CHARLOTTE COUNTY
FLORIDA

MEMORANDUM

Date: July 28, 2026

To: Honorable Board of County Commissioners

From: Michael Jones, Zoning Coordinator
(Exhibit 1 - Professional Qualifications)

Subject: BRR-26-09 Bond Release for Harbor East

Request:

Lennar Homes, LLC is requesting a bond release of the approved surety provided under Letter of Credit No. FGAC-23318 (See Attachment 1) in the amount of $169,957.32 and provided by Fidelity Guaranty and Acceptance Corp for the completion of the remaining infrastructure for Harbor East (See Attachment 2). The 82 single-family lot residential subdivision was granted Final Plat approval by the Board of County Commissioners (Board) on October 24, 2023 (See Attachment 3).

Analysis and Background:

The site contains 31.06± acres and is generally located north of the Tate Waterway, southwest of the Interceptor Lagoon, and east of the Aquarius Waterway, within the Port Charlotte area, in Commission District III.

The subject property lies within the boundary of the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Low Density Residential. The underlying Zoning District is Residential Multi Family 3.5.

At the time of Final Plat application, the applicant was granted approval of a Developer's Agreement (See Attachment 4) and surety in the amount of $2,502,008.14 (See Attachment 5) to ensure the completion of the plat infrastructure. On November 25, 2025 the Board approved a bond reduction and the First Amendment to the Developer's Agreement for this subdivision, reducing the amount of the approved surety from $2,502,008.14 to $169,957.32. The First Amendment to the Developer's Agreement was recorded in the Public Records of Charlotte County, Florida under Instrument no. 3592821 (See Attachment 6) and an amendment to the Letter of Credit was provided (See Attachment 7).

The Project Engineer conducted a visual site inspection and determined the project to be substantially completed (See Attachment 8). In support of this Bond Release request, applicants submitted utility record drawings (See Attachment 09) Construction Completion Certification (See Attachment 10), and FDEP water (See Attachment 11) and wastewater (See Attachment 12) clearances. The County Engineer has reviewed the request and agrees with the release of the remaining surety (Attachment 13) as does Charlotte County Utilities (Attachment 14).

If approved, Letter of Credit No. FGAC-23318, issued by Fidelity Guaranty and Acceptance Corp, in the amount of $169,957.32 will be released to the applicant.

Recommendation:

Community Development recommends approval of the requested Bond Release under Petition **BRR-26-09**.

Exhibit 1

Professional Qualifications

Position: Zoning Coordinator
Time with Charlotte County: 1 year

Position Summary & Experience:
I currently serve as a Zoning Coordinator in the Community Development Department for Charlotte County. My responsibilities include administrative and technical tasks such as customer service, data entry, and the review and processing of permits, plats, vacations, and land splits to ensure compliance with the Charlotte County Land Development Regulations. I coordinate and compile comments and conditions from reviewing departments and external agencies to produce final staff recommendations for presentation to the Planning and Zoning Board and the Board of County Commissioners.

I am proficient in GIS, Microsoft Excel, and other planning-related software systems used for land development review and mapping. My role also includes working in Mapping, with a focus on reviewing and processing land splits and plats.

I hold a Bachelor of Arts in Law and Society from John Jay College of Criminal Justice – CUNY, graduating Magna Cum Laude. I am currently pursuing a Master of Public Administration (MPA) degree at Liberty University.

Attachment 1

Bond Release Request

ATWELL

May 08, 2026

Ms. Tara Prince
Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, Florida 33948

RE: HARBOR EAST
FP-22-12-26
BOND RELEASE REQUEST

Dear Ms. Prince,

On behalf of our client, Lennar Homes, LLC, please accept this letter as a formal request to release the current letters of credit amounts for the above-referenced project based on the information enclosed.

The original letter of credit amount was for $2,502,008.14 and then a bond reduction was submitted in April 2025 to reduce the letter of credit down to $169,957.32.

A site visit was conducted and the site was found to be constructed in substantial conformance to the approved plans.

Thank you for your consideration and should you have any questions or need additional information, please contact our office.

Sincerely,
ATWELL, LLC

Clayton W. Rebol, P.E.
Director

Cc: file, Lennar Homes, LLC

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Attachment 2

Harbor East- Plat

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving Southwest Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625–1165 FAX: (941) 625–1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 10 AND 15, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARGO CIRCLE (60' WIDE) AND THE CENTERLINE OF ST. PAUL DRIVE (100' WIDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.76°10'19"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID MARGO CIRCLE FOR 50.00 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF SAID ST. PAUL DRIVE; THENCE N.13°49'41"W. ALONG SAID EASTERLY LINE FOR 255.00 FEET TO THE POINT OF BEGINNING SAID POINT HAVING A STATE PLANE COORDINATE OF N:938424.71, E:592892.05; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT–OF–WAY LINES OF TATE WATERWAY AND THE NORTHEASTERLY EXTENSION THEREOF, AS DEPICTED IN SAID PLAT BOOK 9, PAGES 1A THROUGH 1Z4 THE FOLLOWING 3 COURSES: S.76°10'19"W. FOR 901.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 223.04 FEET, A DELTA ANGLE OF 51°00'00", A CHORD BEARING OF N.78°19'41"W., AND A CHORD DISTANCE OF 192.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 198.53 FEET; THENCE N.52°49'41"W. FOR 297.20 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF AQUARIUS WATERWAY AS DEPICTED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 56°00'00", A CHORD BEARING OF N.24°49'41"W., AND A CHORD DISTANCE OF 239.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.23 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES: THENCE N.03°10'19"E. FOR 407.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 33°00'00", A CHORD BEARING OF N.19°40'19"E., AND A CHORD DISTANCE OF 511.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 518.36 FEET; THENCE N.36°10'19"E. FOR 231.67 FEET; THENCE S.53°49'41"E. FOR 602.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A STATE PLANE COORDINATE OF N:939364.41, E:592308.23 AND A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 23°32'27", A CHORD BEARING OF S.42°03'27"E., AND A CHORD DISTANCE OF 359.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 361.56 FEET; THENCE S.30°17'14"E. FOR 456.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 16°27'34", A CHORD BEARING OF S.22°03'27"E., AND A CHORD DISTANCE OF 300.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 301.64 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT – EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA"; WHEREIN THE CENTERLINE OF ST. PAUL DRIVE, BEARS S.13°49'41"E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HARBOR EAST, A SUBDIVISION LOCATED IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

