SUN 'N LAKE OF SEBRING
CLUBHOUSE

# SHUFFLE BOARD COURTS

SUN 'N LAKE
FLORIDA'S CENTERPIECE COMMUNITY

RFP 20-03

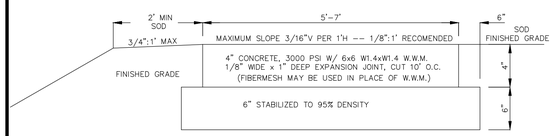
## LEGEND

### ABBREVIATIONS

| | |
|---|---|
| ℄ | CENTER LINE |
| EOP | EDGE OF PAVEMENT |
| R/W | RIGHT-OF-WAY |
| SIR | SET IRON ROD |
| FIR | FOUND IRON ROD |
| SCM | SET CONCRETE MONUMENT |
| U&D | UTILITY AND DRAINAGE EASEMENT |
| RCP | REINFORCED CONCRETE PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| T.E. | TOP ELEVATION |
| I.E. | INVERT ELEVATION |
| TOS | TOE OF SLOPE |
| FF | FINISHED FLOOR |
| SHWL | SEASONAL HIGH WATER LEVEL |

### SYMBOLS

DIRECTION OF WATER FLOW
x 40.56 EXISTING GRADE
SOIL BORING LOCATION
PROPOSED STOP SIGN
PROPOSED STREET LIGHT
PROPOSED CATCH BASIN
NON-ACCESS EASEMENT
DRAINAGE EASEMENT
TRANSITIONAL YARD BOUNDARY
WL EXISTING WATER LINE
WS PROPOSED WATER SERVICE LINE
EXISTING POWER POLE
CATCH BASIN
MITERED END
PROPOSED WELL
ELECTRIC BOX
FIRE HYDRANT
TELEPHONE BOX
UTILITY POLE
UTILITY POLE WITH GUY ANCHOR
CABLE TELEVISION BOX
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
SIGN
CLEANOUT
LIGHT POST
MONITORING WELL
WATER VALVE
WATER METER




### ADA SIDEWALK REQUIREMENTS:

-RUNNING SLOPE MUST NOT EXCEED 5% (1:20), OTHERWISE IT IS CONDISERED A RAMP
-MAXIMUM CROSS SLOPE MUST NOT EXCEED 1.5% (3/16":1')

RAMPS (SLOPE GREATER THAN 1:20 OR 5%):
-RAMPS WITH SLOPE 1:20 (5%) TO 1:16(6.25%) CAN HAVE A MAXIMUM HORIZONTAL PROJECTION FOR 40'.
-RAMPS WITH SLOPE 1:16 (6.25%) TO 1:12(8.33%) CAN HAVE A MAXIMUM HORIZONTAL PROJECTION FOR 30'.
-RAMPS MUST HAVE A 5' LEVEL LANDING ABOVE AND 6' LELVEL LANDING BELOW RAMP.
-RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%)

HANDRAIL REQUIREMENTS:
-IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" A HANDRAIL WILL BE REQUIRED ON BOTH SIDES.
-HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
-A HANDRAIL WILL BE REQUIRED IF THERE IS A DROP-OFF GREATER THAN 10" CLOSER THAN 2' FROM THE THE EDGE OF SIDEWALK.
-A HANDRAIL WILL BE REQUIRED IF A SLOPE STEEPER THAN 1:2 THAT BEGINS CLOSER THAN 2' FROM THE EDGE OF SIDEWALK AND IS A DEPTH OF 30" OR GREATER.

