

SECTION 24, TOWNSHIP 29 SOUTH, RANGE 14 EAST
POLK COUNTY, FLORIDA

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Printed on Monday, May 11, 2026, 11:14 AM by Julia Burroughs G:\2024\FT240053 - ECP -US 98 & CLUBHOUSE - LAKELAND 2024\DWG\ENGINEERING\FT-240053-C-1.0 COVER----->LAYOUT: C-1.0 COVER SHEET

A. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

B. WATER AND SEWER UTILITY PROVIDER FOR THIS PROJECT IS THE CITY OF LAKELAND UTILITY DEPARTMENT.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (UNLESS NOTED OTHERWISE IN THE PLANS, SHOULD A CONFLICT EXIST BETWEEN THE PLANS AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE MORE STRINGENT SHALL APPLY.

2. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY EBI SURVEYING, FIELD DATE: 2/19/2025

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HESHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

3. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.), FLORIDA ACCESSIBILITY CODE (LATEST EDITION), OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

5. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP BY THE OWNER AND OTHERS. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP, LLC IN WRITING OF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR RE-WORK FOR FAILURE TO VERIFY EXISTING CONDITIONS.

9. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.

10. CONTRACTOR SHALL UTILIZE THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY CONNECTION LOCATIONS AND ELEVATIONS. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF WORK IF THERE ARE ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ARCHITECTURAL/BUILDING PLANS. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK AFTER COMMENCEMENT OF WORK.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICT/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING GROUP, LLC AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTOR LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING GROUP, LLC WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING GROUP, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING GROUP, LLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCE DATA SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING GROUP'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING GROUP, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING GROUP, LLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION. IN WRITING, BY THE CONTRACTOR, THOMAS ENGINEERING GROUP, LLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT

BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING GROUP, LLC NOR THE PRESENCE OF THOMAS ENGINEERING GROUP, LLC OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING GROUP, LLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING GROUP, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM, THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATORY AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

23. CONTRACTOR IS RESPONSIBLE FOR DESIGNING, SEQUENCING AND PROVIDING REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC (M.O.T.) FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL (VEHICULAR AND PEDESTRIAN) WITHIN THE RIGHT-OF-WAY OR ON SITE. M.O.T. SHALL BE IN ACCORDANCE WITH THE FOLLOWING: UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) OR OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION REQUIREMENTS. THE COST FOR M.O.T. SHALL BE INCLUDED IN THE CONTRACT PRICE.

24. CONTRACTOR SHALL CONFIRM THAT LAYOUT OF SIDEWALKS AND PARKING AREAS MEET THE APPLICABLE ADA ACCESSIBILITY REQUIREMENTS. PRIOR TO COMMENCEMENT OF CONSTRUCTION, NO ADDITIONAL COMPENSATION FOR RE-WORK SHALL BE PROVIDED FOR FAILURE TO NOTIFY ENGINEER PRIOR TO COMMENCEMENT OF WORK OF ANY DISCREPANCIES.

25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE GOVERNMENTAL AGENCIES HAVING JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

31. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE GOVERNMENTAL AGENCY HAVING JURISDICTION.

32. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNIFICATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

33. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS.

SANITARY SEWER NOTES:

A. GENERAL:

1. COMPLY WITH THE STANDARDS, DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:

1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE DR-26).

2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYLINE INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151A/21-51-06 OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 52 (4'-12" SPECIFIED).

3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:

1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221, AND THE UNBELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C900-93 OR LATEST REVISION.

2. BEDDING:
BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAK ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE ENGINEER AND UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE BUILDING CODE.
b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"X4" TREATED STAKE PAINTED RED, EXTENDING 18" MIN ABOVE GRADE.
e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.

4. CONNECTION OF SERVICES TO BUILDINGS PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.

2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.

3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT, NO VISIBLE LEAKAGE ALLOWED.

4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED, NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.

5. SANITARY SEWER SHALL BE TELEVIEWED AND LAMPED, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL

NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:

1. COMPLY WITH THE STANDARDS, DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

2. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE UTILITY PROVIDER AND RELEASED TO BE PLACED IN TO SERVICE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR AN ENTITY WHICH IT HAS RELEGATED ITS AUTHORITY.

3. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER.

4. USE "DETECTO" TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).

5. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).

6. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.

B. MATERIALS:

1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINER & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151A/21-51-01 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-09 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY).

3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110A/21-10-03 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.

4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-07 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2890-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/250 LINE OR CLOW F-4101, CONFORMING TO ANSI/AWWA C509-07.

b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.

c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-135 OR T-138 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.

5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.

6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL.

7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111A/21-11-01 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOG CORPORATION MODEL F-1098 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.

8. DRESSER COUPLINGS SHALL BE REGULAR BLOCK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 80. NO SUBSTITUTIONS ALLOWED.

9. FIRE HYDRANTS SHALL HAVE A 1/4" 1/4" MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TIE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-05 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARTLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.

10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555-3202(1) (3), F.A.C.

C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.

3. METER STOPS SHALL BE 90 ° L WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

4. SERVICE PIPING SHALL BE TYPE K DRAIN COPPER.

D. INSTALLATION:

1. GENERAL: CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
a. METHOD A, A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
b. METHOD B, A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
c. METHOD C, A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.

2. BEDDING:
BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAK ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE ENGINEER AND UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. PVC PIPE:
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNBELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.

4. DUCTILE PIPE:
a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C900-09 OR LATEST REVISION.
b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
c. "NON-DETECTO" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP.

5. VALVES:
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER, A BRASS DISK INDICATING SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT, WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES.
d. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

6. SERVICE:
a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE

AND 36" UNDER PAVEMENT.

b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER.
c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER BOX INSTALLATION.

d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"X4" TREATED STAKE, PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING:

1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRELIMINARILY TESTED AND DISINFECTED BY STATION AND TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ± 5 P.S.I. DURING THE TEST.

2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE UTILITY PROVIDER AND THE ENGINEER OF RECORD.

3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C691-05, 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.

4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1,000' MAXIMUM FOR LINES GREATER THAN 1,500' IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE FLORA/FLODA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS OR THE AGENCY WHICH HAS RELEGATED ITS AUTHORITY.

5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = S \cdot D^{.91}$$

$$143,000$$

IN WHICH:

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR

S = LENGTH OF PIPE (LINEAR FEET)

D = NOMINAL DIAMETER OF PIPE (INCHES)

P = THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH)

SEPARATION OF WATER AND SEWER MAINS

A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE Laid TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE WASTEWATER MAIN WHENEVER POSSIBLE. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING), WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATION. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE Laid IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SLOPE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS). A MINIMUM 6-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL OBSTRUCTIONS INCLUDING TREES.

C. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE ENGINEER.

STORM DRAINAGE:

A. GENERAL:

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE GRADING ADJACENT TO BUILDINGS COMPLY WITH FBC SECTION 180.4.3 AND PROVIDE POSITIVE DRAINAGE FLOW TO THE SITE DRAINAGE SYSTEM. CONTRACTOR SHALL INSTRUCT SUB-CONTRACTORS (SITE, LANDSCAPE, ETC.) OF THE SAME. SHALLOW SWALES MAY BE NEEDED IN CERTAIN INSTANCES.

B. MATERIALS:

1. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASHMT M-294 LATEST REVISIONS, ALL PIPING TO BE NON-PERFORATED TUBING.

2. ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.

3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 64T UNLESS OTHERWISE NOTED IN THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF F-4,750 PSI AT 28 DAYS.

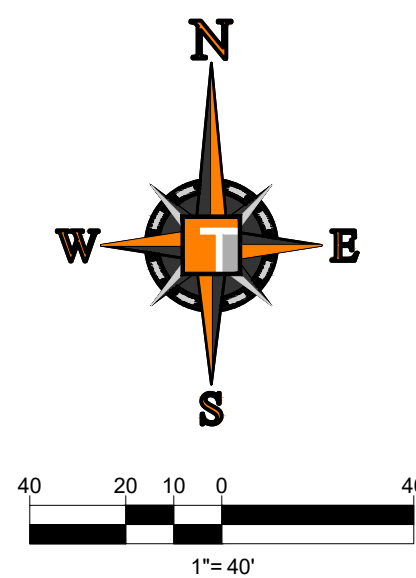
4. IN DRY RETENTION / DETENTION AREAS, CONTRACTOR TO EXCAVATE AND FILL BACK WITH CLEAN FREE-DRAINING MATERIAL A MINIMUM OF 1 FOOT BELOW THE WATER TABLE.

C. INSTALLATION:

1. PIPE SHALL BE PLACED ON A MINIMUM OF 6" STABLE GRANULAR MATERIAL, FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.

2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.



	PROPERTY LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING GAS LINE
	EXISTING RECLAIM WATER LINE
	EXISTING RAILS
	EXISTING STORM CATCH BASIN/MANHOLE
	EXISTING CONCRETE SIDEWALK TO REMAIN
	EXISTING BUILDING TO BE REMOVED
	EXISTING CONCRETE/GRAVEL TO BE REMOVED
	EXISTING PAVEMENT TO BE REMOVED
	PORTION OF EXISTING PAVEMENT TO BE MILLED & OVERLAY EXIST. PAVEMENT 2" DEEP. MILL W/ SP 9.5 ASPHALT OVERLAY
	PORTION OF EXISTING PAVEMENT TO BE REMOVED FULL DEPTH
	EXISTING SANITARY MANHOLE/GREASE TRAP
	EXISTING TREE
	LIMITS OF CONSTRUCTION
	EXISTING FIRE HYDRANT
	EXISTING VALVE

1. THOMAS ENGINEERING IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS.

2. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.

3. PRIOR TO STARTING ANY DEMOLITION THE CONTRACTOR IS RESPONSIBLE FOR TO:

- A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
- B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. GATE/CAP ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
- E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDERS AND IS RESPONSIBLE FOR ALL INFORMATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
- H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES (TBR). SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

4. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

5. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

6. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS- OF -WAY.

9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS AFTER THE DEMOLITION IS COMPLETE. ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

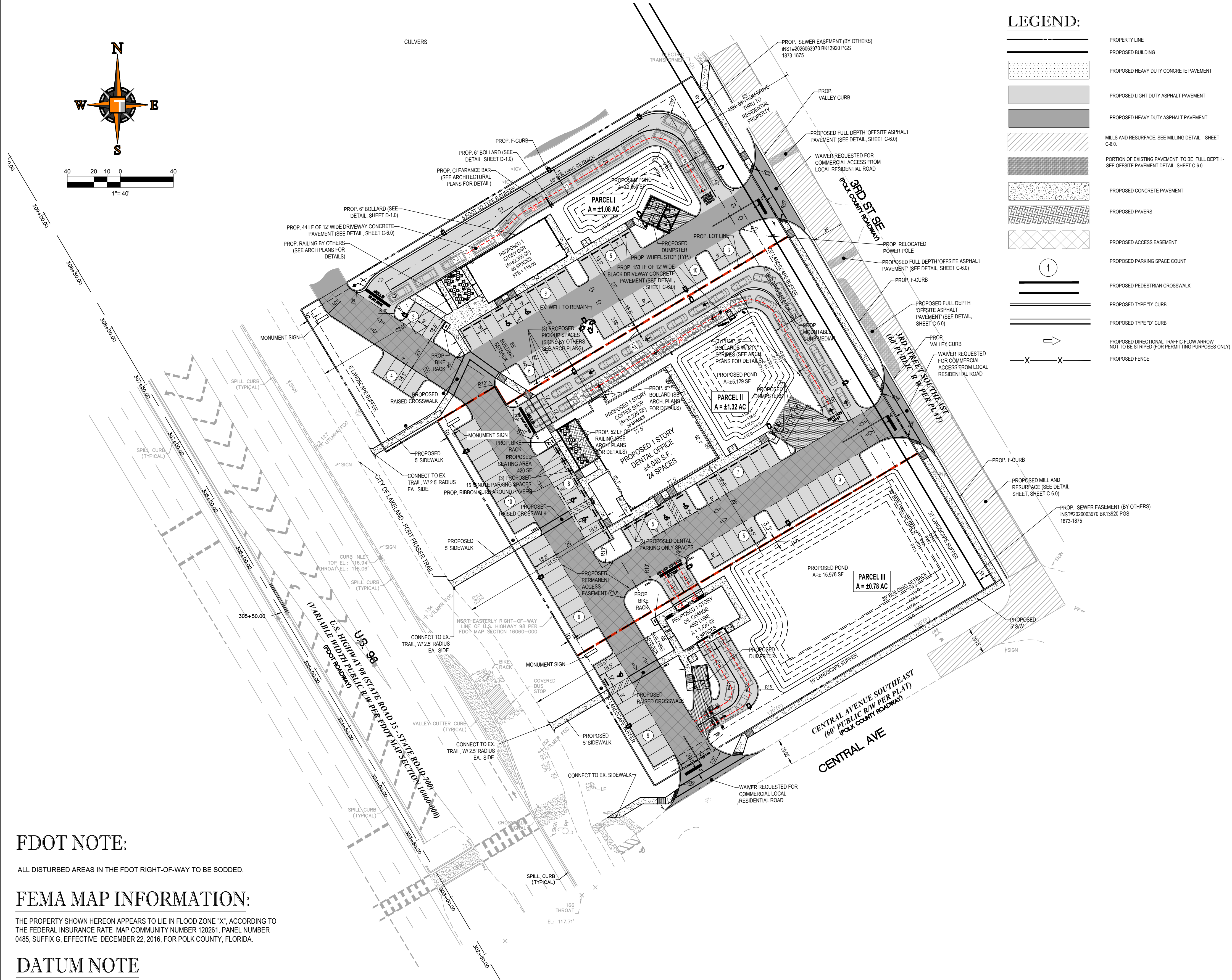
12. CONTRACTOR IS RESPONSIBLE TO SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE (TBR). IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

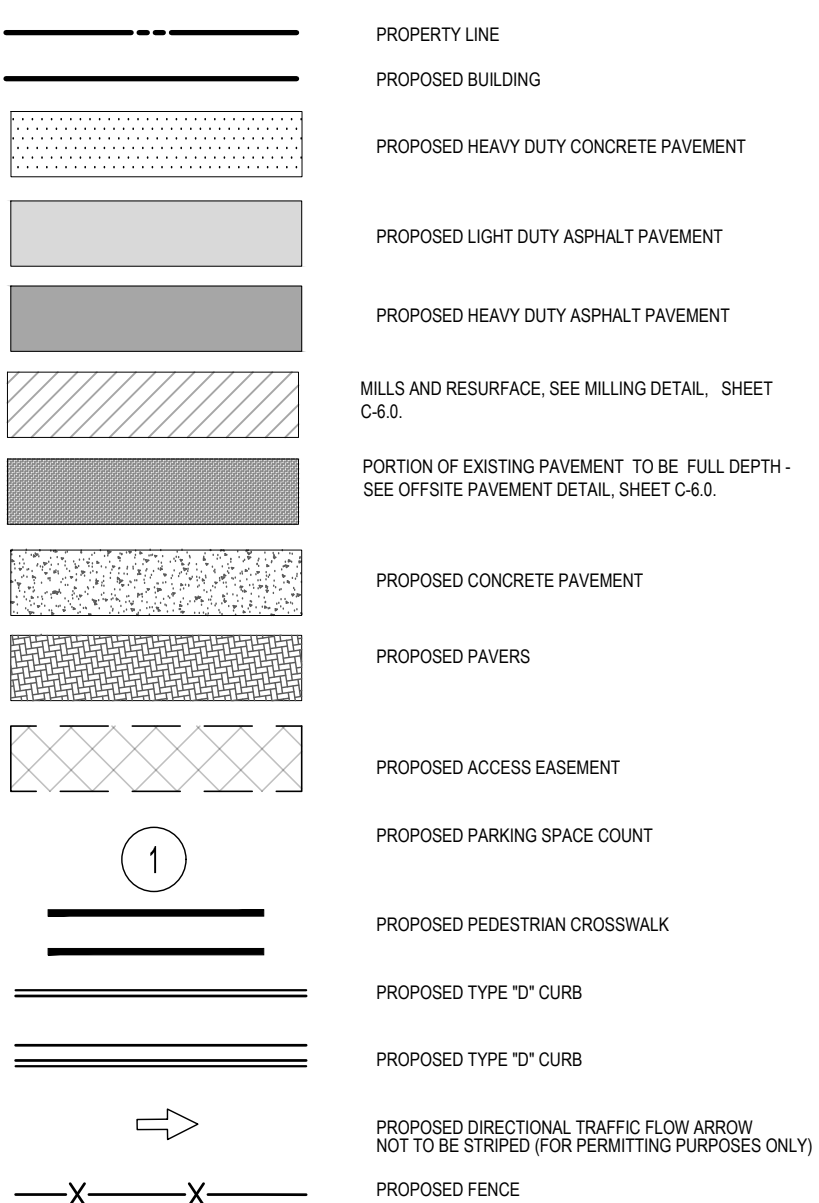
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

15. CONTRACTOR TO VERIFY ALL PIPE INVERTS FOR UTILITY CONNECTIONS. NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCIES EXIST.

