

Section 910 Impact Assessment Statements

The purpose of this Impact Assessment Statement is to provide information on the effects this duplex's construction will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the the project.

A. *Land and Neighborhood Characteristics*

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. The site suitable for the proposed uses as this duplex will provide much needed affordable housing.
2. A Site Plan is included in this report as Map F.
3. This project in aligned with the current land use.
4. This project will not influence future development patterns ; and
5. We have describe each of the uses proposed in a Planned Development and identified the following:
 - a. The density is 1 to 2 residential units per acre;
 - b. The project is not commercial or industrial;
 - c. There is no customer service area for commercial uses; and
 - d. There are no other proposed spaces.

B. *Access to Roads and Highways*

We assessed the impact of the proposed development on the existing, planned and programmed road system:

1. The number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE are 4;
2. There will be no necessary modifications to the present transportation system as a result of the proposed project;

3. Parking for the proposed project will be in driveway as outlined in plans;
4. Layton Lane, an unpaved road, allowed direct access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and
5. There are no other modes of transportation to be considered.

C. ***Sewage***

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. The amount of sewage in gallons per day (GPD) expected to be generated by the proposed duplex is approximately 500 GPD;
2. This duplex will be treated with on site septic as currently permissible in Polk County;
3. The proposed sewage system will be constructed and/or installed in strict adherence to Polk County's plans and policies for sewage treatment systems;
4. A licensed and insured septic professional will be the service provider; and
5. The septic system will be functional prior to occupancy. I

CI. ***Water Supply***

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. The proposed source of water supply is local private provide (aka Lakeland Electric and Water) and the type of treatment will be determined by the provider;
2. The service provider will be Lakeland Electric and Water;
3. The estimated volume of consumption in gallons per day (GPD) is 90 GPD per resident; and
4. The current provider's capacity is sufficient and anticipated date of connection will be determined by the provider once Certificate of Occupancy has been received.

CII. ***Surface Water Management and Drainage***

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development we provide the following information:

1. The proposed project will have no impact on surface water quality;
2. There will be minor grading alteration to the site which appears to be nearly flat with a less than 1% natural drainage grade, no wetland or conveyance will be necessary to develop the project;
3. There will be no impact of such alterations on the fish and wildlife resources of the site; and
4. There will be no changes to local aquifer recharge and groundwater conditions and no changes to these water supplies which would result from the project.

F. ***Population***

To determine the impact of the proposed developments additional population, the applicant shall:

1. The projected resident (and transient) population of the proposed project is 1 to 10 individuals and there will be no generated population in the case of commercial or industrial uses;
2. There are no commercial and industrial projects,
3. The expected demographic composition of the additional population (age/ socio-economic factors) will be low to middle class residents of various ages (0 through 100); and

G. ***General Information***

No special needs or problems will be created by the proposed project:

1. The easy access, location, and price range will promote desirability and contribute to neighborhood needs; and
2. This project makes minimal demands on the provision for the following services:
 - a. Parks and Recreation;
 - b. Educational Facilities (preschool/elementary/middle school/high school);

- c. Health Care (emergency/hospital);
- d. Fire Protection;
- e. Police Protection and Security; and
- f. Electrical Power Supply

H. ***Maps***

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.
2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:
 3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;
 4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;
 5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;
 6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;
 7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.
 8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type,

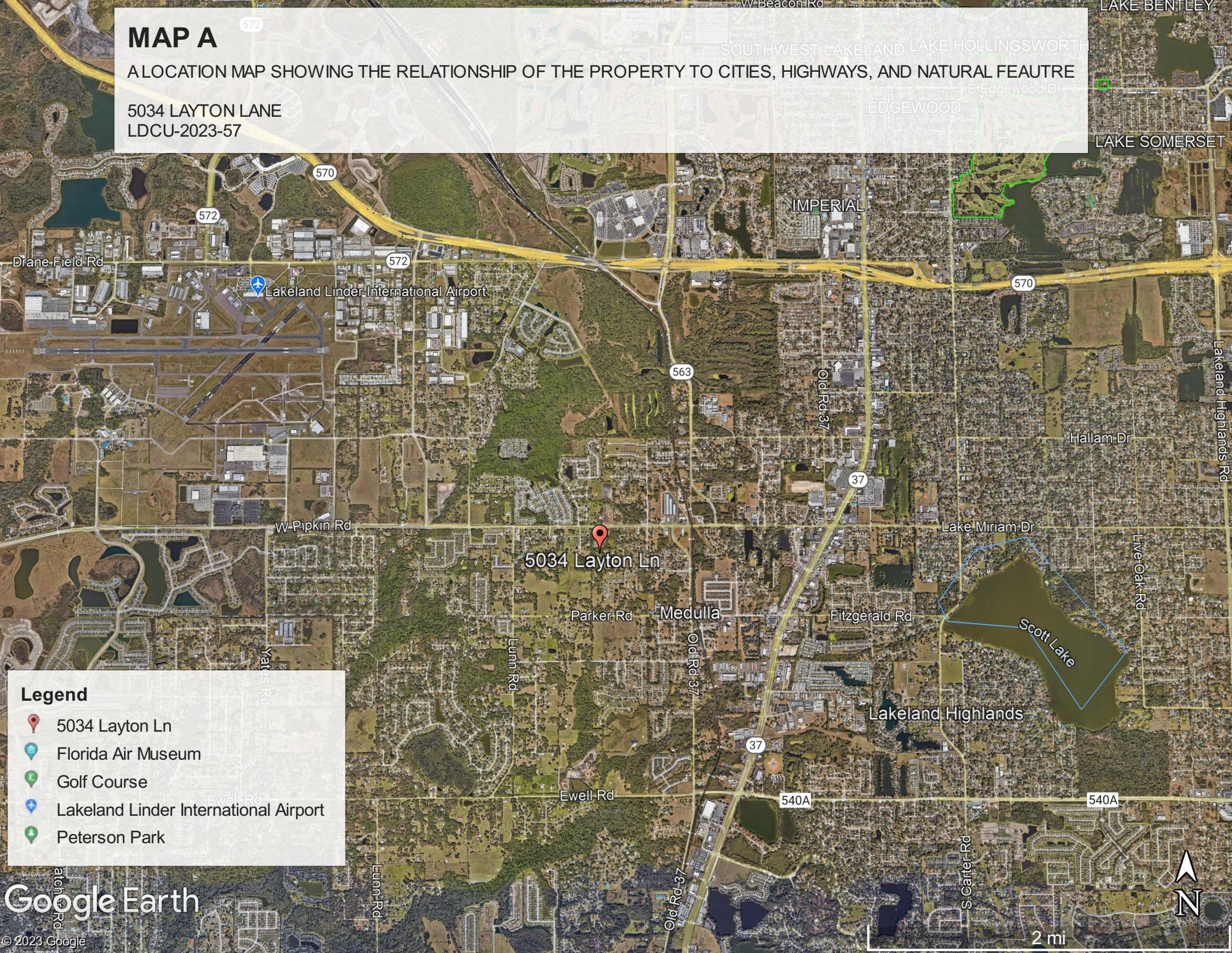
and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