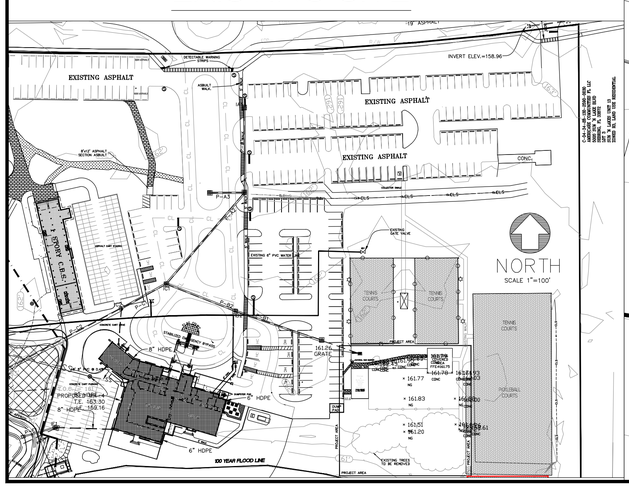
## SIDEWALK DETAILS

PARKING CALCULATIONS

| USAGE | REQUIREMENT | TOTAL REQUIRED |
|---|---|---|
| CLUB HOUSE/PRO SHOP | 1 PER 200 SQFT | 13,255/200 = 66 |
| TENNIS COURT | 2 PER COURT | 12 COURTS X 50% = 12 |
| SHUFFLE COURT | 2 PER COURT | 8 COURTS X 50% = 8 |
| STAFF | 1 PER STAFF | 6 EST. = 6 |
| EQUIPMENT ROOM | 1 PER 1000 SQFT | 6,199 SQFT./1000 = 6 |
| GOLF COURSE | 4 PER HOLE | 36 HOLES X 4 = 144 |
| | TOTAL | = 231 SPACES REQUIRED |
| | | 7 H.C. SPACES REQUIRED |
| | | 255 SPACES +11 H.C. PROVIDED = 266 SPACES TOTAL |

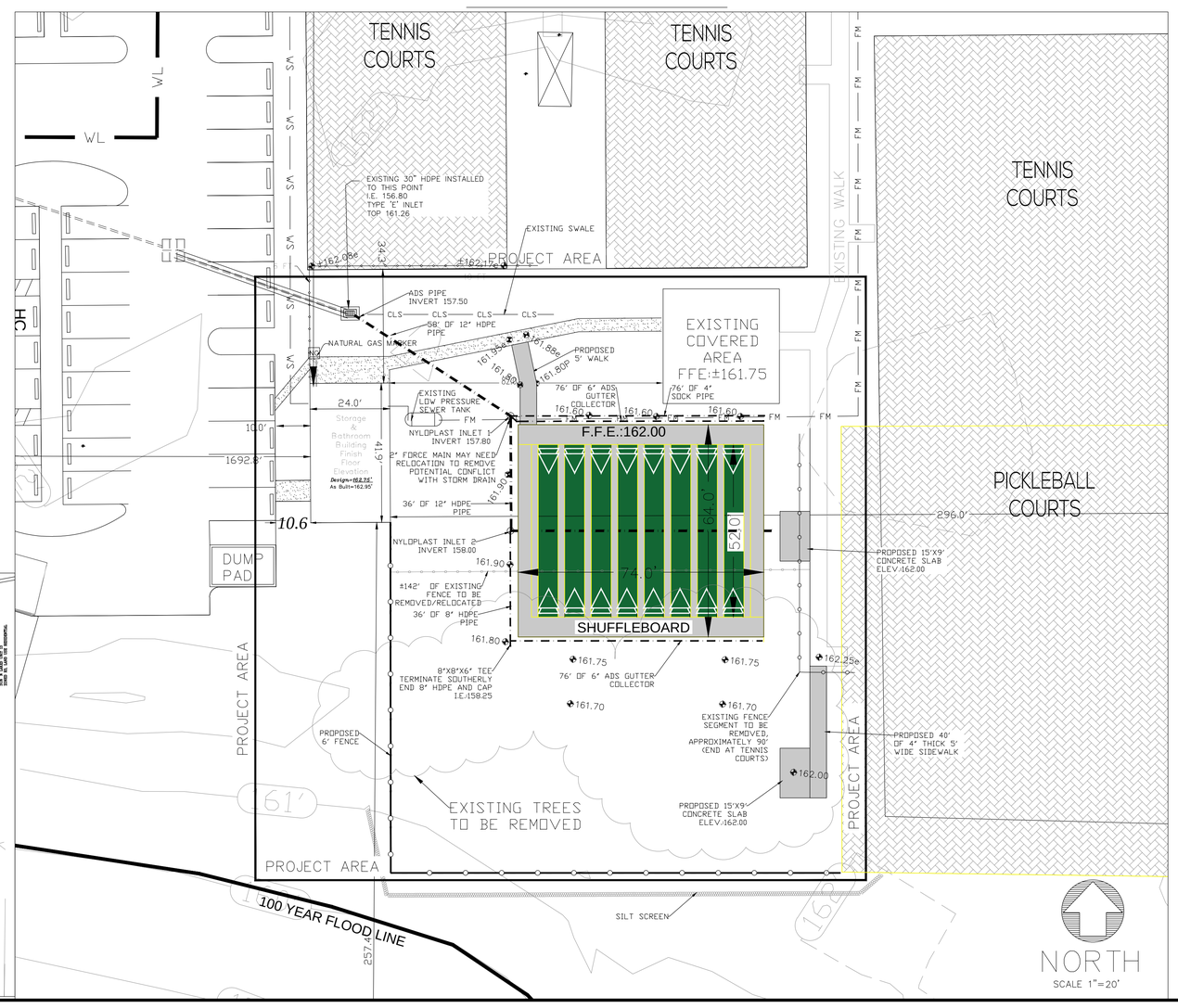
SITE NOTES:
-EXISTING TREES TO BE REMOVED FROM INSIDE PROPOSED FENCE AREA.
-ALL VEGETATION TO BE DISPOSED OF BY THE CONTRACTOR IN PROPER LEGAL LANDFILLS.
-CLEARED AND GRUBBED AREA TO BE FINISH GRADED AND ALL DISTURBED AREAS TO BE SODDED INCLUDING NEWLY CLEARED AREAS. SOD TYPE TO BE BAHIA SOD.
-ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE RESTORED AND SODDED AT CONTRACTORS EXPENSE.

