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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 Massee 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 Massee Road, which are all County-maintained roadways (except for Massee 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 eight-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 ad 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 tsAgreement 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: Kristi Cassidy

Printed Name: Kristin Cassidy

Address: 346 E Central Ave
Winter Haven FL 33880

Witness: Lindsey Roden

Printed Name: Lindsey Roden

Address: 346 E Central Ave
Winter Haven FL 33880

GLK REAL ESTATE LLC

By: _____

Printed Name: Lauren Schwenk

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 Schwenk, as Manager of GLK Real Estate LLC, on behalf of the company. He/She is ☒ personally known to me or ☐ has produced _____ as identification.

Notary Public State of Florida
Bobbie Henley
My Commission
HH 191373
Exp. 2/17/2026

Bobbie Henley
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.

P:\A20-0041 GLK\Master\1DWGs\Preliminary\WESTSIDE HAINES CITY CDD\WESTSIDE CDD -EXHR1.dwg (EXH-2 (1)) Heather Wertz Feb 18, 2021 - 4:46pm

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358
1000 N. ASHLEY DRIVE, SUITE 925
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	1

LEGAL DESCRIPTIONS:

CASCADES PARCELS
PARCEL A
TRACTS 17 TRHOUGH 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 374.86 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 16.13 FEET; (2) S 53°02'11" W, A DISTANCE OF 27.27 FEET; (3) S 65°06'06" W, A DISTANCE OF 16.68 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:\20-0041 GLK\Master\1DWGs\Preliminary\WESTSIDE HAINES CITY CDD\WESTSIDE CDD -EXHR1.dwg (EXH-2 (2)) Heather Wertz Feb 18, 2021 - 4:48pm

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358
1000 N. ASHLEY DRIVE, SUITE 925
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 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 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 AFORMENTIONED 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 26 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:\20-0041 GLK\Master\DWGs\Preliminary\WESTSIDE HAINES CITY CDD\WESTSIDE CDD -EXHR1.dwg (EXH-2 (3)) Heather Wertz Feb 18, 2021 - 4:16pm

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
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1000 N. ASHLEY DRIVE, SUITE 925
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	3

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 THEE 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 GLX\Master\DWGs\Preliminary\WESTSIDE HAINES CITY CDD\WESTSIDE CDD -EXHR1.dwg (EXH-2 (4)) Heather Wertz Feb 18, 2021 - 4:45pm

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358
1000 N. ASHLEY DRIVE, SUITE 925
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 26 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:\A20-0041 GLX\Master\1DWGs\Preliminary\WESTSIDE HAINES CITY CDD\WESTSIDE CDD -EXHR1.dwg (EXH-2 (5)) Heather Wertz Feb 18, 2021 - 4:46pm

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 344-0100 FAX
C.A. NO. 28358
1000 N. ASHLEY DRIVE, SUITE 925
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	5

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

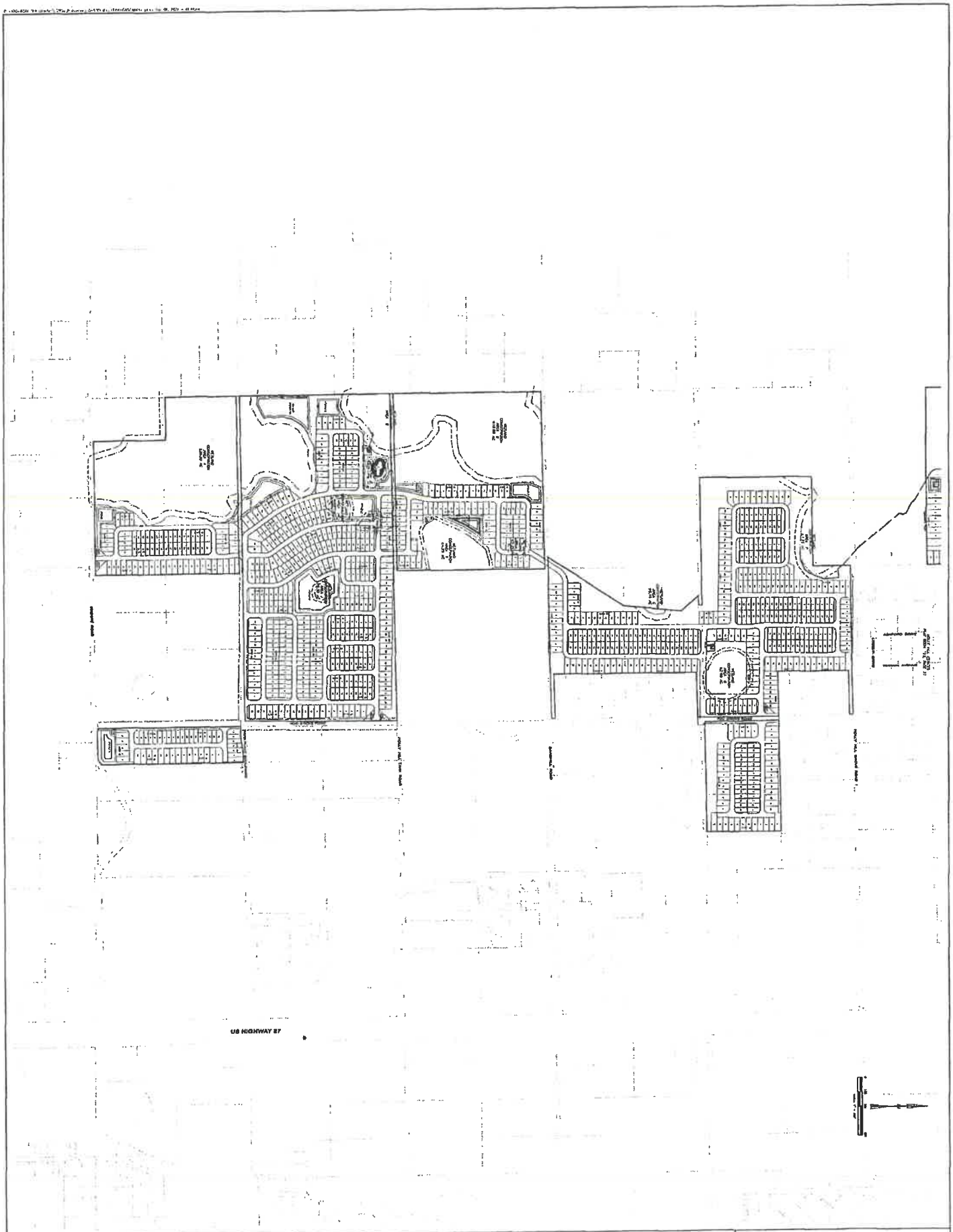
DESCRIPTION: Tract 23 and a portion of Tracts 22 & 24, of the Southeast 1/4 of Section 19, Township 26 South, Range 27East, as shown on the plat of FLORIDA DEVELOPMENT COMPANY, recorded in Plat Book 3, Pages 60 through 63, inclusive, of the Public Records of Polk County, Florida, and being more particularly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



CONCEPTUAL SITE PLAN

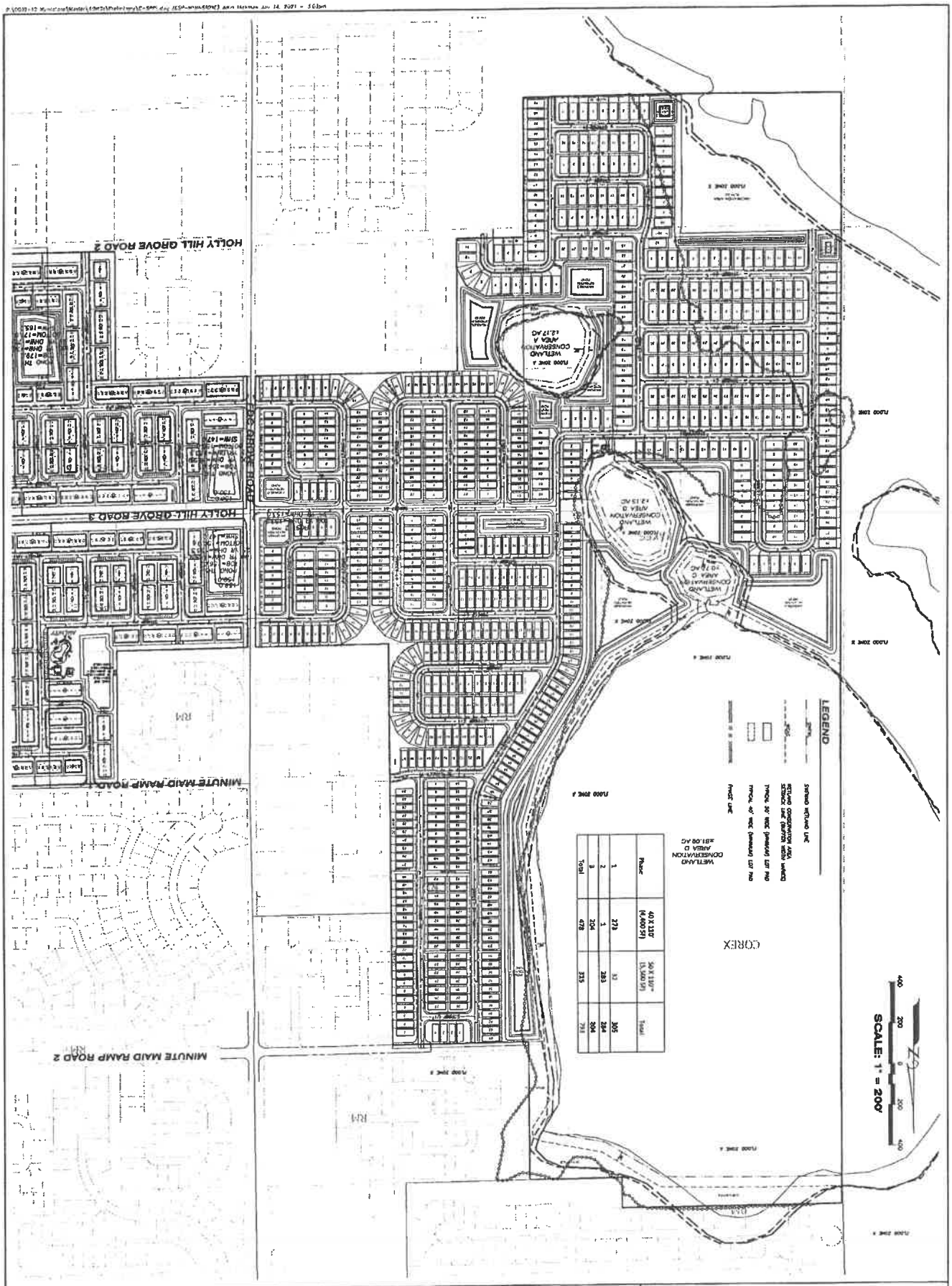
THE CASCADES SUBDIVISION PHASE 2 (FKA KALOGRIDIS PARCEL)
FDC GROVE ROAD, HAINES CITY
POLK COUNTY, FLORIDA

ABSOLUTE ENGINEERING, INC.

1 of 1

Exhibit "B-1"

Wynnstone Site Plan



Phase	40' X 110' (4,400 SF)	50' X 110' (5,500 SF)	Total
1	279	32	305
2	204	80	284
3	278	26	304
Total	761	138	899

NO.	DATE	REVISION	BY

SHEET TITLE:

CONCEPTUAL SITE PLAN - SINGLE FAMILY

WYNNSTONE SINGLE FAMILY
POLK COUNTY, FLORIDA

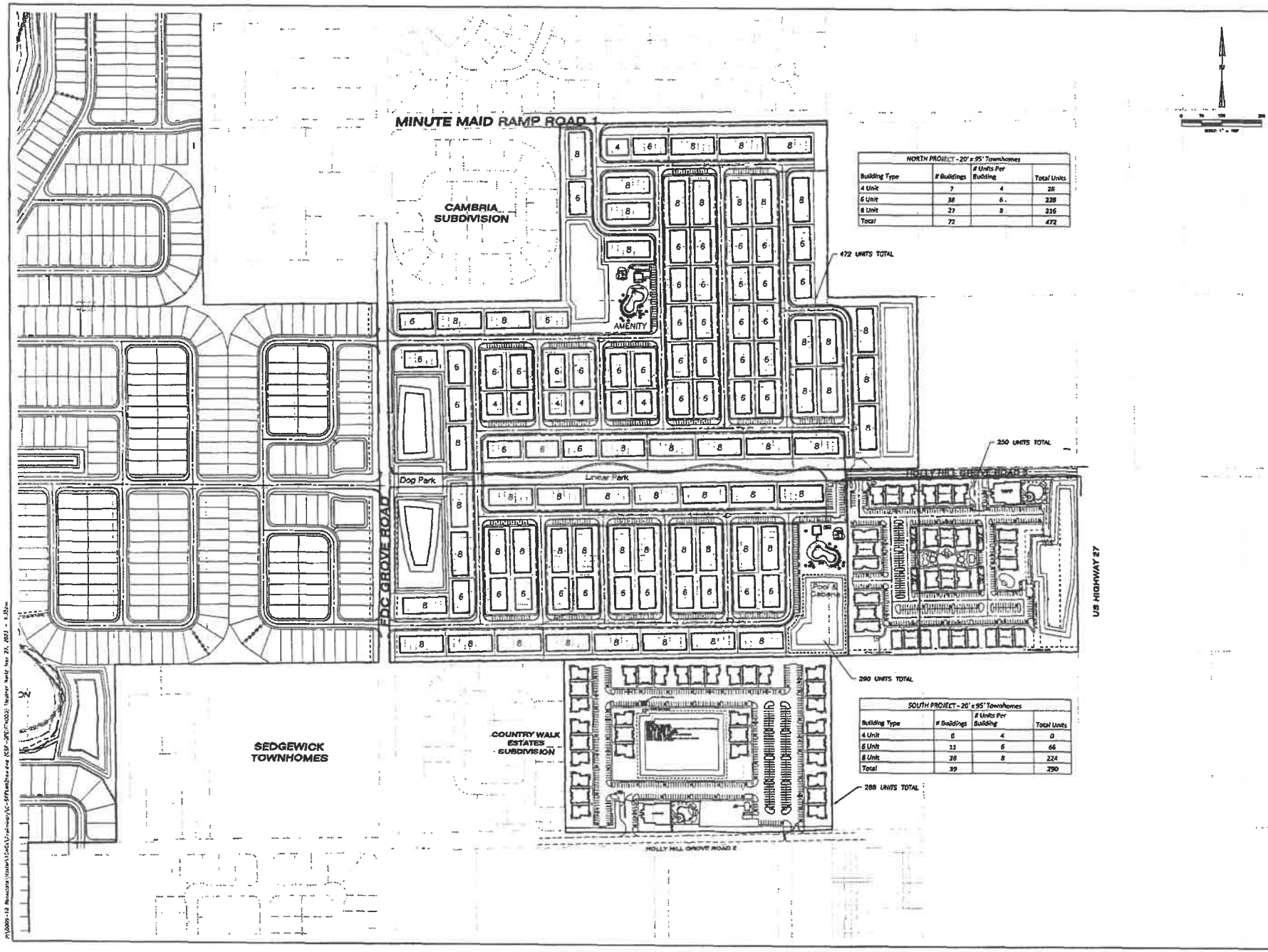
ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 344-0100 FAX
1000 N. ASHLEY DRIVE, SUITE 928
TAMPA, FLORIDA 33602
C.A. NO. 29330

DWG 01-14-20
DATE 12/26/19
JOB NO. 19.0009010
DRAWN JMR
CHECKED JMR

1 OF 1

Exhibit "B-2"

Brentwood Site Plan



NORTH PROJECT - 20' x 95' Townhomes			
Building Type	# Buildings	# Units Per Building	Total Units
4 Unit	7	4	28
6 Unit	38	6	228
8 Unit	27	8	216
Total	72		472

SOUTH PROJECT - 20' x 95' Townhomes			
Building Type	# Buildings	# Units Per Building	Total Units
4 Unit	0	4	0
6 Unit	11	6	66
8 Unit	28	8	224
Total	39		290

ABSOLUTE ENGINEERING, INC.
(813) 221-1515 TEL
(813) 344-0105 FAX
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28336

SHEET TITLE: CONCEPTUAL SITE PLAN - TOWNHOMES

BRENTWOOD TOWNHOMES
POLK COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DATE: 03-16-20
PRELIMINARY: 27/26/19
JOB #: 19.0009-0010
DRAWN BY: JKH
CHECKED BY: MEW

1 OF 1

Exhibit "C"

County Proportionate Share Amount and Infrastructure Improvements Cost Estimate

Exhibit C

DIRECT TRAFFIC RELATED EXPENSES			
	Description		*Cost*
FDC Grove & MM Ramp 2 (1st trigger - 707 total units)			
	Signalzation @ 1,766 units		500,000
	N. right turn @ 1,060 units - unable to fit in R/W		-
F2A	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 & Wynnstone units)			
	Signalzation @ 1,883 units		500,000
C2&D1A	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*
	Contingengy (15%)	$	*380,203*
	Total Impact Fee Reimbursement Developer Proportionate Share	**$**	***2,914,886***
	Sub-Total Cash Reimbursement	$	*1,457,006*
	Contingengy (15%)	$	*218,551*
	Total Cash Reimbursement	**$**	***1,675,557***

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

Heather E. Wertz, PE
Registered FL PE 54691

Exhibit "C-1"

FDOT Proportionate Share Amount

Exhibit C-1

US 27 Improvements Proportionate Share	Cost	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

PRELIMINARY DEVELOPMENT PLAN
FDC GROVE ROAD
OFFSITE ROADWAY IMPROVEMENTS

POLK COUNTY, FL

A DETAILED INDEX APPEARS ON THE KEY SHEET OF EACH COMPONENT

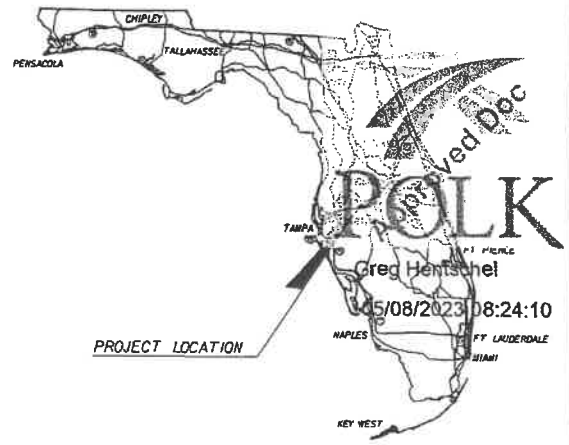
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2-3	GENERAL NOTES
4-9	TYPICAL SECTIONS
10-27	ROADWAY PLAN SHEET
28-55	ROADWAY CROSS SECTIONS
S-1	SIGNING AND PAVEMENT MARKING GENERAL NOTES
S-2 - S-16	SIGNING AND PAVEMENT MARKING PLAN SHEET

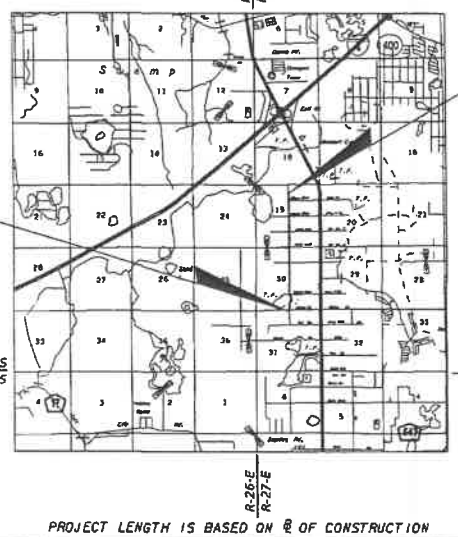
This item has been digitally signed and sealed by Thomas D. Sullivan, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Thomas D Sullivan
2023.04.12
10:35:01 -04'00'



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



0 1 2
Miles

END PROJECT
STA. 145+20.00 @ CONST. FDC GROVE ROAD
N 1410578.87
E 769473.01

BEGIN PROJECT
STA. 45+53.00 @ CONST. FDC GROVE ROAD
N 1400680.43
E 769513.24

Land Development Division
Project # LDNCM-2022-209 Date: 05/07/2023
Greg Hentschel, for the County Engineer

PLANS PREPARED FOR:

ABSOLUTE ENGINEERING, INC.

1000 N ASHLEY DR SUITE #925
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.

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) ARE AVAILABLE AT THE FOLLOWING WEBSITE:
HTTPS://WWW.FDOT.GOV/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.FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECBOOKS

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

PROJECT LENGTH IS BASED ON ℄ OF CONSTRUCTION

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

KEY SHEET REVISIONS	
DATE	DESCRIPTION

This item has been digitally signed and sealed by Thomas D. Sullivan, PE on the date 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.

ROADWAY PLANS
ENGINEER OF RECORD: THOMAS D. SULLIVAN

P.E. NO.: 55358

SHEET NO. 1

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 FDOT 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
   1315 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 AND 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. CONTRACTOR 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 MAINLINE 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 FDOT 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 OFFSITE 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 ERECTED 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 FDOT 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 PREPAREING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625-010-010

    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. 625-010-010

    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.

23. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

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. SOD SHALL BE PLACED IN ACCORDANCE WITH APPLICABLE CITY/COUNTY/FDOT STANDARDS AS WELL AS IN ACCORDANCE WITH STANDARD AND SPECIFIC CONDITIONS IN THE SWFWMD PERMIT, IF APPLICABLE THIS SHALL INCLUDE SODDING OF ALL POND EMBANKMENTS OF A SLOPE 5:1 OR GREATER TO THE NW LINE.

26. 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 ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.

29. THE CONTRACTOR SHALL DEVELOP A SUITABLE TRAFFIC CONTROL PLAN FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. ALL REQUIRED PERMITS NECESSARY FROM THE RESPONSIBLE AGENCIES SHALL 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 CARLOS DATES (941) 966-6769
4. POLK COUNTY PUBLIC UTILITIES TOM HOLLINGTON (863) 298-4184	5. POLK COUNTY TRAFFIC SERVICES GEORGE AUBEL (813) 927-6751	6. BRIGHTHOUSE NETWORKS RANDY LYLE (813) 684-6100

31. WET UTILITY MAINS THAT FALL UNDERNEATH THE PAVEMENT DUE TO ROADWAY WIDENING NEED TO BE MECHANICALLY RESTRAINED.

Approved
POLK
Greg Hentschel
05/08/25 08:24:10

This item has been digitally signed and sealed by Thomas D. Sullivan, PE on the date 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.

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
22147 Hibiscus Trail
Land O Lakes, FL 34639
Office: 813-546-1322

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

GENERAL NOTES

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

DESIGN TOM SULLIVAN

SHEET 2 OF 55 SHEETS

WATER AND SEWER CONSTRUCTION NOTES

1. 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.

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 556, F.S.) 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 hereon, however conflicts between existing and proposed utilities shall be brought to the attention of the Engineer of Record immediately.

9. Adjusting manhole tops to match grade and slope of the finish 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 manhole, and no additional payment will be allowed or made for adjusting manhole tops.

10. All Sanitary Sewer Manholes to be constructed in unpaved 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 televising 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 mains greater than 15' depth will require 401 lined ductile iron tees installed vertically, PVC tee/wye 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 62-555.320(2)(b)3, Florida Administrative Codes, 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 leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.

22. Where there is no alternative to sewer and reclaimed pipes 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 the force main shall be constructed of 401 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 deflection method shall be used where practical in lieu of installing bends.

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 or proposed Polk County right-of-way and utility easements that are to be dedicated 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 and construction 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 tracer wire in accordance with Figure GR-14-1 of the Polk County Utilities Department General Specifications, latest edition.

40. The Contractor or Engineer of Record shall contact the Polk County Utilities Department's Utility Inspection Section and line maintenance staff to schedule pre-construction meetings.

41. All water and sanitary sewer service locations are shown for illustrative purposes only. For actual service construction locations see water service details WS-102 and WS-204. For sanitary sewer laterals see [illegible] 14 & 15.

42. Maintain minimum 2 feet horizontal separation between [illegible] and fittings on water main.

43. Valve locations in this plan set are shown for illustrative purposes. All valves on all pressure piping to be located and installed per Polk County technical specifications. Valve boxes shall not be installed in sidewalk ramps or curbs.

44. The construction of all above ground utility appurtenances [illegible] right-of-way such as pedestals, utility meters, transformers, back-flow prevention devices, etc for new development or redevelopment activities shall conform to screening requirements as outlined in the Polk County Land Development Code. Plant location must be considerate of required spatial separations 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 IMPLEMENTATION OF SUCH CHANGES, UNLESS OTHERWISE PROVIDED FOR IN THE POLK COUNTY LAND DEVELOPMENT CODE OR THE POLK COUNTY UTILITIES CODE. MAJOR MODIFICATIONS MAY REQUIRE AN APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE. IN SUCH CASES, THE APPLICANT SHALL SUBMIT THE 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 BENEFICIAL 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 3.01 AND THE POLK COUNTY LAND DEVELOPMENT CODE, APPENDIX A, SECTION A406.C.

7. NOT FOR THE PROJECT WILL BE ACCORDANCE WITH THE CURRENT FDOT TRAFFIC CONTROL REQUIREMENTS THROUGH WORK ZONES, SECTION 102-600 SERIES, OF THE FDOT STANDARD 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 R/W SHALL BE IN ACCORDANCE WITH POLK COUNTY AND FDOT 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.

This item has been digitally signed and sealed by Thomas D. Sullivan, PE on the date 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.

DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 30963

JB&B ENGINEERING CONSULTANTS, LLC
25747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN TOM SULLIVAN

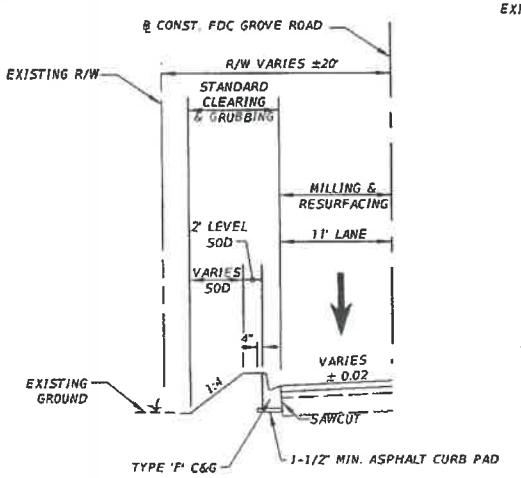
GENERAL NOTES

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 3 OF 55 SHEETS

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



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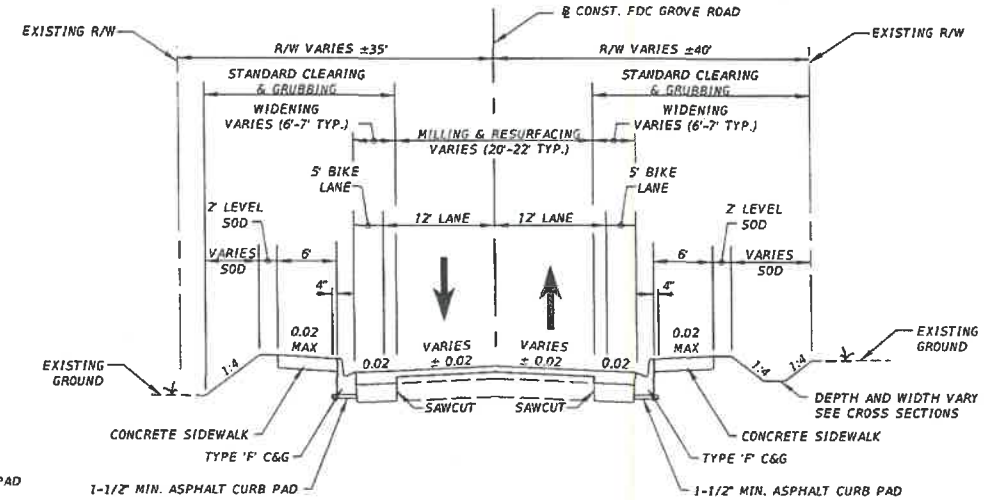


TYPICAL SECTION (1)
FDC GROVE ROAD
STA. 44+22.32 TO STA. 59+30.41
STA. 86+00.00 TO STA. 96+00.00

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

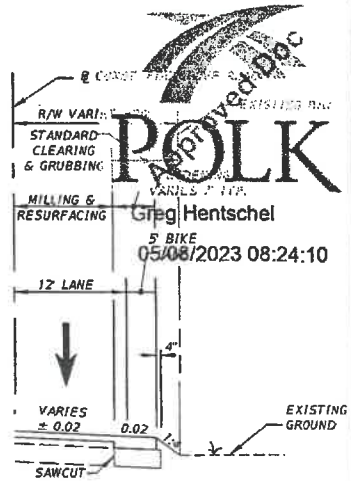
N.T.S.

WIDENING

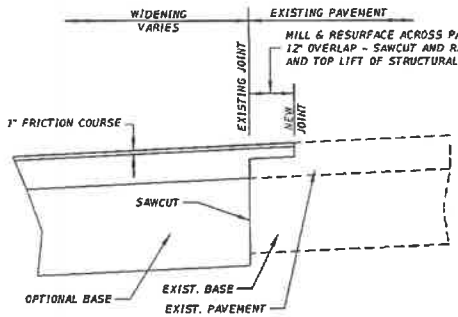
LIMEROCK (LBR 100) 10" WITH
TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC C) (PG 76-22) (3") AND
FRICTION COURSE FC-9.5 (TRAFFIC C) (PG 76-22) (1")

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 CURB & GUTTER
NO SIDEWALK DETAIL



SAWCUT DETAIL
N.T.S.

TYPICAL SECTION NOTES

1. ALL DISTURBED AREAS, INCLUDING AREAS OUTSIDE THE CONSTRUCTION LIMITS, SHALL BE RETURNED TO THEIR PRE-CONSTRUCTION CONDITIONS. GRASS AREAS SHALL BE SODDED, NOT SEEDED AND MULCHED.
2. TAKE EXTRA PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB THE EXISTING BASE. EXISTING BASE THAT IS EXPOSED SHALL RECEIVE A LAYER OF PRIME COAT.
3. ACTUAL WIDTH OF BASE WIDENING MAY VARY DUE TO ACTUAL EXISTING PAVEMENT WIDTH. THE CONTRACTOR MAY ELECT TO PLACE UNIFORM WIDTH BASE WIDENING STRIP.
4. WIDENING CROSS SLOPE TO MATCH ADJACENT PAVEMENT SLOPE.
5. 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.
6.*** 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+44 TO STATION 79+73 MAY BE OMITTED IF OFFSITE CONSTRUCTION FROM THE DEVELOPMENT CASCADES PH. 2 IS COMPLETE.

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
DATE: THOMAS D. SULLIVAN NO. 55358
FLORIDA PROFESSIONAL ENGINEER

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

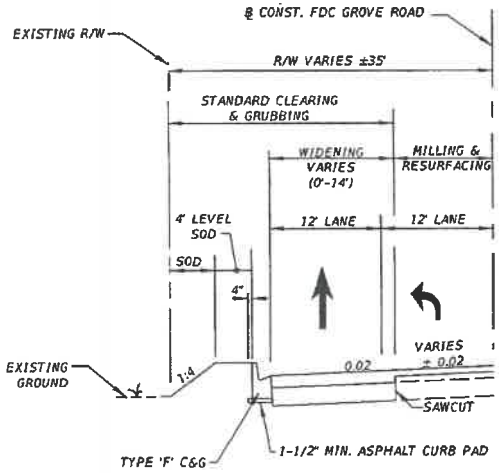
CIP PROJECT NO

FDC GROVE ROAD
TYPICAL SECTION

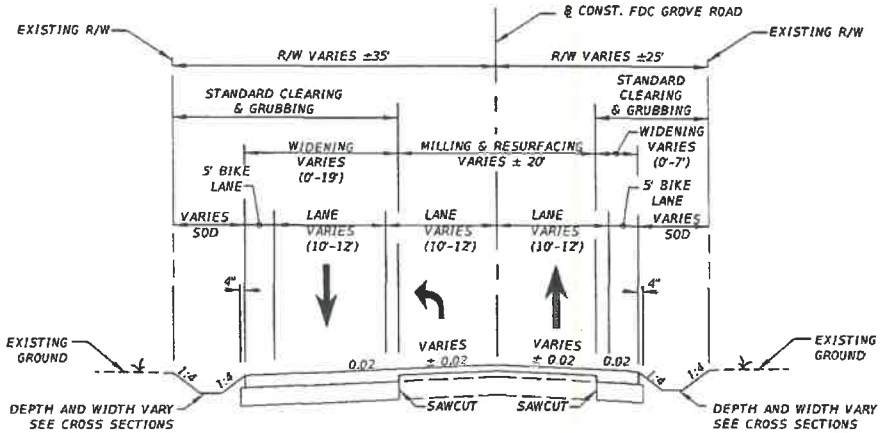
PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

SHEET 4 OF 55 SHEETS



NO BIKE LANE
NO SIDEWALK DETAIL



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")

POLK
Approved Doc
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-649-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO
DESIGN TOM SULLIVAN

FDC GROVE ROAD
TYPICAL SECTION

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

SHEET 5 OF 55 SHEETS

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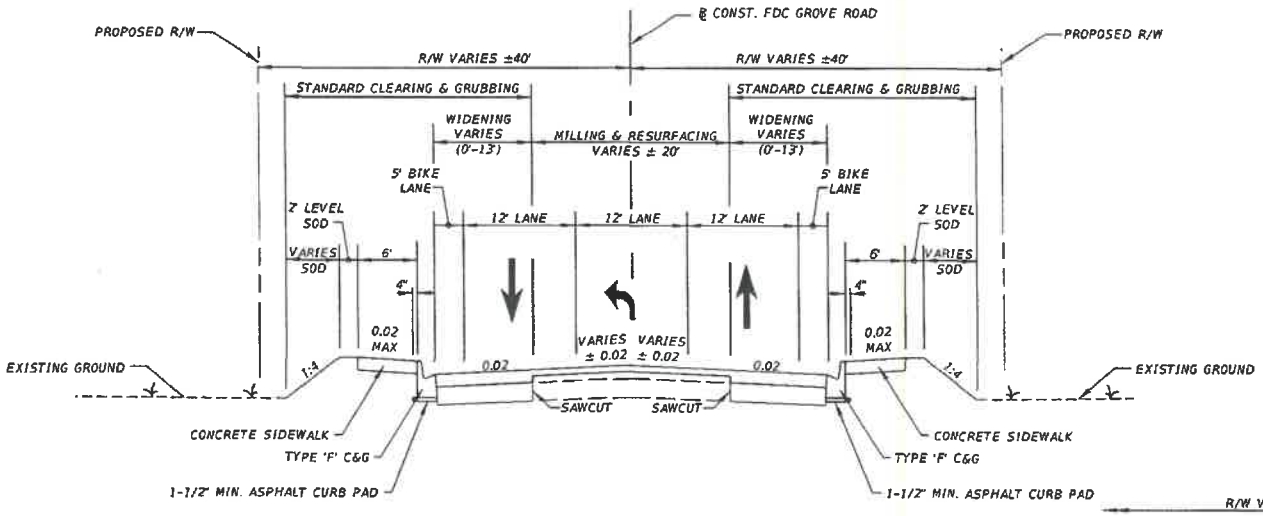

TYPICAL SECTION (3)
FDC GROVE ROAD
STA. 104+00.00 TO STA. 122+50.00
DESIGN SPEED 30 MPH

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
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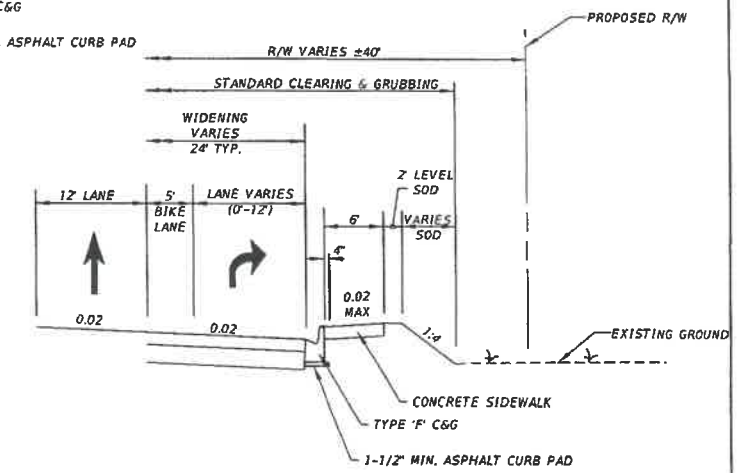

RIGHT TURN LANE DETAIL

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
33747 Hideout Trail
Land O Lakes, FL 34638
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

C.P. PROJECT NO

FDC GROVE ROAD
TYPICAL SECTION

PREPARED FOR ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

SHEET 6 OF 55 SHEETS

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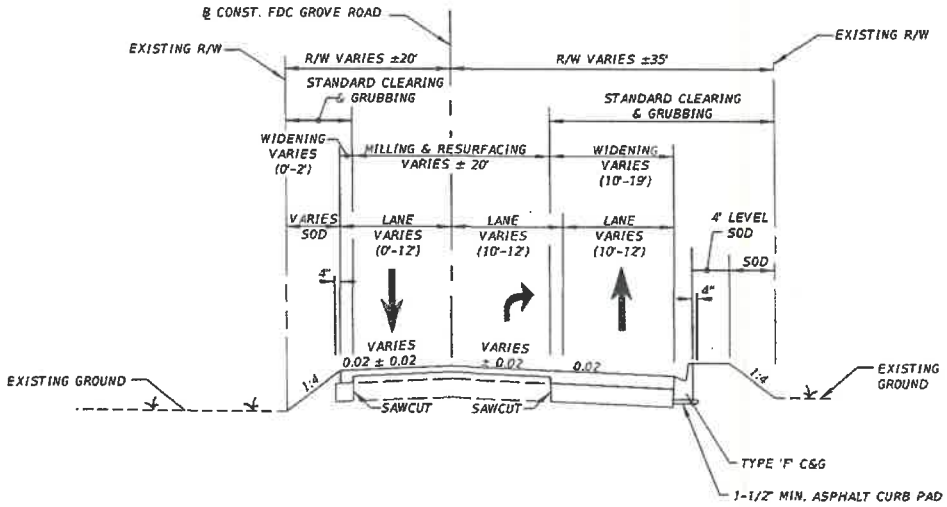

TYPICAL SECTION (4)
FDC GROVE ROAD
STA. 122+50.00 TO STA. 132+30.00
DESIGN SPEED 30 MPH

N.T.S.

