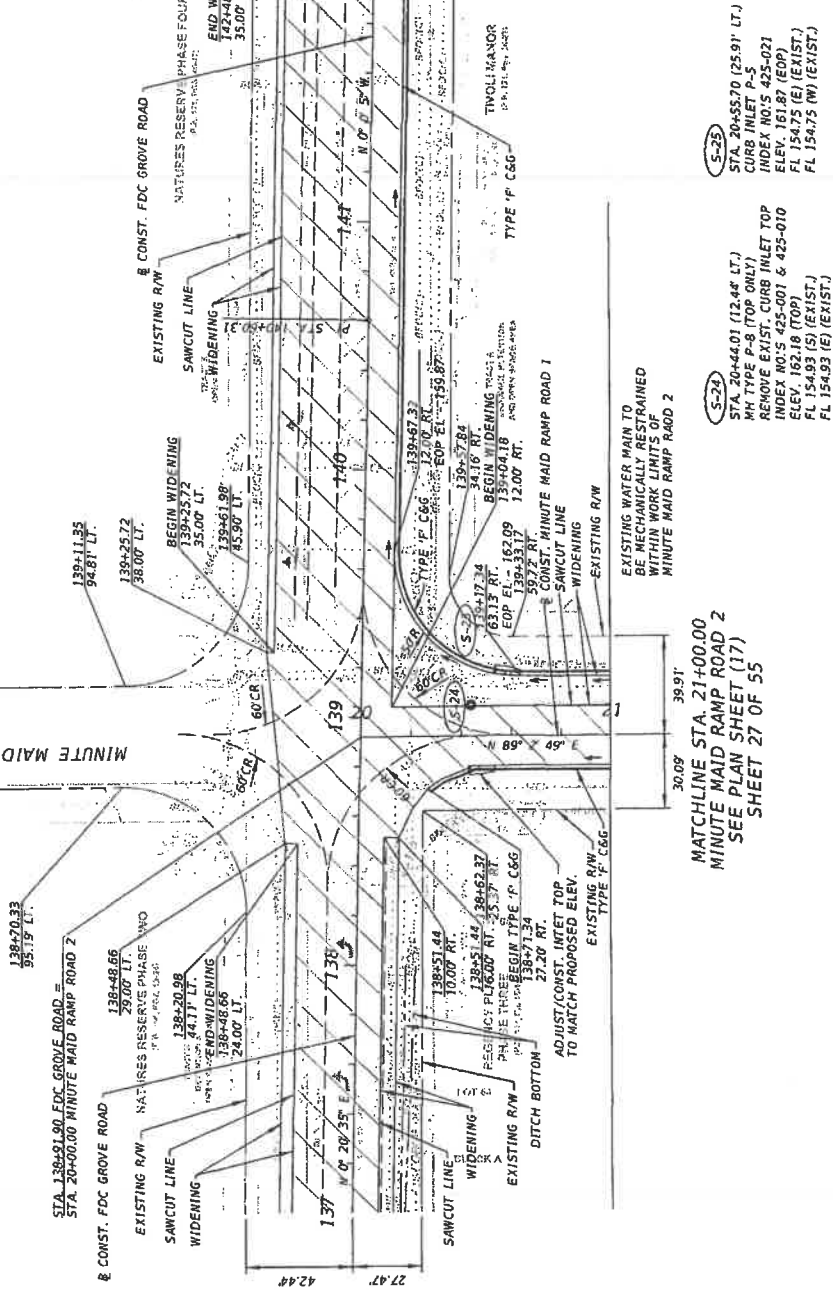
I hereby certify that I am a duly licensed Professional Engineer in the State of Virginia, License No. 55358, and that I am the author of the design shown on this drawing. I am not providing any services on this drawing that are outside the scope of my license. I am not providing any services on this drawing that are outside the scope of my license.



Greg Hentschel

05/08/2023 08:24:10

MINUTE MAID RAMP ROAD 2

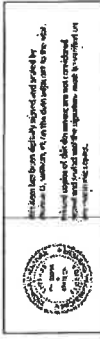


(S-25)
STA. 20+55.70 (25.91 LT.)
CURB INLET P-S
INDEX NO'S 425-021
ELEV. 161.87 (EOP)
FL 154.75 (E) (EXIST.)
FL 154.75 (W) (EXIST.)

(S-23)
STA. 20+44.01 (12.48 LT.)
MH TYPE P-8 (TOP ONLY)
REMOVE EXIST. CURB INLET TOP
INDEX NO'S 425-001 & 425-010
ELEV. 162.16 (TOP)
FL 154.93 (S) (EXIST.)
FL 154.93 (E) (EXIST.)

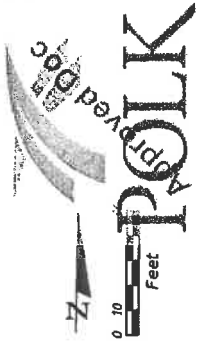
MATCHLINE STA. 21+00.00
MINUTE MAID RAMP ROAD 2
SEE PLAN SHEET (17)
SHEET 27 OF 55

JB&B ENGINEERING CORPORATION 1909 N. W. 107th Ave., Suite 100 Miami, FL 33187 Phone: (305) 555-5555 Fax: (305) 555-5555 www.jb&b.com		FDC GROVE ROAD IMPROVEMENTS	
PROJECT NO.	FDC GROVE ROAD	DESIGNER	TON SULLIVAN
PROJECT TITLE	PLAN SHEET 09 STA. 137+00.00 TO STA. 144+00.00	DATE	05/08/23
PROJECT NO.	2023-0001	SCALE	AS SHOWN
PROJECT TITLE	ASBOLUTS ENGINEERING, INC.	DATE	05/08/23
DESIGNER	TON SULLIVAN	DATE	05/08/23
DATE	05/08/23	DATE	05/08/23
BY	Greg Hentschel	DESCRIPTION	REVISIONS
DATE	05/08/23	DATE	05/08/23

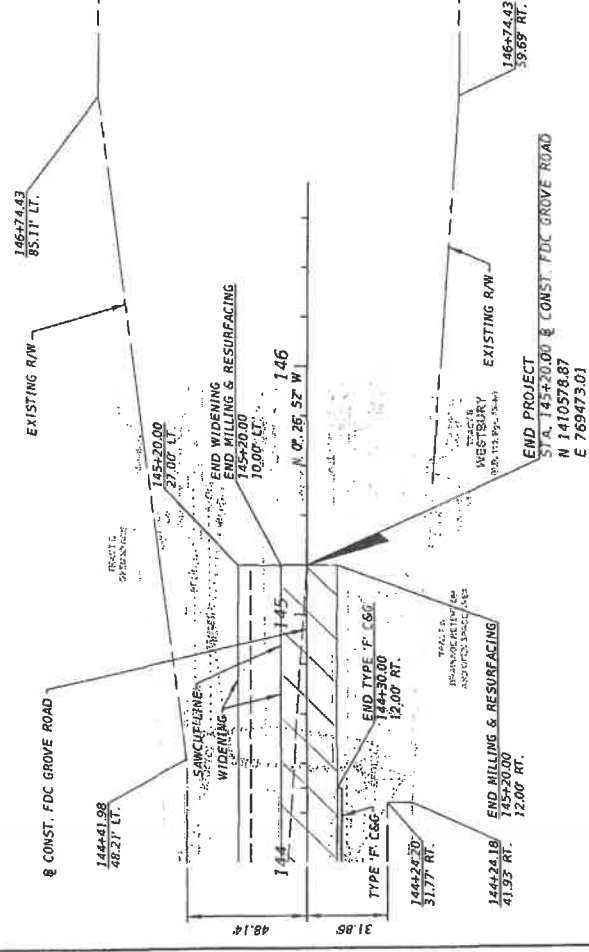


FDC GROVE ROAD IMPROVEMENTS - Minter and Gentry LLC - Drawing 2023-0001-02 - 05/08/23

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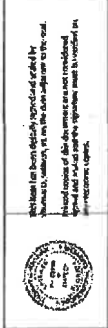
Greg Hentschel
05/08/2023 08:24:10



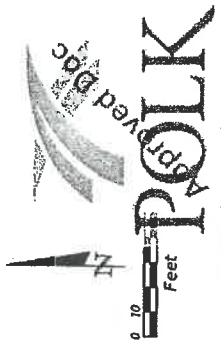
LEGEND:



		JB&B CONSULTING ENGINEERS 2017 HAWK CREEK WESTBURY, FL 32989 PHONE: 888-366-3663 FAX: 888-366-3663		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. FDC GROVE ROAD PLAIN SHEET 03 STA. 144000 TO STA. 146000 PROJECT NO. ABSOLUTE ENGINEERING, INC.	
DATE	DESCRIPTION	DESIGN	PROJECT NO.	SHEET	OF
05/08/23	REVISIONS	TOM SULLIVAN	03	22	55
DATE: 05/08/23 BY: THOMAS D. SULLIVAN, NO. 55339 PROFESSIONAL ENGINEER STATE OF FLORIDA		DRAWN: GREG HENTSCHEL CHECKED: GREG HENTSCHEL DATE: 05/08/23			



I hereby certify that I am the registered professional engineer responsible for the design and construction of the improvements shown on this plan. I am duly licensed and qualified in the State of Florida. My license number is 55339. I am a member of the Florida Engineering Council. My expiration date is 05/08/23.



Greg Hentschel
05/08/2023 08:24:10

(S-12)
STA. 86+17.75 (918.18 RT.)
MH TYPE P-8
INDEX NO.'S 425-001 & 425-010
ELEV. 164.00 (TOP)
FL 157.90 (E)
FL 154.00 (W)

(S-13)
STA. 86+19.67 (1178.77 LT.)
MITERED END SECTION
INDEX NO.'S 430-023
FL 145.00

ZONE "X"
ZONE "A"

HOLLY HILL GROVE ROAD 1
RW TO BE VACATED

CONST. 255' OF 18" RCP

PROPOSED 2X
DRAINAGE EASEMENT

CONST. 297' OF 18" RCP

HOLLY HILL
GROVE ROAD 1

(S-12)

(S-13)

FE 191.20
15.7 M
Proposed
Tree 1

FE 150.00
4.6 M
Proposed
Tree 2

FE 139.20
4.2 M
Proposed
Tree 3

FE 128.00
3.9 M
Proposed
Tree 4

FE 117.00
3.6 M
Proposed
Tree 5

FE 106.00
3.3 M
Proposed
Tree 6

The State has been notified by letter of work on this project.
Thomas D. Sullivan, P.E., is the State engineer in this regard.
A record copy of this document shall be submitted
to the State Department of Transportation for review and
approval and a copy of the signature shall be verified by
the recipient.



DATE	DESCRIPTION	BY
REVISIONS		

		HOLLY HILL GROVE ROAD 1 IMPROVEMENTS	
PROJECT NO.		PROJECT NO.	
CIP PROJECT NO.		DESIGNER	TOM SULLIVAN
DATE		DESIGNED BY	TOM SULLIVAN
		ENGINEER	ABSOLUTE ENGINEERING, INC.
			ABSOLUTE ENGINEERING, INC.
			ABSOLUTE ENGINEERING, INC.
			ABSOLUTE ENGINEERING, INC.

JB&B ENGINEERING LLC 2317 Amber Dale Land O Lakes, FL 34626 Phone (754) 676-2222		HOLLY HILL GROVE ROAD 1 IMPROVEMENTS	
PROJECT NO.		PROJECT NO.	
CIP PROJECT NO.		DESIGNER	TOM SULLIVAN
DATE		DESIGNED BY	TOM SULLIVAN
		ENGINEER	ABSOLUTE ENGINEERING, INC.
			ABSOLUTE ENGINEERING, INC.
			ABSOLUTE ENGINEERING, INC.
			ABSOLUTE ENGINEERING, INC.



Greg Hentschel
05/08/2023 08:24:10

MATCHLINE
SEE PLAN SHEET (A)
SHEET 13 OF 55

(S-11)
STA. 86+15.55 (618.55' RT.)
MH TYPE P-8
INDEX NO.'S 425-001 & 425-010
ELEV. 170.00 (TOP)
FL 158.50 (E)
FL 158.50 (W)

CONST. 297' OF 18" RCP

(S-11)

PROPOSED 20"
DRAINAGE EASEMENT
HOLLY HILL GROVE ROAD 1
RW TO BE VACATED

CONST. 297' OF 18" RCP

(S-10)

CONST. 272' OF 18" RCP

(S-10)

HOLLY HILL
GROVE ROAD 1

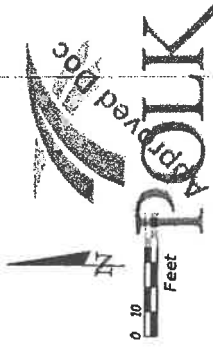
STREET H



Thomas D. Sullivan
Professional Engineer
05/08/2023

DATE	DESCRIPTION	BY
05/08/2023	REVISIONS	

JB&B CONSULTING, LLC 2717 N.W. 10th St. Fort Lauderdale, FL 33309 (954) 581-4444		HOLLY HILL GROVE ROAD 1 IMPROVEMENTS PROJECT NO.
DATE: THOMAS D. SULLIVAN, P.E. PROJECT PROFESSIONAL ENGINEER	DATE: TOM SULLIVAN DESIGN	DRAINAGE DETAIL PLAN SHEET (B)
PROJECT NO.	PROJECT NO.	PROJECT NO.
DESIGN	DESIGN	DESIGN
SHEET 24 OF 55	SHEET 24 OF 55	SHEET 24 OF 55



Greg Hentschel
05/08/2023 08:24:10

MATCHLINE
SEE PLAN SHEET (6)
SHEET 15 OF 55

HOLLY HILL GROVE ROAD 2

EXIST. 15" PIPE

S-33

VERVAIN AVE

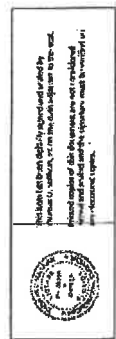
CONST. 47' OF 15" RCP

CONST. 286' OF 15" RCP

S-32

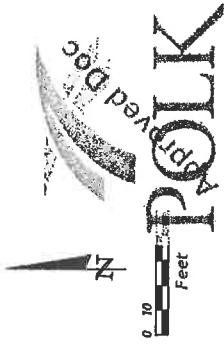
S-33
EXISTING INLET FIELD VERIFY
ALL ELEMENTS
STA. 98+99.28 (372.80' LT.)
CURB INLET P-5
INDEX NO'S 425-021
ELEV. 163.70 (EOP)
FL. 159.60 (W EXIST.)
FL. 160.00 (E)

S-32
EXISTING INLET FIELD VERIFY
ALL ELEMENTS
STA. 98+97.58 (3224.38' LT.)
MH TYPE 6
INDEX NO'S 425-001 & 425-010
ELEV. 187.00 (TOP) FIELD VERIFY
FL. 162.50 (E)
FL. 162.50 (W)



DATE	DESCRIPTION	BY
07/20/2023	REVISIONS	
<p>JB&B ENGINEERING 2301 Howard Ave Lutz, FL 33549 www.jbampb.com</p> <p>DATE: THOMAS D. SULLIVAN NO. 93359 FLORIDA PROFESSIONAL ENGINEER</p>		
PROJECT NO.	DESIGN	DRWING
HOLLY HILL GROVE ROAD 2 IMPROVEMENTS	TOM SULLIVAN	TOM SULLIVAN
<p>DRAINAGE DETAIL PLAN SHEET 010</p> <p>DESIGNED BY: ABSOLUTE ENGINEERING, INC. CHECKED BY:</p>		
SHEET 25 OF 55		SHEETS

9:54:58 AM C:\Users\greg\OneDrive - Greg Hentschel\Documents\Projects\2023\Holly Hill Grove Rd 2\Drawings.dwg



Greg Hentschel

05/08/2023 08:24:10

END MILLING & RESURFACING
15+00.00
19.25' LT.

END TYPE 'F' C&G
15+25.00
19.50' LT.

END WIDENING
15+25.00
10.00' LT.

15+00.00
19.50' LT.

8 CONST. MINUTE MAID RAMP ROAD 1

EXISTING RAW

SAWCUT LINE

WIDENING

13+00.00
18.00' LT.

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18.00' LT.

MATCHLINE STA. 11+00.00
SEE PLAN SHEET (10)
SHEET 19 OF 55

END MILLING & RESURFACING
15+25.00
19.25' LT.

END TYPE 'F' C&G
15+25.00
19.50' LT.

END WIDENING
15+25.00
10.00' LT.

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19.50' LT.

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19.50' LT.

15+00.00
19.50' LT.

END CONSTRUCTION
STA. 16+45.00 & CONST. MINUTE MAID RAMP ROAD 1

MINUTE MAID RAMP ROAD 1

16+58.20
18.92' RT.

16+58.20
18.92' RT.

16+58.20
18.92' RT.

16+58.20
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18.92' RT.

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16+58.20
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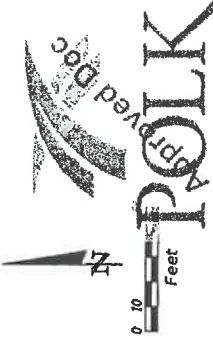
16+58.20
18.92' RT.

16+58.20
18.92' RT.