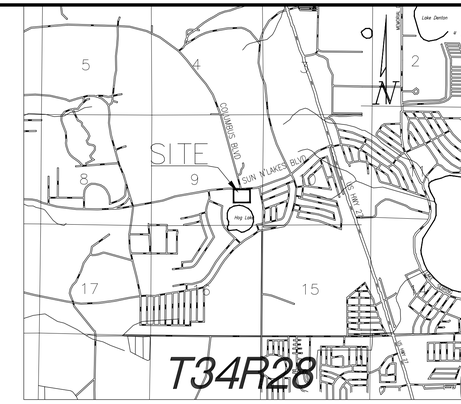
## EXISTING SITE




## PROPOSED SITE

NOTE:
-EXISTING CAPACITY EXISTS WITHIN EXISTING TREATMENT POND. NO ADDITIONAL POND MODIFICATIONS OR CALCULATIONS NEEDED FOR PROPOSED IMPROVEMENTS.




LOCATION MAP
SECTION 9, TOWNSHIP 34 SOUTH, RANGE 28 EAST

| | |
|---|---|
| STRAP NUMBER | C 04 34 28 130 2590 0020<br>C 04 34 28 130 2590 0050 |
| DEVELOPMENT: | CLUBHOUSE SHUFFLE BOARD COURTS<br>35468 TEE TIME CIR.<br>SEBRING, FL 33872<br>SEC. 09, TWP. 34S, RGE. 28E |
| OWNER: | SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT<br>5306 SUN 'N LAKE BLVD<br>SEBRING, FL 33872<br>(863) 382-2196 |
| ENGINEER: | ROGER DALE POLSTON, P.E.<br>POLSTON ENGINEERING, INC.<br>P.O. BOX 588<br>SEBRING, FL 33871-0588<br>(863) 385-5564<br>(863) 385-2462 FAX |
| SURVEYOR: | GARY GERMAINE<br>GERMAINE SURVEYING, INC.<br>3803 KENILWORTH BLVD.<br>SEBRING, FL 33870<br>(863) 385-6856 |
| CONTRACTOR: | TO BE DETERMINED |
| TESTING LAB: | ARDAMAN & ASSOCIATES INC.<br>P.O. BOX 812<br>BARTOW, FL 33831<br>(941)453-4528<br>(OR OTHERS HIRED BY OWNER) |
| TOTAL PROJECT AREA: | 800,861.54 SQ FT = 18.39 AC |
| IMPERVIOUS AREA: | 225,363.46 SQ FT = 5.17 AC, *2.50%, MAX FAR 20%<br>5.16 AC OUT OF ±206 AC TOTAL GOLF COURSE<br>*FAR = 5.17/206 = 2.50% |
| ROAD SURFACE AREA: | 185,536.7 SF = 4.26 AC, 23.16% |
| WALKS AREA: | 605 SF = 0.014 AC, 0.08% (PROPOSED) |
| SHUFFLE AREA | 4,958 SF = 0.114 AC, 0.62% (PROPOSED) |
| EXISTING USE: | DRI |
| ZONING: | AU |
| PARKING SPACES: | 255 SPACES +11 H.C.<br>= 266 SPACES TOTAL |
