

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

PROJECT INFORMATION

Project Name:	Touchstone Phase 1		
County Project DMS #	LDRES-2022-3	PCUMD Project #	2022-1-40-0
Developer Name:	Clayton Properties Group, Inc		
Developer Address:	3020 South Florida Ave, Suite 101 Lakeland, FL 33803		
Contact Person & Phone No.	Joel D. Adams 863-619-7103		
SYSTEM(S) ACCEPTED BY UTILITIES DIVISION			
Wastewater:	X	Reclaimed Water:	
Potable Water:			X
Commencement Date of County Operation of System(s):	04/08/26		
Date of Acceptance by Board of County Commissioners:	08/18/26		

SYSTEM VALUE AND REIMBURSEMENT INFORMATION

System Value			
	On Site	Off Site	
Wastewater*	\$2,361,636.47	\$129,680.22	\$2,491,316.69
Reclaimed Water*	\$0.00		\$0.00
Potable Water*	\$913,121.76	\$254,728.90	\$1,167,850.66
Land**	\$0.00	\$0.00	
Total system value			\$3,659,167.35
Cash Payment by Developer to County			
Reimbursements			
From wastewater connection fees			\$0.00
From reclaimed water connection fees			\$0.00
From potable water connection fees			\$0.00
Total connection fee reimbursement			\$0.00
Cash for wastewater improvements***			\$0.00
Cash for reclaimed water improvements***			\$0.00
Cash for potable water improvements***			\$0.00
Cash for land***			\$0.00
Total cash reimbursement***			\$0.00
Summary of System Value and Reimbursements			\$0.00
Total system value			\$3,659,167.35
Total connection fee reimbursement			\$0.00
Total cash reimbursement			\$0.00
System contribution value****			\$3,659,167.35

*In accordance with construction schedule of values

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

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

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

SUPPORTING DOCUMENTATION

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

Prepared by: Chrissy Irons

Date: 07/29/26

CHAPTER 2

DEVELOPMENT COORDINATION

Section 250-E

Engineer of Record's Letter of Certification

Project: TOUCHSTONE RESIDENTIAL - PHASE 1

Project No.: LDRES-2022-3

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

The Record Drawings accurately reflect all public infrastructure system information. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat.

Engineer's Signature 

Date: 6/4/2026

Engineer's Typed Name: Richard Mills, P.E.

Florida P. E. Registration Number: 93017

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

Engineer's Email Address: Richard.mills@kimley-horn.com

Engineer's Mailing Address:

109 S Kentucky Ave

Lakeland, FL 33801

Engineer's Physical Address:

109 S Kentucky Ave

Lakeland, FL 33801

Telephone Number: 863-701-8702

Fax Number: _____



CHAPTER 2

**DEVELOPMENT COORDINATION
Contractor's Letter of Certification**

Section 250-F

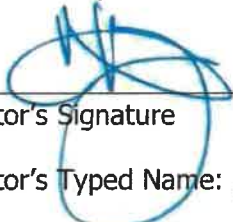
Project: TOUCHSTONE RESIDENTIAL

PCU Project No.: LDRES-2022-3

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

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

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


Contractor's Signature

Date: 5/18/2026

Contractor's Typed Name: Howard Bayless

Florida License Number: CGC1524622

Contractor's Firm Name: Tiger Contracting

Contractor's Mailing Address:

2830 Drane Field Rd

Lakeland, FL 33811

Contractor's Physical Address:

Same

Telephone Number: 863-345-0984

Fax Number: _____

CHAPTER 2 DEVELOPMENT COORDINATION Section 250-D
Developer's Letter of Dedication & Statement of Warranty

Project: TOUCHSTONE RESIDENTIAL

PCU Project No.: LDRES-2022-3

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

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

 AS V.P.
Developer's Signature Date: 4/6/26

Developer's Typed Name: Joel D. Adams

Developer's Firm Name: Clayton Properties Group, Inc.

