

WATERMILL EXPRESS

2787 RECKER HWY, CITY OF WINTER HAVEN POLK COUNTY COUNTY, FLORIDA PID#: 174067

PROPERTY OWNER
BEATRICE STEWART REVOCABLE LIVING TRUST
 2500 RECKER HWY
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 CONTACT: DILIP WADHAWANI
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DEVELOPER
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ENGINEER
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 966 DOGWOOD DRIVE
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LOCATION MAP
SCALE: N.T.S.



AERIAL IMAGE
SCALE: N.T.S.



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WATER SYSTEM NOTES

1. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
2. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D2241-89.
3. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
4. ALL MATERIALS TO BE FPC TABLE 605.3.

THIS IS NOT A SURVEY. THIS ENGINEERING FIRM ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, CORRECTNESS OR ACCURACY OF THE SURVEY INFORMATION SHOWN HERE ON. INFORMATION IS FROM RECORDED DRAWINGS. CONTRACTOR TO VERIFY EXACT LOCATIONS PRIOR TO BEGINNING WORK. CONTRACTOR TO CALL 811.

FLOOD PLAIN DATA

ACCORDING TO MAP NO. 12105C0345G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR POLK COUNTY AND INCORPORATED AREAS, DATED 12/22/2016 THE SUBJECT TRACT IS SITUATED WITHIN SHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAN.

GENERAL CONSTRUCTION NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR WILL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS FOR ALL EXISTING FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE 811" AT 1-800-432-4770. MINIMUM OF 2 DAYS AND MAXIMUM OF 5 DAYS PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE 811" PROGRAM.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL, AS NECESSARY.
8. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
10. CONTRACTOR TO BEST LOCATE KIOSK WITHIN EXISTING PARKING SPACES WITH REGARDS TO EXISTING CURB AND STRIPING TO ENSURE ACCESS AROUND KIOSK.

SITE PLAN STANDARD NOTES

1. FAILURE TO OBTAIN A BUILDING PERMIT WITHIN TWELVE (12) MONTHS AFTER THE DATE OF SITE PLAN APPROVAL SHALL CAUSE THE UNBUILT PORTION OF THIS SITE PLAN TO BE NULL AND VOID, UNLESS AN EXTENSION WAS GRANTED.
2. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF WINTER HAVEN SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A SEPARATE SITE PLAN WHICH MUST BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT AS NOTED.
5. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.
6. ALL REQUIRED APPROVALS AND COPIES OF EXECUTED EASEMENTS, SUCH AS TEMPORARY CONSTRUCTION EASEMENTS, PERMANENT MAINTENANCE EASEMENTS, CROSS ACCESS EASEMENTS, OR CROSS-PARKING EASEMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO APPROVAL OF THE SITE PLAN AND CIVIL CONSTRUCTION PLANS.
7. THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS REGARDLESS OF THE CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTION AND FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PROJECT NARRATIVE/INTENT STATEMENT

THE PROJECT IS THE INSTALLATION OF A 106 SF UNMANNED WATERMILL EXPRESS VENDING STATION. THE STATION IS A PREFABRICATED 100% MASONRY PRECAST CONCRETE STRUCTURE LICENSED THROUGH THE DOLA (DEPARTMENT OF LOCAL AFFAIRS) OFFICE OF THE STATE OF FLORIDA. EACH STATION IS PLACED ON A NEW 15X15' PAD IN 2 LEASED PARKING SPACES OR ITS EQUIVALENT AND CONNECTED TO CITY OR PRIVATE UTILITIES. THE STATION IS A WALK-UP FACILITY AND DESIGNED FOR COMPLIANCE WITH THE "AMERICANS WITH DISABILITIES ACT". EXTERIOR SURFACES ARE DESIGNED WITH FINISHES TO WITHSTAND DAILY USE, SERVICE, AND CLEANING.