_____

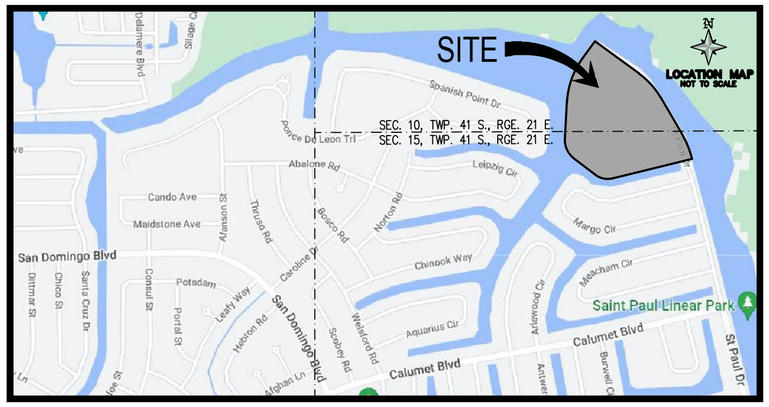
C. DREW BRANCH, P.S.M. DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542
BUSINESS CERTIFICATION NO. 6690
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952

HARBOR EAST

A RESIDENTIAL SUBDIVISION LYING IN
SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 7



CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. CENTRAL WATER AND CENTRAL SEWAGE IS PROVIDED.

_____ _____
ENVIRONMENTAL ADMINISTRATOR DATE
JOHANNA WHELAN

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH CHARLOTTE COUNTY SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

_____ _____
COUNTY ENGINEER DATE
JOANNE VERNON P.E.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.
I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____, 20___ A.D. AND WAS DULY RECORDED IN PLAT BOOK_____ PAGES_____ OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

_____
CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY
ROGER D. EATON

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS _____ DAY OF _____, 20___ A.D.

_____
CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD
MICHAEL L. GRAVESEN

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS _____ DAY OF _____, 20___ A.D.

_____
COUNTY ATTORNEY
JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS CERTIFIED THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS _____ DAY OF _____, 20___ A.D.

_____
WILLIAM G. TRUEX
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND FIND THAT THE PLAT IS IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

_____
JAMES KELLY DAVIS DATE
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 7060

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

KNOWN ALL MEN BY THESE PRESENTS THAT, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF HARBOR EAST, A SUBDIVISION LYING IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

A. DEDICATE TO HARBOR EAST MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS:

1. TRACTS "C–1" THROUGH "C–3" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT AND OTHER PROPER PURPOSES.
2. TRACT "P–1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES.
3. TRACT "A–1" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES.
4. TRACT "L–1" FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.
5. ALL DRAINAGE EASEMENTS ("D.E.") FOR SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION AND OTHER PROPER PURPOSES.

B. DEDICATE TO CHARLOTTE COUNTY, IT'S SUCCESSOR AND ASSIGNS:

1. ALL UTILITY EASEMENTS (UE) FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR FACILITIES.

C. DEDICATE TO ALL LICENSED AND FRANCHISED PUBLIC AND PRIVATE UTILITIES:

1. THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE"), FOR INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITY SERVICES.

D. RESERVES TO LENNAR HOMES, LLC, ITS SUCCESSORS AND ASSIGNS:

1. AN EASEMENT OVER ALL DRAINAGE EASEMENTS (D.E.), TRACTS "C–1" THROUGH "C–3", TRACT "P–1" AND TRACT "L–1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. AN EASEMENT OVER TRACT "A–1" FOR INGRESS AND EGRESS, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS DEDICATION TO BE MADE THIS_____DAY OF _____, 20_____,

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ _____ _____
SCOTT EDWARDS WITNESS WITNESS
VICE PRESIDENT _____ _____
PRINTED NAME: PRINTED NAME:

ACKNOWLEDGMENT:

STATE OF: _____

COUNTY OF: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATON THIS _____ DAY OF _____, 2023, BY SCOTT EDWARDS, VICE PRESIDENT FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND ON BEHALF OF SAID CORPORATION.

_____
NOTARY PUBLIC

_____
PRINTED NAME

MY COMMISSION EXPIRES

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving Southwest Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625–1165 FAX: (941) 625–1149
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HARBOR EAST
A RESIDENTIAL SUBDIVISION LYING IN
SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 7

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN GEODETIC VERTICAL DATUM OF 1988 AND WERE DERIVED FROM THE GEODETIC SURVEY PUBLISHED DATA SHEET DESIGNATION "C 794", ELEVATION: 2.40 FEET (ADJUSTED) AS PER THE NATIONAL GEODETIC SURVEY VERTICAL CONTROL DATUM DATABASE.
4. ALL DRAINAGE EASEMENTS AS SHOWN ARE PARALLEL TO AND CENTERED ALONG THE LOT LINE AND EXTENDED OR TRIMMED TO THE TRACT LINE UNLESS OTHERWISE DIMENSIONED.
5. ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

TRACT USE

TRACT "A–1" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES, SUBJECT TO EASEMENTS HEREON.
TRACT "P–1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES.
TRACT "L–1" FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.
TRACTS "C–1" THROUGH "C–3" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT AND OTHER PROPER PURPOSES.

