

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

**PROJECT INFORMATION**

Project Name:	Elan Champions Ridge		
County Project DMS #	LDRES-2021-48	PCUMD Project #	2021-33-20-0
Developer Name:	Greystar Development East, LLC		
Developer Address:	465 Meeting Street, Suite 500 Charleston, SC 29403		
Contact Person & Phone No.	Parker LeCorgne (504) 606-2277		
SYSTEM(S) ACCEPTED BY UTILITIES DIVISION			
Wastewater:	Reclaimed Water:	Potable Water:	X
Commencement Date of County Operation of System(s):		06/09/23	
Date of Acceptance by Board of County Commissioners:		02/20/24	

**SYSTEM VALUE AND REIMBURSEMENT INFORMATION**

System Value			
	On Site	Off Site	
Wastewater* Reclaimed	\$0.00	\$0.00	\$0.00
Water* Potable	\$0.00	\$0.00	\$0.00
Potable Water*	\$7,008.25	\$0.00	\$7,008.25
Land**	\$0.00	\$0.00	
<b>Total system value</b>			\$7,008.25
Cash Payment by Developer to County			
Reimbursements			
From wastewater connection fees			\$0.00
From reclaimed water connection fees			\$0.00
From potable water connection fees			\$0.00
Total connection fee reimbursement			\$0.00
Cash for wastewater improvements***			\$0.00
Cash for reclaimed water improvements***			\$0.00
Cash for potable water improvements***			\$0.00
Cash for land***			\$0.00
Total cash reimbursement***			\$0.00
Summary of System Value and Reimbursements			\$0.00
Total system value			\$7,008.25
Total connection fee reimbursement			\$0.00
Total cash reimbursement			
<b>System contribution value****</b>			\$7,008.25

\*In accordance with construction schedule of values

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

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

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

**SUPPORTING DOCUMENTATION**

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

Prepared by: Chrissy Irons

Date: 12/05/23

**CHAPTER 2 DEVELOPMENT COORDINATION Section 250-E**  
**Engineer of Record's Letter of Certification**

Project: Elan Champions Ridge

PCU Project No.: LDRES-2021-48

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

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

Engineer's Signature 

Date: 10/5/2023

Engineer's Typed Name: Mark E. Wilson

Florida P. E. Registration Number: 47615

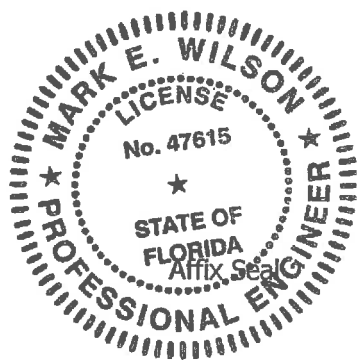
Engineer's Firm Name: Kimley-Horn and Associates, Inc.

Engineer's Mailing Address:  
109 S Kentucky Ave  
Lakeland, FL 33801

Engineer's Physical Address:  
109 S Kentucky Ave  
Lakeland, FL 33801

Telephone Number: 863-226-6863

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



# Kimley»Horn

DATE: October 5, 2023


Chrissy Irons  
Polk County Land Development  
330 West Church Street  
Bartow, FL 33830

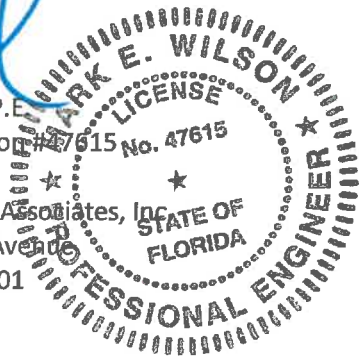
RE: Elan Champions Gate: LDRES-2021-48

As engineer of record for the above referenced project, I have reviewed the installed landscape at the above noted project and I certify that the site is reasonably complete according to the approved plans.

Should you have questions or concerns, please don't hesitate to contact us.