WIDENING

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

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")

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

This item has been digitally signed and sealed by Thomas D. Sullivan, PE on the date 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.

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
32747 Hickory Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS	
PROJECT NO.	FDC GROVE ROAD TYPICAL SECTION
CIP PROJECT NO	PREPARED FOR: ABSOLUTE ENGINEERING, INC.
DESIGN TOM SULLIVAN	Elevations based on North American Vertical Datum 1988 (NAVD 88)
	SHEET 7 OF 55 SHEETS

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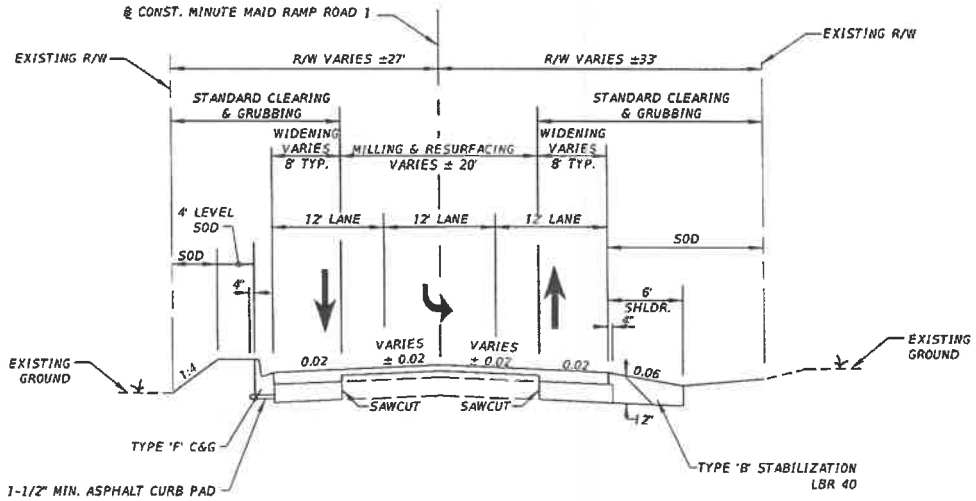

Approved DPC

POLK

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")

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hibiscus Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

MINUTE MAID RAMP ROAD 1 IMPROVEMENTS

PROJECT NO.

C.I.P. PROJECT NO

MINUTE MAID RAMP ROAD 1
TYPICAL SECTION

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN
TOM SULLIVAN

SHEET 8 OF 55 SHEETS

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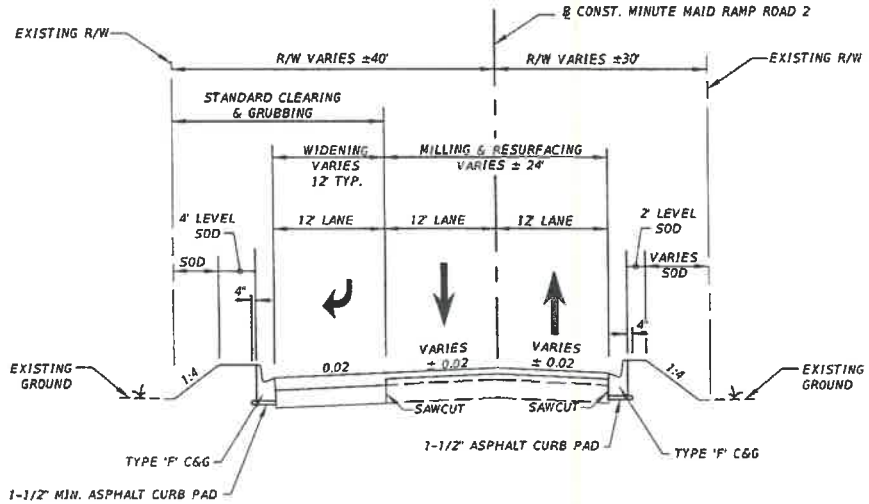


Approved
POLK
Greg Hentschel
05/08/2023 08:24:10

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")

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Mimosa Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

MINUTE MAID RAMP ROAD 2 IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

MINUTE MAID RAMP ROAD 2
TYPICAL SECTION

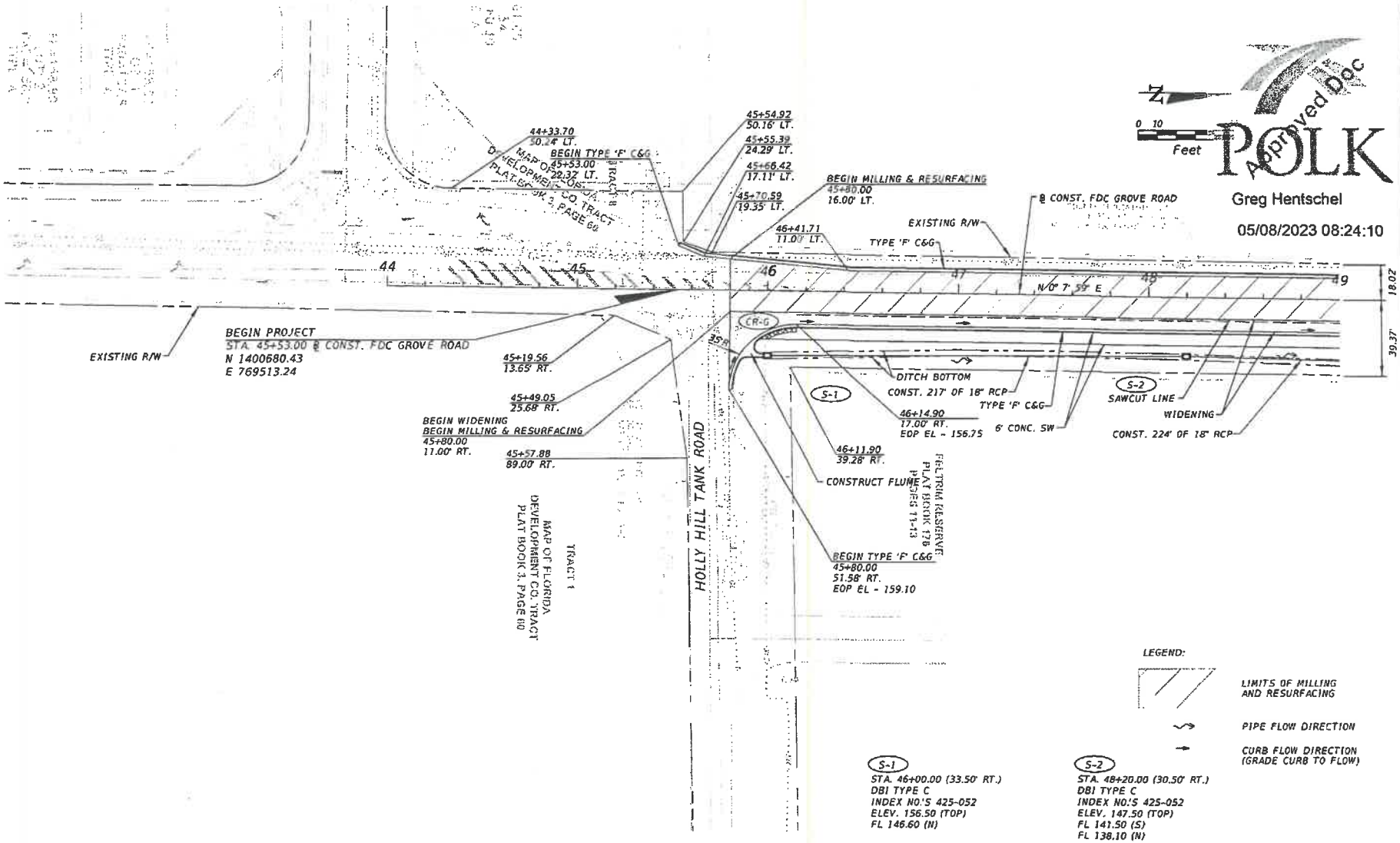
PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN
TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 9 OF 55 SHEETS

WOODAR 4/12/2023 9:54:07 AM C:\Users\wcogan\OneDrive - hwlochner.com\Desktop\FDC Grove Road\TYPS002.dgn



Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

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DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 30963

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-543-1322

DATE:
THOMAS D. SULLIVAN NO. 56358
FLORIDA PROFESSIONAL ENGINEER

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

C.I.P. PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD
PLAN SHEET (1)
STA. 45+00.00 TO STA. 49+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 10 OF 55 SHEETS

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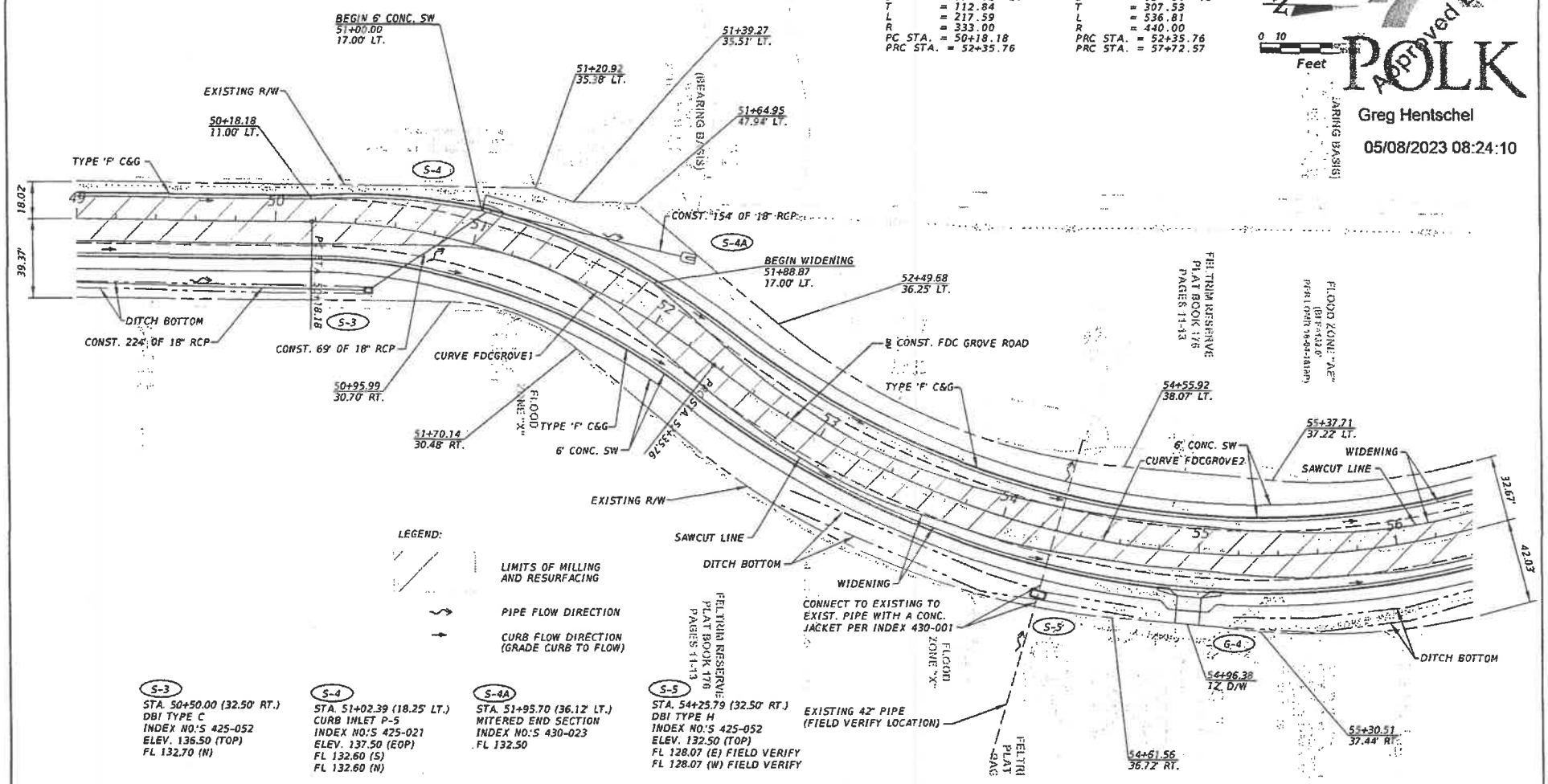
CURVE DATA FDCGROVE1
PI STA. = 51+31.01
Δ = 37° 26' 17" (RT)
D = 17° 12' 21"
T = 112.84
L = 217.59
R = 333.00
PC STA. = 50+18.18
PRC STA. = 52+35.76

CURVE DATA FDCGROVE2
PI STA. = 55+43.29
Δ = 69° 54' 06" (LT)
D = 13° 01' 18"
T = 307.53
L = 536.81
R = 440.00
PRC STA. = 52+35.76
PRC STA. = 57+72.57

0 10 Feet

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10



S-3
STA. 50+50.00 (32.50' RT.)
DBI TYPE C
INDEX NO.'S 425-052
ELEV. 136.50 (TOP)
FL 132.70 (N)

S-4
STA. 51+02.39 (18.25' LT.)
CURB INLET P-5
INDEX NO.'S 425-021
ELEV. 137.50 (EOP)
FL 132.60 (S)
FL 132.60 (N)

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.)
DBI TYPE H
INDEX NO.'S 425-052
ELEV. 132.50 (TOP)
FL 128.07 (E) FIELD VERIFY
FL 128.07 (W) FIELD VERIFY

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Lake O Lakes, FL 34208
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO
DESIGN TOM SULLIVAN

FDC GROVE ROAD
PLAN SHEET (2)
STA. 49+00.00 TO STA. 56+40.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 11 OF 55 SHEETS

WCOLAN 4/18/2023 9:54:31 AM C:\Users\wcolan\OneDrive - bellschner.com\Desktop\FDC Grove Road v1\AR002.dgn

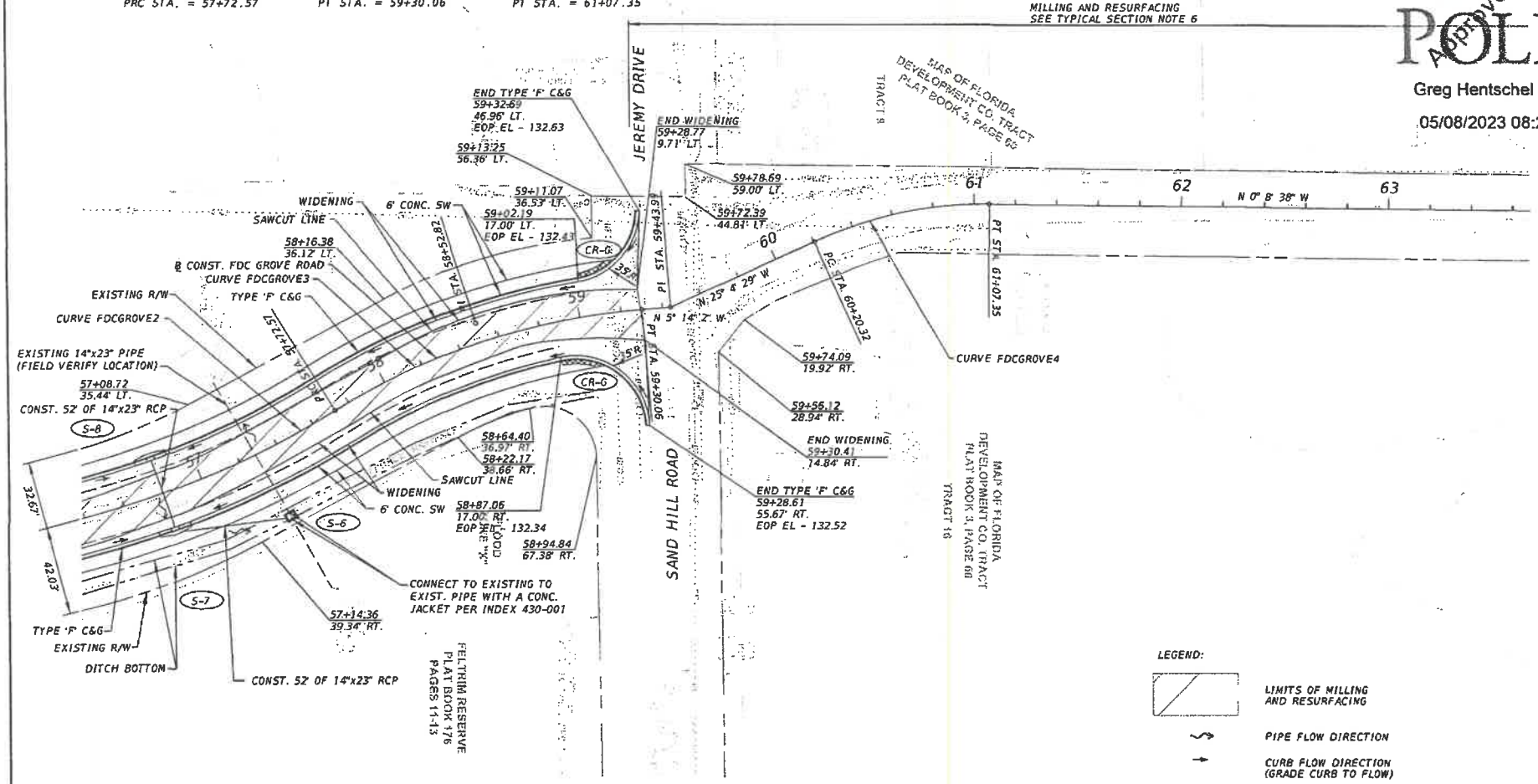
CURVE DATA FDCGROVE2
PI STA. = 55+43.29
Δ = 69° 54' 06" (LT)
D = 13° 01' 18"
T = 307.53
L = 536.81
R = 440.00
PRC STA. = 52+35.76
PRC STA. = 57+72.57

CURVE DATA FDCGROVE3
PI STA. = 58+52.82
Δ = 27° 05' 49" (RT)
D = 17° 12' 21"
T = 80.24
L = 157.49
R = 333.00
PRC STA. = 57+72.57
PT STA. = 59+30.06

CURVE DATA FDCGROVE4
PI STA. = 60+64.53
Δ = 24° 55' 51" (RT)
D = 28° 38' 52"
T = 44.21
L = 87.02
R = 200.00
PC STA. = 60+20.32
PT STA. = 61+07.35

0 10
Feet

POLK
Approved Doc
Greg Hentschel
05/08/2023 08:24:10



LEGEND:

LIMITS OF MILLING AND RESURFACING

PIPE FLOW DIRECTION

CURB 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.)
CURB INLET P-6
INDEX NO.'S 425-021
ELEV. 131.86 (EOP)
FL 129.30 (W)
FL 129.30 (N)

S-6
STA. 54+25.79 (32.50' RT.)
DBI TYPE D
INDEX NO.'S 425-052
ELEV. 130.80 (TOP)
FL 129.19 (E) FIELD VERIFY
FL 129.19 (W) FIELD VERIFY
FL 129.19 (S)

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
2347-F Hideout Trail
Land O Lakes, FL 34638
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO
DESIGN TOM SULLIVAN

FDC GROVE ROAD
PLAN SHEET (3)
STA. 56+40.00 TO STA. 63+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 12 OF 55 SHEETS

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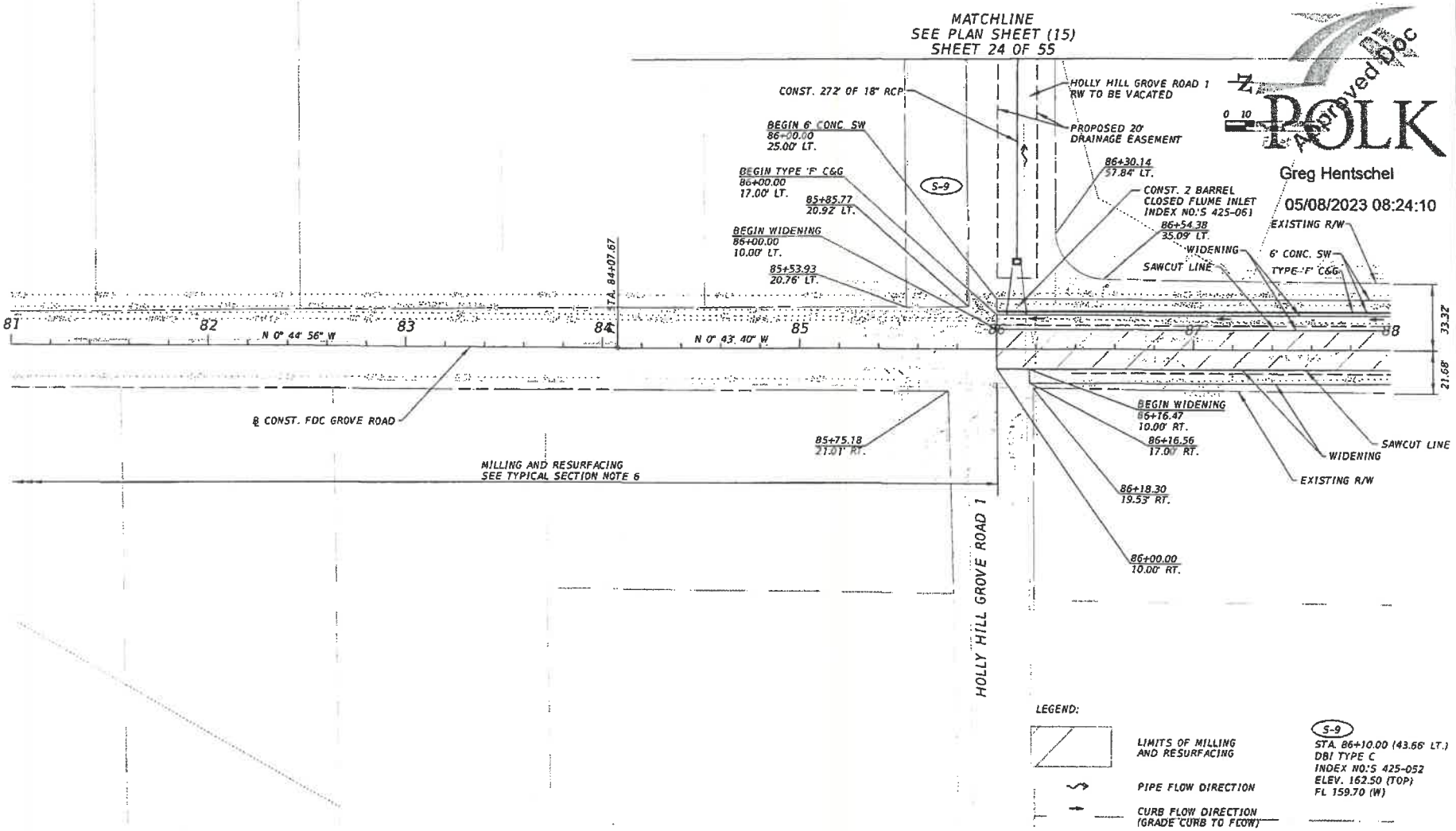

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Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Land O' Lakes, FL 34639
Office: 813-643-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

FDC GROVE ROAD
PLAN SHEET (4)
STA. 86+00.00 TO STA. 88+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 13 OF 55 SHEETS

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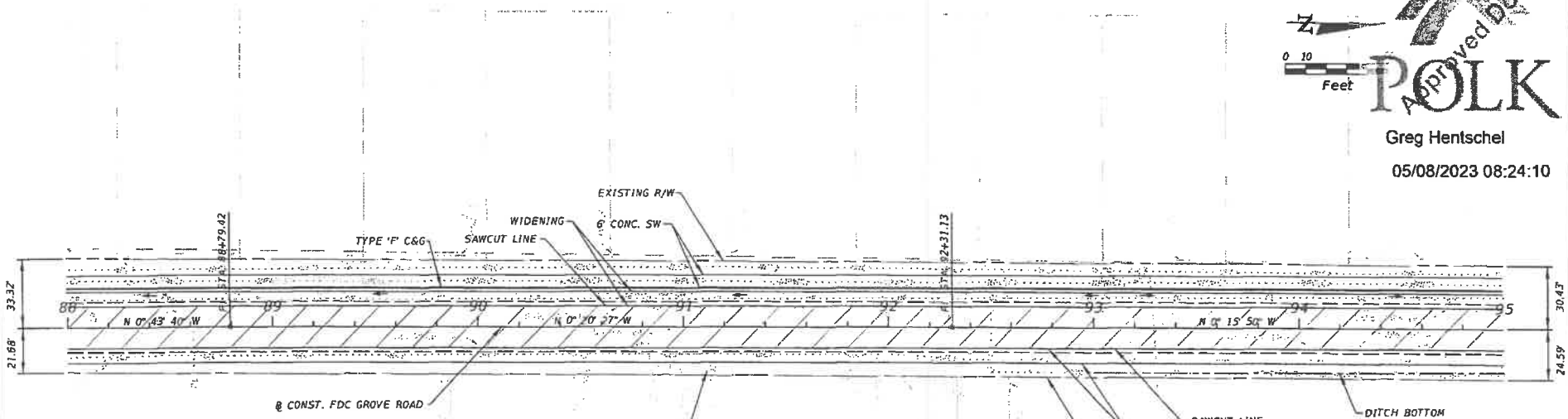

Approved Doc

Greg Hentschel

05/08/2023 08:24:10

LEGEND:

LIMITS OF MILLING AND RESURFACING

PIPE FLOW DIRECTION

CURB FLOW DIRECTION (GRADE CURB TO FLOW)

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DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 30551

JB&B ENGINEERING CONSULTANTS, LLC
23747 Mineral Trail
Lake O Lakes, FL 34639
Office: 863-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

FDC GROVE ROAD
PLAN SHEET (S)
STA. 88+00.00 TO STA. 95+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

DESIGN
TOM SULLIVAN

SHEET 14 OF 55 SHEETS

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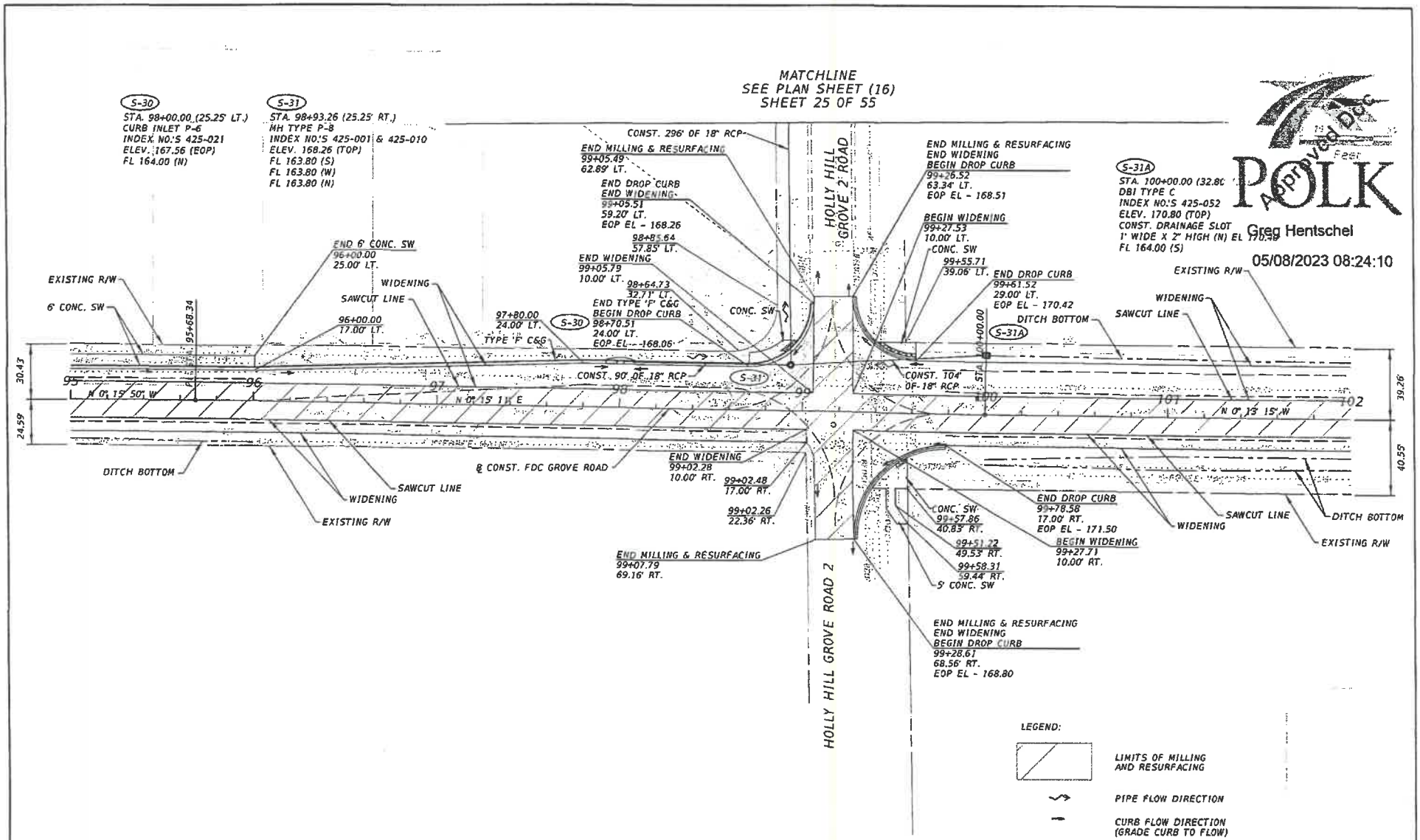

Approved Dec
POLK
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO
DESIGN TOM SULLIVAN

FDC GROVE ROAD
PLAN SHEET (6)
STA. 95+00.00 TO STA. 102+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 15 OF 55 SHEETS

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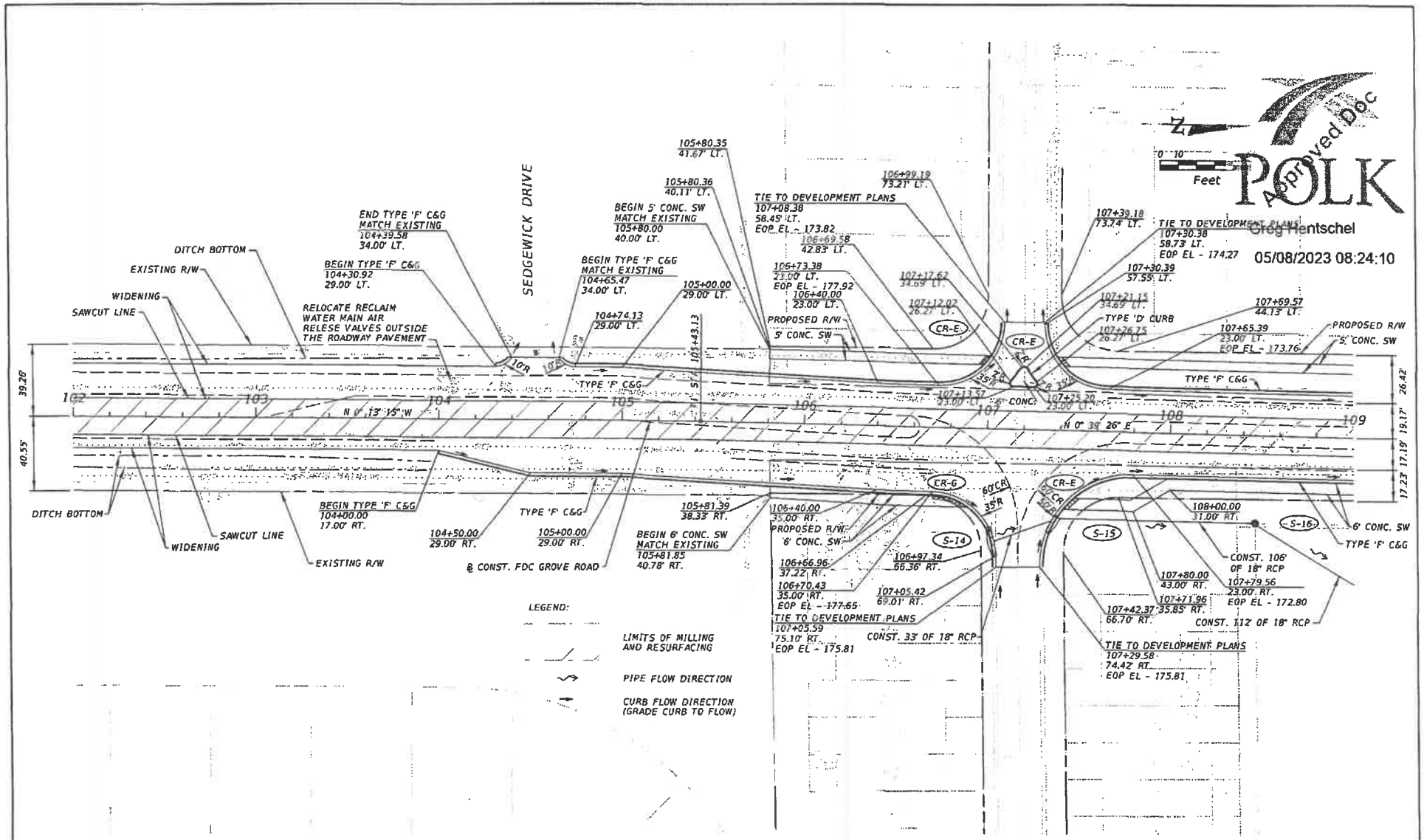

S-14
STA. 107+03.07 (61.41' RT.)
CURB INLET P-6
INDEX NO.'S 425-021
ELEV. 175.40 (EOP)
FL 170.20 (N)

S-15
STA. 107+37.18 (48.91' RT.)
CURB INLET P-5
INDEX NO.'S 425-021
ELEV. 174.80 (EOP)
FL 170.10 (S)
FL 170.10 (N)

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 (S)
FL 162.00 (N)

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DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 28886

JB&B ENGINEERING CONSULTANTS, LLC
20747 Moorat Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO

FDC GROVE ROAD
PLAN SHEET (7)
STA. 104+00.00 TO STA. 109+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN
TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 16 OF 55 SHEETS

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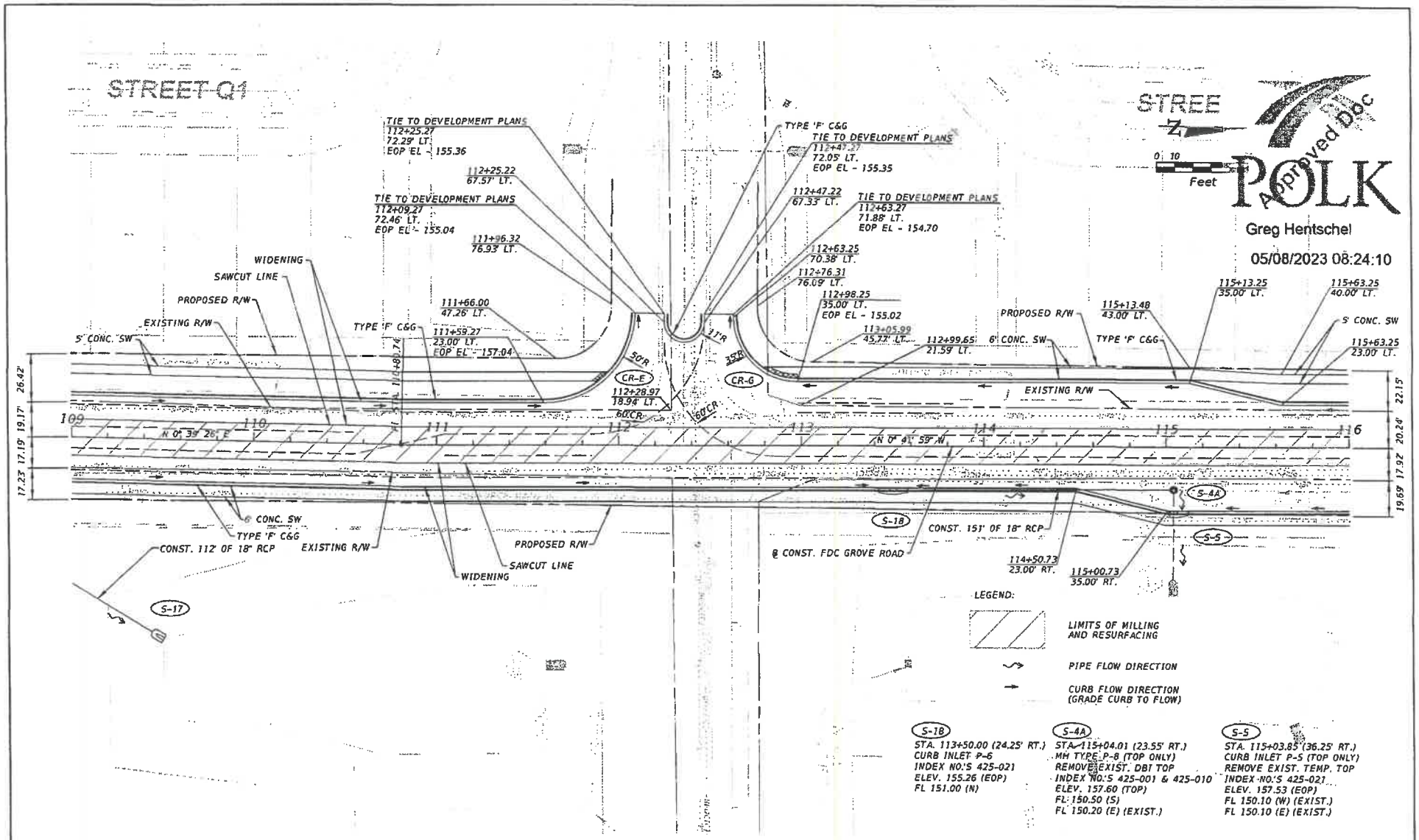

S-18
STA. 113+50.00 (24.25' RT.)
CURB INLET P-6
INDEX NO.'S 425-021
ELEV. 155.26 (EOP)
FL 151.00 (N)

S-4A
STA. 115+04.01 (23.55' RT.)
MH TYPE P-8 (TOP ONLY)
REMOVE EXIST. DBI 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+03.85 (36.25' RT.)
CURB INLET P-5 (TOP ONLY)
REMOVE EXIST. TEMP. TOP
INDEX NO.'S 425-021
ELEV. 157.53 (EOP)
FL 150.10 (W) (EXIST.)
FL 150.10 (E) (EXIST.)

