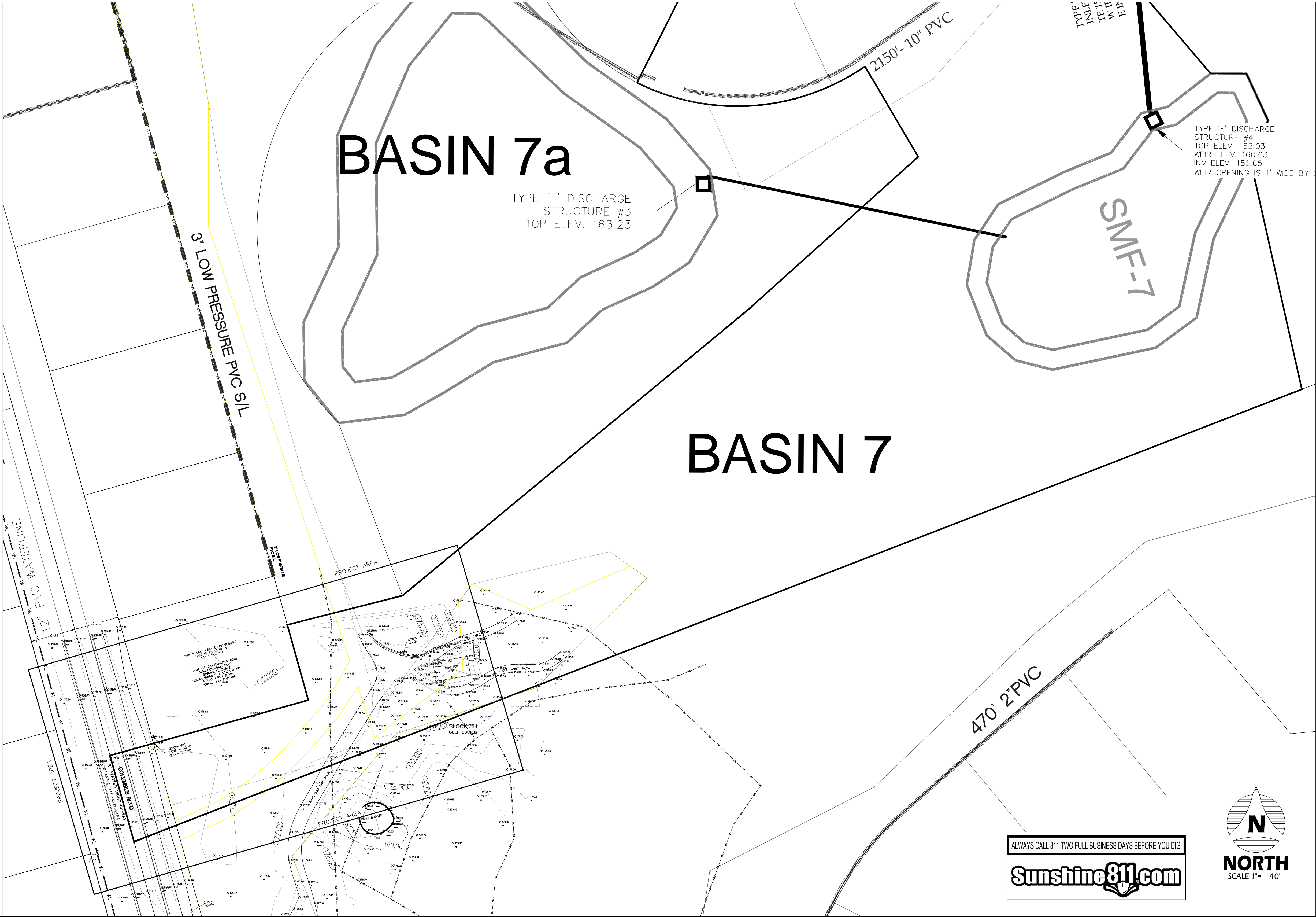
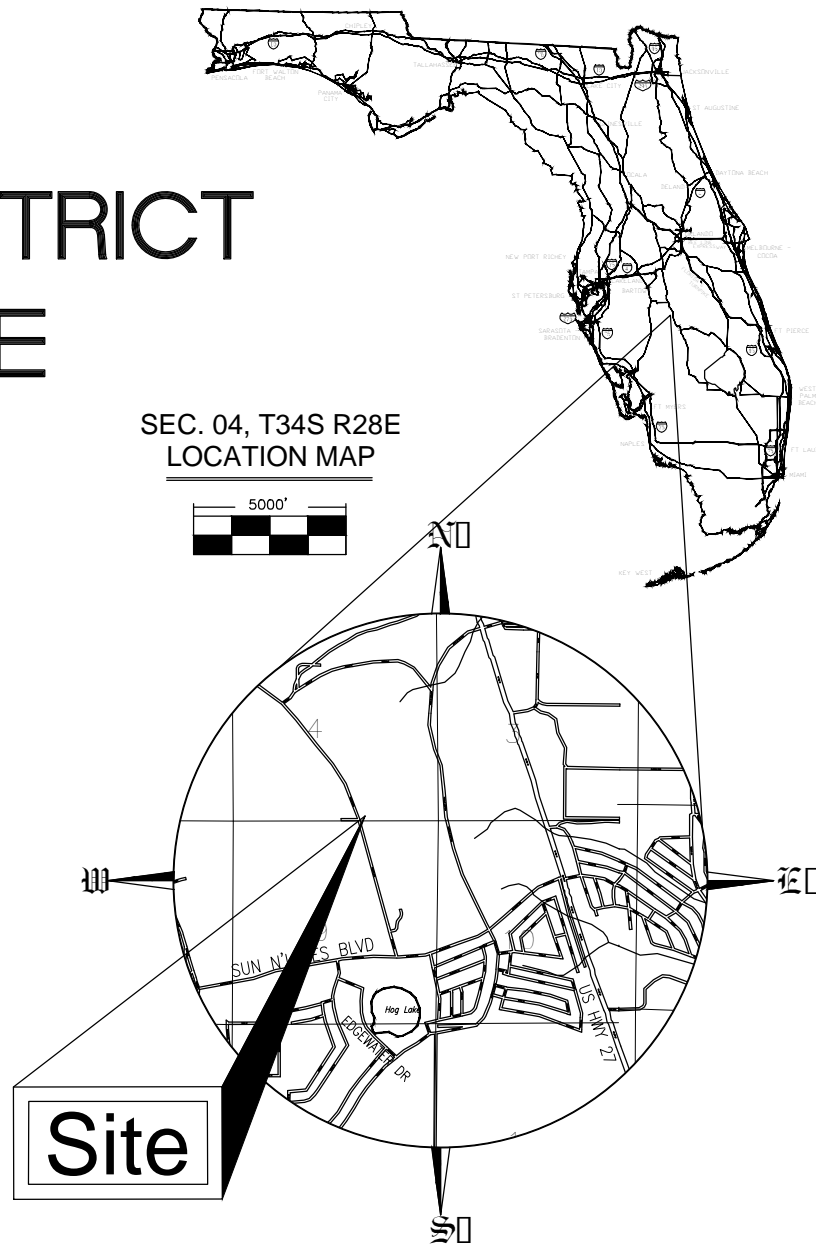