Telephone Number: 863-619-7103 Fax Number: _____

Developer's Mailing Address: 3020 South Florida Avenue, Suite 101

Lakeland, FL 33803

Developer's Physical Address: 3020 South Florida Avenue, Suite 101

Lakeland, FL 33803

CHAPTER 4

WATER ONSITE

Section 450-I

Water System Schedule of Values

Date: 6/26/2026

Contractor: Tiger Contracting

Project: Touchstone Phase 1

PCU Project No.: LDRES-2022-3 / LDSUR-2026-5

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short	51	Ea	1,033.73	52,720.23
3	Double Service, Long				
4	Double Service, Short	118	Ea	1,612.32	190,253.76
5	Blow-Off Assembly, Complete 2"	6	Ea	5,350.51	32,103.06
6	Fire Hydrant Assembly, Complete Including Branch Valve	12	Ea	6,703.48	80,441.76
7					
8					
9					
10	4" PVC, AWWA C-900, DR 18, Blue				
11	4" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
17	4" Tee, CI, C153, Cement-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Cement-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Blue				
23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete				

\$355,518.80

CHAPTER 4

WATER ONSITE

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
25	6" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
26	6" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
27	6" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
28	6" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Cement-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Cement-Lined, Bituminous Coated				
31					
32	6" HDPE				
33					
34	8" PVC, AWWA C-900, DR 18, Blue				
35	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete	31	Ea	2,522.13	78,186.03
37	8" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
38	8" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
40	8" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
41	8" Tee, DI, C153, Cement-Lined, Bituminous Coated				
42	8" Cross, DI, C153, Cement-Lined, Bituminous Coated				
43	8" Fittings	84	Ea	763.73	64,153.32
44	8" HDPE				
45	8" DR-18 Water Main Phase 1	11,160	LF	37.21	415,263.60
46	10" PVC, AWWA C-900, DR 18, Blue				
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				
49	10" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

\$557,603.

CHAPTER 4

WATER ONSITE

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
50	10" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Cement-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Cement-Lined, Bituminous Coated				
55					
56	10" HDPE				
57					
58	12" PVC, AWWA C-900, DR 18, Blue				
59	12" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
62	12" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
63	12" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
65	12" Tee, DI, C153 Cement-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Cement-Lined, Bituminous Coated				
67					
68	12" HDPE				
69					
70	16" PVC, AWWA C-905, DR 25, Blue				
71	16" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
74	16" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

CHAPTER 4

WATER ONSITE

Section 450-I

Water System Schedule of Values

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

Total Constructed Value: \$

913,121.76

Reviewer:

Date:

Comments

CHAPTER 5

WASTEWATER **ONSITE**

Section 550-J

Wastewater System Schedule of Values

Date: 6/26/2026

Contractor: Tiger Contracting

Project: Touchstone Phase 1

PCU Project No.: LDRES-2023-3 LDSUR-2026-5

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short	53	EA	\$ 1,076.70	\$ 57,065.10
3	Double Service, Long				
4	Double Service, Short	94	EA	\$ 1,583.66	\$ 148,864.04
5	8" PVC, SDR-26, 0'-6' deep	3248	LF	\$ 32.16	\$ 104,455.68
6	8" PVC, SDR-26, 6'-8' deep	2142	LF	\$ 38.64	\$ 82,766.88
7	8" PVC, SDR-26, 8'-10' deep	2520	LF	\$ 42.96	\$ 108,259.20
8	8" PVC, SDR-26, 10'-12' deep	1190	LF	\$ 90.48	\$ 107,671.20
9	8" PVC, SDR-26, 12'-14' deep	714	LF	\$ 144.48	\$ 103,158.72
10	8" PVC, SDR-26, 14'-16' deep	224	LF	\$ 155.28	\$ 34,782.72
11	10" PVC, SDR-26, 0'-6' deep				
12	10" PVC, SDR-26, 6'-8' deep				
13	10" PVC, SDR-26, 8'-10' deep				
14	10" PVC, SDR-26, 10'-12' deep				
15	10" PVC, SDR-26, 12'-14' deep				
16	10" PVC, SDR-26, 14'-16' deep				
17	12" PVC, SDR-26, 0'-6' deep				
18	12" PVC, SDR-26, 6'-8' deep				
19	12" PVC, SDR-26, 8'-10' deep				
20	12" PVC, SDR-26, 10'-12' deep				
21	12" PVC, SDR-26, 12'-14' deep				
22	12" PVC, SDR-26, 14'-16' deep				
23	15" PVC, SDR-26, 0'-6' deep				
24	15" PVC, SDR-26, 6'-8' deep				
25	15" PVC, SDR-26, 8'-10' deep				
26	15" PVC, SDR-26, 10'-12' deep				
27	15" PVC, SDR-26, 12'-14' deep				
28	15" PVC, SDR-26, 14'-16' deep				
29	Standard Precast Manhole with Ring and Cover, 0'-6' deep	18	EA	\$ 5,091.63	\$ 91,649.34