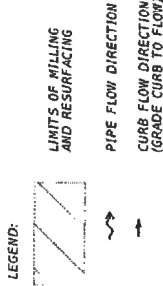
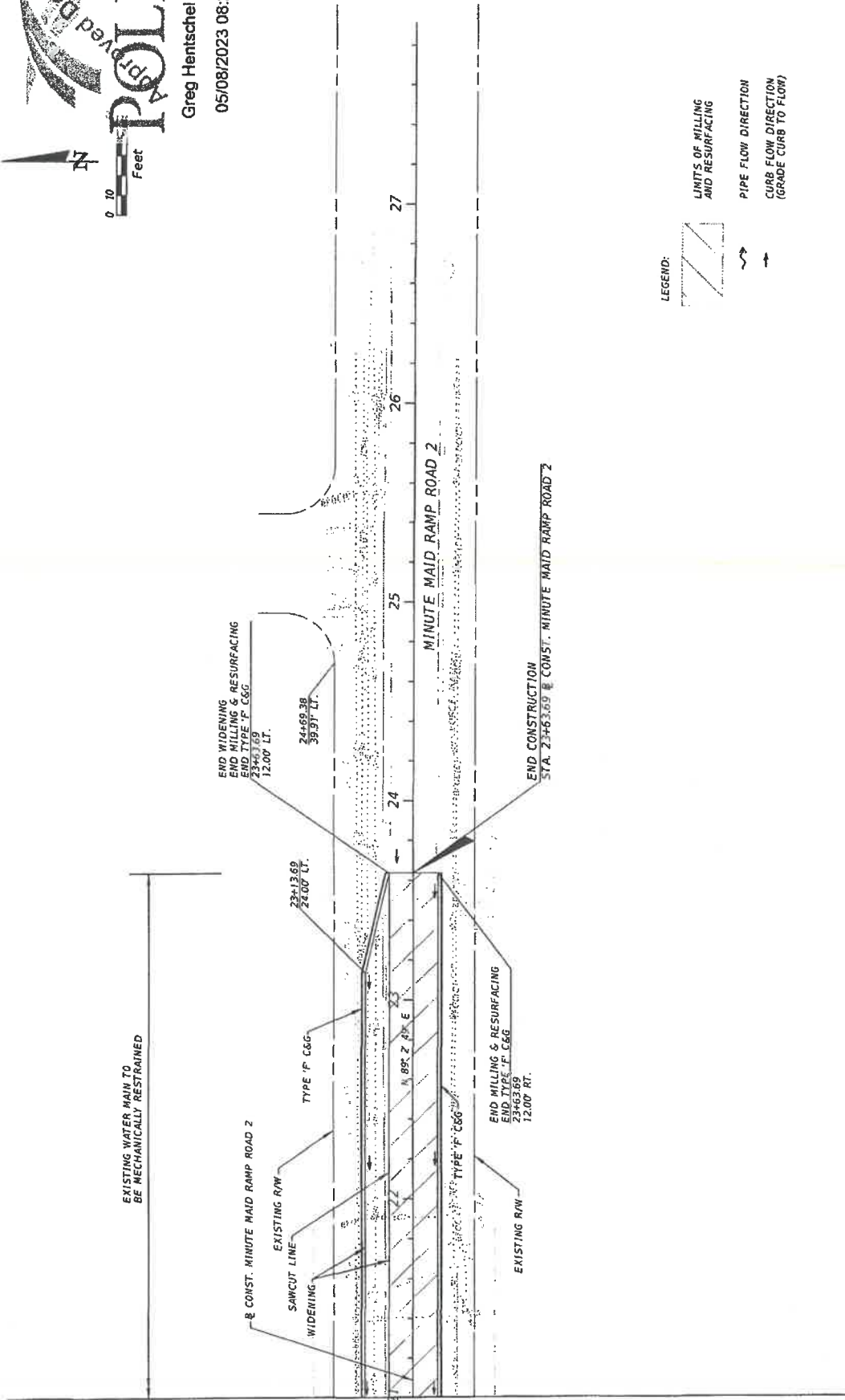
LEGEND:
LIMITS OF MILLING AND RESURFACING
PIPE FLOW DIRECTION
CURB FLOW DIRECTION (GRADE CURB TO FLOW)

 JB&B ENGINEERING 2027 Sunset Blvd Los Angeles, CA 90024 Phone: (310) 400-1234		MINUTE MAID RAMP ROAD 1 IMPROVEMENTS PROJECT NO. MINUTE MAID RAMP ROAD 1 PLAN SHEET 07 STA. 11+00.00 TO STA. 16+44.67 PROJECT NO. ABSOLUTE ENGINEERING, INC. DESIGNER TOM SULLIVAN SHEET 26 OF 55 SHEETS
DATE: 05/08/23 DESCRIPTION: 8 CONST. MINUTE MAID RAMP ROAD 1	DATE: 05/08/23 DESCRIPTION: 8 CONST. MINUTE MAID RAMP ROAD 1	DATE: 05/08/23 DESCRIPTION: 8 CONST. MINUTE MAID RAMP ROAD 1

Notation for how data is used and plotted:
 - Symbols within an area indicate the use of
 - Symbols outside an area indicate the use of
 - Symbols within an area indicate the use of
 - Symbols outside an area indicate the use of
 - Symbols within an area indicate the use of
 - Symbols outside an area indicate the use of



Greg Hentschel
05/08/2023 08:24:10



MATCHLINE STA. 21+00.00
SEE PLAN SHEET (12)
SHEET 21 OF 55
39.91
30.09

		JB&B ENGINEERING CONSULTANTS, LLC 1000 N. W. 10th St. Suite 100 Ft. Lauderdale, FL 33304 Phone: 954-564-1222	MINUTE MAID RAMP ROAD 2 IMPROVEMENTS PROJECT NO. MINUTE MAID RAMP ROAD 2 PLAN SHEET 08 STA. 21+00.00 TO STA. 23+63.69 PROJECT NO. 23-00000
DATE	DESCRIPTION	DESIGNER	PROJECT NO.
4/21/2023	RET/ISS/DIS	TOM SULLIVAN	23-00000
BY	DATE	DESIGNER	PROJECT NO.
REGINA	4/21/2023	TOM SULLIVAN	23-00000
4/21/2023 REGINA		SHEET 21 OF 55 SHEETS PROJECT NO. 23-00000	ABSOLUTE ENGINEERING, INC. 1000 N. W. 10th St. Suite 100 Ft. Lauderdale, FL 33304 Phone: 954-564-1222

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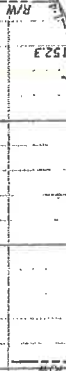


Greg Hentschel

05/08/2023 08:24:40

158
156
154
152
150
148
146
144

48+00.00



162
160
158
156
154
152

42+00.00

164
162
160

158
156
154
152

46+00.00



This form has been digitally signed and sealed by Thomas D. Sullivan, PE in the state of Florida. If the printed copies of this document are not constructed, the digital signature is void in relation to any electronic copies.



JB&B
ENGINEERING, LLC
32117 Robert Trail
Lutz, FL 33549
404.874.4428

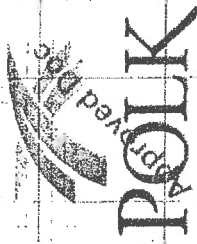
FILE:
THOMAS D. SULLIVAN, NO. 55359
FLORIDA PROFESSIONAL ENGINEER

PROJECT NO.
FDC GROVE ROAD IMPROVEMENTS

CIP PROJECT NO.
FDC GROVE ROAD CROSS SECTIONS

DESIGN:
TOM SULLIVAN

DATE:
05/08/2023



Greg Hentschel

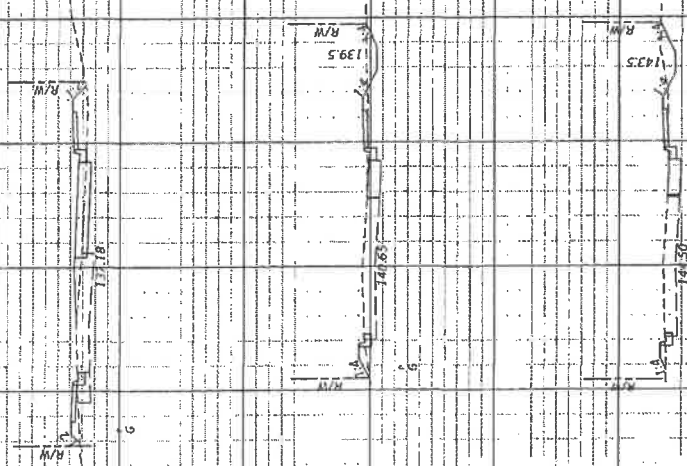
05/08/2023 08:24:10

144
142
140
138
136
134
51+00.00

132
148
146
144
142
140
50+00.00

152
150
148
146
144
142
140

146
144
142
140



This form has been digitally signed and sealed by Thomas D. Sullivan, PE on the date shown to this seal. Printed copies of this document are not considered valid for legal purposes. Any alterations made to this form are void.



VENT. 0 2
-HORIZ. 15 20
Feet

DATE DESCRIPTION REVISIONS

JB&B ENGINEERING, INC.
3019 Highway 70
Largo, FL 34640
(813) 487-0000

PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
PROJECT NO. FDC GROVE ROAD CROSS SECTIONS

DESIGNER: TOM SULLIVAN
DATE: 05/08/2023
PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
PROJECT NO. FDC GROVE ROAD CROSS SECTIONS
DRAWN BY: ABSOLUTE ENGINEERING, INC.
DATE: 05/08/2023
PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
PROJECT NO. FDC GROVE ROAD CROSS SECTIONS



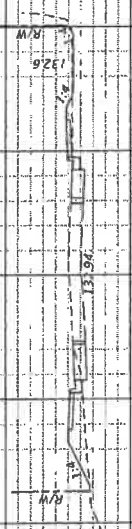
Greg Hentschel

05/08/2023 08:24:40

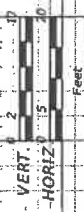
136
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CONSULTANTS, LLC
3317 N. W. 11th St
Lauderhill, FL 33311
Phone: 954-366-1234

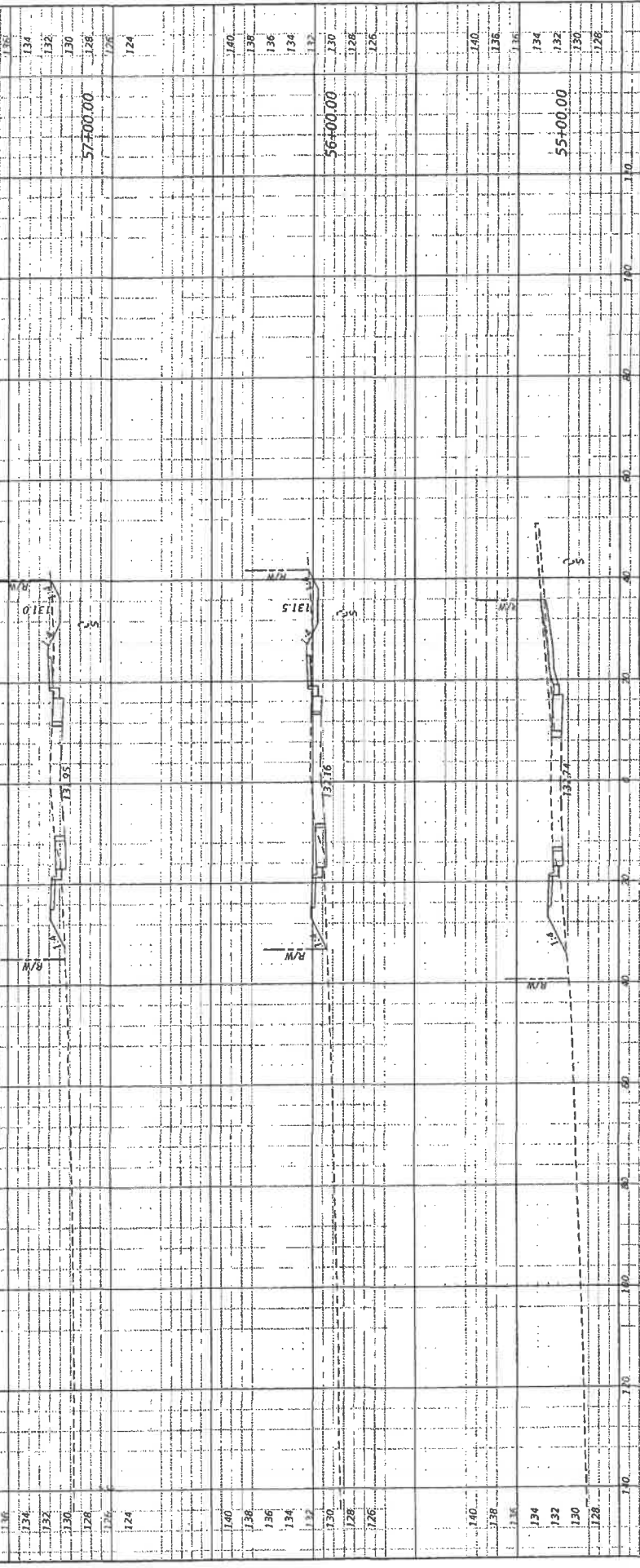
DATE: THOMAS D. SULLIVAN NO. 55359
FLORIDA PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
4/12/2023	REVISIONS	

PROJECT NO. **FDC GROVE ROAD IMPROVEMENTS**
 PROJECT NAME **FDC GROVE ROAD CROSS SECTIONS**
 PREPARED BY **ABSOLUTE ENGINEERING INC**
 DESIGNED BY **TOM SULLIVAN**
 SHEET 30 OF 55 SHEETS



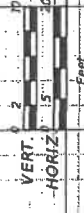
Greg Hentschel
05/08/2023 08:24:40



DATE	DESCRIPTION	BY
4/12/2023	REVISIONS	

		JB&B CONSULTANTS, LLC 2117 Atlantic Blvd Jacksonville, FL 32202 Phone: 904-251-5353
ON FILE THOMAS D. SULLIVAN NO. 55359 PROFESSIONAL ENGINEER STATE OF FLORIDA E:\Users\greg@polk.com\OneDrive\55359 - Jacksonville\05082023.dwg		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. FIP PROJECT NO. DESIGNER TOM SULLIVAN
APPROVED BY GREG HENTSCHEL CIVIL ENGINEER STATE OF FLORIDA NO. 12818		FDC GROVE ROAD CROSS SECTIONS SHEET 31 OF 55 SHEETS

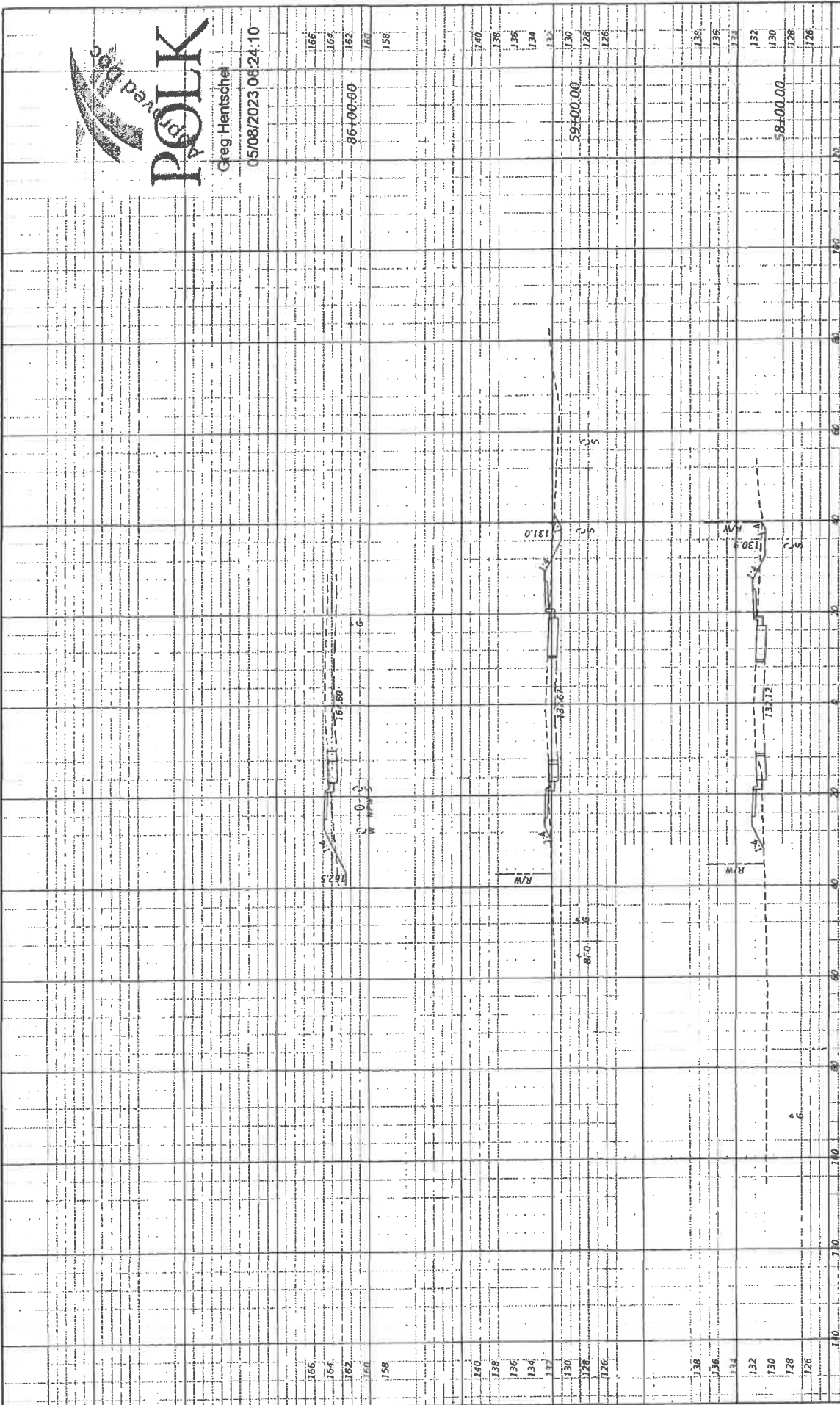
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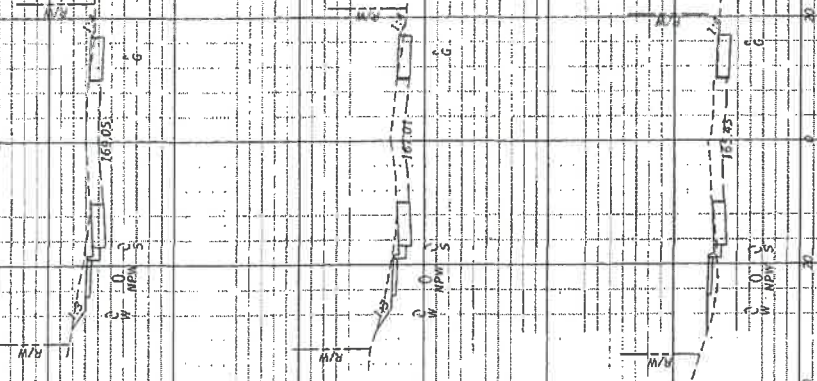
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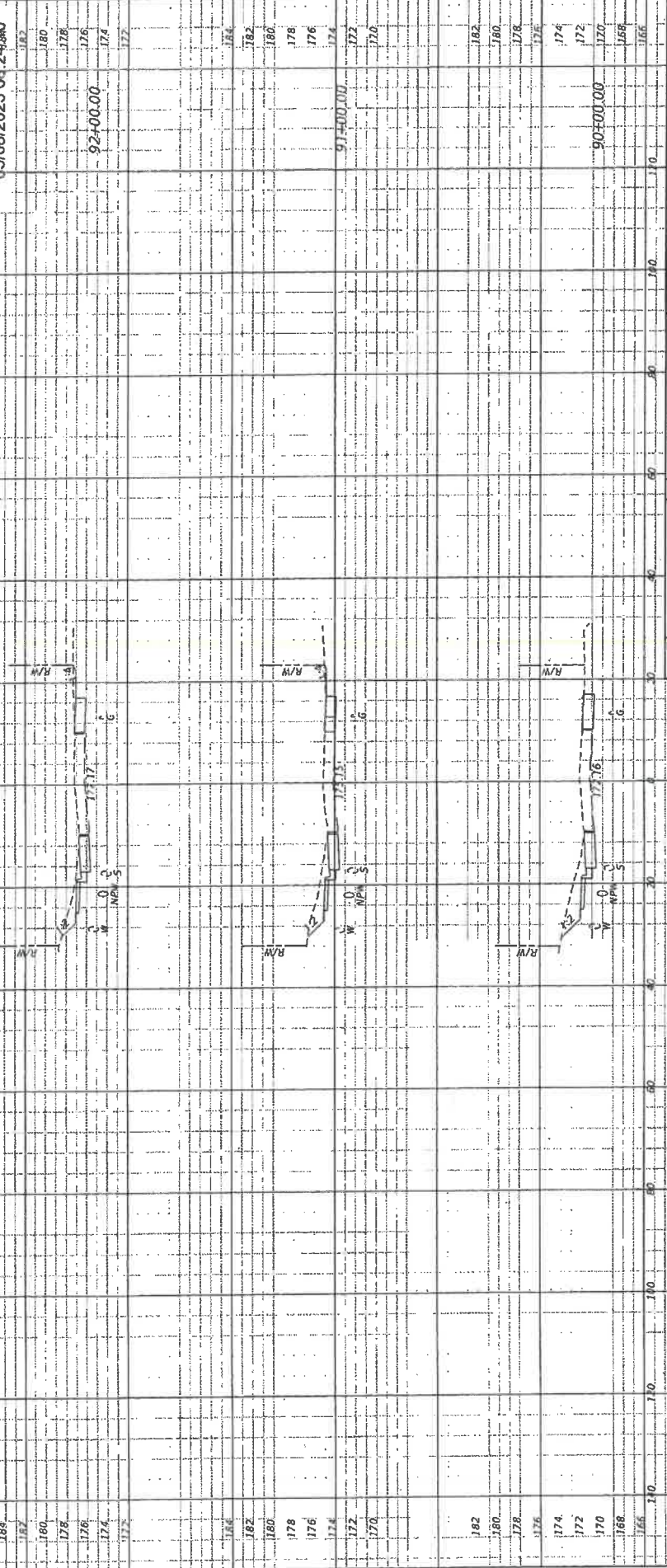


DATE: 4/2/2023
DESCRIPTION: REVISIONS
BY: [Signature]
DATE: 8-24-88
PROJECT NO.: 85-24-88
JOB NO.: 85-24-88
SHEET 33 OF 55 SHEETS

PROJECT NO.: FDC GROVE ROAD IMPROVEMENTS
JOB NO.: FDC GROVE ROAD CROSS SECTIONS
DESIGNER: TOM SULLIVAN
DATE: 8/2/2023



Greg Hentschel
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DATE	DESCRIPTION	BY
4/2/2025	REVISIONS	

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<p>PROJECT NO. FDC GROVE ROAD CROSS SECTIONS</p>	<p>DESIGN TOM SULLIVAN</p>
<p>PROJECT NO. FDC</p>	<p>DATE 05/08/2023</p>
<p>SCALE: 1" = 20'</p>	
<p>DATE: 05/08/2023 THOMAS D. SULLIVAN, P.E. NO. 55559 FLORIDA PROFESSIONAL ENGINEER 1400 JAMES H. WALKER SUITE 1000 TAMPA, FL 33606-3000 C:\projects\fdcgroveroad\fdcgroveroad.dwg</p>	



Greg Hentschel

05/08/2023 08:24:10

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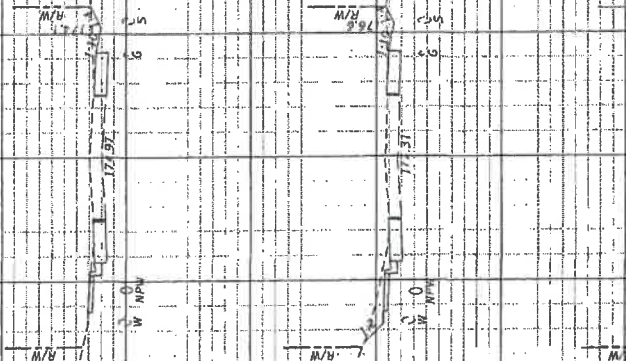
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CONSULTANTS
3070 Market St.
Lawrence, MA 01840
TEL: 978-686-1234
WWW.JBANDB.COM

DATE: THOMAS D. SULLIVAN NO. 55358
BY: JEFFREY M. SULLIVAN
PROF. ENGINEER

DATE: 05/08/2023
BY: GREG HENTSCHEL
REVISIONS

DESCRIPTION

PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
PROJECT NO. FDC GROVE ROAD CROSS SECTIONS
DESIGN TON SULLIVAN

PROJECT NO. ABSOLUTE ENGINEERING, INC.
DESIGNED BY ABSOLUTE ENGINEERING, INC.