Important:
The information and design shown on these drawings is based on the best available information provided for design. The drawing is to scale as much as possible; however no measurements should be made by scaling from these drawings as some items may be not to scale for drawing clarity. Any questions or conflicts should be brought to the engineer immediately for clarification or resolution. Polston Engineering Inc. shall not be responsible for any errors made by others caused by making assumptions or errors caused by scaling the plans. All construction shall follow the accepted safety procedures and construction techniques as required by any applicable government standards.

TOTAL PROPERTY AREA:	39,329,017 sq.ft. 902.87 acres	PROPOSED IMPERVIOUS AREA 755 S.F.	
PROJECT AREA:	63,118 sq.ft. 1.449 acres	EXISTING CONDITIONS AREA	AREA (ACRES)
BUILDING AREA:	240 sq.ft. 0.0055 acres (0.007%)	=====	=====
SIDEWALK AREA:	515 sq.ft. 0.012 acres (0.15%)	TOTAL OWNED AREA	902.87
TOTAL IMPERVIOUS AREA:	39,988 sq.ft. 0.918 acres (11.62%)	BASIN AREA	7.900
PERVIOUS (GREEN+POND) AREA:	271,466 sq.ft. 6.232 acres (78.89%)	PROJECT AREA	1.449
EXISTING USE:	GOLF COURSE	LAKE / IMPERVIOUS	0.900
PROPOSED USE:	GOLF COURSE	1/4 ACRE LOTS	0.750
PARKING SPACES:	N/A	PERVIOUS (GREEN)	6.250
ZONING:	AU AGRICULTURE	PROPOSED CONDITIONS PROJECT AREA	AREA (ACRES)
F.L.U. MAP DESIGNATION:	MU	=====	=====
WATER:	SUN 'N LAKE	TOTAL OWNED AREA	902.87
SANITARY:	SUN 'N LAKE	BASIN AREA	7.900
SOIL TYPE:	SATELLITE	PROJECT AREA	1.449
GROUND COVER:	GRASS, TREES, SHELL	LAKE / IMPERVIOUS	0.918
BUILDING HEIGHT:	35' MAXIMUM	1/4 ACRE LOTS	0.750
INTENSITY:	0.0007	PERVIOUS (GREEN)	6.232
FLOOR AREA RATIO:	0.07%		
LOCAL, STATE AND FEDERAL PERMITS REQUIRED:	HIGHLANDS COUNTY SWFWMD ERP		



COMMERCIAL SITE PLAN EXEMPTION
FOR
SUN 'N LAKE IMPROVEMENT DISTRICT
TURTLE RUN GOLF COURSE
RESTROOM
4360 CREMONA DR.
SEBRING, FL 33872



PROJECT: TURTLE RUN RESTROOM
4360 CREMONA DR
SEBRING, FL 33872
HC PARCEL# S C-04-34-28-151-7540-0010
SEC 04, TWP. 34S, RGE. 28E

OWNER: SUN 'N LAKE OF SEBRING
IMPROVEMENT DISTRICT
5306 SUN 'N LAKE BLVD
SEBRING, FL 33872
(863)382-2196
email: mhurley@nldistrict.org

CONTRACTOR: (TO BE PUT OUT FOR BID)

ENGINEER: ROGER DALE POLSTON, P.E.
POLSTON ENGINEERING, INC.
P.O. BOX 588
SEBRING, FL 33871-0588
PH (863) 385-5564, FAX (863) 385-2462
dale@polstonengineering.com

SURVEYOR: GERMAINE SURVEYING, INC.
GARY L. GERMAINE, PSM, PRESIDENT
3803 KENILWORTH BLVD.
PH 863-385-6856
FAX 863-382-4531
gary@germainesurveying.com

TESTING LAB: LINDSEY N. WEAVER, P.E., REG. MGR.
UNIVERSAL ENGINEERING SCIENCES, INC.
5971 COUNTRY LAKES DRIVE
FORT MYERS, FL 33905
lwweaver@uesonfl.com
239-995-1997 Office
239-313-2347 Fax
(OR OTHERS HIRED BY OWNER)

THERE ARE NO KNOWN FLOODPLAINS, CUTTHROAT SEEPS, WETLANDS, HISTORICAL AND ARCHAEOLOGICAL RESOURCES, CONES OF INFLUENCE FOR POTABLE WELLS, OR AQUIFER RECHARGE AREAS WITHIN THIS PROJECT UNLESS NOTED AND SHOWN.

-NO WELL HEADS SUPPLYING PUBLIC POTABLE WATER WITHIN 600 FEET OF THIS PROJECT.

-TRAFFIC FLOW ARROWS NOT TO BE PAINTED UNLESS OWNER REQUESTS.

-NO EXPECTED IMPACT ON GROUNDWATER QUALITY.

-NO PORTION OF THE PROJECT AREA IS WITHIN THE 100 YEAR FLOOD PLAIN.

-ALL AREAS NOT USED FOR PARKING, BUILDING, OR SIDEWALKS MAY BE USED AS OPEN SPACE AREA.

-THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE AREAS.