LEGEND:

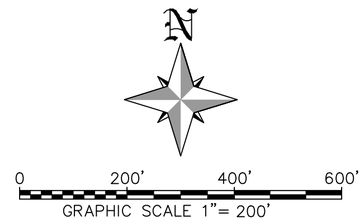
SEC.	–	SECTION
TWP.	–	TOWNSHIP
EL.	–	ELEVATION
PGS.	–	PAGES
RGE.	–	RANGE
PB.	–	PLAT BOOK
℄	–	CENTERLINE
DE	–	DRAINAGE EASEMENT
PUE	–	PUBLIC UTILITY EASEMENT
NGS	–	NATIONAL GEODETIC SURVEY
O.R.	–	OFFICIAL RECORDS BOOK
PG.	–	PAGE
UE	–	UTILITY EASEMENT
I.D.	–	IDENTIFICATION
R/W	–	RIGHT OF WAY
PLS	–	PROFESSIONAL LAND SURVEYOR
S.T.L.	–	SURVEY TIE LINE
P.R.M.	–	PERMANENT REFERENCE MONUMENT
SF	–	SQUARE FEET
AC	–	ACRES
(NR)	–	NON–RADIAL
26	–	LOT NUMBER
L31	–	LINE 1 OF LINE TABLE
C31	–	NO. 1 OF THE CURVE TABLE
NAVD88	–	NORTH AMERICAN VERTICAL DATUM OF 1988
□	–	FOUND 4X4 P.R.M. (LB6639) UNLESS OTHERWISE NOTED
●	–	BEGINNING OF CURVE OR ANGLE BREAK
△	–	SET WITNESS CORNER (WITNESS), 5/8 INCH IRON ROD WITH WITNESS CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
■	–	SET PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8 INCH IRON ROD WITH P.R.M. CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
⊙	–	PERMANENT CONTROL POINT (P.C.P.), NAIL AND DISK LB6690 (IN ASPHALT PAVEMENT)
N: E:	–	NORTHING AND EASTING STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT – EPOCH 2010)

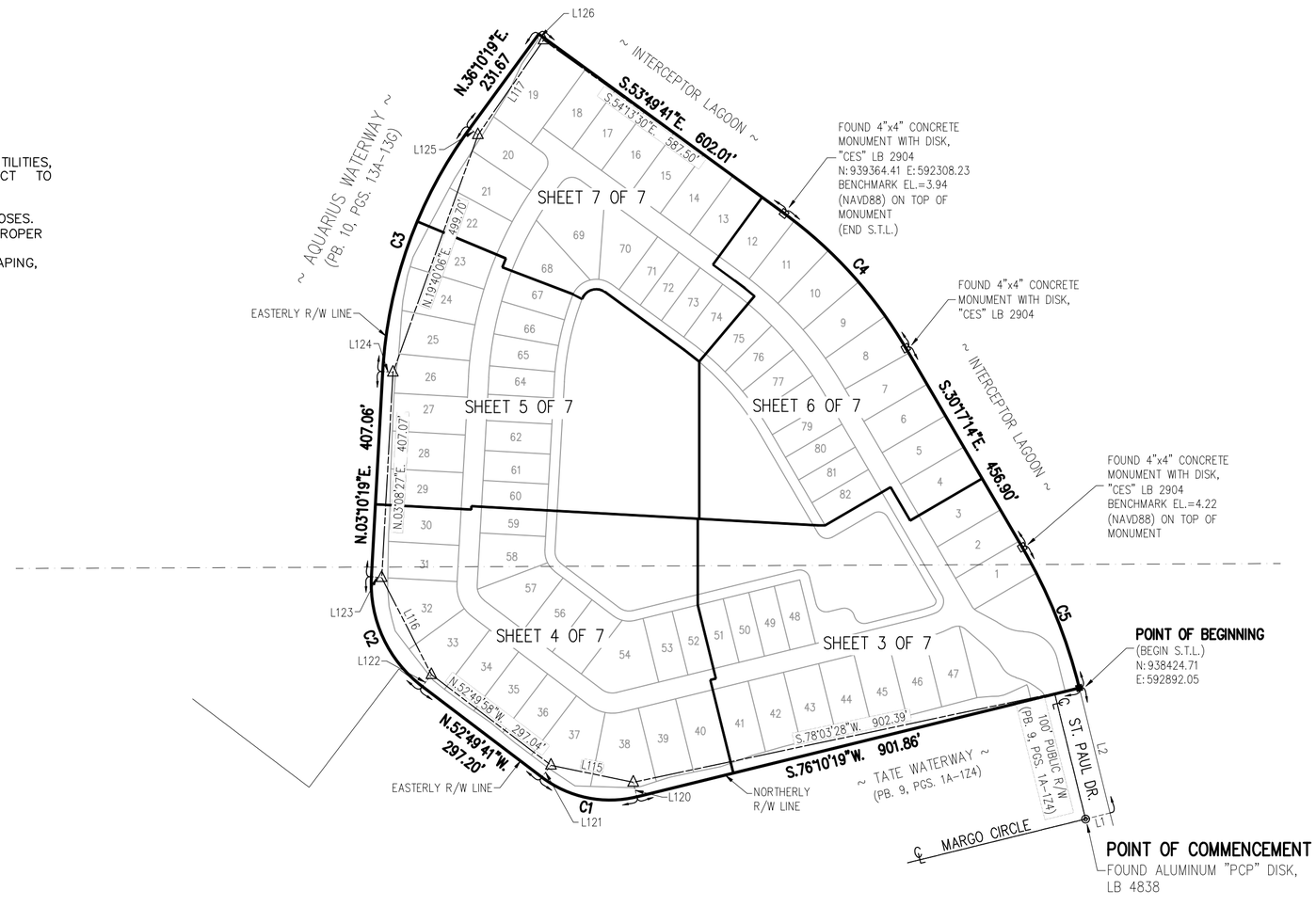
CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	223.04'	198.53'	192.04'	N.78°19'41"W.	51°00'00"
C2	255.00'	249.23'	239.43'	N.24°49'41"W.	56°00'00"
C3	900.00'	518.36'	511.23'	N.19°40'19"E.	33°00'00"
C4	880.00'	361.56'	359.02'	S.42°03'27"E.	23°32'27"
C5	1050.00'	301.64'	300.60'	S.22°03'27"E.	16°27'34"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.76°10'19"E.	50.00'
L2	N.13°49'41"W.	255.00'
L115	N.78°20'50"W.	166.22'
L116	N.27°07'58"W.	216.11'
L117	N.34°43'20"E.	228.15'
L120	S.13°54'18"E.	29.70'
L121	S.37°36'58"W.	29.73'
L122	S.37°55'04"W.	29.70'
L123	N.85°38'27"W.	20.29'
L124	N.85°38'36"W.	20.07'
L125	N.52°28'27"W.	20.31'
L126	S.38°10'40"E.	15.09'





KEY MAP & PLAT BOUNDARY

SEE SHEET 1 OF 7 FOR BOUNDARY DESCRIPTION

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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HARBOR EAST
A RESIDENTIAL SUBDIVISION LYING IN
SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