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

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawasa Trail
Land O Lakes, FL 34639
Office: 813-649-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO
DESIGN
TOM SULLIVAN

FDC GROVE ROAD
PLAN SHEET (8)
STA. 109+00.00 TO STA. 116+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC

SHEET 17 OF 55 SHEETS

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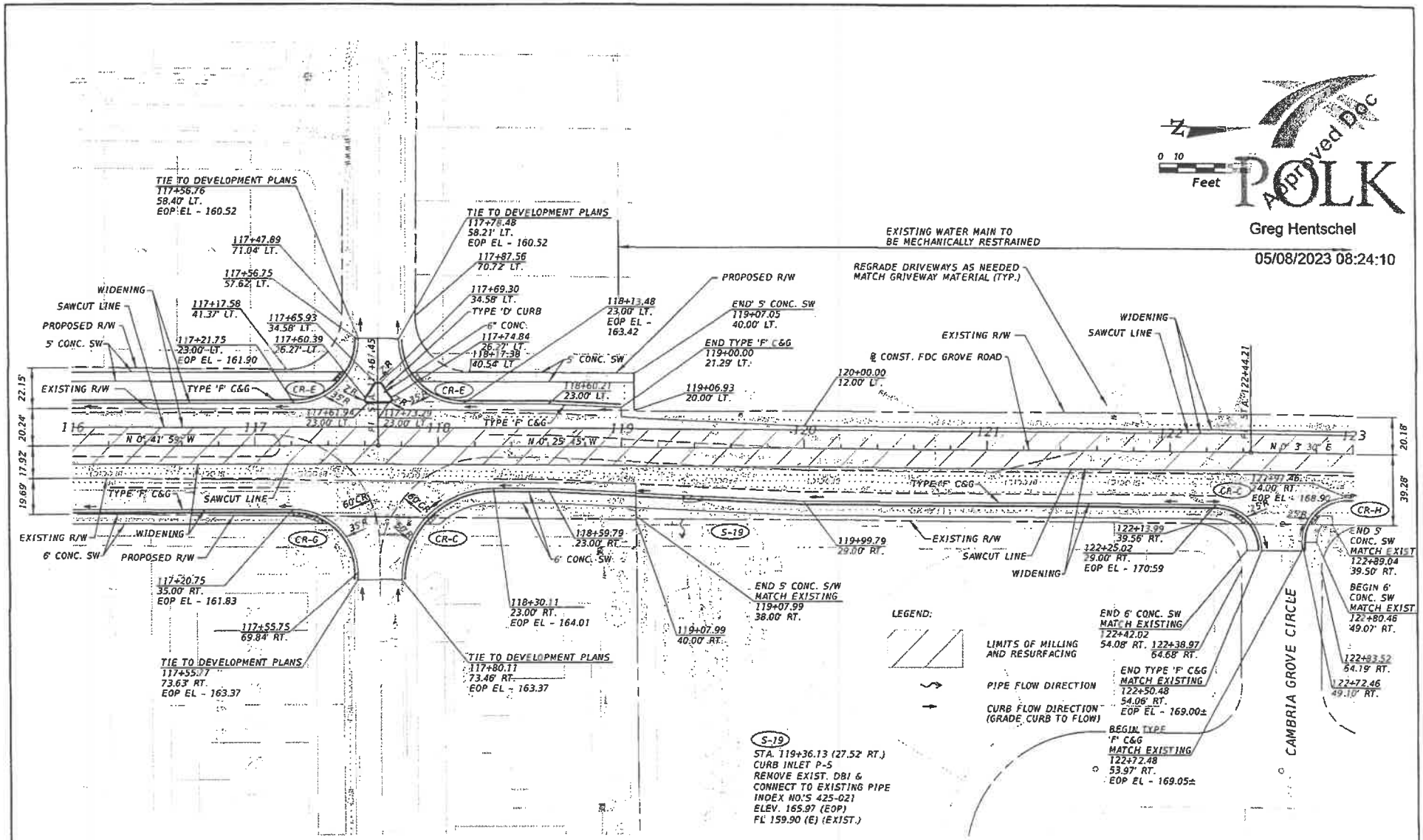

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
22747 Midwest Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

ZIP PROJECT NO

FDC GROVE ROAD
PLAN SHEET (9)
STA. 116+00.00 TO STA. 123+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 18 OF 55 SHEETS

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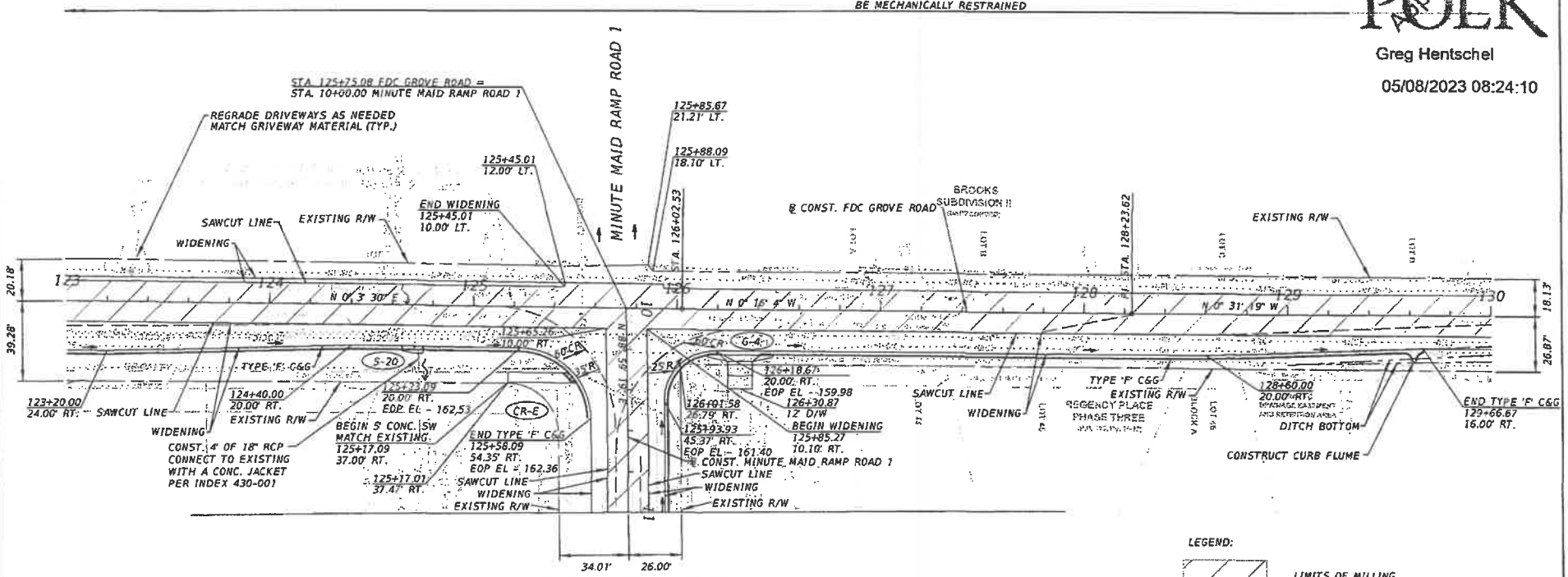


0 10
Feet

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

LEGEND:

LIMITS OF MILLING AND RESURFACING

PIPE FLOW DIRECTION

CURB FLOW DIRECTION (GRADE CURB TO FLOW)

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

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
13747 Hickory Trail
Land O Lakes, FL 34638
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

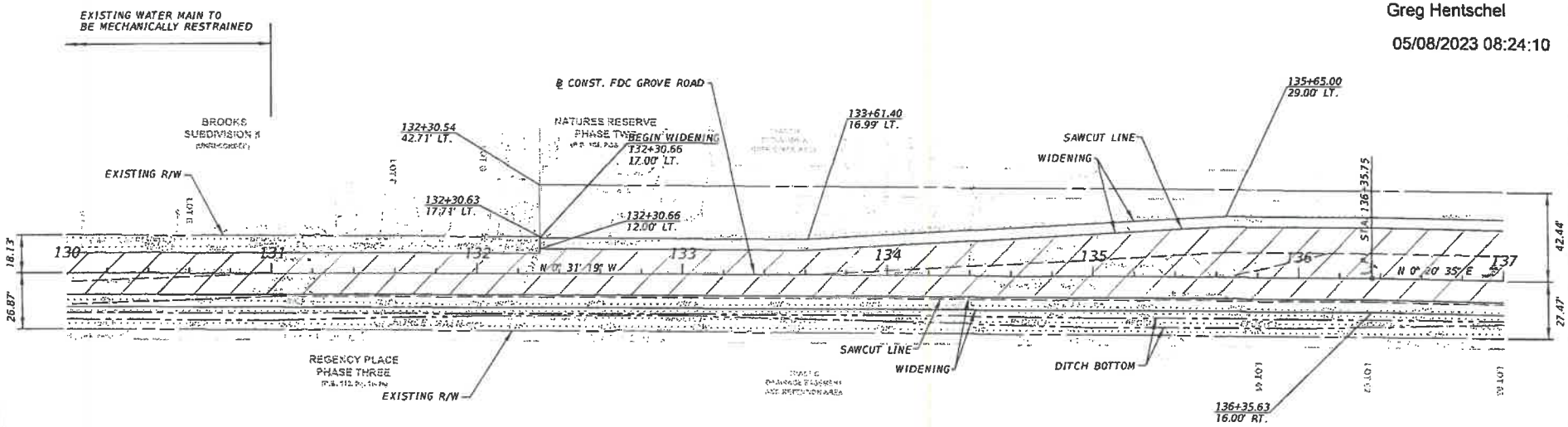
PROJECT NO.
C.P. PROJECT NO.
DESIGN TOM SULLIVAN

FDC GROVE ROAD
PLAN SHEET (10)
STA. 123+00.00 TO STA. 136+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

SHEET 19 OF 55 SHEETS

4/18/2023 9:54:28 AM C:\Users\wcogan\OneDrive - hellocloud.com\Desktop\FDC Grove Road\PLAN010.dgn



Approved Doc

POLK

Greg Hentschel

05/08/2023 08:24:10

0 10 Feet

LEGEND:

LIMITS OF MILLING AND RESURFACING

PIPE FLOW DIRECTION

CURB FLOW DIRECTION (GRADE CURB TO FLOW)

This item has been digitally signed and sealed by Thomas D. Sullivan, PE on the date 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.

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hibiscus Trail
Land O Lakes, FL 34639
Office 813-948-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

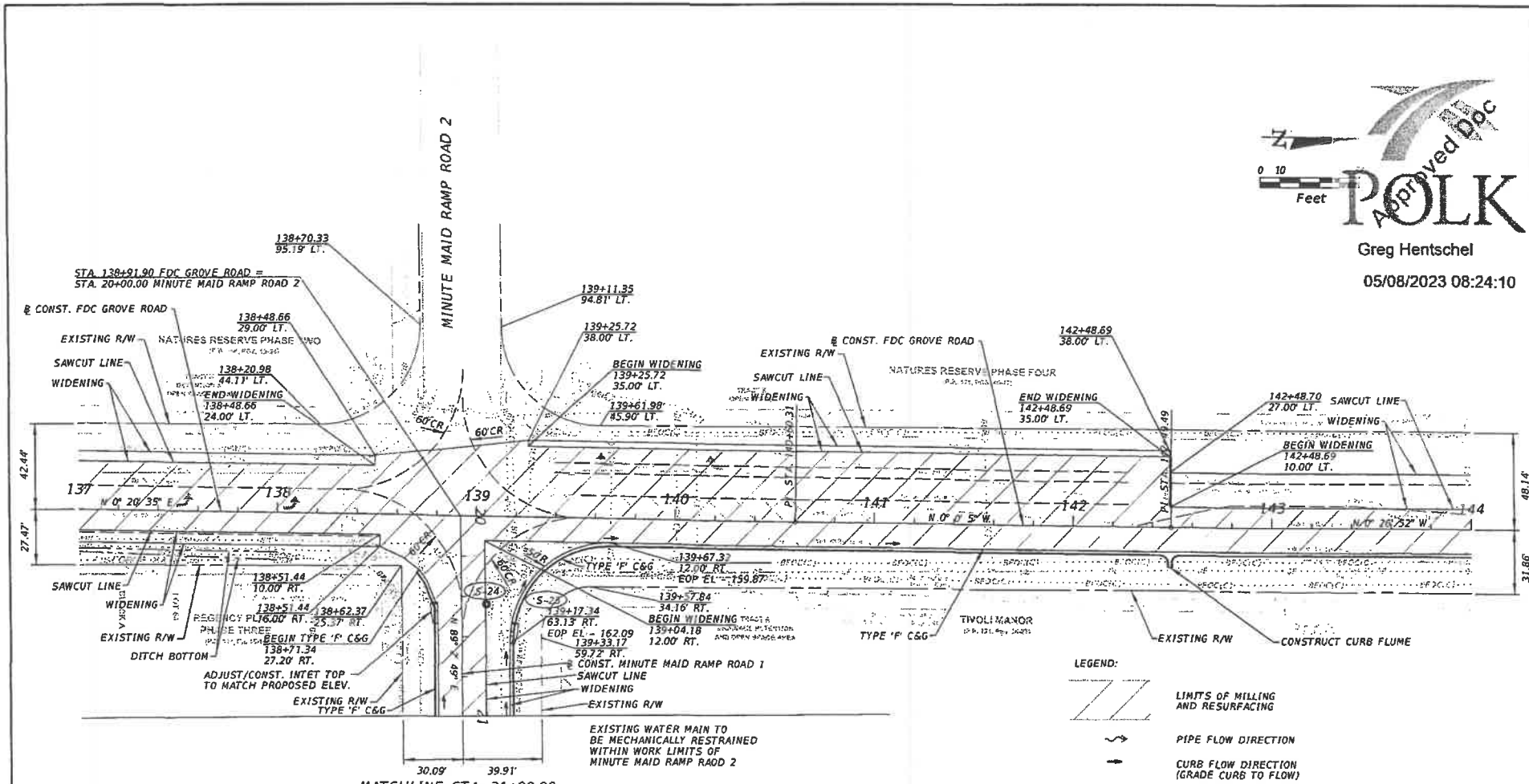
FDC GROVE ROAD
PLAN SHEET (1)
STA. 132+00.00 TO STA. 137+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88).

SHEET 20 OF 55 SHEETS

WCOGAN 4/12/2023 9:54:50 AM C:\Users\wcogan\OneDrive - hwlochner.com\Desktop\FDC Grove Road-PLANROI.dgn



S-24
STA. 20+44.01 (12.44' LT.)
MH TYPE P-8 (TOP ONLY)
REMOVE EXIST. CURB INLET TOP
INDEX NO.'S 425-001 & 425-010
ELEV. 162.18 (TOP)
FL 154.93 (S) (EXIST.)
FL 154.93 (E) (EXIST.)

S-25
STA. 20+55.70 (25.91' LT.)
CURB INLET P-5
INDEX NO.'S 425-021
ELEV. 161.87 (EOP)
FL 154.75 (E) (EXIST.)
FL 154.75 (W) (EXIST.)

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

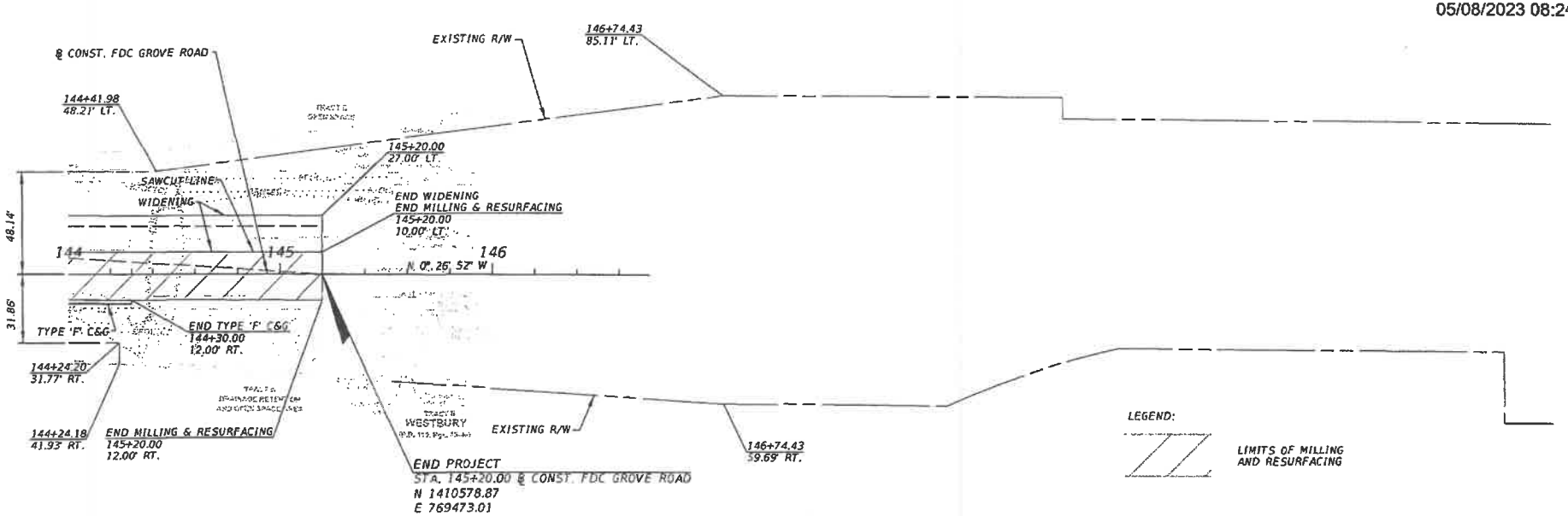
JB&B ENGINEERING CONSULTANTS, LLC
22747 Hickory Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO
FDC GROVE ROAD
PLAN SHEET (02)
STA. 137+00.00 TO STA. 144+00.00
PREPARED FOR: ABSOLUTE ENGINEERING INC
DESIGN TOM SULLIVAN
Elevations based on North American Vertical Datum 1988 (NAVD 88)
SHEET 21 OF 55 SHEETS

MCOGAN 4/12/2023 9:54:52 AM C:\Users\mcogan\OneDrive - hwlochner.com\Desktop\FDC Grove Road\PLAN\RDE.dgn



DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

FDC GROVE ROAD
PLAN SHEET 03
STA. 144+00.00 TO STA. 145+20.00

CIP PROJECT NO

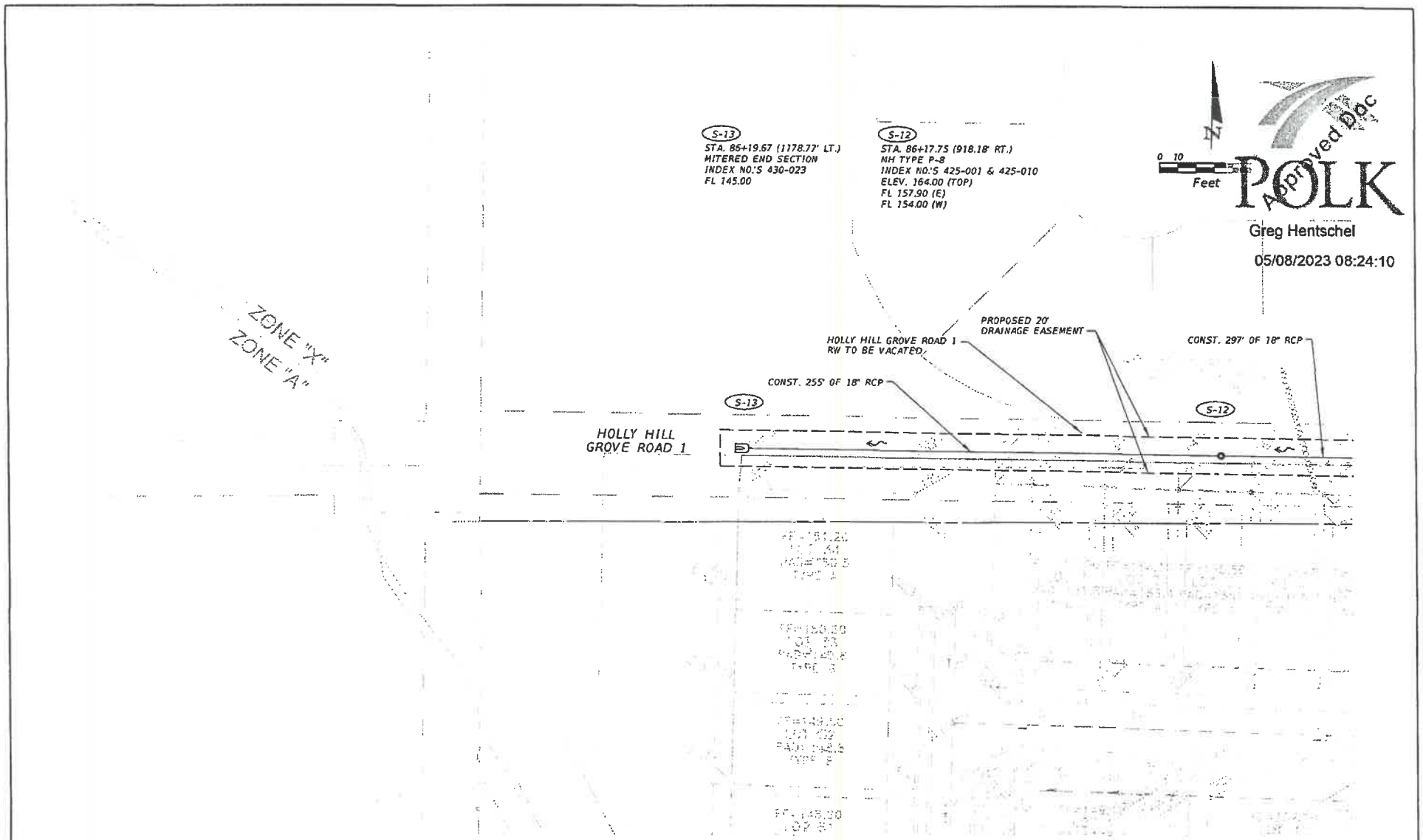
PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN
TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 22 OF 55 SHEETS

WOOGAN 4/12/2023 9:54:54 AM C:\Users\woogan\OneDrive - hentschel.com\Desktop\FDC Grove Road\PLAN003.dgn



DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
DATE: THOMAS D. SULLIVAN NO. 55358
FLORIDA PROFESSIONAL ENGINEER

HOLLY HILL GROVE ROAD 1 IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DRAINAGE DETAIL
PLAN SHEET 10

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

SHEET 23 OF 55 SHEETS

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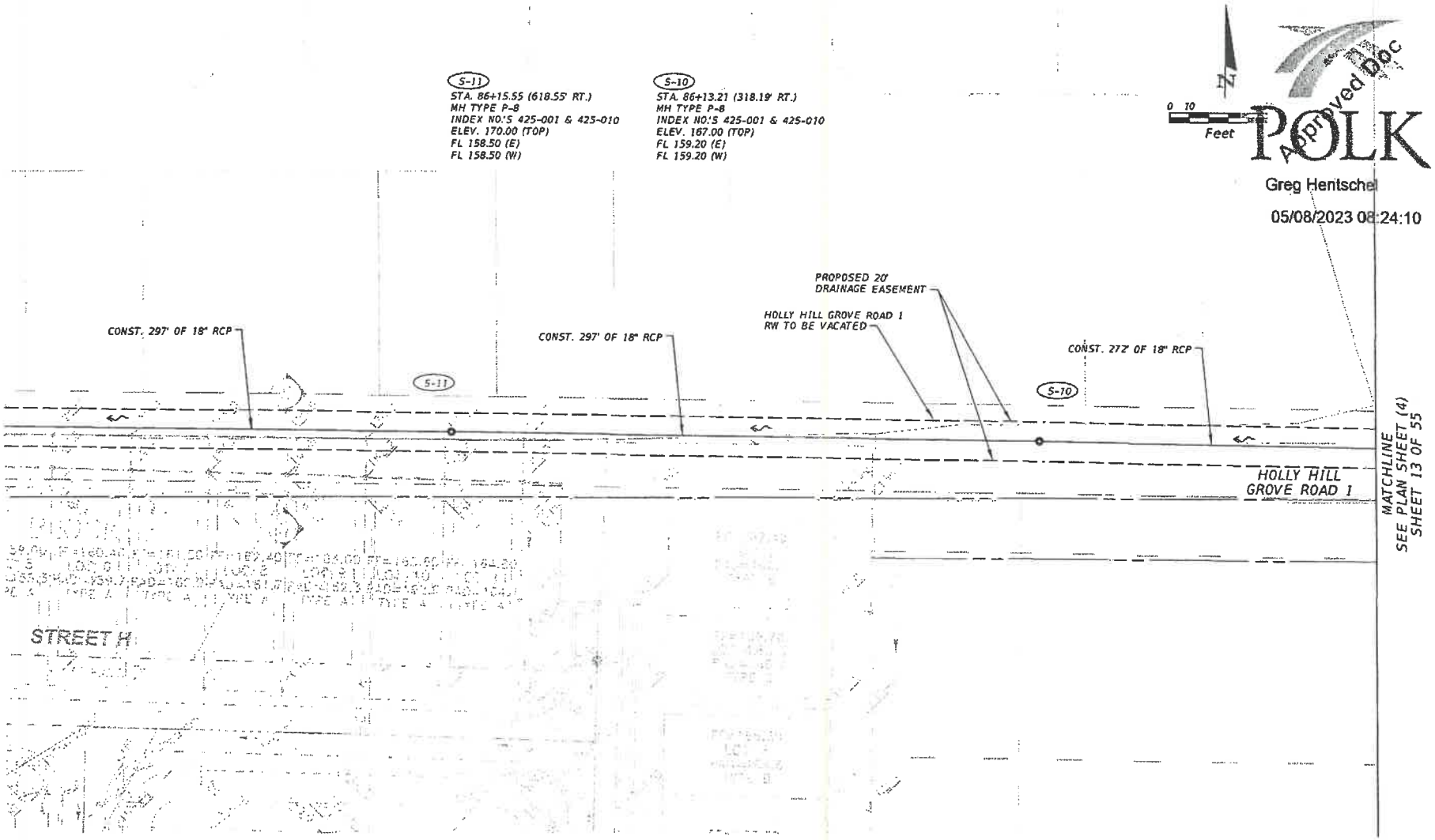


DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
33747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

HOLLY HILL GROVE ROAD 1 IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DRAINAGE DETAIL PLAN SHEET (1s)

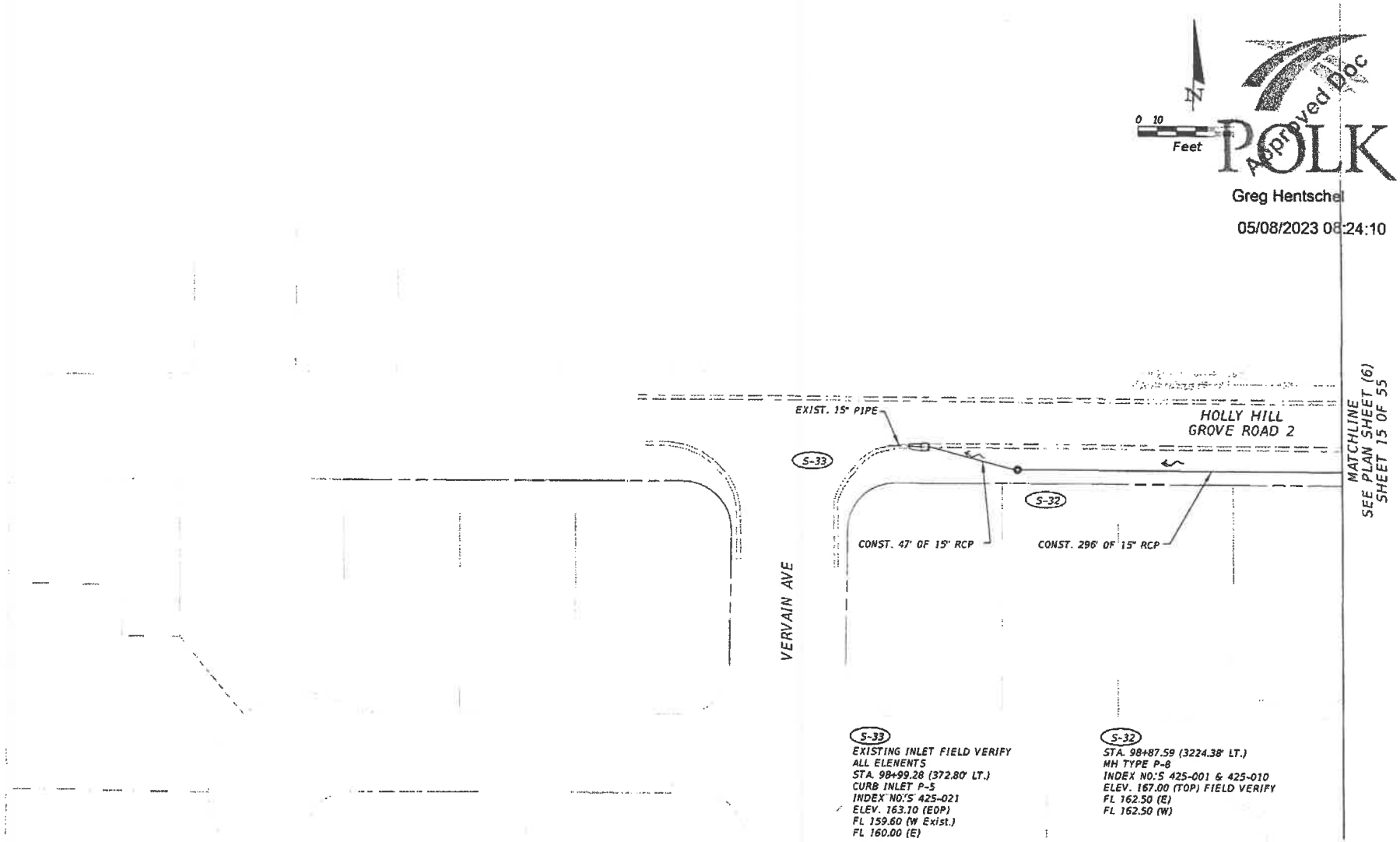
PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN: TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 24 OF 55 SHEETS

4/12/2025 9:54:37 AM C:\Users\wcogan\OneDrive - heliostner.com\Desktop\FDC Grove Road\PLAN\RD5.dgn



DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
DATE: THOMAS D. SULLIVAN NO. 55358
FLORIDA PROFESSIONAL ENGINEER

HOLLY HILL GROVE ROAD 2 IMPROVEMENTS

PROJECT NO.