MAP A

A LOCATION MAP SHOWING THE RELATIONSHIP OF THE PROPERTY TO CITIES, HIGHWAYS, AND NATURAL FEATRE

5034 LAYTON LANE
LDCU-2023-57



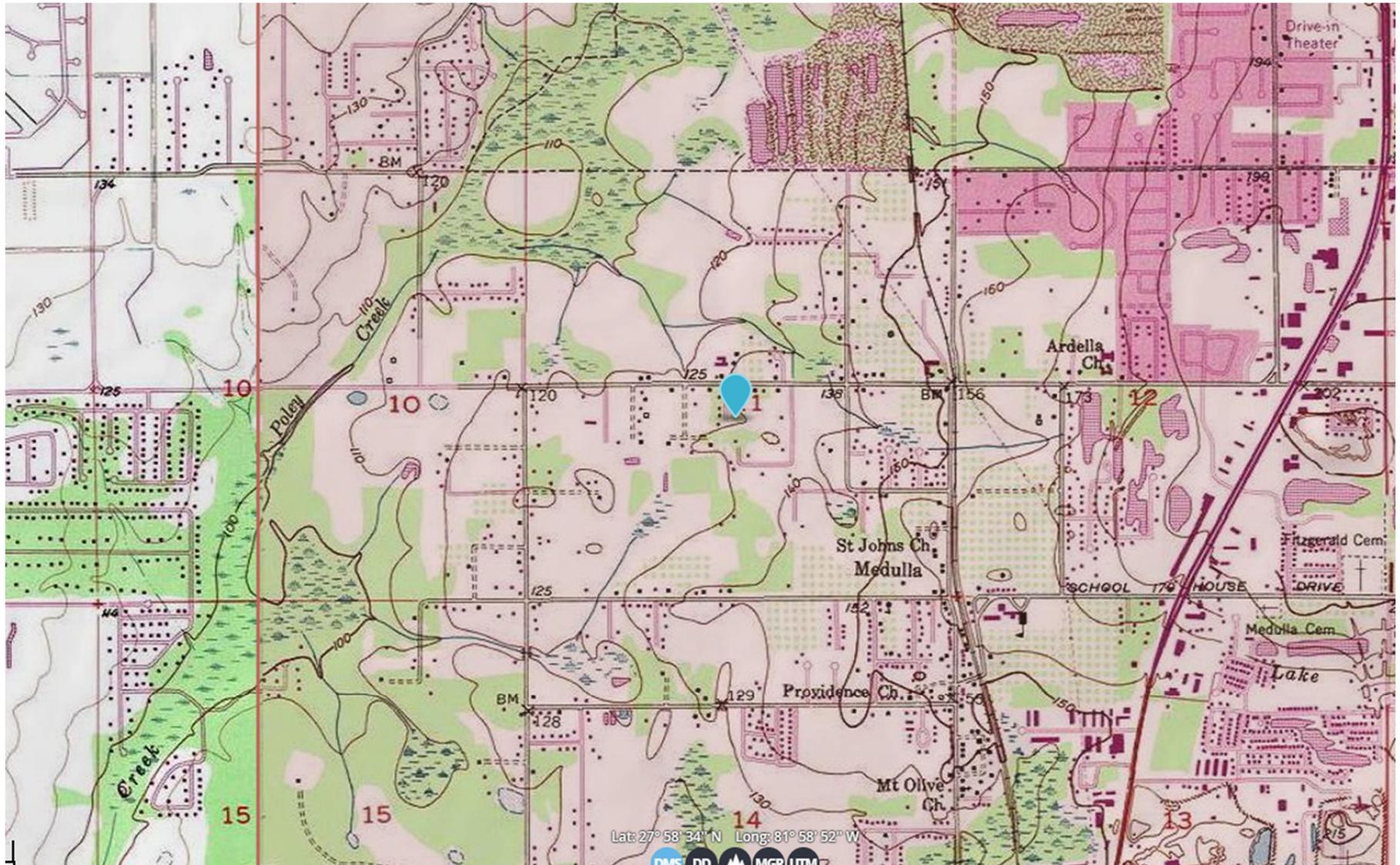
Legend

-  5034 Layton Ln
-  Florida Air Museum
-  Golf Course
-  Lakeland Linder International Airport
-  Peterson Park



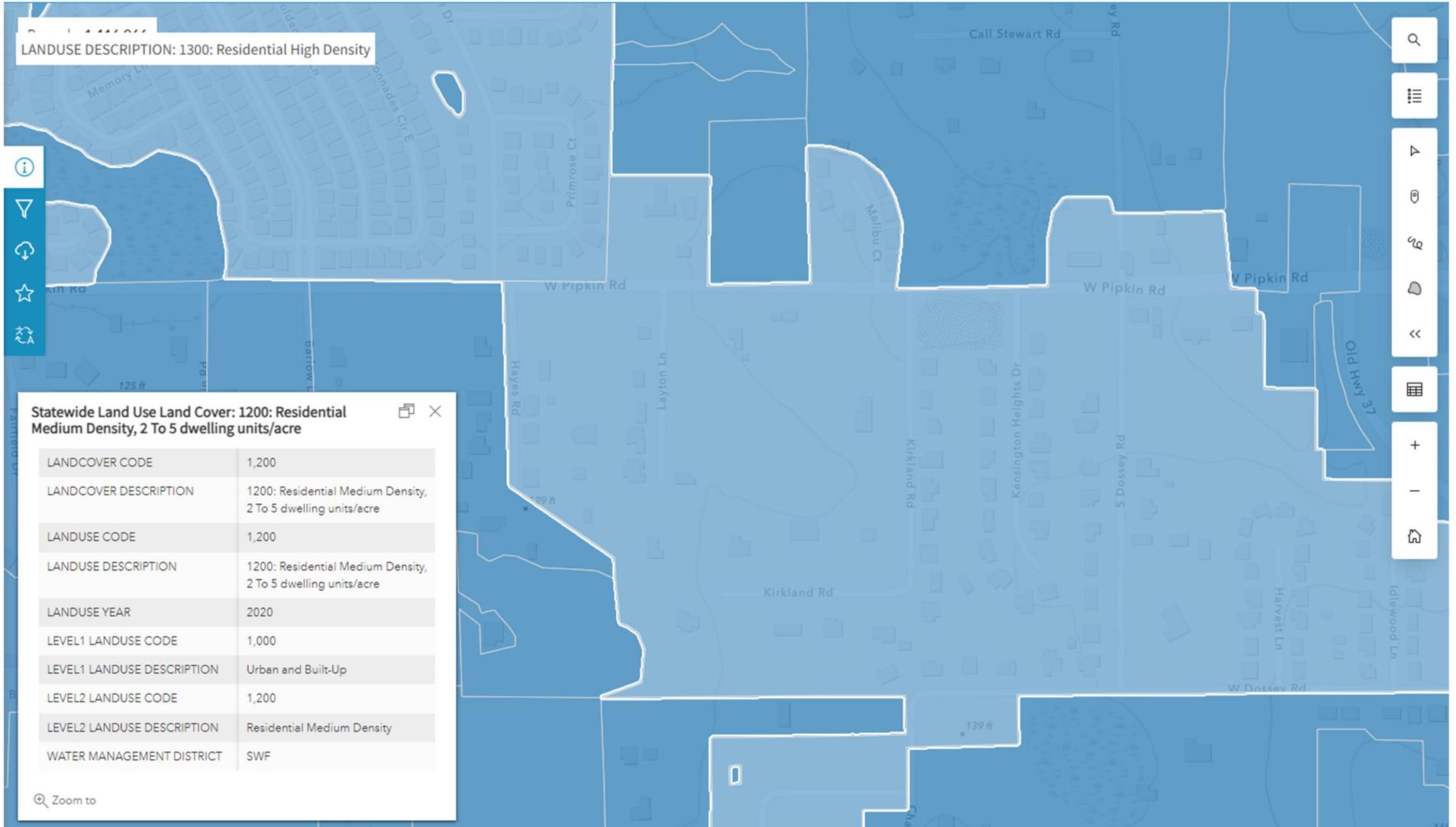
MAP B

TOPOGRAPHICAL MAP OF 5034 LAYTON LANE LDCU-2023-57



MAP C

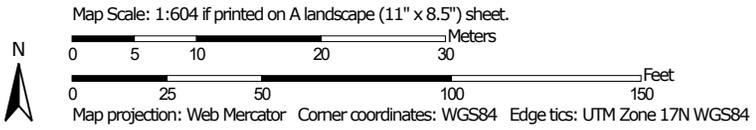
5034 LAYTON LANE LAKELAND, FL 33811 LDCU-2023-57



Soil Map—Polk County, Florida
(5034 LAYTON LANE)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Florida

Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 30, 2022—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