N

0 50' 100' 150'
GRAPHIC SCALE 1"= 50'



LINE TABLE

LINE	BEARING	DISTANCE
L3	S.13°49'41"E.	15.89'
L4	S.56°41'40"E.	51.61'
L5	S.57°44'22"E.	33.98'
L13	N.13°49'41"W.	20.00'
L15	S.13°58'04"E.	35.24'
L16	N.76°01'56"E.	30.00'
L17	N.13°58'04"W.	35.31'
L18	S.76°18'42"W.	27.81'
L19	N.13°49'41"W.	68.11'
L20	S.61°25'33"E.	47.28'
L21	N.51°20'14"W.	7.74'
L22	N.49°24'20"W.	57.72'
L23	S.13°49'41"E.	54.70'
L24	N.13°35'39"W.	26.20'
L25	N.24°51'01"W.	5.00'
L26	S.65°08'59"W.	36.90'
L27	S.67°17'02"W.	12.92'
L28	S.78°30'15"W.	11.00'
L29	S.88°51'20"W.	13.22'
L30	S.85°17'58"W.	28.48'
L31	S.74°46'52"W.	56.33'
L32	S.75°00'54"W.	15.57'
L33	S.79°48'39"W.	34.28'
L34	S.74°15'54"W.	64.47'
L35	S.70°03'35"W.	37.05'
L36	S.70°32'32"W.	28.22'
L68	S.74°46'52"W.	34.11'
L69	S.74°46'52"W.	22.23'
L70	S.75°34'19"W.	4.15'
L71	S.74°15'54"W.	35.87'
L72	S.74°15'54"W.	28.60'
L73	S.70°32'32"W.	6.60'
L90	S.76°10'19"W.	72.00'
L91	S.76°10'19"W.	72.00'
L92	S.76°10'19"W.	72.00'
L93	S.76°10'19"W.	72.03'
L94	S.76°10'19"W.	71.97'
L95	S.76°10'20"W.	72.00'
L96	S.76°10'19"W.	72.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C5	1050.00'	301.64'	300.60'	N.22°03'27"W.	16°27'34"
C6	24.00'	15.71'	15.43'	N.32°34'58"W.	37°30'33"
C7	21.00'	13.90'	13.65'	S.32°22'07"E.	37°56'14"
C8	111.00'	48.78'	48.39'	S.63°55'34"E.	25°10'39"
C9	44.00'	38.10'	36.92'	S.51°42'35"E.	49°36'38"
C10	120.00'	47.13'	46.82'	S.38°09'18"E.	22°30'04"
C11	69.00'	91.08'	84.61'	S.51°38'42"E.	75°38'02"
C12	80.00'	48.79'	48.04'	N.71°59'25"W.	34°56'37"
C13	21.00'	24.80'	23.38'	S.84°14'23"E.	67°39'51"
C14	21.00'	11.41'	11.27'	N.45°51'24"W.	31°08'19"
C15	45.00'	76.46'	67.59'	S.18°23'25"W.	97°21'18"
C16	45.00'	38.23'	37.09'	N.42°43'44"E.	48°40'39"
C17	45.00'	38.23'	37.09'	N.05°56'55"W.	48°40'39"
C18	180.00'	28.60'	28.57'	S.71°37'11"W.	9°06'15"
C19	25.00'	42.48'	37.55'	S.18°23'25"W.	97°21'18"
C20	220.00'	54.69'	54.55'	S.69°03'01"W.	14°14'37"
C21	200.00'	31.78'	31.75'	N.71°37'11"E.	9°06'15"
C22	165.00'	26.22'	26.19'	N.71°37'11"E.	9°06'15"
C23	10.00'	16.99'	15.02'	S.18°23'25"W.	97°21'18"
C24	69.00'	7.41'	7.41'	N.57°35'47"W.	6°09'23"
C25	20.00'	31.42'	28.28'	N.75°17'14"W.	90°00'00"
C26	20.00'	31.42'	28.28'	S.75°17'14"E.	90°00'00"
C27	20.00'	31.53'	28.37'	S.58°39'30"E.	90°20'22"
C28	20.00'	31.49'	28.33'	N.58°35'22"W.	90°11'43"
C29	20.00'	31.37'	28.25'	S.58°45'30"E.	89°51'37"
C30	20.00'	31.42'	28.28'	S.58°49'41"E.	90°00'00"
C83	1050.00'	243.31'	242.76'	N.20°27'58"W.	13°16'36"
C84	1050.00'	58.33'	58.32'	N.28°41'45"W.	3°10'59"
C95	21.00'	11.32'	11.18'	N.65°51'06"W.	30°53'18"
C96	21.00'	13.48'	13.25'	S.80°18'59"W.	36°46'33"
C122	21.00'	6.99'	6.95'	S.39°48'59"E.	19°03'29"
C123	21.00'	4.43'	4.42'	S.55°23'08"E.	12°04'50"

