

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

PROJECT INFORMATION

Project Name:	Spirit Landings		
County Project DMS #	LDRES-2021-11	PCUMD Project #	2021-1-10-0
Developer Name:	KB Home Orlando, LLC		
Developer Address:	9102 South Park Center Loop, Suite 100 Orlando, FL 32819		
Contact Person & Phone No.	Stephen McConn (407) 587-3509		
SYSTEM(S) ACCEPTED BY UTILITIES DIVISION			
Wastewater:	X	Reclaimed Water:	
		Potable Water:	X
Commencement Date of County Operation of System(s):			07/13/23
Date of Acceptance by Board of County Commissioners:			11/21/23

SYSTEM VALUE AND REIMBURSEMENT INFORMATION

System Value			
	On Site	Off Site	
Wastewater* Reclaimed	\$186,562.60	\$0.00	\$186,562.60
Water* Potable	\$0.00	\$0.00	\$0.00
Land**	\$187,629.21	\$0.00	\$187,629.21
	\$0.00	\$0.00	
Total system value			\$374,191.81
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			\$374,191.81
Total connection fee reimbursement			\$0.00
Total cash reimbursement			
System contribution value****			\$374,191.81

*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: 10/31/23

CHAPTER 2 DEVELOPMENT COORDINATION

Rev September 2014


Section 250-D Developer's Letter of Dedication & Statement of Warranty

December 2010

Project: Spirit Landings
PCU Project No.: LDRES-2021-11

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.

<u></u>	<u>3/8/22</u>	<u>KB Home Orlando, LLC</u>
Developer's Signature	Date	Developer's Firm Name
<u>Stephen McConn (VP of Land Development)</u>	<u>407-587-3509</u>	
Developer's Typed Name	Telephone Number	Fax Number
<u>9102 South Park Center Loop, Suite 100</u>	<u>9102 South Park Center Loop, Suite 100</u>	
<u>Orlando, FL 32819</u>	<u>Orlando, FL 32819</u>	
Developer's Mailing Address	Developer's Physical Address	

County Engineer.

Signed


SEAL

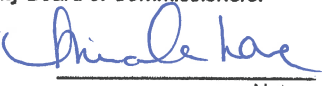
C. Subdivider's Guarantee

Prior to plat approval and at the time of final acceptance of improvements by the County, the subdivider shall provide the following subdivider's guarantee:


SUBDIVIDER'S GUARANTEE

This is to certify that I guarantee all work referred to in the foregoing Engineer's Certificate and I will be responsible for correcting any construction, design, or material defects or failures for a period of one (1) year from the date of final acceptance of the road and drainage improvements by the Polk County Board of Commissioners.


 Signed


 Notary

CORPORATE SEAL



D. Special Conditions

If the County Engineer determines that special conditions encountered during design or construction make normal inspection and testing insufficient to assure structural integrity, the time period for which a guarantee security must remain in force may be extended to a maximum of five years from date of acceptance of plat improvements if:

1. Marginal soils are used in construction.
2. Application of geotextile material precludes the removal of unsuitable material.
3. Construction practices result from experimental design concepts.

Section 809 Final Plat Approval and Recording

A. Approval

Upon recommendation of the final plat by County staff, the BoCC may approve or disapprove the final plat and any legal instruments.

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

December 2010

Date: August 8, 2021

Contractor: Tucker Paving Inc.

Project: Spirit Landings

PCU Project No.: LDRES-2021-11

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long	13	EACH	\$787.75	\$10,240.75
2	Single Service, Short				
3	Double Service, Long	25.00	EACH	\$1,623.38	\$40,584.50
4	Double Service, Short				
5	Blow-Off Assembly, Complete				
6	Fire Hydrant Assembly, Complete Including Branch Valve	4	EACH	\$6,198.23	\$24,792.92
7	12" x 6" Wet Tapping Sleeve & Valve				
8	20" x 8" Tapping Sleeve & Valve w/Box				
9	Lift Station Wash-down Assembly				
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	6" DR18 Water Pipe	2512	LF	\$32.63	\$81,966.56
22	6" PVC, AWWA C-900, DR 18, Blue				