PARKING CALCULATIONS:
N/A - SITE ACCESSED BY GOLF CARTS, PARKING LOCATED AT CLUBHOUSE

-NO CHANGES ARE PROPOSED TO ANY STORMWATER POND OR DISCHARGE STRUCTURE AS PART OF THIS PROJECT.

LEGEND	
PG	PAGE
S.I.R.	SET IRON ROD WITH CAP PSM 3945
O.R.	OFFICIAL RECORD
R.W.	RIGHT OF WAY
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENT
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
F.N.D.	FOUND NAIL & DISK
F.C.M.	FOUND CONCRETE MONUMENT
S.C.M.	SET CONCRETE MONUMENT PSM 3945
S.N.D.	SET NAIL & BRASS DISK STAMPED PSM 3945
F.L.	FENCE LINE
F.C.	FENCE CORNER
CONC.	CONCRETE
B.F.P.	BACK FLOW PREVENTER
C.L.F.	CHAIN LINK FENCE
C.B.S.	CONCRETE BLOCK STRUCTURE
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(PRO)	PRORATED MEASUREMENT
NO ID.	NO IDENTIFICATION
TELEPHONE BOX	SIGN
WATER VALVE	CLEAN-OUT
MONITORING WELL	GAS VALVE
FIRE HYDRANT	STORM INLET
TRAFFIC SIGNAL BOX	WATER METER
DRAINAGE MANHOLE	ELECTRIC BOX
SANITARY MANHOLE	UTILITY POLE
IRRIGATION CONTROL VALVE	LIGHT POLE
HANDICAPPED PARKING	MITERED END
GUY ANCHOR	METER POLE

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CERTIFICATE OF AUTHORIZATION # 5684
ROGER DALE POLSTON P.E. # 33222
MARVIN LUTHER WOLFE P.E. # 48030

PE Polston Engineering Inc.

CIVIL ENGINEERING CONSULTANTS

2925 KENILWORTH BLVD., SEBRING, FLORIDA 33870
863-385-5564 PHONE - 863-385-2462 FAX

EXISTING CONDITIONS

SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT

TURTLE RUN GOLF COURSE - RESTROOM

DRAWING SCALE

1"=40'