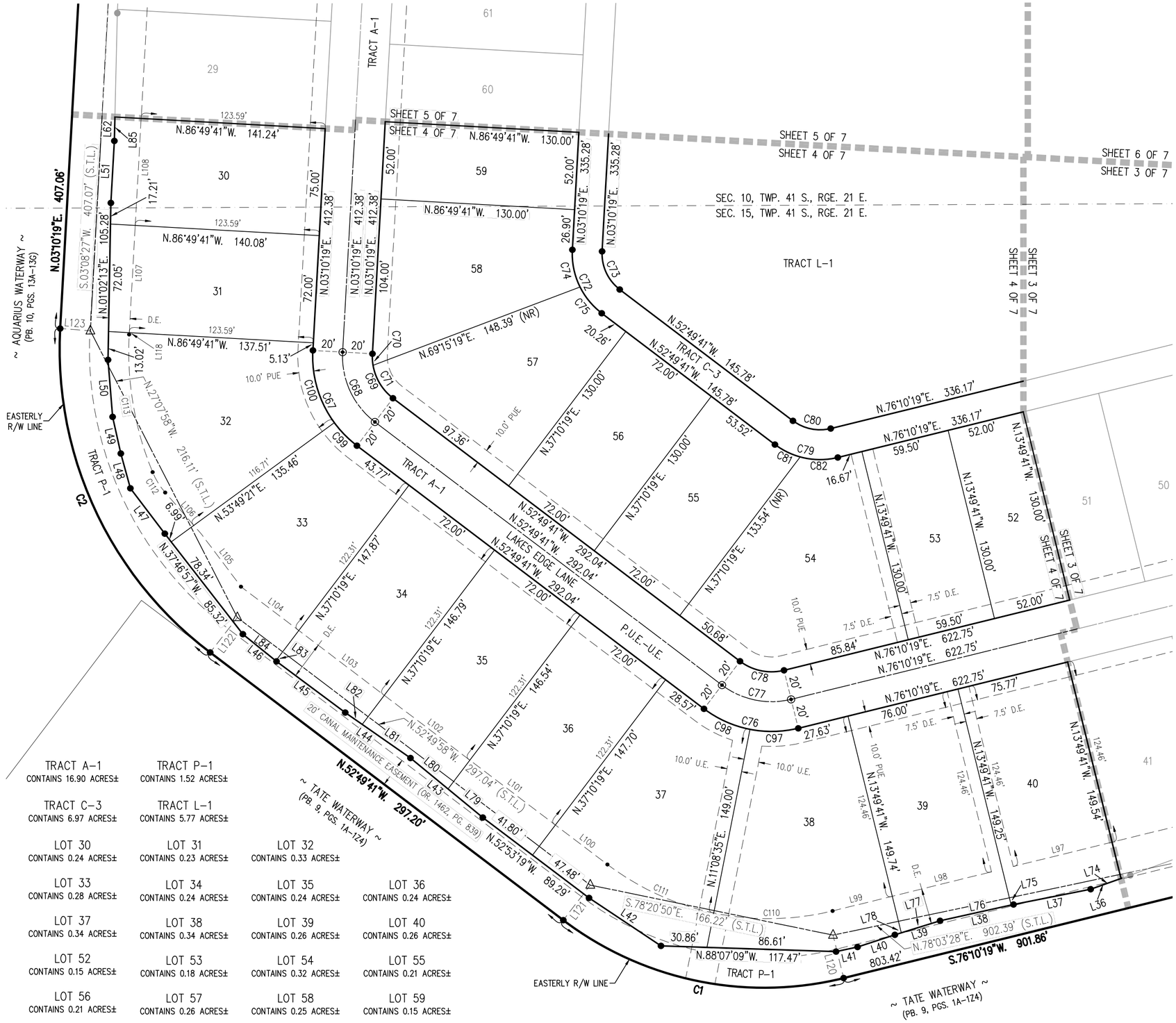
TRACT A-1 CONTAINS 16.90 ACRES±	TRACT P-1 CONTAINS 1.52 ACRES±	TRACT C-1 CONTAINS 0.20 ACRES±	TRACT C-2 CONTAINS 0.34 ACRES±	TRACT C-3 CONTAINS 6.97 ACRES±
TRACT L-1 CONTAINS 5.77 ACRES±	LOT 1 CONTAINS 0.24 ACRES±	LOT 2 CONTAINS 0.24 ACRES±	LOT 3 CONTAINS 0.24 ACRES±	LOT 41 CONTAINS 0.24 ACRES±
LOT 42 CONTAINS 0.24 ACRES±	LOT 43 CONTAINS 0.23 ACRES±	LOT 44 CONTAINS 0.24 ACRES±	LOT 45 CONTAINS 0.23 ACRES±	LOT 46 CONTAINS 0.23 ACRES±
LOT 47 CONTAINS 0.24 ACRES±	LOT 48 CONTAINS 0.15 ACRES±	LOT 49 CONTAINS 0.15 ACRES±	LOT 50 CONTAINS 0.15 ACRES±	LOT 51 CONTAINS 0.15 ACRES±

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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 4 OF 7



LINE TABLE

LINE	BEARING	DISTANCE
L36	S.70°32'32"W.	28.22'
L37	S.78°45'18"W.	52.73'
L38	S.77°28'46"W.	50.48'
L39	S.72°47'38"W.	31.71'
L40	S.71°54'16"W.	26.28'
L41	S.77°54'48"W.	14.78'
L42	N.56°19'41"W.	58.00'
L43	N.50°32'07"W.	62.89'
L44	N.55°06'15"W.	53.27'
L45	N.53°22'04"W.	57.49'
L46	N.51°01'40"W.	29.08'
L47	N.37°12'53"W.	38.16'
L48	N.15°22'54"W.	24.19'
L49	N.12°40'24"W.	25.21'
L50	N.04°33'38"W.	38.38'
L51	N.03°08'50"E.	41.66'
L62	S.01°22'59"W.	85.75'
L74	S.70°32'32"W.	21.61'
L75	S.77°28'46"W.	1.58'
L76	S.77°28'46"W.	48.90'
L77	S.71°54'16"W.	27.16'
L78	S.71°54'16"W.	4.55'
L79	N.50°32'07"W.	30.22'
L80	N.50°32'07"W.	32.67'
L81	N.55°06'15"W.	39.38'
L82	N.55°06'15"W.	13.89'
L83	N.51°01'40"W.	0.64'
L84	N.51°01'40"W.	28.44'
L85	N.01°22'59"E.	16.15'
L97	S.76°10'19"W.	68.27'
L98	S.76°10'19"W.	68.50'
L99	S.76°10'19"W.	34.60'
L100	N.52°49'41"W.	40.06'
L101	N.52°49'41"W.	72.00'
L102	N.52°49'41"W.	72.00'
L103	N.52°49'41"W.	72.00'
L104	N.52°49'41"W.	52.34'
L105	N.36°58'29"W.	51.89'
L106	N.41°01'11"W.	29.18'
L107	N.03°10'19"E.	72.00'
L108	N.03°10'19"E.	72.00'
L118	N.03°10'19"E.	1.26'
L120	S.13°54'18"E.	29.70'
L121	S.37°36'58"W.	29.73'
L122	S.37°55'04"W.	29.70'
L123	N.85°38'27"W.	20.29'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	223.04'	198.53'	192.04'	S.78°19'41"E.	51°00'00"
C2	255.00'	249.23'	239.43'	N.24°49'41"W.	56°00'00"
C67	75.00'	73.30'	70.42'	N.24°49'41"W.	56°00'00"
C68	55.00'	53.76'	51.64'	N.24°49'41"W.	56°00'00"
C69	35.00'	34.21'	32.86'	S.24°49'41"E.	56°00'00"
C70	35.00'	7.82'	7.80'	S.03°13'31"E.	12°47'39"
C71	35.00'	26.39'	25.77'	S.31°13'31"E.	43°12'21"
C72	50.00'	48.87'	46.95'	S.24°49'41"E.	56°00'00"
C73	30.00'	29.32'	28.17'	S.24°49'41"E.	56°00'00"
C74	50.00'	25.82'	25.54'	S.11°37'22"E.	29°35'22"
C75	50.00'	23.05'	22.84'	S.39°37'22"E.	26°24'38"
C76	75.00'	66.76'	64.58'	N.78°19'41"W.	51°00'00"
C77	55.00'	48.96'	47.36'	S.78°19'41"E.	51°00'00"
C78	35.00'	31.15'	30.14'	S.78°19'41"E.	51°00'00"
C79	50.00'	44.51'	43.05'	S.78°19'41"E.	51°00'00"
C80	30.00'	26.70'	25.83'	S.78°19'41"E.	51°00'00"
C81	50.00'	18.93'	18.82'	S.63°40'24"E.	21°41'26"
C82	50.00'	25.58'	25.30'	S.89°10'24"E.	29°18'34"
C97	75.00'	32.69'	32.43'	S.88°39'27"W.	24°58'16"
C98	75.00'	34.07'	33.78'	N.65°50'33"W.	26°01'44"
C99	75.00'	21.80'	21.72'	N.44°30'10"W.	16°39'02"
C100	75.00'	51.51'	50.50'	N.16°30'10"W.	39°20'58"
C110	179.04'	80.33'	79.66'	S.89°01'33"W.	25°42'29"
C111	179.04'	79.03'	78.39'	N.65°28'27"W.	25°17'31"
C112	50.00'	16.19'	16.12'	S.31°44'31"E.	18°33'20"
C113	211.00'	94.41'	93.62'	N.09°38'46"W.	25°38'10"