Respectfully,

  
Mark E. Wilson, P.E.  
Florida Registration #47615 No. 47615  
CA 0000696  
Kimley-Horn and Associates, Inc.  
109 S. Kentucky Avenue  
Lakeland, FL 33801



**CHAPTER 2                      DEVELOPMENT COORDINATION                      Section 250-F**  
**Contractor's Letter of Certification**

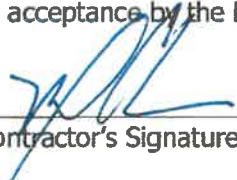
Project: Elan Champions Ridge

PCU Project No.: LDRES-2021-48

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

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

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

  
Contractor's Signature

Date: 10-2-23

Contractor's Typed Name: Michael C. Wren

Florida License Number: CUC1224921

Contractor's Firm Name: Swell Construction Group

Contractor's Mailing Address:

1726 West Broadway Street

Oviedo, FL 32765

Contractor's Physical Address:

1726 West Broadway Street

Oviedo, FL 32765

Telephone Number: 407-971-0434

Fax Number: 407-971-0433

**CHAPTER 2**

**DEVELOPMENT COORDINATION**

**Section 250-D**

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

Project: Elan Champions Ridge

PCU Project No.: LDRES-2021-48

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

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

**R. Parker  
LeCorgne**

Digitally signed by R. Parker LeCorgne  
DN: cn=R. Parker LeCorgne, o, ou,  
email=parker.lecorgne@greystar.com,  
c=US  
Date: 2023.10.10 10:23:28 -04'00'

Developer's Signature

Date: 10/10/2023

Developer's Typed Name: Parker LeCorgne

Developer's Firm Name: GREYSTAR DEVELOPMENT EAST, LLC

Telephone Number: 504-606-2277

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

Developer's Mailing Address: 465 Meeting Street, Suite 500

Charleston, SC 29403

Developer's Physical Address: 465 Meeting Street, Suite 500

Charleston, SC 29403

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Date: 11/3/2023

Contractor: Swell Construction Group

Project: Elan Champions Ridge

PCU Project No.: LDRES-2021-48

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short				
3	Double Service, Long				
4	Double Service, Short				
5	Blow-Off Assembly, Complete				
6	Fire Hydrant Assembly, Complete Including Branch Valve				
7	8" MASTER METER ASSEMBLY	1	EA	59,854.23	59,854.23
8					
9					
10	4" PVC, AWWA C-900, DR 18, Blue				
11	4" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
17	4" Tee, CI, C153, Cement-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Cement-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Blue				
23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
25	6" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
26	6" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
27	6" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
28	6" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Cement-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Cement-Lined, Bituminous Coated				
31					
32	6" HDPE				
33	12"x8" SS Tap SLV JCM	1	EA	3,242.50	3,242.50
34	8" PVC, AWWA C-900, DR 18, Blue	46	LF	35.75	1,644.50
35	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete	2	EA	1,819.17	3,638.34
37	8" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
38	8" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	161.72	323.44
40	8" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	4	EA	197.80	791.20
41	8" Tee, DI, C153, Cement-Lined, Bituminous Coated	2	EA	294.16	588.32
42	8" Cross, DI, C153, Cement-Lined, Bituminous Coated				
43					
44	8" HDPE				
45					
46	10" PVC, AWWA C-900, DR 18, Blue				
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				
49	10" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
50	10" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Cement-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Cement-Lined, Bituminous Coated				
55					
56	10" HDPE				
57					
58	12" PVC, AWWA C-900, DR 18, Blue				
59	12" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
62	12" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
63	12" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
65	12" Tee, DI, C153 Cement-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Cement-Lined, Bituminous Coated				
67					
68	12" HDPE				
69					
70	16" PVC, AWWA C-905, DR 25, Blue				
71	16" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 1/4 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
74	16" 22 1/2 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
75	16" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
76	16" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
77	16" Tee, DI, C153 Cement-Lined, Bituminous Coated				
78	16" Cross, DI, C153, Cement-Lined, Bituminous Coated				
79					
80	16" HDPE				
81					
82					
83					
84	18" PVC, AWWA C-905, DR 25, Blue				
85	18" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
86	18" Gate Valve Assembly, Complete				
87	18" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
88	18" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
89	18" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
90	18" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
91	18" Tee, DI, C153 Cement-Lined, Bituminous Coated				
92	18" Cross, DI, C153, Cement-Lined, Bituminous Coated				
93					
94	18" HDPE				
95					
96					
97					

Total Constructed Value: \$ 70,082.53

Reviewer:  
 Tyler Hedrick  
 Comments

*Tyler Hedrick*

Date:  
 11/08/2023

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



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

---

**LAND DEVELOPMENT DIVISION**

MEMORANDUM

**To:** Chrissy Irons, Development Coordinator

**From:** Dennis Lester, Inspector

**Project Name:** Elan Champions Ridge

**Project #:** LDRES-2021-48

**DATE:** 10/4/2023

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

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

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