SHEET 35 OF 55 SHEETS

PROJECT NO. ABSOLUTE ENGINEERING, INC.
DESIGNED BY ABSOLUTE ENGINEERING, INC.

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DESIGNED BY ABSOLUTE ENGINEERING, INC.



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 05/08/2023 08:24:40

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DATE	DESCRIPTION	BY
4/2/2023	REVISIONS	

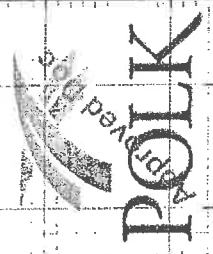


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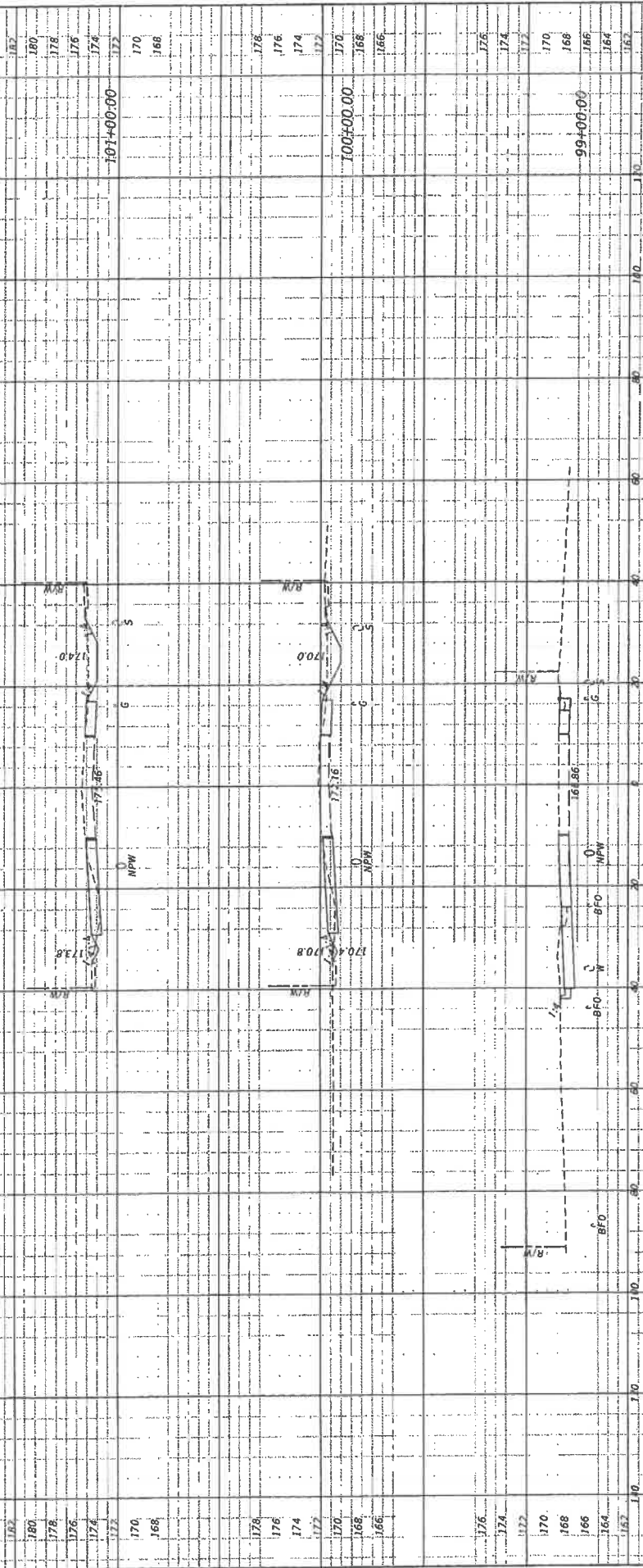


PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
 PROJECT NO. FDC GROVE ROAD CROSS SECTIONS
 DESIGN BY TOM SULLIVAN
 DATE 05/08/2023
 SHEET 35 OF 55 SHEETS

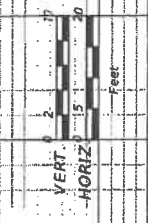
DESIGNED BY: THOMAS D. SULLIVAN, P.E. NO. 50358
 ENGINEER
 3277 N. HUNTER LANE
 LAWRENCE, NC 28045
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Greg Hentschel
05/08/2023 08:24:10



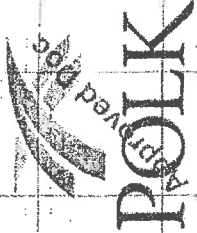
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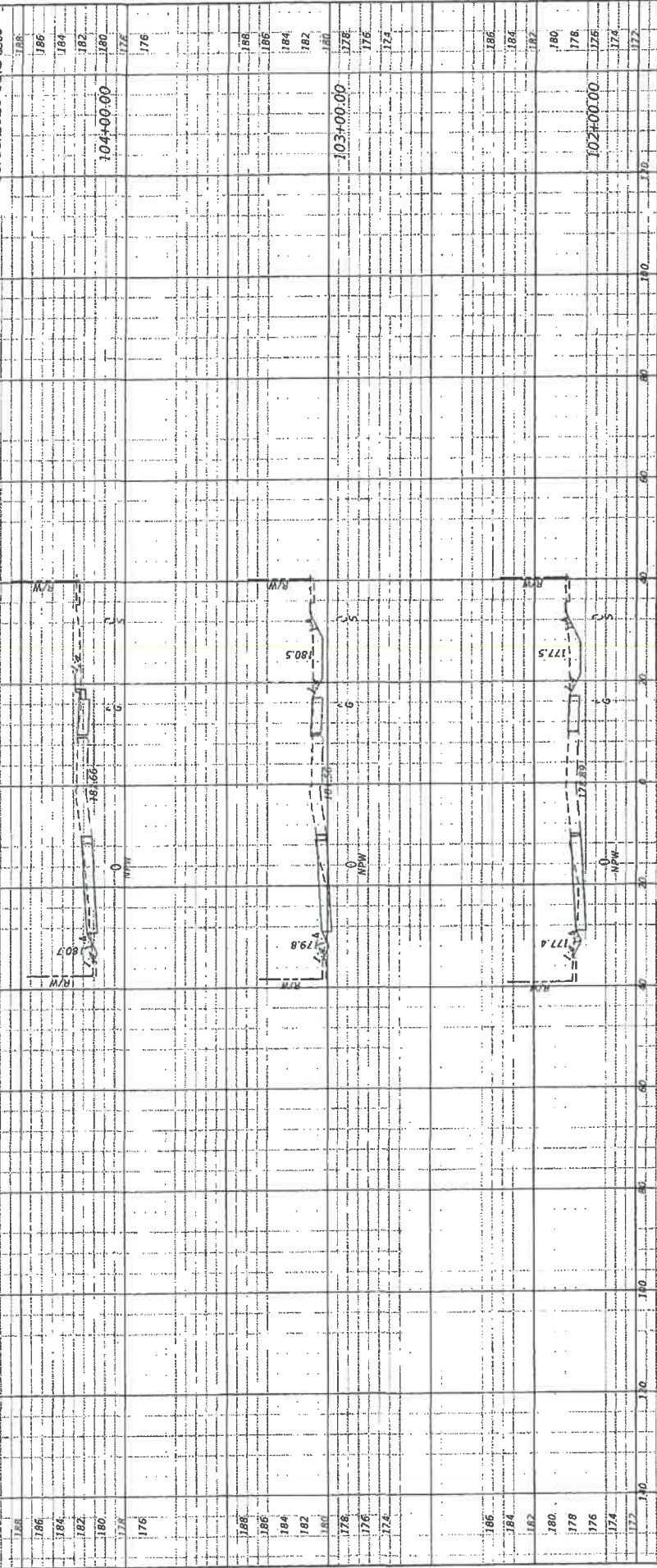
DATE	DESCRIPTION	BY
	REVISIONS	

JB&B
CONSULTANTS, LLC
3211 Mount Zion
Louisville, KY 40203
502.633.4200

PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
CIP PROJECT NO. FDC GROVE ROAD CROSS SECTIONS
DESIGN TOM SULLIVAN
DATE: THOMAS D. SULLIVAN NO. 55396
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/30/2025
PROJECT NO. ABSOLUTE ENGINEERING, INC.
SHEET 37 OF 55 SHEETS



Greg Hentschel
05/08/2023 08:24:40



JB&B CONSULTANTS, LLC
20711 Mount Zion
Columbus, GA 31906
Phone: 706.325.1200

DATE: THOMAS D. SULLIVAN NO. 53359
REVISIONS: 1. 05/08/2023

DATE: 02/28/23
DESCRIPTION: ET

PROJECT NO.: FDC GROVE ROAD IMPROVEMENTS
ZIP PROJECT NO.:

DESIGN: TOM SULLIVAN

PROPOSED FOR: ABSOLUTE ENGINEERING, INC.
Baltimore, MD
Baltimore based on North American Vertical Datum 1988 (NAVD 88)

SHEET 38 OF 55 SHEETS

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SEE DEVELOPMENT PLANS

SEE DEVELOPMENT PLANS

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REVISIONS	

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 CONSULTING ENGINEER
 3317 Royal Trl
 Land O Lakes, FL 34646
 (941) 924-3330

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.	FDC GROVE ROAD CROSS SECTIONS
CLIENT PROJECT NO.	ALCO/LITE ENGINEERING, INC
DESIGN	TIM SULLIVAN

BASED UPON FIELD NOTES AND PLOTS BY

SHEET 39 OF 55 SHEETS



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VERT. 1" = 20'
HORIZ. 1" = 20'

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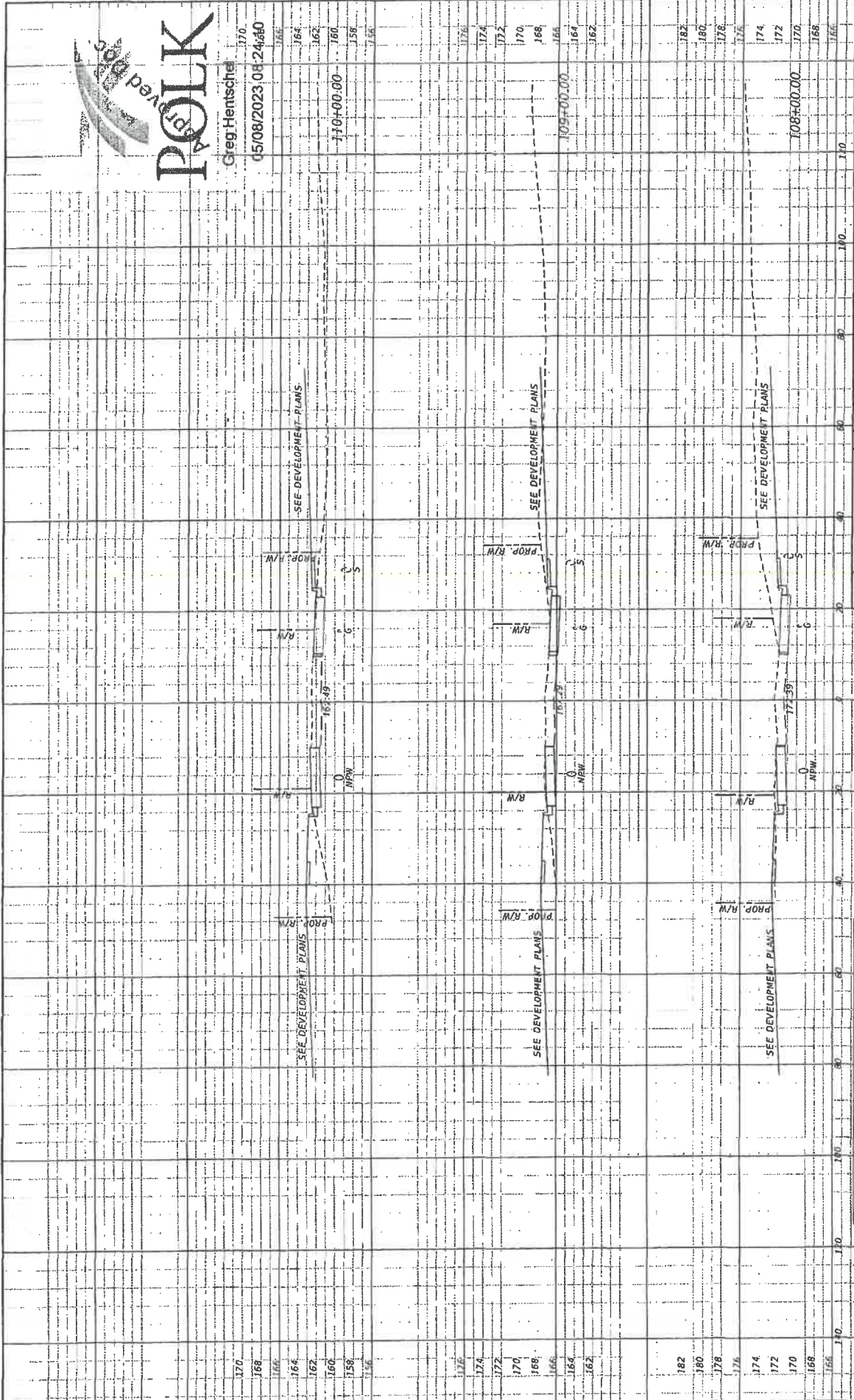
DATE: THOMAS D. SULLIVAN NO. 53359
FLORIDA PROFESSIONAL ENGINEER
6700 West Loop South, Suite 1100
Houston, Texas 77056



DESIGN: TOM SULLIVAN
PROJECT NO. 23-000000

FDC GROVE ROAD IMPROVEMENTS
FDC GROVE ROAD CROSS SECTIONS
ABSOLUTE ENGINEERING, INC.

SHEET 40 OF 55 SHEETS





Greg Hentschel

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SEE DEVELOPMENT PLANS

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SEE DEVELOPMENT PLANS

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SEE DEVELOPMENT PLANS

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SEE DEVELOPMENT PLANS

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SEE DEVELOPMENT PLANS


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SEE DEVELOPMENT PLANS

PROP. R/W
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LAKELAND, FL 33809
CLEAR FLORIDA

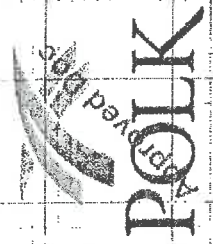
DATE: THOMAS D. SULLIVAN NO. 55358
FLORIDA PROFESSIONAL ENGINEER

PROJECT NO.	FDC GROVE ROAD IMPROVEMENTS
DESIGN	TOM SULLIVAN
PROJECT NO.	FDC PROJECT NO.
DESIGN	ABSOLUTE ENGINEERING INC.
PROJECT NO.	FDC PROJECT NO.
DESIGN	TOM SULLIVAN
PROJECT NO.	FDC PROJECT NO.