BMP NOTES

1. INSPECTION OF ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE REQUIRED AT THE END OF EACH DAY'S WORK, WITH NECESSARY MAINTENANCE AND REPAIRS PROVIDED IMMEDIATELY.
2. STORM DRAIN INLETS SHALL BE PROTECTED FROM THE ENTRY OF SEDIMENT-LADEN WATER UNTIL FINAL STABILIZATION IS COMPLETE.
3. CITY OF WINTER HAVEN STORMWATER STAFF MAY DIRECT THE OWNER/OPERATOR TO INSTALL ADDITIONAL BMPS, REPAIR EXISTING BMPS, OR CLEAN DISCHARGES THAT HAVE BEEN TRANSPORTED OFFSITE IF EXISTING BMPS FAIL AND RESULT IN AN ILLICIT DISCHARGE TO THE CITY'S STORMWATER SYSTEM.
4. IF, AT ANY TIME, THE DIRECTOR OF PUBLIC WORKS DECIDES THAT THE PROJECT POSES A SIGNIFICANT THREAT TO THE CITY'S STORM DRAINAGE SYSTEM OR WATERS OF THE STATE, HE OR SHE MAY REQUIRE THAT THE PROJECT OBTAIN A CITY OF WINTER HAVEN LAND GRADING PERMIT.



THIS IS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL GROSELLE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Call before you dig. It's the law.



FEBRUARY 2026

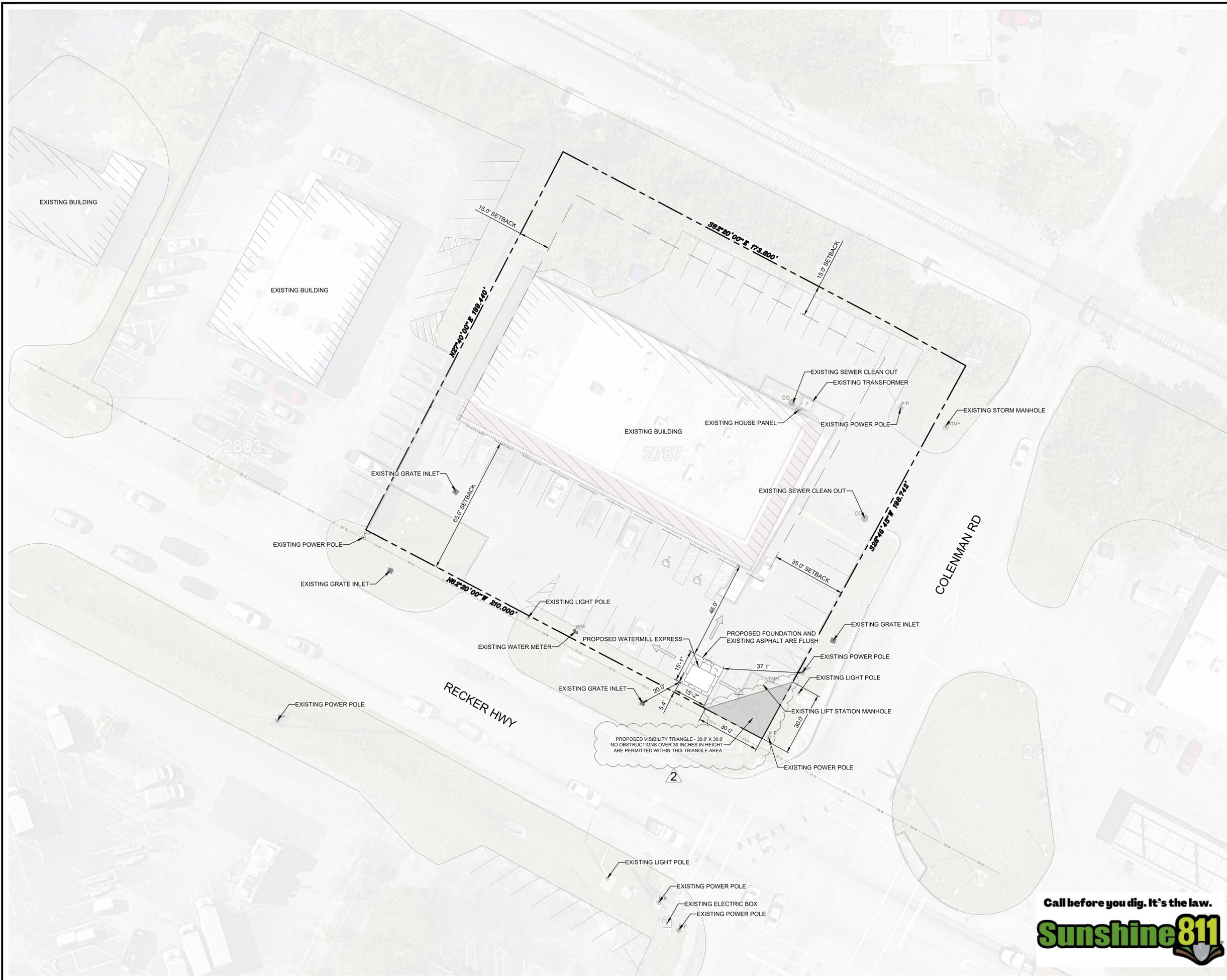
NO.	DATE	REVISION
Δ	2026-02-23	ADDED VISIBILITY TRIANGLE PER CITY COMMENT
Δ	2025-12-12	REVISED SETBACK LINE PER CITY COMMENT