TRACT A-1 CONTAINS 16.90 ACRES±	TRACT P-1 CONTAINS 1.52 ACRES±		
TRACT C-3 CONTAINS 6.97 ACRES±	TRACT L-1 CONTAINS 5.77 ACRES±		
LOT 30 CONTAINS 0.24 ACRES±	LOT 31 CONTAINS 0.23 ACRES±	LOT 32 CONTAINS 0.33 ACRES±	
LOT 33 CONTAINS 0.28 ACRES±	LOT 34 CONTAINS 0.24 ACRES±	LOT 35 CONTAINS 0.24 ACRES±	LOT 36 CONTAINS 0.24 ACRES±
LOT 37 CONTAINS 0.34 ACRES±	LOT 38 CONTAINS 0.34 ACRES±	LOT 39 CONTAINS 0.26 ACRES±	LOT 40 CONTAINS 0.26 ACRES±
LOT 52 CONTAINS 0.15 ACRES±	LOT 53 CONTAINS 0.18 ACRES±	LOT 54 CONTAINS 0.32 ACRES±	LOT 55 CONTAINS 0.21 ACRES±
LOT 56 CONTAINS 0.21 ACRES±	LOT 57 CONTAINS 0.26 ACRES±	LOT 58 CONTAINS 0.25 ACRES±	LOT 59 CONTAINS 0.15 ACRES±

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N

0 50' 100' 150'
GRAPHIC SCALE 1"= 50'



LINE TABLE

LINE	BEARING	DISTANCE
L53	N.10°18'43"E.	31.14'
L54	N.05°16'39"E.	30.05'
L55	N.10°15'49"E.	49.05'
L56	N.16°37'49"E.	38.81'
L57	N.27°29'25"E.	79.20'
L62	S.01°22'59"W.	85.75'
L63	N.05°16'39"E.	9.78'
L64	N.05°16'39"E.	20.26'
L65	N.16°37'49"E.	18.96'
L66	N.16°37'49"E.	19.86'
L86	N.01°22'59"E.	69.60'
L87	N.04°09'44"E.	50.86'
L88	N.04°09'44"E.	8.50'
L89	N.04°09'44"E.	42.36'
L109	N.03°10'19"E.	72.00'
L110	N.03°10'19"E.	67.50'
L111	N.03°10'19"E.	67.50'
L112	N.03°10'19"E.	39.80'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C3	900.00'	518.36'	511.23'	N.19°40'19"E.	33°00'00"
C35	545.00'	223.92'	222.35'	S.42°03'27"E.	23°32'27"
C48	730.00'	420.45'	414.66'	N.19°40'19"E.	33°00'00"
C49	710.00'	408.93'	403.30'	N.19°40'19"E.	33°00'00"
C50	690.00'	397.41'	391.94'	N.19°40'19"E.	33°00'00"
C53	690.00'	63.31'	63.29'	S.18°33'06"W.	5°15'25"
C54	690.00'	66.52'	66.49'	S.13°09'41"W.	5°31'25"
C55	690.00'	64.09'	64.07'	S.07°44'19"W.	5°19'20"
C56	690.00'	22.95'	22.95'	S.04°07'29"W.	1°54'20"
C58	30.00'	55.06'	47.65'	N.73°35'40"E.	105°09'18"
C62	50.00'	2.22'	2.22'	S.22°17'14"W.	2°32'26"
C63	560.00'	51.20'	51.18'	S.18°23'52"W.	5°14'18"
C64	560.00'	52.57'	52.55'	S.13°05'21"W.	5°22'44"

C102	730.00'	30.76'	30.76'	S.04°22'45"W.	2°24'52"
C103	730.00'	72.03'	72.00'	S.08°24'47"W.	5°39'12"
C104	730.00'	72.93'	72.90'	S.14°06'07"W.	5°43'27"
C105	730.00'	72.98'	72.95'	S.19°49'41"W.	5°43'40"
C109	540.00'	168.19'	167.51'	S.12°05'40"W.	17°50'42"
C115	856.00'	37.41'	37.41'	S.04°25'26"W.	2°30'14"
C116	856.00'	84.21'	84.18'	S.08°29'39"W.	5°38'12"
C117	856.00'	77.76'	77.73'	S.13°54'54"W.	5°12'17"
C118	856.00'	77.80'	77.77'	S.20°07'30"W.	5°12'27"
C124	560.00'	174.41'	173.71'	S.12°05'40"W.	17°50'42"