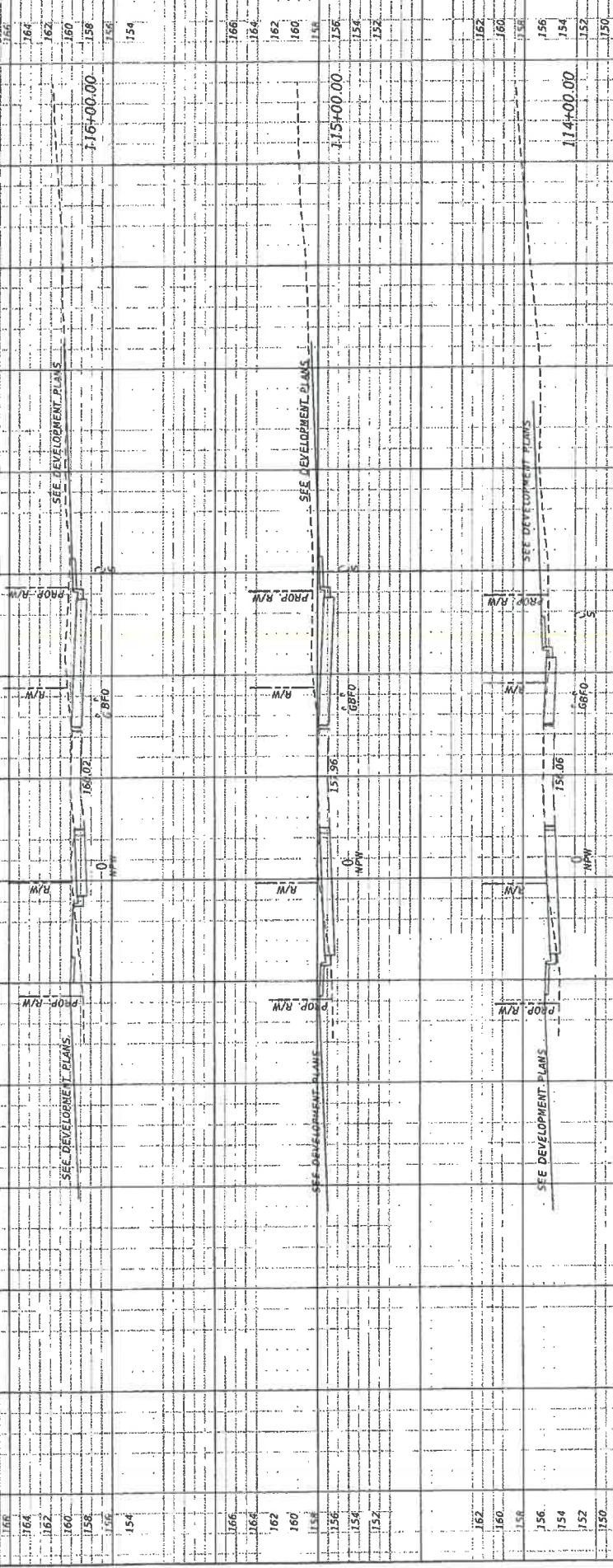
SHEET 41 OF 55 SHEETS

6/24/2023

C:\Users\gms\OneDrive\Documents\FDC Grov Road\20230508



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3317 Newton Rd
Lutz, FL 33549
813-947-9292

FDC GROVE ROAD IMPROVEMENTS

FDC GROVE ROAD CROSS SECTIONS

PROJECT NO. _____
DATE: _____
DESIGN BY: _____
DRAWN BY: _____

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DATE: THOMAS D. SULLIVAN, NO. 55356
PROF. ENGINEER
954-632-1111
C. SULLIVAN ENGINEERING, INC.
1114+00.00
SHEET 42 OF 55 SHEETS

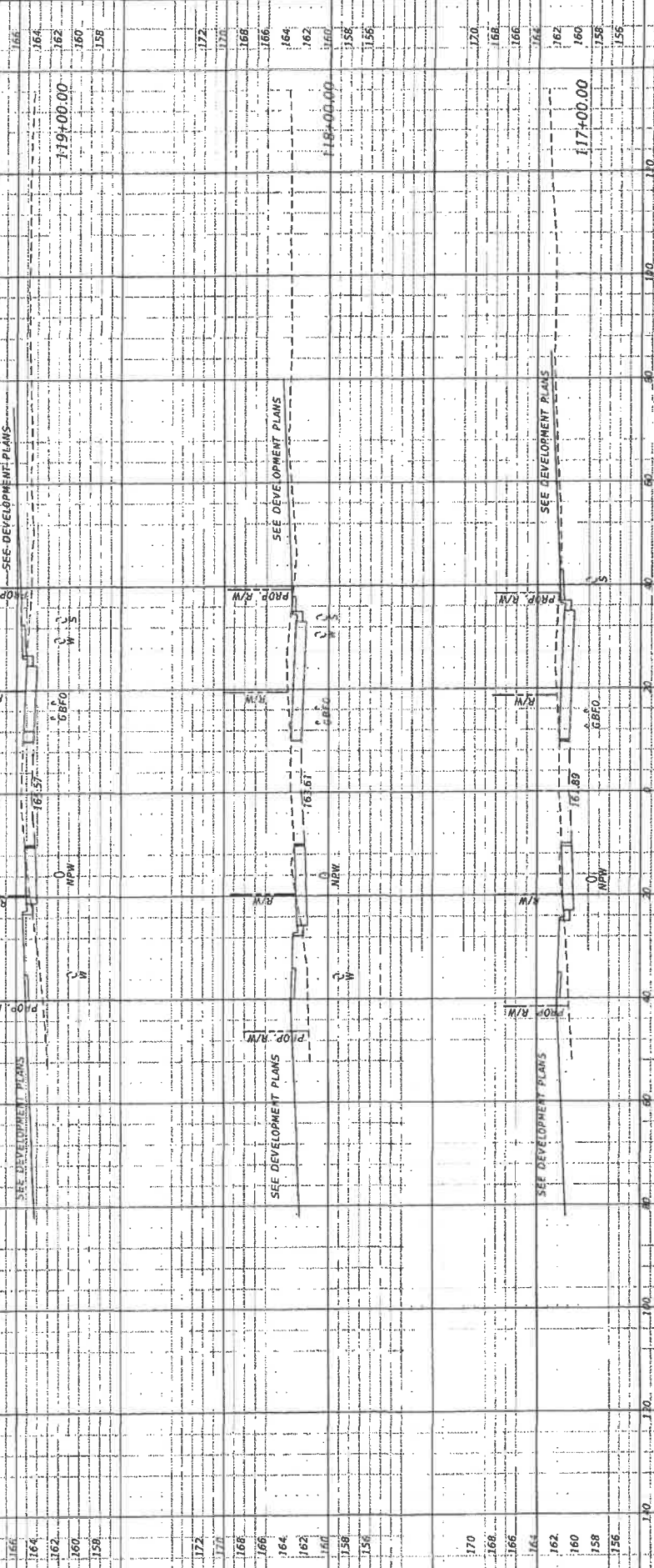
DATE: _____ BY: _____
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PROPOSED VERTICAL CURVES CERTIFICATE OF AUTHORITY NO. 2019

DATE	DESCRIPTION	BY

VERT. 1" = 20'
HORIZ. 1" = 40'

FEET

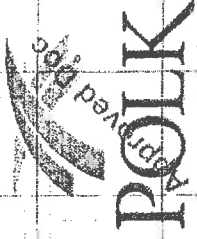
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3414 N. W. 10th Ave
Lauderhill, FL 33309
Phone: 954-750-4444
Fax: 954-750-4444

DATE: 05/08/2023
PROJECT NO. 23-001
DESIGNER: TOM SULLIVAN
PROJECT NO. 23-001

FDC GROVE ROAD IMPROVEMENTS
FDC GROVE ROAD
CROSS SECTIONS
PROJECT NO. 23-001
DESIGNER: TOM SULLIVAN
PROJECT NO. 23-001
SHEET 43 OF 65 SHEETS



Greg Hentschel

05/08/2023 08:24:30

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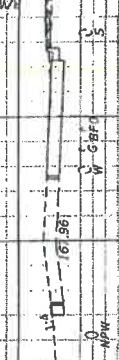
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3201 Hovick Trail
Largo, FL 34744
781.383.0000

DATE: 7/15/2023
BY: THOMAS D. SULLIVAN, PE NO. 56358
PROJECT: FDC GROVE ROAD IMPROVEMENTS

PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
SHEET 44 OF 55 SHEETS

DESIGNER: TOM SULLIVAN
PROJECT NO. ABSOLUTE ENGINEERING, INC.
ABSOLUTE ENGINEERING, INC.
3201 Hovick Trail, Largo, FL 34744
781.383.0000



Greg Hentschel

05/08/2023 08:24:40

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 Leesville, SC 29556
 Phone: 803.785.4400

DESIGNER
 THOMAS D. SULLIVAN, PE
 LICENSE NO. 1000000000

PROJECT NO.
 FDC GROVE ROAD IMPROVEMENTS

CIP PROJECT NO.
 FDC GROVE ROAD CROSS SECTIONS

DATE
 05/08/2023

DESCRIPTION
 REVISED

SCALE
 1" = 20' VERT
 1" = 40' HORIZ

APPROVED BY
 GREG HENTSCHEL

DATE
 05/08/2023

PROJECT NO.
 FDC GROVE ROAD IMPROVEMENTS

CIP PROJECT NO.
 FDC GROVE ROAD CROSS SECTIONS

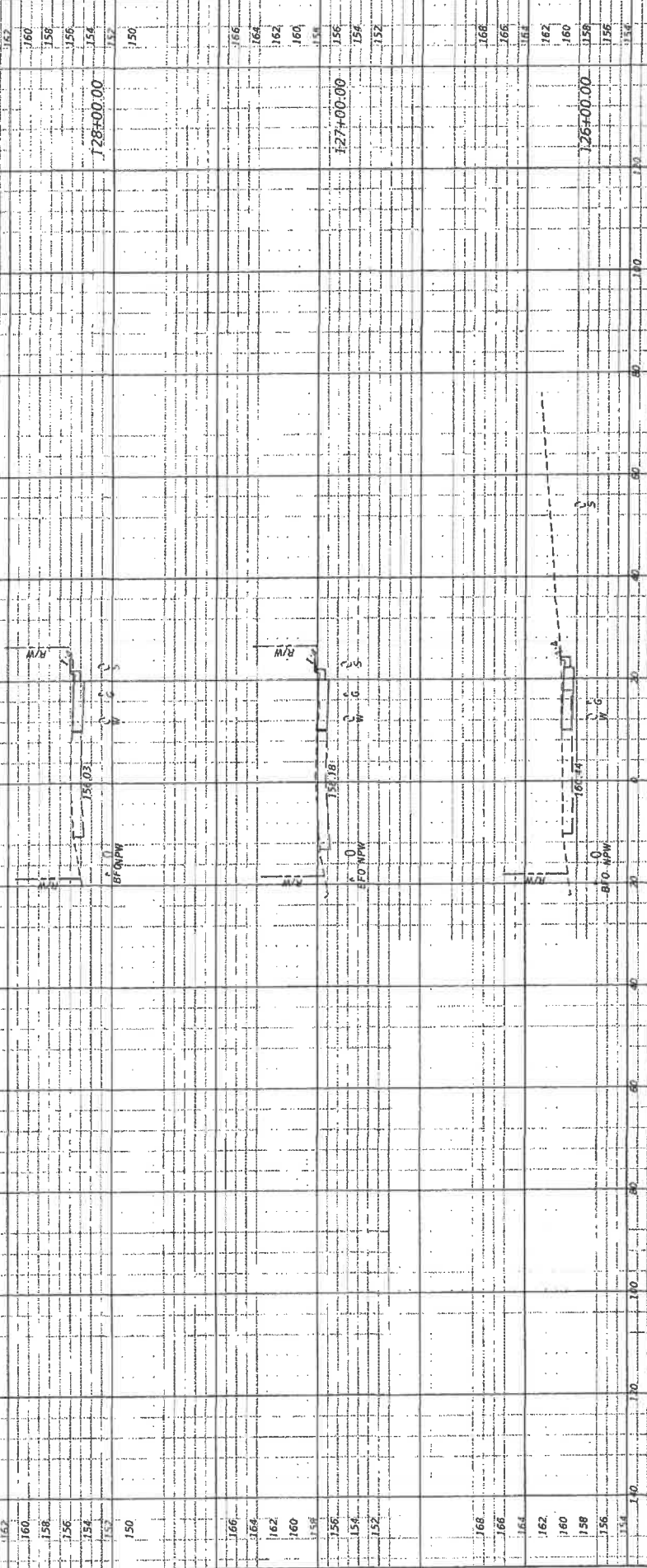
DESIGNER
 TOM SULLIVAN

SCALE
 1" = 20' VERT
 1" = 40' HORIZ

SHEET 45 OF 55 SHEETS



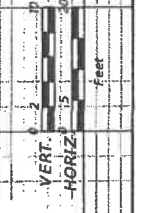
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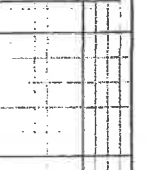
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PROJECT NO.		FDC GROVE ROAD CROSS SECTIONS
DESIGN	DATE	PROJECT NO.
TOM SULLIVAN	05/08/2023	FDC GROVE ROAD IMPROVEMENTS
DESIGNER		PROJECT NO.
TOM SULLIVAN		FDC GROVE ROAD IMPROVEMENTS

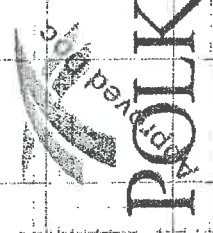
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ENGINEERS
2147 Walnut St
Lawrence, MA 01840
978-681-1400

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PROJECT NO.
JOB PROJECT NO.
DESIGN
TOM SULLIVAN

PROJECT NO.
JOB PROJECT NO.
DESIGN
TOM SULLIVAN

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RETURNS

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Thomas D. Sullivan, PE, P.E., No. 15839
Professional Engineer
State of Florida
No. 15839



DATE
DESCRIPTION
RETURNS

DATE
DESCRIPTION
RETURNS



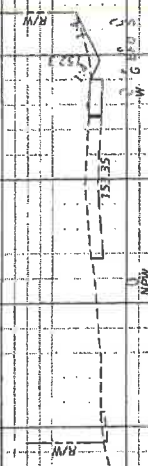
Greg Hentschel
05/08/2023 08:24:40

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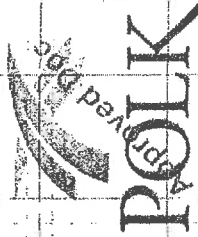
JB&B
ENGINEERING LLC
3015 N. Main St.
Lenoir, NC 28645
CONTACT: 813-882-1122

DATE: 7/12/2023
DESCRIPTION: RETIRED
BY: [Signature]

PROJECT NO.: FDC GROVE ROAD CROSS SECTIONS
DESIGN: TOM SULLIVAN
PROJECT: ABSOLUTE ENGINEERING, INC.
SHEET 48 OF 55 SHEETS

DATE: 05/08/2023
DESCRIPTION: RETIRED
BY: [Signature]

PROJECT NO.: FDC GROVE ROAD CROSS SECTIONS
DESIGN: TOM SULLIVAN
PROJECT: ABSOLUTE ENGINEERING, INC.
SHEET 48 OF 55 SHEETS



Greg Hentschel

05/08/2023 08:24:40

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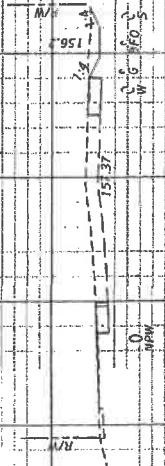
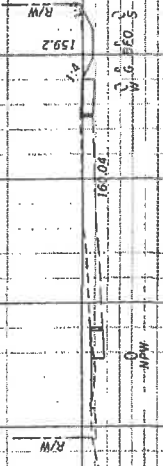
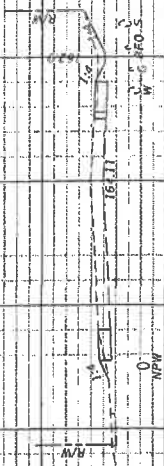
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THIS DRAWING HAS BEEN CHECKED AND APPROVED BY THE ENGINEER FOR THE PROJECT AND IS TO BE USED AS SHOWN. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE ENGINEER. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE ENGINEER.



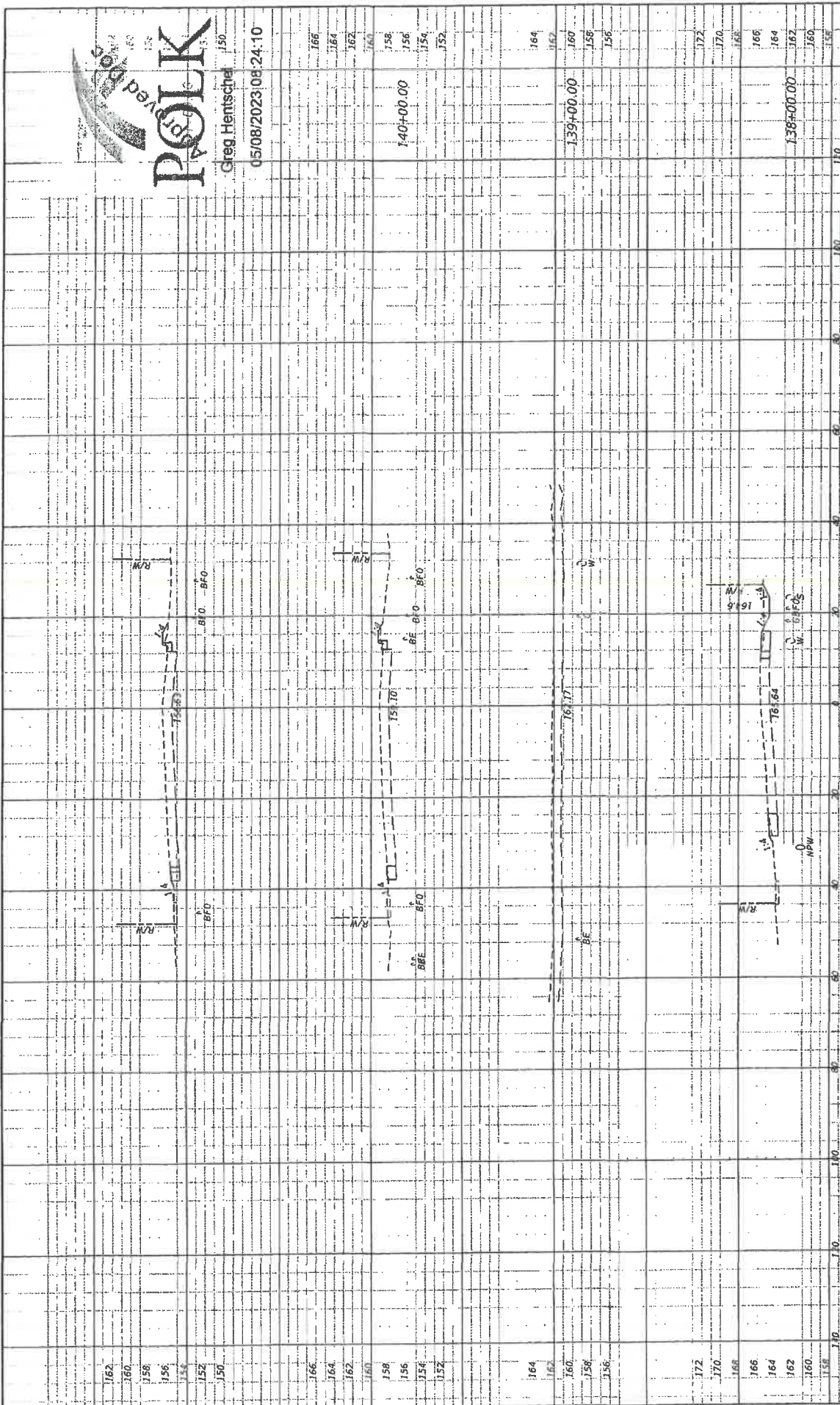
DATE: 4/20/2023
 BY: Greg Hentschel
 DESCRIPTION: FDC GROVE ROAD IMPROVEMENTS

PROJECT NO. FDC GROVE ROAD CROSS SECTIONS
 SHEET 49 OF 55 SHEETS

DESIGNER: TOM SULLIVAN
 PROJECT NO. ABSOLUTE ENGINEERING, INC.
 1355000.00
 1355000.00
 1355000.00



Greg Hentschel 150
05/08/2023 08:24:10



This item has been digitally signed and sealed by
Thomas D. Sullivan, PE in the state of Missouri to this seal.
Printed copies of this document are not considered
signed and sealed and are therefore not enforceable.
Any returned copies.



JB&B
ENGINEERING
2012 Walnut St.
Linn County, MO 64601
PH: 660-886-0000

FDC GROVE ROAD IMPROVEMENTS
PROJECT NO. FDC GROVE ROAD CROSS SECTIONS
PROJECT NO. ABSOLUTE ENGINEERING, INC.
DESIGNER: TOM SULLIVAN
SHEET 50 OF 55 SHEETS

DATE	DESCRIPTION	BY
05/08/23	4/27/2023	



Greg Hentschel

05/08/2023 08:24:40

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R/W
BFO

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BFO

R/W
BFO



This drawing has been digitally signed and sealed by Thomas D. Sullivan, PE, for the date and time shown on this seal. Any changes to this document after the date and time shown on this seal and the signature made to verify on any electronic copies.