SHEET

1 OF 3

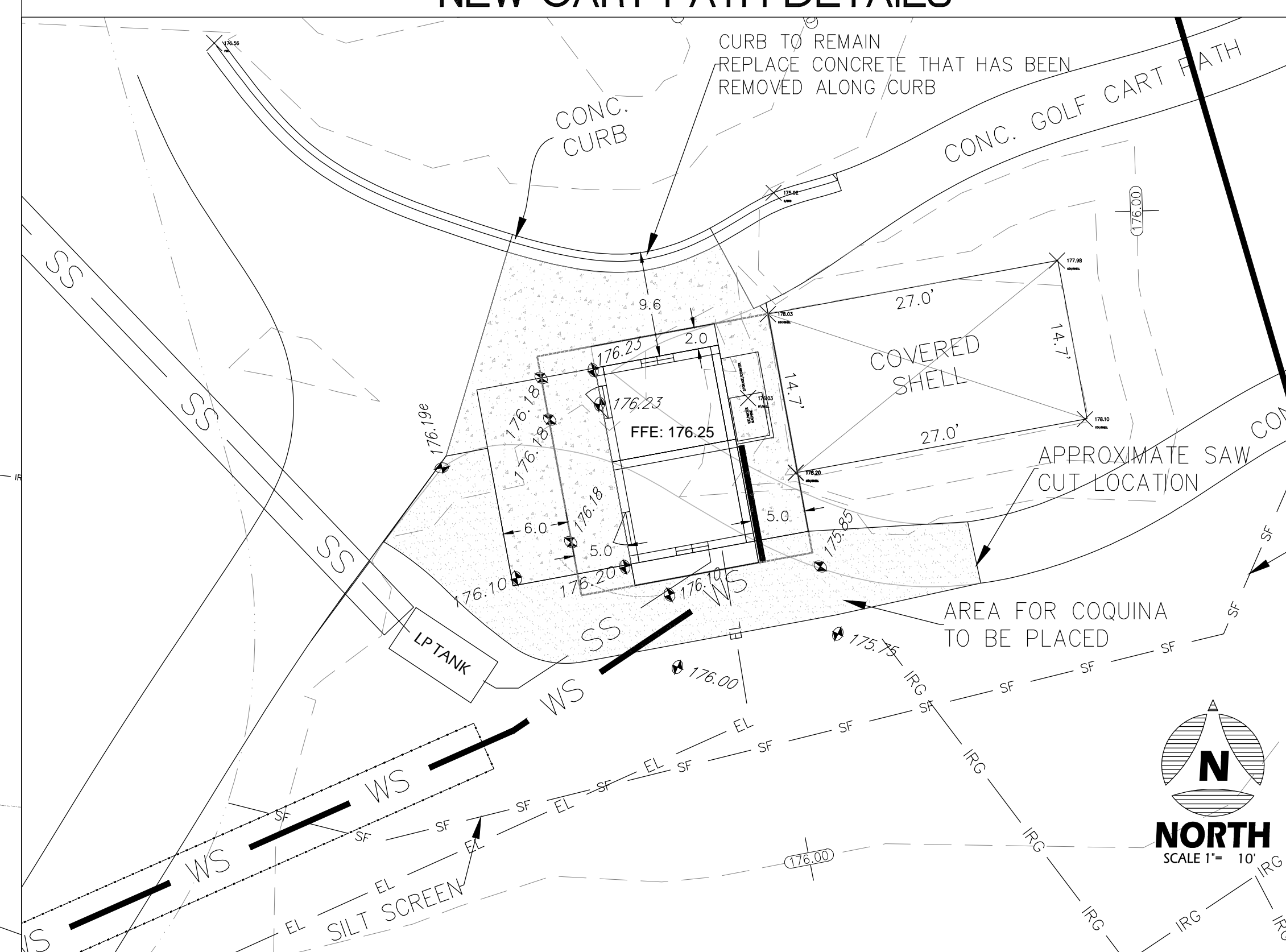
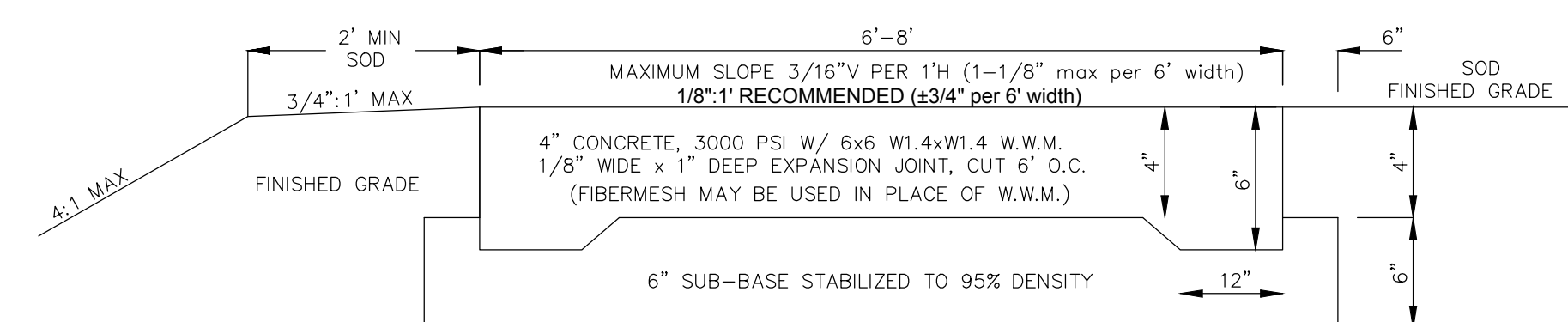
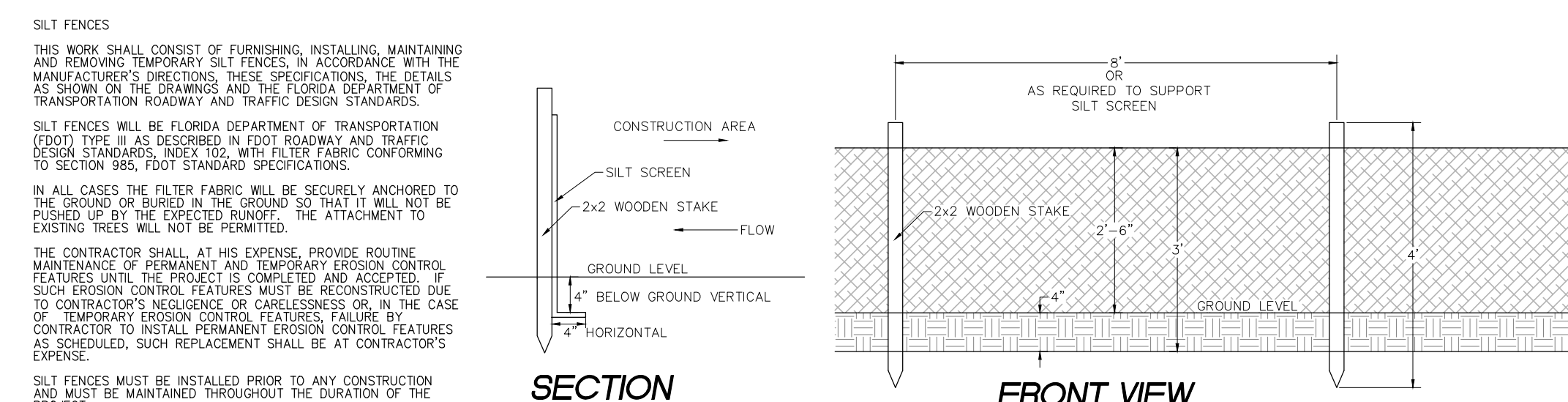
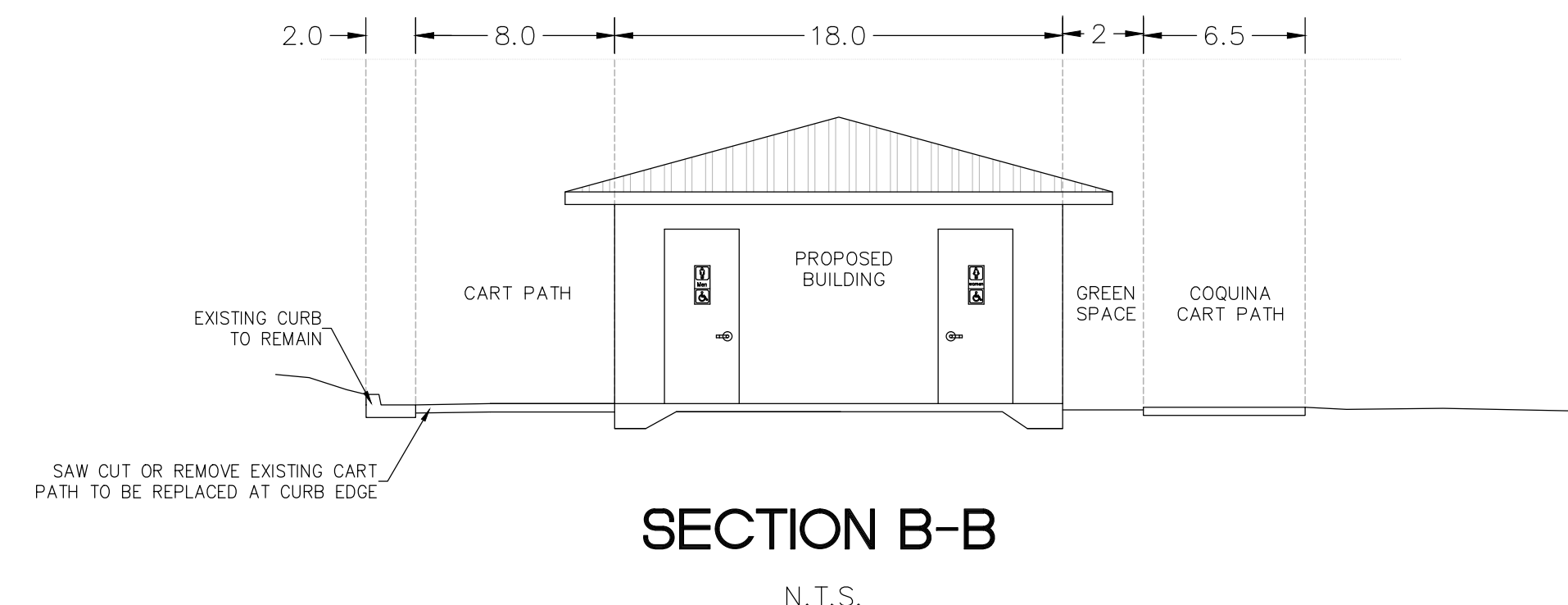
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19103