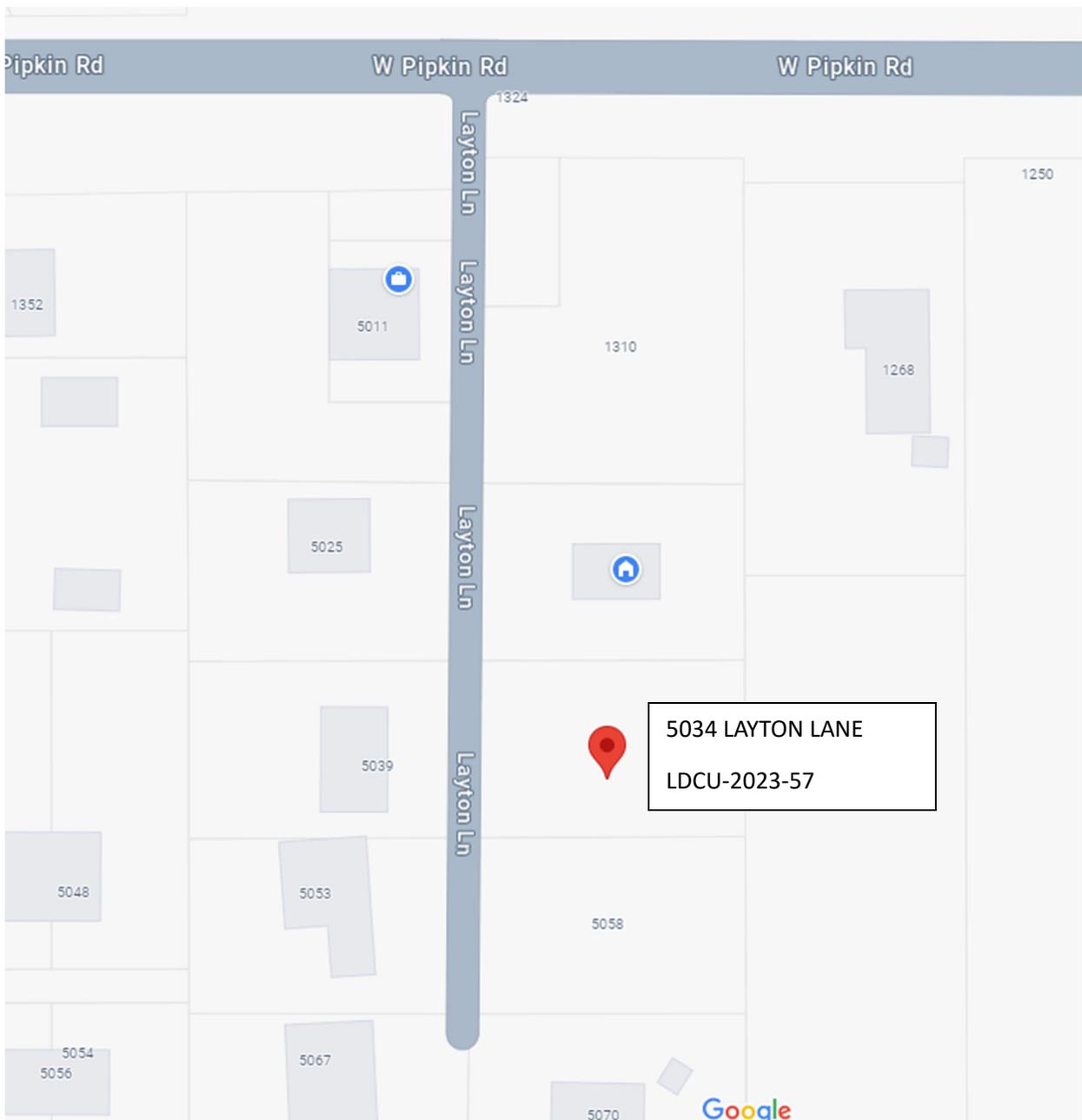
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Tavares fine sand, 0 to 5 percent slopes	0.8	58.7%
23	Ona-Ona, wet, fine sand, 0 to 2 percent slopes	0.4	27.7%
31	Adamsville fine sand, 0 to 2 percent slopes	0.2	13.6%
Totals for Area of Interest		1.4	100.0%

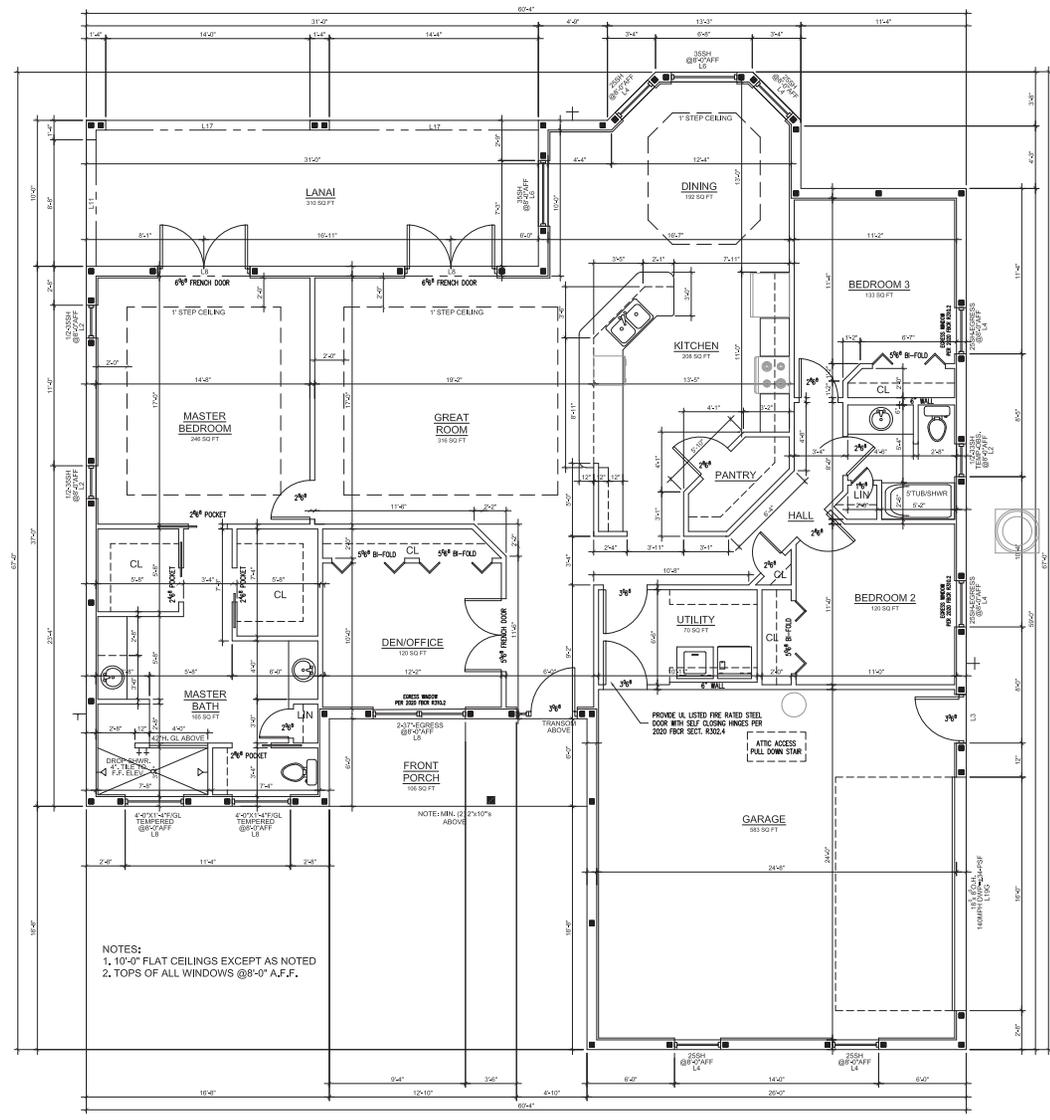
MAP E

TRAFFIC CIRCULATION MAP 5034 LAYTON LN LDCU-2023-57

ROAD NAME	PAVEMENT JURISDICTION	PAVED WIDTH	EASEMENT WIDTH
W PIPKIN RD	POLK COUNTY	70' (ACTIVE CONSTRUCTION)	17'
LAYTON LANE	POLK COUNTY	UNPAVED	NA