C-3.0
OF



LEGEND:



SITE DATA

TOTAL SITE:	±3.18 AC (±138,710 SF)	
PARCEL I	±1.08 AC (±46,889 SF)	
PARCEL II	±1.32 AC (±57,716 SF)	
PARCEL III	±0.78 AC (±34,105 SF)	
SITE ADDRESS:	4255 CLUBHOUSE RD SE LAKELAND, FL 33812	
	5433 3RD ST SE HIGHLAND CITY, FL 33846	
PARCEL ID	24-29-14-000000-011010 24-29-14-283000-030510	
JURISDICTION:	POLK COUNTY	
ZONING DISTRICT:	NA	
FUTURE LAND USE:	EC-X - EMPLOYMENT CENTER	
ALLOWED USE:	RESTAURANT CONDITIONAL C3 USE PER US 98 SAP, CAR WASH C2, OFFICE C2, VEHICLE SERVICE C2	
EC-X ZONING DISTRICT INFORMATION: PROPOSED SITE + CULVER'S SITE IS REZONED TO EC-X.		
FAR:	ALLOWED 0.70	PROPOSED 0.07 (OVERALL INCL. CULVER'S SITE)
EC-X DISTRICT SITE AREA BREAKDOWN:		
IMPERVIOUS AREA:	EXISTING 113,391 S.F. (2.603 AC) - 51.10%	PROPOSED 132,205 S.F. (3.035 AC) - 56.98%
BUILDING AREA	17,413 S.F. (0.400 AC) - 7.85%	10,076 S.F. (0.231 AC) - 4.34%
PERVIOUS AREA (TOTAL):	108,519 S.F. (2.491 AC) - 48.90%	79,629 S.F. (1.83 AC) - 35.88%
TOTAL	221,910 S.F. (5.094 AC) - 100%	221,910 S.F. (5.094 AC) - 100%
PROPOSED USE ONSITE:		
FAR:	ALLOWED 0.70	PROPOSED 0.05 (PARCEL I) 0.11 (PARCEL II) 0.04 (PARCEL III) 0.07 (PROPOSED OVERALL (I,II,III))
HEIGHT MAX:	75'-00"	
PERVIOUS MIN:	10%	
SITE AREA BREAKDOWN:		
IMPERVIOUS AREA:	EXISTING 63,733 S.F. (1.463 AC) - 45.95%	PROPOSED 82,311 S.F. (1.890 AC) - 59.34%
BUILDING AREA	12,863 S.F. (0.295 AC) - 9.27%	10,076 S.F. (0.231 AC) - 7.26%
PAVEMENT VUA AREA SIDEWALK/CURB/ETC	50,670 S.F. (1.168 AC) - 36.67%	63,097 S.F. (1.449 AC) - 45.49%
	-	9,137 S.F. (0.210 AC) - 6.59%
PERVIOUS AREA (TOTAL):	74,977 S.F. (1.72 AC) - 54.05%	56,399 S.F. (1.295 AC) - 40.66%
GREEN SPACE	74,977 S.F. (1.72 AC) - 54.05%	32,642 S.F. (0.749 AC) - 23.53%
WETLAND/POND	-	23,757 S.F. (0.545 AC) - 17.13%
TOTAL	138,710 S.F. (3.184 AC) - 100%	138,710 S.F. (3.184 AC) - 100%
PARCEL 1		
LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT W	6'	6'
** SIDE N	10'	5'
* SIDE S	0'	3.99'
REAR E	20'	20'
SETBACKS:	REQUIRED	PROPOSED
FRONT W	125' FROM CLINE 65' FROM ROW	253.26' FROM CLINE 123.58' FROM ROW
SIDE N	15'	133.01' FROM FT. FRAISER TRAIL
SIDE S	0'	34.39'
REAR E	30/60'	72.09' 150.44'
PARCEL 2		
LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT W	6'	6'
* SIDE N	0'	5.01'
* SIDE S	0'	3.3'
REAR E	20'	20'
SETBACKS:	REQUIRED	PROPOSED
FRONT W	125' FROM CLINE 65' FROM ROW	265.79' FROM CLINE 90.89' FROM ROW
SIDE N	0'	141.53' FROM FT. FRAISER TRAIL
SIDE S	0'	30.68'
REAR E	30/60'	30.68' 73.41' 130.44'
PARCEL 3		
LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT W	6'	6'
* SIDE N	0'	5'
SIDE S	10'	10'
REAR E	20'	20'
SETBACKS:	REQUIRED	PROPOSED
FRONT W	125' FROM CLINE 65' FROM ROW	245.52' FROM CLINE 70.58' FROM ROW
SIDE N	0'	114.61' FROM FT. FRAISER TRAIL
SIDE S	0'	9.83'
REAR E	30/60'	75.62' 178.18'
* CONDITION OF LEVEL III. SITE PLAN CONDITIONAL USE		
** 5 FOOT 1/2 TYPE B BUFFER		
LEVEL III LANDSCAPE REQUIREMENT NOTES		
1. AT LEVEL 2 APPROVAL, PLANTINGS BETWEEN INTERNAL PARCELS WITH SHARED PARKING AREAS MAY MODIFIED AS PROVIDED IN SECTION 401.04(K)(1)(A)-(H).		
2. (SELECTED OPTION 2 UNDER SECTION 401.04(J)(6)) WILL BE IMPLEMENTED AT LEVEL 2 APPROVAL TO MEET THE POLK COUNTY LAND DEVELOPMENT CODE TREE PRESERVATION REQUIREMENTS.		
PARKING RATIO:	REQUIRED	PROVIDED
QSR (1/100)	24 SPACES	40 SPACES
COFFEE SHOP (1/100)	23 SPACES	30 SPACES
DENTAL OFFICE (1/200)	21 SPACES	23 SPACES
OIL/LUBE	8 SPACES	9 SPACES
TOTAL	75 SPACES	102 SPACES (INCLUDED 7 ADA)
PROVIDED SPACES (TOTAL)	≈102 SPACES (INCLUDED 7 ADA SPACES)	

FDOT NOTE:

ALL DISTURBED AREAS IN THE FDOT RIGHT-OF-WAY TO BE SODDED.

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL INSURANCE RATE MAP COMMUNITY NUMBER 120261, PANEL NUMBER 0485, SUFFIX G, EFFECTIVE DECEMBER 22, 2016, FOR POLK COUNTY, FLORIDA.

DATUM NOTE

ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARKS:

CONTROL BENCHMARK:
STATION IS A FOUND STANDARD F.D.O.T. 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "BM 32". DISTANCE AND DIRECTION FROM NEAREST INTERSECTION: 4.9 MILES NORTH ON U.S. 98 FROM THE INTERSECTION S.R. 60 AND U.S. 98.
EL.: 116.61' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 13.4' NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PARCEL.
EL.: 120.04' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 67.1' NORTHWEST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.
EL.: 115.45' (NAVD88)

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND POLK COUNTY LAND DEVELOPMENT CODE.
- ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS (LATEST REVISION).
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- 36" STOP SIGNS TO BE FABRICATED USING AT A MINIMUM, 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING PER THE POLK COUNTY STANDARDS.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS); NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1602 W. FLETCHER AVE. SUITE 101
TAMPA, FL 33612
P: 813-379-4100
P: 772-685-3338

6300 NW 31st AVE
SUITE 100
TAMPA, FL 33624
P: 954-202-7000

REVISIONS			
REV	DATE	COMMENT	BY

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CRAIG T. BOISSEAU, P.E. LICENSE NO. 87551 ON THE DATETIME STAMP SHOWN. 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.

PERMIT
SET

PROJECT No.: FT240053
DRAWN BY: MULNP
CHECKED BY: JMB
DATE: 01-29-2026
SCALE: AS NOTED
CAD I.D.: FT-240053-C-5.0 SGP

PROJECT:

ECP - US 98
& CLUBHOUSE RD

FOR

4255 CLUBHOUSE RD SE
LAKELAND, FL & 5433 3RD ST
HIGHLAND CITY, FL
POLK COUNTY

1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
May 11, 2026
FLORIDA LICENSE NO. 11615
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.0
OF

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X". ACCORDING TO THE FEDERAL INSURANCE RATE MAP COMMUNITY NUMBER 120261, PANEL NUMBER 0485, SUFFIX G, EFFECTIVE DECEMBER 22, 2016, FOR POLK COUNTY, FLORIDA.

DATUM NOTE

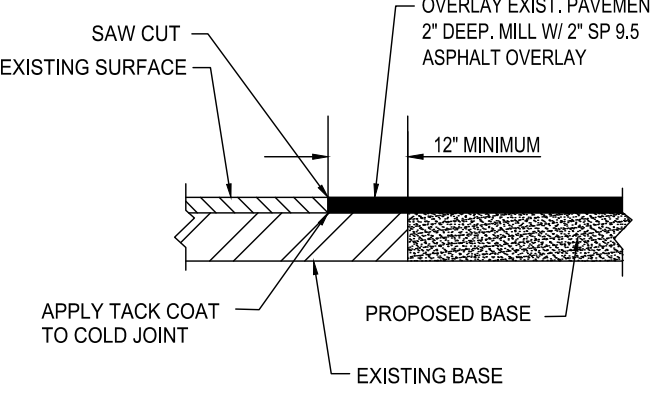
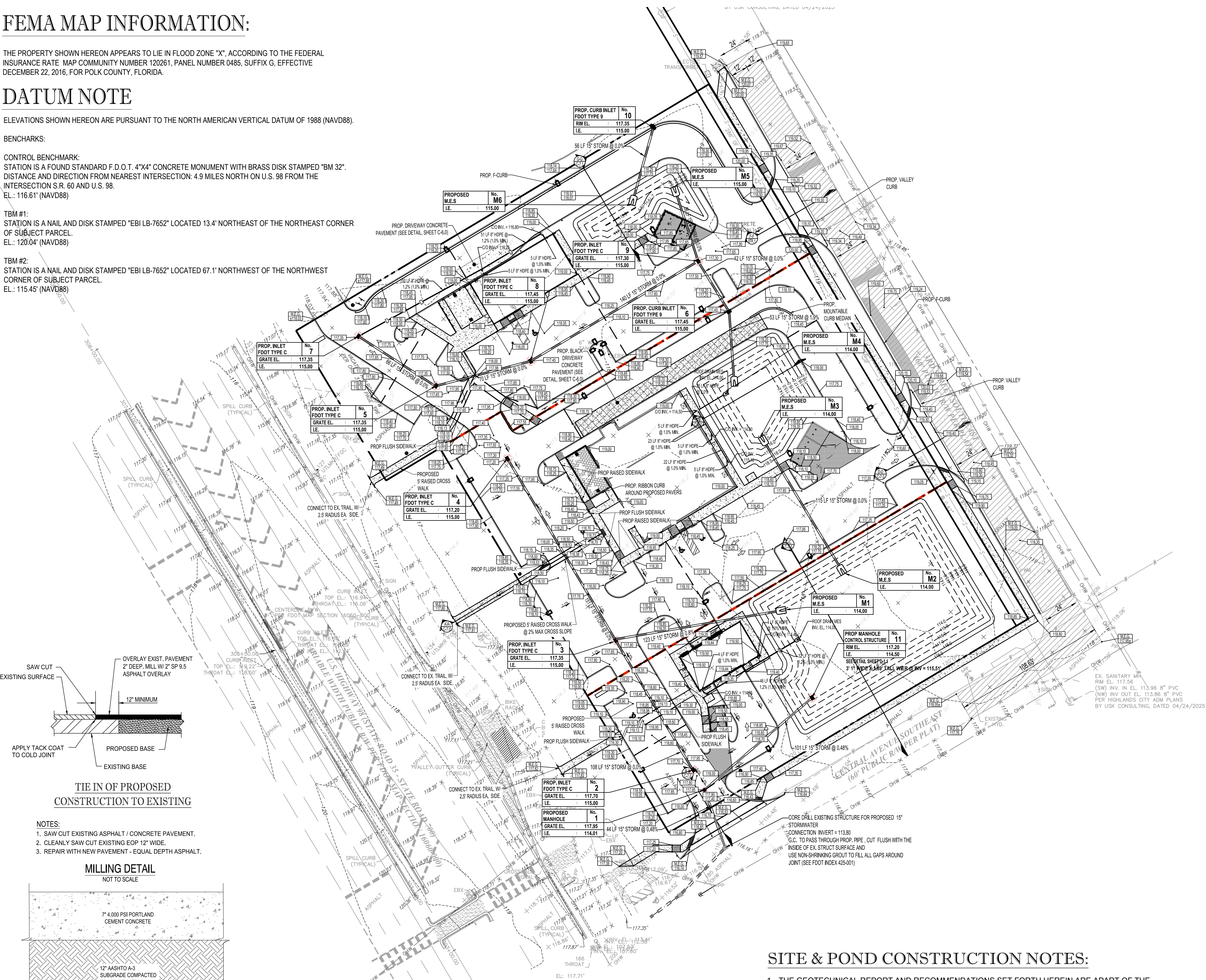
ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARKS:

CONTROL BENCHMARK:
STATION IS A FOUND STANDARD F.D.O.T. 4"X4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "BM 32".
DISTANCE AND DIRECTION FROM NEAREST INTERSECTION: 4.9 MILES NORTH ON U.S. 98 FROM THE INTERSECTION S.R. 60 AND U.S. 98.
EL.: 116.61' (NAVD88)

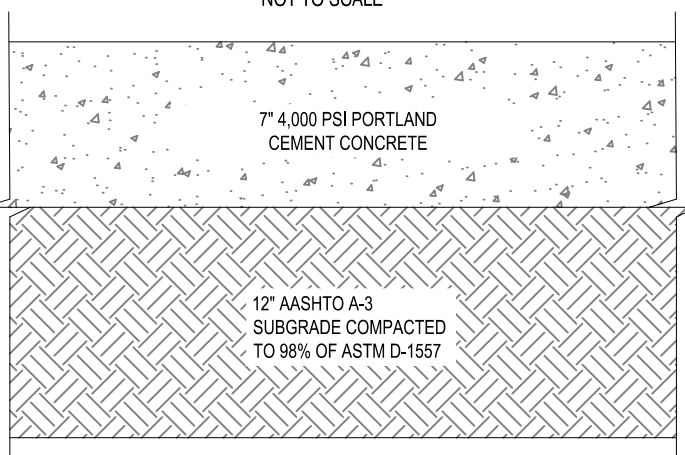
TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 13.4' NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PARCEL.
EL.: 120.04' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 67.1' NORTHWEST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.
EL.: 115.45' (NAVD88)

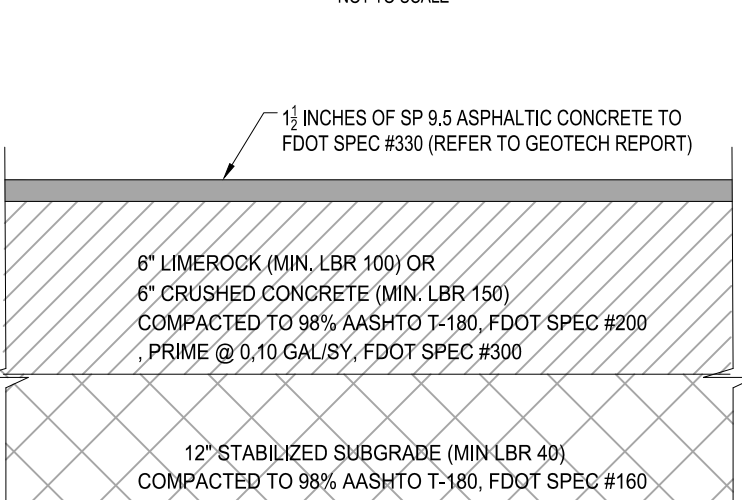


- NOTES:
- SAW CUT EXISTING ASPHALT / CONCRETE PAVEMENT.
 - CLEANLY SAW CUT EXISTING EOP 12" WIDE.
 - REPAIR WITH NEW PAVEMENT - EQUAL DEPTH ASPHALT.