DATE	REMARK	CH
03-16-20 <td>ORIGINAL SUBMITTAL<td>DRU</td></td>	ORIGINAL SUBMITTAL <td>DRU</td>	DRU
		RDP

ALL ELEVATIONS SHOWN REFER TO N.A.V.D. 1988

ELECTRICAL SERVICE NOTES:
 -CONTRACTOR TO PROVIDE ELECTRICAL RUN TO RESTROOM AND BE PLACED IN PVC CONDUIT.
 -ESTIMATED CONDUIT SIZE TO BE 2-1/2" SHALL BE RAN FROM PROPOSED RESTROOM TO SERVICE POLE.
 -ADEQUATE SIZED WIRE SHALL BE PULLED AND INSTALLED FOR THE SERVICE ON THE ARCHITECTURAL PLANS.
 -CONTRACTOR TO COORDINATE THE NEW SERVICE WITH THE DISTRICT AND THE POWER PROVIDER (DUKE ENERGY).

[illegible]

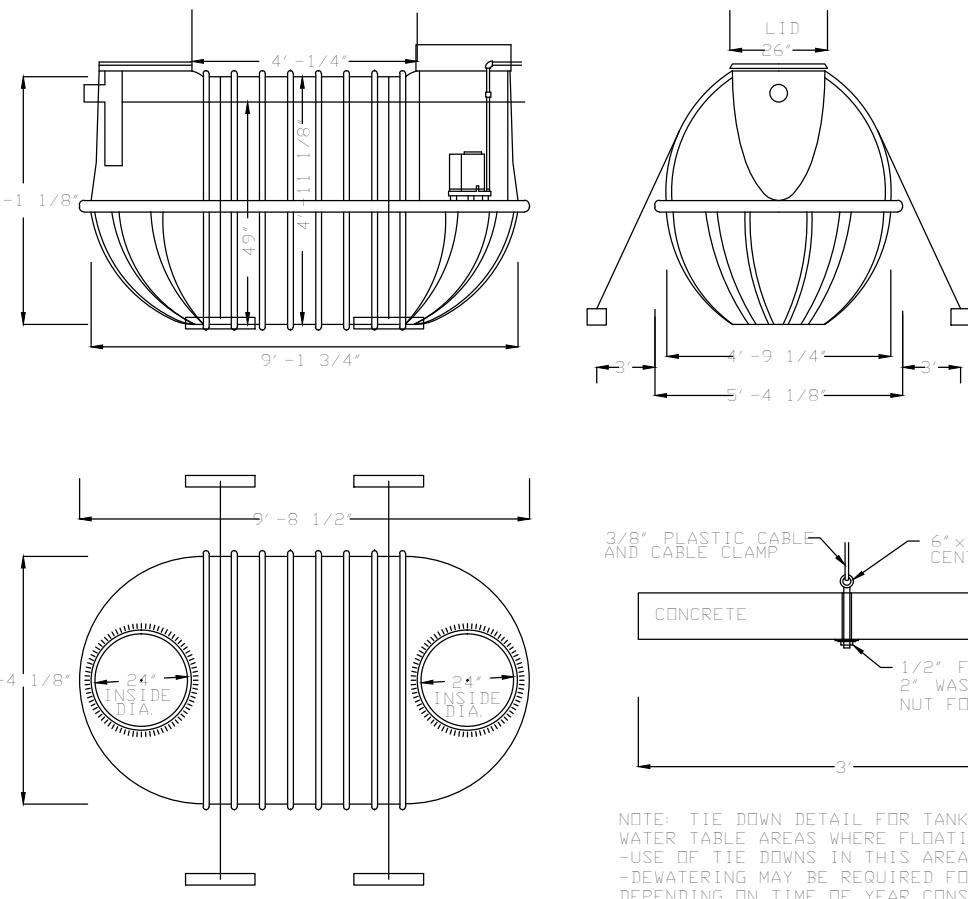
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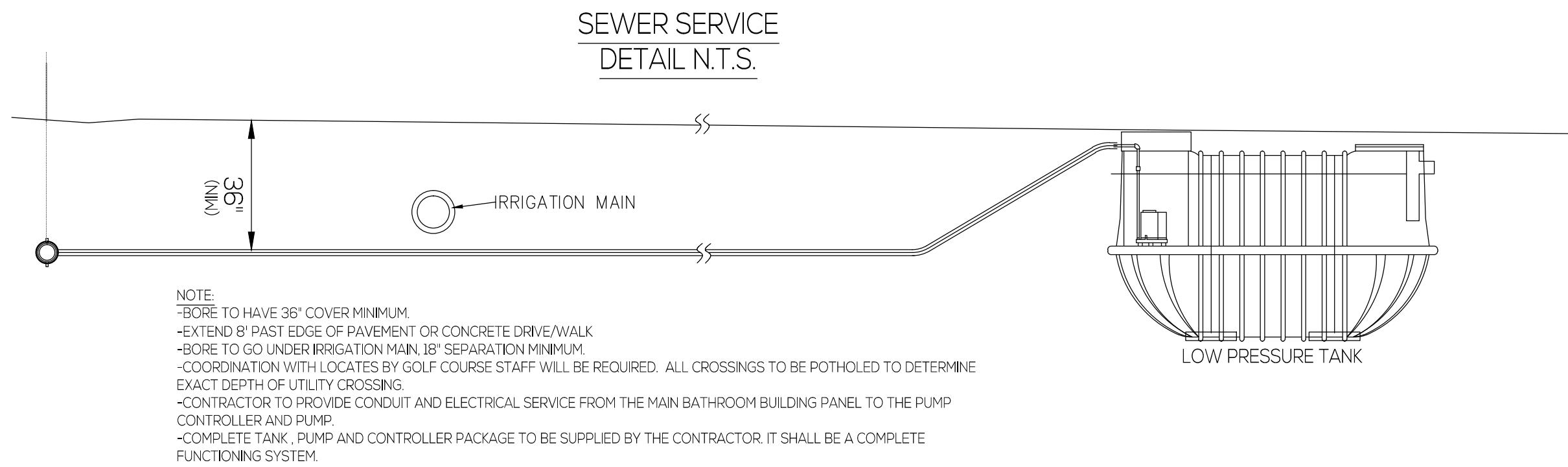
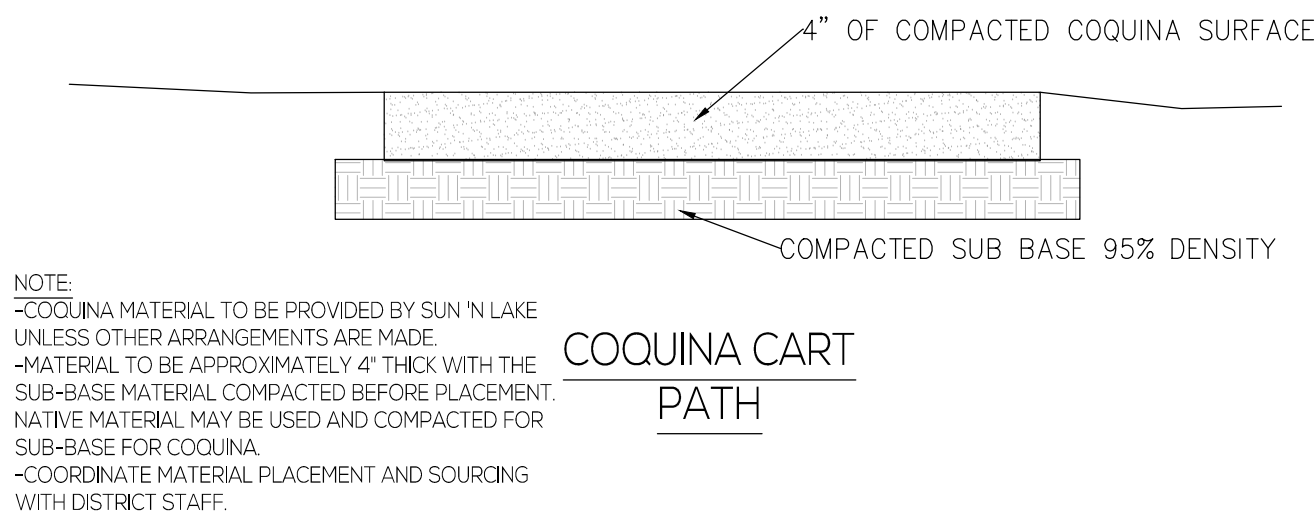
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PROPOSED IMPROVEMENTS
SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT
TURTLE RUN GOLF COURSE - RESTROOM