Concrete Lintel Schedule					
Tag No.	Clear Span	Lintel Size	Rebar		
			Top	Bottom	Other
L1	12'-0"	20" x 20"	4#1	4#1	4#1
L2	12'-0"	20" x 20"	4#1	4#1	4#1
L3	12'-0"	20" x 20"	4#1	4#1	4#1
L4	12'-0"	20" x 20"	4#1	4#1	4#1
L5	12'-0"	20" x 20"	4#1	4#1	4#1
L6	12'-0"	20" x 20"	4#1	4#1	4#1
L7	12'-0"	20" x 20"	4#1	4#1	4#1
L8	12'-0"	20" x 20"	4#1	4#1	4#1
L9	12'-0"	20" x 20"	4#1	4#1	4#1
L10	12'-0"	20" x 20"	4#1	4#1	4#1
L11	12'-0"	20" x 20"	4#1	4#1	4#1
L12	12'-0"	20" x 20"	4#1	4#1	4#1
L13	12'-0"	20" x 20"	4#1	4#1	4#1
L14	12'-0"	20" x 20"	4#1	4#1	4#1
L15	12'-0"	20" x 20"	4#1	4#1	4#1
L16	12'-0"	20" x 20"	4#1	4#1	4#1
L17	12'-0"	20" x 20"	4#1	4#1	4#1
L18	12'-0"	20" x 20"	4#1	4#1	4#1
L19	12'-0"	20" x 20"	4#1	4#1	4#1
L20	12'-0"	20" x 20"	4#1	4#1	4#1
L21	12'-0"	20" x 20"	4#1	4#1	4#1
L22	12'-0"	20" x 20"	4#1	4#1	4#1
L23	12'-0"	20" x 20"	4#1	4#1	4#1
L24	12'-0"	20" x 20"	4#1	4#1	4#1
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L34	12'-0"	20" x 20"	4#1	4#1	4#1
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L36	12'-0"	20" x 20"	4#1	4#1	4#1
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L46	12'-0"	20" x 20"	4#1	4#1	4#1
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L98	12'-0"	20" x 20"	4#1	4#1	4#1
L99	12'-0"	20" x 20"	4#1	4#1	4#1
L100	12'-0"	20" x 20"	4#1	4#1	4#1



NOTES:
 1. 10'-0" FLAT CEILINGS EXCEPT AS NOTED
 2. TOPS OF ALL WINDOWS @8'-0" A.F.F.

A FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FL PE Name: Kent M. Bice
 FL PE # 50421
 FL COA # 30468



Kent M. Bice PE - This item has been electronically signed and sealed by Kent M. Bice using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

01/18/23

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENT M. BICE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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 LAKELAND, FLORIDA 33813
 PHONE: (888) 875-5302
 FAX: (888) 509-5496

DAVID FIELDS
 MIDWAY MAINTENANCE INC.

- REVISIONS
- 1.
 - 2.
 - 3.
 - 4.

NEW HOME
 5034 LAYTON LANE
 LAKELAND, POLK COUNTY, FLORIDA 33813

SHEET:

A10

DATE: 1/11/2023

SOIL TERMITE TREATMENT NOTES

SOIL TERMITE TREATMENT PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITOCIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL INSULATION, BACK FILLING AND COMPACTING IS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, SOIL AREA DISTRIBUTED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED AND FORMED.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTICS OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MILLIMETER VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RE-TREATMENT IS REQUIRED. ANY "WORK" INCLUDING PLACEMENT OF REINFORCED STEEL SHALL BE DONE IN SUCH A MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, CONCRETE OVER-POUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, CHEMICAL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

IF A REGISTERED TERMITOCIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PROTECTION, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM FOR A MINIMUM OF 5 YEARS FROM THE ISSUE OF THE CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO THE FINAL BUILDING APPROVAL. IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

IF A REGISTERED TERMITOCIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTION 1816.1.1 THROUGH 1816.1.6 DO NOT APPLY. APPLICATION OF THE WOOD TREATMENT TERMITOCIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

CHANGES IN FRAMING OR ADDITIONS TO FRAMING IN AREAS OF THE STRUCTURE REQUIRING TREATMENT THAT OCCUR AFTER THE INITIAL WOOD TREATMENT MUST BE TREATED PRIOR TO FINAL BUILDING APPROVAL.

PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE CELLULOSE-CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.10 INCH (2.54 MM), AND BE SEALED WITH THE SLAB USING A NON CORROSIVE CLAMPING DEVICE TO ELIMINATE.

FOUNDATION & CONCRETE NOTES

BUILDING SITE SHALL BE SCRAPPED TO REMOVE ALL ORGANIC MATERIALS WITHIN THE BUILDING AREA.

ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD AREA, SHALL BE COMPACTED SUCH THAT IT CAN ADEQUATELY SUPPORT A 2,000 P.S.F. FOUNDATION LOADING.

SLAB SHALL BE PLACED OVER A 6 MIL VAPOR BARRIER ON CLEAN, ADEQUATELY COMPACTED AND TERMITE POISONED SOIL. CONCRETE UTILIZED IN THE FOUNDATIONS AND SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I.

REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND IDENTIFIED IN ACCORDANCE WITH ASTM A-615. LAP SPLICES, WHERE REQUIRED, SHALL BE A MINIMUM OF 25" FOR #5 REBAR, 30" FOR #6 REBAR & 35" FOR #7 REBAR.

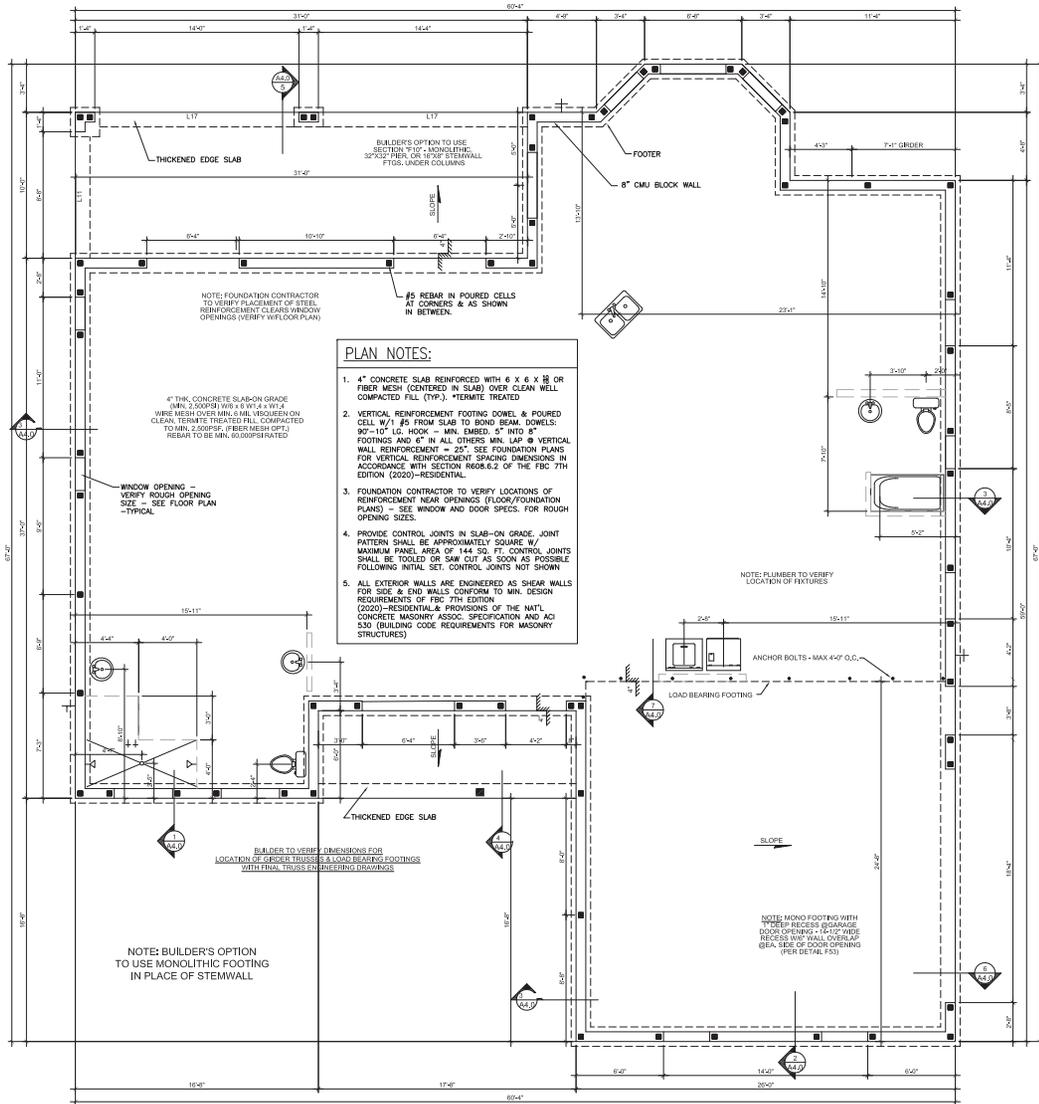
PLANS ARE DESIGNED FOR A MAXIMUM STEM WALL HEIGHT OF 4 COURSES (AFTER FINAL SITE GRADING). THE CONTRACTOR SHALL DETERMINE THE EXACT STEM WALL HEIGHT BASED UPON SITE CONDITIONS PRIOR TO POURING THE FOUNDATION.