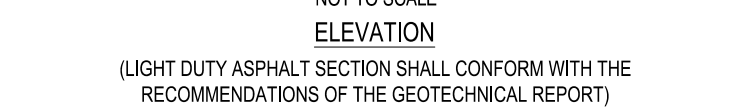
MILLING DETAIL



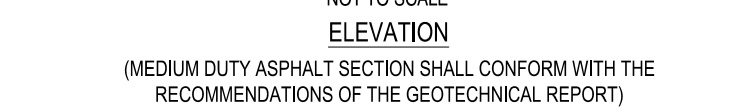
HEAVY DUTY CONCRETE PAVEMENT DETAIL



LIGHT DUTY ASPHALT PAVEMENT DETAIL



HEAVY DUTY ASPHALT PAVEMENT DETAIL

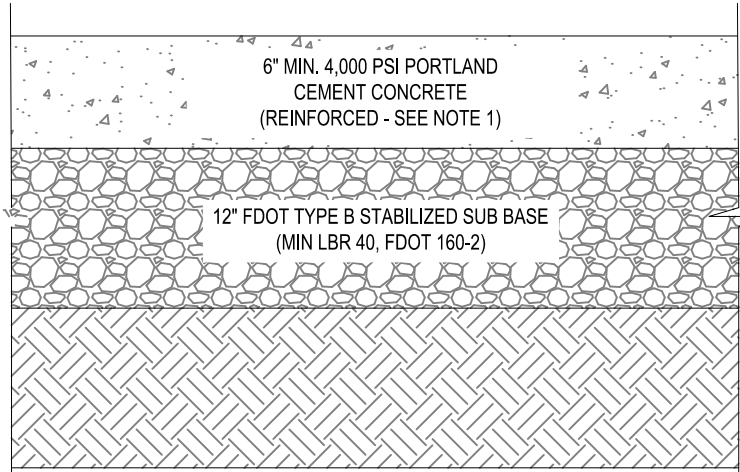


OFFSITE ASPHALT PAVEMENT DETAIL

NOT TO SCALE

SITE & POND CONSTRUCTION NOTES:

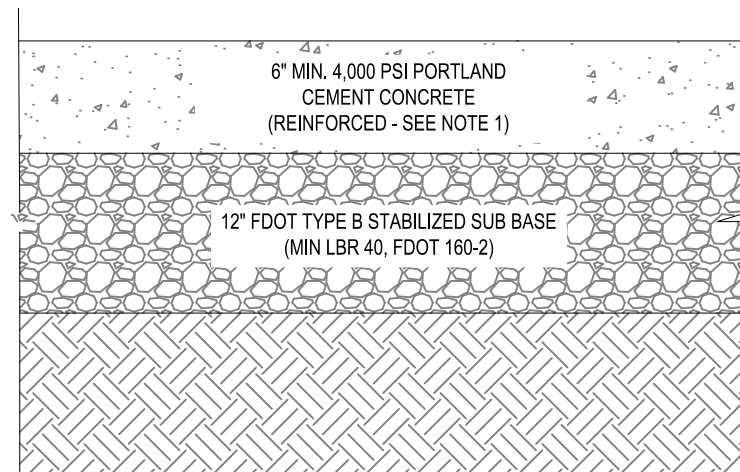
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE APART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR TO ENSURE SOILS ON POND BOTTOM ARE PERMEABLE AND THAT THE POND BOTTOM IS NOT MADE OF RELOCATED CLAY OR DELETERIOUS MATERIAL FROM CONSTRUCTION SITE.
- ALL FILL MATERIAL USED IN CONSTRUCTION OF POND AREAS SHALL BE CLEAN FREE DRAINING SOILS. DRY POND BOTTOMS/BANKS SHOULD BE CONSTRUCTED USING "FREE DRAINING" SANDY SOILS. SP = < 5% FINES OR EVEN ALLOW TO GO WITH SANDY SOILS WITH SOME CLAY OR SILT...SP-SC, SP-SM = < 12% FINES.
- IF ORGANICS OR CLAYEY MATERIALS ARE IDENTIFIED DURING CONSTRUCTION AROUND THE POND THE CONTRACTOR IS TO NOTIFY THE ENGINEER OR RECORD.
- DRY SWALES SHALL BE CONSTRUCTED FREE OF ORGANIC AND CLAYEY MATERIAL. UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE SWALE AREA. THE EXISTING SOILS TO A DEPTH OF 12 INCHES BELOW AND 5 FEET TO THE OUTSIDE OF THE BOTTOM OF PROPOSED PONDS SHALL BE REMOVED AND SHALL NOT BE UTILIZED AS BACKFILL MATERIAL FOR POND CONSTRUCTION.
- FILL MATERIALS IN THE POND AREA SHALL BE OF A STRUCTURAL FILL QUALITY (LESS THAN 12% FINES) AND SHALL NOT BE OVER COMPACTED (MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY).



- NOTES:
- REINFORCED WITH 6" X 6", W2.8 X W2.8 WWM. INSTALL SAWCUT CONCRETE CONTROL JOINTS 18" WIDE X 1 1/2" DEEP AT 15'-0" O.C. MAX. EACH WAY (AREA NOT TO EXCEED 225 SQ. FT.).
 - CONCRETE TO RECEIVE INTEGRAL CONCRETE COLOR, NUMBER CC1506 AS MANUFACTURED BY INCRETE SYSTEMS.

BLACK DRIVEWAY CONCRETE PAVEMENT DETAIL

NOT TO SCALE



- NOTES:
- REINFORCED WITH 6" X 6", W2.8 X W2.8 WWM. INSTALL SAWCUT CONCRETE CONTROL JOINTS 18" WIDE X 1 1/2" DEEP AT 15'-0" O.C. MAX. EACH WAY (AREA NOT TO EXCEED 225 SQ. FT.).

DRIVEWAY CONCRETE PAVEMENT DETAIL

NOT TO SCALE

NOT TO SCALE

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAILS ON THIS SHEET)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAILS ON THIS SHEET)
- MILLS AND RESURFACE, SEE MILLING DETAIL, THIS SHEET.
- PORTION OF EXISTING PAVEMENT TO BE FULL DEPTH - SEE OFFSITE PAVEMENT DETAIL, THIS SHEET
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- EXISTING CONTOURS
- EXISTING / PROPOSED WATER LINE
- PROPOSED IRRIGATION SLEEVE
- EXISTING OVERHEAD LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- EXISTING STORM DRAIN
- PROPOSED ROOF DRAIN
- EXISTING STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER STRUCTURE
- EXISTING UTILITY POLE
- EXISTING GRADE SPOTS
- PROPOSED GRADE SPOTS PER TAKE 5 PLANS
- PROPOSED GRADE SPOTS

STORMWATER SUMMARY:

DRY RETENTION POND
BUILDING MIN FFE = 119.0
TOP OF BANK = 118.0
SWFWM 100YR24 DHW = 116.83
SWFWM 25YR24HR DHW = 117.65
FDOT 100 YR 08 HR DHW = 116.94
TREATMENT STAGE = 115.51
POND BOTTOM = 114.00
SHW = 108.0

CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 600.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
- 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
- ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED.
- CONTRACTOR TO CLEAN THE EXISTING STORM SYSTEM AND COORDINATE THE INSPECTION WITH SOUTHWEST FLORIDA SURFACE WATER MANAGEMENT DISTRICT AND THOMAS ENGINEERING GROUP.
- SOUTHWEST FLORIDA SURFACE WATER MANAGEMENT DISTRICT SHALL BE NOTIFIED SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
- ALL DRY DETENTION AREAS TO BE SOD.

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6000 NW 31st AVE.
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FT. LAUDERDALE, FL 33309
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REVISIONS			
REV	DATE	COMMENT	BY

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CRAIG T. BOISSEAU, P.E. LICENSE NO. 67551 ON THE DATETIME STAMP SHOWN. 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.

PERMIT SET

PROJECT No.: FT240053
DRAWN BY: MULIN
CHECKED BY: JMB
DATE: 01-29-2026
SCALE: AS NOTED
CAD I.D.: FT-240053-C-6.0 PGD

PROJECT:

ECP - US 98 & CLUBHOUSE RD

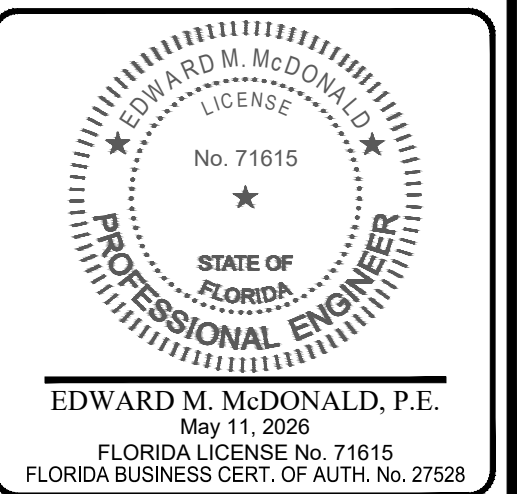
FOR



4255 CLUBHOUSE RD SE
LAKELAND, FL 34333 3RD ST
HIGHLAND CITY, FL
POLK COUNTY

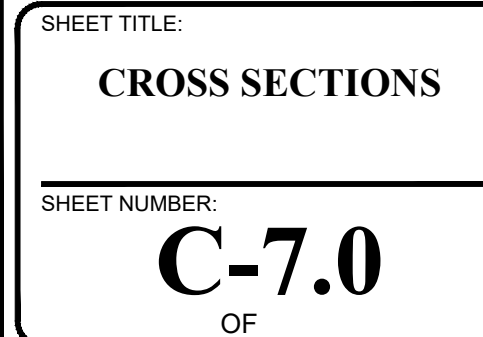
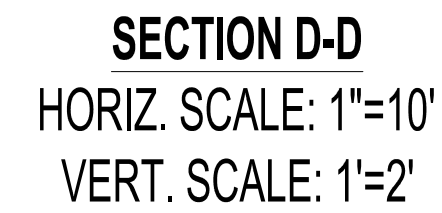
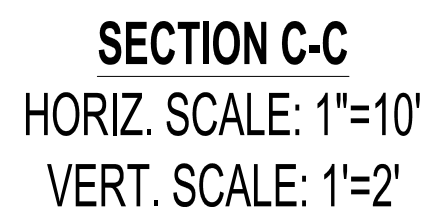
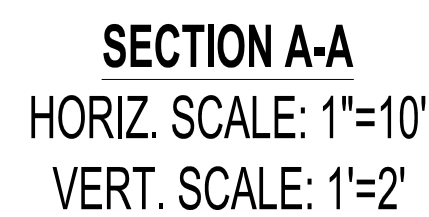


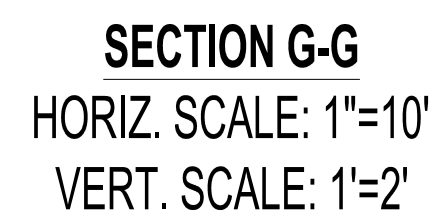
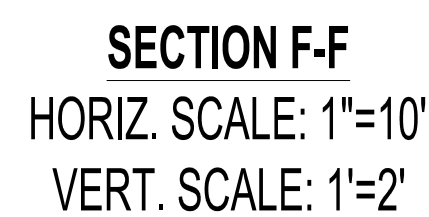
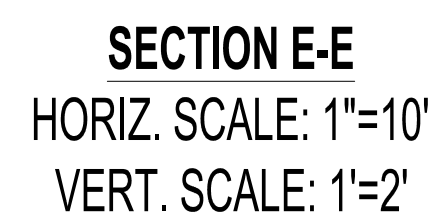
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com



SHEET TITLE:
PAVING, GRADING, AND DRAINAGE PLAN

SHEET NUMBER:
C-6.0
OF

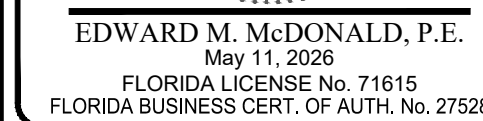
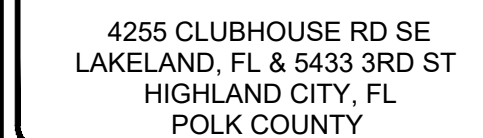