DRAWING SCALE
1"=20'
SHEET
2 OF 3



TYPICAL LOW PRESSURE SEWER COLLECTION TANK
ALTERNATE ALLOWED IF APPROVED BY DISTRICT



NOTES:
The right of ways and easements disturbed by these improvements shall be restored to at least their pre-construction condition. All disturbed areas shall be restored to the original line and grade. The golf course shall be repaired with the same type sod which is disturbed. Right of ways shall be sodded in all disturbed areas. Easements may be seeded and mulched if there is not an existing sod cover. The area shall be video taped by the contractor and a tape provided to the Improvement District to verify pre-construction conditions.

NO OPEN CUTS OF ROADS SHALL BE ALLOWED. ALL CROSSINGS SHALL BE JACK AND BORE OR SDR 11 DIRECTIONAL BORE (OR OTHER METHOD APPROVED BY THE ENGINEER).

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE EXISTING UTILITIES AS THEY ARE NOT SHOWN ON THE PLANS.

The lengths of pipes shown are based on a drawing of the area. Actual quantities may vary. All quantities shall be verified by the contractor.

The sewer valves shall be plastic ball valves.
No galvanized or brass valves will be allowed.

INSTALLATION INSTRUCTIONS:
The pipe shall be bedded in compacted clean sand with all organic matter and debris removed. Back fill shall be of similar material and carefully placed in approximate 12" layers.

The pipe shall be installed in accordance with the instructions of the pipe manufacturer, including methods and materials (seals, solvents, etc.). The contractor shall not use damaged, flawed or used material.