ZIP PROJECT NO

DESIGN TOM SULLIVAN

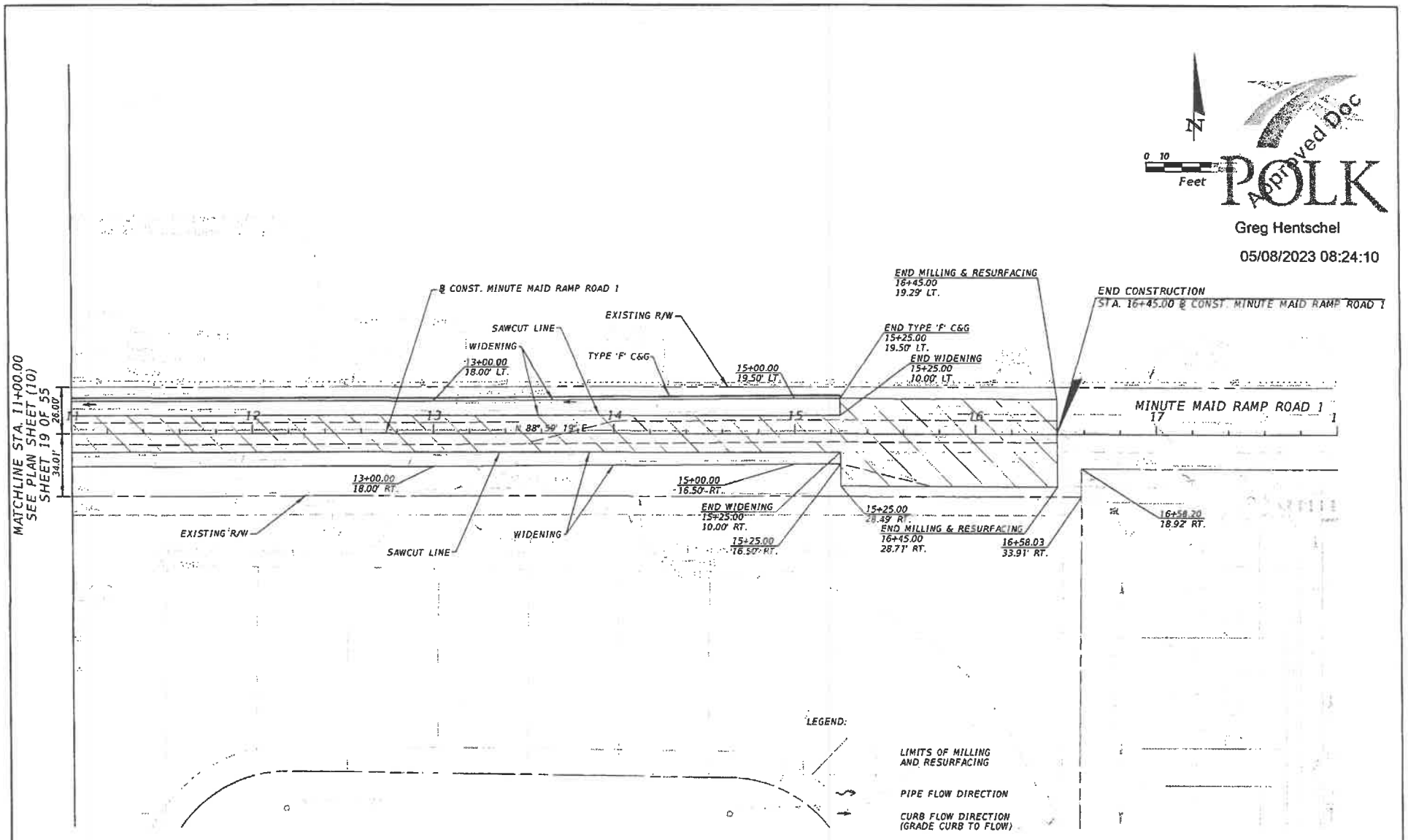
DRAINAGE DETAIL PLAN SHEET (16)

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 25 OF 55 SHEETS

WCOGAN 4/12/2023 9:54:58 AM C:\Users\wcogan\OneDrive - Intrachner.com\Desktop\FDC Grove Road 2\PLAN\R06.dgn



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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
22747 Hiawatha Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

MINUTE MAID RAMP ROAD 1 IMPROVEMENTS

PROJECT NO.

MINUTE MAID RAMP ROAD 1
PLAN SHEET 07
STA. 11+00.00 TO STA. 16+46.67

CIP PROJECT NO

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 26 OF 55 SHEETS

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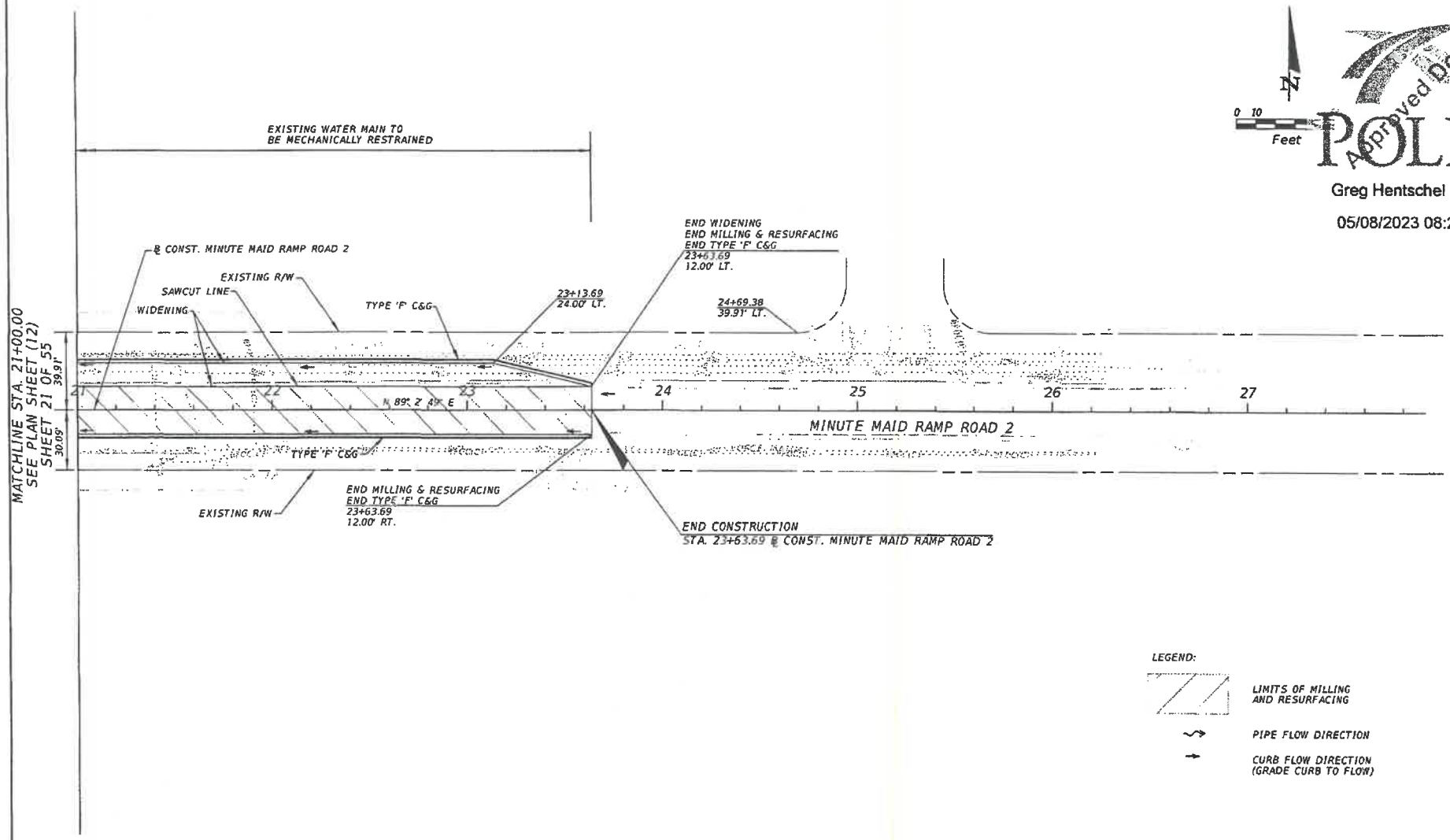


LEGEND:

LIMITS OF MILLING AND RESURFACING

PIPE FLOW DIRECTION

CURB FLOW DIRECTION (GRADE CURB TO FLOW)

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office 813-945-1323

DATE: 4/12/2023
THOMAS D. SULLIVAN NO. 55358
FLORIDA PROFESSIONAL ENGINEER

MINUTE MAID RAMP ROAD 2 IMPROVEMENTS

PROJECT NO. — MINUTE MAID RAMP ROAD 2
PLAN SHEET (18)
STA. 21+00.00 TO STA. 23+63.69

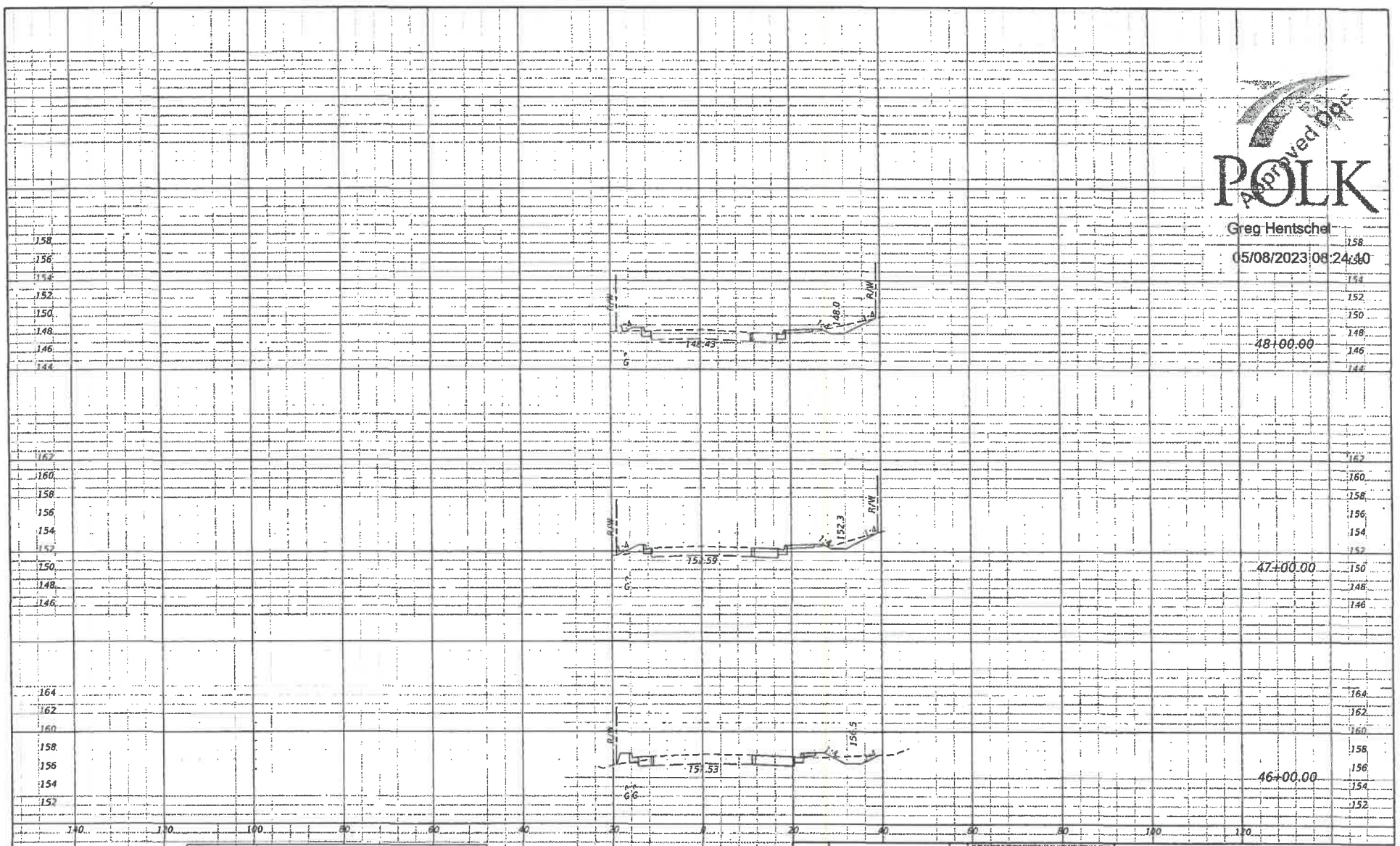
CIP PROJECT NO

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN: TOM SULLIVAN

SHEET 27 OF 55 SHEETS

MCOGAN 4/12/2023 9:54:12 AM C:\Users\mcogan\OneDrive - hentschel.com\Desktop\FDC Grove Road\PLANR02.dgn



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

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN TOM SULLIVAN

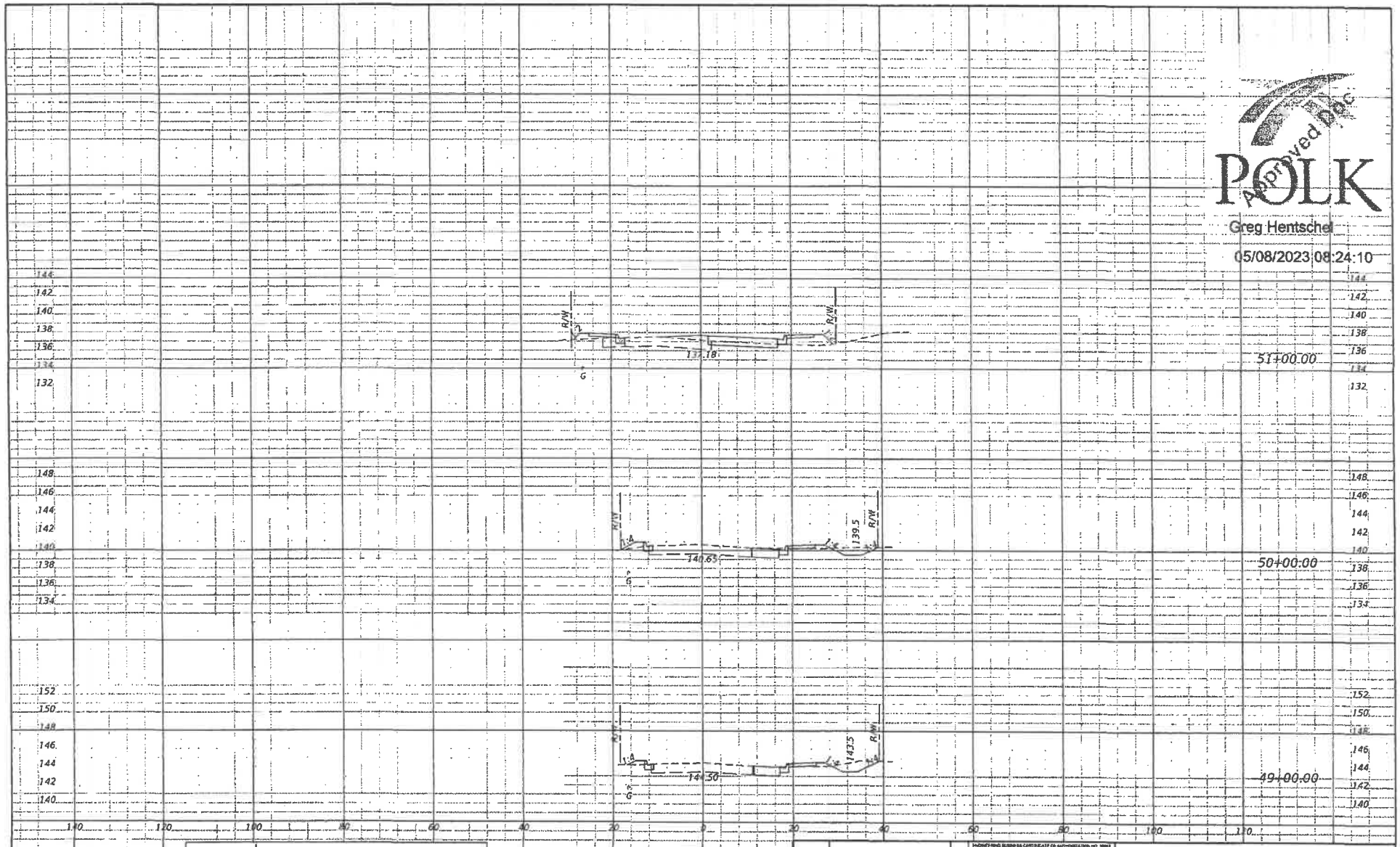
FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 28 OF 55 SHEETS

MCOGAN 4/12/2023 9:54:43 AM C:\Users\mcogan\OneDrive - twitchener.com\Desktop\FDC Grove Road VERT\FDCGr.dgn



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

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hixson Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 29 OF 55 SHEETS

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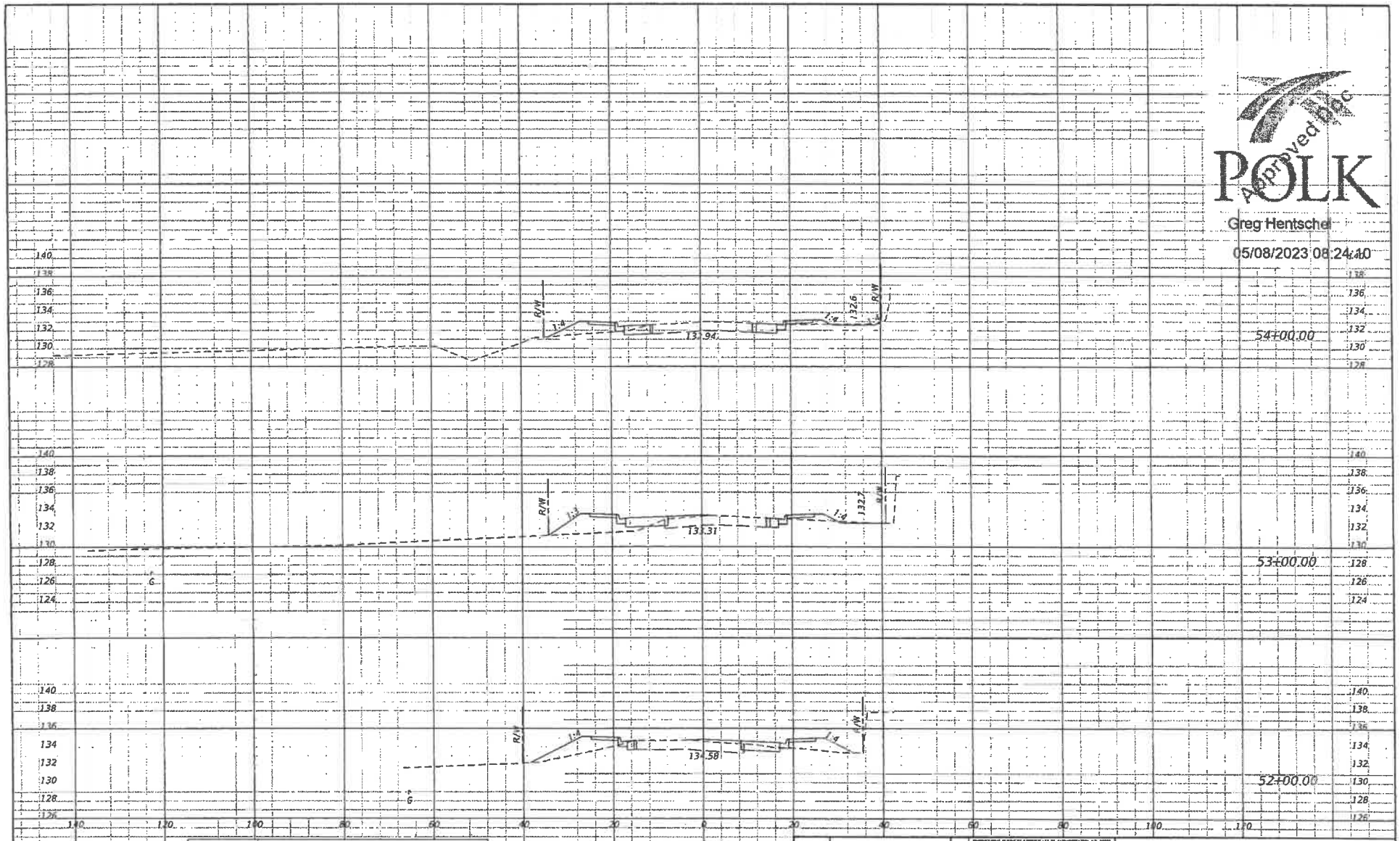

Approved by POLK
Greg Hentschel
05/08/2023 08:24:40

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 30 OF 55 SHEETS

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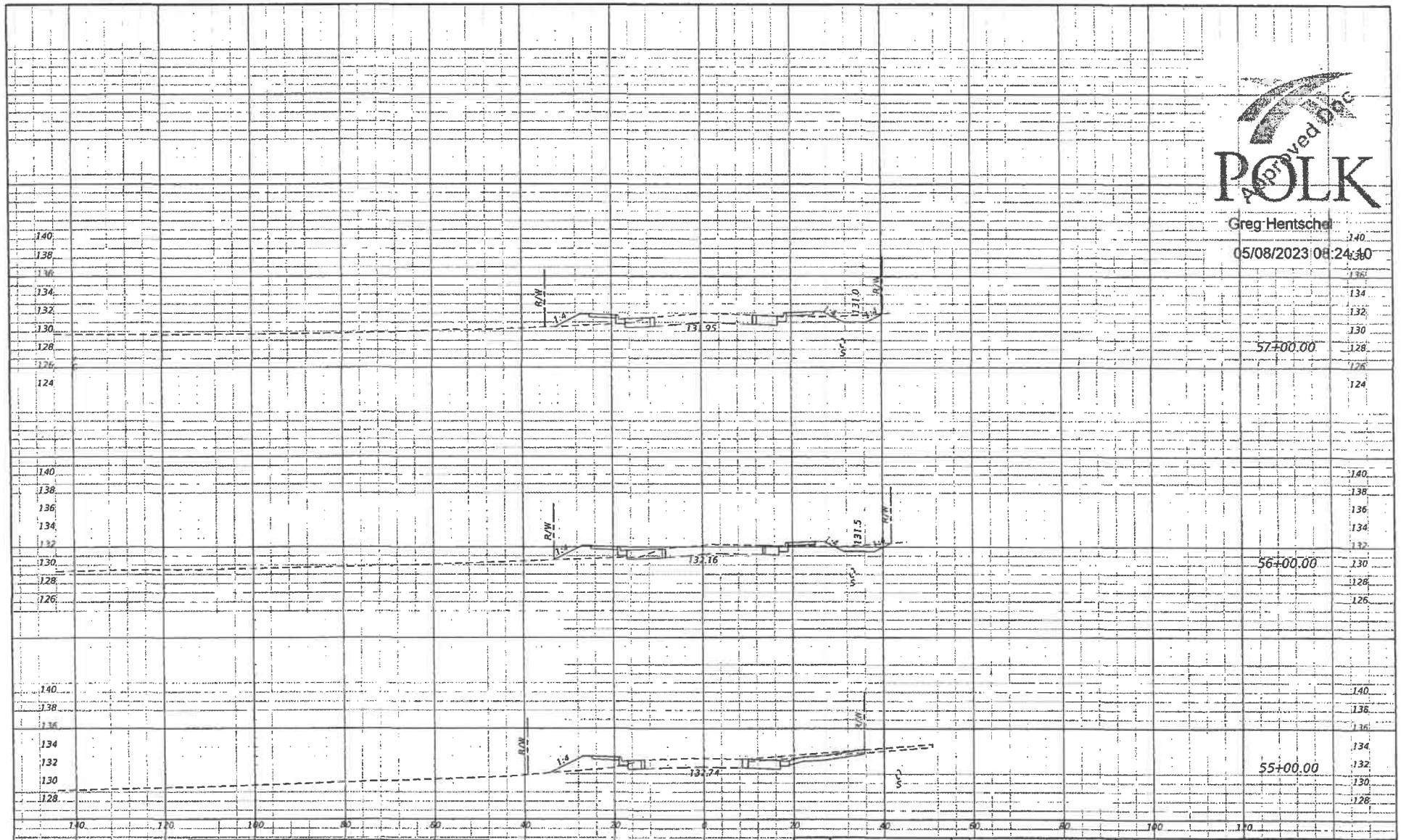

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Greg Hentschel
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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hibiscus Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 31 OF 55 SHEETS

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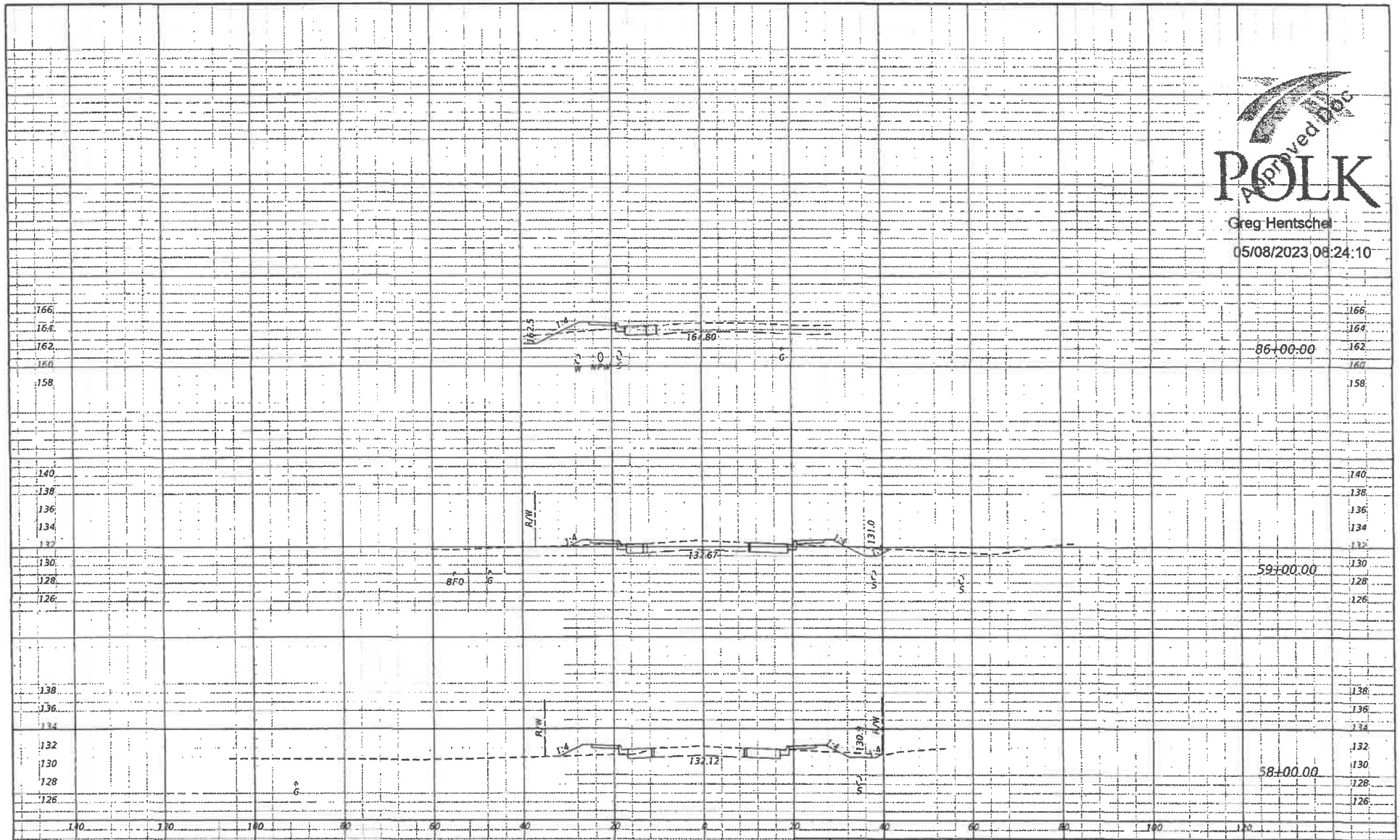

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Greg Hentschel
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VERT. 0 2 10
HORIZ. 0 15 30
Feet

DATE	DESCRIPTION	BY
	REVISIONS	

THOMAS D. SULLIVAN NO. 55358
FLORIDA PROFESSIONAL ENGINEER

JB&B ENGINEERING CONSULTANTS, LLC
22747 Hooser Trail
Land O Lakes, FL 34639
Office: 813-646-1323

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD
CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING INC

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 32 OF 55 SHEETS

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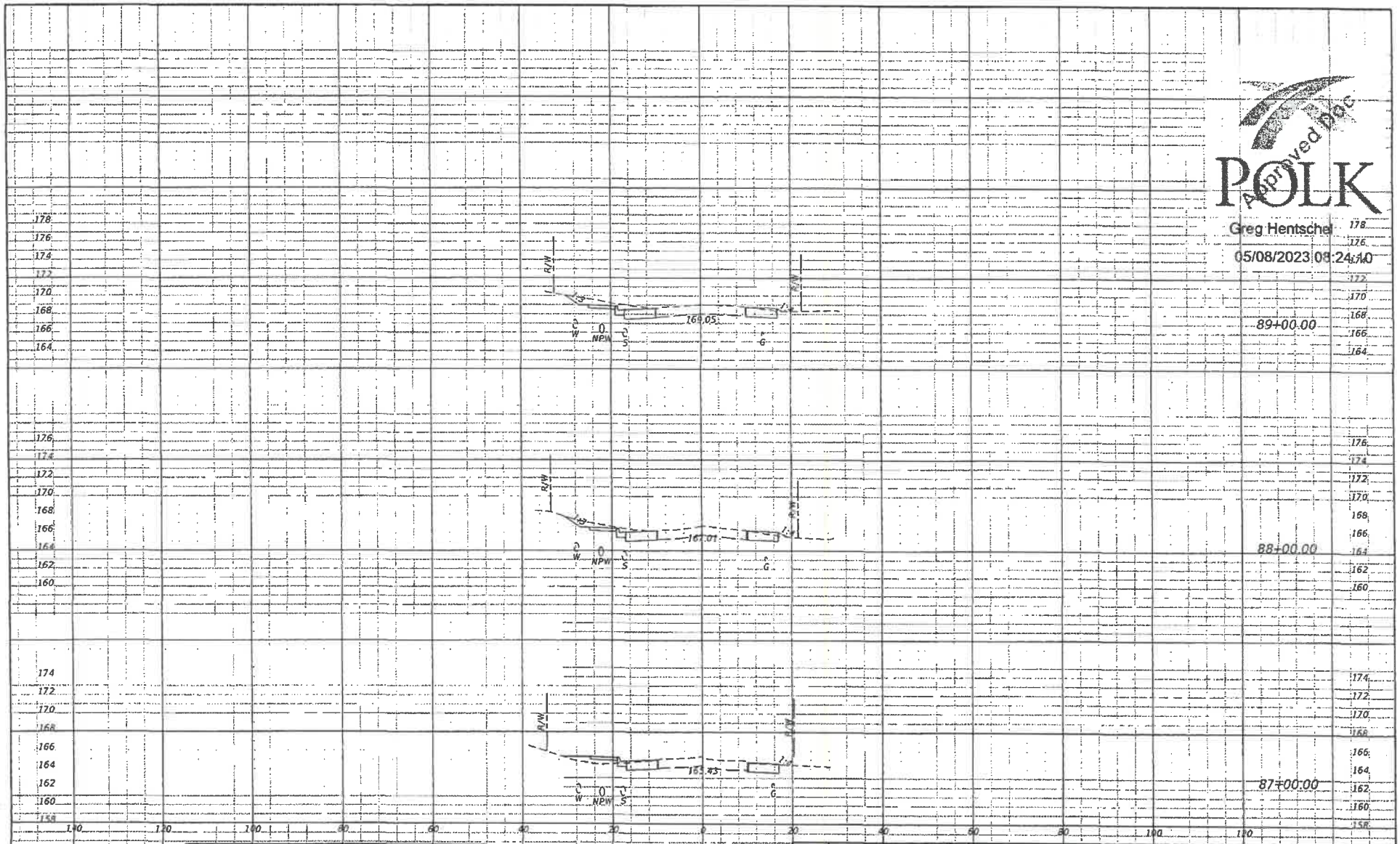

Approved Date
POLK
Greg Hentschel
05/08/2023 08:24:10

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-649-1223

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO.