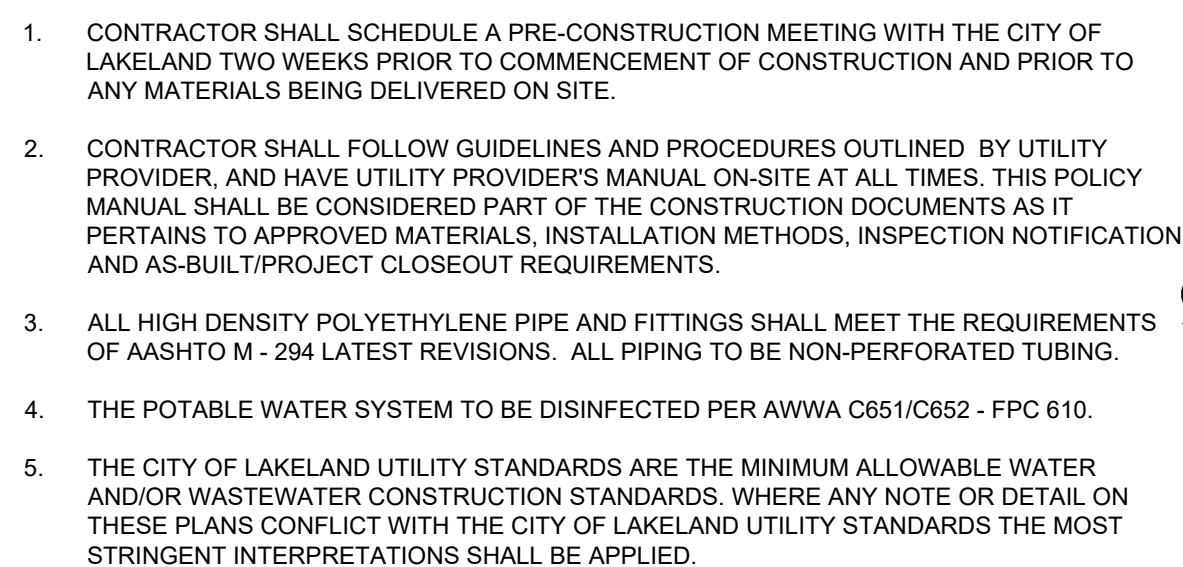
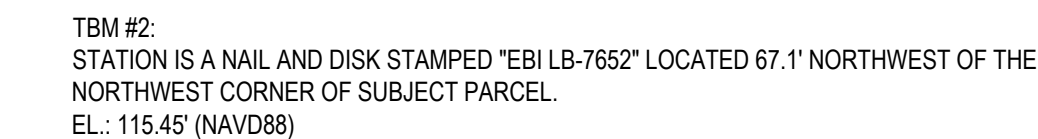
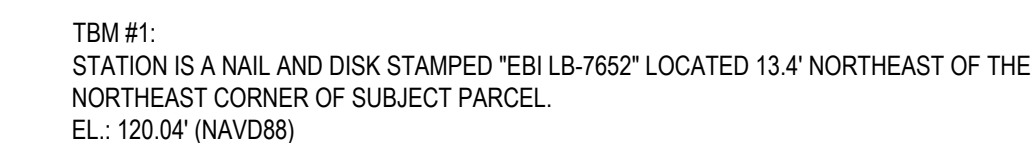
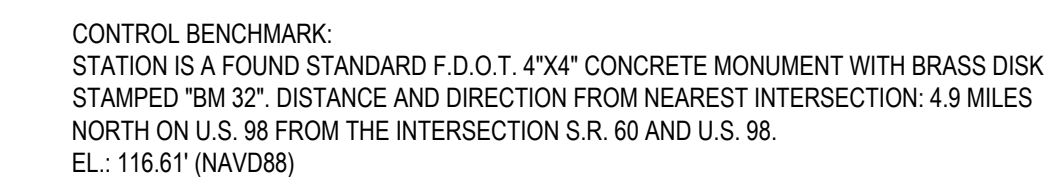
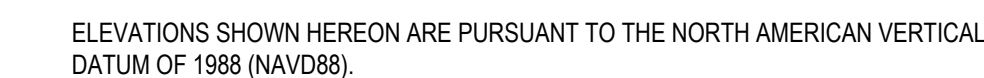
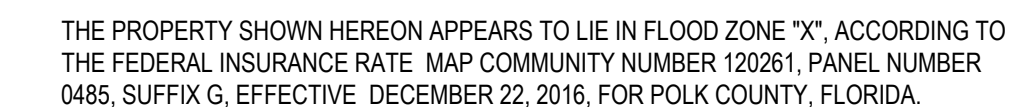
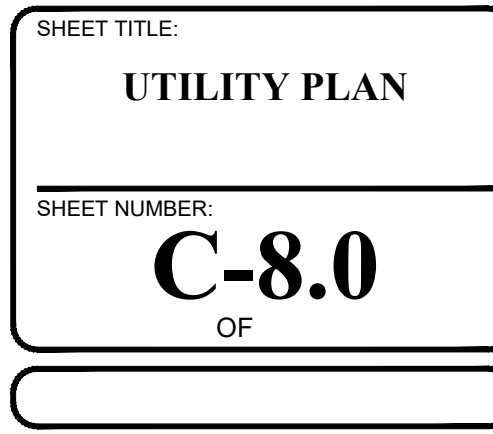
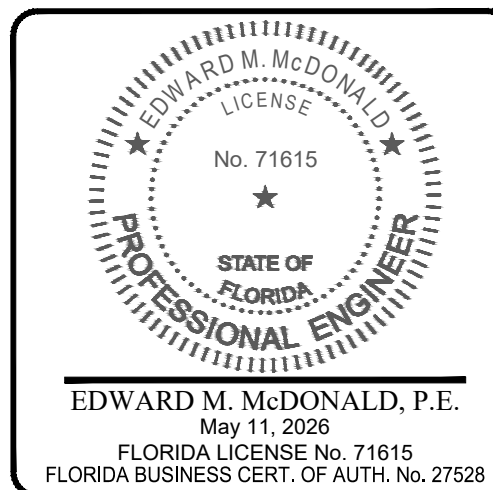
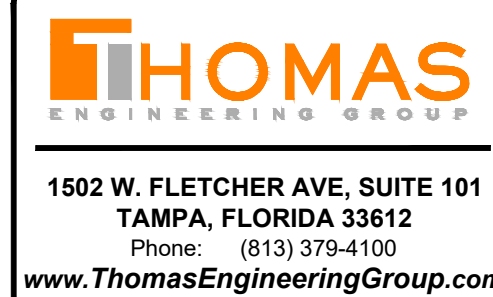
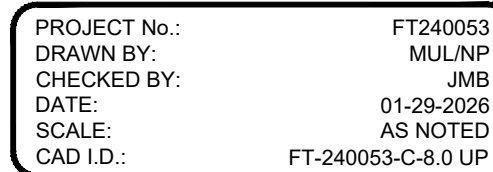
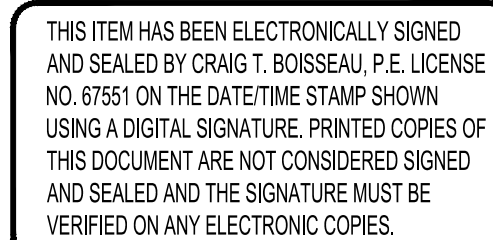
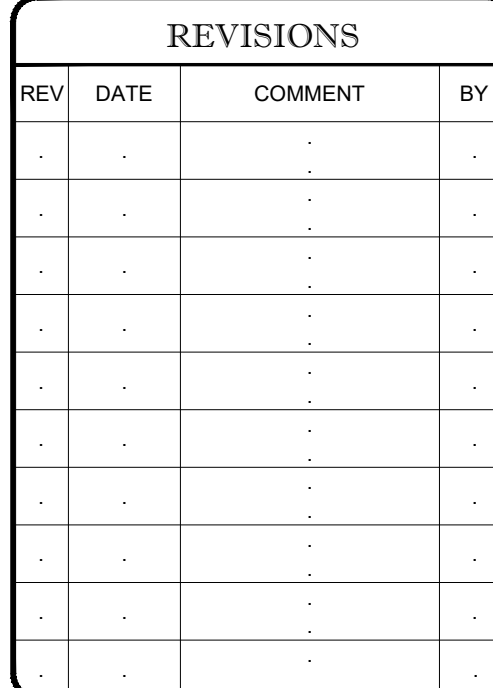
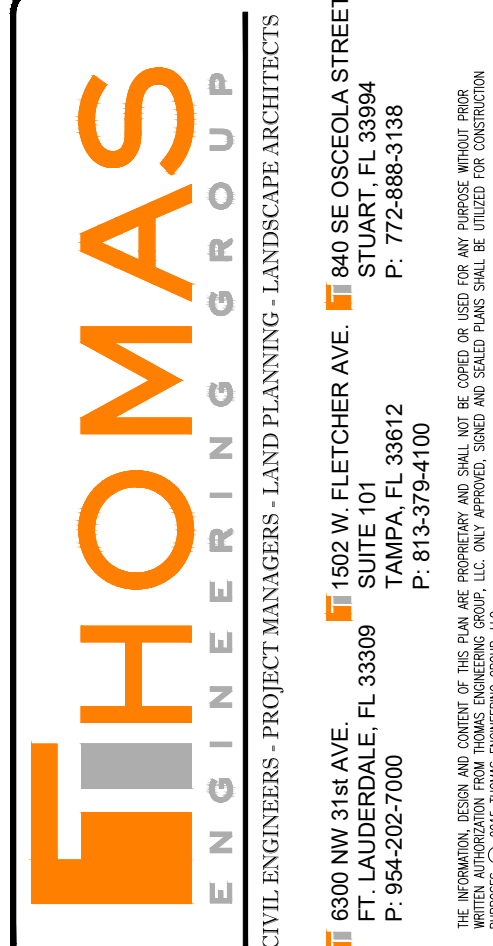
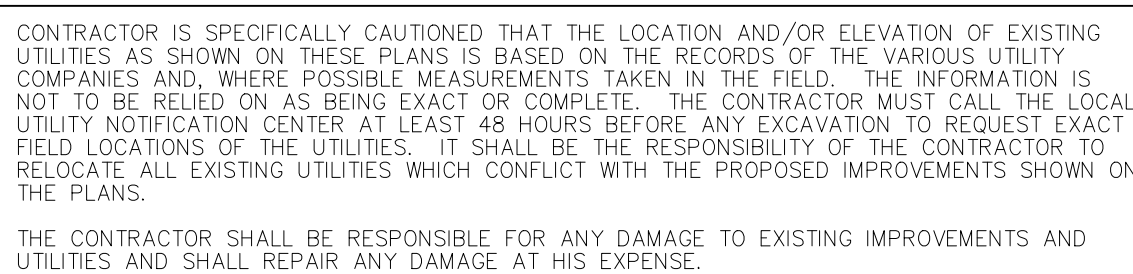
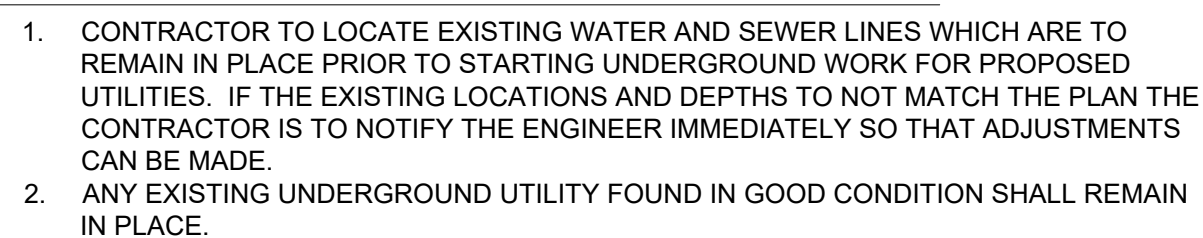
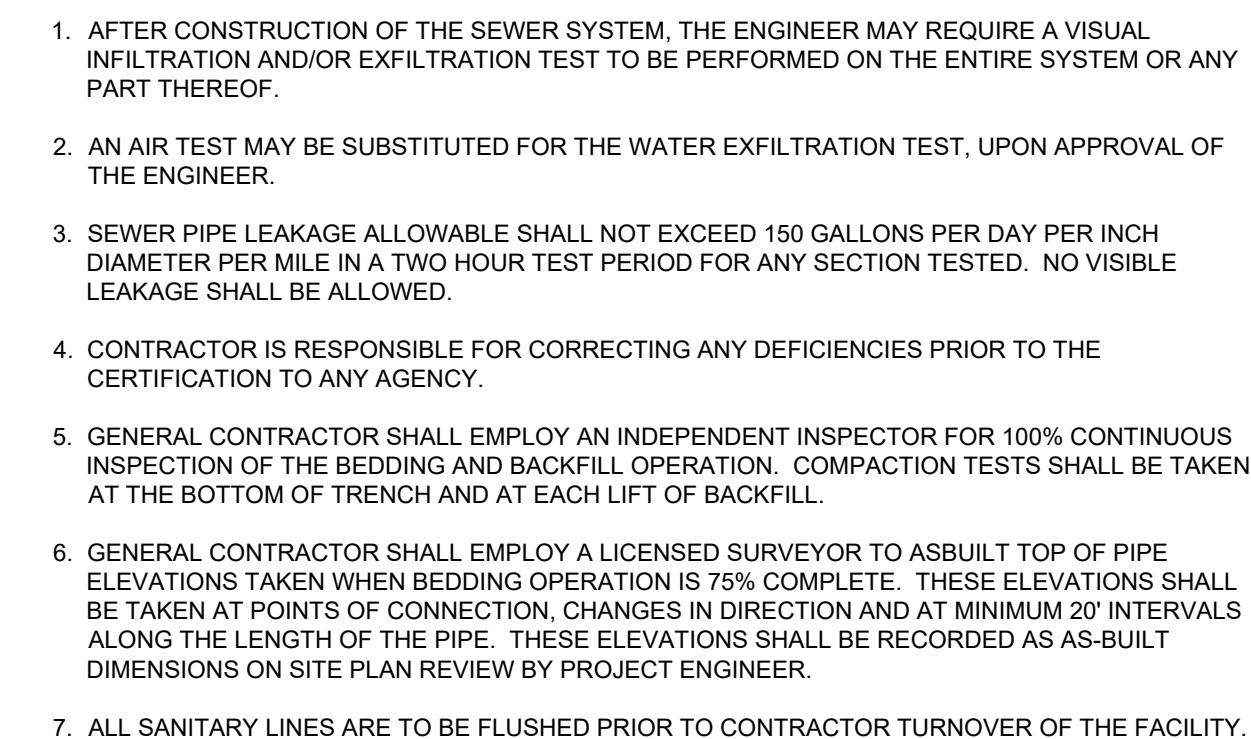
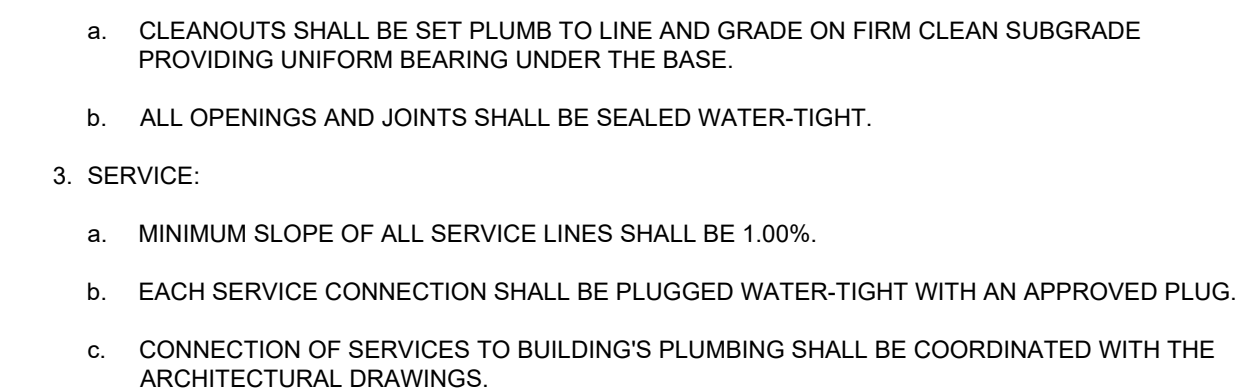
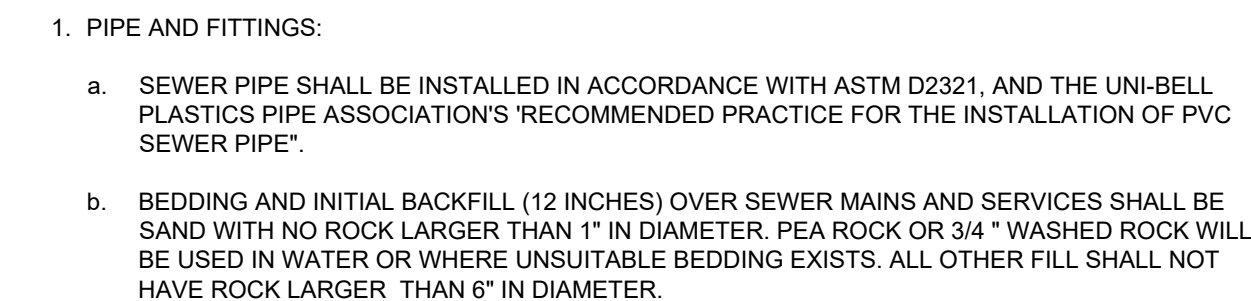
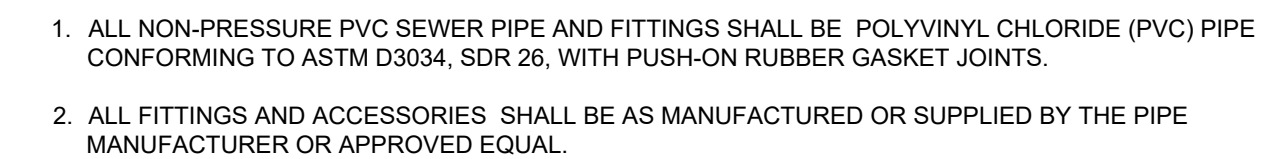
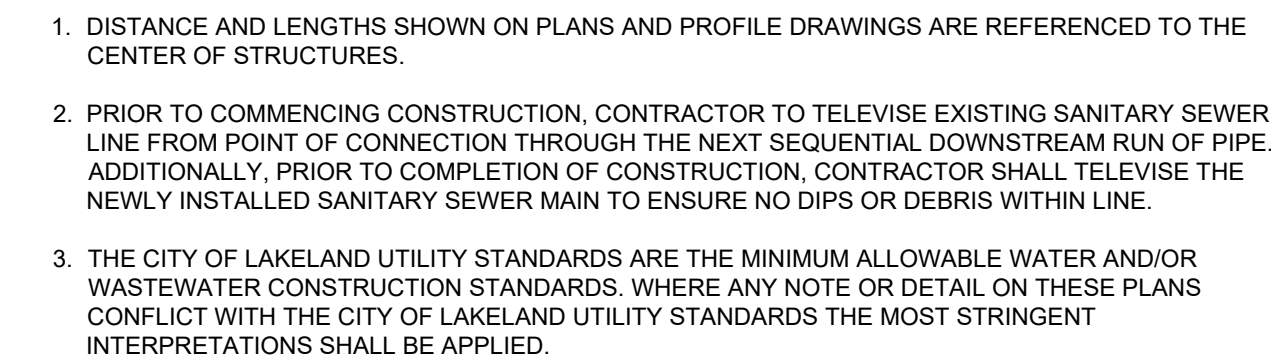
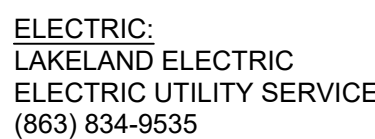
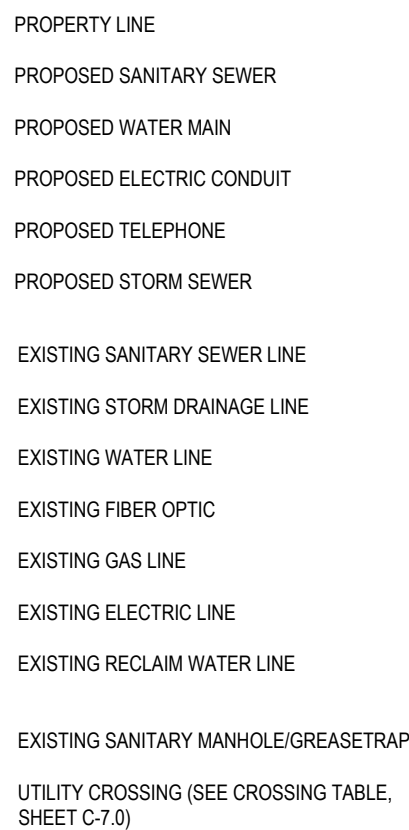
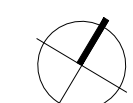
PERMIT SET

PROJECT:

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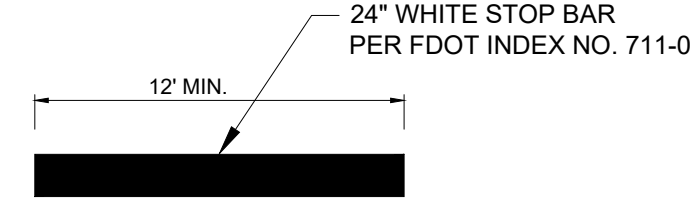
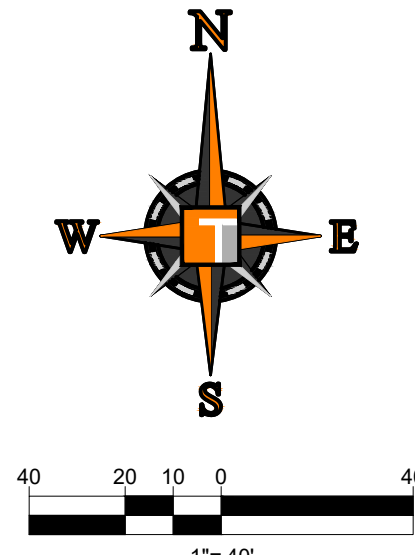
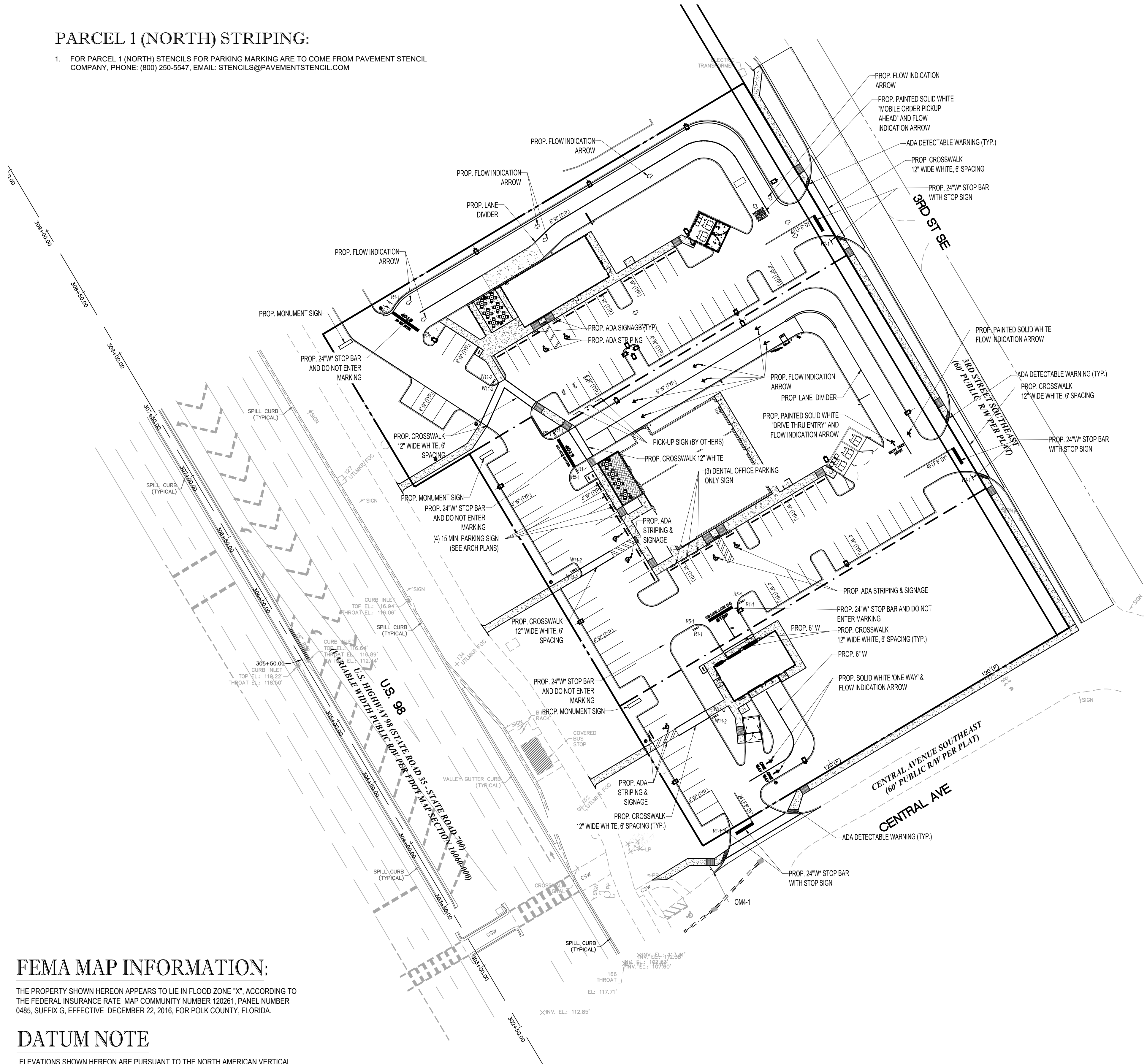


SHEET NUMBER:
C-7.1
OF

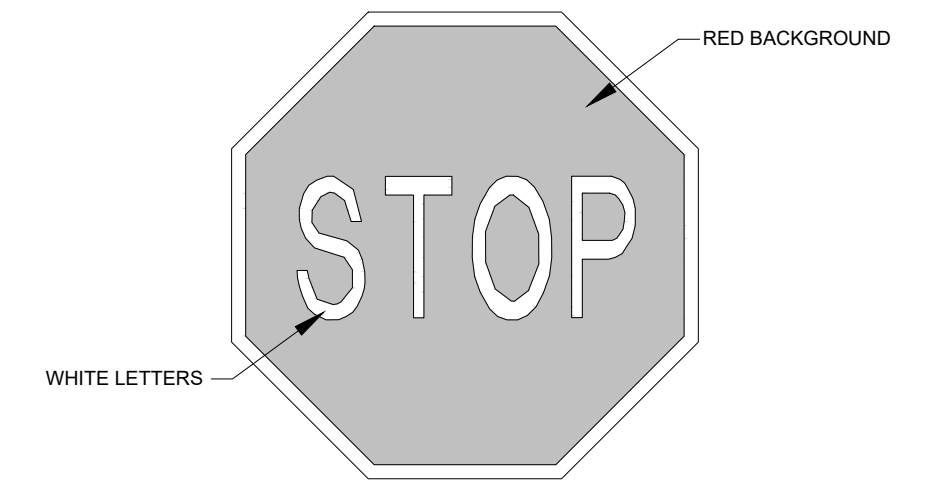


PARCEL 1 (NORTH) STRIPING:

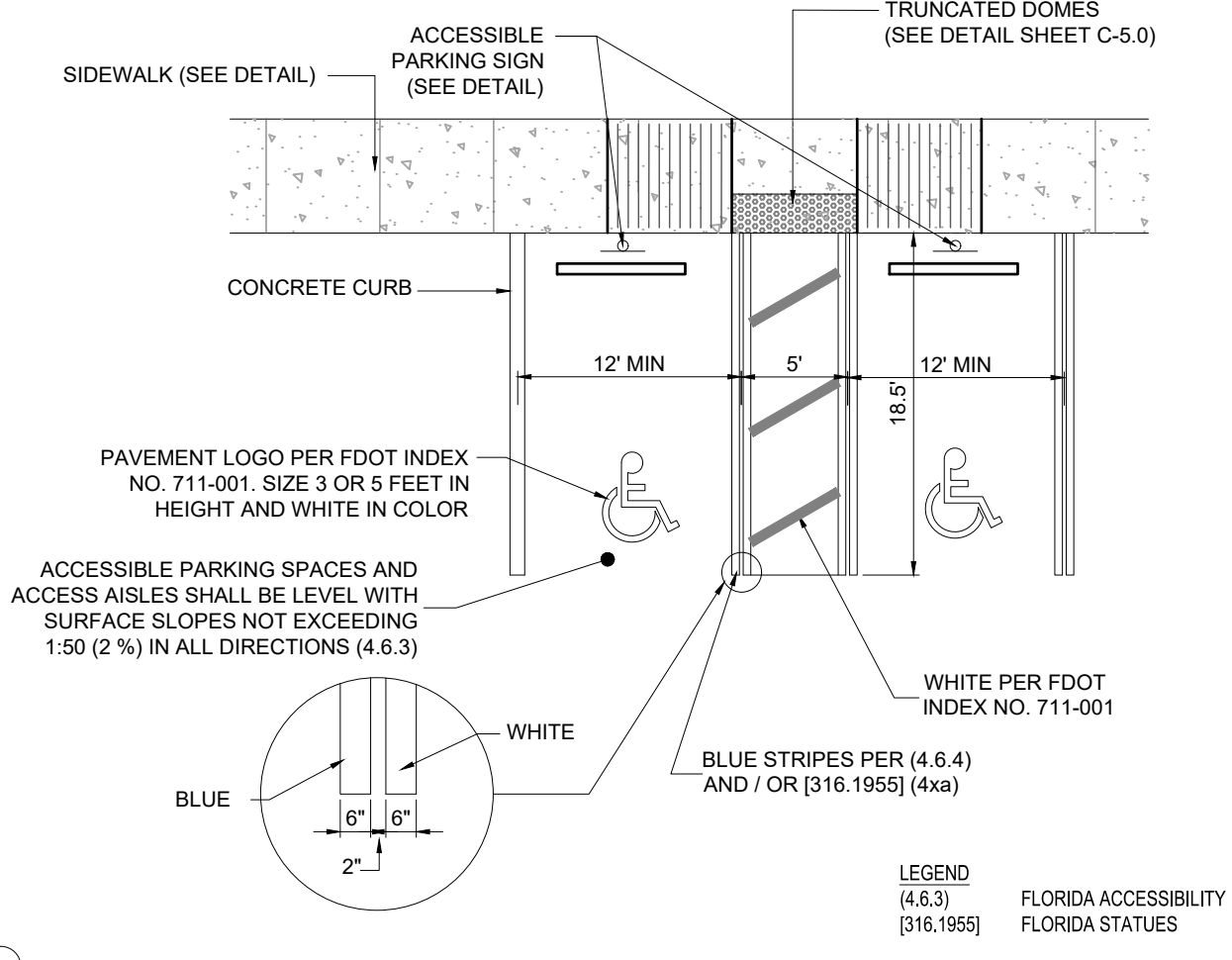
1. FOR PARCEL 1 (NORTH) STENCILS FOR PARKING MARKING ARE TO COME FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM



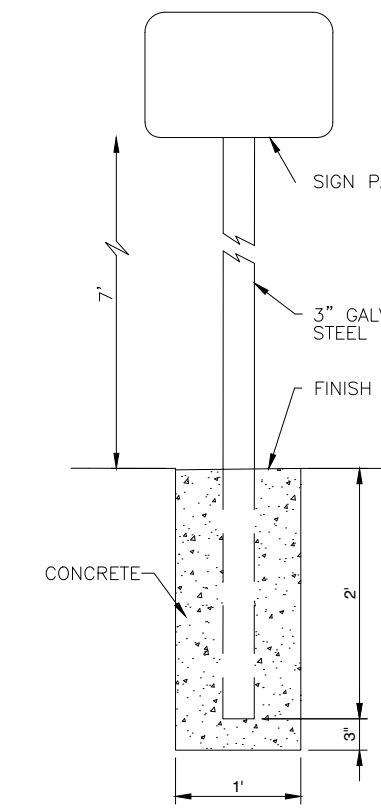
STOP BAR DETAIL
NOT TO SCALE



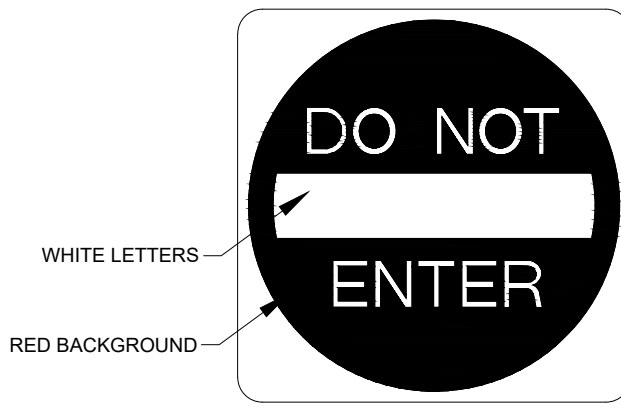
36"X36" STOP SIGN (R1-1) DETAIL
NOT TO SCALE



ADA PARKING SPACE DETAIL
NOT TO SCALE



SINGLE POST SIGN DETAIL
NOT TO SCALE



TYPICAL DO NOT ENTER SIGN DETAIL (R5-1)
NOT TO SCALE

NOTES
1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY, ILLINOIS. PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

STRIPING NOTES:

1. APPLY STANDARD PAINT TO ATTAIN A MINIMUM WET FILM THICKNESS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. APPLY DURABLE PAINT TO ATTAIN A MINIMUM WET FILM THICKNESS OF 0.025 INCHES OR 25 MILS.
2. CONTRACTOR TO PROVIDE STRIPING THICKNESS OF 13 MILS IN TWO COATS. CONTRACTOR TO ALLOW TIME FOR THE ASPHALT TO CURE PRIOR TO PLACING STRIPING TO ENSURE PROPER APPLICATION.
3. ALL PARKING SPACE STRIPING (EXCLUDING ACCESSIBLE SPACES) SHALL BE 4" WHITE PAINT UNLESS OTHERWISE NOTED.
4. ALL PAVEMENT MARKINGS ON FDOT RIGHT-OF-WAY AND ON APPROACH TO RIGHT-OF-WAY ARE TO BE THERMOPLASTIC.
5. ANY MARKINGS ON THE CONCRETE PORTION OF DRIVEWAYS (INCLUDING CROSSWALKS) SHALL BE HIGH CONTRAST MARKINGS WITH BLACK BORDER CONTRAST. IF ASPHALT, THEN NO BORDER CONTRAST IS NEEDED.

SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND LOCAL LAND DEVELOPMENT CODE.
2. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR PERMITTED LOCATION AND SIZE.
3. FREE STANDING SIGNAGE SHOWN ONLY FOR GRAPHICAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL INSURANCE RATE MAP COMMUNITY NUMBER 120261, PANEL NUMBER 0485, SUFFIX G, EFFECTIVE DECEMBER 22, 2016, FOR POLK COUNTY, FLORIDA.

DATUM NOTE

ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARKS:

CONTROL BENCHMARK:
STATION IS A FOUND STANDARD F.D.O.T. 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "BM 32". DISTANCE AND DIRECTION FROM NEAREST INTERSECTION: 4.9 MILES NORTH ON U.S. 98 FROM THE INTERSECTION S.R. 60 AND U.S. 98.
E.L.: 116.61' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 13.4' NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PARCEL.
E.L.: 120.04' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 67.1' NORTHWEST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.
E.L.: 115.45' (NAVD88)

LEGEND:

- | | |
|-----------|-------------------------------|
| R1-1 | STOP SIGN (30" x 30") |
| R5-1 | DO NOT ENTER SIGN (30" x 30") |
| OM4-1 | END OF ROAD MARKER |
| FTP 21-06 | ACCESSIBLE PARKING |
| W11-2 | PEDESTRIAN CROSSING |
| R4-7 | KEEP RIGHT SIGN |
| DY | DOUBLE YELLOW |
| WY | WHITE |
| Y | YELLOW |
| T | THERMOPLASTIC |

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WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.: FT240053
DRAWN BY: MULNP
CHECKED BY: JMB
DATE: 01-29-2026
SCALE: AS NOTED
CAD I.D.: FT-240053-C-0.0 PMS