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

December 2010

23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete				
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	6" MJ Tee	6	EACH	\$695.92	\$4,175.52
32	6" MJ 90 Bend	5	EACH	\$440.78	\$2,203.90
33	6" MJ 45 Bend	19	EACH	\$409.28	\$7,776.32
34	6" MJ 22.5 Bend	7	EACH	\$396.98	\$2,778.86
35	6" MJ 11.25 Bend	6	EACH	\$403.13	\$2,418.78
36	6" MJ Gate Valve W/Box Tag	7	EACH	\$1,527.30	\$10,691.10
37	6" HDPE				
38					
39	8" PVC, AWWA C-900, DR 18, Blue				
40	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
41	8" Gate Valve Assembly, Complete				
42	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					
44	8" HDPE				
45					
46	10" PVC, AWWA C-900, DR 18, Blue				
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

December 2010

49	10" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
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				

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

December 2010

74	16" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
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	6" Directional Bore	135	LF	\$84.56	\$11,415.60
96					
97					

Total Constructed Value: \$187,629.21

CHAPTER 5 WASTEWATER

Section 550-J Wastewater System Schedule of Valves

December 2010

Date: August 8, 2021

Contractor: Tucker Paving Inc.

Project: Spirit Landings

PCU Project No.: LDRES-2021-11

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
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1	Single Service, Long				
2	Single Service, Short	9	Each	\$891.16	\$8,020.44
3	Double Service, Long	27	Each	1\$,781.61	\$48,103.47
4	Double Service, Short				
5	8" PVC, SDR-26, 0'-6' deep	960	Ft	\$33.93	\$32,572.8
6	8" PVC, SDR-26, 6'-8' deep	1172	Ft	\$33.93	\$39,765.96
7	8" PVC, SDR-26, 8'-10' deep				
8	8" PVC, SDR-26, 10'-12' deep	158	Ft	\$33.93	\$5,360.94
9	8" PVC, SDR-26, 12'-14' deep				
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	6	Each	\$4,201.79	\$25,210.74

CHAPTER 5 WASTEWATER

Section 550-J

Wastewater System Schedule of Valves

December 2010

30	Standard Precast Manhole with Ring and Cover, 6'-8' deep				
31	Standard Precast Manhole with Ring and Cover, 8'-10' deep	3	Each	\$5,283.97	\$15,851.91
32	Standard Precast Manhole with Ring and Cover, 10'-12' deep	2	Each	\$5,838.17	\$11,676.34
33	Standard Precast Manhole with Ring and Cover, 12'-14' deep				
34	Standard Precast Manhole with Ring and Cover, 14'-16' deep				
35	Pump Station, Duplex Complete				
36	Pump Station, Triplex Complete				
37	Standby Generator Set				
38	Odor Control System				
39	Sanitary MH - 5' Dia. Master Lined				
40	Air Release Valve Assembly				
41	4" PVC, AWWA C-900, DR 18, Green				
42	4' DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
43	4" Gate Valve Assembly, Complete				
44	4" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
45	4" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
46	4" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
47	4" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
48	4" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
49	4" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
50	12" x 4" Tapping Sleeve & Valve				
51	4" HDPE				
52	4" Check Valve				
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				

CHAPTER 5 WASTEWATER

Section 550-J

Wastewater System Schedule of Valves

December 2010

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					
63	6" HDPE				
64					
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				
73	8" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
74					
75	8" HDPE				
76					
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,				

CHAPTER 5 WASTEWATER

Section 550-J

Wastewater System Schedule of Valves

December 2010

	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					
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				
92	12" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
93	12" 22 ½ 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					
99	12" HDPE				

Total Constructed Value: \$ 186,562.60

CHAPTER 5

WASTEWATER

Section 550-K

SCADA Panel I/O Listing

September 2014

Type 1 Control Panel				
Typical Hardwired I/O Description	Digital Inputs	Digital Outputs	Analog Inputs	Analog Outputs
Control Power Alarm				
Control Valve Closed				
Control Valve Open				
Station Power Alarm				
Intrusion Alarm				
Main Surge Suppressor Fail				
Control Panel Surge Suppressor Fail				
UPS Fail				
Flow				
Pressure Influent				
Pressure Effluent				
Control Valve Position Feedback				
Control Valve Position Command				
Used I/O				
Estimated Spare I/O				
TOTAL HARDWIRED I/O				

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www.polk-county.net

LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Project Coordinator II

From: David Stageberg, Inspector

Project Name: Spirit Landings

Project #: LDRES-2021-11

DATE: 7/19/2023

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

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

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