DESIGN
TOM SULLIVAN

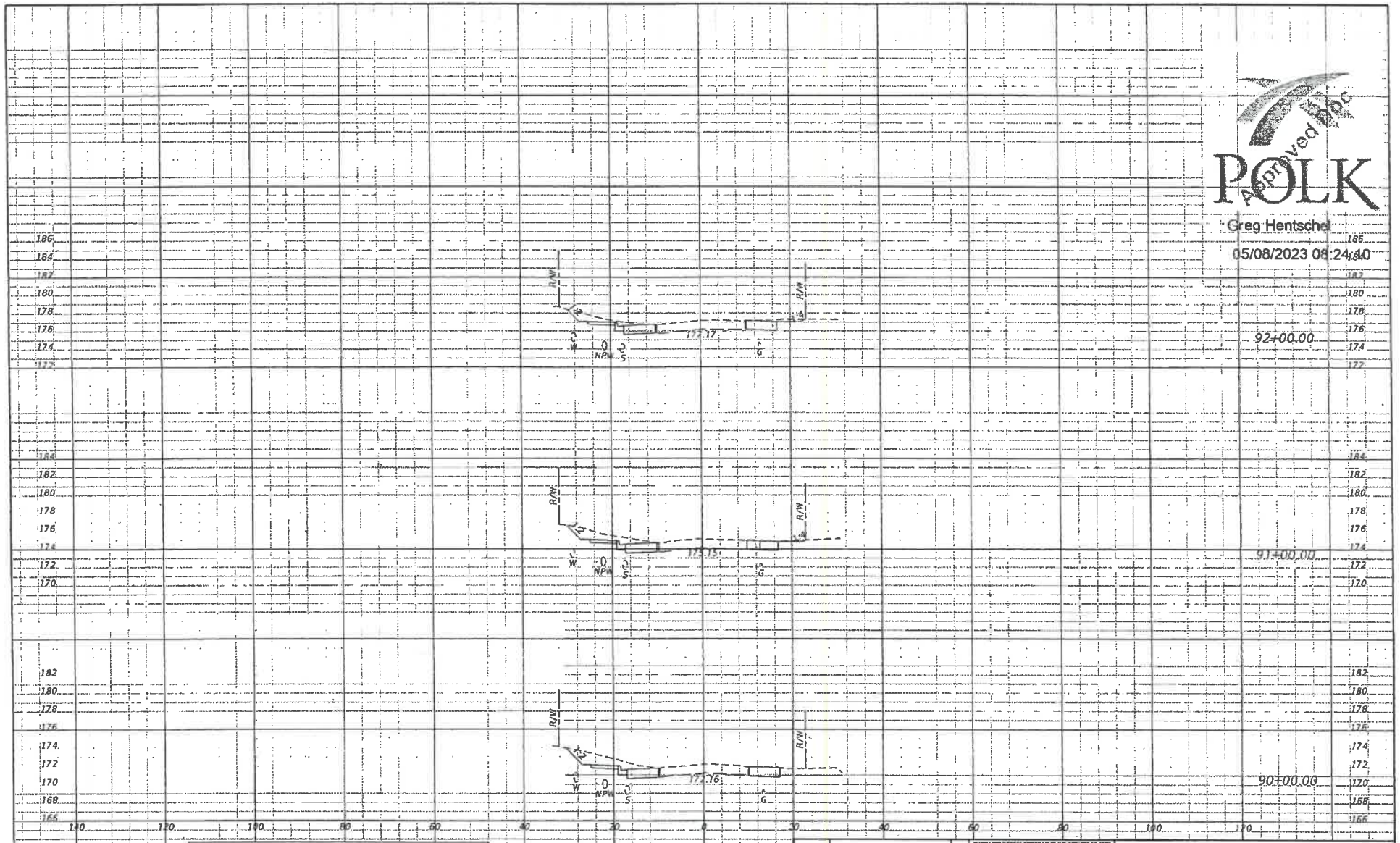
FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 33 OF 55 SHEETS

WOGAN 4/18/2023 9:54:46 AM C:\Users\wogan\OneDrive - hwlochner.com\Desktop\FDC Grove Road\RDXCROSS.dgn



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

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hibiscus Trail
Land O Lakes, FL 34639
Office: 813-545-1333

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

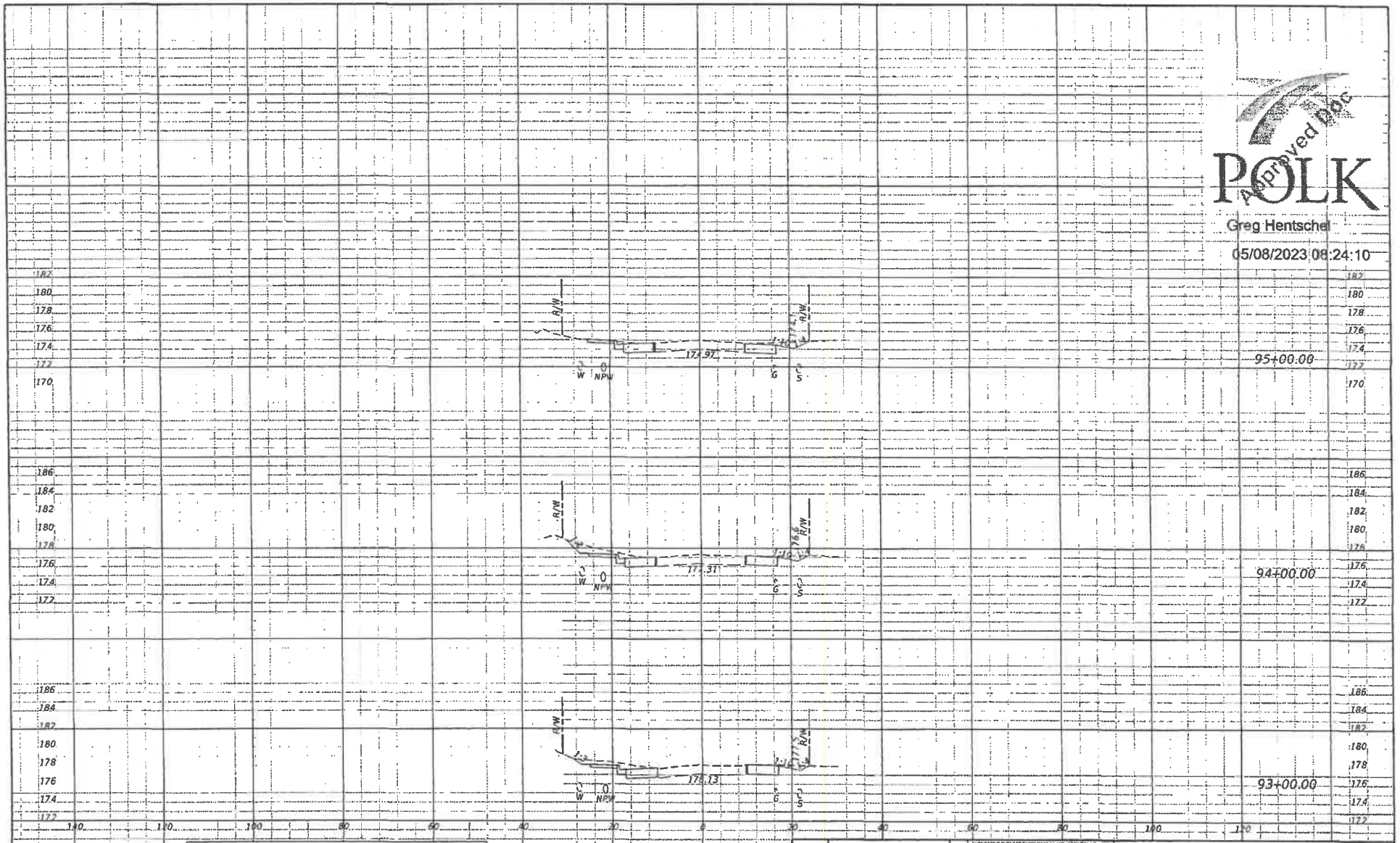
FDC GROVE ROAD
CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 34 OF 55 SHEETS

WCOSAN 4/12/2023 9:54:46 AM C:\Users\wcogan\OneDrive - hellosnow.com\Desktop\FDC Grove Road-RDXLRDDL.dgn



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

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
33747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-645-1323

DATE:
THOMAS D. SULLIVAN NO. 55356
FLORIDA PROFESSIONAL ENGINEER

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

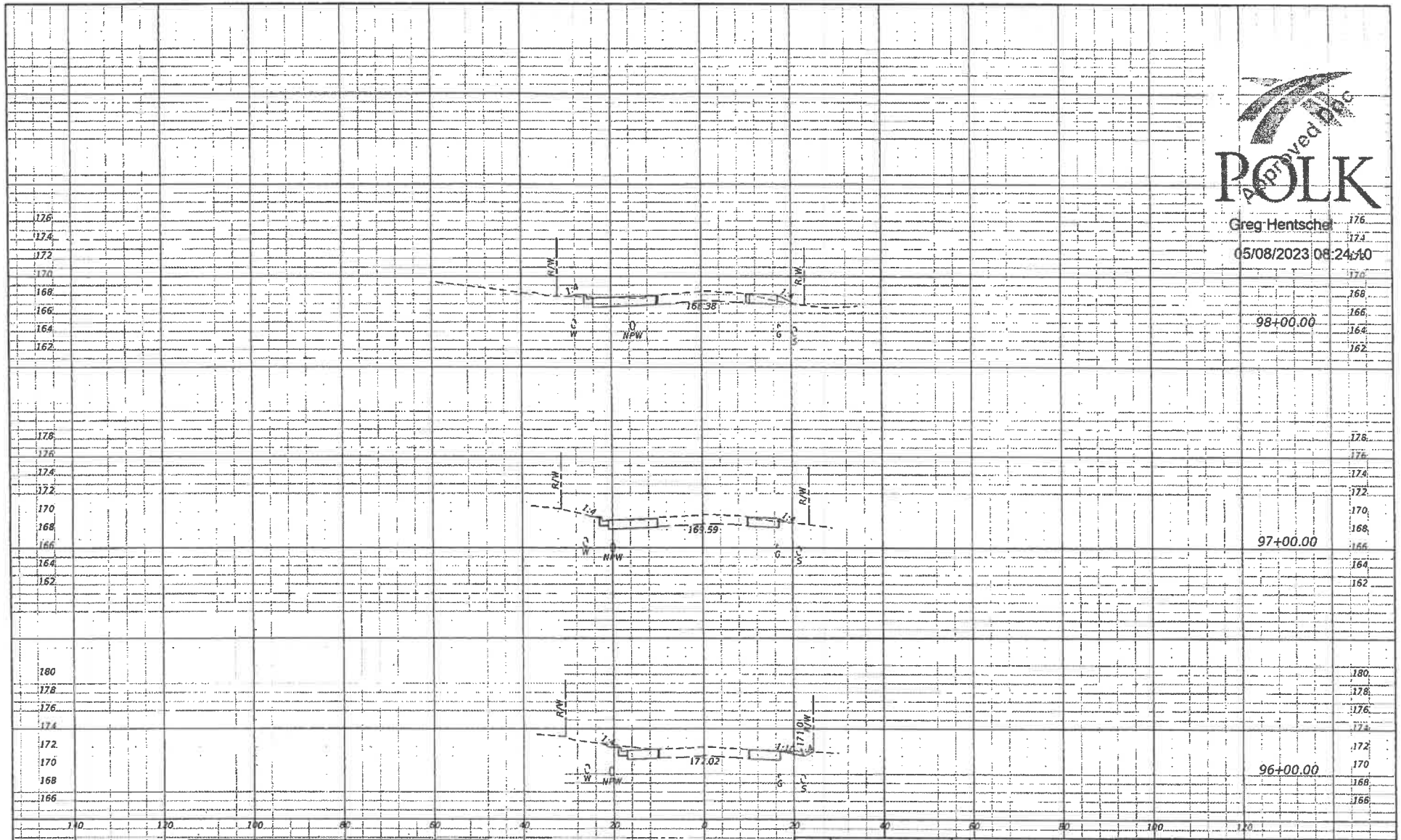
FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 35 OF 55 SHEETS

WCOGAN 4/12/2023 9:54:47 AM C:\Users\wcogan\OneDrive - helocsnet.com\Desktop\FDC Grove Road\XSXORD01.dgn



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

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
27747 Mineral Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN TOM SULLIVAN

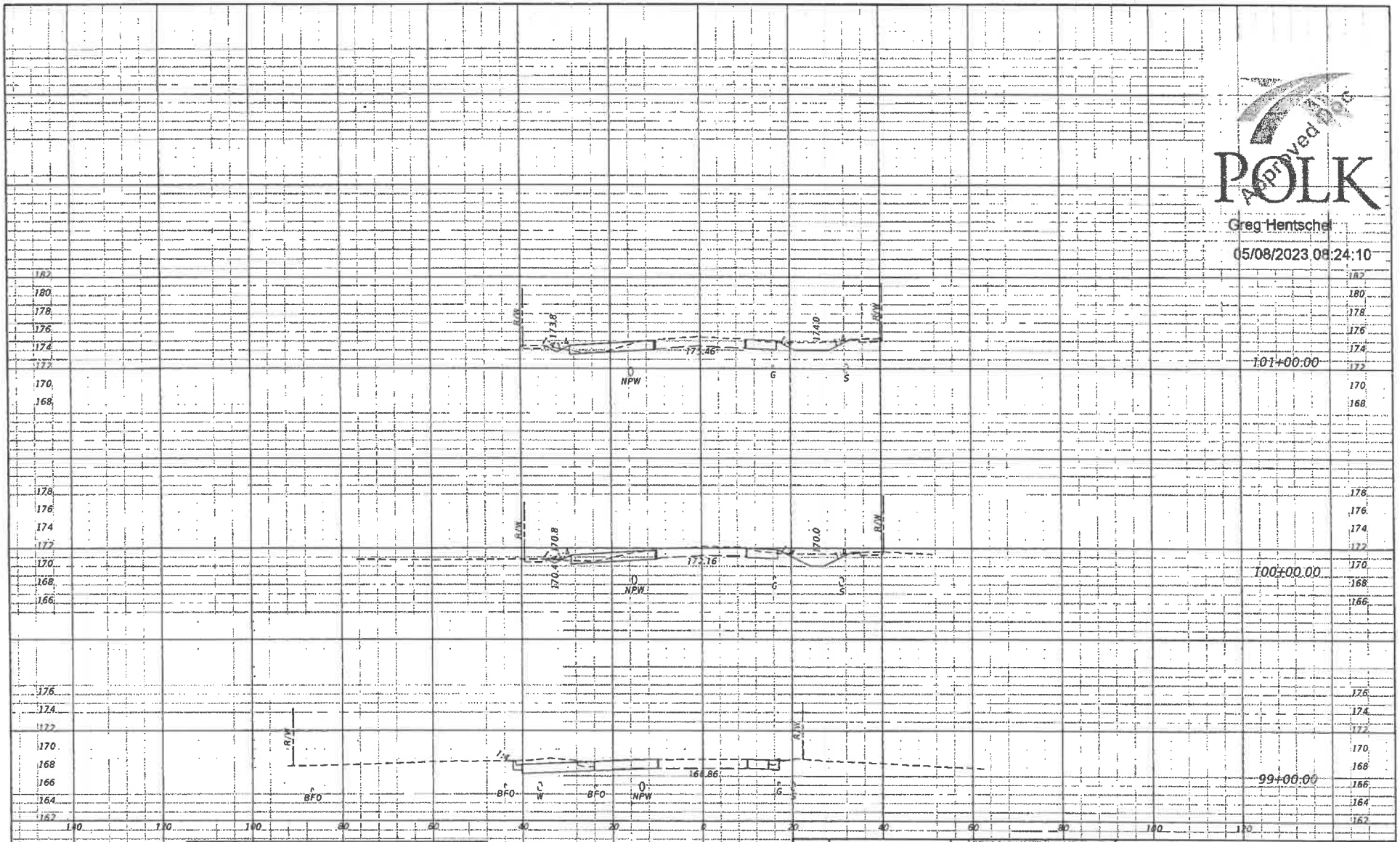
FDC GROVE ROAD
CROSS SECTIONS

PREPARED for: ABSOLUTE ENGINEERING, INC

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 36 OF 55 SHEETS

WCOSAN 4/12/2023 9:54:48 AM C:\Users\wcopon\OneDrive - hentschel.com\Desktop\FDC Grove Road\FDCXRDS.dgn



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

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Mineral Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

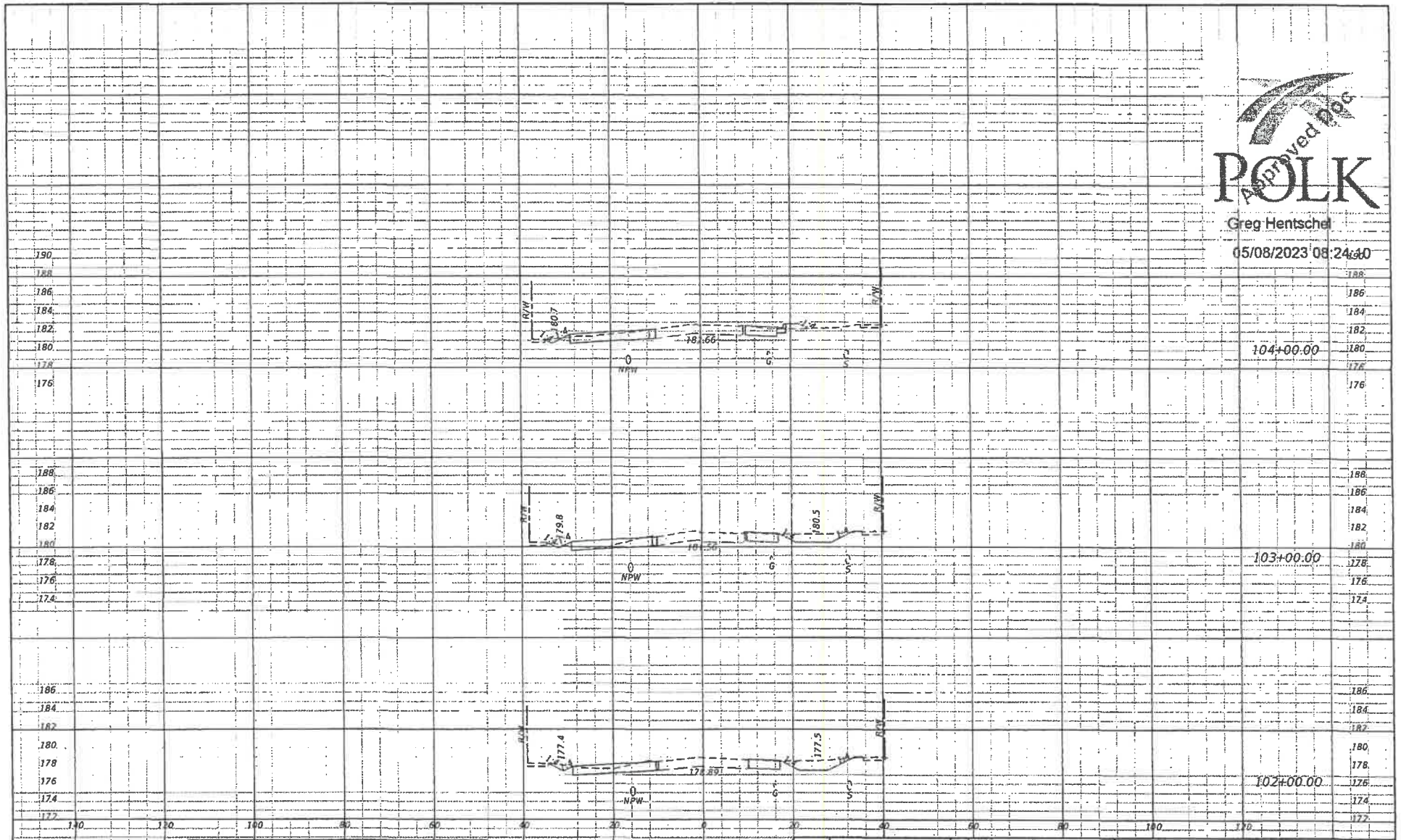
FDC GROVE ROAD
CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 37 OF 55 SHEETS

WCOCAN 4/12/2023 9:54:48 AM C:\Users\wcogan\OneDrive - hwlocner.com\Desktop\FDC Grove Road\ROXIDROX.dgn



Approved Docs
POLK
Greg Hentschel
05/08/2023 08:24:00

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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
27747 Milestrip Trail
Land O' Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

FDC GROVE ROAD CROSS SECTIONS

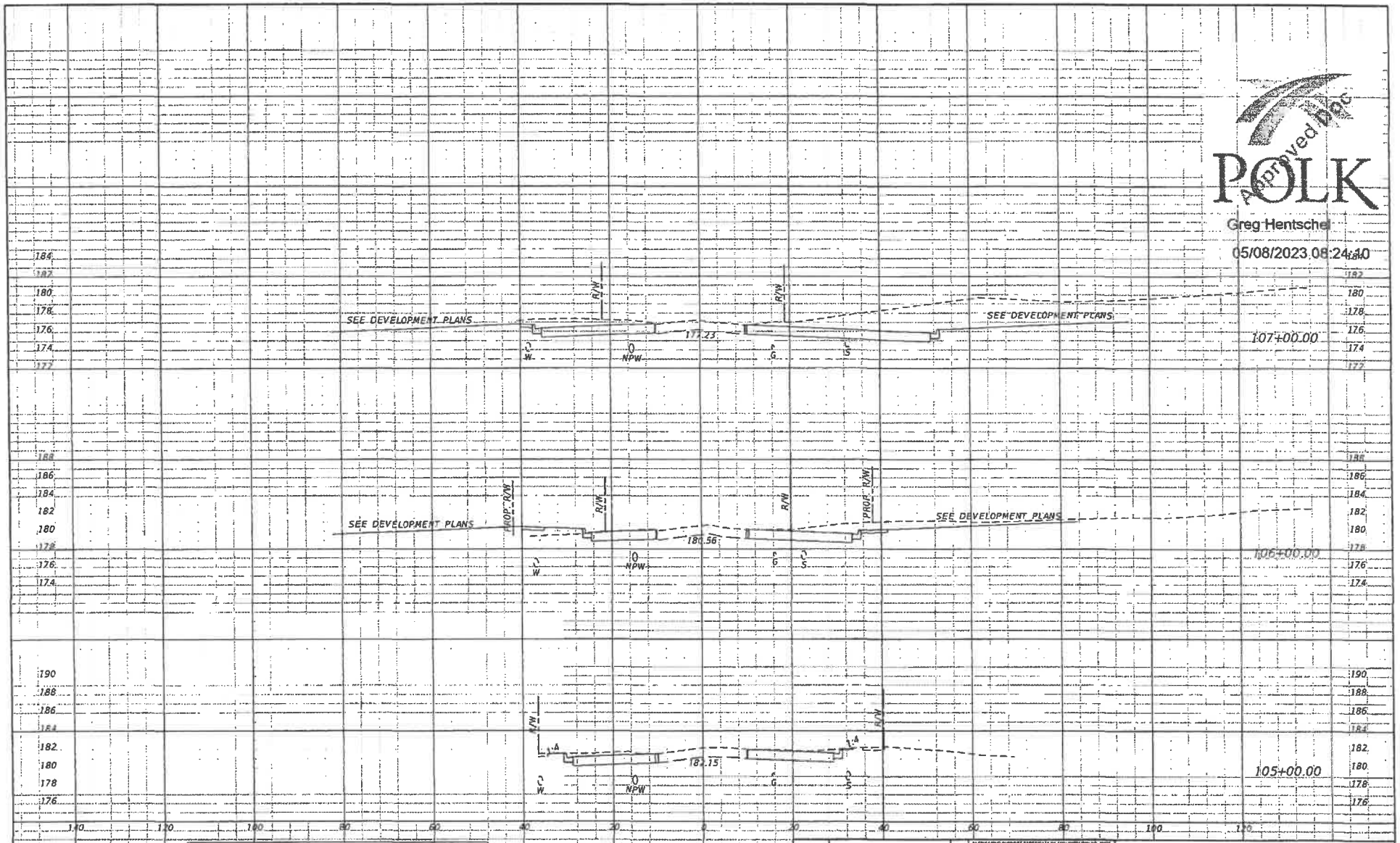
PREPARED FOR: ABSOLUTE ENGINEERING, INC

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 38 OF 55 SHEETS

WCOGAN 4/12/2023 9:54:49 AM C:\Users\wcogan\OneDrive - hentschel.com\Desktop\FDC Grove Road\RDXDRDX.dgn



Approved by POLK
Greg Hentschel
05/08/2023 08:24:10

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Land O Lakes, FL 34638
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

ZIP PROJECT NO

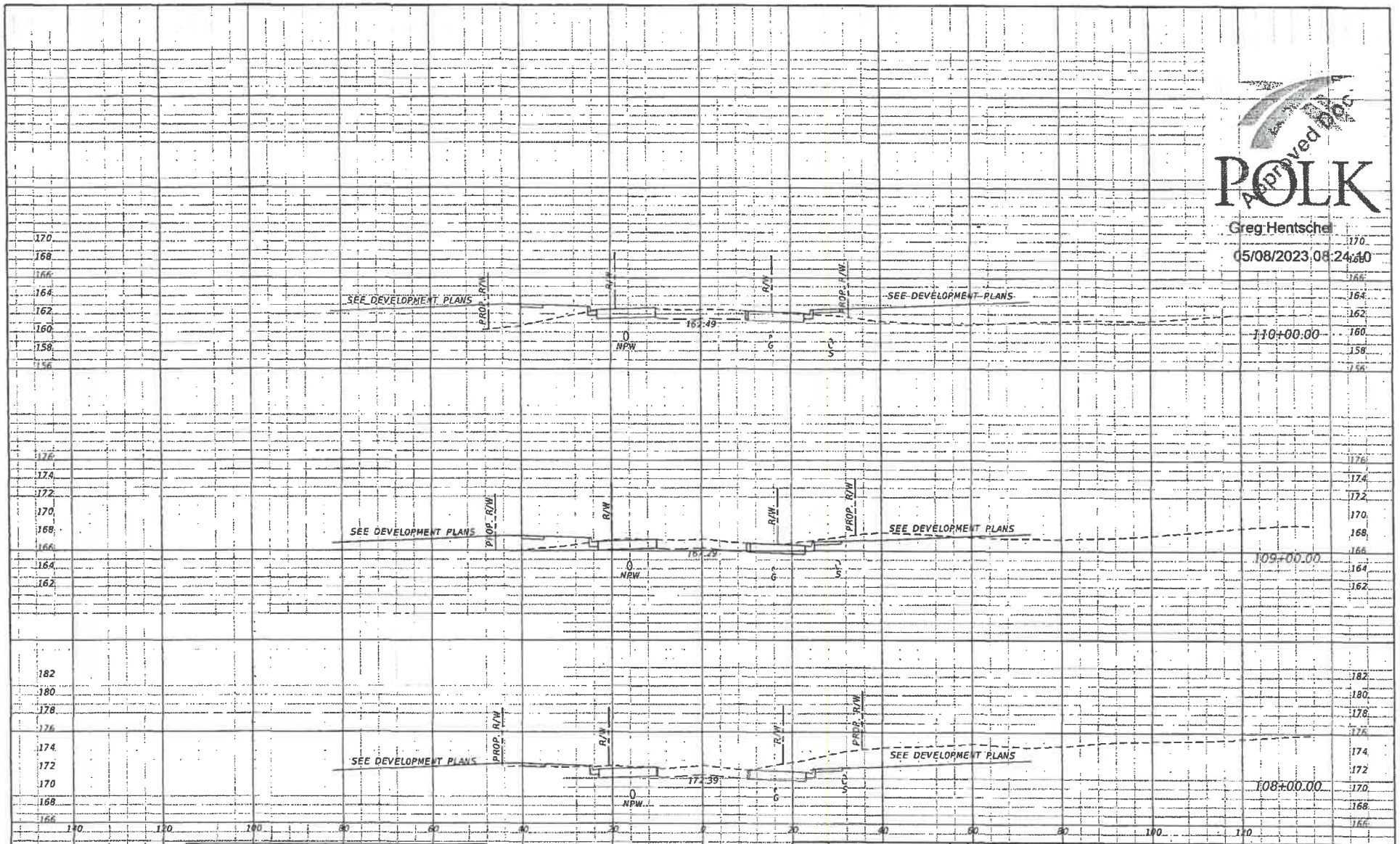
FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING INC.

DESIGN TOM SULLIVAN

SHEET 39 OF 55 SHEETS

WCOGAN 4/12/2023 9:54:50 AM C:\Users\wcogan\OneDrive - hotmail.com\Desktop\FDC Grove Road\RDKD001.dgn



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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawassee Trail
Land O Lakes, FL 34639
Office: 813-948-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 40 OF 55 SHEETS

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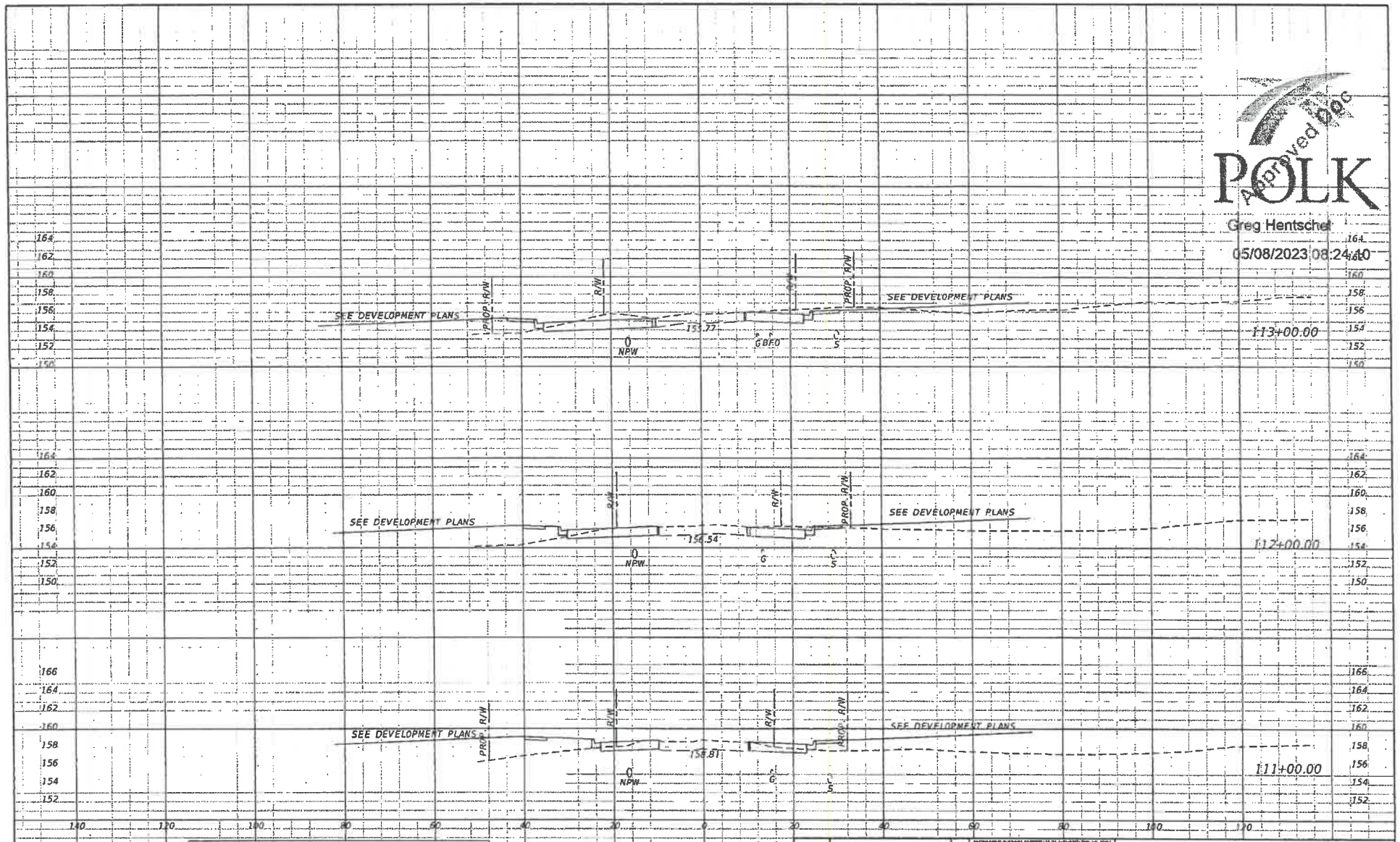
Approved BCC
POLK
Greg Hentschel
05/08/2023 08:24:10



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

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hoover Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN TOM SULLIVAN

FDC GROVE ROAD
CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 41 OF 55 SHEETS

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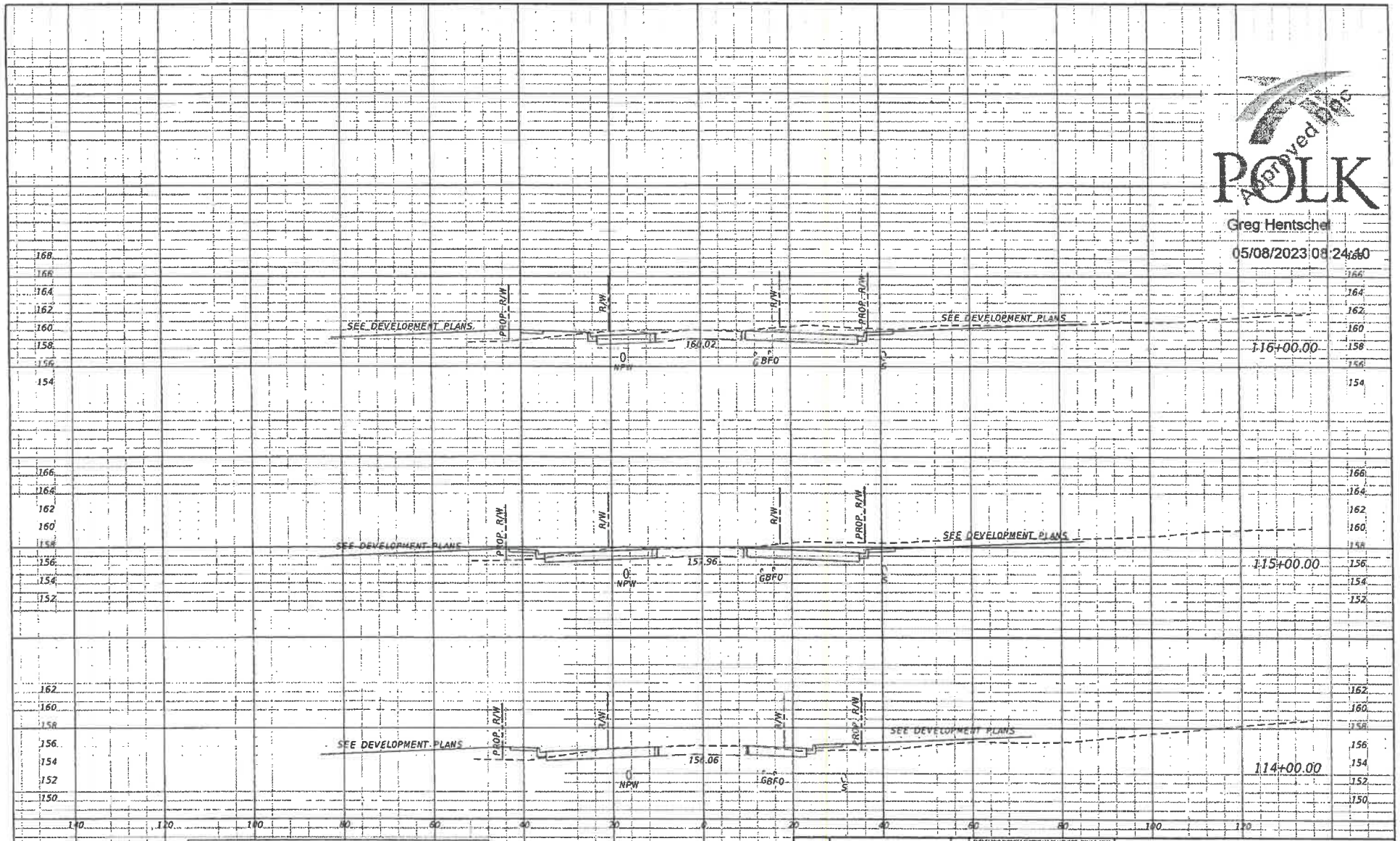

Approved Plans
POLK
Greg Hentschel
05/08/2023 08:24:00

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DATE	DESCRIPTION	BY
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JB&B ENGINEERING CONSULTANTS, LLC
23747 Mineral Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

ZIP PROJECT NO

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

DESIGN TOM SULLIVAN

SHEET 42 OF 55 SHEETS

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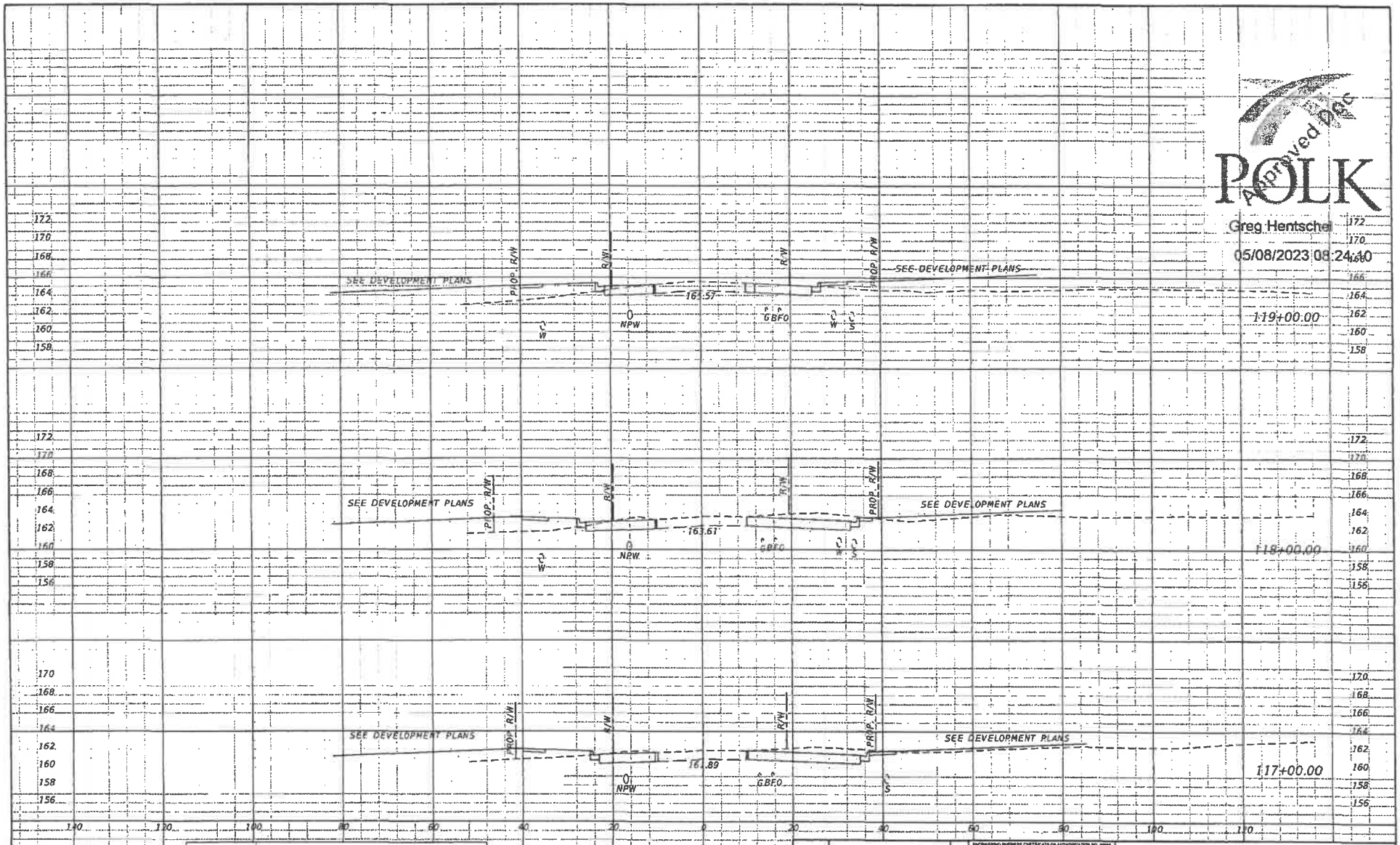