DATE	DESCRIPTION	BY
4/2/2023	REVISED	BT

JB&B
 CONSULTANTS LLC
 3117 Avenue 108
 Livermore, CA 94550
 (925) 462-4333

ENGINEERING LICENSE CERTIFICATE OF AUTHORIZATION NO. 2081
 ENGINEER
 THOMAS D. SULLIVAN NO. 55359
 LICENSED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA

PROJECT NO. _____
 PROJECT NAME _____
 SHEET 51 OF 55 SHEETS



Greg Hentsche
05/08/2023 08:24:10



This sheet has been digitally signed and sealed by
Thomas D. Sullivan, PE in the state of Florida on 05/08/2023.
The digital signature is not visible on this printout.
The digital signature is not visible on this printout.
The digital signature is not visible on this printout.



DATE	DESCRIPTION	BY
05/08/2023	05/08/2023	GH

JB&B
 CONSULTANTS, LLC
 2717 RYAN WAY
 SUITE 100
 TAMPA, FL 33613
 (813) 973-1111

DATE
 THOMAS D. SULLIVAN, PE NO. 55359
 FLORIDA PROFESSIONAL ENGINEER
 C. STATE REGISTRATION NO. 55359

PROJECT NO.	PROJECT NAME	DESIGNER
FDC GROVE ROAD IMPROVEMENTS	FDC GROVE ROAD CROSS SECTIONS	TOM SULLIVAN

PROFESSOR OF PRACTICE
 ABSOLUTE ENGINEERING, INC.

DESIGNED BY
 TOM SULLIVAN

DATE
 05/08/2023

DATE
 05/08/2023

DATE
 05/08/2023

DATE
 05/08/2023

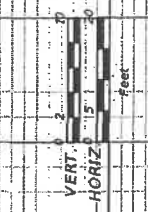
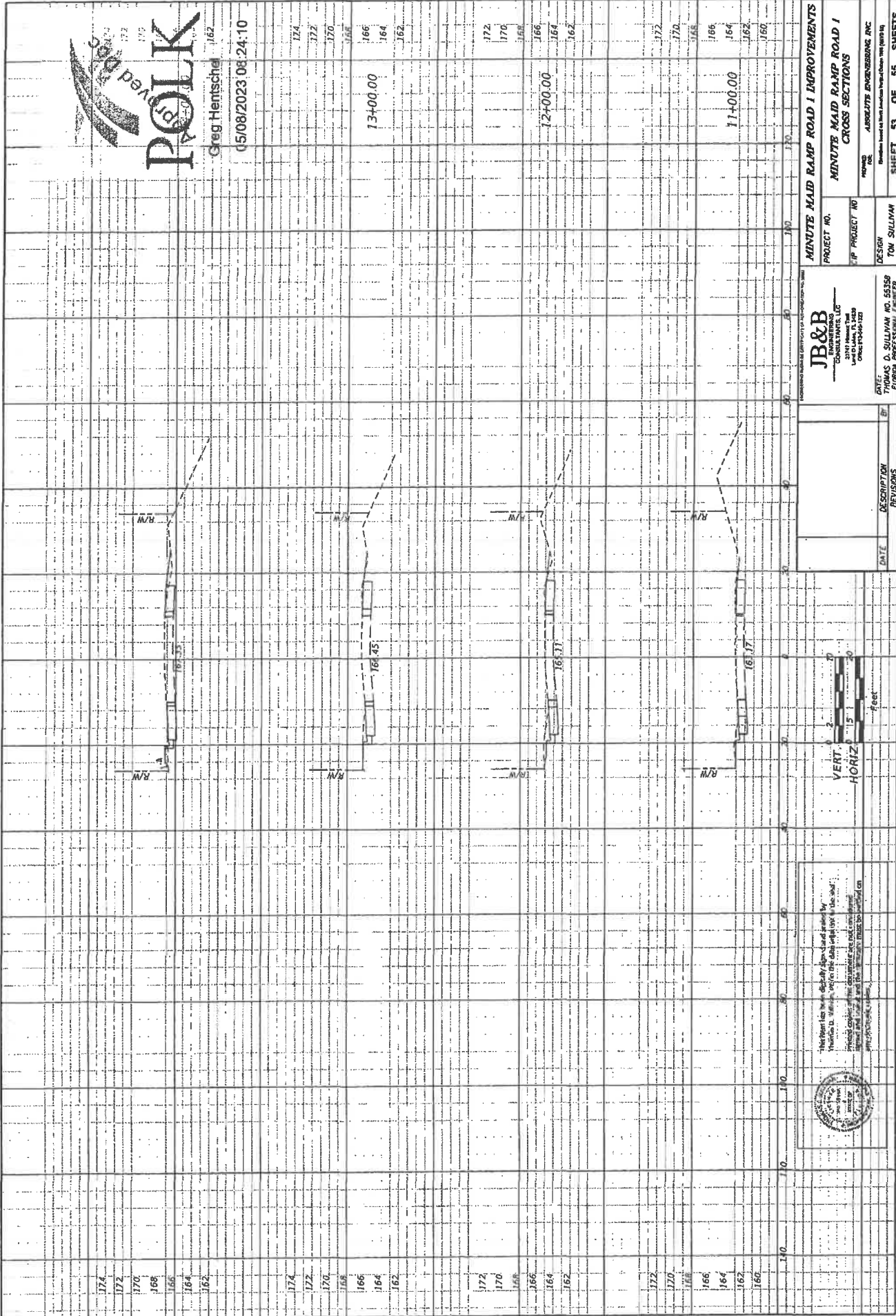
DATE
 05/08/2023

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 05/08/2023

DATE
 05/08/2023



Greg Hentschel 162
 (5/08/2023 08:24:10)



This Plan has been carefully reviewed and approved by
 Thomas D. Sullivan, PE, on the date indicated on the seal.
 The State of Missouri requires that all plans be sealed and signed by a Professional Engineer.
 If you have any questions, please contact the Engineering Department.
 JB&B Engineering, LLC
 3000 Industrial Blvd
 St. Louis, MO 63103



DATE	DESCRIPTION	REVISOR

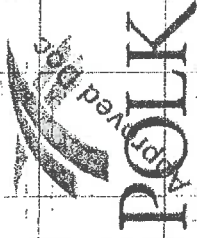
JB&B
 Engineering, LLC
 3000 Industrial Blvd
 St. Louis, MO 63103
 (314) 341-1122

DATE: 7/20/23
 PROJECT NO. 55359
 PROJECT NAME: MINUTE MAID RAMP ROAD I IMPROVEMENTS

DESIGNER: TOM SULLIVAN
 PROJECT NO: 55359

DESIGN: ABSOLUTE ENGINEERING INC.
 PROJECT: ABSOLUTE ENGINEERING INC.

MINUTE MAID RAMP ROAD I IMPROVEMENTS
 PROJECT NO. 55359
 CROSS SECTIONS



Greg Hentschel

05/08/2023 08:24:10



PROJECT NO.	MINUTE MAID RAMP ROAD 1 IMPROVEMENTS
PROJECT NO.	MINUTE MAID RAMP ROAD 1 CROSS SECTIONS
DESIGN	TOM SULLIVAN
DESIGNER	ABSOLUTE ENGINEERING, INC.

JB&B
ENGINEERING
CONSULTANTS, LLC
1401 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Phone: (754) 561-1100

DATE: 4/2/2023
DESCRIPTION: REVISIONS
BY: [Signature]

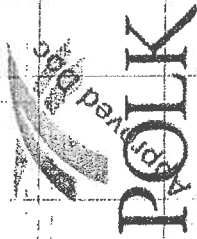
VERTICAL SCALE: 1" = 10'
HORIZONTAL SCALE: 1" = 30'

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15+00.00

This form has been developed by the Florida Department of Transportation (FDOT) and is intended to be used by all contractors and consultants working on FDOT projects. It is the responsibility of the contractor and consultant to ensure that all information provided is accurate and complete. The contractor and consultant shall be responsible for obtaining all necessary permits and approvals for the project. The contractor and consultant shall be responsible for maintaining the project in accordance with the plans and specifications. The contractor and consultant shall be responsible for providing all necessary information to the FDOT for the project. The contractor and consultant shall be responsible for providing all necessary information to the FDOT for the project.

PROFESSIONAL ENGINEER
THOMAS D. SULLIVAN
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 12345
DATE: 4/2/2023



Greg Hentschel

05/08/2023 08:24:10

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JB&B
ENGINEERING
CONSULTANTS, LLC
1401 JAMES T. WALKER
COLUMBIA, MISSOURI 65201
PHONE: 636-946-1320

DATE: 4/12/2023
DESCRIPTION: REVISIONS
BY: P55370 M

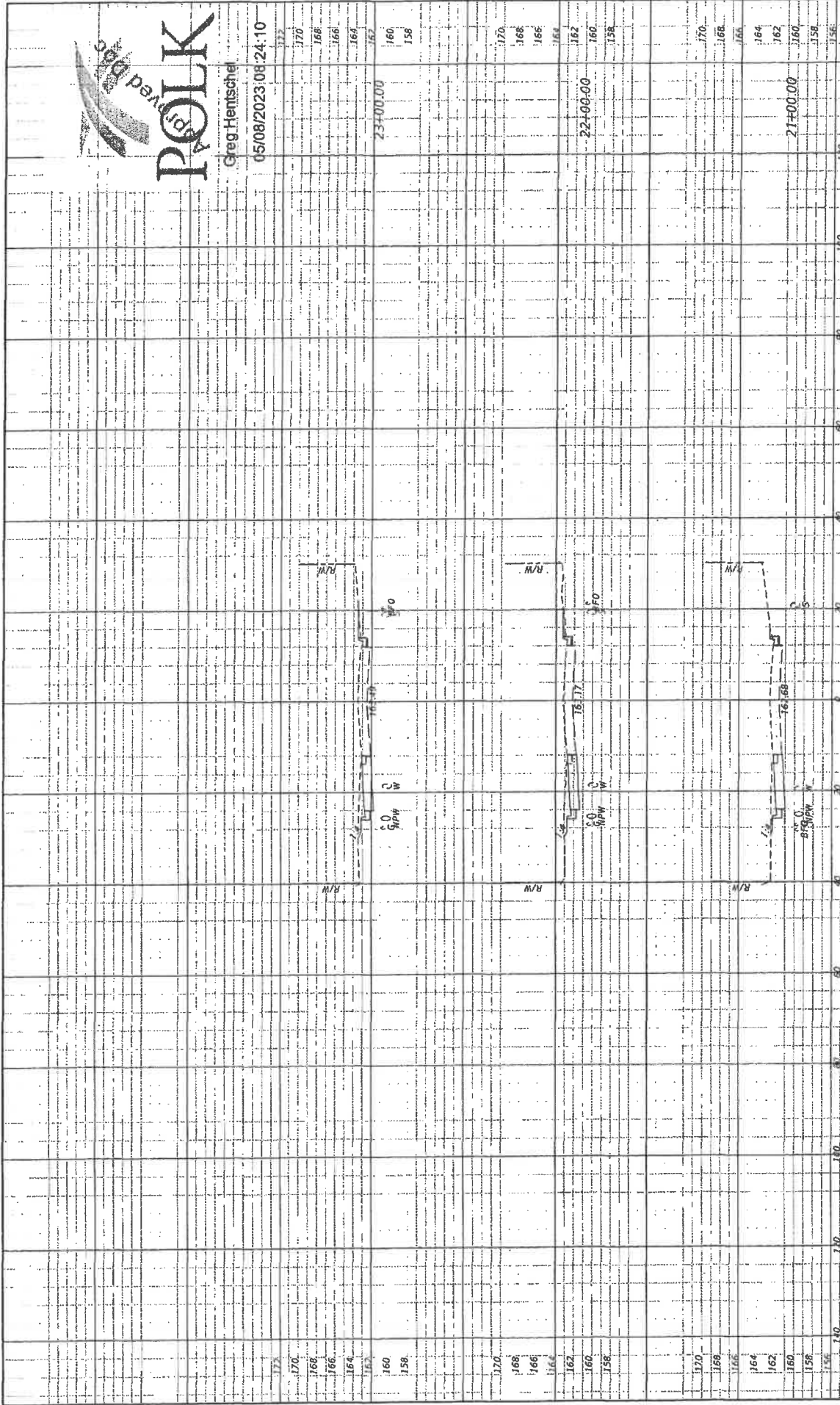
PROJECT NO. MINUTE MAID RAMP ROAD 2 IMPROVEMENTS
SHEET 55 OF 55 SHEETS

DESIGN: TOM SULLIVAN
CIP PROJECT NO. CROSS SECTIONS
PROVIDED FOR: ABBOTT JR. ENGINEERING, INC.

SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 10'
HORIZONTAL SCALE: 1" = 40'

NOTES:
1. THIS PLAN HAS BEEN CHECKED AND APPROVED BY THE ENGINEER.
2. PREVIOUS EDITIONS OF THIS PLAN ARE HEREBY SUPERSEDED.
3. THIS PLAN IS THE PROPERTY OF JB&B ENGINEERING CONSULTANTS, LLC.
4. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS.
5. ANY REVISIONS MUST BE APPROVED BY THE ENGINEER.



JB&B
ENGINEERING
CONSULTANTS, LLC
1401 JAMES T. WALKER
COLUMBIA, MISSOURI 65201
PHONE: 636-946-1320

DATE: 4/12/2023
DESCRIPTION: REVISIONS
BY: P55370 M

PROJECT NO. MINUTE MAID RAMP ROAD 2 IMPROVEMENTS
SHEET 55 OF 55 SHEETS

DESIGN: TOM SULLIVAN
CIP PROJECT NO. CROSS SECTIONS
PROVIDED FOR: ABBOTT JR. ENGINEERING, INC.

SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 10'
HORIZONTAL SCALE: 1" = 40'

NOTES:
1. THIS PLAN HAS BEEN CHECKED AND APPROVED BY THE ENGINEER.
2. PREVIOUS EDITIONS OF THIS PLAN ARE HEREBY SUPERSEDED.
3. THIS PLAN IS THE PROPERTY OF JB&B ENGINEERING CONSULTANTS, LLC.
4. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS.
5. ANY REVISIONS MUST BE APPROVED BY THE ENGINEER.

1) Purpose:

These specifications have been developed to provide developers with a uniform system for installation of traffic control devices on the FDOT & POLK County road system. A uniform system provides for reduced maintenance costs and a high standard of visibility for drivers. All required traffic control devices shall be installed by the developer of the project.

2) Florida State Statute 316.0745:

Any and all traffic control devices installed on the FDOT & POLK County road system shall conform to Florida State Statute 316.0745, Uniform Signs and Devices on State Roadways, and the Department of Transportation (FDOT) Specifications. The FDOT & POLK County has adopted the Federal Manual on Uniform Traffic Control Devices as the standards to be used in the State of Florida.

3) Pavement Markings:

3.1) All pavement markings shall be thermoplastic, raised pavement markers shall be class "B".

3.2) Pavement markings and raised pavement markers shall be installed on all roads classified other than residential with an ADT greater than 500 vehicles, or if other conditions exist that require pavement markings. (see MUTCD, Section 3B-1).

4) Traffic Control Signs:

4.1) All sign blanks shall be of a type currently certified by the FDOT for use in the State of Florida.

4.2) All sign faces shall be High Intensity grade and of a type currently certified by the FDOT for use in the State of Florida.

4.3) All signs shall be no less than the standard size as specified by the Federal Manual on Uniform Traffic Control Devices. No minimum size signing shall be accepted. Larger signs shall be used when required by design speed, etc.

4.4) Sign sizes shall have: 4' series C letters and 5' signs shall have 6' series B letters. All signs shall be mounted on white backgrounds with green letters and border. All maintained road shall be green background with white letters and border. Street name sign brackets for 6' signs 30" long or less, or 5' signs 24" long or less, shall have a 5 inch blade or cross. All other street name signs shall be mounted with brackets with a 12 inch blade or 8 inch cross. All street name sign brackets shall be supplied with bolts, set screws will not be accepted.

4.5) On roads to be maintained by FDOT & POLK County, all signs other than street names shall be white with a yellow reflective label affixed to the back of the sign. It will be punched to show month, day and year of installation. (See Sample Label). Alternate label designs providing the date code information may be used if a sample is submitted and approved by FDOT & POLK County prior to installation.

Sample Label: size 2' x 4'

WARNING

REMOVAL OF, OR DEFACING ANY TRAFFIC CONTROL DEVICE IS PUNISHABLE BY FINE AND/OR IMPRISONMENT
REPORT DAMAGE BY CALLING (727) 847-2411

INSTALLED

J F M A M J J A S O N D
10% 20% 30% - 1 2 3 4 5 6 7 8 9
01 02 03 04 05 06 07 08 09

4.6) All post systems, mounting brackets and hardware shall be of a type currently in use by the FDOT & POLK County Public Works Department and currently certified by the Florida Department of Transportation for use in the State of Florida. Alternative systems, etc., shall only be used if approved by the FDOT & POLK County Engineer.

5) Certification of materials:

5.1) All traffic control devices and materials shall be on the current FDOT APPROVED PRODUCTS LIST. Proof of certification is required for all traffic control devices.
5.2) A Traffic Control Device Specification shall be submitted to the Traffic Operations Division until the certification submittal has been approved by the Traffic Operations Division. These forms are available from the Traffic Operations Division. Copies of the approved Traffic Control Devices Submittal Data Form shall be sent to the contractor and the Engineering Inspections Division.

6) Traffic Control Devices Plans:

6.1) A detailed set of plans for required traffic control devices shall be submitted for all road construction, site development, subdivision, and Right-of-Way Use Permits. These plans shall be in conformance with FDOT design standards. All plans shall be signed and sealed by a registered professional engineer in the State of Florida.
6.2) A Traffic Control Device Specification shall be submitted to the Traffic Operations Division. Copies of the approved Traffic Control Devices Submittal Data Form shall be submitted. These forms will be forwarded to the Traffic Operations Division.

7) Cost Estimate:

An engineer's cost estimate shall be required for all proposed traffic control devices. The estimate shall be provided in conjunction with the Traffic Control Devices Submittal Data Form (See Section 5.2).

8) Inspection and Acceptance:

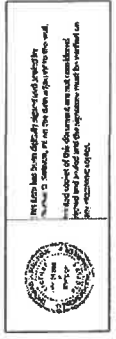
8.1) Upon completion of the installation of the traffic control devices, the contractor shall call the Engineering Inspections Division for an inspection at (813) 655-3405.
8.2) The inspection shall be made by the Engineering Inspection Division within 48 hours (two working days) of the request.
8.3) An inspection report shall be made by the Engineering Inspections Division. Copies of the report shall be sent to the Engineer and the developer.
8.4) No roadway shall be open to the public until all traffic control devices have been installed and accepted by FDOT & POLK County.