| | TOTAL PROPOSED IMPERVIOUS AREA<br>5,563 SQ.FT. = 0.128 AC. |
| F.L.U. MAP DESIGNATION: | GOLF CLUBHOUSE/TENNIS COURTS |
| WATER: | CENTRAL SNL IMP. DIST. |
| SANITARY: | CENTRAL SNL IMP. DIST. |
| SOIL TYPE: | BASINGER, ST. JOHNS, AND PLACID SOILS |
| GROUND COVER: | GRASS, TREES, CLUBHOUSE, PARKING LOT |
| BUILDING HEIGHT: | LESS THAN 25 FEET |
| MINIMUM FLOOR ELEVATION: | 162.00 |
| STATE AND FEDERAL PERMITS REQUIRED: | HIGHLANDS COUNTY<br>SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT |

ELEVATIONS SHOWN BASED ON N.V.G.D. 29

PROJECT AREA CONDITIONS

| EXISTING CONDITIONS AREA | AREA (ACRES) |
|---|---|
| TOTAL AREA | 18.39 |
| IMPERVIOUS (EXCLUDING PONDS) | 3.218 |
| PERVIOUS (GREEN) | 15.16 |
| LAKES, CANALS, STORAGE PONDS | 0.000 |
| ONSITE WETLANDS | 0.000 |

| PROPOSED CONDITIONS AREA | AREA (ACRES) |
|---|---|
| PROJECT | 18.39 |
| IMPERVIOUS (EXCLUDING PONDS) | 4.705 |
| | 0.465 (FUTURE IMP.) |
| | 5.17 (TOTAL) |
| PERVIOUS (GREEN) | 13.23 |
| LAKES, CANALS, STORAGE PONDS | 1.863 |
| ONSITE WETLANDS | 0.000 |

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.

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| DATE | REMARK | DR | CH |
|---|---|---|---|
| 03-12-20 | ORIGINAL SUBMITTAL | DRJ | RDP |

CERTIFICATE OF AUTHORIZATION # 5684
ROGER DALE POLSTON P. E. # 33222
MARVIN LUTHER WOLFE P.E. # 46030

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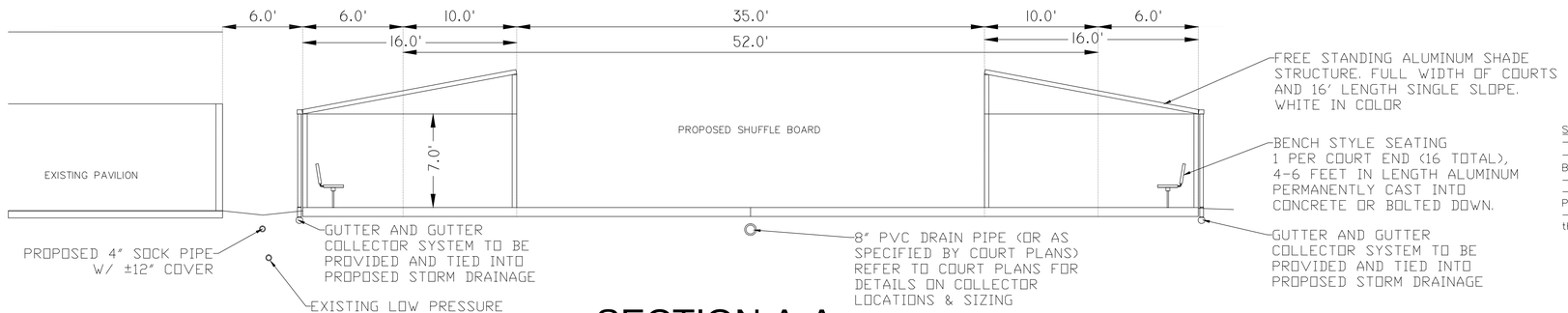
SITE PLAN
SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT
CLUBHOUSE - SHUFFLE BOARD COURTS