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POLK
Greg Hentschel
05/08/2023 08:24:40

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DATE	DESCRIPTION	BY
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ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 29993

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Lake O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN TOM SULLIVAN

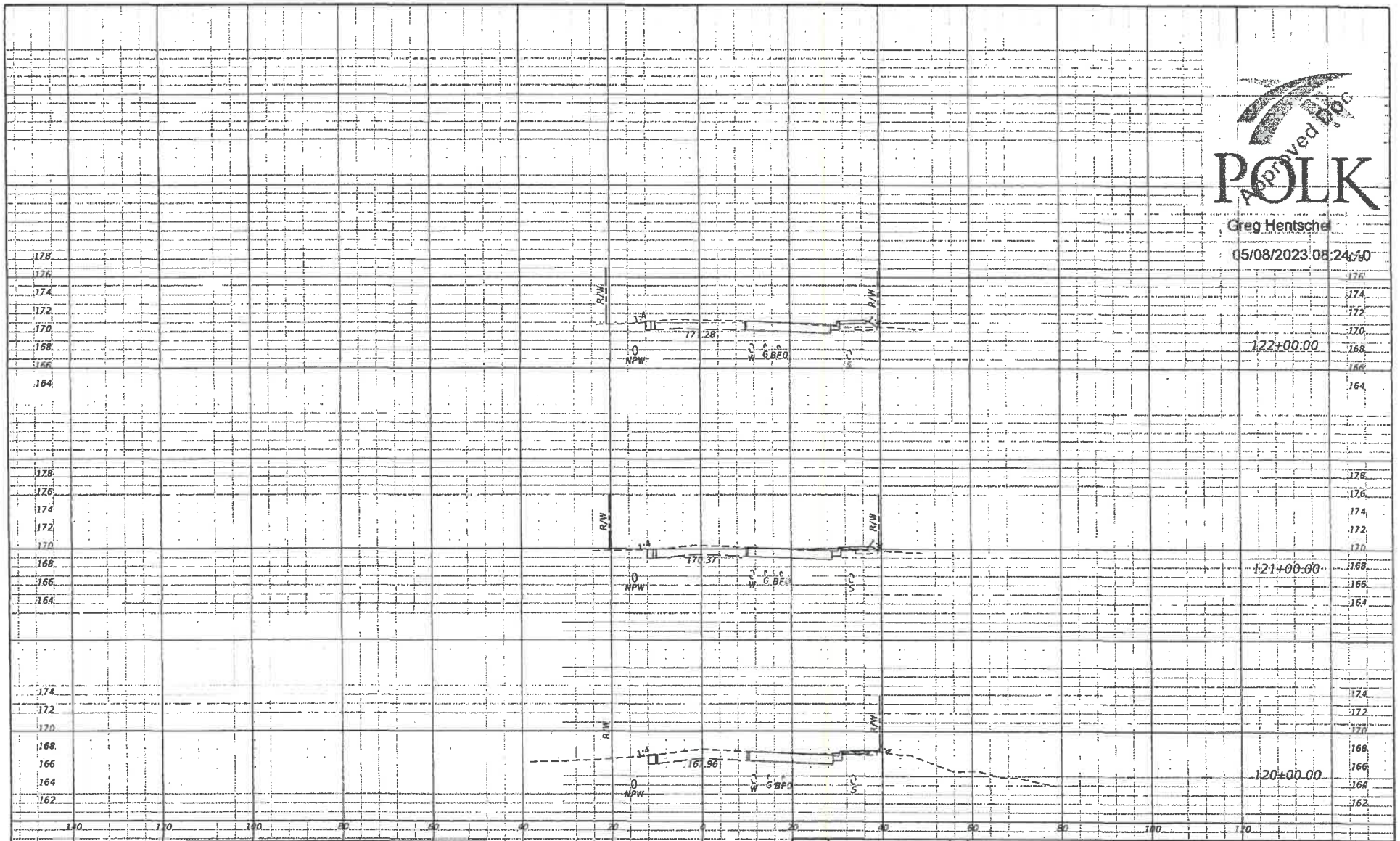
FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 43 OF 55 SHEETS

WOGAN 4/12/2023 9:54:52 AM C:\Users\wogan\OneDrive - hellochner.com\Desktop\FDC Grove Road-PROFILE.dgn



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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Land O Lakes, FL 34639
Office: 813-845-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 44 OF 55 SHEETS

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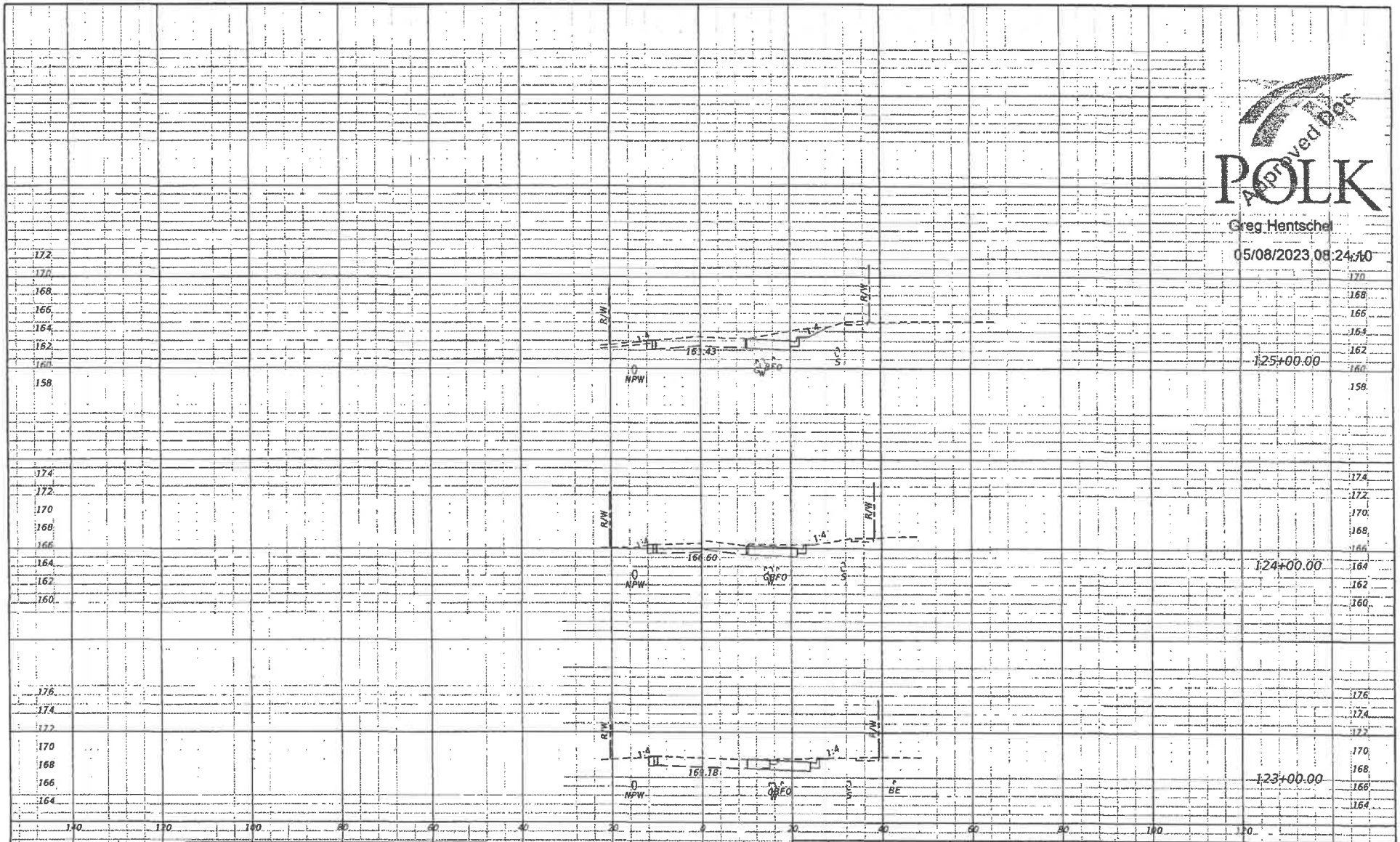

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POLK
Greg Hentschel
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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Mowat Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

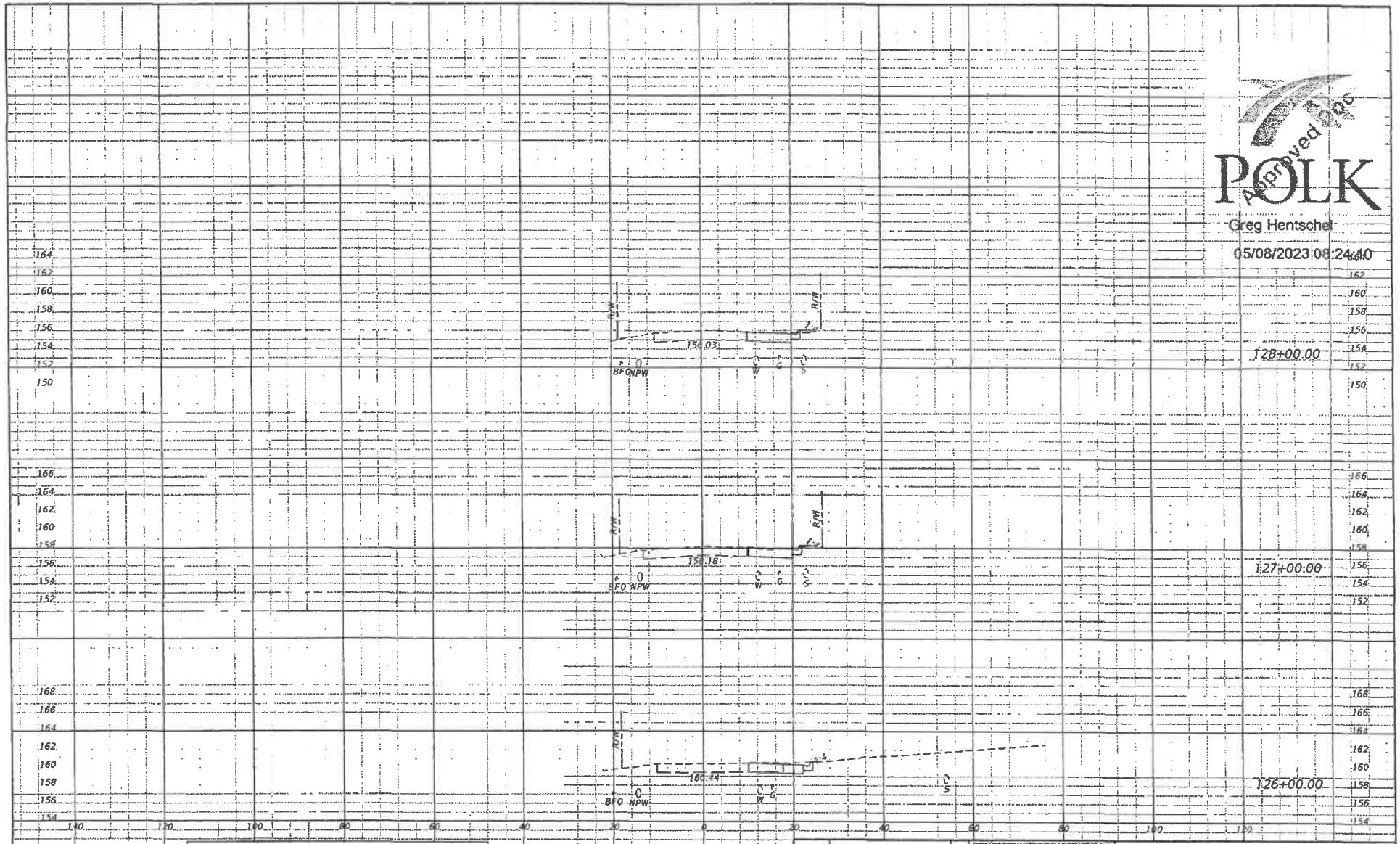
DESIGN
TOM SULLIVAN

FDC GROVE ROAD
CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 45 OF 55 SHEETS



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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hibiscus Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 46 OF 55 SHEETS

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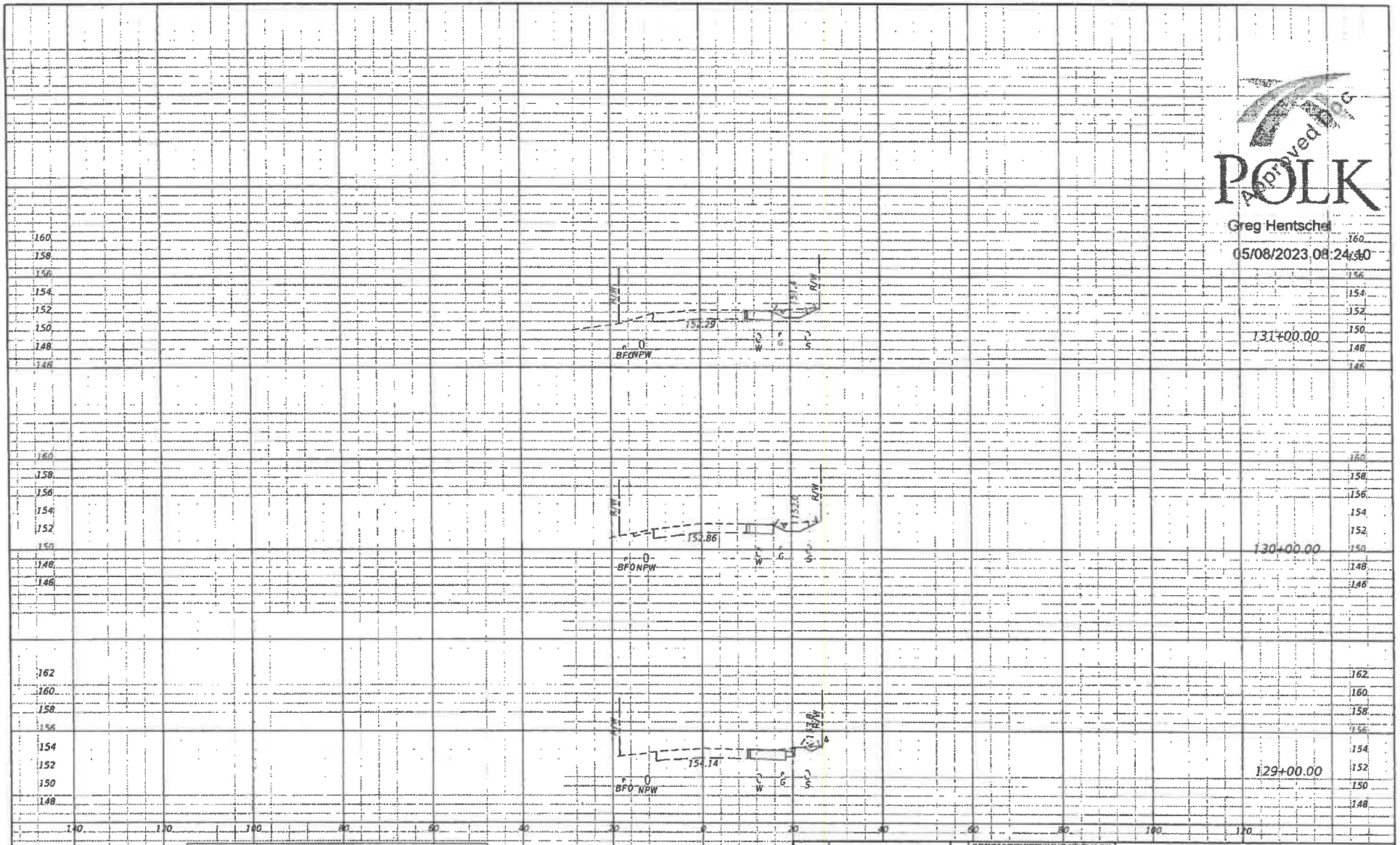

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hibiscus Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 47 OF 55 SHEETS

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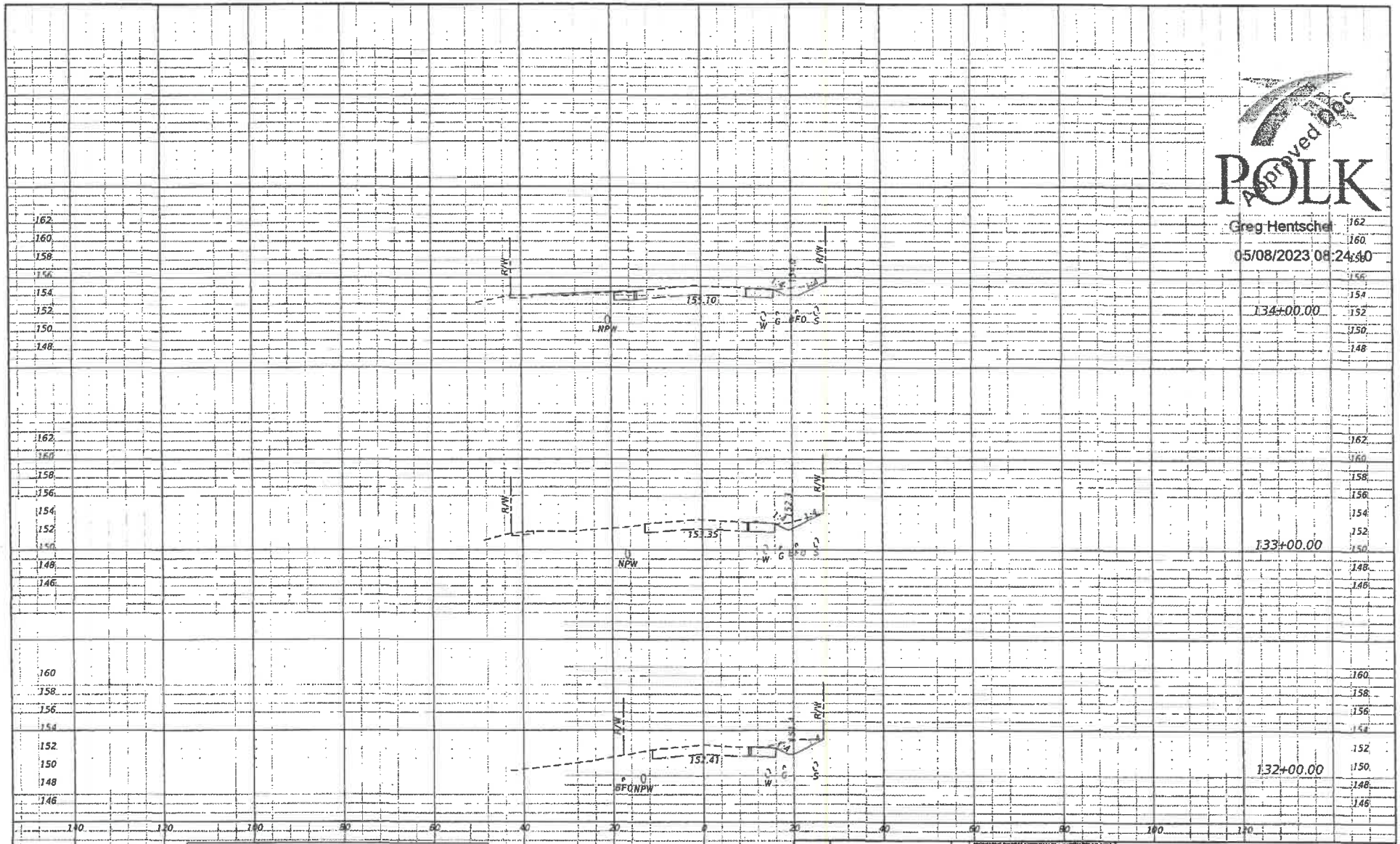

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
22747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 48 OF 55 SHEETS

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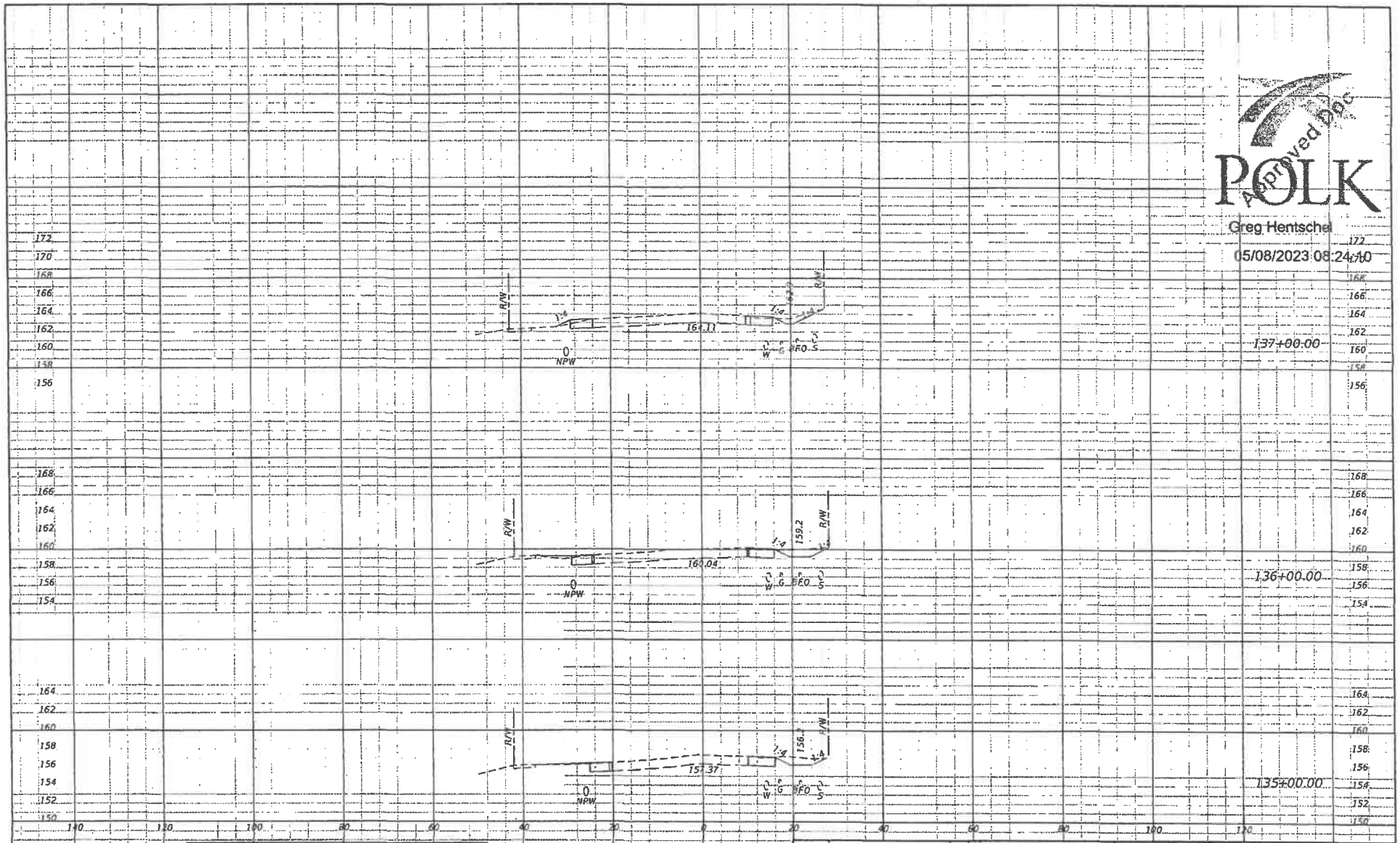

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 49 OF 55 SHEETS

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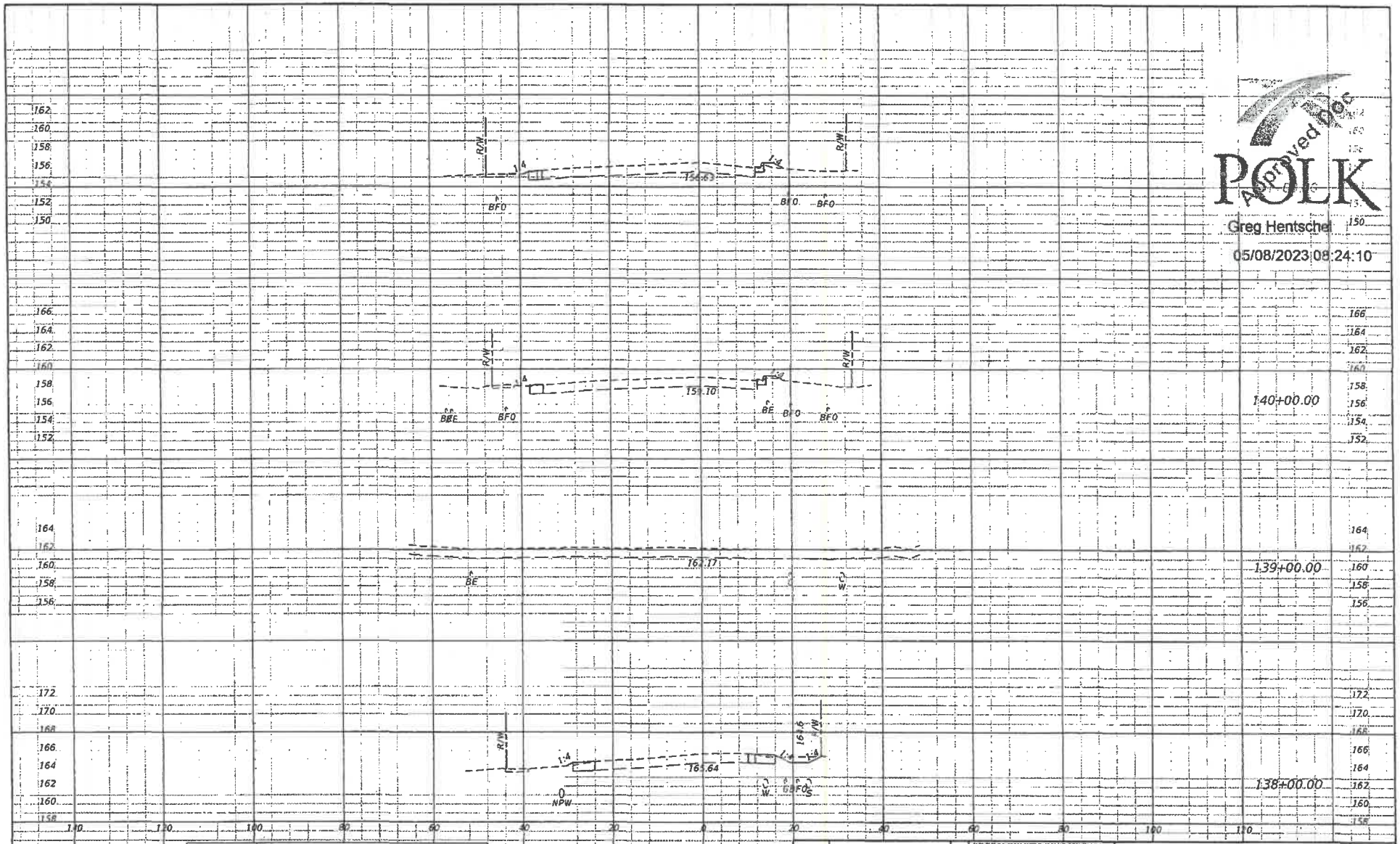

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DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Homac Trail
Land O Lakes, FL 34639
Office: 813-545-1223

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

FDC GROVE ROAD CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 50 OF 55 SHEETS

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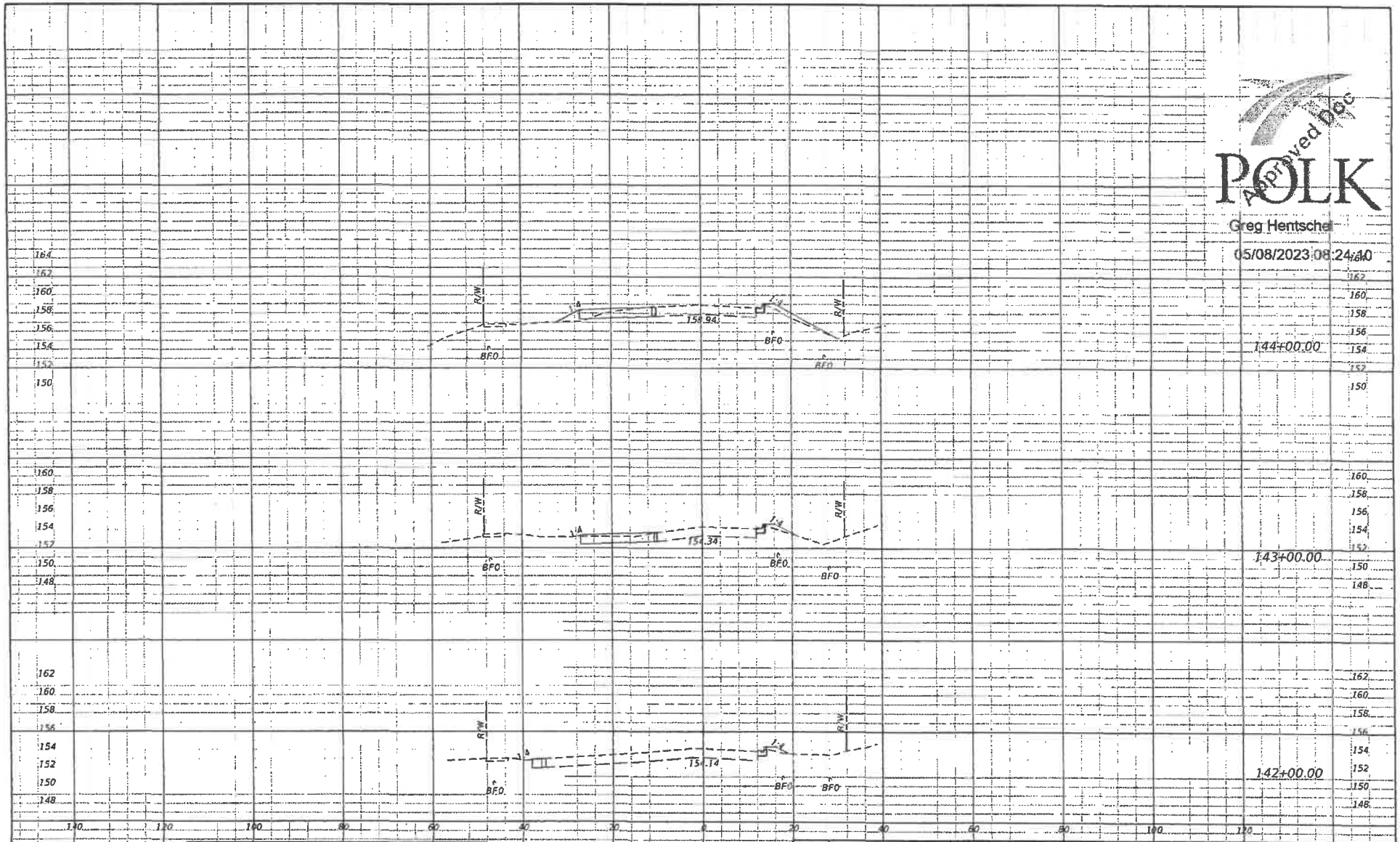

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DATE	DESCRIPTION	BY
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ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 29983

JB&B ENGINEERING CONSULTANTS, LLC
33747 Hawaii Trail
Lake O Lakes, FL 34639
Office: 813-645-1523

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

ZIP PROJECT NO

FDC GROVE ROAD CROSS SECTIONS

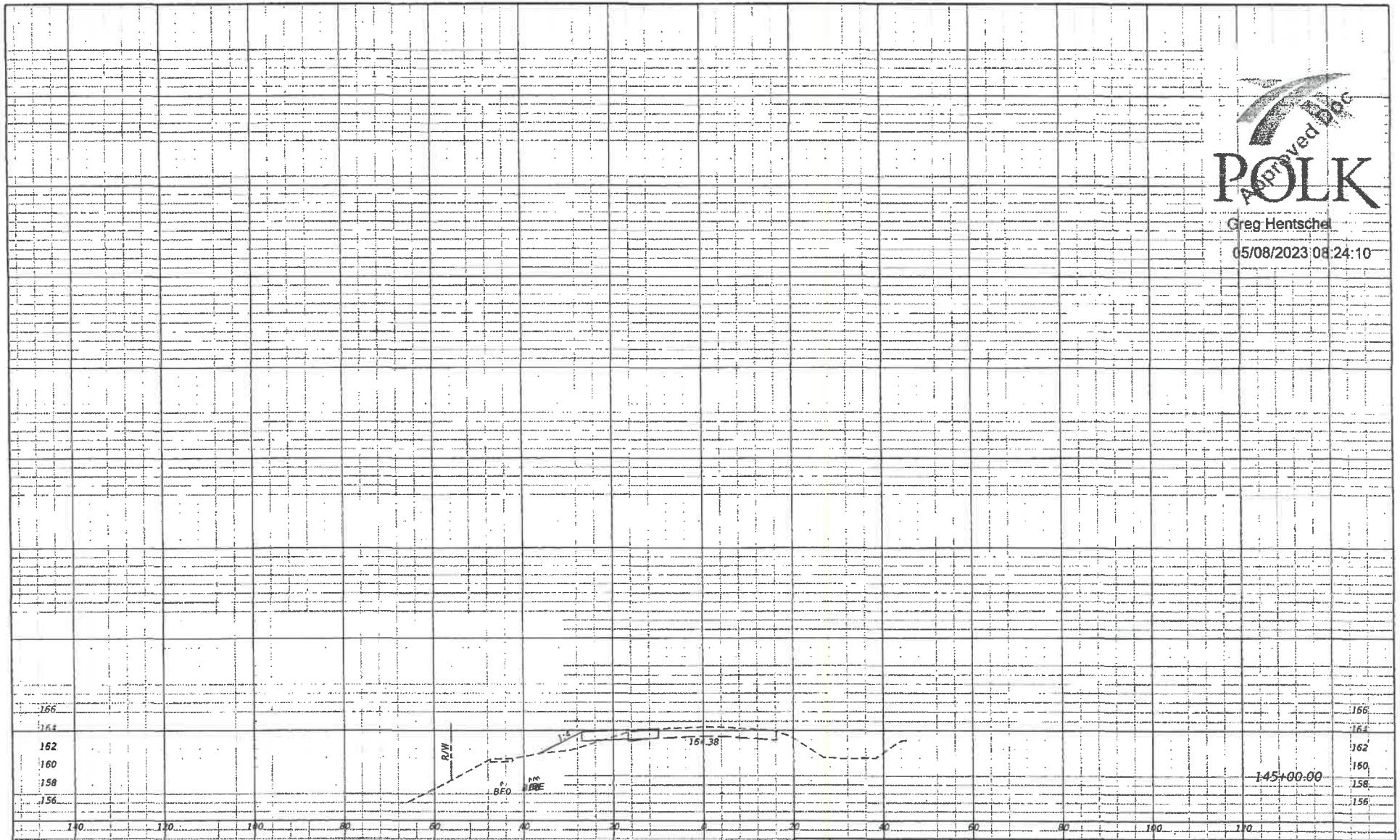
PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

DESIGN: TOM SULLIVAN

SHEET 51 OF 55 SHEETS

WOOGAN 4/12/2023 9:54:57 AM C:\Users\woogan\OneDrive - berlochner.com\Desktop\FDC Grove Road VCU (PDO).dgn



Approved DBC
POLK
Greg Hentschel
05/08/2023 08:24:10

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DATE	DESCRIPTION	BY
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ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 30003