\$838,672.90

CHAPTER 5

WATER ONSITE

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
30	Standard Precast Manhole with Ring and Cover, 6'-8' deep	12	EA	\$ 5,747.34	\$ 68,968.08
31	Standard Precast Manhole with Ring and Cover, 8'-10' deep	6	EA	\$ 8,574.11	\$ 51,444.66
32	Standard Precast Manhole with Ring and Cover, 10'-12' deep	7	EA	\$ 8,954.06	\$ 62,678.42
33	Standard Precast Manhole with Ring and Cover, 12'-14' deep	2	EA	\$ 11,781.25	\$ 23,562.50
34	Standard Precast Manhole with Ring and Cover, 14'-16' deep 5' dia	2	EA	\$ 27,713.15	\$ 55,426.30
35	Manhole, (8-10) 5' Dia	1	EA	\$ 19,131.64	\$ 19,131.64
36	Manhole, (12-14) 5' Dia	1	EA	\$ 8,101.48	\$ 8,101.48
37	Standby Generator Set				
38	Odor Control System				
39	Manhole, (16-18) 5' Diameter	3	EA	\$ 33,767.01	\$ 101,301.03
40	Air Release Valve	1	EA	\$ 10,966.40	\$ 10,966.40
41	4" PVC, AWWA C-900, DR 18, Green				
42	4' DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated		EA		
43	4" Gate Valve Assembly, Complete		LF		
44	4" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated		EA		
45	4" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated		EA		
46	4" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated		LF		
47	4" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated		EA		
48	4" Tee, DI, C153, Epoxy-Lined, Bituminous Coated		EA		
49	4" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
50	Lift Station	1	EA	\$ 763,951.74	\$ 763,951.74
51	4" HDPE				
52	2" Air Release Valve	2	EA	\$ 9,885.91	\$ 19,771.82

\$1,185,304.00

CHAPTER 5

WATER ONSITE

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
53	6" PVC, AWWA C-900, DR 18, Green				
54	6" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
55	6" Gate Valve Assembly, Complete	1	EA	\$ 1,812.59	\$ 1,812.59
56	6" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
57	6" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
58	6" 45 Degree Bend, DI, C153 Epoxy-Lined, Bituminous Coated				
59	6" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
60	6" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
61	6" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
62	6" Force Main (on-site)	120	LF	\$ 30.61	\$ 3,673.20
63	6" HDPE				
64	Lift Station Fencing	140	LF	\$ 139.05	\$ 19,467.00
65	8" PVC, AWWA C-900, DR 18, Green				
66	8" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
67	8" Gate Valve Assembly, Complete				
68	8" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
69	8" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
70	8" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
71	8" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
72	8" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				

\$24,952.79

CHAPTER 5

WATER ON-SITE

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
73	8" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
74	Lift Station Concrete	1250	SF	\$ 7.21	\$ 9,012.50
75	8" HDPE				
76	Water Service to Lift Station	1	LS	\$ 4,099.75	\$ 4,099.75
77	10" PVC, AWWA C-900, DR 18, Green				
78	10" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
79	10" Gate Valve Assembly, Complete				
80	10" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
81	10" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
82	10" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
83	10" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
84	10" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
85	10" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
86					
87	10" HDPE				
88	12" Force Main (on-site)	3700	LF	\$ 64.19	\$ 237,503.00
89	12" PVC, AWWA C-900, DR 18, Green				
90	12" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
91	12" Gate Valve Assembly, Complete	2	EA	\$ 3,739.89	\$ 7,479.78
92	12" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				

\$258,095.00

CHAPTER 5

WATER ON-SITE

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
93	12" 22 1/2 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
94	12" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
95	12" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
96	12" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
97	12" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
98	12" Fittings	38	EA	\$ 1,437.15	\$ 54,611.70
99	12" HDPE				

Total Constructed Value: \$ 2,361,636.10

Reviewer:

Date:

Comments

CHAPTER 4

WATER OFFsite

Section 450-I

Water System Schedule of Values

Date: 6/26/2026

Contractor: Tiger Contracting

Project: Touchstone Phase 1

PCU Project No.: LDRES-2022-3 / LDSUR-2026-5

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short				
3	Double Service, Long				
4	Double Service, Short				
5	Blow-Off Assembly, Complete				
6	Fire Hydrant Assembly, Complete Including Branch Valve				
7	12 x 10 Wet Tap	2	Ea	10,194.79	20,389.58
8	2" Automatic Blow Off	1	Ea	8,160.11	8,160.11
9	10" Directional Bore (under Crews Lake)	100	LF	113.48	11,348.00
10	4" PVC, AWWA C-900, DR 18, Blue				
11	4" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
17	4" Tee, CI, C153, Cement-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Cement-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Blue				
23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete				

\$39,897.63

CHAPTER 4

WATER OFFsite

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
25	6" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
26	6" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
27	6" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
28	6" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Cement-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Cement-Lined, Bituminous Coated				
31					
32	6" HDPE				
33					
34	8" PVC, AWWA C-900, DR 18, Blue				
35	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete				
37	8" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
38	8" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
40	8" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
41	8" Tee, DI, C153, Cement-Lined, Bituminous Coated				
42	8" Cross, DI, C153, Cement-Lined, Bituminous Coated				
43	8" Fittings				
44	8" HDPE				
45	8" DR-18 Water Main Phase 1				
46	10" PVC, AWWA C-900, DR 18, Blue				
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete	2	Ea	3,783.60	7,567.20
49	10" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

\$7567.20

CHAPTER 4

WATER OFFsite

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
50	10" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Cement-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Cement-Lined, Bituminous Coated				
55	10" Fittings	8	Ea	1,258.48	10,067.84
56	10" HDPE				
57	10" DR-18 Water Main	1,880	LF	52.57	98,831.60
58	12" PVC, AWWA C-900, DR 18, Blue				
59	12" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
62	12" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
63	12" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
65	12" Tee, DI, C153 Cement-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Cement-Lined, Bituminous Coated				
67	10" Water Main	1,500	LF	52.57	78,855.00
68	12" HDPE				
69	10" Gate Valve	3	Ea	3,783.20	11,349.60
70	16" PVC, AWWA C-905, DR 25, Blue				
71	16" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
74	16" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

\$199,104.00

CHAPTER 4

WATER OFFsite

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
75	16" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
76	16" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
77	16" Tee, DI, C153 Cement-Lined, Bituminous Coated				
78	16" Cross, DI, C153, Cement-Lined, Bituminous Coated				
79	2" Auto blow Off	1	Ea	8,160.11	8,160.11
80	16" HDPE				
81					
82					
83					
84	18" PVC, AWWA C-905, DR 25, Blue				
85	18" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
86	18" Gate Valve Assembly, Complete				
87	18" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
88	18" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
89	18" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
90	18" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
91	18" Tee, DI, C153 Cement-Lined, Bituminous Coated				
92	18" Cross, DI, C153, Cement-Lined, Bituminous Coated				
93					
94	18" HDPE				
95					
96					
97					

Total Constructed Value: \$

254,728.90

Reviewer:

Date:

Comments

CHAPTER 5

WASTEWATER Offsite

Section 550-J

Wastewater System Schedule of Values

Date: 6/26/2026

Contractor: Tiger Contracting

Project: Touchstone Phase 1

PCU Project No.: LDRES-2023-3 LDSUR-2026-5

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short		EA		
3	Double Service, Long				
4	Double Service, Short		EA		
5	8" PVC, SDR-26, 0'-6' deep		LF		
6	8" PVC, SDR-26, 6'-8' deep		LF		
7	8" PVC, SDR-26, 8'-10' deep		LF		
8	8" PVC, SDR-26, 10'-12' deep		LF		
9	8" PVC, SDR-26, 12'-14' deep		LF		
10	8" PVC, SDR-26, 14'-16' deep				
11	10" PVC, SDR-26, 0'-6' deep				
12	10" PVC, SDR-26, 6'-8' deep				
13	10" PVC, SDR-26, 8'-10' deep				
14	10" PVC, SDR-26, 10'-12' deep				
15	10" PVC, SDR-26, 12'-14' deep				
16	10" PVC, SDR-26, 14'-16' deep				
17	12" PVC, SDR-26, 0'-6' deep				
18	12" PVC, SDR-26, 6'-8' deep				
19	12" PVC, SDR-26, 8'-10' deep				
20	12" PVC, SDR-26, 10'-12' deep				
21	12" PVC, SDR-26, 12'-14' deep				
22	12" PVC, SDR-26, 14'-16' deep				
23	15" PVC, SDR-26, 0'-6' deep				
24	15" PVC, SDR-26, 6'-8' deep				
25	15" PVC, SDR-26, 8'-10' deep				
26	15" PVC, SDR-26, 10'-12' deep				
27	15" PVC, SDR-26, 12'-14' deep				
28	15" PVC, SDR-26, 14'-16' deep				
29	Standard Precast Manhole with Ring and Cover, 0'-6' deep		EA		

CHAPTER 5

WATER Offsite

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
30	Standard Precast Manhole with Ring and Cover, 6'-8' deep		EA		
31	Standard Precast Manhole with Ring and Cover, 8'-10' deep		EA		
32	Standard Precast Manhole with Ring and Cover, 10'-12' deep		EA		
33	Standard Precast Manhole with Ring and Cover, 12'-14' deep		EA		
34	Standard Precast Manhole with Ring and Cover, 14'-16' deep 5' dia		EA		
35	Manhole, (8-10) 5' Dia		EA		
36	Manhole, (12-14) 5' Dia		EA		
37	Standby Generator Set				
38	Odor Control System				
39	Manhole, (16-18) 5' Diameter		EA		
40	Air Release Valve	2	EA	\$ 9,587.59	\$ 19,175.18
41	4" PVC, AWWA C-900, DR 18, Green				
42	12"X12" Wet Tap Force Main	1	EA	\$ 11,009.17	\$ 11,009.17
43	12" Force Main	1100	LF	\$ 65.27	\$ 71,797.00
44	12" Force Main Fittings	8	EA	\$ 1,435.99	\$ 11,847.92
45	12" Gate Valves	2	EA	\$ 3,847.34	\$ 7,694.68
46	6" Force Main	120	LF	\$ 58.16	\$ 6,979.20
47	6" Gate Valve	1	EA	\$ 1,537.07	\$ 1,537.07
48	4" Tee, DI, C153, Epoxy-Lined, Bituminous Coated		EA		
49	4" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
50	Lift Station		EA		
51	4" HDPE				
52	2" Air Release Valve		EA		

\$129,680.22

CHAPTER 5

WATER Offsite

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
53	6" PVC, AWWA C-900, DR 18, Green				
54	6" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
55	6" Gate Valve Assembly, Complete		EA		
56	6" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
57	6" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
58	6" 45 Degree Bend, DI, C153 Epoxy-Lined, Bituminous Coated				
59	6" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
60	6" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
61	6" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
62	6" Force Main (on-site)		LF		
63	6" HDPE				
64	Lift Station Fencing		LF		
65	8" PVC, AWWA C-900, DR 18, Green				
66	8" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
67	8" Gate Valve Assembly, Complete				
68	8" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
69	8" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
70	8" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
71	8" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
72	8" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				

CHAPTER 5

WATER Offsite

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
73	8" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
74	Lift Station Concrete		SF		
75	8" HDPE				
76	Water Service to Lift Station		LS		
77	10" PVC, AWWA C-900, DR 18, Green				
78	10" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
79	10" Gate Valve Assembly, Complete				
80	10" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
81	10" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
82	10" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
83	10" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
84	10" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
85	10" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
86					
87	10" HDPE				
88	12" Force Main (on-site)		LF		
89	12" PVC, AWWA C-900, DR 18, Green				
90	12" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
91	12" Gate Valve Assembly, Complete		EA		
92	12" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				

CHAPTER 5

WATER Offsite

Section 550-J

Wastewater System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
93	12" 22 1/2 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
94	12" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
95	12" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
96	12" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
97	12" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
98	12" Fittings		EA		
99	12" HDPE				

Total Constructed Value: \$

129,680.22

Reviewer:

Date:

Comments



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LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Development Coordinator II

From: George Worthen, Inspector

Project Name: Touchstone Phase 1

Project #: LDRES-2022-3

DATE: 4/9/2026

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

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

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