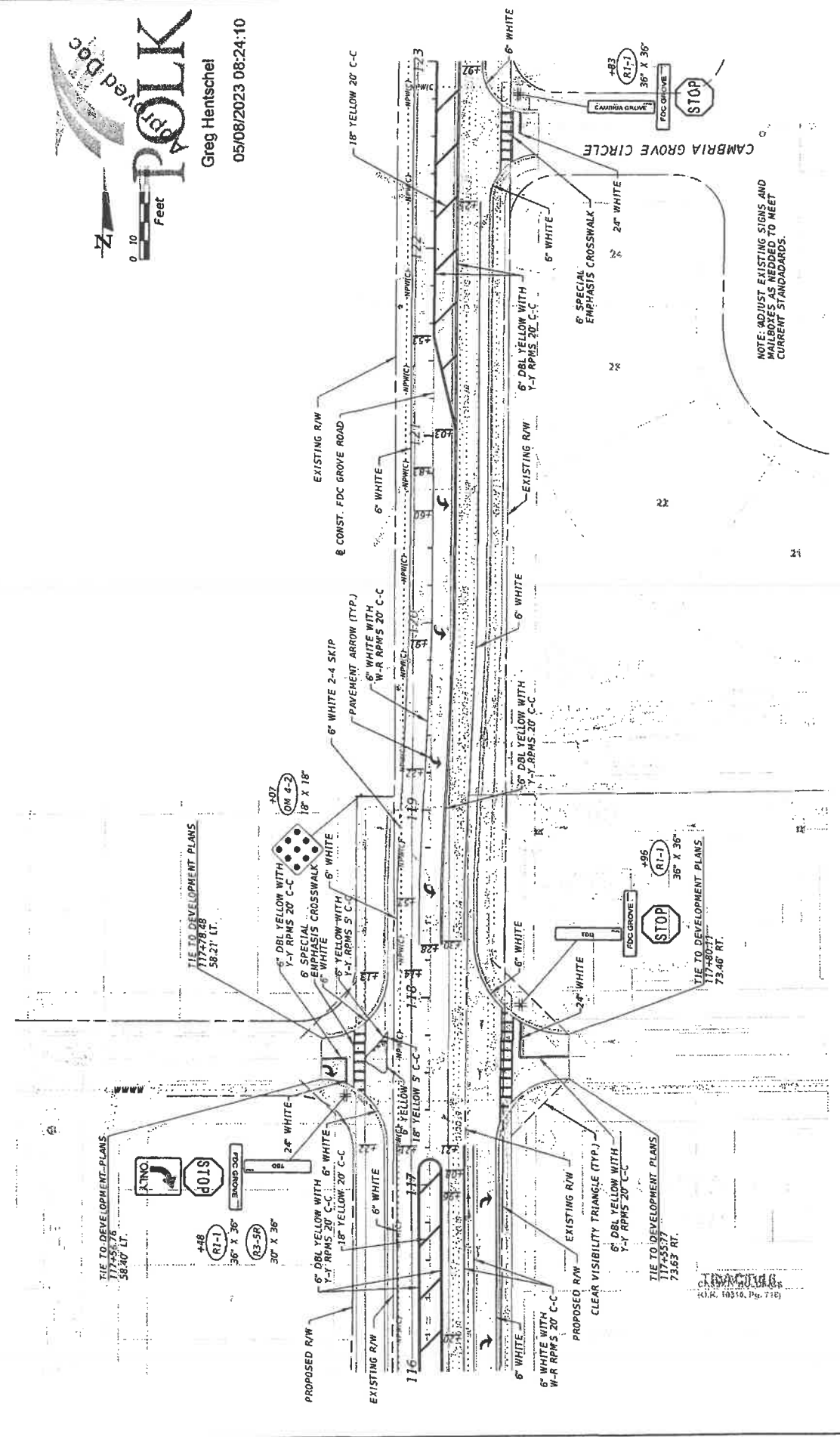
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL SIGNS NOT TO BE PERMANENTLY REMOVED IN THIS PROJECT.
10. ALL SIGN POSTS WHICH ARE EMBEDDED IN ASPHALT OR CONCRETE SHALL BE INSTALLED IN AN ACCORDANCE WITH FOOT INDEX 11880 AND INDEX 11882 SHALL BE.
11. ALL EXISTING SIGNS WITHIN THE LIMITS OF PROJECT ARE TO REMAIN UNLESS A CHANGE BE INDICATED IN THE PLANS. THE COST OF REMOVAL IS TO BE INCLUDED IN THE BIDDING.
12. THE CONTRACTOR SHALL VERIFY GROUND ELEVATIONS AND SUPPORTS IN THE FIELD BEFORE FABRICATION.
13. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

Greg Hentschel

05/08/2023 08:24:10

Table with project information: PROJECT NO., PROJECT ID, DESIGN, CLIENT, PROJECT NAME, PROJECT NO., PROJECT ID, DESIGN, CLIENT, PROJECT NAME, PROJECT NO., PROJECT ID, DESIGN, CLIENT, PROJECT NAME.



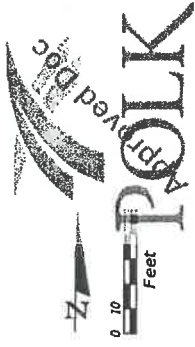


NOTE: ADJUST EXISTING SIGNS AND
 WALLBOXES AS NEEDED TO MEET
 CURRENT STANDARDS.

JB&B ENGINEERS 2017 N. W. 11th St. Fort Lauderdale, FL 33309 TEL: 954-576-0000		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET (9) STA. 116+00.00 TO STA. 126+00.00 PREPARED BY ABSOLUTE ENGINEERING, INC. DESIGN TOM SULLIVAN DATE 05/08/2023
DATE 05/08/2023	DESCRIPTION REVISIONS	SHEET 5-10 OF 5-16 SHEETS



This plan has been prepared by the undersigned, a duly qualified and licensed Professional Engineer, in accordance with the Florida Statutes, Chapter 471, and the Florida Board of Professional Engineers, Rules and Regulations, and I hereby certify that the same were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida.

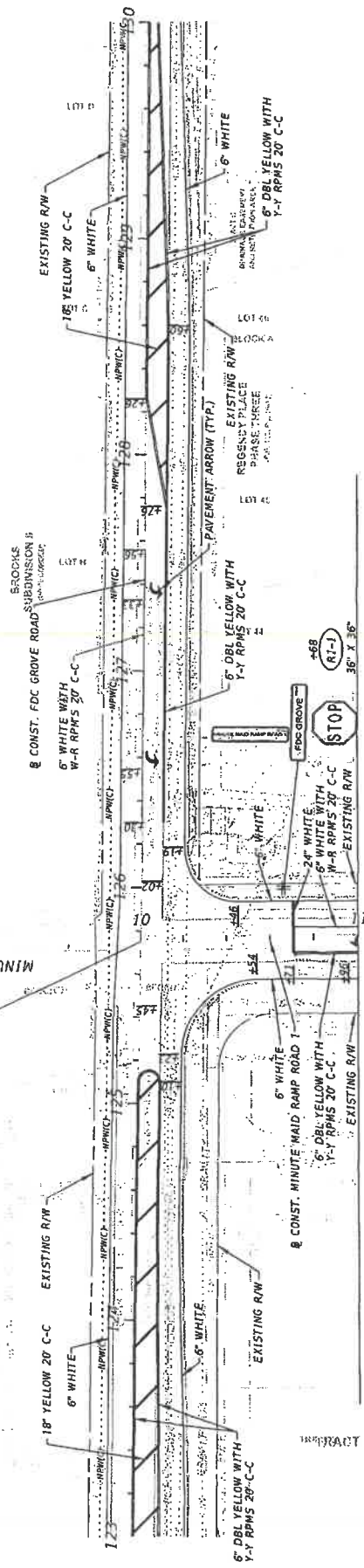


Greg Hentschel

05/08/2023 08:24:10

MINUTE MAID RAMP ROAD 1

STA. 125+75.08 FDC GROVE ROAD
STA. 10+00.00 MINUTE MAID RAMP ROAD 1

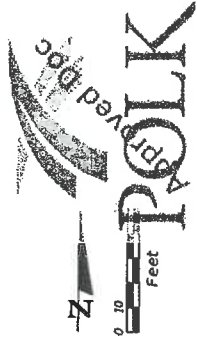


MATCHLINE STA. 11+00.00
SEE SIGNING & PAVEMENT
MARKING PLAN SHEET (14)
SHEET S-15 OF S-16

It shall be the duty of the engineer to see that the work is done in accordance with the plans and specifications and that the materials used are of the proper quality and quantity. The engineer shall not be responsible for the quality of the work unless he has inspected and approved the same.

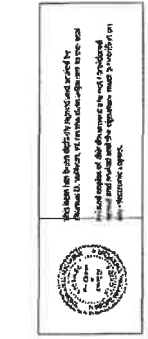
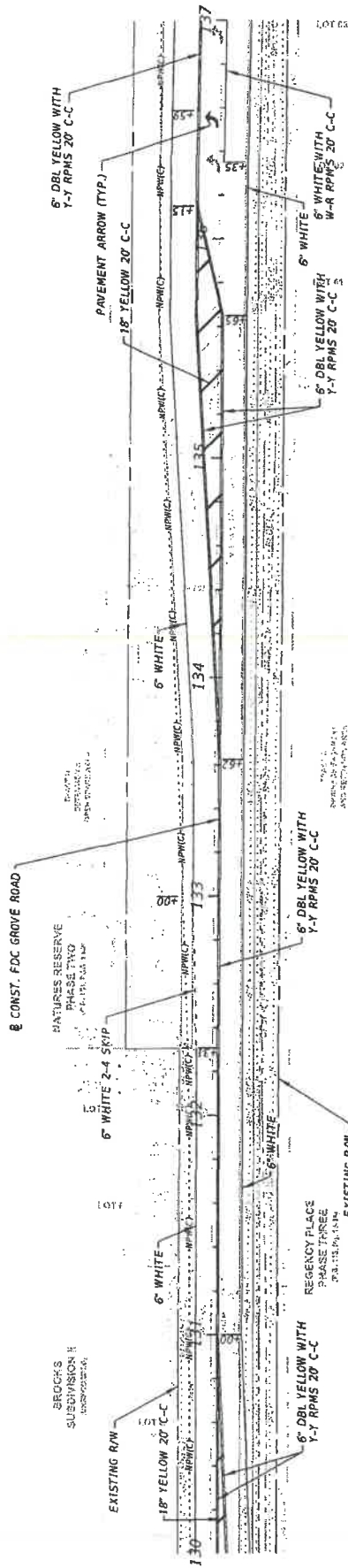


JB&B ENGINEERING 1000 W. BELT ROAD SUITE 1000 LITTLE ROCK, AR 72202 CONTACT: (501) 261-1111		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. _____ SIGNING & PAVEMENT MARKING PLAN SHEET (00) STA. 10+00.00 TO STA. 126+00.00 PREPARED BY: ARBOURTE ENGINEERING, INC. DESIGNER: TOW SULLIVAN DATE: THOMAS D. SULLIVAN NO. 52359 PROFESSIONAL ENGINEER
DATE: _____ DESCRIPTION: _____ REVISIONS: _____	DATE: _____ REVISIONS: _____	SHEET S-11 OF S-16 SHEETS 9:52:27 AM 4/12/2023



Greg Hentschel

05/08/2023 08:24:10



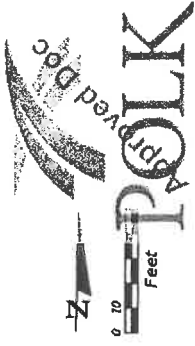
JB&B
ENGINEERING
CONSULTANTS, LLC
Lloyd D. Jolley, P.E., 2020
Class #1346-1025

DATE: 4/16/2023
BY: THOMAS D. SULLIVAN, NO. 55359
FLORIDA PROFESSIONAL ENGINEER

DATE	DESCRIPTION	BY
4/16/2023	REVISED	THOMAS D. SULLIVAN

PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
 PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET (11)
 STA. 133+00.00 TO STA. 137+00.00
 DESIGNER: ABSOLUTE ENGINEERING, INC.
 SHEET 5-12 OF 5-16 SHEETS

WCDMM



Greg Hentschel

05/08/2023 08:24:10

MINUTE MAID RAMP ROAD 2

FUTURE SIGNAL POLE
SEE NOTE 2

STA. 136+21.90, FDC GROVE ROAD
STA. 20+00.00 MINUTE MAID RAMP ROAD 2

EXISTING R/W

NAT. RESERVE PHASE TWO

6" DBL YELLOW WITH 1-1 RPS 20' C-C

6" WHITE

EXISTING R/W

REGENCY PLACE PHASE THREE

6" WHITE WITH 6" WHITE WITH W-R RPS 20' C-C

EXISTING R/W

CONST. MINUTE MAID RAMP ROAD 1

EXISTING R/W

6" DBL YELLOW WITH 1-1 RPS 20' C-C

EXISTING R/W

6" WHITE WITH 6" WHITE WITH W-R RPS 20' C-C

EXISTING R/W

6" WHITE

EXISTING R/W

6" DBL YELLOW WITH 1-1 RPS 20' C-C

EXISTING R/W

6" WHITE

EXISTING R/W

6" DBL YELLOW WITH 1-1 RPS 20' C-C

EXISTING R/W

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6" WHITE

EXISTING R/W

6" DBL YELLOW WITH 1-1 RPS 20' C-C

EXISTING R/W

6" WHITE

EXISTING R/W

6" DBL YELLOW WITH 1-1 RPS 20' C-C

EXISTING R/W

MATCHLINE STA. 11+00.00
SEE SIGNING & PAVEMENT MARKING PLAN SHEET (15)
SHEET S-16 OF S-16

NOTE 3: SIGNAL POLES ARE SHOWN FOR INFORMATION ONLY SEE SIGNAL PLANS FOR DETAIL

This sheet is to be used in accordance with the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 11th Edition, 2019, and the Florida Department of Transportation Standard Specifications for Traffic Control Devices, 11th Edition, 2019.



DATE	DESCRIPTION / REVISIONS
07/20/23 <td>4/2/2023</td>	4/2/2023
05/08/23 <td>4/2/2023</td>	4/2/2023

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

DESIGNER: **THOMAS D. SULLIVAN**
PROJECT NO. **13740000 TO STA. 1440000**

DATE: **05/08/2023**
DRAWN BY: **THOMAS D. SULLIVAN**

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

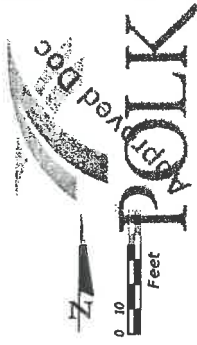
PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

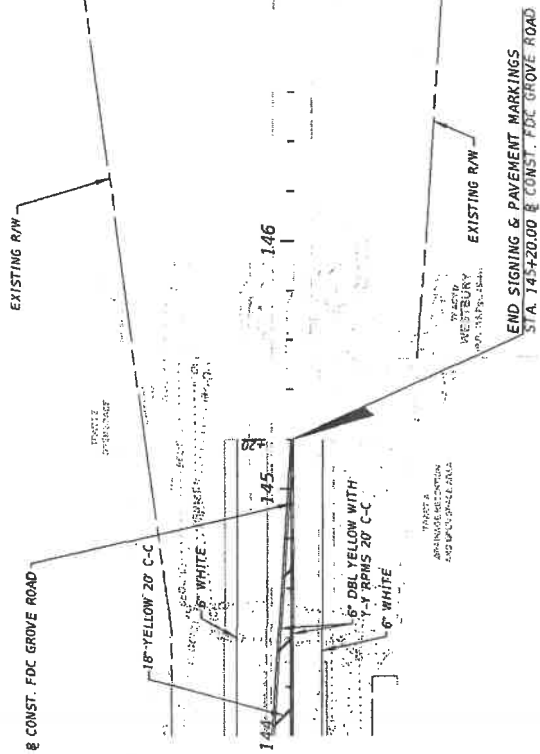
PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS

PROJECT NO. **13740000 TO STA. 1440000**
SHEET 5-13 OF 5-16 SHEETS



Greg Hentschel

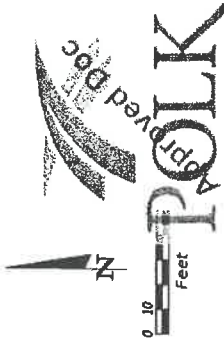
05/08/2023 08:24:10



<p>FOR THE PROJECT CONTRACT NO. 14400000 TO STA. 1460000</p> <p>JB&B ENGINEERING 200 W. MAIN ST., SUITE 200 LITTLE ROCK, AR 72202 CONTACT: 501-782-1111</p>		<p>FDC GROVE ROAD IMPROVEMENTS</p> <p>PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET 030</p> <p>STATIONING STA. 1440000 TO STA. 1460000</p> <p>DESIGNER ABSOLUTE ENGINEERING, INC.</p> <p>DATE: THOMAS D. SULLIVAN NO. 583358</p> <p>BY: THOMAS D. SULLIVAN</p>	
DATE	DESCRIPTION	BY	REVISIONS
4/2/2021			

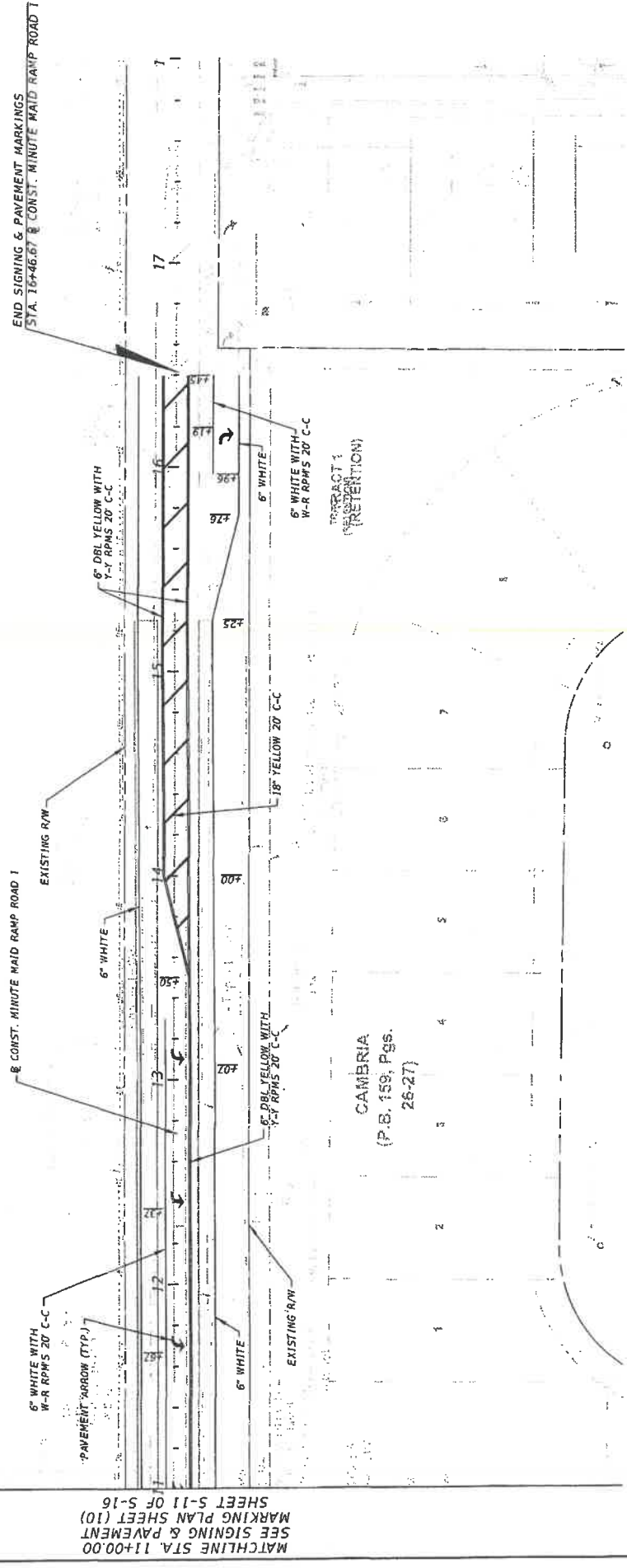
Professional Engineer Seal for Thomas D. Sullivan, No. 583358, State of Arkansas.

Professional Engineer Seal for Greg Hentschel, No. 14400000, State of Arkansas.