JB&B ENGINEERING CONSULTANTS, LLC
22747 Hilltop Trail
Lake O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

FDC GROVE ROAD CROSS SECTIONS

CIP PROJECT NO

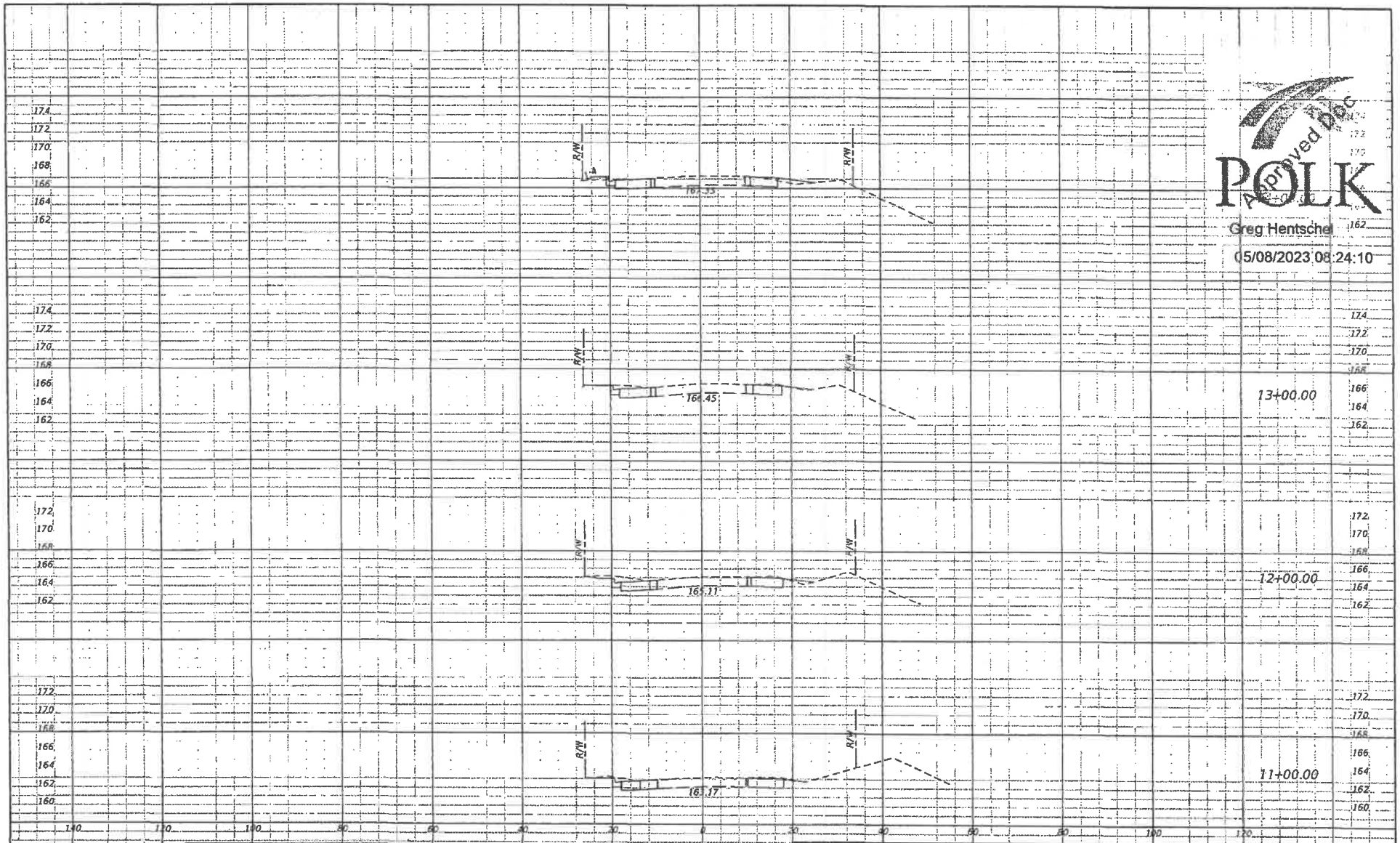
PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 52 OF 55 SHEETS

MCOGAN 4/12/2023 9:54:58 AM C:\Users\mcogan\OneDrive - hetschner.com\Desktop\FDC Grove Road\FDC\FDC03.dgn



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DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 28882

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hancock Trail
Land O Lakes, FL 34639
Office: 813-545-1223

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

MINUTE MAID RAMP ROAD I IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

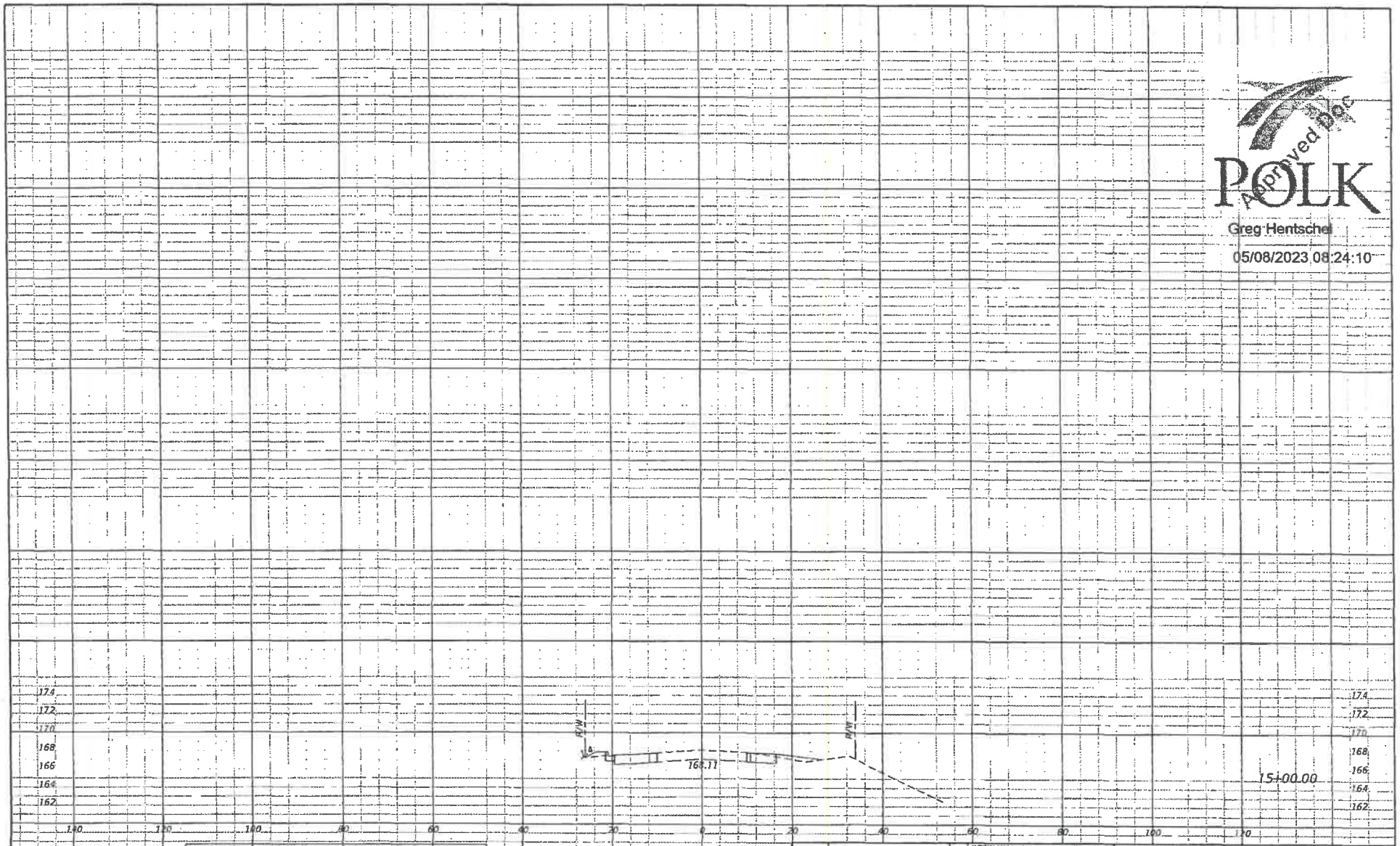
MINUTE MAID RAMP ROAD I
CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 53 OF 55 SHEETS

WCOGAN 4/12/2023 9:54:59 AM C:\Users\wcogan\OneDrive - heliocomm.com\Desktop\FDC Grove Road\Cut\PR01.dgn



Approved DRC
POLK
Greg Hentschel
05/08/2023 08:24:10

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STATE OF FLORIDA

DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 30603

JB&B ENGINEERING CONSULTANTS, LLC
22747 Hillcrest Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

MINUTE MAID RAMP ROAD 1 IMPROVEMENTS

PROJECT NO.

MINUTE MAID RAMP ROAD 1
CROSS SECTIONS

CIP PROJECT NO

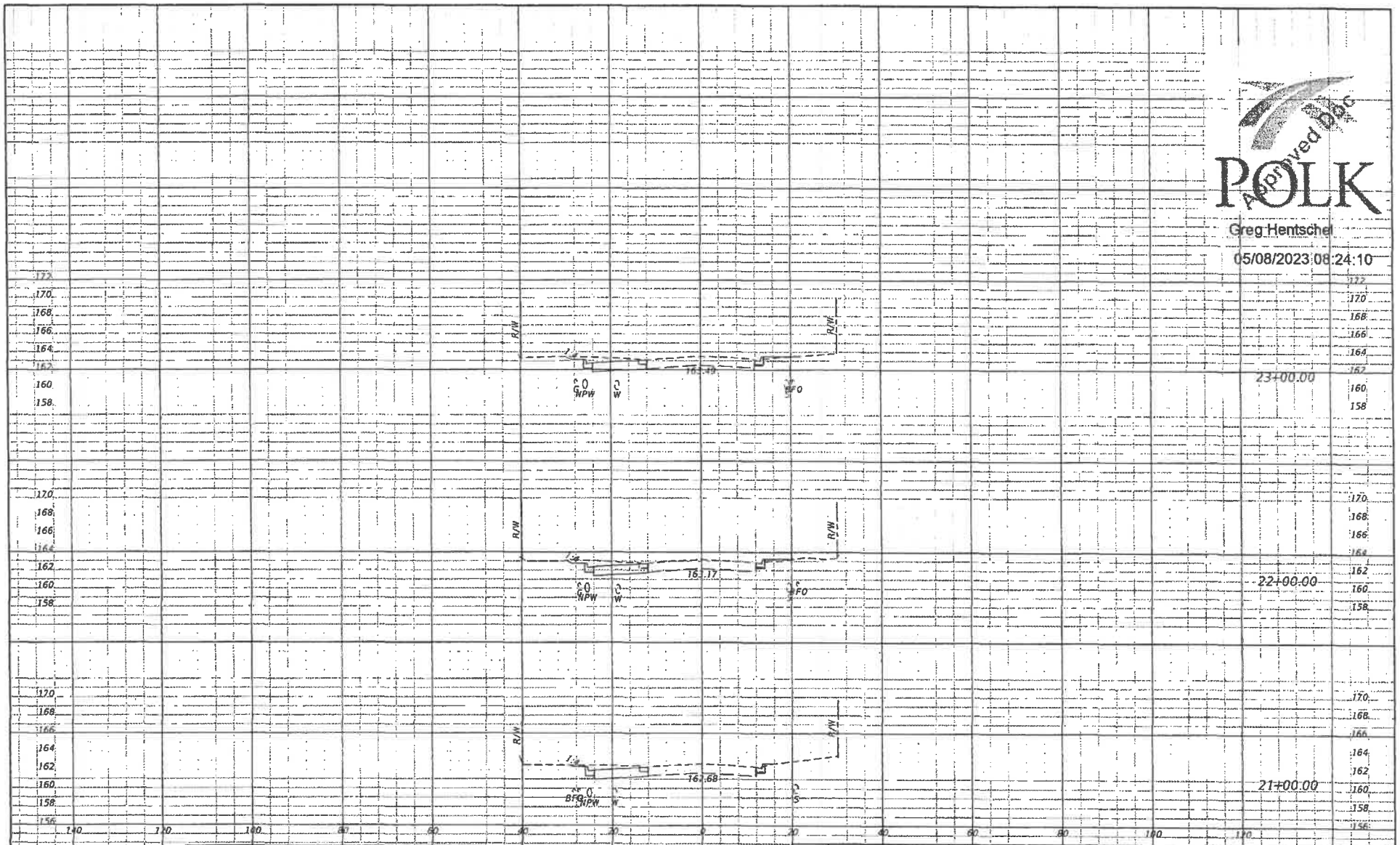
PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

DESIGN
TOM SULLIVAN

SHEET 54 OF 55 SHEETS

WCOGAN 4/12/2023 9:54:59 AM C:\Users\wcogan\OneDrive - hertschel.com\Desktop\FCC Grove Road VER\DPOH.dgn



Approved by
POLK
Greg Hentschel
05/08/2023 08:24:10

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DATE	DESCRIPTION	BY
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JB&B ENGINEERING CONSULTANTS, LLC
23147 Hideout Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

MINUTE MAID RAMP ROAD 2 IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

MINUTE MAID RAMP ROAD 2
CROSS SECTIONS

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET 55 OF 55 SHEETS

WCOGAN 4/12/2023 9:55:00 AM C:\Users\wcogan\OneDrive - twtechnet.com\Desktop\FDC Grove Road-FDXDRDB1.dgn

SPECIFICATIONS FOR DESIGN AND INSTALLATION
OF TRAFFIC CONTROL DEVICES ON FDOT & POLK COUNTY ROADS

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:

2.1) Any and all traffic control devices installed on the FDOT & POLK County road system shall conform to Florida State Statute 316.0745, Uniform Signals and Devices.
2.2) This statute requires that all devices conform to Florida 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 M.U.T.C.D. 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) Street name signs shall be 6" on local roads, and 9" on collector and arterial roads. Six inch signs shall have 4" series C letters and 9" signs shall have 6" series B letters. All street name signs on private roads shall be standard D3 street name signs with the colors reversed. White background with green letters and border. At intersections with FDOT & POLK County maintained roads, the FDOT & POLK County maintained road shall be green background with white letters and border. Street name sign brackets for 6" signs 30" long or less, or 9" 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 date coded 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's 20's 30's - 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 Devices Submittal Data Form shall be submitted for approval prior to installation of any traffic control device. No traffic control device shall be installed 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 Plan:

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) With the submittal of final plans to the Development Review Division, two additional sets of the traffic control plan portion of the entire plan shall be submitted. These two sets 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) 635-3405.
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 inspected and accepted by FDOT & POLK County.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL SIGNS THAT ARE TO BE PERMANENTLY REMOVED IN THIS PROJECT.

10. ALL SIGN POSTS WHICH ARE EMBEDDED IN ASPHALT OR CONCRETE [illegible] SHALL BE INSTALLED IN AN ACCORDANCE WITH FDOT INDEX 11860 AND INDEX 1[illegible]

11. ALL EXISTING SIGNS WITHIN THE LIMITS OF PROJECT ARE TO REMAIN UNLESS OTHERWISE NOTED IN IN THE PLANS. THE COST OF REMOVAL IS TO BE INCLUDED IN THE [illegible] GRUBBING.

12. THE CONTRACTOR SHALL VERIFY GROUND ELEVATIONS AND THE REQUIRED LENGTH OF [illegible] SUPPORTS IN THE FIELD BEFORE FABRICATION.

13. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

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

[illegible]

DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 26863
JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatu Trail
Land O Lakes, FL 34639
Office: 813-545-1323
DATE:
THOMAS D. SULLIVAN NO. 55358
FLORIDA PROFESSIONAL ENGINEER

FDC GROVE ROAD IMPROVEMENTS
PROJECT NO.
CIP PROJECT NO
SIGNING AND PAVEMENT MARKINGS GENERAL NOTES
PREPARED FOR: ABSOLUTE ENGINEERING, INC
DESIGN TOM SULLIVAN
Elevations based on North American Vertical Datum 1988 (NAVD 88)
SHEET S-1 OF S-16 SHEETS

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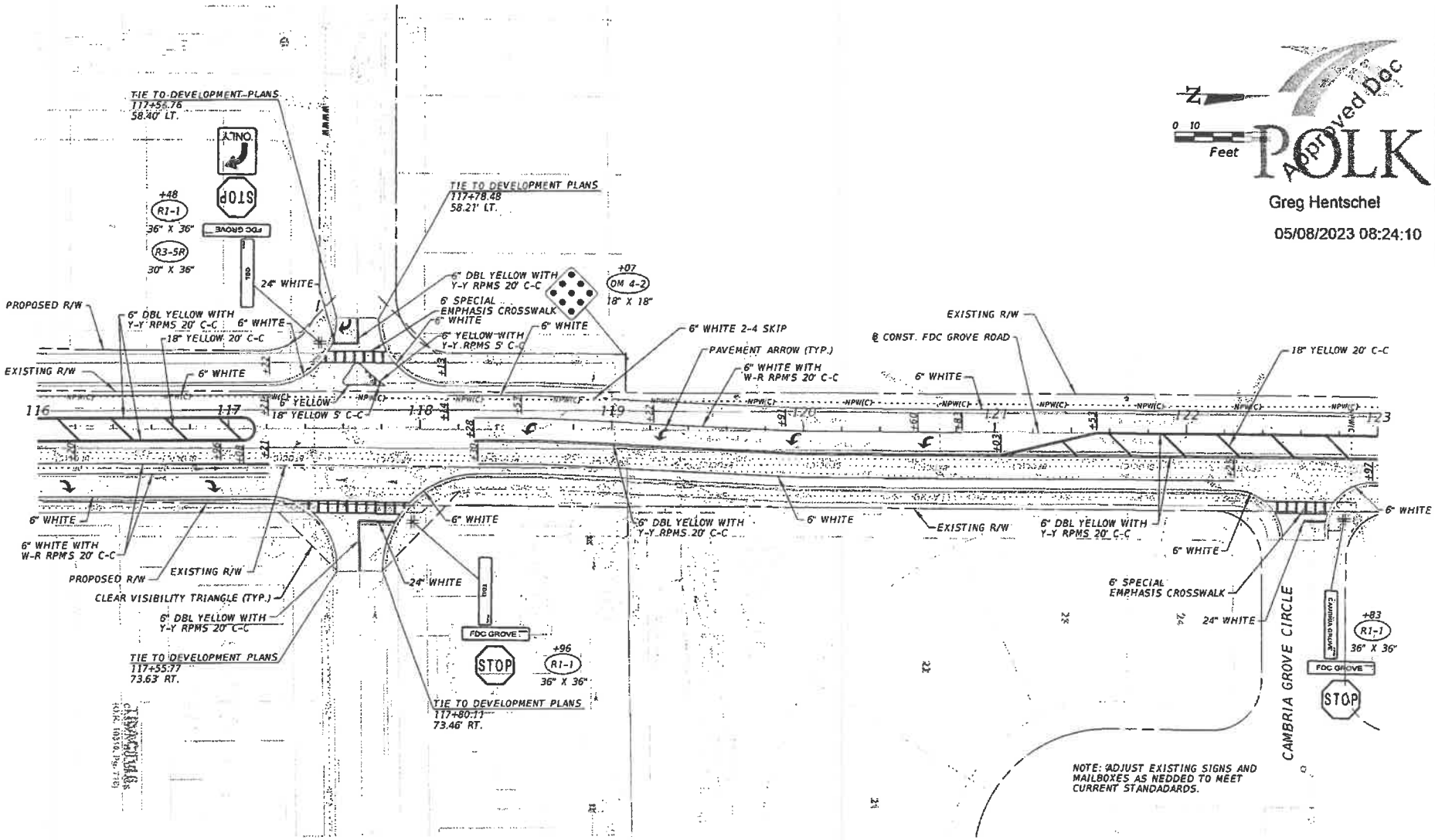

Approved Doc

POLK

Greg Hentschel

05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (9)
STA. 116+00.00 TO STA. 123+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC

DESIGN: TOM SULLIVAN

Revisions based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-10 OF S-16 SHEETS

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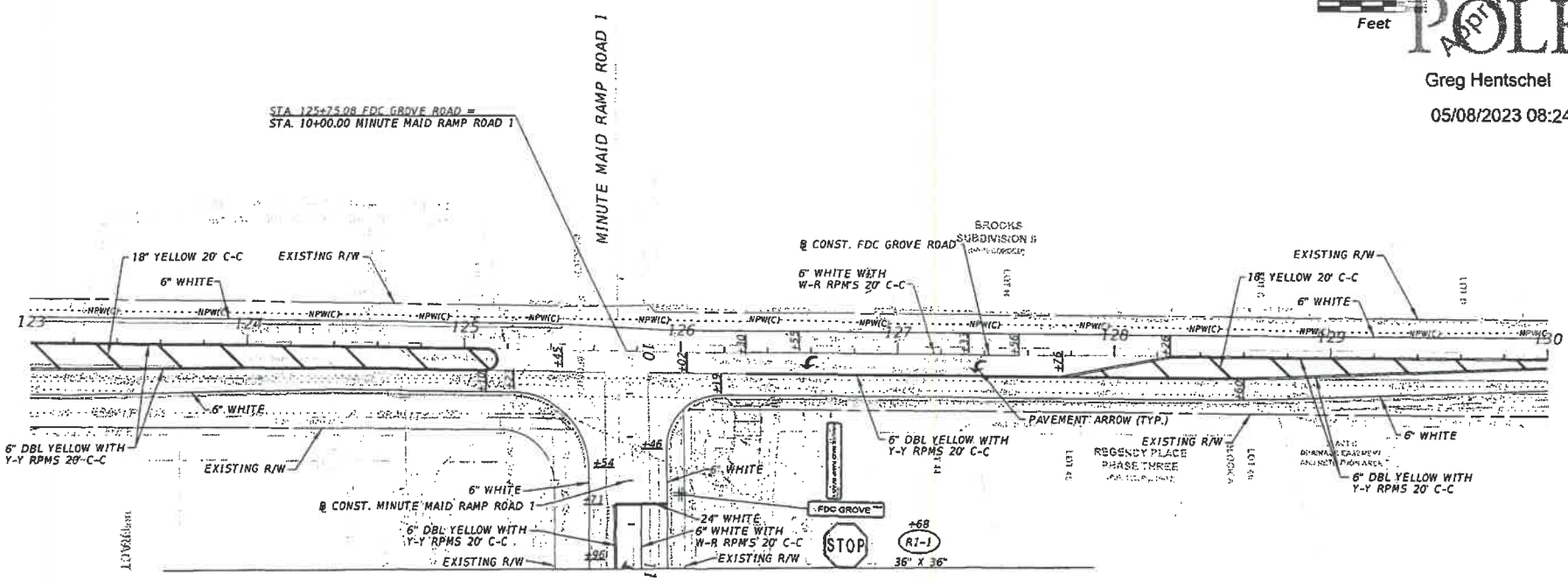

MATCHLINE STA. 11+00.00
SEE SIGNING & PAVEMENT
MARKING PLAN SHEET (14)
SHEET S-15 OF S-16

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

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Feet

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hillsout Trail
Land O Lakes, FL 34639
Office: 813-545-1322

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO
SIGNING & PAVEMENT MARKING PLAN SHEET (10) STA. 123+00.00 TO STA. 126+00.00
PREPARED FOR: ABSOLUTE ENGINEERING, INC.
DESIGN TOM SULLIVAN
Elevations based on North American Vertical Datum 1988 (NAVD 88)
SHEET S-11 OF S-16 SHEETS

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Greg Hentschel

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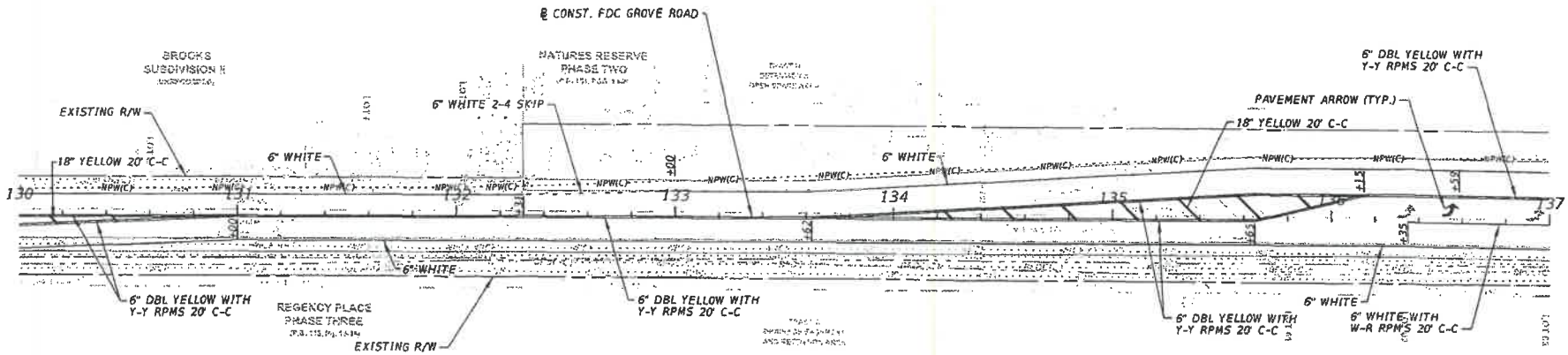

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawas Trail
Land O Lakes, FL 34639
Office: 813-545-1325

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (II)
STA. 13+00.00 TO STA. 137+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-12 OF S-16 SHEETS

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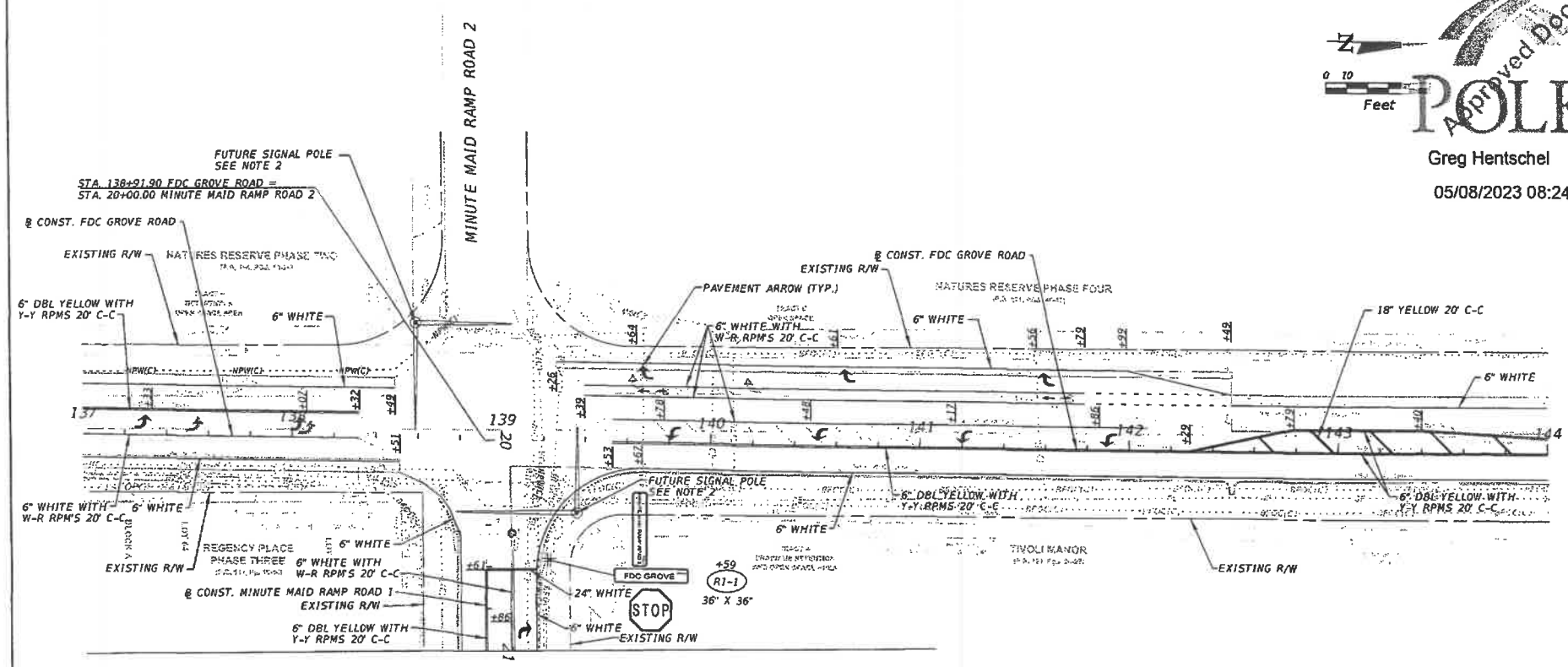

MATCHLINE STA. 11+00.00
SEE SIGNING & PAVEMENT
MARKING PLAN SHEET (15)
SHEET S-16 OF S-16

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

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

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Land O Lakes, FL 34639
Office: 813-645-1523

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO. — SIGNING & PAVEMENT MARKING PLAN SHEET (12) STA. 137+00.00 TO STA. 144+00.00

CIP PROJECT NO

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN: TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-13 OF S-16 SHEETS

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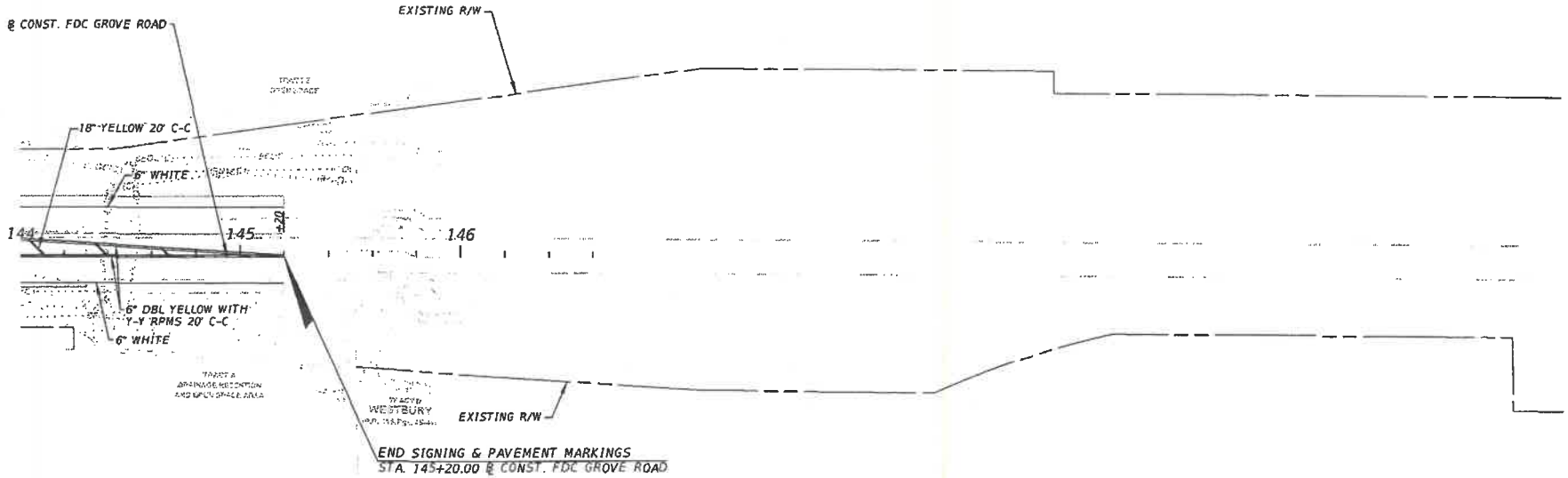

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POLK

Greg Hentschel

05/08/2023 08:24:10

This item has been digitally signed and sealed by Thomas D. Sullivan, PE on the date 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.