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING OFFICIAL USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND MARKED WITH A STRING.

SOIL BEARING & COMPACTION NOTES

THESE PLANS WERE DESIGNED BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000 P.S.F. (MINIMUM). THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE SOIL ON THE SITE IS PROPERLY PREPARED & COMPACTED SUCH THAT IT CAN SUPPORT A 2,000 P.S.F. FOUNDATION LOADING.

FOUNDATION PLANS AS DESIGNED WHERE COMPLETED WITHOUT PERFORMING ANY SOIL TESTING. DESIGNERS SHALL NOT BE RESPONSIBLE FOR THE SITE SOILS ABILITY TO SUPPORT THE BUILDING LOADS.



- PLAN NOTES:**
- 4" THK. CONCRETE SLAB-ON-GRADE (MIN. 2,000 PSI) WITH 6 W/4 X 4 W/4 WIRE MESH OVER MIN. 6 MIL VAPOR BARRIER ON CLEAN, ADEQUATELY COMPACTED AND TERMITE POISONED SOIL. REBAR TO BE MIN. 2,000 PSI (SEE REBAR SCHEDULE).
 - VERTICAL REINFORCEMENT FOOTING DOWEL & POURED CELL W/ #4 FROM SLAB TO BOND BEAM. FOWELS: 90"-10" LG. HOOK - MIN. EMBED. 5" INTO 8" FOOTINGS AND 4" IN ALL OTHERS. MIN. LAP & VERTICAL WALL REINFORCEMENT = 25". SEE FOUNDATION PLANS FOR VERTICAL REINFORCEMENT SPACING DIMENSIONS IN ACCORDANCE WITH SECTION 8068.6.2 OF THE FBC 7TH EDITION (2020)-RESIDENTIAL.
 - FOUNDATION CONTRACTOR TO VERIFY LOCATIONS OF REINFORCEMENT NEAR OPENINGS (FLOOR/FOUNDATION PLANS) - SEE WINDOW AND DOOR SPECS. FOR ROUGH OPENING SIZES.
 - PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE. JOINT PATTERN SHALL BE APPROXIMATELY SQUARE W/ MAXIMUM PANEL AREA OF 144 SQ. FT. CONTROL JOINTS SHALL BE TOOLED OR SAW CUT AS SOON AS POSSIBLE FOLLOWING INITIAL SET. CONTROL JOINTS NOT SHOWN.
 - ALL EXTERIOR WALLS ARE ENGINEERED AS SHEAR WALLS FOR SIDE & END WALLS CONFORM TO MIN. DESIGN REQUIREMENTS OF FBC 7TH EDITION (2020)-RESIDENTIAL & PROVISIONS OF THE NAT'L CONCRETE MASONRY ASSOC. SPECIFICATION AND ACI 310 (BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES).

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BBD ENGINEERING & DESIGN FIRM, LLC
1552 6TH STREET, S.E.
LAKELAND, FL 33853
PHONE: (883) 574-5092
FAX: (883) 509-5496



DAVID FIELDS
MIDWAY MAINTENANCE INC.

NO.	REVISIONS
1.	
2.	
3.	
4.	

NEW HOME
5034 LAYTON LANE
LAKELAND, POLK COUNTY, FLORIDA 33813
FOUNDATION PLAN

SHEET:

A2.0

DATE: 1/11/2023

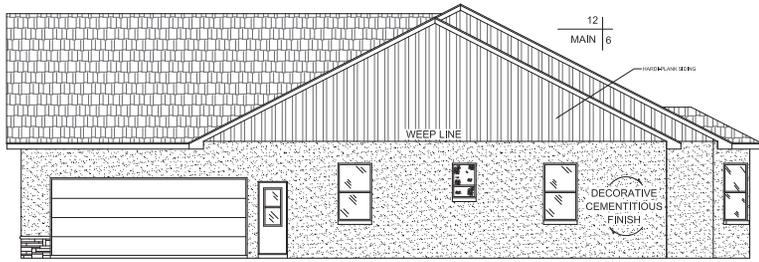
FL PE Name: Kent M. Bice
FL PE # 50421
FL COA # 30468



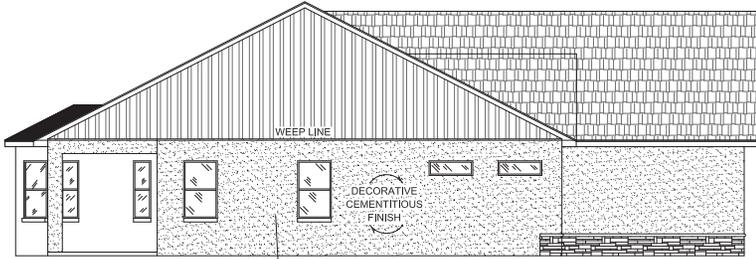
Kent M. Bice PE - This item has been electronically signed and sealed by Kent M. Bice using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

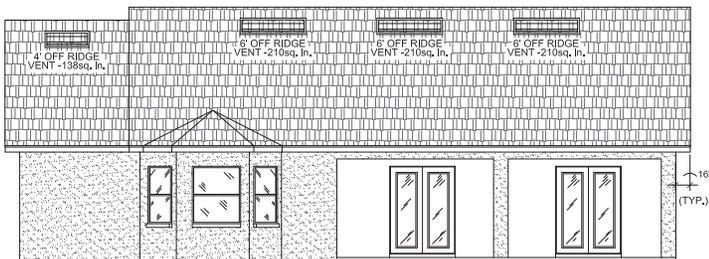
011823



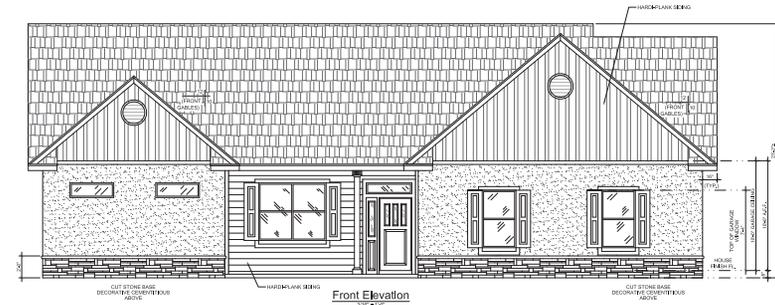
2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