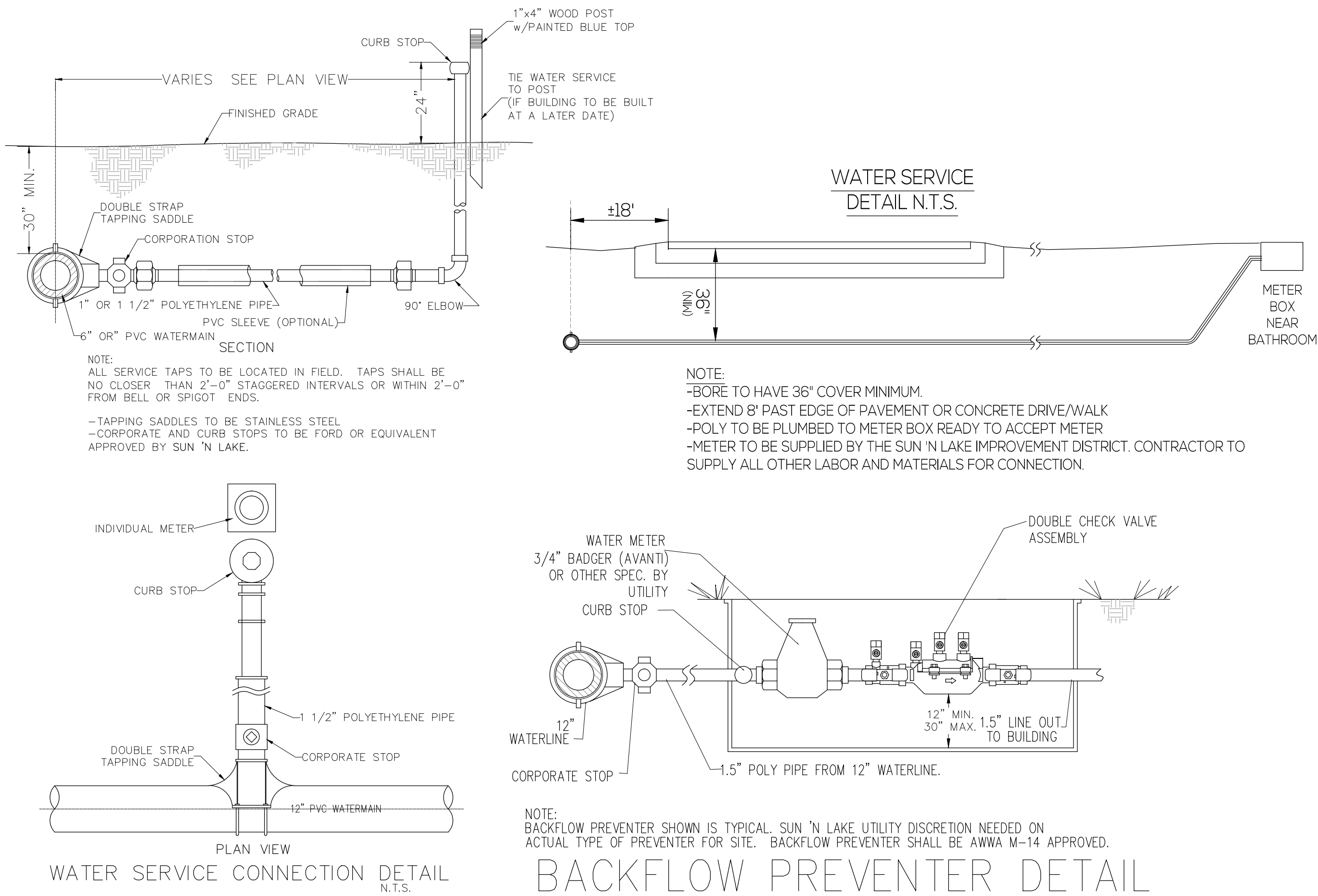
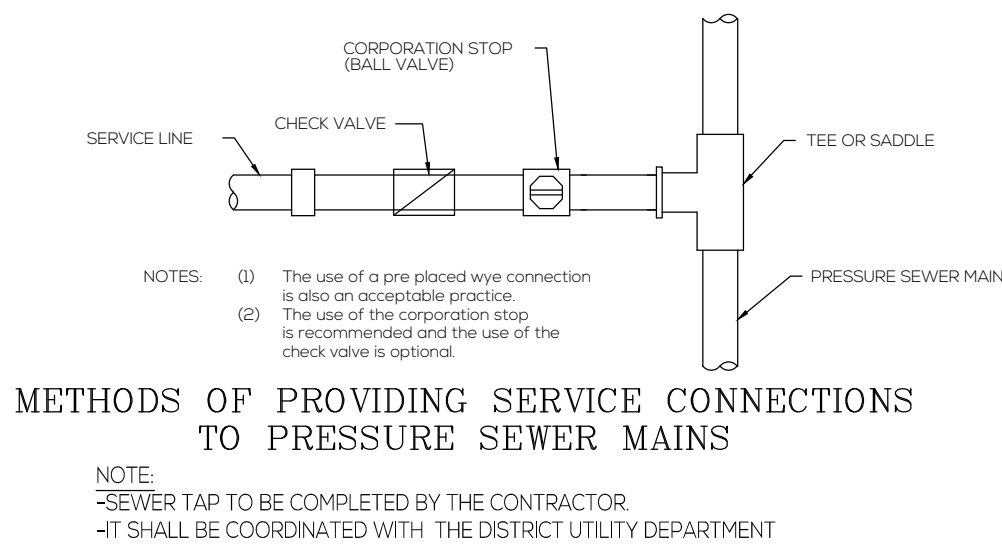
The pipe shall have 36" of cover minimum when the original line and grade is restored to the construction area.

TESTING:
Following the installation the lines will be flushed with clean water. The flushed material shall not be flushed into the sewage collection system.