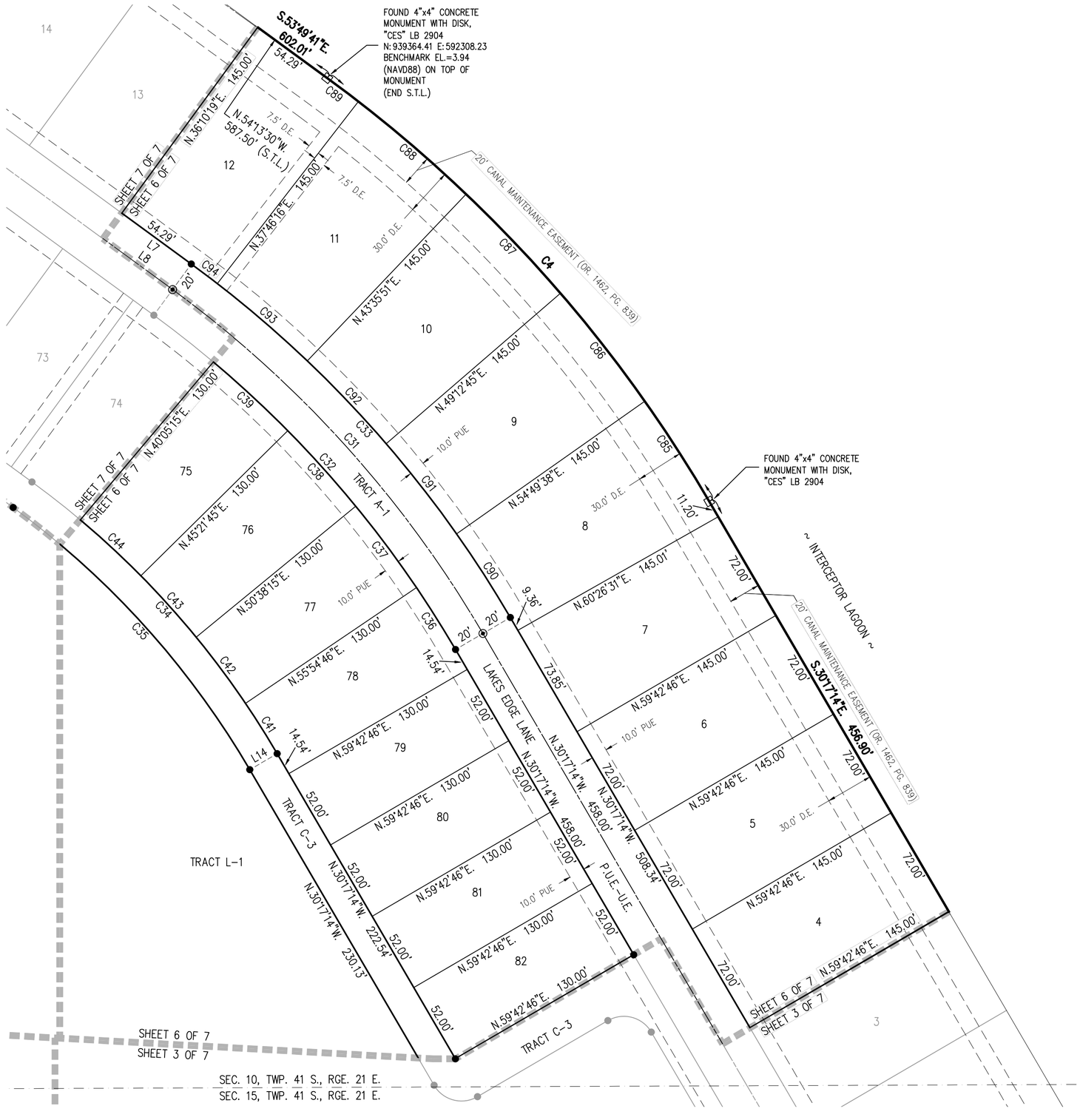
TRACT A-1 CONTAINS 16.90 ACRES±	TRACT P-1 CONTAINS 1.52 ACRES±	TRACT C-3 CONTAINS 6.97 ACRES±
TRACT L-1 CONTAINS 5.77 ACRES±	LOT 23 CONTAINS 0.28 ACRES±	LOT 24 CONTAINS 0.28 ACRES±
LOT 25 CONTAINS 0.26 ACRES±	LOT 26 CONTAINS 0.25 ACRES±	LOT 27 CONTAINS 0.25 ACRES±
LOT 28 CONTAINS 0.25 ACRES±	LOT 29 CONTAINS 0.23 ACRES±	LOT 60 CONTAINS 0.15 ACRES±
LOT 61 CONTAINS 0.18 ACRES±	LOT 62 CONTAINS 0.18 ACRES±	LOT 63 CONTAINS 0.15 ACRES±
LOT 64 CONTAINS 0.16 ACRES±	LOT 65 CONTAINS 0.17 ACRES±	LOT 66 CONTAINS 0.18 ACRES±
	LOT 67 CONTAINS 0.17 ACRES±	

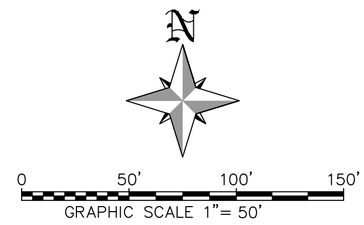
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LINE TABLE