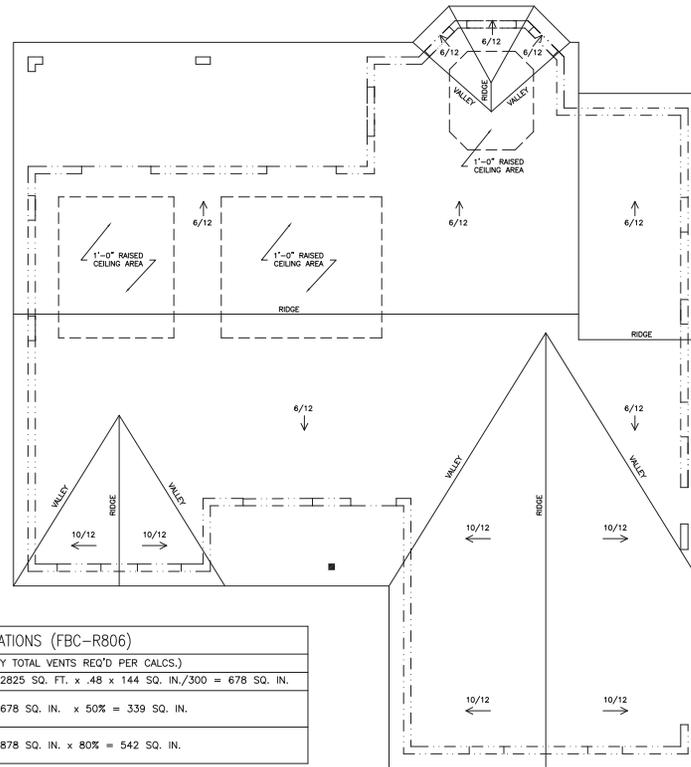
3 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



ATTIC VENTILATION CALCULATIONS (FBC-R806)	
AREA OF ATTIC (ROOFER TO VERIFY TOTAL VENTS REQ'D PER CALCS.)	
MINIMUM VENTILATION FOR ATTIC:	$2825 \text{ SQ. FT.} \times .48 \times 144 \text{ SQ. IN.} / 300 = 678 \text{ SQ. IN.}$
MINIMUM CROSS VENTILATION UPPER PORTION OF ATTIC	$678 \text{ SQ. IN.} \times 50\% = 339 \text{ SQ. IN.}$
MAXIMUM CROSS VENTILATION UPPER PORTION OF ATTIC	$678 \text{ SQ. IN.} \times 80\% = 542 \text{ SQ. IN.}$

A ROOF PLAN
SCALE: 3/16" = 1'-0"

FL PE Name: Kent M. Bice
FL PE #: 50423
FL COA #: 30468



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MIDWAY MAINTENANCE INC

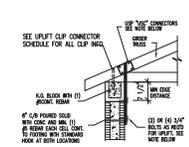
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NEW HOME
5034 LAYTON LANE
LAKELAND, POLK COUNTY, FLORIDA 33853
ROOF PLAN AND ELEVATIONS

SHEET:

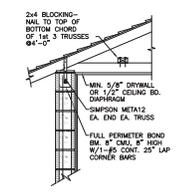
A3.0

DATE: 1/11/2023



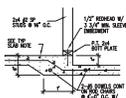
GIRDER TRUSS SECTION - EXT WALLS
SCALE = 1/2"=1'-0"

NOTE: SIMPSON H2.24 = 360# UPLIFT
F1 = LATERAL LOAD TRANSFER
F2 = 150# PARALLEL WIND LOAD
THIS REACTION TRANSFER HORIZONTAL SHEAR SHOULD END INTO ROOF DIAPHRAGM CONNECTIONS OF PLYWOOD NAILED TO TOP CHORDS OF ROOF TRUSSES.

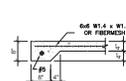


GYPSUM CEILING DIAPHRAGM TO SIDE WALL SECTION
SCALE = 1/2"=1'-0"

GYPSUM CEILING DIAPHRAGM DIRECT TRUSS TO MASONRY ENDWALL SECTION
SCALE = 1/2"=1'-0"



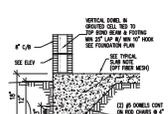
BEARING STEP
SCALE = 1/2"=1'-0"



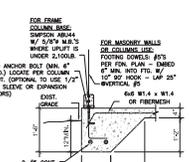
BELL FOOTING
SCALE = 1/2"=1'-0"



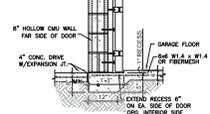
4\"/>



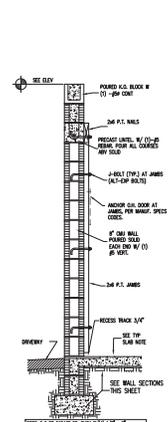
ALTERNATE FOOTER
SCALE = 1/2"=1'-0"



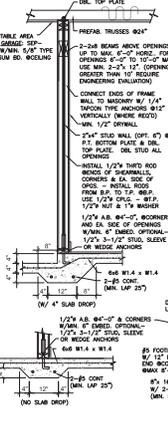
OPTIONAL MONOLITHIC FOOTING AT COLUMNS
SCALE = 1/2"=1'-0"



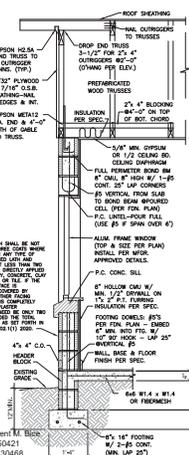
GARAGE DOOR RECESS WITH MONOLITHIC FOOTING
SCALE = NONE



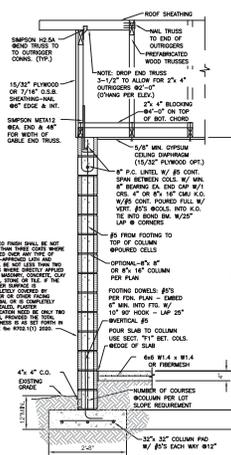
6 GARAGE DOOR SECTION
SCALE = 1/2"=1'-0"



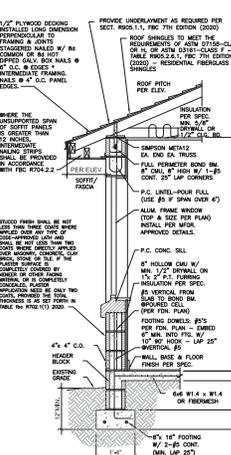
7 INTERIOR BEARING WALL SECTION
SCALE = 1/2"=1'-0"



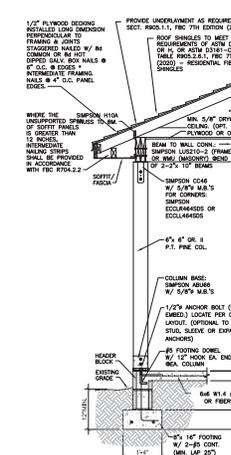
MASONRY WALL WITH GABLE TRUSS SECTION
SCALE = 1/2"=1'-0"



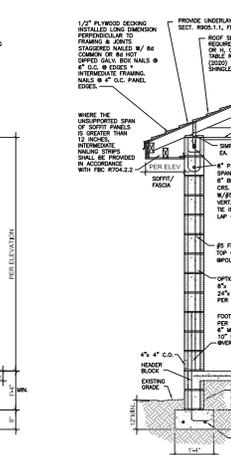
MASONRY COLUMN WITH GABLE TRUSS SECTION
SCALE = 1/2"=1'-0"



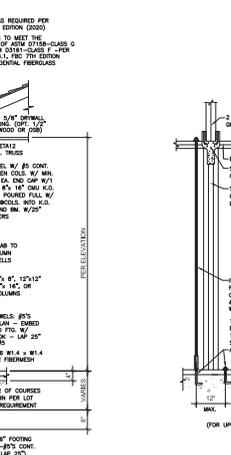
MASONRY WALL SECTION
SCALE = 1/2"=1'-0"



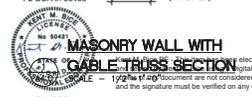
EXTERIOR LOAD BEARING 6x6 WOOD COLUMN SECTION
SCALE = 1/2"=1'-0"



MASONRY WALL AND BEAM WALL SECTION
SCALE = 1/2"=1'-0"



FRAME COLUMN FOR LOAD BEARING WALL AT GIRDER TRUSS
SCALE = 1/2"=1'-0"



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MIDWAY MAINTENANCE INC.