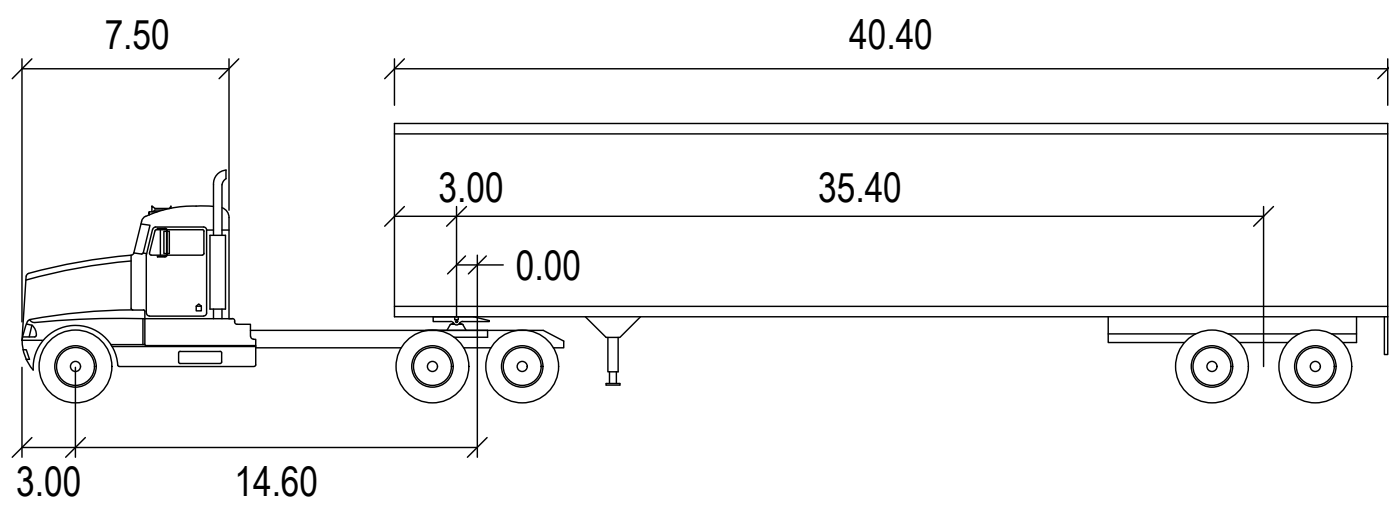
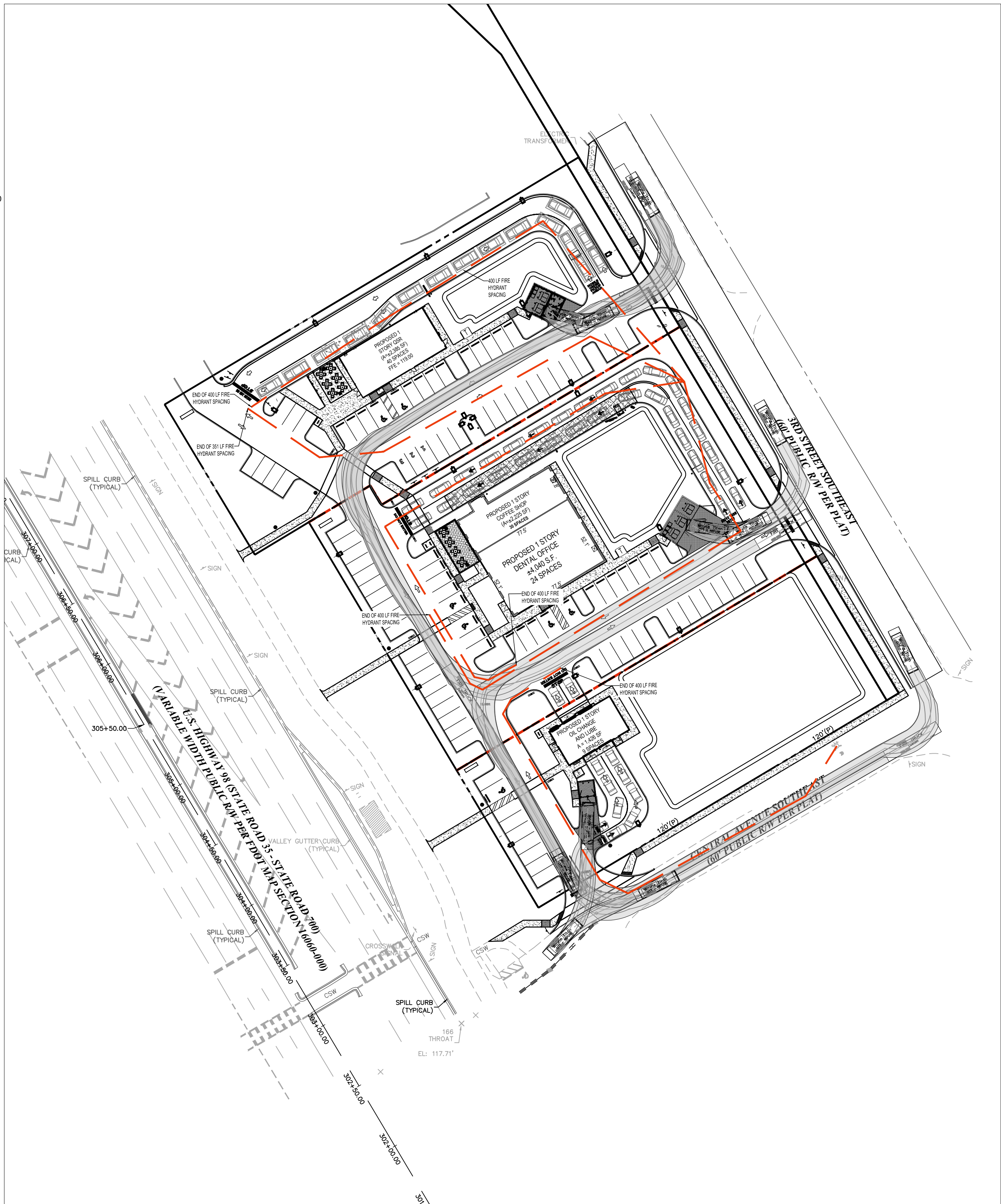
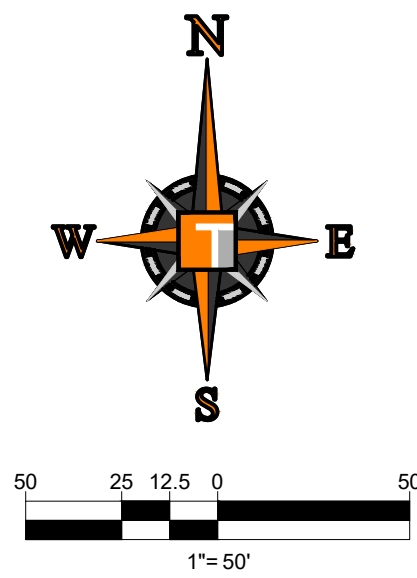
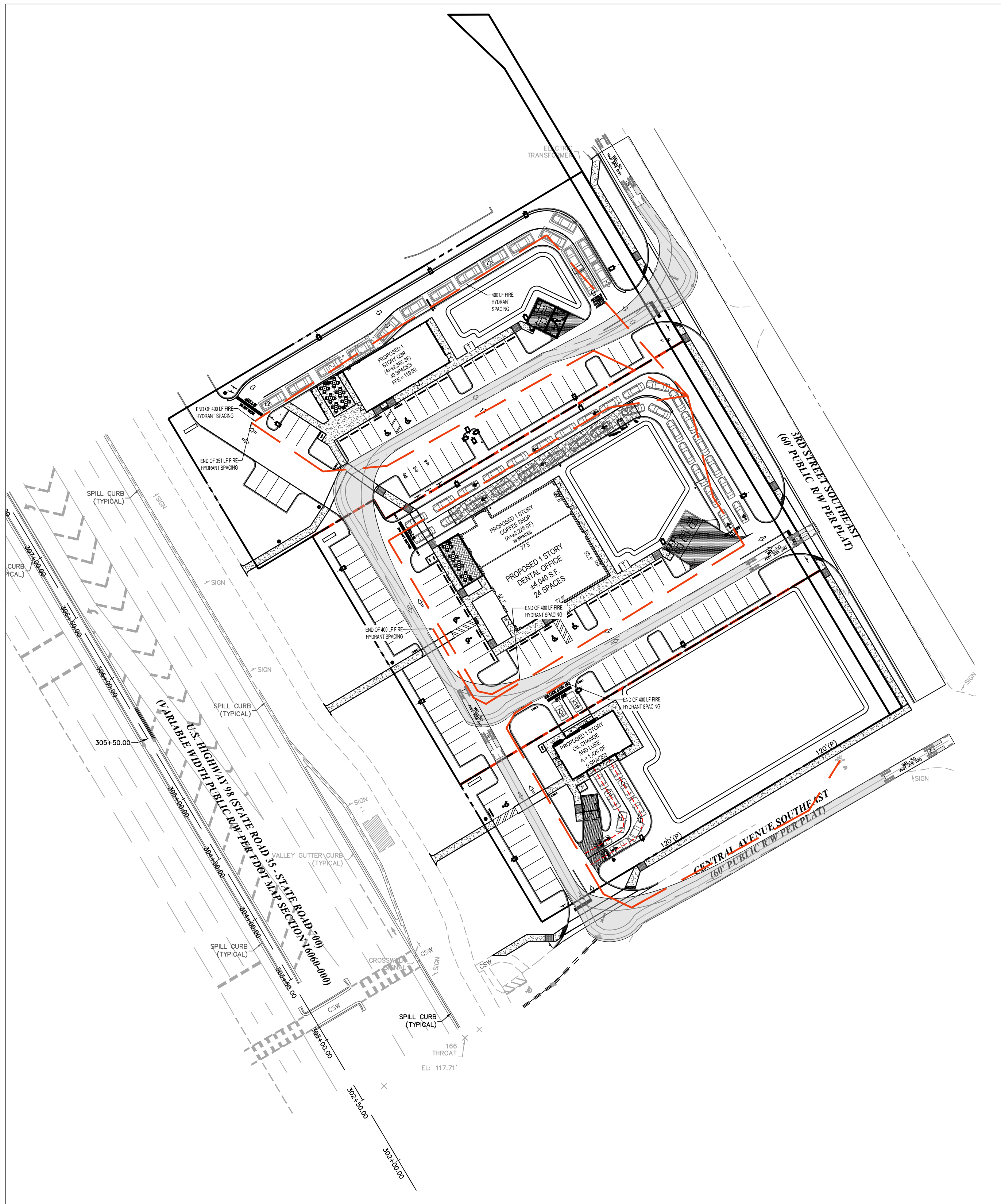
PROJECT:
ECP - US 98 & CLUBHOUSE RD
FOR
ECP PARTNERS
4255 CLUBHOUSE RD SE
LAKELAND, FL 34333 3RD ST
HIGHLAND CITY, FL
POLK COUNTY

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EDWARD M. McDONALD, P.E.
May 11, 2026
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

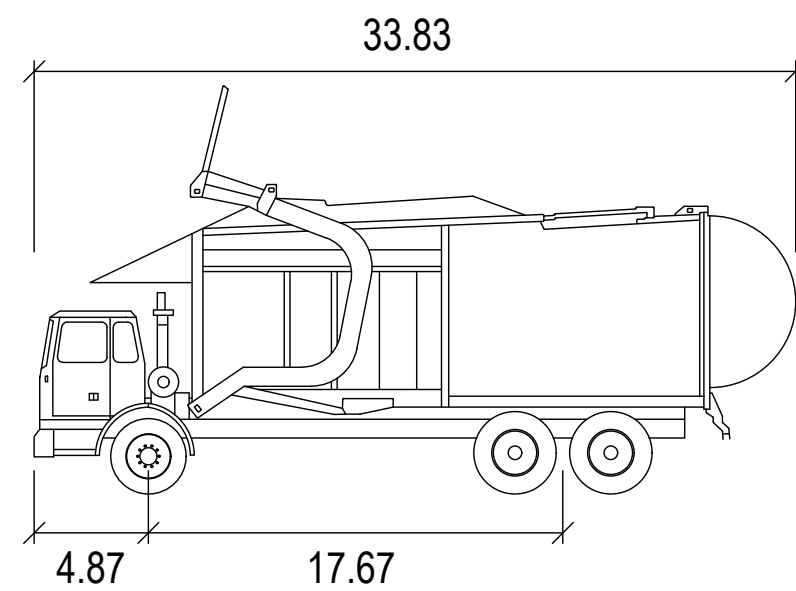
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PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER:
C-9.0
OF



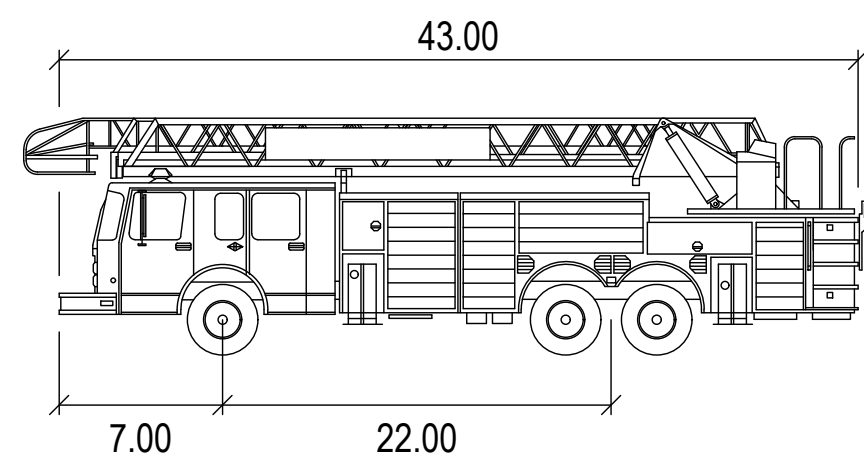
WB-50

	feet	
Tractor Width	: 8.00	Lock to Lock Time : 6.0
Trailer Width	: 8.50	Steering Angle : 20.8
Tractor Track	: 8.00	Articulating Angle : 70.0
Trailer Track	: 8.50	