Greg Hentschel
05/08/2023 08:24:10

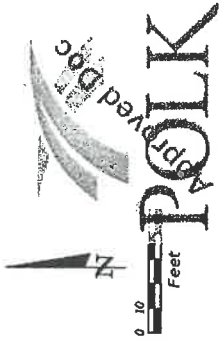
REGENCY PLACE
PHASES 2 & 3
(P.B. 113, Pg. 15-16)
(P.B. 113, Pg. 8-9)



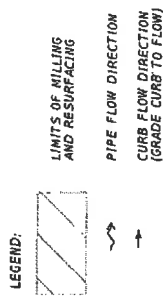
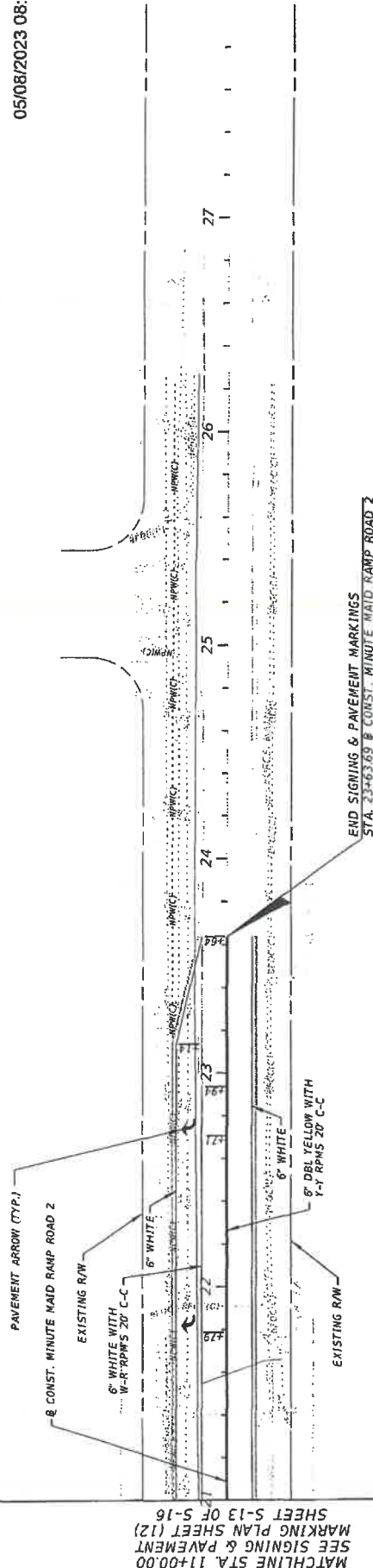
MATCHLINE STA. 11+00.00
SEE SIGNING & PAVEMENT
MARKING PLAN SHEET (10)
SHEET S-11 OF S-16

		JB&B ENGINEERING CORPORATION, LLC 2020 JAMES P. SULLIVAN DRIVE SUITE 102 DADE CITY, FL 34608 PH: 813-846-1125	MINUTE MAID RAMP ROAD 1 IMPROVEMENTS PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET 0-0 STA. 110000 TO STA. 164667 PROJECT NO. ABSOLUTE ENGINEERING, INC. DESIGN TOM SULLIVAN DATE THOMAS D. SULLIVAN NO. 55359 FLORIDA PROFESSIONAL ENGINEER C:\Users\greg\OneDrive - hntcom.com\Desktop\23 - Minute Maid Ramp Road 1\164667.dwg
DATE	DESCRIPTION	BY	SHEET S-15 OF S-16 SHEETS
4/10/2023	REVISIONS		

It is the responsibility of the engineer to provide a professional seal and stamp on all drawings and to ensure that the drawings are prepared in accordance with the Florida Board of Professional Engineers, Architects, and Surveyors rules and regulations.



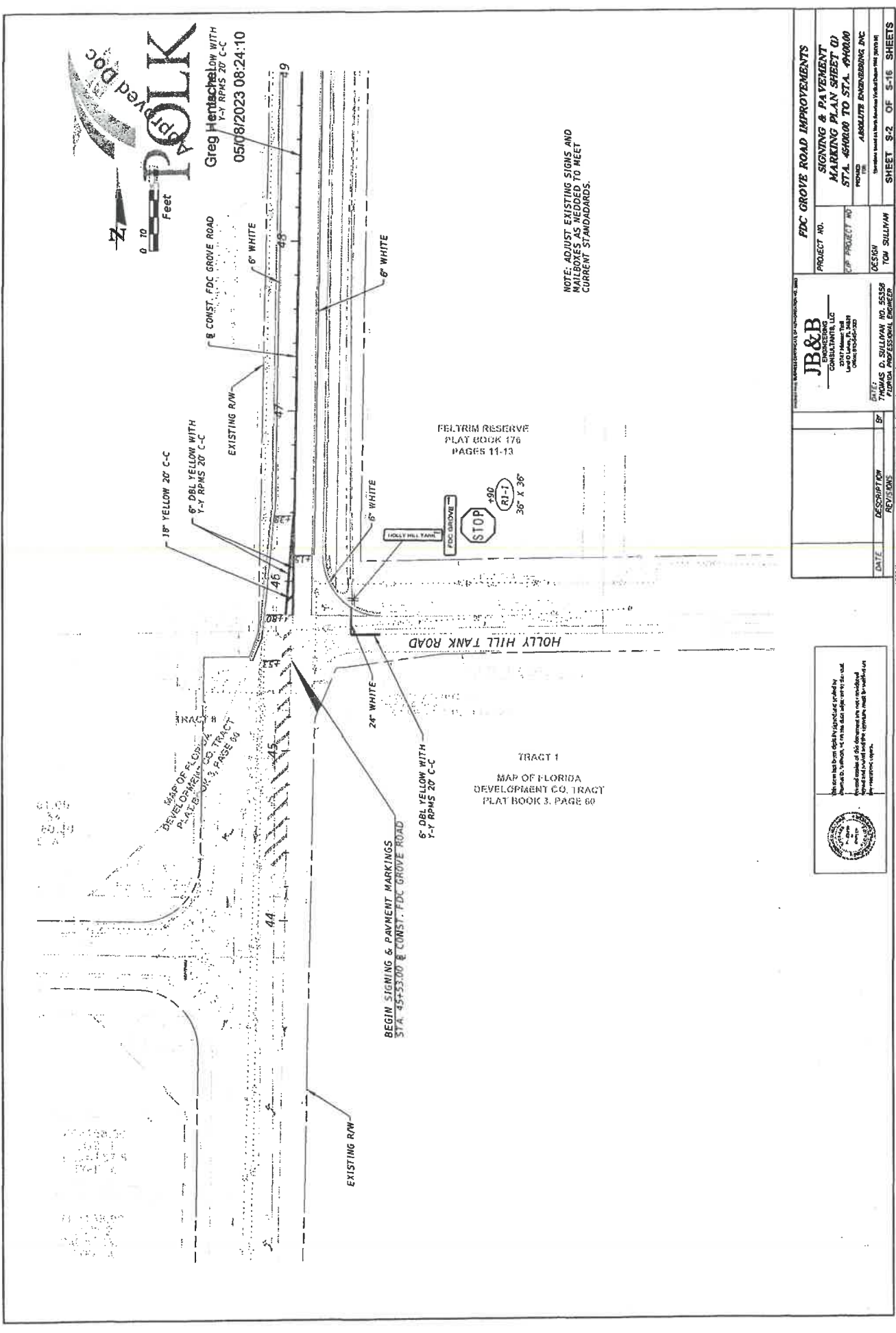
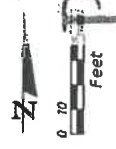
Greg Hentschel
05/08/2023 08:24:10



MATCHLINE STA. 11+00.00
SEE SIGNING & PAVEMENT
MARKING PLAN SHEET (12)
SHEET S-13 OF S-16

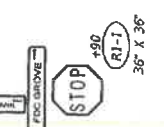
		JB&B ENGINEERING CONSULTANTS, LLC LINDA JAMES, P.E., M.A.S.T.P. CIRC. 15346-030	MINUTE MAID RAMP ROAD 2 IMPROVEMENTS PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET 03 STA. 21+00.00 TO STA. 25+63.89 PROJECT NO. DESIGN TON SULLIVAN DATE: 05/08/2023 BY: THOMAS D. SULLIVAN NO. 55338 FLORIDA PROFESSIONAL ENGINEER C:\Users\whenson\OneDrive - InRoads.com\Desktop\123 6789\123 6789.dwg
DATE	DESCRIPTION	REVISIONS	SHEET S-16 OF S-16 SHEETS <small>© 2023 by InRoads Corporation. All rights reserved. InRoads is a registered trademark of InRoads Corporation.</small>

Approved Doc
POLK
 Greg Hertscheld
 Y-Y RPMS 20' C-C
 05/08/2023 08:24:10



NOTE: ADJUST EXISTING SIGNS AND MAILBOXES AS NEEDED TO MEET CURRENT STANDARDS.

FELTRM RESERVE
 PLAY BOOK 17b
 PAGES 11-13



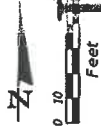
TRACT 1
 MAP OF FLORIDA
 DEVELOPMENT CO. TRACT
 PLAT BOOK 3, PAGE 60

JB&B ENGINEERING CONSULTANTS, LLC 2014 Main Road Lakeland, FL 33809 (813) 708-6000		PROJECT NO. FDC GROVE ROAD IMPROVEMENTS
DATE: THOMAS D. SULLIVAN NO. 55358 FLORIDA PROFESSIONAL ENGINEER C:\Users\tdsullivan\Desktop\FDC Grov		PROJECT NO. MARKING PLAN SHEET 01 STA. 45+00.00 TO STA. 49+00.00 PROJECT NO. ABSOLUTE ENGINEERING, INC DESIGN TOM SULLIVAN
DATE 4/10/2023	DESCRIPTION REVISIONS	SHEET 5-2 OF 5-16 SHEETS

This drawing has been electronically prepared and printed by the software provided by the user. The user is responsible for the accuracy of the data and the results of the software. The user is also responsible for the accuracy of the data and the results of the software.



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(BEARING BASIS)

FLOOD ZONE "AE"
(FEF 412.0
PER LOMR 16-04-1618P)

FELTRI RESERVE
PLAT BOOK 176
PAGES 11-13

6" WHITE

6" DBL YELLOW WITH
Y-Y RPWS 20' C-C

8' CONST. FDC GROVE ROAD

FELTRI
PLAT
PAGE

FLOOD
ZONE "X"

(BEARING BASIS)

FELTRI RESERVE
PLAT BOOK 176
PAGES 11-13

6" WHITE

EXISTING R/W

FLOOD
ZONE "X"

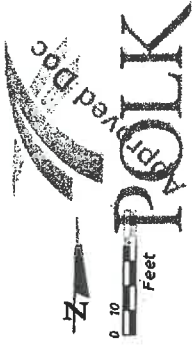
499
DM 4-2
18' X 18'

EXISTING R/W

NOTE: ADJUST EXISTING SIGNS AND
MAILBOXES AS NEEDED TO MEET
CURRENT STANDARDS.

		JB&B CONSULTANTS LLC 2317 HENRY ST LAKE WORTH, FL 33460 (407) 588-0000		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET 03 STA. 49+00.00 TO STA. 56+00.00 PROJECT NO. AR882178 BHWK03000000 BNC DATE: THOMAS D. SULLIVAN NO. 55358 FLORIDA PROFESSIONAL ENGINEER 95503 44 4/2/2023	
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
	RETURNS				

SHEET S-3 OF S-16 SHEETS



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MAP OF FLORIDA
DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60

MAP OF FLORIDA
DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60
TRACT 16

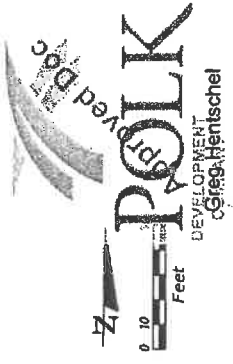
FELTRIM RESERVE
PLAT BOOK 176
PAGES 11-13

NOTE: ADJUST EXISTING SIGNS AND
MAILBOXES AS NEEDED TO MEET
CURRENT STANDARDS.

It shall be the responsibility of the contractor to verify the accuracy of all data provided herein. The contractor shall be responsible for any errors or omissions in the data provided herein. The contractor shall be responsible for any errors or omissions in the data provided herein.



JB&B ENGINEERING, INC. 3017 HUNTER TRAIL LAKE OAK, FL 32810 (407) 949-0000		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET 03 STA. 36+00.00 TO STA. 65+00.00 PREPARED BY ABSOLUTE ENGINEERING, INC. DESIGN TOM SULLIVAN DATE 05/08/23
DATE 05/08/23	DESCRIPTION FDC GROVE ROAD IMPROVEMENTS	SHEET 04 OF 10 SHEETS



DEVELOPMENT
 GROUP, INC.
 GREG HENTSCHEL
 (P) 505.081.2023 (F) 505.241.10

199
 (ON 4-2)
 18" x 18"

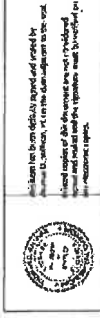
6" DBL YELLOW WITH
 Y-Y RPMS 20' C-C
 EXISTING R/W



8 CONST. FDC GROVE ROAD

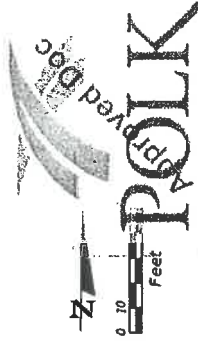
HOLLY HILL GROVE 1 ROAD

NOTE: ADJUST EXISTING SIGNS AND
 MAILBOXES AS NEEDED TO MEET
 CURRENT STANDARDS.



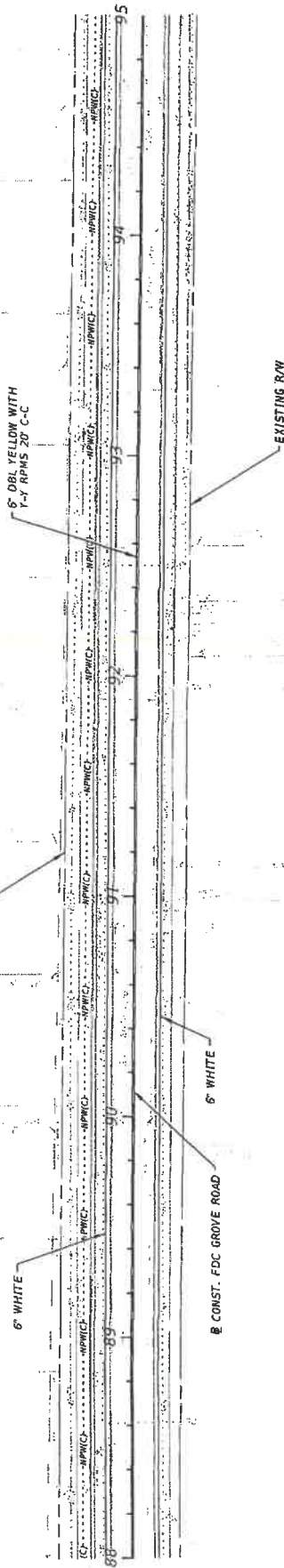
Seal text: I, **THOMAS C. SULLIVAN**, No. **55359**, State of Florida, do hereby certify that I am a duly Licensed Professional Engineer in the State of Florida, and that I am the author of the design and calculations shown on the above-referenced plans.

JB&B ENGINEERING 3015 Main St. Orlando, FL 32809 (407) 945-0725		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. _____ SIGNING & PAVEMENT MARKING PLAN SHEET 60 STA. 86+00.00 TO STA. 88+00.00 PREPARED BY: ABRAHAM ENGINEERING, INC. DESIGNED BY: THOMAS C. SULLIVAN DATE: _____	
DATE	DESCRIPTION	BY	REVISIONS

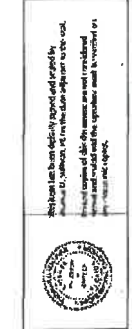


Greg Hentschel

05/08/2023 08:24:10



NOTE: ADJUST EXISTING SIGNS AND
MARKINGS AS REQUIRED TO MEET
CURRENT STANDARDS.

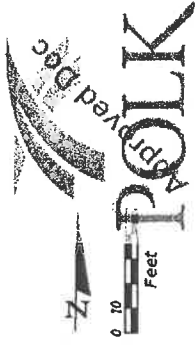


Seal text: This seal has been electronically signed and prepared by Thomas D. Sullivan, P.E. No. 54358, State of Florida. The seal is valid for the State of Florida. The seal is valid for the State of Florida. The seal is valid for the State of Florida.

DATE		DESCRIPTION	BY
4/2/2023		REVISED	BT

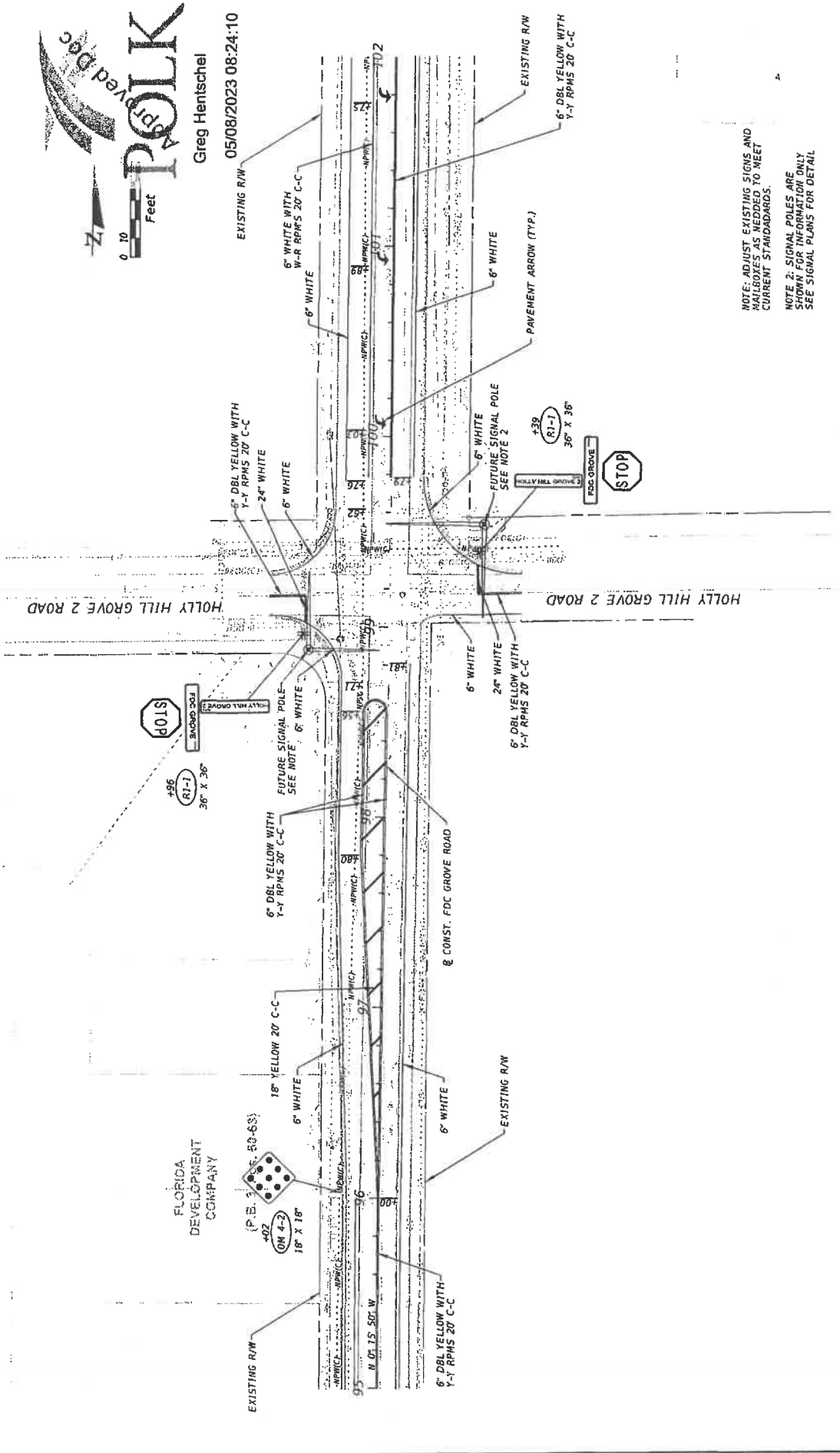
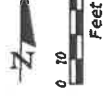
PROJECT NO.	FDC GROVE ROAD IMPROVEMENTS
SIGNING & PAVEMENT MARKING PLAN SHEET (B)	
STA. 88+00.00 TO STA. 94+00.00	
DESIGNER	TOM SULLIVAN
DATE	05/08/2023

PC/MW



Greg Hentschel

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NOTE: ADJUST EXISTING SIGNS AND MAILBOXES AS NEEDED TO MEET CURRENT STANDARDS.