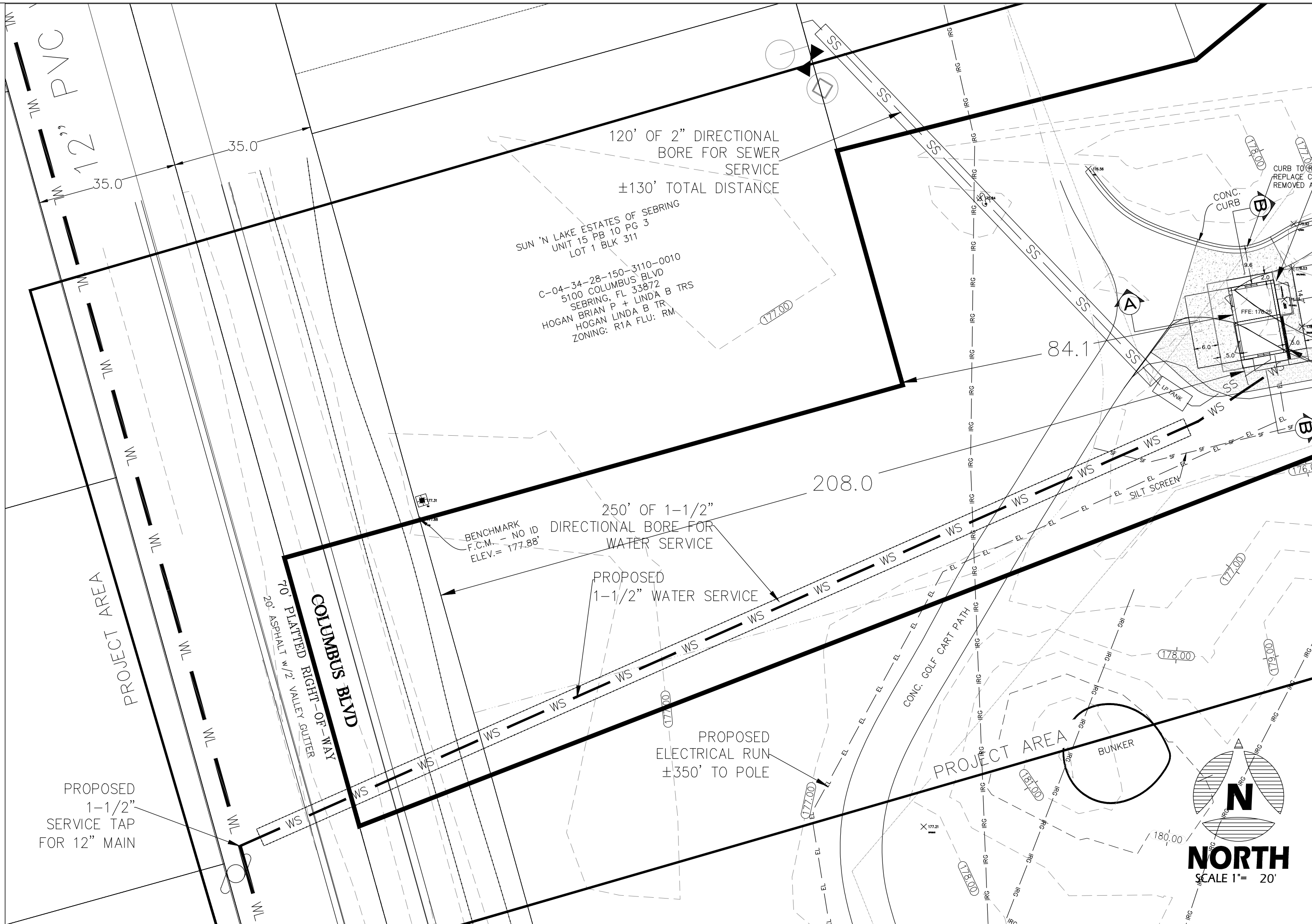
Testing will require the presence of the engineer or his designated inspector. The contractor shall take all precautions to secure a watertight sewer line under all conditions. All visible damage or flows shall be repaired or replaced regardless of the out come of any testing performed.

The low pressure lines shall be tested under a hydrostatic pressure of 70 PSI for at least 2 hours. The pressure shall be maintained for the entire 2 hour testing period. The maximum loss allowed will be 50 GPD per inch diameter per mile of pipe.

The contractor shall furnish all labor, materials and equipment to perform all tests. The contractor shall make arrangements with the Improvement District Utility department for a water supply for testing purposes.



BACKFLOW PREVENTER DETAIL



SEWER
PIPE SPECIFICATION: SEWER MAIN - 2' 3/4" & 4' RING-TITE (GASKET) CLASS 200, (COLOR GREEN) 200 PSI @ 73° F ASTM D-2241
SERVICES - 1 1/2" CLASS 160 (SOLVENT WELD) SDR 26 PVC 1120 160 PSI @ 73° F ASTM D-2241
DIRECTIONAL BORE PIPE: SDR 11 - POLYETHYLENE (COLOR GREEN) AWWA C-906 DISCOMPE PRISMA 4100 ASTM D-3350

INSTALLATION INSTRUCTIONS:
-THE PIPE SHALL BE BEDDED IN COMPACTED CLEAN SAND WITH ALL ORGANIC MATTER AND DEBRIS REMOVED.
-BACK FILL SHALL BE OF SIMILAR MATERIAL AND PLACED BY HAND AND COMPACTED BY TAMPING TO AT LEAST 12" OVER THE TOP OF THE PIPE.
-ALL FILL TO BE CLEAN SAND AND TO BE PLACED IN APPROXIMATE 12" LAYERS AND IS TO BE COMPACTED BY ROLLING OR TAMPING.
-PIPE IS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, USING THE MANUFACTURER SPECIFIED JOINT LUBRICANTS AND CEMENTS IF REQUIRED.
-THE CONNECTION TO THE SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT SEWAGE COLLECTION SYSTEM WILL BE DONE TO SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT SPECIFICATIONS UNDER SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT SEWAGE COLLECTION SYSTEMS SUPERVISION REQUIREMENTS. ALL UTILITY WORK TO BE COORDINATED WITH THE SUN 'N LAKE UTILITY DEPARTMENT.

TESTING:
-ALL TESTS WILL REQUIRE THE PRESENCE OF THE ENGINEER OR HIS DESIGNATED INSPECTOR.
-THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO SECURE A WATERTIGHT SEWER LINE UNDER ALL CONDITIONS.
-ALL VISIBLE DAMAGE FLAWS SHALL BE REPAIRED OR REPLACED REGARDLESS OF THE OUT COME OF ANY TESTING PERFORMED.
-TEST SHALL BE PERFORMED PRIOR TO CONNECTION TO THE SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT SEWAGE COLLECTION SYSTEM.

DIRECTIONAL BORE NOTES:
BEFORE ANY CONSTRUCTION BEGINS, THE CONTRACTOR / UNDER-GROUND CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES AND VERIFYING EXACT LOCATION AND ELEVATION OF UTILITIES NOT LIMITED TO TELEPHONE, WATER, SEWER, GAS AND CABLE.

THE ACTUAL CROSSING OPERATION SHALL BE ACCOMPLISHED DURING DAYLIGHT HOURS.
ANY ALTERATION OR WAIVER MUST BE APPROVED BY THE IMPROVEMENT DISTRICT ENGINEER.
ERECTOR OR INSTALLATION OF APPROPRIATE SAFETY AND WARNING DEVICES IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORTATION'S MANUAL ON M.V.T.C.D. PRIOR TO BEGINNING WORK.

*** NOTE: ALL CROSSINGS OF WATER LINES OVER SEWER LINE AND/OR STORM DRAINS WILL HAVE A 18" VERTICAL SEPARATION OR:
1.) WATER LINE WILL BE ENCASED WITH CONCRETE 10" BOTH SIDES OF CROSSING.
2.) SEWER LINE WILL BE ENCASED AIR TIGHT WITH PVC 10" BOTH SIDES OF CROSSING.

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UTILITIES
SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT
TURTLE RUN GOLF COURSE - RESTROOM
DRAWING SCALE
1"=20'
SHEET
3 OF 3