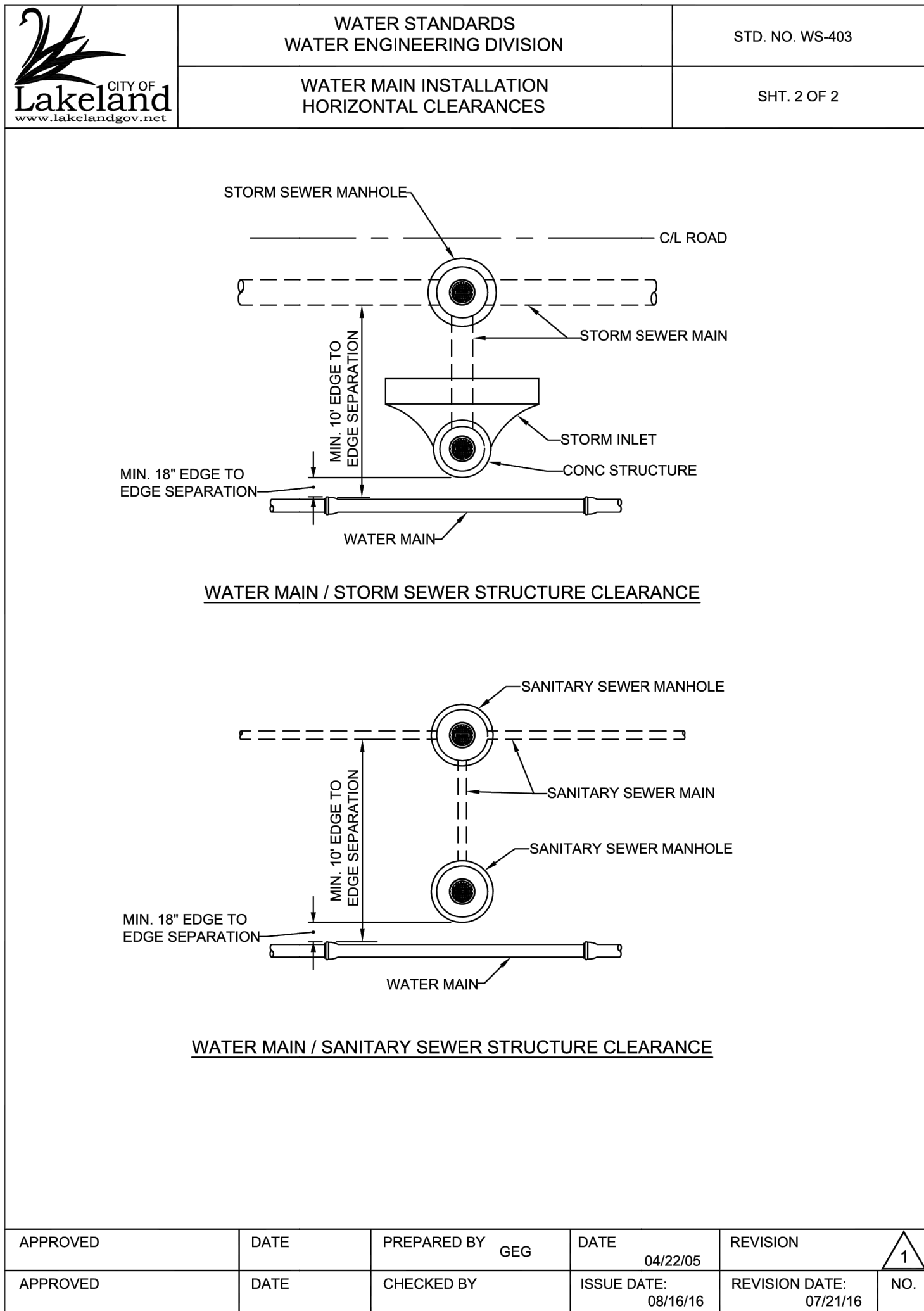
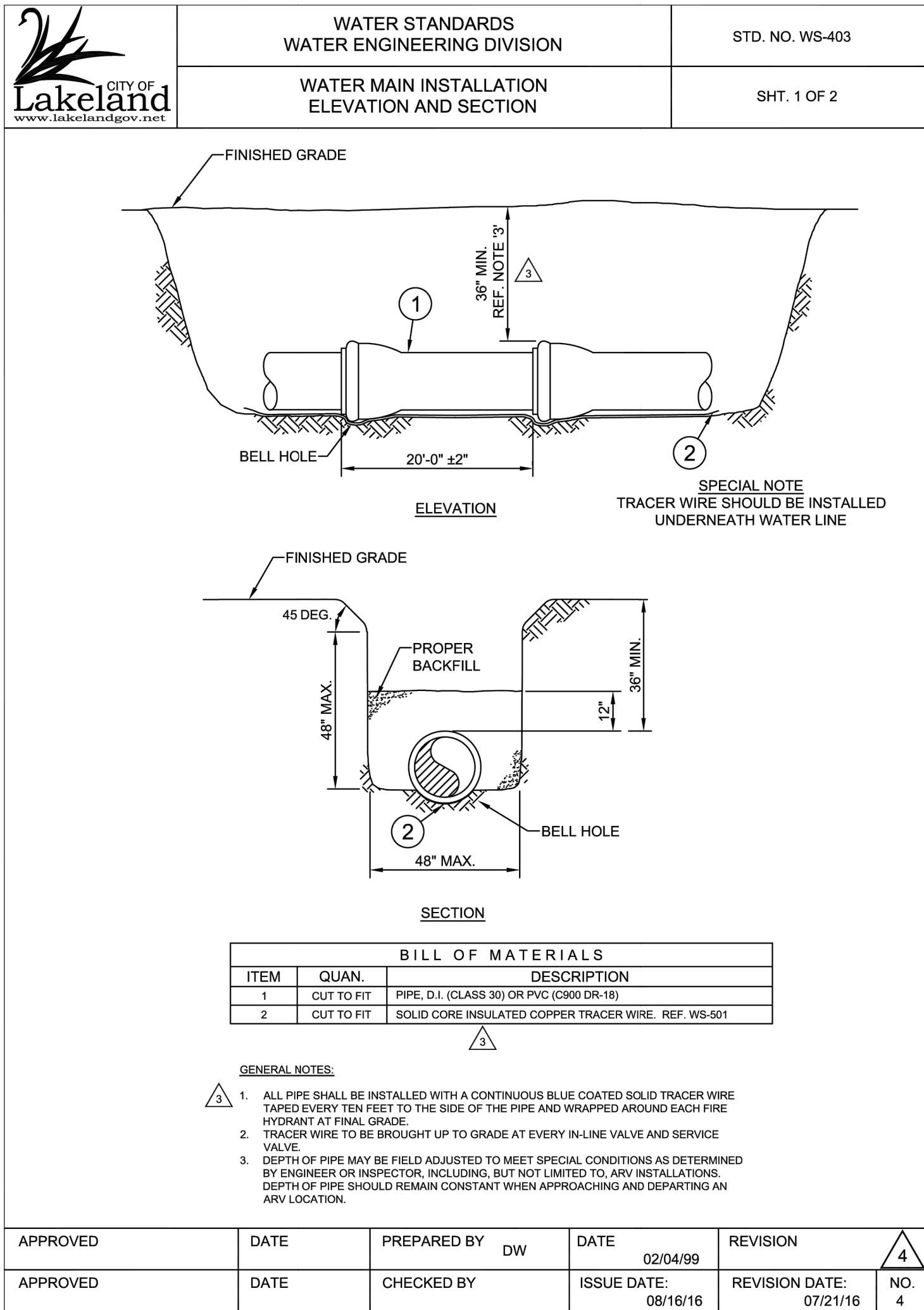
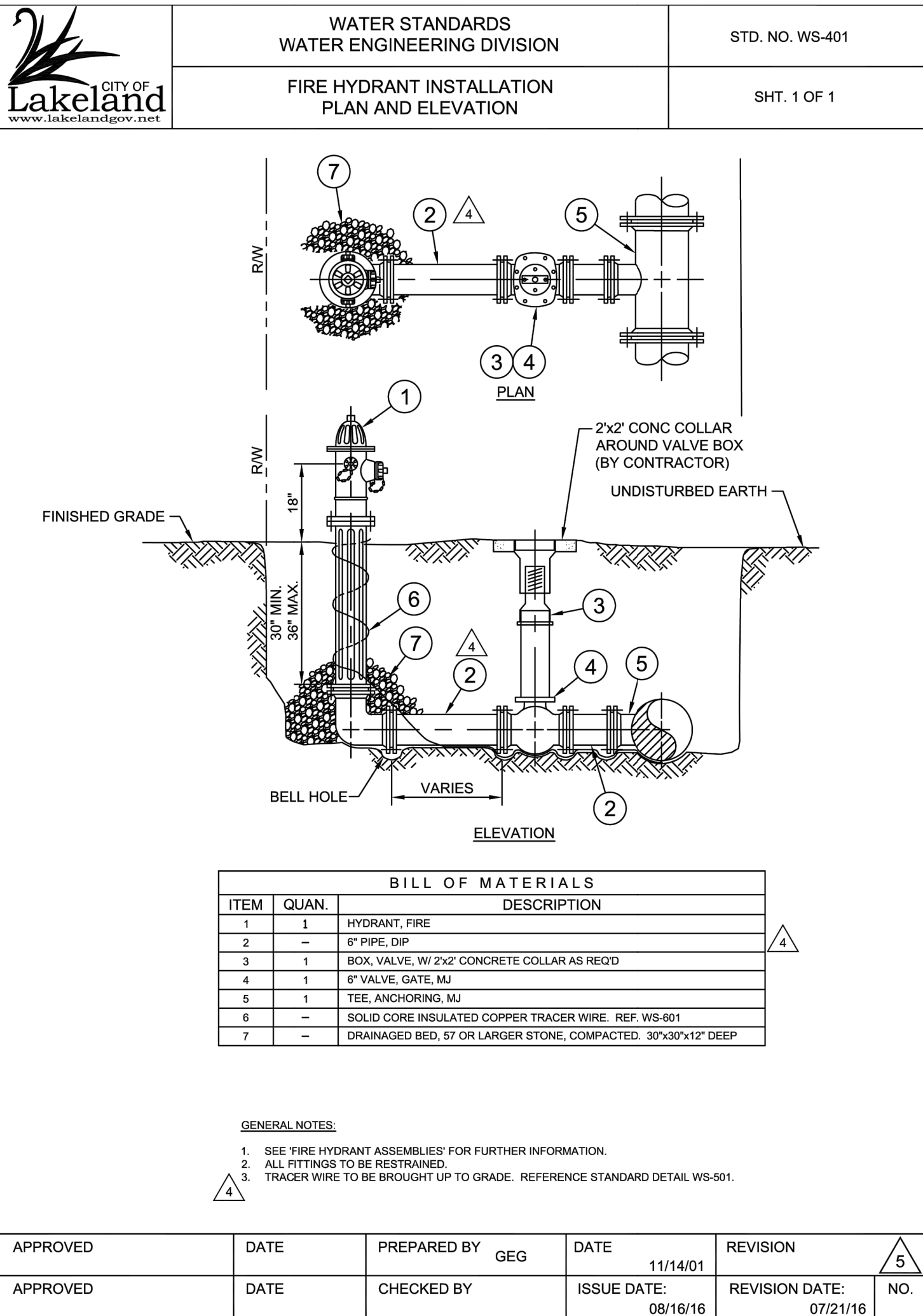
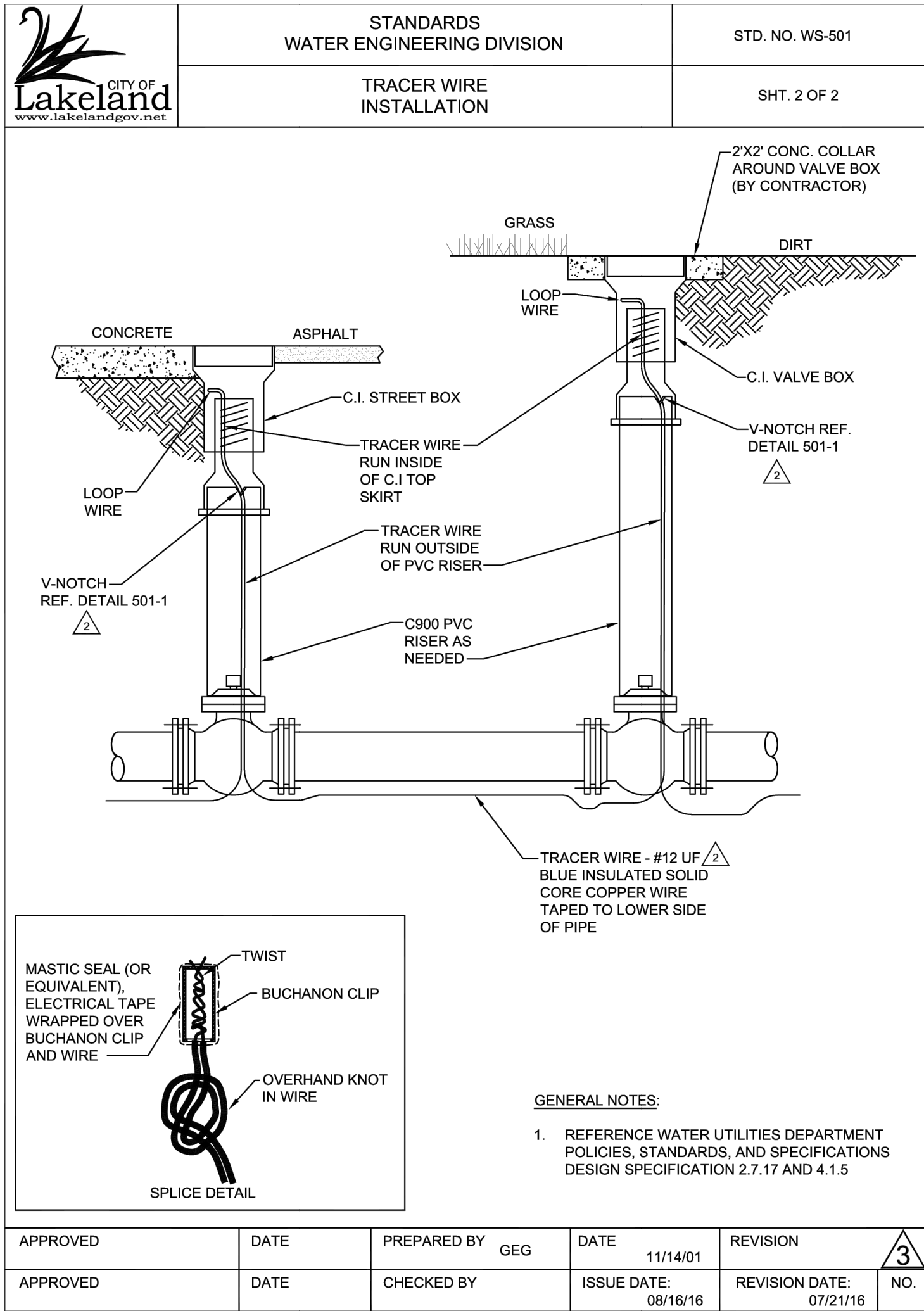
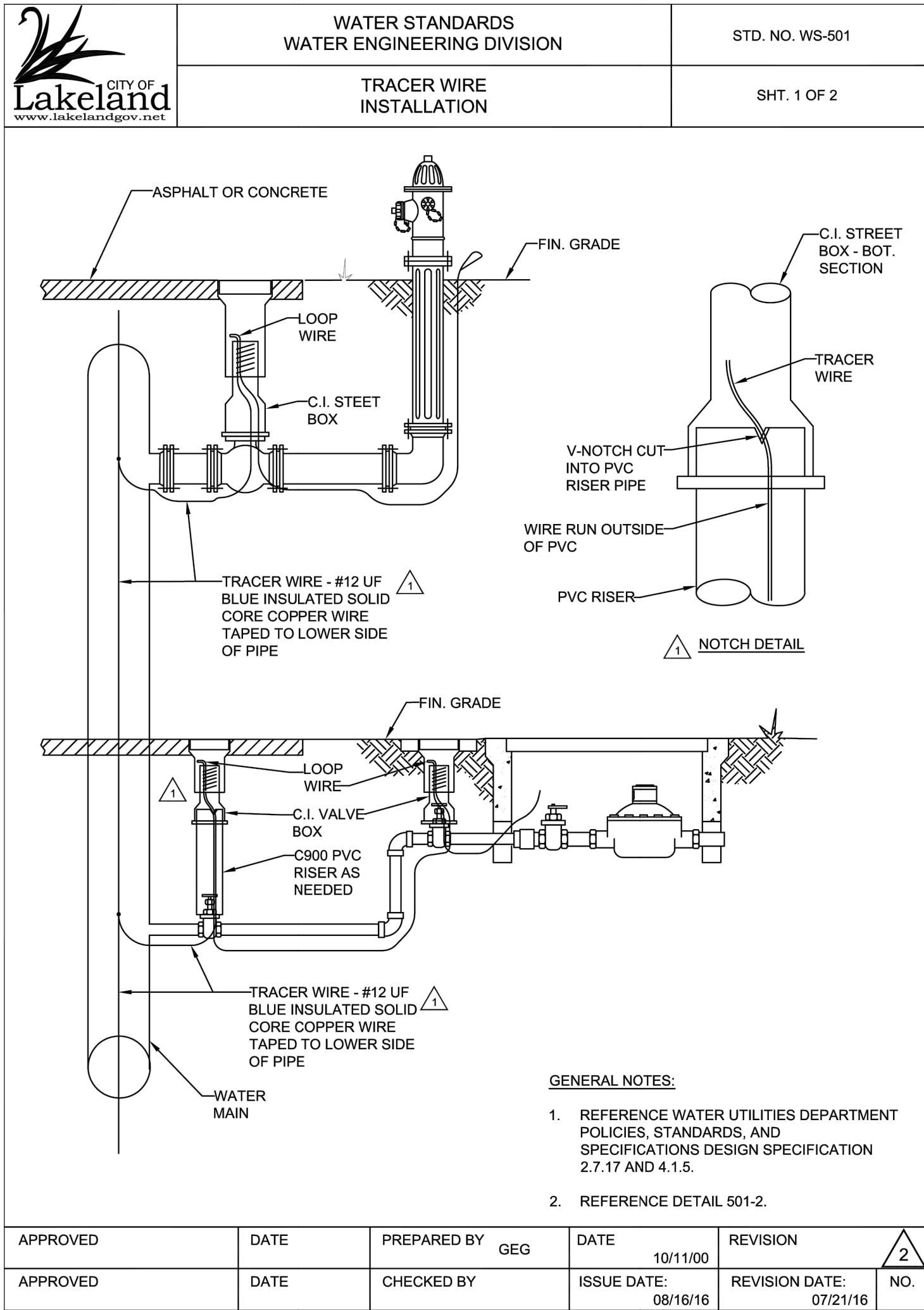
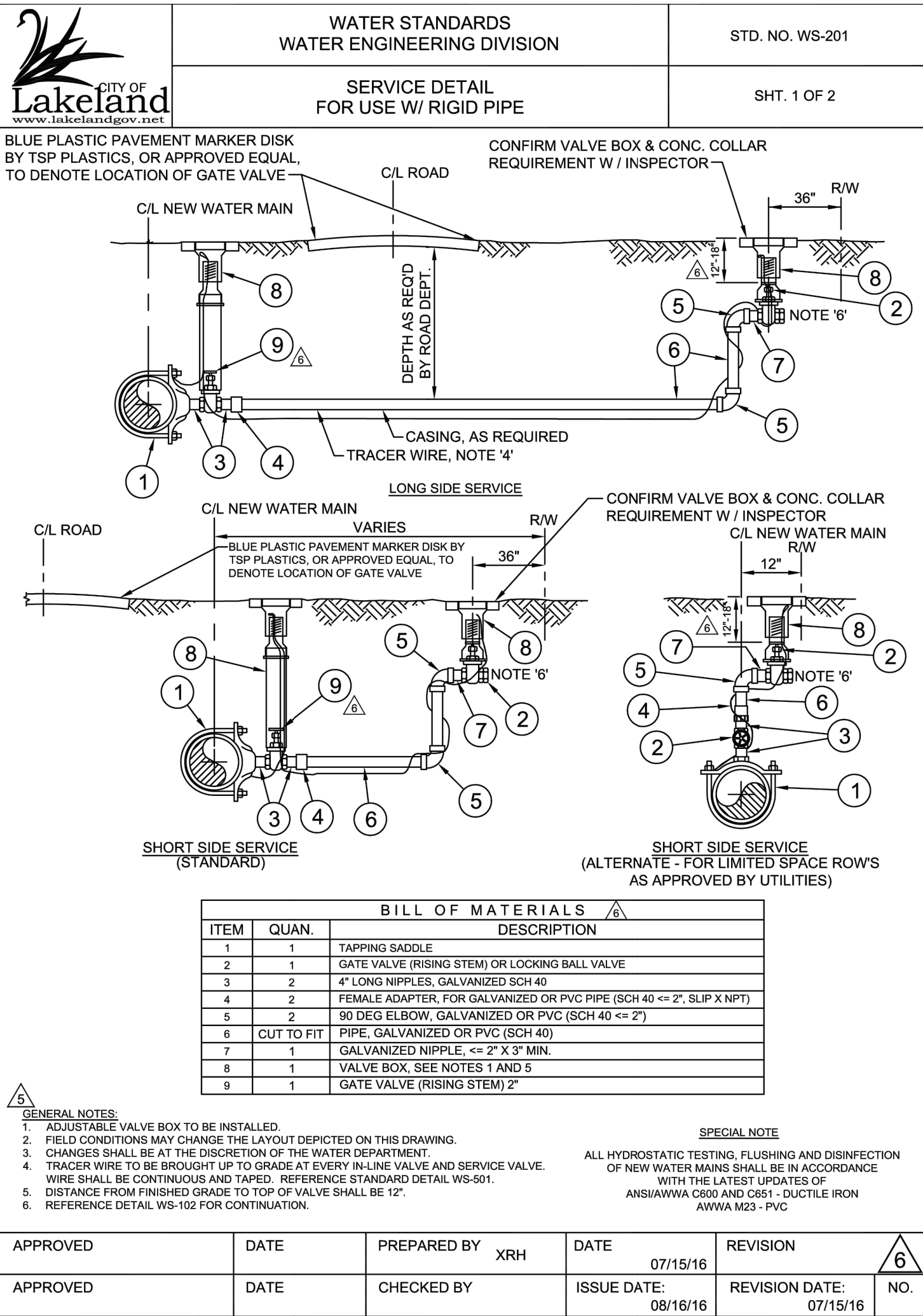
Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



FIRE TRUCK

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



THOMAS
ENGINEERING GROUP

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PROJECT No. FT240053
DRAWN BY: MULJAP
CHECKED BY: JMB
DATE: 01-29-2026
SCALE: AS NOTED
CAD I.D.: FT240053-D-1.0 DTL'S