ENGINEER JOB # 08037

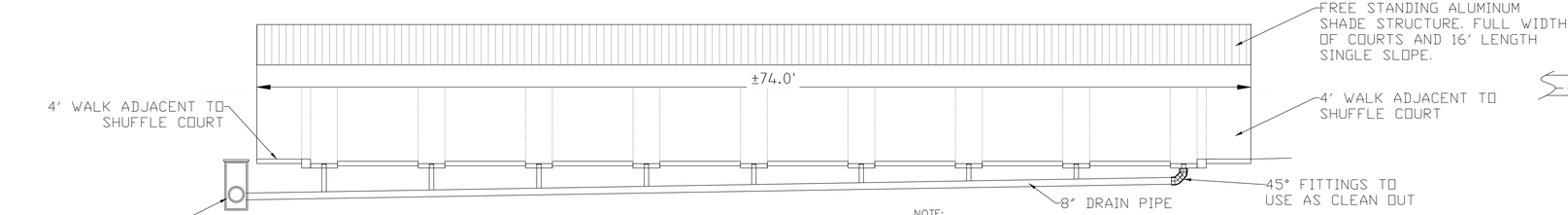
DRAWING SCALE 1"=20'

SHEET 1 OF 2




# SECTION A-A
## SECTION VIEW
N.T.S.

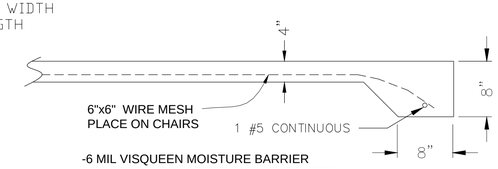
SEATING NOTES:
-WITH MINIMUM WIDTH IS 4' FOR THE PROPOSED ALUMINUM BENCHES.
-THEY ARE TO HAVE BACKS AND MADE OF ALUMINUM (SEAT AND BACK).
-FASTENERS TO BE GALVANIZED OR STAINLESS TO RESIST CORROSION.
-THEY ARE TO BE CAST INTO THE CONCRETE OR BOLTED DOWN TO PREVENT MOVING.
-EXAMPLES OF DESIRED SEATING CAN BE FOUND AT theparkcatalog.com ITEM: 569-1154




NOTE:
-MINOR FIELD ADJUSTMENTS MAY BE REQUIRED TO AVOID UTILITY CONFLICTS.
-NOTIFY ENGINEER OF RECORD IF ANY ADJUSTMENTS ARE NEEDED.

# SECTION B-B
## SECTION VIEW
N.T.S.

NOTE:
-DETAILS SHOWN ARE FOR DESIRED LAYOUT.
-PLEASE REFER TO SHUFFLE BOARD MANUFACTURER/SUPPLIER/CONTRACTOR PLANS AND SPECIFICATIONS ON MATERIAL TYPE AND DIMENSIONS.
-REFER TO SHADE SUPPLIER'S SPECIFICATIONS ON DESIGN. DEPICTIONS SHOWN ARE FOR DESIRED DIMENSIONS AND LOCATIONS OF IMPROVEMENTS.
-REFER TO ALL SUPPLIERS/MANUFACTURE'S SPECIFICATIONS AND DIRECTIONS FOR INSTALLATION.