DATE	DESCRIPTION	BY
	REVISIONS	

ENGINEERING BUSINESS CERTIFICATE OF AUTHORIZATION NO. 28962

JB&B
ENGINEERING
CONSULTANTS, LLC
22747 Hibiscus Trail
Land O Lakes, FL 34639
Office 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (S)
STA. 144+00.00 TO STA. 145+20.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN
TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-14 OF S-16 SHEETS

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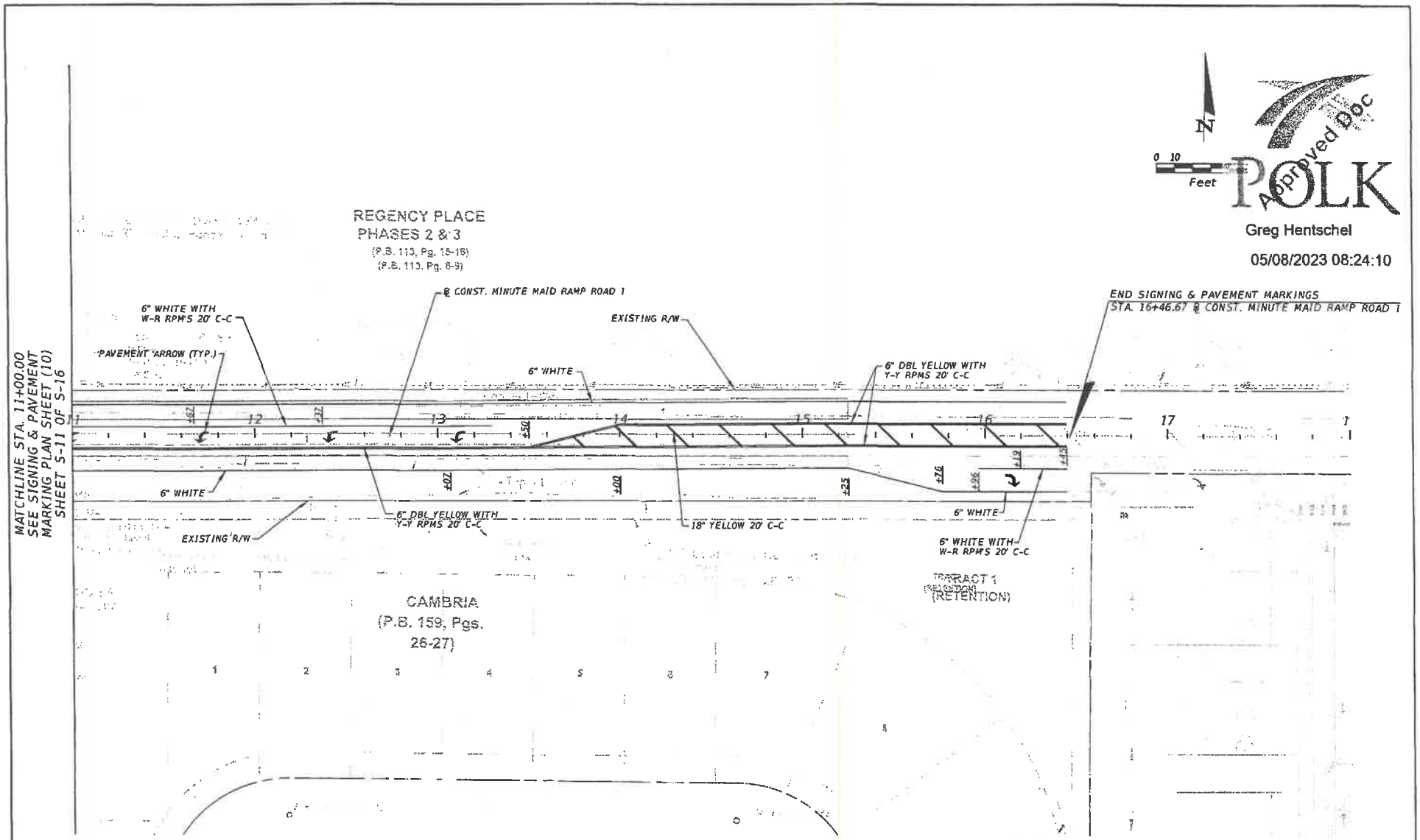

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
13747 Hiawatha Trail
Lake Wales, FL 33859
Office: 863-446-1323

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

MINUTE MAID RAMP ROAD 1 IMPROVEMENTS	
PROJECT NO.	SIGNING & PAVEMENT MARKING PLAN SHEET (10) STA. 11+00.00 TO STA. 16+46.67
CIP PROJECT NO	PREPARED FOR: ABSOLUTE ENGINEERING, INC
DESIGN TOM SULLIVAN	Elevations based on North American Vertical Datum 1988 (NAVD 88)
	SHEET S-15 OF S-16 SHEETS

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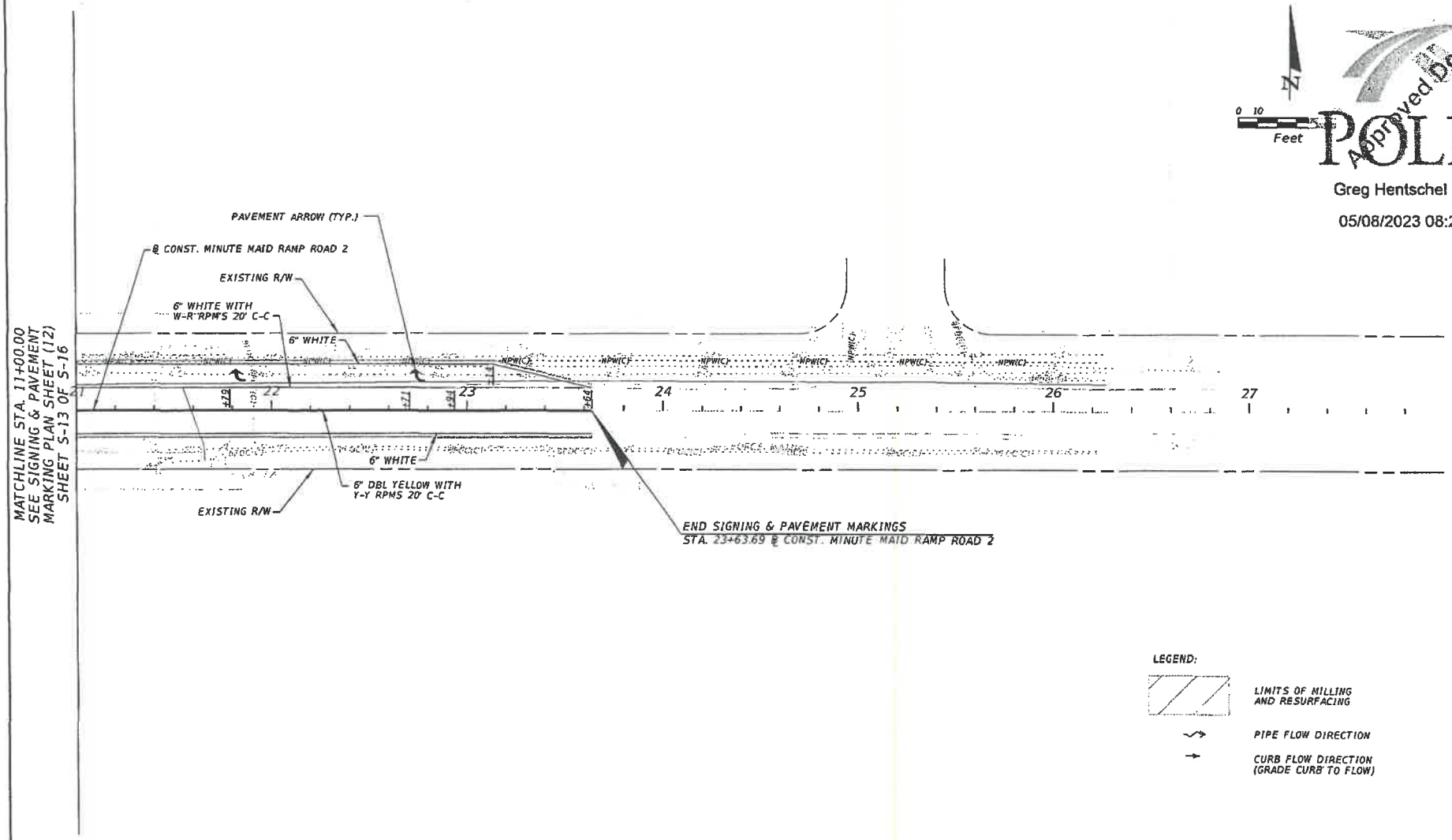

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Minaret Trail
Land O Lakes, FL 34639
Office: 813-642-1533

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

MINUTE MAID RAMP ROAD 2 IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

DESIGN
TOM SULLIVAN

SIGNING & PAVEMENT MARKING PLAN SHEET (15) STA. 21+00.00 TO STA. 23+63.69

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-16 OF S-16 SHEETS

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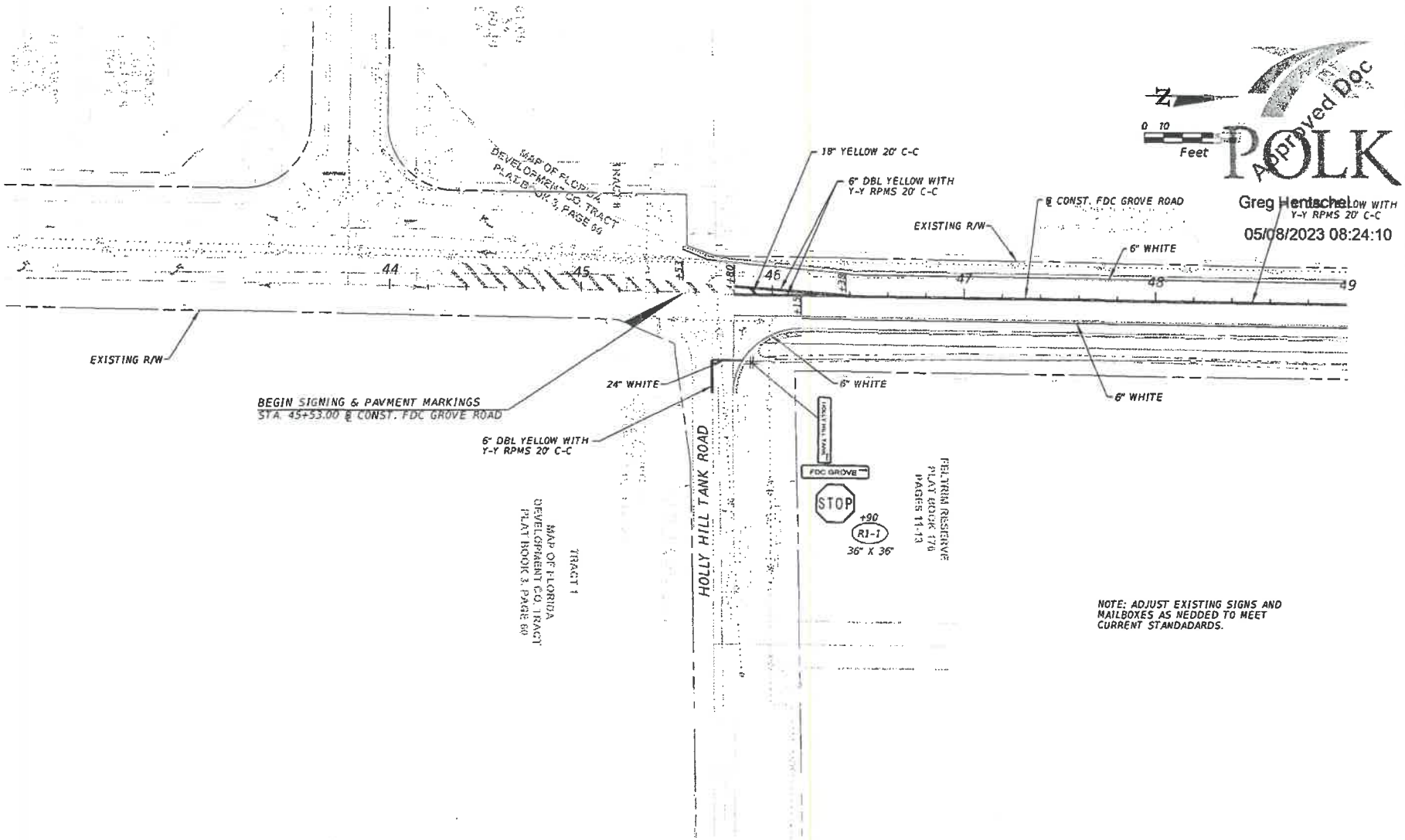

Approved Doc
POLK
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
13747 Hiawatha Trail
Lake O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

C.P. PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (1) STA. 45+00.00 TO STA. 49+00.00

PREPARED FOR: ABSOLUTE ENGINEERING INC.

DESIGN: TOM SULLIVAN

SHEET S-2 OF S-16 SHEETS

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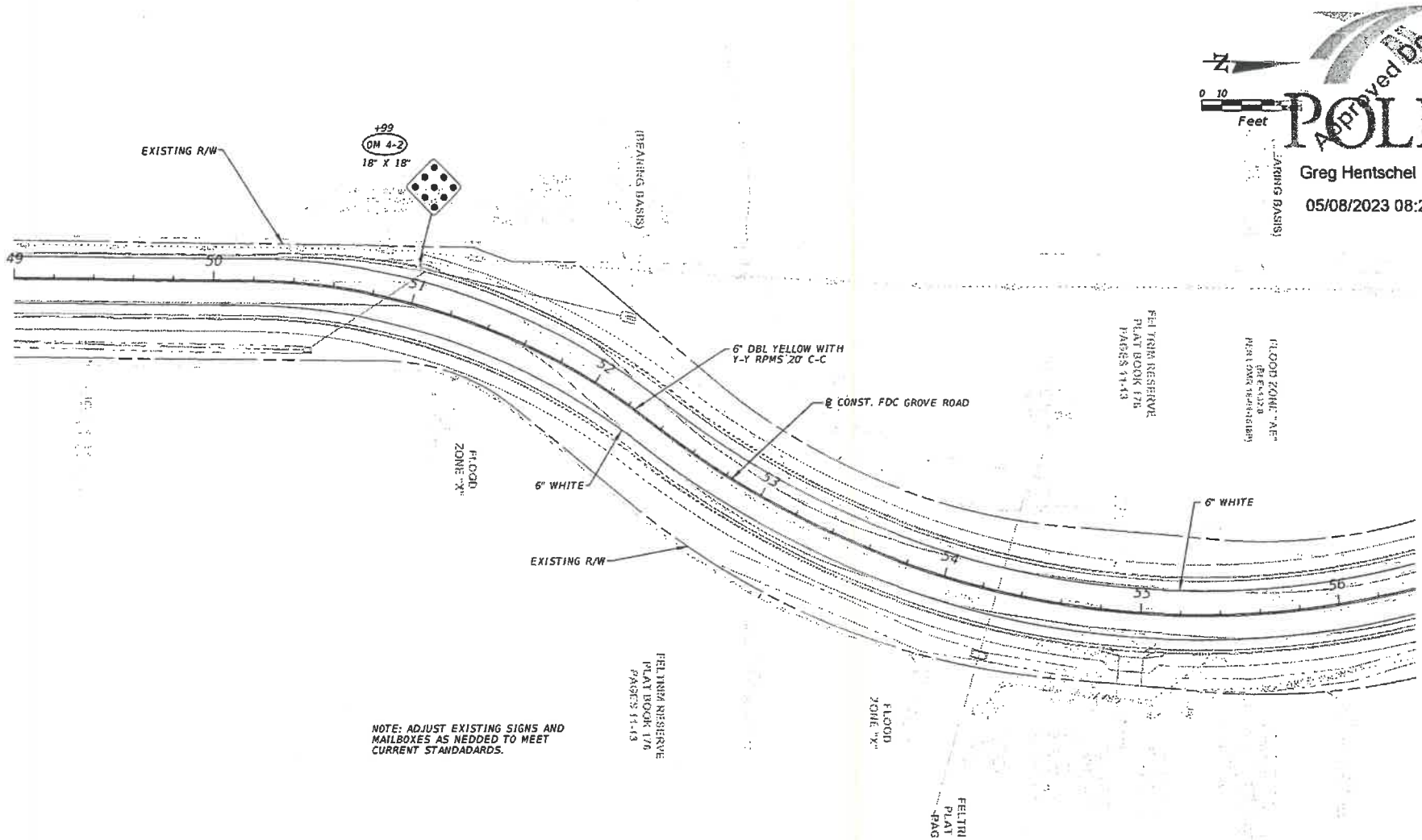

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POLK
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
33747 Hideout Trail
Land O Lakes, FL 34639
Office: 813-645-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.
CIP PROJECT NO.
SIGNING & PAVEMENT MARKING PLAN SHEET (2)
STA. 49+00.00 TO STA. 56+40.00
PREPARED FOR: ABSOLUTE ENGINEERING, INC.
DESIGN TOM SULLIVAN
Elevations based on North American Vertical Datum 1988 (NAVD 88)
SHEET S-3 OF S-16 SHEETS

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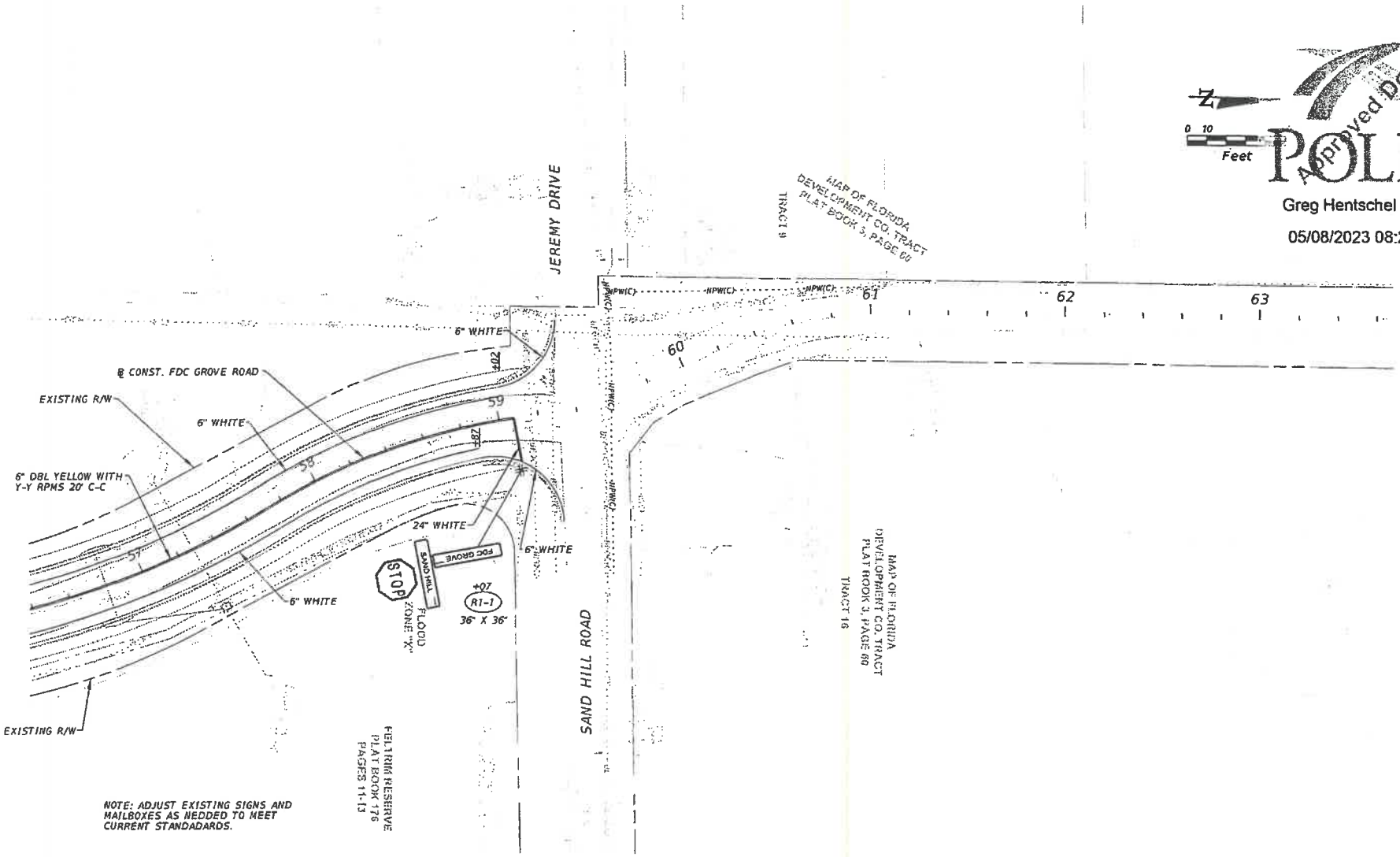

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POLK
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hibiscus Trail
Land O Lakes, FL 34639
Office: 813-945-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO. — SIGNING & PAVEMENT MARKING PLAN SHEET (3) STA. 56+40.00 TO STA. 63+00.00

ZIP PROJECT NO

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-4 OF S-16 SHEETS

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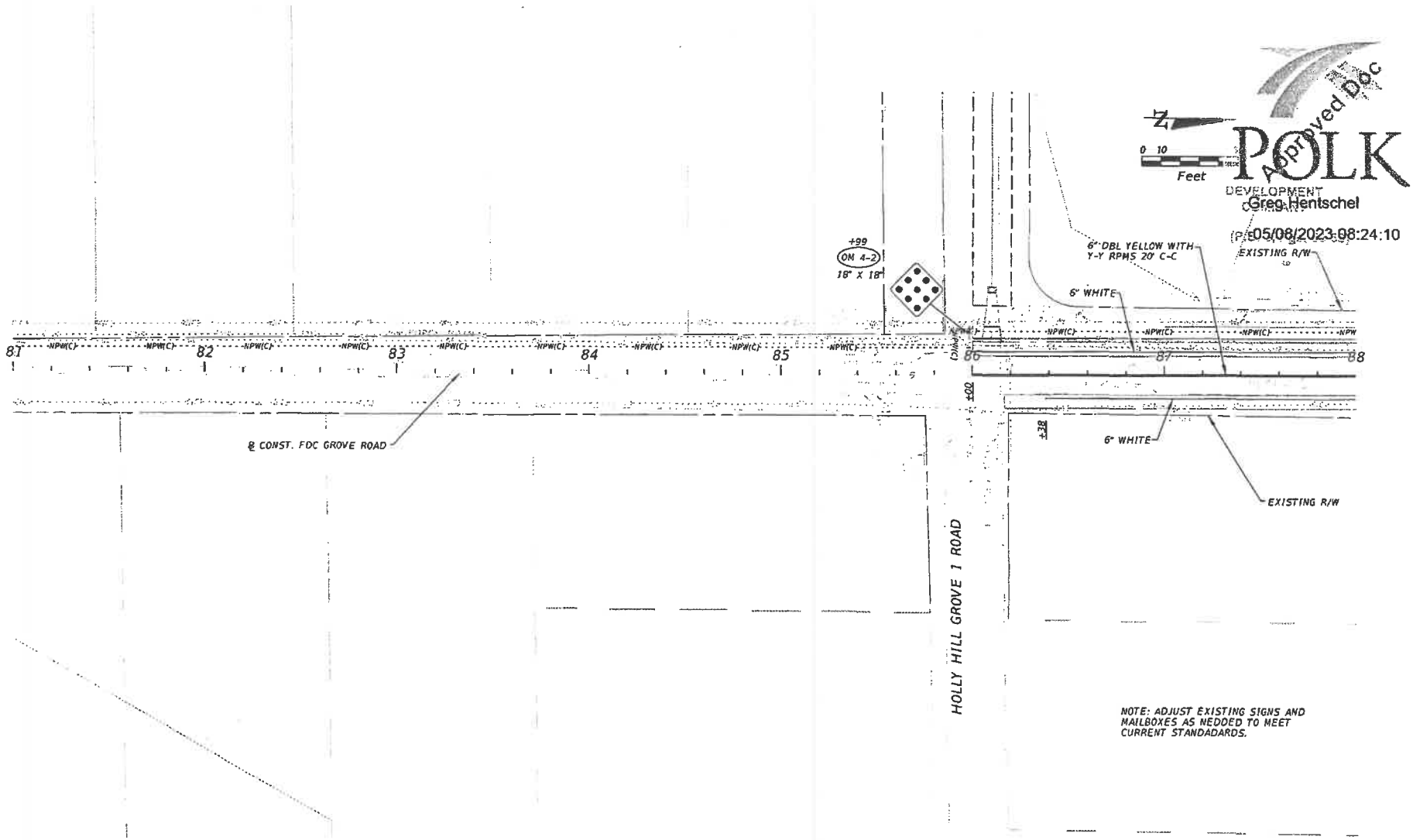

NOTE: ADJUST EXISTING SIGNS AND MAILBOXES AS NEEDED TO MEET CURRENT STANDADARDS.

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POLK DEVELOPMENT COMPANY
Greg Hentschel
05/08/2023 08:24:10

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (4 STA. 86+00.00 TO STA. 88+00.00

PREPARED FOR: ABSOLUTE ENGINEERING INC

DESIGN - TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-5 OF S-16 SHEETS

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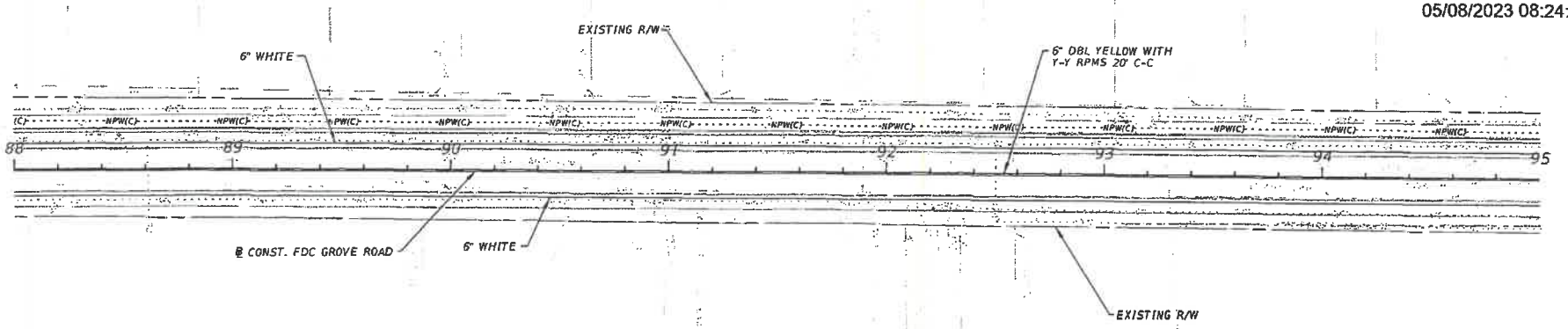

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Approved Doc

Greg Hentschel

05/08/2023 08:24:10

NOTE: ADJUST EXISTING SIGNS AND MAILBOXES AS NEDDED TO MEET CURRENT STANDADARDS.

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
33747 Hibiscus Trail
Land O Lakes, FL 34638
Office: 813-845-1373

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (5)
STA. 88400.00 TO STA. 95400.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN
TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-6 OF S-16 SHEETS

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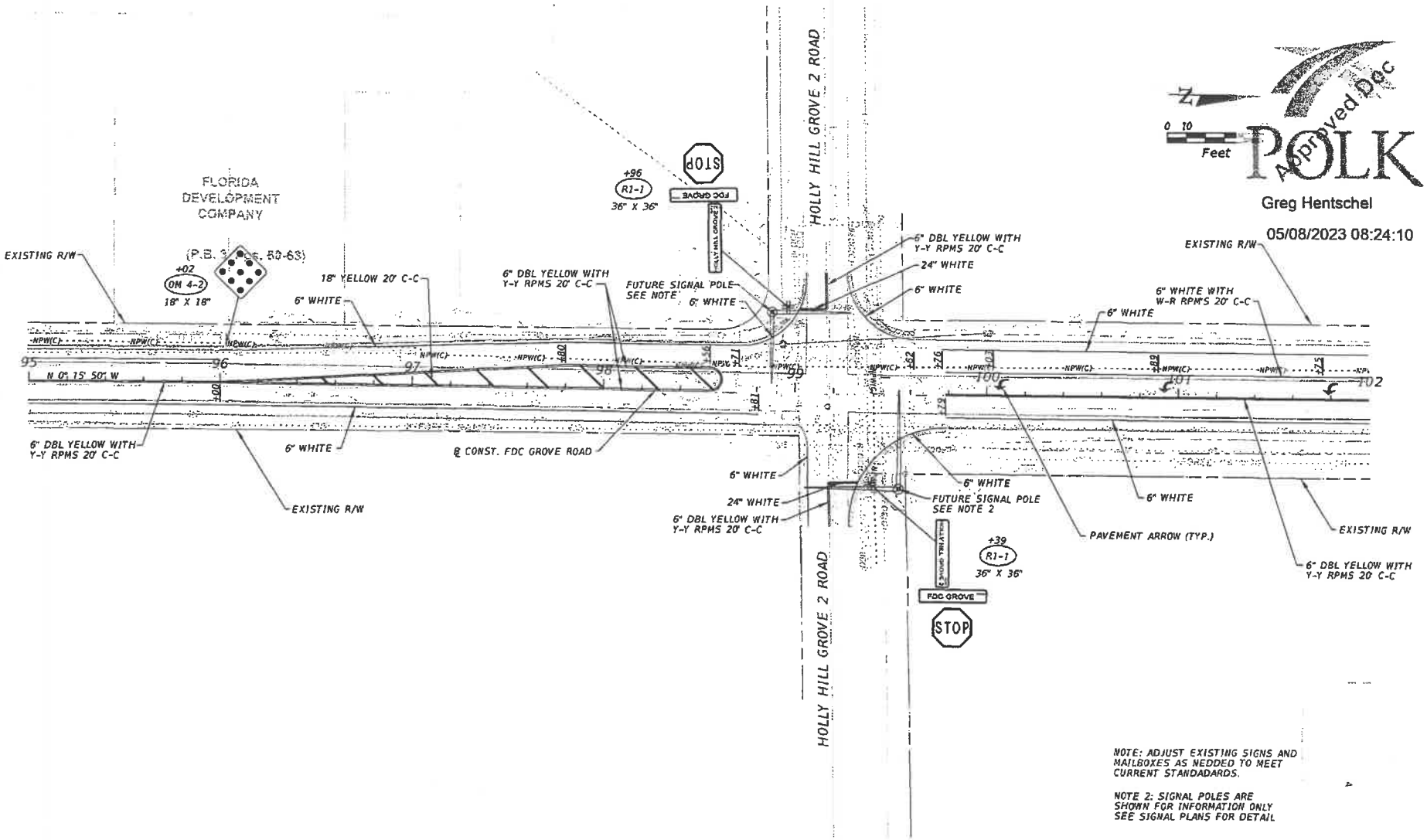

NOTE: ADJUST EXISTING SIGNS AND MAILBOXES AS NEEDED TO MEET CURRENT STANDADARDS.

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

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawasa Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (6) STA. 95+00.00 TO STA. 102+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-7 OF S-16 SHEETS

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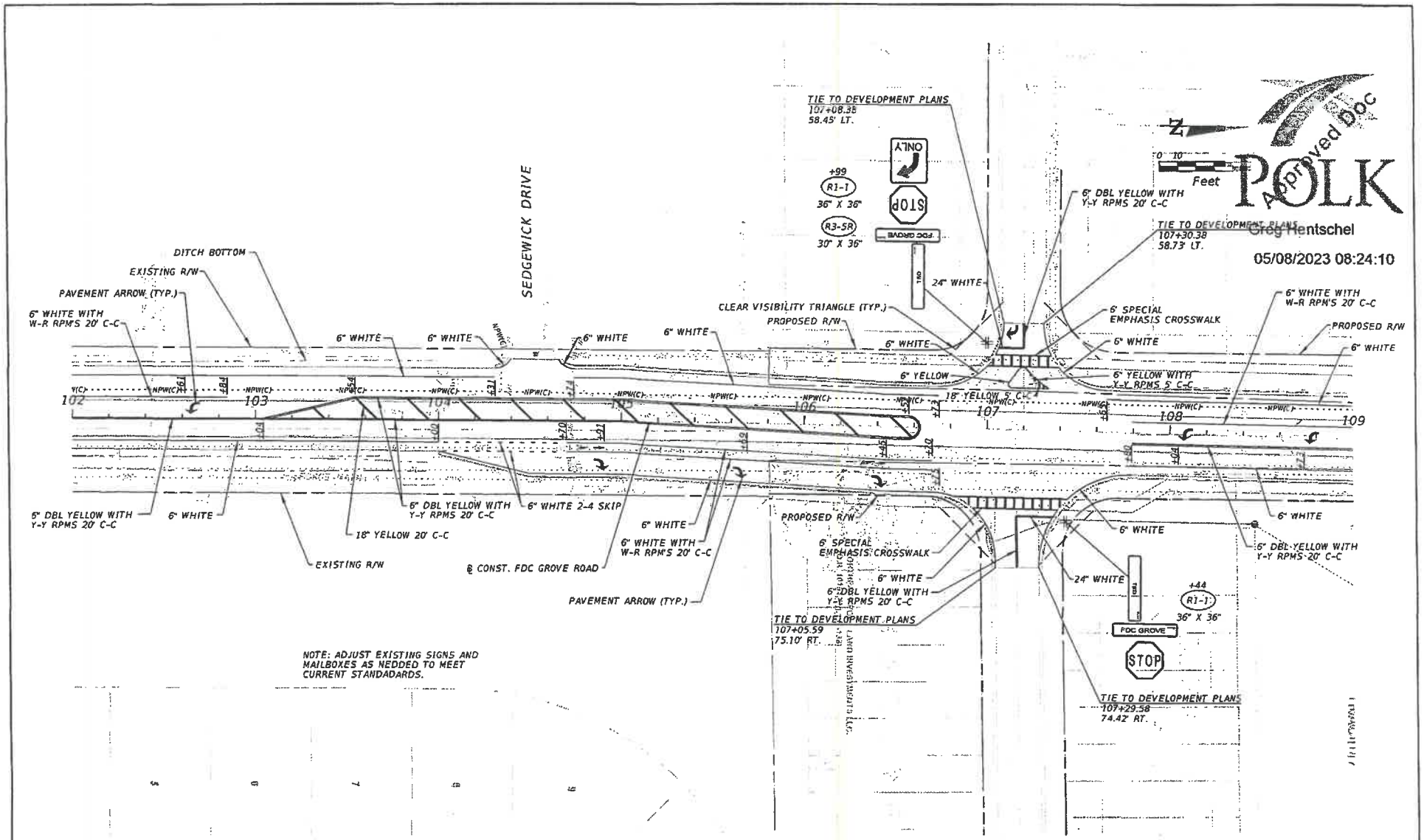

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
23747 Hiawatha Trail
Land O Lakes, FL 34639
Office: 813-945-1529

DATE:
THOMAS D. SULLIVAN NO. 56358
FLORIDA PROFESSIONAL ENGINEER

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

CIP PROJECT NO

SIGNING & PAVEMENT MARKING PLAN SHEET (7)
STA. 104+00.00 TO STA. 109+00.00

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Elevations based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-8 OF S-16 SHEETS

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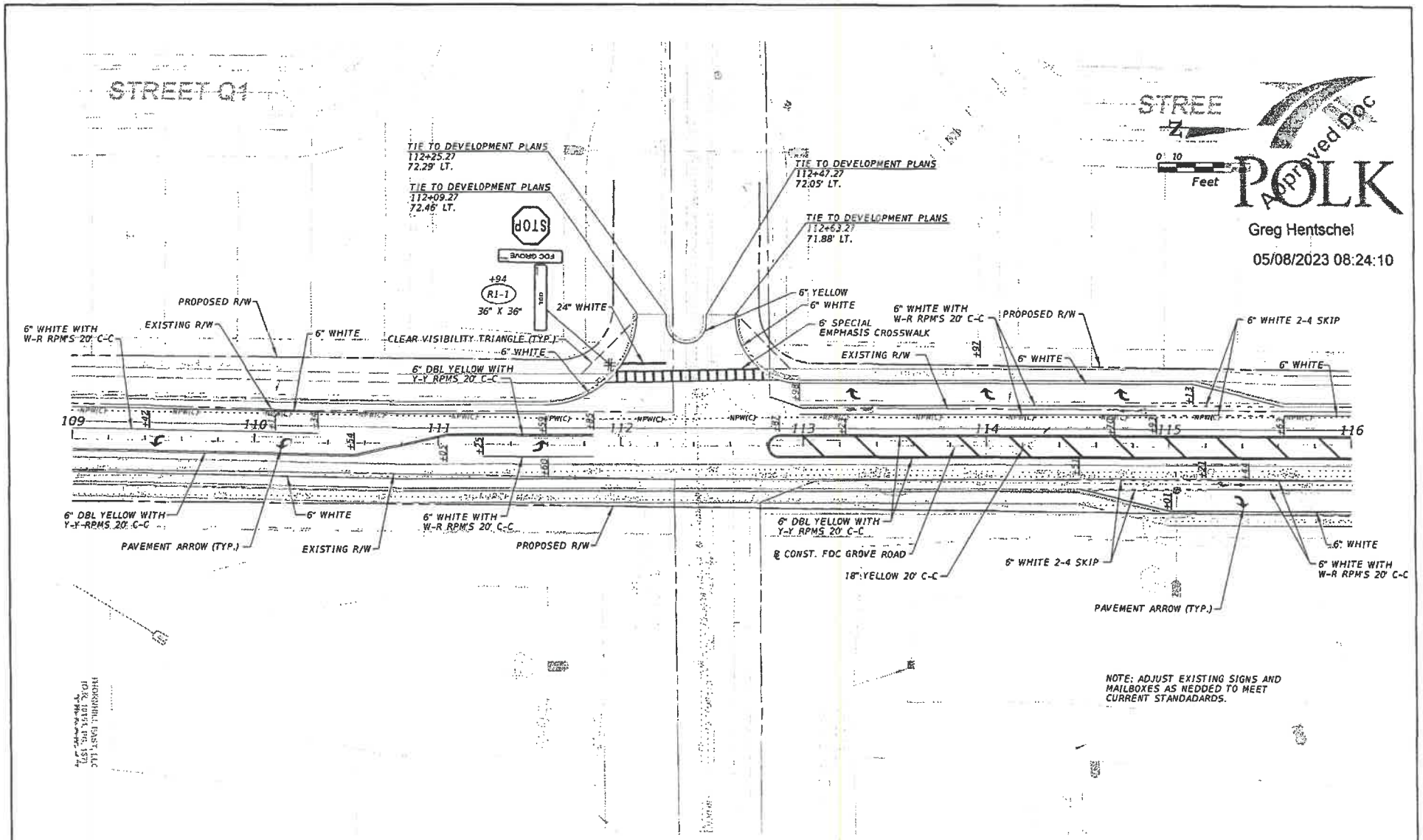

DATE	DESCRIPTION	BY
	REVISIONS	

JB&B ENGINEERING CONSULTANTS, LLC
22747 Mineral Trail
Land O Lakes, FL 34639
Office: 813-545-1323

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

FDC GROVE ROAD IMPROVEMENTS

PROJECT NO.

SIGNING & PAVEMENT MARKING PLAN SHEET (8)
STA. 109+00.00 TO STA. 116+00.00

CIP PROJECT NO

PREPARED FOR: ABSOLUTE ENGINEERING, INC.

DESIGN TOM SULLIVAN

Horizontal Datum Based on North American Vertical Datum 1988 (NAVD 88)

SHEET S-9 OF S-16 SHEETS

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Exhibit "D-2"

Additional Improvements Cost Estimate

Exhibit D-2

FDC Grove Road - Additional Items Requested by the County			
Responsibility	*Map ID*	*Description*	*Total Cost*
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
		Subtotal	*$ 3,586,935.05*
		Contingency (15%)	*$ 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

	ENGINEER'S ESTIMATE
DEVELOPER IMPACT FEE CREDITABLE	
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) _____

By _____
(Signature)

Title: _____

Address: _____

_____

Telephone No.: _____

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 ½")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 ½" 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 ½" 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