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NEW HOME
5034 LAYTON LANE
LAKELAND, POLK COUNTY, FLORIDA, 33613

SHEET:

A4.0

DATE: 1/11/2023

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINETS

SECTION	TYPE	SAFE LOAD - UNIFORM PER LINEAR FOOT
1	1'-0" (10') PRECAST	2250
2	2'-0" (20') PRECAST	2250
3	3'-0" (30') PRECAST	2250
4	4'-0" (40') PRECAST	2250
5	5'-0" (50') PRECAST	2250
6	6'-0" (60') PRECAST	2250
7	7'-0" (70') PRECAST	2250
8	8'-0" (80') PRECAST	2250
9	9'-0" (90') PRECAST	2250
10	10'-0" (100') PRECAST	2250
11	11'-0" (110') PRECAST	2250
12	12'-0" (120') PRECAST	2250
13	13'-0" (130') PRECAST	2250
14	14'-0" (140') PRECAST	2250
15	15'-0" (150') PRECAST	2250
16	16'-0" (160') PRECAST	2250
17	17'-0" (170') PRECAST	2250
18	18'-0" (180') PRECAST	2250
19	19'-0" (190') PRECAST	2250
20	20'-0" (200') PRECAST	2250
21	21'-0" (210') PRECAST	2250
22	22'-0" (220') PRECAST	2250
23	23'-0" (230') PRECAST	2250
24	24'-0" (240') PRECAST	2250
25	25'-0" (250') PRECAST	2250
26	26'-0" (260') PRECAST	2250
27	27'-0" (270') PRECAST	2250
28	28'-0" (280') PRECAST	2250
29	29'-0" (290') PRECAST	2250
30	30'-0" (300') PRECAST	2250
31	31'-0" (310') PRECAST	2250
32	32'-0" (320') PRECAST	2250
33	33'-0" (330') PRECAST	2250
34	34'-0" (340') PRECAST	2250
35	35'-0" (350') PRECAST	2250
36	36'-0" (360') PRECAST	2250
37	37'-0" (370') PRECAST	2250
38	38'-0" (380') PRECAST	2250
39	39'-0" (390') PRECAST	2250
40	40'-0" (400') PRECAST	2250
41	41'-0" (410') PRECAST	2250
42	42'-0" (420') PRECAST	2250
43	43'-0" (430') PRECAST	2250
44	44'-0" (440') PRECAST	2250
45	45'-0" (450') PRECAST	2250
46	46'-0" (460') PRECAST	2250
47	47'-0" (470') PRECAST	2250
48	48'-0" (480') PRECAST	2250
49	49'-0" (490') PRECAST	2250
50	50'-0" (500') PRECAST	2250
51	51'-0" (510') PRECAST	2250
52	52'-0" (520') PRECAST	2250
53	53'-0" (530') PRECAST	2250
54	54'-0" (540') PRECAST	2250
55	55'-0" (550') PRECAST	2250
56	56'-0" (560') PRECAST	2250
57	57'-0" (570') PRECAST	2250
58	58'-0" (580') PRECAST	2250
59	59'-0" (590') PRECAST	2250
60	60'-0" (600') PRECAST	2250
61	61'-0" (610') PRECAST	2250
62	62'-0" (620') PRECAST	2250
63	63'-0" (630') PRECAST	2250
64	64'-0" (640') PRECAST	2250
65	65'-0" (650') PRECAST	2250
66	66'-0" (660') PRECAST	2250
67	67'-0" (670') PRECAST	2250
68	68'-0" (680') PRECAST	2250
69	69'-0" (690') PRECAST	2250
70	70'-0" (700') PRECAST	2250
71	71'-0" (710') PRECAST	2250
72	72'-0" (720') PRECAST	2250
73	73'-0" (730') PRECAST	2250
74	74'-0" (740') PRECAST	2250
75	75'-0" (750') PRECAST	2250
76	76'-0" (760') PRECAST	2250
77	77'-0" (770') PRECAST	2250
78	78'-0" (780') PRECAST	2250
79	79'-0" (790') PRECAST	2250
80	80'-0" (800') PRECAST	2250
81	81'-0" (810') PRECAST	2250
82	82'-0" (820') PRECAST	2250
83	83'-0" (830') PRECAST	2250
84	84'-0" (840') PRECAST	2250
85	85'-0" (850') PRECAST	2250
86	86'-0" (860') PRECAST	2250
87	87'-0" (870') PRECAST	2250
88	88'-0" (880') PRECAST	2250
89	89'-0" (890') PRECAST	2250
90	90'-0" (900') PRECAST	2250
91	91'-0" (910') PRECAST	2250
92	92'-0" (920') PRECAST	2250
93	93'-0" (930') PRECAST	2250
94	94'-0" (940') PRECAST	2250
95	95'-0" (950') PRECAST	2250
96	96'-0" (960') PRECAST	2250
97	97'-0" (970') PRECAST	2250
98	98'-0" (980') PRECAST	2250
99	99'-0" (990') PRECAST	2250
100	100'-0" (1000') PRECAST	2250

UPLIFT CLIP CONN. SCHEDULE

1 TRUSS TO C/W WALL CONNECTION

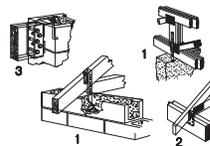
PRODUCT CODE	DESCRIPTION	FASTENERS	SECTION CODES	SPACING
100-1000	TRUSS TO WALL CONNECTION	100-1000	100-1000	100-1000

2 TRUSS TO WD BEAM/WALL CONN.

PRODUCT CODE	DESCRIPTION	FASTENERS	SECTION CODES	SPACING
200-2000	TRUSS TO BEAM/WALL CONNECTION	200-2000	200-2000	200-2000

3 I BEAM HANGER CONNECTION

PRODUCT CODE	DESCRIPTION	FASTENERS	SECTION CODES	SPACING
300-3000	I BEAM HANGER CONNECTION	300-3000	300-3000	300-3000



WOOD POST SUPPORT TABLE

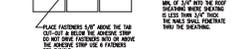
WOOD POST SIZE

POST LENGTH	3 1/2" x 3 1/2"									
12"	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
18"	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
24"	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
30"	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
36"	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
42"	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
48"	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
54"	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500
60"	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000
66"	5500	5500	5500	5500	5500	5500	5500	5500	5500	5500
72"	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000
78"	6500	6500	6500	6500	6500	6500	6500	6500	6500	6500
84"	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000
90"	7500	7500	7500	7500	7500	7500	7500	7500	7500	7500
96"	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000
102"	8500	8500	8500	8500	8500	8500	8500	8500	8500	8500
108"	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000
114"	9500	9500	9500	9500	9500	9500	9500	9500	9500	9500
120"	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000

WOOD POST TO SLAB DETAIL **WD POST TO BEAM DETAIL**

PRODUCT CODE	DESCRIPTION	FASTENERS	SECTION CODES	SPACING
100-1000	WOOD POST TO SLAB DETAIL	100-1000	100-1000	100-1000
200-2000	WD POST TO BEAM DETAIL	200-2000	200-2000	200-2000

SHINGLE ATTACHMENT DETAIL



SCALE - N.T.S.

CONTINUITY OF FTG + FOUNDATION WALL DETAIL



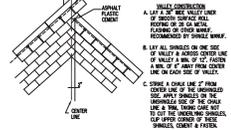
SCALE - N.T.S.

ONE STORY MASONRY WALL REINFORCEMENT



SCALE - N.T.S.

SHINGLE VALLEY DETAIL



SCALE - N.T.S.

STEP DOWN TIE BEAM DETAIL



SCALE - 1/2" = 1'-0"

CHANGES IN BOND BEAM HT



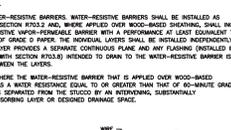
SCALE - N.T.S.

ROOF SHEATHING NAIL DIAGRAM



FOR 140 MPH WIND VELOCITY

DETAIL FOR MISSING/MISPLACED TRUSS ANCHORS



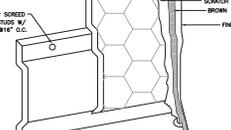
SCALE - N.T.S.