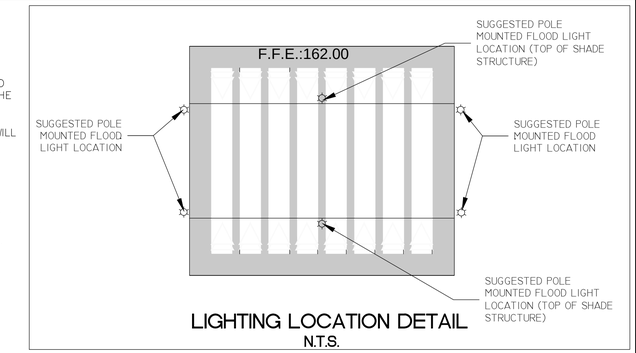

-6 MIL VISQUEEN MOISTURE BARRIER
-4" 3,000 PSI CONCRETE w/ 6X6 WIRE MESH
-CLEAN FILL MATERIAL,
-THOROUGHLY COMPACTED
95% DENSITY (MODIFIED PROCTOR)

## PICKLEBALL SLAB DETAIL

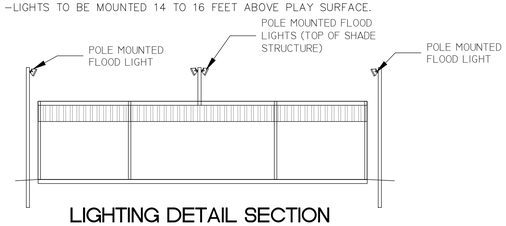
COURT CONSTRUCTION NOTES:
-NIDY SPORTS CONSTRUCTION COMPANY IS THE DESIRED TYPE OF SHUFFLE BOARD COURT CONSTRUCTION.
-THE COURT SHALL CONSIST OF 8 INDIVIDUAL COURTS AND SHALL BE CONSTRUCTED FROM REINFORCED CONCRETE.
-THE PLAY SURFACE SHALL BE NICO MAINTENANCE FREE GREEN TEXTURED, WITH WHITE LINES, BUILT IN ACCORDANCE WITH THE NIDY SPORTS CONSTRUCTION COMPANY SYSTEM, COMPLETE, AND READY FOR PLAY. (OR EQUIVALENT APPROVED BY ENGINEER AND OWNER)
-ELEVEN GUTTERS SHALL ALSO BE CONSTRUCTED, 24" WIDE ,WITH ONE (1) DRAIN PLATE IN EACH GUTTER WITH DRAIN LINE. DRAIN LINE TO BE STUBBED 3' OUT, AT SIDE OF COURT FOR TIE IN BY SITE CONTRACTOR.
-A 6.0' BENCH SLAB SHALL BE CONSTRUCTED AT BOTH END OF THE COURTS.
-A 4' SIDEWALK SHALL BE CONSTRUCTED ON EACH SIDE OF THE COURTS. THE WALK SHALL HAVE A 8" THICKENED EDGE ON BOTH SIDES OF THE WALK.

-THE USE OF GLASS BEADS AND OR WAXING OF THE COURT SURFACE SHALL NOT BE REQUIRED. (ALTERNATE SURFACES REQUIRING THIS ARE PROHIBITED)
-THE PLAY SURFACE SHALL HAVE A MINIMUM OF ONE (1) YEAR WARRANTY AGAINST PEELING AND FLAKING.
-ANY ALTERNATES MUST BE SUBMITTED TO SUN 'N LAKE FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION.