PROJECT:

**ECP - US 98
& CLUBHOUSE RD**

FOR

ECP PARTNERS

4255 CLUBHOUSE RD SE
LAKELAND, FL & 5433 3RD ST
HIGHLAND CITY, FL
POLK COUNTY

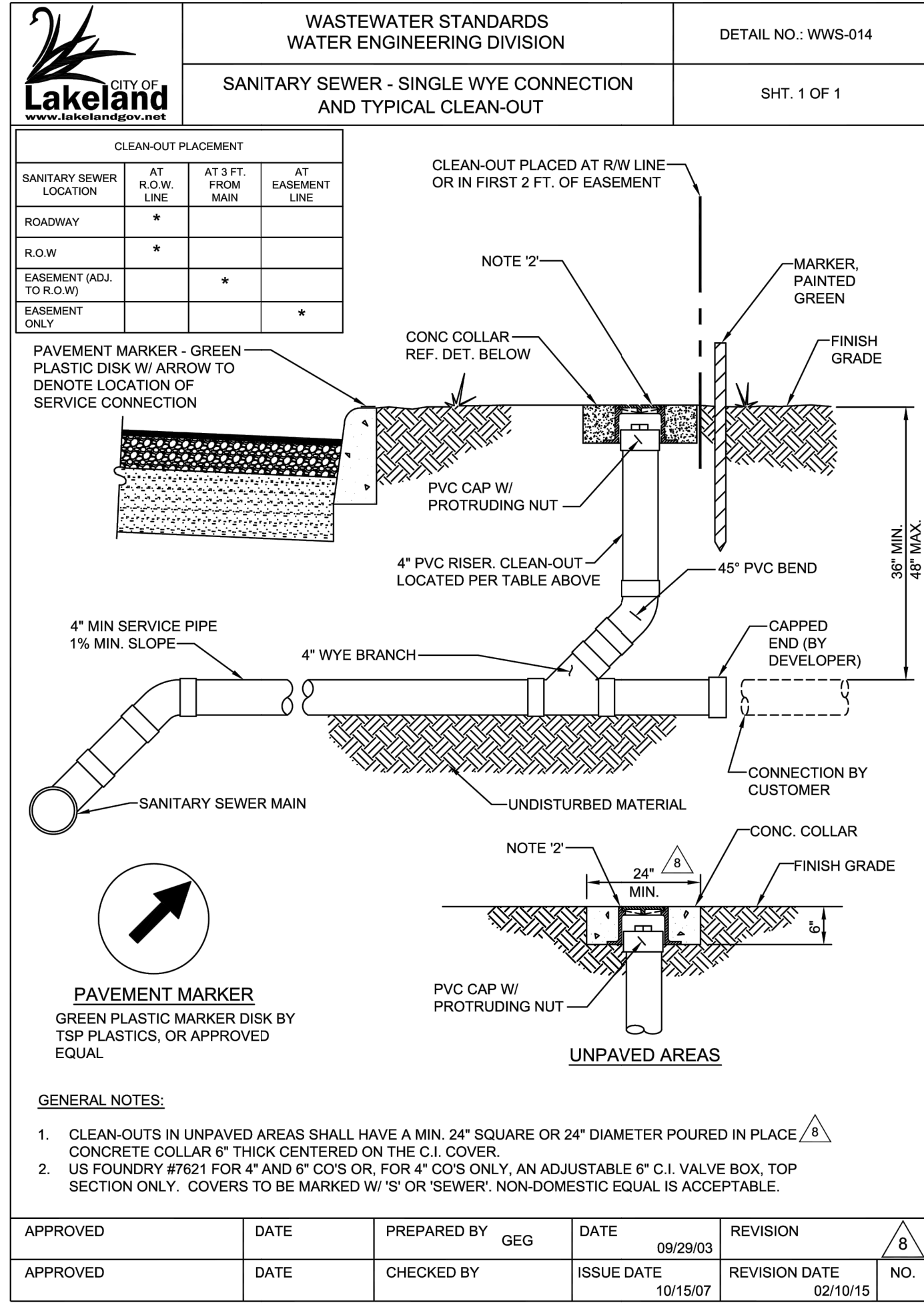
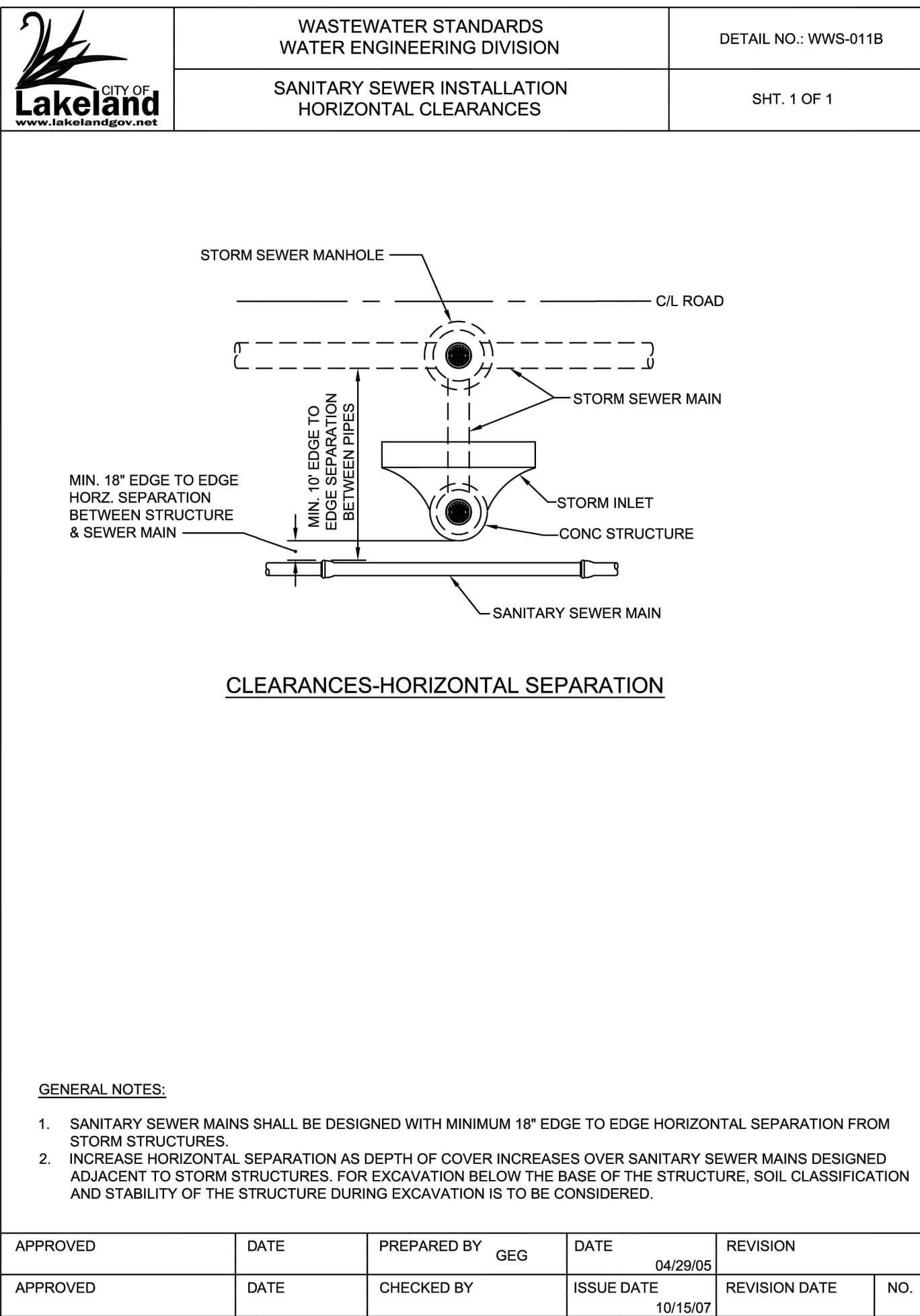
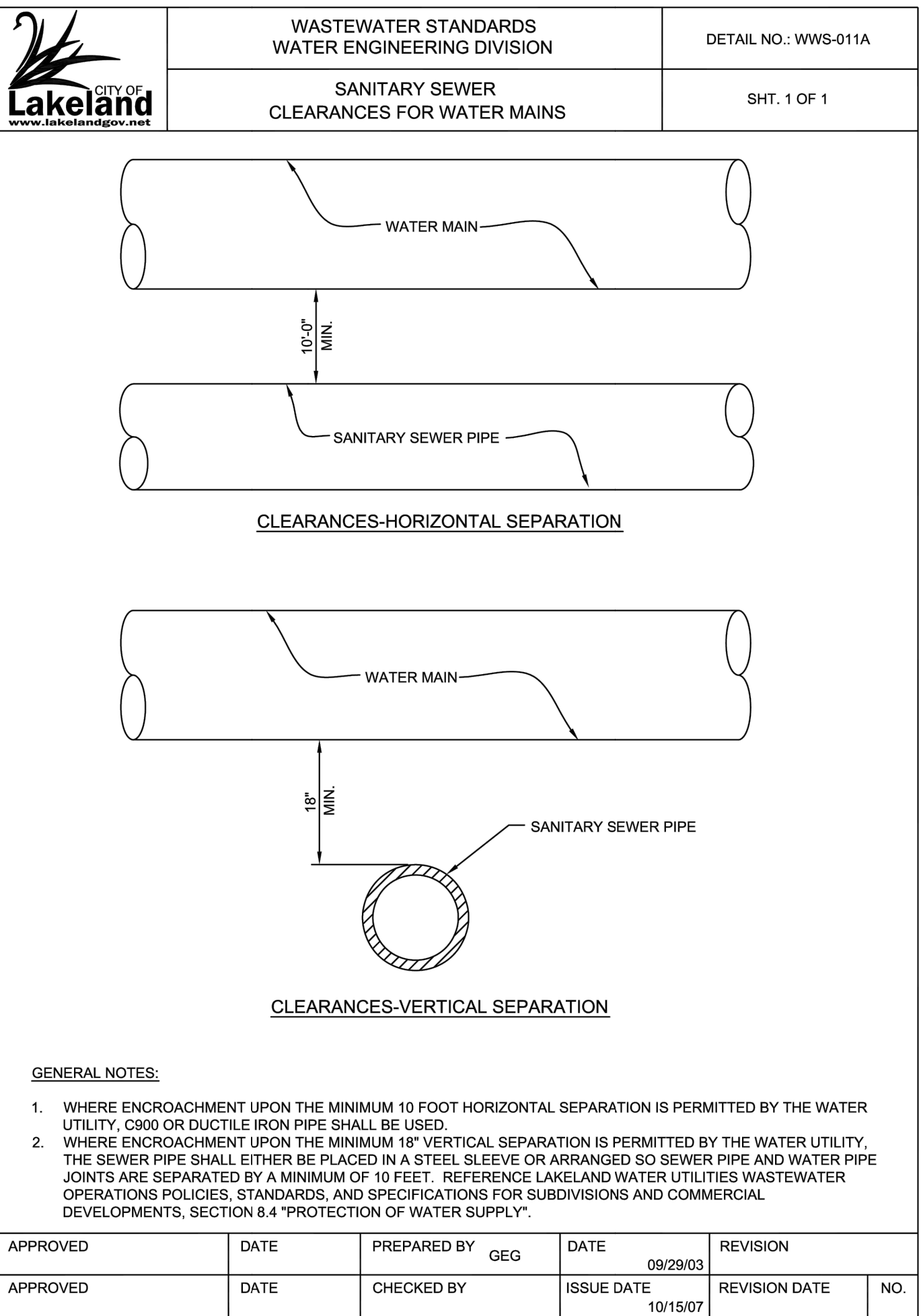
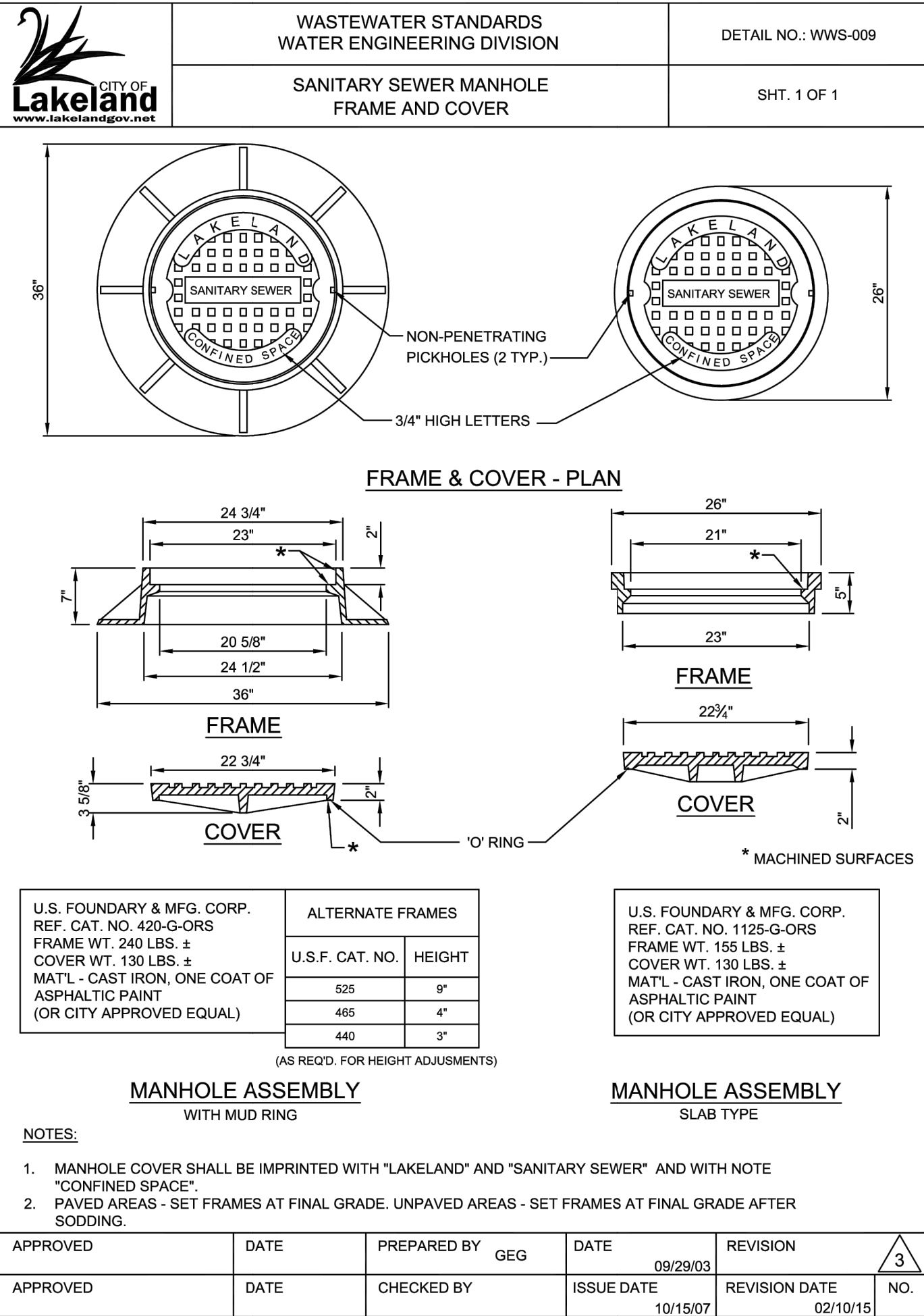
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EDWARD M. McDONALD, P.E.
May 11, 2026
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
**CITY OF LAKELAND
DETAILS**

SHEET NUMBER:
D-2.1
OF



REVISIONS			
REV	DATE	COMMENT	BY
1	11/1/2011	1	1
2	11/1/2011	2	2
3	11/1/2011	3	3
4	11/1/2011	4	4
5	11/1/2011	5	5
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7	11/1/2011	7	7
8	11/1/2011	8	8
9	11/1/2011	9	9
10	11/1/2011	10	10

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DRAWN BY:	MUL/NR
CHECKED BY:	JMB
DATE:	01-29-2026
SCALE:	AS NOTED
CAD I.D.:	FT240053-D-1.0 DTL

PROJECT:

**ECP - US 98
& CLUBHOUSE RD**

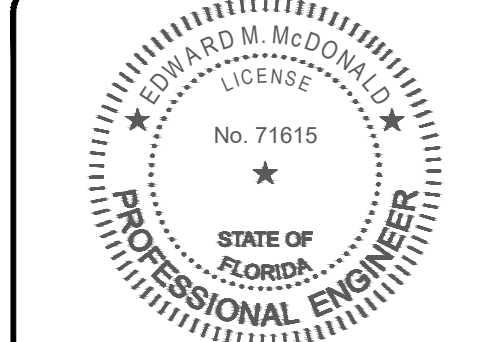
_____ FOR _____



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HIGHLAND CITY, FL
POLK COUNTY



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CITY OF LAKELAND
DETAILS

SHEET NUMBER:

D-2.3
OF