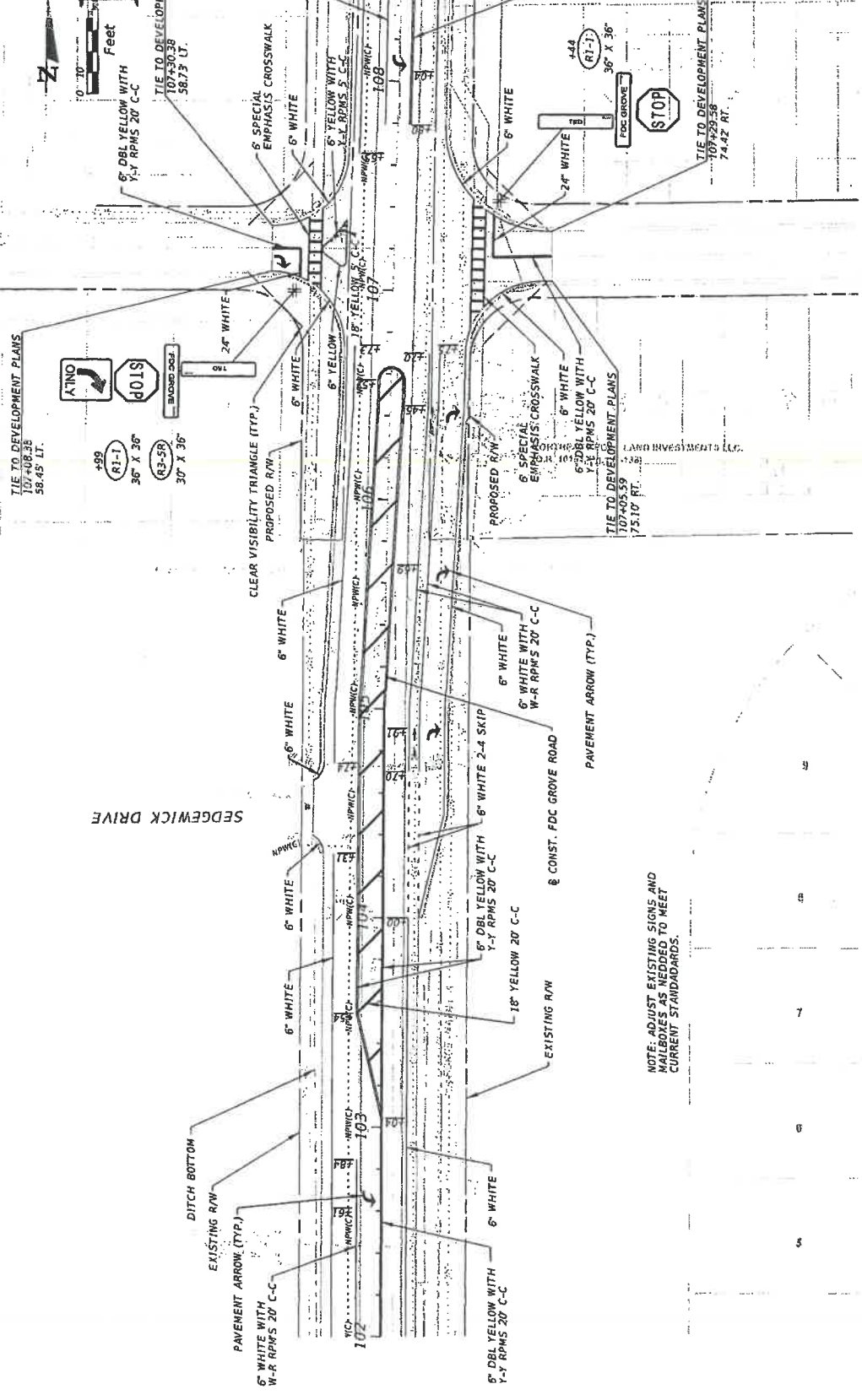
NOTE 2: SIGNAL POLES ARE SHOWN FOR INFORMATION ONLY. SEE SIGNAL PLANS FOR DETAIL.

		JB&B ENGINEERING CONSULTANTS, LLC 1400 W. US HWY 90 SUITE 100 TAMPA, FL 33606 TEL: 813-973-0000 FAX: 813-973-0001	FDC GROVE ROAD IMPROVEMENTS PROJECT NO. _____ MARKING PLAN SHEET (6) STA. 94+00.00 TO STA. 108+00.00 PROJECT NO. _____ DESIGNER: _____ DATE: _____
DATE	DESCRIPTION	BY	REVISIONS
4/22/2023	9:58:22 AM		

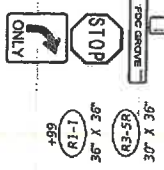
Without limitation, approval and the Engineer's license, the contractor shall be responsible for the cost of any additional work required to complete the project. The contractor shall be responsible for the cost of any additional work required to complete the project.



05/08/2023 08:24:10
 TIE TO DEVELOPMENTS OF Hentschel
 107+20.38
 58.73' LT.



TIE TO DEVELOPMENT PLANS
 107+08.25
 58.45' LT.



TIE TO DEVELOPMENT PLANS
 107+05.59
 75.10' RT.

TIE TO DEVELOPMENT PLANS
 107+29.58
 74.42' RT.

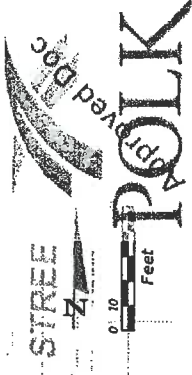
NOTE: ADJUST EXISTING SIGNS AND
 MAILBOXES AS NEEDED TO MEET
 CURRENT STANDARDS.

JB&B ENGINEERING 2014 Main St. Largo, FL 34682 Phone: 727-581-1111 Fax: 727-581-1112		PROJECT NO. SIGNING & PAVEMENT MARKING PLAN SHEET (P) STA. 1040000 TO STA. 1060000
DATE 4/26/2023	DESCRIPTION REVISIONS	DESIGN TON SULLIVAN
BY TON SULLIVAN	DATE 05/08/2023	SHEET S-3 OF 9-16 SHEETS

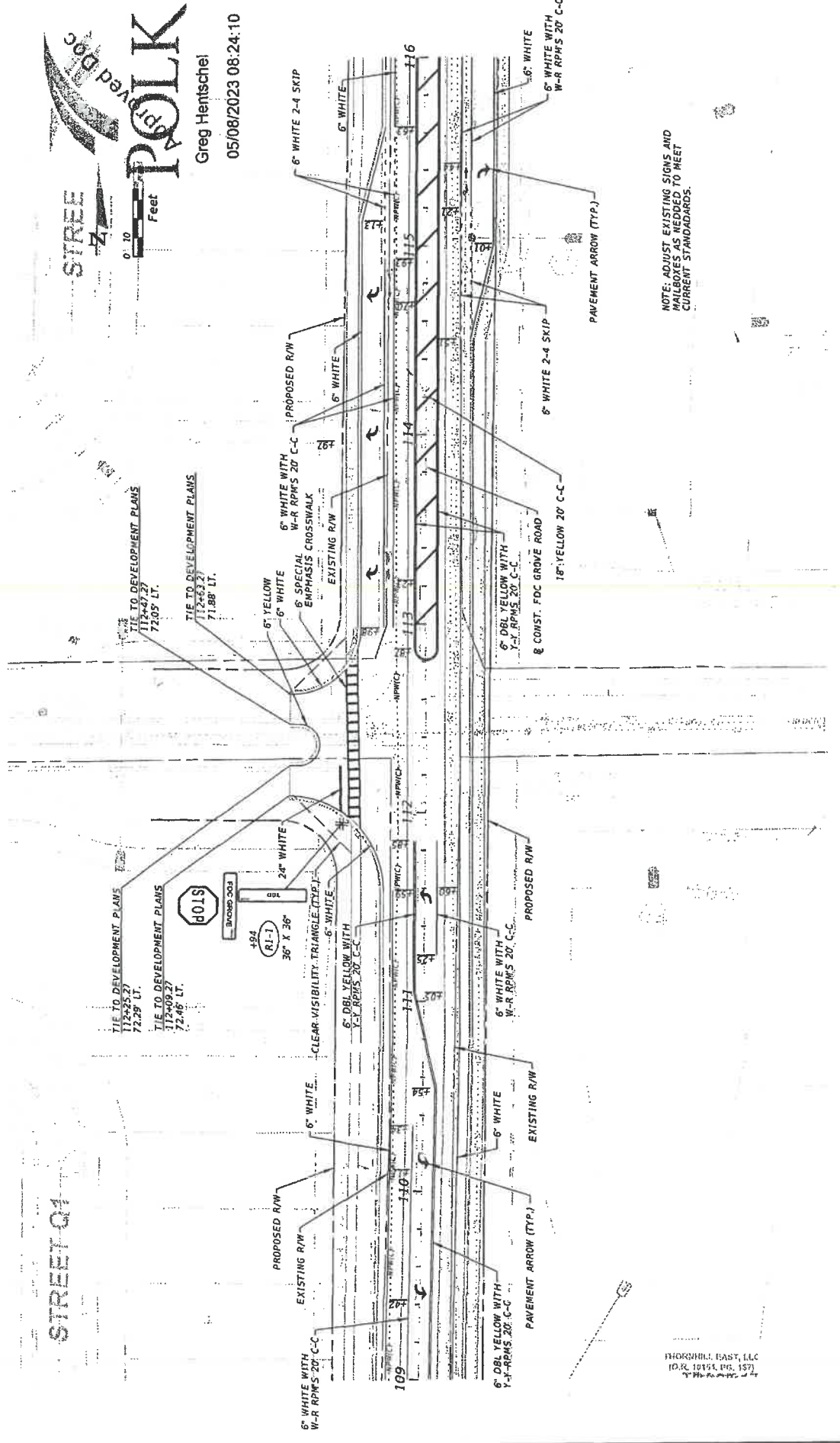
Professional Engineer Seal for Thomas D. Sullivan, No. 50359, State of Florida.

Professional Engineer Seal for Thomas D. Sullivan, No. 50359, State of Florida.

ALL WORK HAS BEEN REVIEWED BY J.B. & B. ENGINEERING, INC. AND APPROVED FOR THE PROJECT. THE ENGINEER'S SEAL IS REQUIRED FOR ALL WORK. THE ENGINEER'S SEAL IS REQUIRED FOR ALL WORK. THE ENGINEER'S SEAL IS REQUIRED FOR ALL WORK.



Greg Hentschel
05/08/2023 08:24:10



NOTE: ADJUST EXISTING SIGNS AND MAILBOXES AS NEEDED TO MEET CURRENT STANDARDS.

JB&B CONSULTANTS, LLC 2017 Highway 100 Land O'Lakes, FL 34609 (813) 949-0000		FDC GROVE ROAD IMPROVEMENTS PROJECT NO. _____ MARKING & PAVEMENT STA. 109+00.00 TO STA. 116+00.00
DATE: _____ DESCRIPTION: REVISIONS	DESIGN: TOM SULLIVAN PROJECT NO. _____	PROJECT NO. _____ PROJECT NO. _____ PROJECT NO. _____
DATE: 05/08/23 DESCRIPTION: 4/16/2023	DESIGN: TOM SULLIVAN PROJECT NO. 55358 Florida Professional Engineer	PROJECT NO. _____ PROJECT NO. _____ PROJECT NO. _____
DATE: _____ DESCRIPTION: _____	DESIGN: _____ PROJECT NO. _____	PROJECT NO. _____ PROJECT NO. _____ PROJECT NO. _____



95537 04
 05/08/2023
 SHEET 5-9 OF 5-16 SHEETS

THORNBILL EAST, LLC
 100 N. 101st Ave, 1573
 Tampa, FL 33634

Exhibit “D-2”

Additional Improvements Cost Estimate

Exhibit D-2

FDC Grove Road - Additional Items Requested by the County			
<i>Responsibility</i>	<i>Map ID</i>	<i>Description</i>	<i>Total Cost</i>
County	A1	FDC North of Park Place - Bike Lanes (1,250 lf)	\$ 30,829.27
County	A2	H.H. Tank to Sand Hill - Full Section (1,500lf)	\$ 848,491.35
County	A2-B	Mill & Resurface (59+30.41 - 72+44)	\$ 243,757.73
County	B	S. of HHG1 - Bike Lane (625lf)	\$ 20,008.53
County	B-C	Mill & Resurface (79+73 - 86+00)	\$ 231,126.95
County	C1	HHG1 to HHHG2 - Full section & shoulder (Sta 86-96) and storm on HHGR1 to western outfall	\$ 1,158,726.96
County	D1B	HHG2 to MMR1 - Bike Lanes (Sta 99-106 Bike Lanes)	\$ 77,754.08
County	D2B	HHG2 to MMR1 - Bike Lanes (Sta 106-119 Bike Lanes)	\$ 158,665.65
County	E1B	Cambria Frontage - Bike Lanes (Sta 119-123 Bike Lanes)	\$ 30,224.29
County	F2B	Bike Lanes (Station 132-145)	\$ 81,601.45
County	F4	WB RT on MMRR2	\$ 323,748.79
		Engineering D/P & CA	\$ 192,000.00
		Construction Management	\$ 190,000.00
		<i>Subtotal</i>	\$ 3,586,935.05
		<i>Contingency (15%)</i>	\$ 538,040.26
		Cash Reimbursement (100%)	\$ 4,124,975.31

Note: The above costs are based on current pricing estimates and contractor bids.

Heather E. Wertz, PE
Registered FL PE 54691

Exhibit “D-3”

Holly Hill Grove Road 2 Improvements Cost Estimate



**ABSOLUTE
ENGINEERING, INC.**

**HOLLY HILL GROVE ROAD 2
ROADWAY IMPROVEMENTS**

Schedule of Estimated Quantities and Unit Prices
Bid Summary

	DEVELOPER IMPACT FEE CREDITABLE	ENGINEER'S ESTIMATE
SURVEY.....	\$	6,050.00
ENGINEERING.....	\$	31,500.00
CONSTRUCTION MANAGEMENT.....	\$	50,000.00
CONSTRUCTION IMPROVEMENTS.....	\$	290,944.33
CONTINGENCY (15%).....	\$	43,641.65
TOTAL DEVELOPER IMPACT FEE CREDITABLE:	\$	422,135.97
APARTMENTS		
CONSTRUCTION IMPROVEMENTS (APARTMENTS).....	\$	277,827.30
CONTINGENCY (15%).....	\$	41,674.10
TOTAL (APARTMENTS):	\$	319,501.40

The principle items of work and quantities shown herein are approximate only and are furnished solely for the purpose of showing the approximate scope of work to be performed. The Contractor shall examine the site of the work and shall inform himself fully in regard to all conditions pertaining to the place where the work is to be done. It is the Contractor's responsibility to perform his own quantity take-off and shall submit his bid showing the items of all work, unit prices and lump sum price for all work called for in the plans, specifications and contract documents based on his assessment of the work to be performed. No claim shall be made against Absolute Engineering, Inc., nor the Owner for any errors or omissions in the Contractor's items of work and quantities, and the unit prices shall only be used as a basis of payment to items specifically added or deleted upon change order approved by Owner and Engineer, and as a basis for computing partial pay estimates when called for in the contract.

NOTE: Unit prices for all underground construction shall include all costs necessary to comply with the "TRENCH SAFETY ACT" and conform with all Occupational Safety and Health Administration (OSHA) regulations.

Contractor's Name: (Typed or Printed) _____ Address: _____
 By _____ Telephone No.: _____
 (Signature)

HOLLY HILL GROVE ROAD 2 ROADWAY IMPROVEMENTS

CONSTRUCTION IMPROVEMENTS

Item No.	Description	Unit	Estimated Engineer's Quantity	Weighted Unit Average Price	Estimated Total Amount
DEVELOPER IMPACT FEE CREDITABLE					
	Mill (1"-1 1/2") of Existing Pavement - Shift Crown 4' to North	SY	3,694	\$ 3.75	\$ 13,852.13
	Saw-Cut and Match Existing Pavement	LF	1,845	\$ 6.00	\$ 11,070.24
	Remove and Dispose Curb & Gutter	LF	1,661	\$ 10.00	\$ 16,614.10
	Remove and Dispose Curb Inlet Top	EA	2	\$ 1,500.00	\$ 3,000.00
	Remove and Dispose Asphalt Apron	SY	30	\$ 9.50	\$ 288.71
	Furnish and Install 18" RCP	LF	31	\$ 100.00	\$ 3,100.00
	Furnish and Install Type P Manhole Top	EA	2	\$ 4,500.00	\$ 9,000.00
	Furnish and Install P6 Curb Inlet (4' Diameter)	EA	2	\$ 14,500.00	\$ 29,000.00
	1 1/2" Asphaltic Surface Course (Type FC-9.5)	SY	4,441	\$ 20.25	\$ 89,932.68
	2" Asphaltic Surface Course (Type SP-9.5) @ 4' Widening	SY	747	\$ 22.50	\$ 16,812.45
	8" Limerock Base Course (LBR____) @ 4' Widening	SY	747	\$ 26.50	\$ 19,801.33
	12" Compacted Subgrade @ 4' Widening	SY	747	\$ 18.50	\$ 13,823.57
	Concrete Miami Curb (Type A) **	LF	740	\$ 25.00	\$ 18,501.25
	Signing & Striping	LS	1	\$ 60,000.00	\$ 60,000.00
				TOTAL	\$ 290,944.33
APARTMENTS					
	Relocate Utility Poles	EA	2	\$ 27,000.00	\$ 54,000.00
	Remove and Dispose Asphalt Apron	SY	95	\$ 9.50	\$ 898.99
	1 1/2" Asphaltic Surface Course (Type FC-9.5)	SY	2,271	\$ 20.25	\$ 45,987.75
	2" Asphaltic Surface Course (Type SP-9.5)	SY	2,271	\$ 22.50	\$ 51,097.50
	8" Limerock Base Course (LBR____)	SY	2,271	\$ 26.50	\$ 60,181.50
	12" Compacted Subgrade @ Turn Lane Widening, Eastern Entrance, & Country Walk Entrance	SY	2,303	\$ 18.50	\$ 42,605.32
	Concrete Miami Curb (Type A) **	LF	922	\$ 25.00	\$ 23,056.25
	Concrete Curb (Type F) **	LF	181	\$ 27.00	\$ 4,888.08
				TOTAL	\$ 277,827.30

* The contractor shall base his bid on constructing the soil cement base with full blend borrow material with a minimum seven (7) day compressive strength of 300 psi for _____ inch (") soil cement base. If additional cement material is required at the time of construction due to the contractor wanting to mix when slightly excessive moisture is present or if "wet spots" are encountered, then the contractor is responsible for the additional cost.

** All cost for stabilization under curb shall be included in the unit price for the curb.

By: MT
 Checked: MT
 Engineer: HW