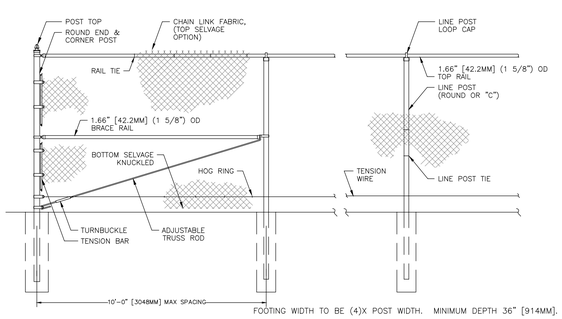
LIGHTING NOTES:
-DESIRED MINIMUM LIGHT INTENSITY IS 10 FOOT CANDLES OVER THE ENTIRE COURT AREA.
-LIGHT COLOR SHALL BE BETWEEN 3,700 AND 4,700 KELVIN.
-L.E.D. LIGHTING IS DESIRED FOR THE BULB TYPE, BUT ALTERNATIVES MAY BE PROVIDED AS BID ALTERNATES.
-ELECTRICAL SERVICE LOCATED INSIDE THE ADJACENT BATHROOM/STORAGE BUILDING IS AVAILABLE.
-THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS AND LABOR REQUIRED TO BRING POWER TO THE PROPOSED SHUFFLE LIGHTING. AN EXISTING BREAKER PANEL IS LOCATED ON THE INSIDE OF THE NORTH END OF THE BATHROOM BUILDING.
-NEW BREAKER(S) WILL BE REQUIRED FOR THE NEW LIGHTING.
-A CONDUIT RUN FROM THE EXISTING PANEL, UP TO THE ATTIC AND OUT TO THE SHUFFLE LIGHTS WILL BE REQUIRED FOR THIS PROJECT.
-DESIGN FOR THE LIGHTING SYSTEM AND REQUIRED ELECTRICAL RUNS TO BE PROVIDED BY THE CONTRACTORS ELECTRICIAN.
-ALL MATERIALS AND FIXTURES TO BE OUTDOOR RATED TO WITHSTAND THE ELEMENTS.
-LIGHTING ORIENTATION AND LOCATIONS SHOWN ARE FOR EXAMPLE ONLY. THE CONTRACTOR MAY PROVIDE A BETTER OPTIMIZED LIGHTING LAYOUT TO ACCOMPLISH THE MINIMUM LIGHT INTENSITY.
-ALL ELEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY.
-EQUIVALENT ALTERNATES ARE ALLOWED IF APPROVED BY ENGINEER OF RECORD OR DISTRICT STAFF.
-LIGHTS TO BE MOUNTED 14 TO 16 FEET ABOVE PLAY SURFACE.




## LIGHTING LOCATION DETAIL
N.T.S.

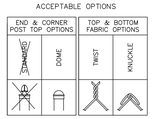



## LIGHTING DETAIL SECTION
N.T.S.




FENCE SECTION ELEVATION – ROUND END POSTS

ACCEPTABLE OPTIONS

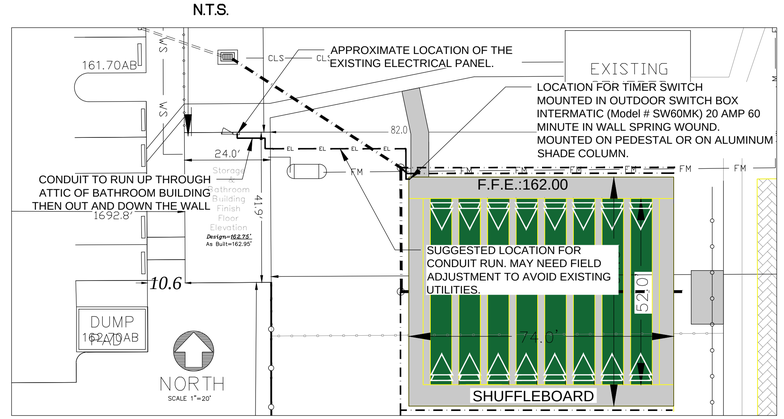


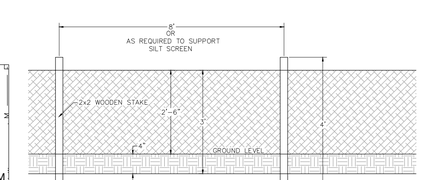

TERMINAL POST
OUTSIDE DIM 2-1/2"
WALL THICKNESS 0.154"
LINE POST
OUTSIDE DIM 2"
WALL THICKNESS 0.145"
RAILS AND BRACES
OUTSIDE DIM 1-5/8"
WALL THICKNESS 0.140"