WATERMILL EXPRESS
 2787 RECKER HWY
 CITY OF WINTER HAVEN
 POLK COUNTY, FLORIDA

COVER

MES MODERN ENGINEERING SOLUTIONS
 966 DOGWOOD DRIVE
 GOLDEN, CO 80401
 PHONE: (214) 833-6748

DESIGNED:	DATE	PROJECT #	SHEET
TL	FEBRUARY 2026	174067	C1.0
DRAWN:			
REVIEWER:			



LEGEND

- PROPERTY LINE
- SETBACK LINE
- SURFACE FLOW DIRECTION
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING LIFT STATION MANHOLE
- EXISTING STORM MANHOLE
- EXISTING GRATE INLET
- EXISTING TRANSFORMER
- EXISTING HOUSE PANEL

NOTES

1. CONSTRUCTION WILL BE IN ACCORDANCE WITH STANDARD CITY DETAILS AS SHOWN IN THE CITY OF WINTER HAVEN DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
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3. ALL WATER AND SEWER SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
4. UTILITY LOCATION BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY SIZE, LOCATION AND INVERT OF EXISTING UTILITIES ON SITE AND PROVIDE APPROVAL SKETCH FOR THE CONNECTION OF PROPOSED UTILITIES BEFORE COMMENCING CONSTRUCTION.



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NO.	DATE	REVISION
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 CITY OF WINTER HAVEN
 POLK COUNTY, FLORIDA