WINDOW AND DOOR BUCKSTRIP



SCALE - 3/8" = 1'-0"

WEEP SCREEN AT MASONRY TO FRAME CONNECTIONS



SCALE - NONE

FL PE Name: Kent M. Bice
FL PE #: 50421
FL COA #: 30468



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01/18/23

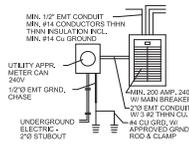
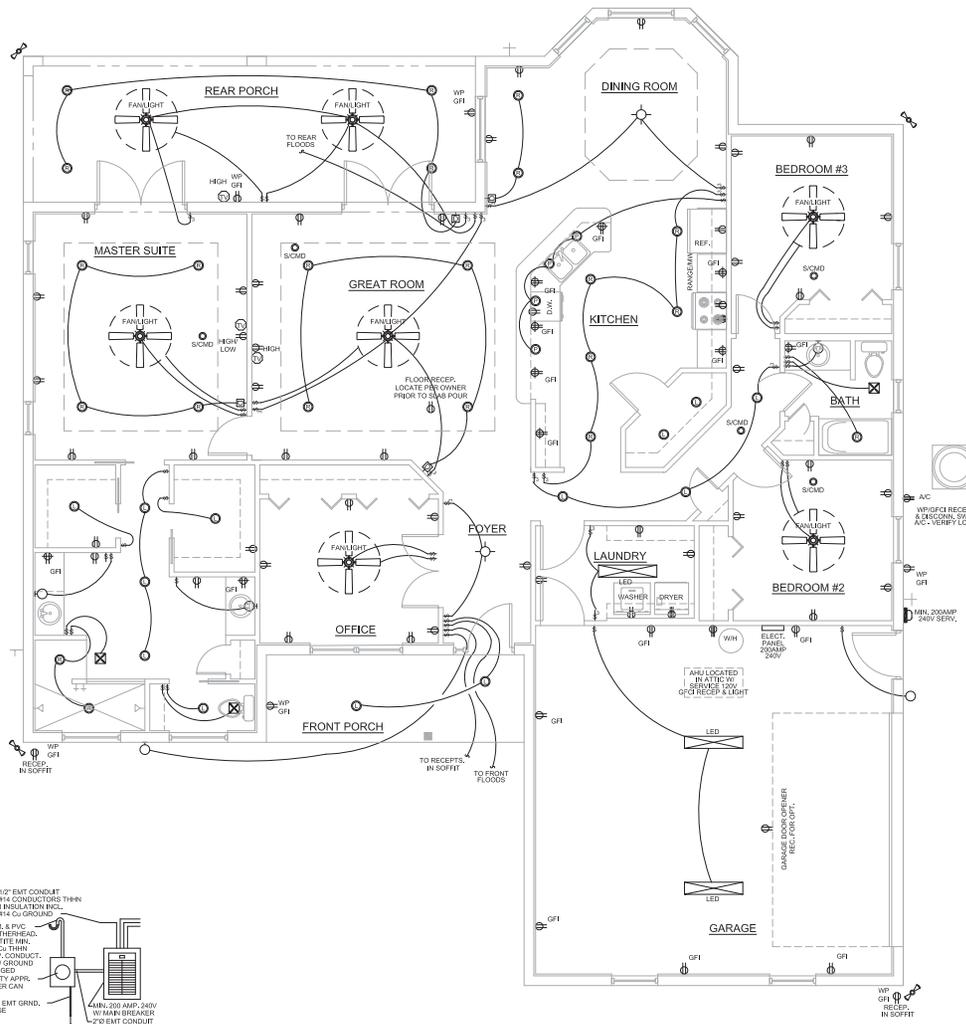
ELECTRICAL LEGEND			
⊕	DUPLICATE RECEPTACLE	⊕	LED UTILITY LIGHT
⊕	250W RECEPTACLE	⊕	TELEPHONE OUTLET
⊕	SPLIT WIRE RECEPTACLE	⊕	PHONE JACK
⊕	WP WEATHERPROOF RECEPT.	⊕	SMOKE DETECTOR
⊕	GROUND FAULT INTERRUPT	⊕	CARBON MONOXIDE DETECTOR
⊕	ARC FAULT INTERRUPT	⊕	COMBO SMOKE-CO DETECTOR
⊕	SINGLE SWITCH	⊕	LIGHT FIXTURE
⊕	THREE-WAY SWITCH	⊕	DWIMER
⊕	RECESSED CAN	⊕	VENT FAN
⊕	EYEWALL SPOT	⊕	FLOODLIGHTS
⊕	PENDANT HANGING LIGHT	⊕	HEAT FANLIGHT/HEATLAMP
⊕	LED 9" TRANSVERSE CLG. HTR.	⊕	VENTILATE

ELECTRICAL NOTES NEC 2017 & 2012 NFPA 70:

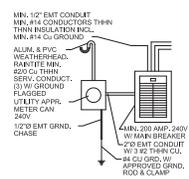
1. SMOKE DETECTORS TO BE HARD WIRED & INTERCONNECTED TO BATTERY BACKUPS.
2. CO DETECTORS SHALL BE PROVIDED SEPARATE WIRING FROM FIRE ALARMS.
3. ALL CIRCUITS EXCEPT GFCI TO BE PROTECTED TO BE AFCI PROTECTED.
4. AFCI PROTECTED CIRCUITS ALL GARAGE, HEDRAL BATH, LAUNDRY & EXTERIOR RECEPT.
5. PROVIDE GFI RECEPTACLE SIGN FOR BIKES TO BE BURN.
6. PROVIDE GFI RECEPTACLE & DISCONNECT SWITCH (GFCI) CONSUMER.

ELECTRICAL PLAN NOTES

1. ALL FIXTURE TYPES AND LOCATIONS TO BE COORDINATED WITH OWNER BEFORE ROUGH IN.
2. ALL ELECTRICAL DEVICES SHOWN IN APPROXIMATE LOCATIONS.
3. ALL ELECTRICAL PER NEC 2017. CONTRACTOR TO VERIFY.
4. HOME RUN FOR CLOTHES DRYER RECEPTACLE TO BE 3 #10 WITH GROUND. DRYER RECEPTACLE TO BE 30A, 250V, 4-POLE AND SURFACE MOUNTED TO SUIT DRYER.
5. PROVIDE CEILING FAN TYPE BACK BOXES FOR LIGHTING IN CENTER OF CEILINGS IN THE LIVING ROOM, DINING ROOM AND BEDROOMS. PROVIDE 2" DEEP WALL SWITCH BOX. PROVIDE 120V TO SWITCH AND CEILING LOCATION AND A 3-CONDUCTOR CABLE FROM SWITCH BOX TO CEILING FAN BOX.
6. PROVIDE POWER AND CONTROL WIRING FOR ALL HVAC EQUIP.
7. ALL MULTIPLE SWITCHES TO BE GANGED AND LOCATED AS CLOSE TO DOOR AS POSSIBLE.
8. ABOVE COUNTER OUTLETS TO BE MOUNTED VERTICAL.
9. ALL MAJOR APPLIANCES TO BE ON INDIVIDUAL CIRCUIT.
10. PROVIDE G.F.I. OUTLETS AND ARC FAULT CIRCUIT BREAKERS AS REQUIRED BY CODE. ALL EXTERIOR OUTLETS TO BE WEATHER PROOF AND G.F.I. PROTECTED.



* NOTE: ALL WIRING SHALL CONFORM TO ALL APPLICABLE STATE, LOCAL, & NATL. CODES. ALL CU CONDUCTORS MIN. SIZE #14 AWG INSUL. #14 CU GROUND CONDUCTORS ALL CKTS.



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1 TYPICAL RISER - UNDERGROUND
SCALE: NOT TO SCALE

2 TYPICAL RISER - ABOVE GROUND
SCALE: NOT TO SCALE

A ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

FL PE Name: Kent M. Bice
FL PE # 30421
FL COA # 30468



Kent M. Bice PE - This item has been electronically signed and sealed by Kent M. Bice using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENT M. BICE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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DAVID FIELDS
MIDWAY MAINTENANCE INC.

REVISIONS
1.
2.
3.
4.

NEW HOME
5034 LAYTON LANE
LAKELAND, POLK COUNTY, FLORIDA 33813

SHEET:

E.10

DATE: 1/11/2023



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

December 7, 2023

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.