-UNLESS OTHERWISE SPECIFIED, ALL FENCES LABELED AS CHAIN LINK FENCE SHALL BE 6' NOMINAL HEIGHT, 6' HIGH CHAIN LINK WITH NO BARBED WIRE.
-CHAIN LINK FABRIC TO BE 2" MESH, 9 GAUGE WIRE CLASS 1, WITH BLACK VINYL COATING.

| FENCE HEIGHT | END & CORNER POSTS | | LINE POSTS | |
|---|---|---|---|---|
| NOMINAL HEIGHT | B-1 BAR LENGTH | H-1 HEIGHT ABOVE GRADE | B-2 BAR LENGTH | H-2 HEIGHT ABOVE GRADE |
| 5'-0" [1524MM] | 8'-0" [2438MM] | 5'-0 5/8" [1540MM] | 7'-8" [2337MM] | 4'-8 7/8" [1445MM] |
| 6'-0" [1829MM] | 9'-0" [2743MM] | 6'-0 5/8" [1845MM] | 8'-8" [2642MM] | 5'-8 7/8" [1749MM] |
| 7'-0" [2134MM] | 10'-0" [3048MM] | 7'-0 5/8" [2150MM] | 9'-8" [2946MM] | 6'-8 7/8" [2054MM] |
| 8'-0" [2438MM] | 11'-0" [3353MM] | 8'-0 5/8" [2454MM] | 10'-8" [3251MM] | 7'-8 7/8" [2359MM] |
| 9'-0" [2743MM] | 12'-0" [3658MM] | 9'-0 5/8" [2759MM] | 11'-8" [3556MM] | 8'-8 7/8" [2664MM] |
| 10'-0" [3048MM] | 13'-0" [3962MM] | 10'-0 5/8" [3064MM] | 12'-8" [3861MM] | 9'-8 7/8" [2969MM] |
| 11'-0" [3353MM] | 14'-0" [4267MM] | 11'-0 5/8" [3369MM] | 13'-8" [4166MM] | 10'-8 7/8" [3273MM] |
| 12'-0" [3658MM] | 15'-0" [4572MM] | 12'-0 5/8" [3674MM] | 14'-8" [4470MM] | 11'-8 7/8" [3578MM] |

## SECURITY FENCE DETAIL




FRONT VIEW

SILT FENCES

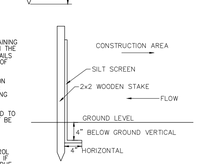
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND REMOVING TEMPORARY SILT FENCES, IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS, THESE SPECIFICATIONS, THE DETAILS AS SHOWN ON THE DRAWINGS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.

SILT FENCES WILL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE III AS DESCRIBED IN FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 102, WITH FILTER FABRIC CONFORMING TO SECTION 985, FDOT STANDARD SPECIFICATIONS.

IN ALL CASES THE FILTER FABRIC WILL BE SECURELY ANCHORED TO THE GROUND OR BURIED IN THE GROUND SO THAT IT WILL NOT BE PUSHED UP BY THE EXPECTED RUNOFF. THE ATTACHMENT TO EXISTING TREES WILL NOT BE PERMITTED.

THE CONTRACTOR SHALL, AT HIS EXPENSE, PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETED AND ACCEPTED. IF SUCH EROSION CONTROL FEATURES MUST BE RECONSTRUCTED DUE TO CONTRACTOR'S NEGLIGENCE OR CARELESSNESS OR, IN THE CASE OF TEMPORARY EROSION CONTROL FEATURES, FAILURE BY CONTRACTOR TO INSTALL PERMANENT EROSION CONTROL FEATURES AS SCHEDULED, SUCH REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.

SILT FENCES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.




SECTION

## SILT SCREENS OR FENCES

| DATE | REMARK | DR | CH |
|---|---|---|---|
| 03-12-20 | ORIGINAL SUBMITTAL | DRJ | RDP |

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ROGER DALE POLSTON P.E. # 33222
MARVIN LUTHER WOLFE P.E. # 46030

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# DETAILS
## SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT CLUBHOUSE - SHUFFLE BOARD COURTS

ENGINEER JOB # 08037

DRAWING SCALE 1"=20'

SHEET 2 OF 2