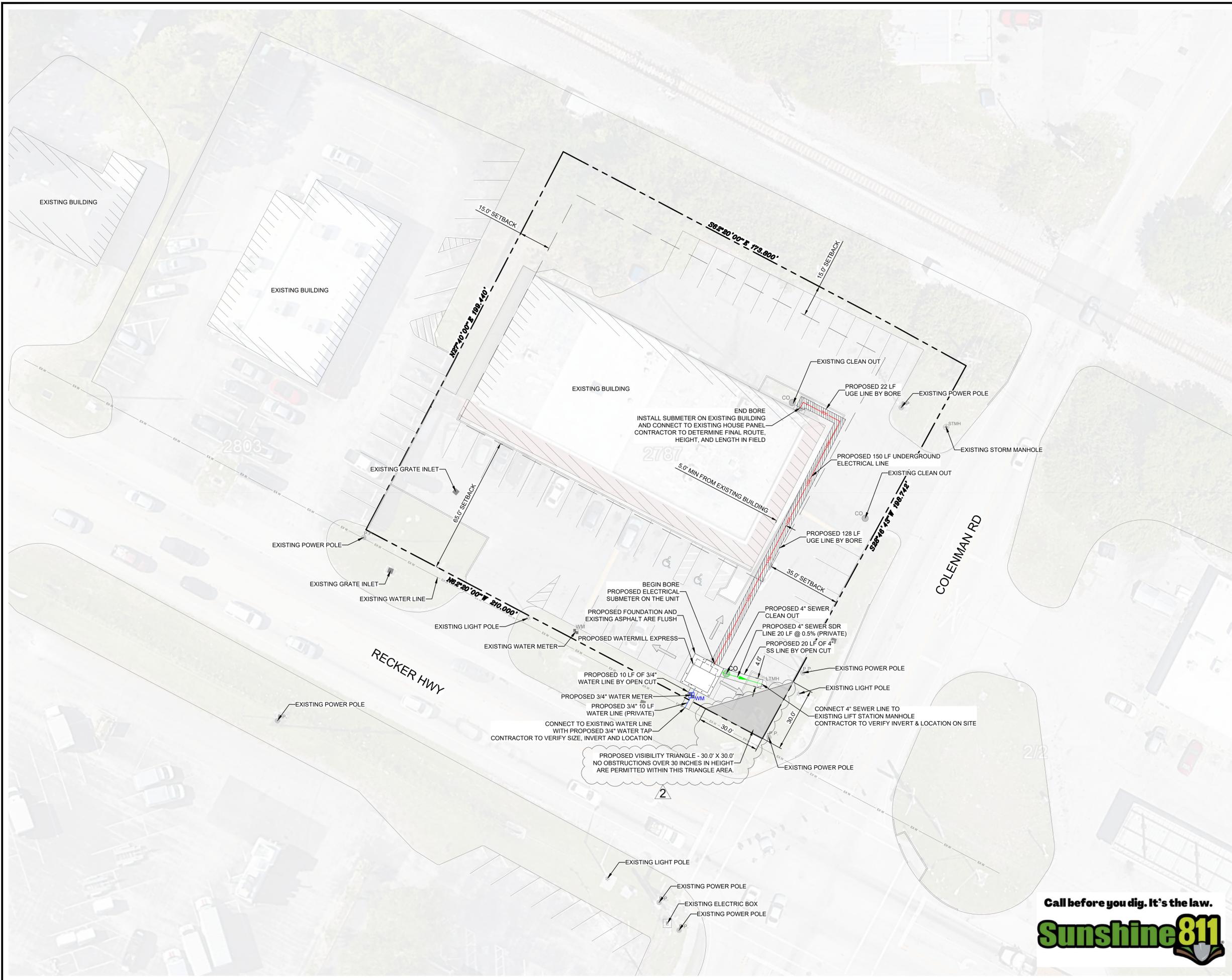
SITE PLAN



MES MODERN ENGINEERING SOLUTIONS
 966 DOGWOOD DRIVE
 GOLDEN, CO 80401
 PHONE: (214) 833-6748

DESIGNED: TL	DATE: FEBRUARY 2026	PROJECT #: 174067	SHEET: C2.0
DRAWN: TL			
REVIEWER: MG			

WATERMILL EXPRESS



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE
- EXISTING WATER LINE
- PROPOSED BORE
- PROPOSED WATER METER
- PROPOSED SEWER CLEAN OUT
- SURFACE FLOW DIRECTION
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING LIFT STATION MANHOLE
- EXISTING STORM MANHOLE
- EXISTING GRATE INLET
- EXISTING TRANSFORMER
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POLK COUNTY, FLORIDA

UTILITY PLAN



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PHONE: (214) 833-6748

DESIGNED: TL	DATE: FEBRUARY 2026	PROJECT #: 174067	SHEET: C3.0
DRAWN: TL	REVIEWER: MG		

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