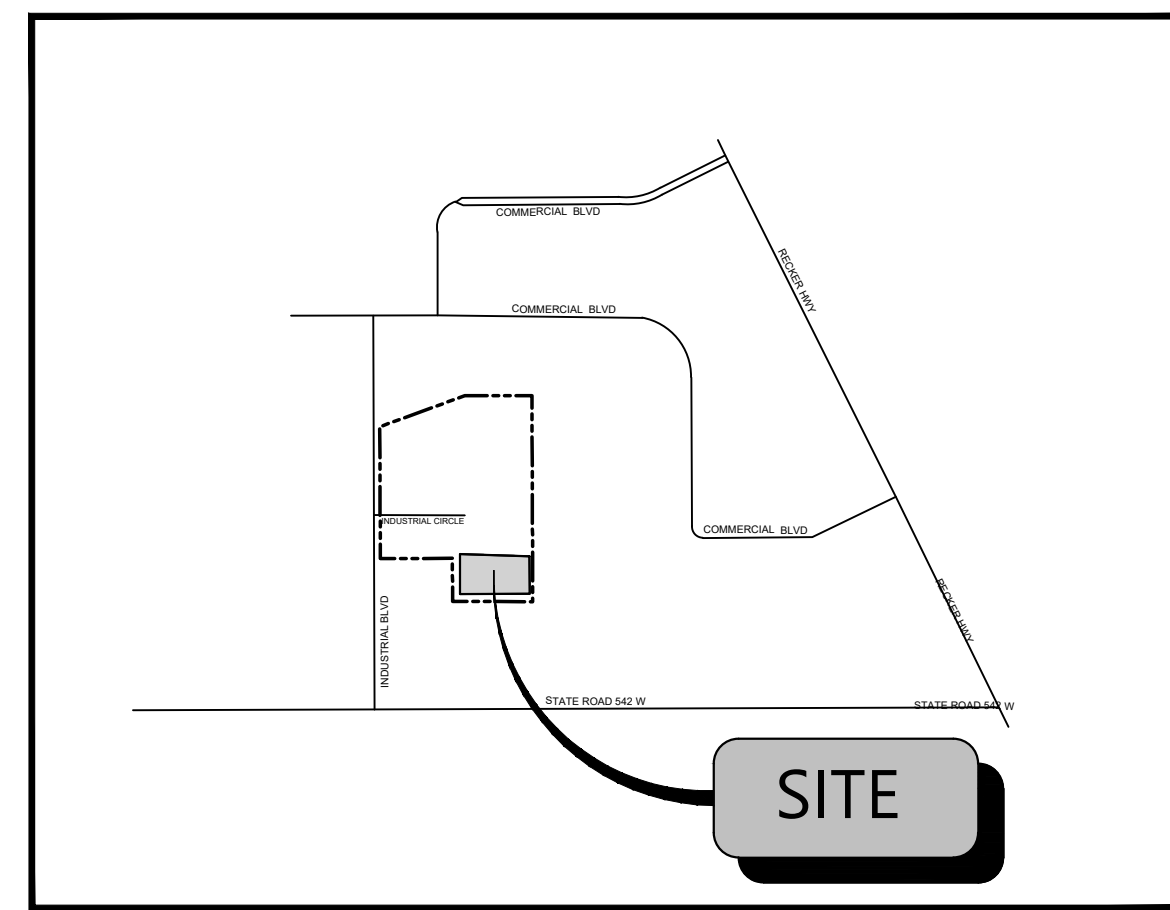


CONSTRUCTION PLANS FOR YARD EXPANSION

165 INDUSTRIAL BLVD
WINTER HAVEN, POLK COUNTY, FLORIDA
TAX PARCELS: 25-28-23-347900-000540 AND 25-28-23-347900-000530



VICINITY MAP
N.T.S.



AERIAL MAP
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. NUMBER DATED DATE.

YARD EXPANSION

TOTAL SITE AREA: 1.07 AC.
ZONING: BPC-2 (BUSINESS PARK CENTER-2)

DEVELOPMENT TEAM

OWNER 84 LUMBER COMPANY 1019 ROUTE 519, BLDG 5 EIGHTY FOUR, PA 15330 PHONE: (724) 228-8820 CONTACT: SCOTT KLIPSTINE	CIVIL ENGINEER ATWELL, LLC 111 N. MAGNOLIA AVENUE SUITE 1350 ORLANDO, FL 32801 PHONE: (407) 743-3524 CONTACT: JACQUELINE ST JUSTE, P.E.	SURVEYOR ATWELL LLC. 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 CONTACT: CLYDE R. ELDREDGE; P.S.M.
---	--	--

GOVERNING AGENCIES AND UTILITY CONTACTS

POLK COUNTY PLANNING DEPT. 330 WEST CHURCH STREET BARTOW, FL 33850 PHONE: (863) 534-6000	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) 2379 BROAD STREET BROOKSVILLE, FL 34604 PHONE: (352) 796-7211
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SUBMITTAL DATE

SUBMITTAL - 11/24/2025

PROJECT NARRATIVE

INCREASE EXISTING IMPERVIOUS AREA ON-SITE TO THE ALLOWABLE LIMIT SET OUT IN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PERMIT.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER
C100	AS-BUILT RECORD SURVEY
C101	GENERAL NOTES
C200	DEMOLITION AND EROSION CONTROL PLAN
C300	SITE AND GRADING PLAN

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE DEEMED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
KEITH S. HAUGDAHL
(407) 743-3524

ATWELL
866.850.4200 www.atwell.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
CO.# 23091

SECTION 23, TWP 28, RANGE 25
165 INDUSTRIAL BLVD
WINTER HAVEN
POLK COUNTY, FLORIDA

YARD EXPANSION
84 LUMBER
CONSTRUCTION PLANS
COVER

DATE 11/24/2025

REVISIONS

JACQUELINE ST JUSTE
No. 90635
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWN BY: WLC
CHECKED BY: JS
PROJECT MANAGER: JS
JOB #: 25010367
FILE CODE: ##
SHEET NO. C000

Jacqueline St Juste, State of Florida, Professional Engineer, License No. 90635. This item has been digitally signed and sealed by Jacqueline St Juste on the date indicated adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FILE NAME: X:\operational\Construction\2025\165 Industrial Blvd - Yard Expansion.dwg DATE: 11/24/2025 10:48 AM BY: JST/JS/ATWELL

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: C000-COVER