LINE	BEARING	DISTANCE
L7	N.53°49'41"W.	486.29'
L8	N.53°49'41"W.	486.29'
L14	S.59°42'46"W.	20.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C4	880.00'	361.56'	359.02'	N.42°03'27"W.	23°32'27"
C31	715.00'	293.77'	291.71'	S.42°03'27"E.	23°32'27"
C32	695.00'	285.55'	283.55'	S.42°03'27"E.	23°32'27"
C33	735.00'	301.99'	299.87'	N.42°03'27"W.	23°32'27"
C34	565.00'	232.14'	230.51'	S.42°03'27"E.	23°32'27"
C35	545.00'	223.92'	222.35'	S.42°03'27"E.	23°32'27"
C36	695.00'	46.10'	46.09'	N.32°11'14"W.	3°48'00"
C37	695.00'	63.99'	63.96'	N.36°43'30"W.	5°16'30"
C38	695.00'	63.99'	63.96'	N.42°00'00"W.	5°16'30"
C39	695.00'	63.99'	63.96'	N.47°16'30"W.	5°16'30"
C41	565.00'	37.47'	37.47'	N.32°11'14"W.	3°48'00"
C42	565.00'	52.02'	52.00'	N.36°43'30"W.	5°16'30"
C43	565.00'	52.02'	52.00'	N.42°00'00"W.	5°16'30"
C44	565.00'	52.02'	52.00'	N.47°16'30"W.	5°16'30"
C85	880.00'	75.03'	75.01'	N.32°43'48"W.	4°53'08"
C86	880.00'	86.24'	86.20'	N.37°58'48"W.	5°36'54"
C87	880.00'	86.24'	86.20'	N.43°35'42"W.	5°36'54"
C88	880.00'	89.49'	89.45'	N.49°18'57"W.	5°49'36"
C89	880.00'	24.56'	24.56'	N.53°01'43"W.	1°35'57"
C90	735.00'	62.67'	62.65'	N.32°43'48"W.	4°53'08"
C91	735.00'	72.03'	72.00'	N.37°58'48"W.	5°36'54"
C92	735.00'	72.03'	72.00'	N.43°35'42"W.	5°36'54"
C93	735.00'	74.74'	74.71'	N.49°18'57"W.	5°49'36"
C94	735.00'	20.51'	20.51'	N.53°01'43"W.	1°35'57"

TRACT A–1
CONTAINS 16.90 ACRES±

TRACT C–3
CONTAINS 6.97 ACRES±

TRACT L–1
CONTAINS 5.77 ACRES±

LOT 4
CONTAINS 0.24 ACRES±

LOT 5
CONTAINS 0.24 ACRES±

LOT 6
CONTAINS 0.24 ACRES±

LOT 7
CONTAINS 0.24 ACRES±

LOT 8
CONTAINS 0.26 ACRES±

LOT 9
CONTAINS 0.26 ACRES±

LOT 10
CONTAINS 0.26 ACRES±

LOT 11
CONTAINS 0.27 ACRES±

LOT 12
CONTAINS 0.25 ACRES±

LOT 75
CONTAINS 0.17 ACRES±

LOT 76
CONTAINS 0.17 ACRES±

LOT 77
CONTAINS 0.17 ACRES±

LOT 78
CONTAINS 0.17 ACRES±

LOT 79
CONTAINS 0.15 ACRES±

LOT 80
CONTAINS 0.15 ACRES±

LOT 81
CONTAINS 0.15 ACRES±

LOT 82
CONTAINS 0.15 ACRES±

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N

0 50' 100' 150'
GRAPHIC SCALE 1"= 50'



LINE TABLE

LINE	BEARING	DISTANCE
L6	N.36°10'19"E.	66.67'
L9	N.36°10'19"E.	21.67'
L10	S.36°10'19"W.	40.00'
L12	N.36°10'19"E.	21.67'
L57	N.27°29'25"E.	79.20'
L58	N.25°14'19"E.	61.95'
L59	N.33°50'40"E.	34.97'
L60	N.33°31'16"E.	25.78'
L61	N.56°28'44"W.	5.28'
L67	N.27°29'25"E.	10.58'
L113	N.36°10'19"E.	46.56'
L114	N.36°10'19"E.	155.00'
L125	N.52°28'27"W.	20.31'
L126	S.38°10'40"E.	15.09'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C3	900.00'	518.36'	511.23'	N.19°40'19"E.	33°00'00"
C35	545.00'	223.92'	222.35'	S.42°03'27"E.	23°32'27"
C40	695.00'	47.49'	47.49'	N.51°52'13"W.	3°54'56"
C45	565.00'	38.61'	38.60'	N.51°52'13"W.	3°54'56"
C46	25.00'	39.27'	35.36'	N.81°10'19"E.	90°00'00"
C47	25.00'	39.27'	35.36'	N.08°49'41"W.	90°00'00"
C48	730.00'	420.45'	414.66'	N.19°40'19"E.	33°00'00"
C49	710.00'	408.93'	403.30'	N.19°40'19"E.	33°00'00"
C50	690.00'	397.41'	391.94'	N.19°40'19"E.	33°00'00"
C51	690.00'	69.16'	69.13'	S.33°18'02"W.	5°44'34"
C52	690.00'	111.38'	111.26'	S.25°48'17"W.	9°14'56"
C57	50.00'	91.77'	79.42'	N.73°35'40"E.	105°09'18"
C58	30.00'	55.06'	47.65'	N.73°35'40"E.	105°09'18"
C59	50.00'	26.69'	26.37'	N.69°07'06"W.	30°34'51"
C60	50.00'	16.91'	16.83'	S.85°54'03"W.	19°22'50"
C61	50.00'	45.95'	44.35'	S.49°53'02"W.	52°39'12"
C106	730.00'	72.03'	72.00'	S.25°31'07"W.	5°39'12"
C107	730.00'	72.03'	72.00'	S.31°10'19"W.	5°39'12"
C108	730.00'	27.69'	27.69'	S.35°05'07"W.	2°10'24"
C119	856.00'	84.19'	84.15'	S.25°32'47"W.	5°38'06"
C120	856.00'	84.19'	84.15'	S.31°10'53"W.	5°38'06"
C121	856.00'	32.47'	32.47'	S.35°05'07"W.	2°10'24"

TRACT A–1 CONTAINS 16.90 ACRES±	TRACT P–1 CONTAINS 1.52 ACRES±	TRACT C–3 CONTAINS 6.97 ACRES±
TRACT L–1 CONTAINS 5.77 ACRES±	LOT 13 CONTAINS 0.24 ACRES±	LOT 14 CONTAINS 0.24 ACRES±
LOT 15 CONTAINS 0.24 ACRES±	LOT 16 CONTAINS 0.24 ACRES±	LOT 17 CONTAINS 0.24 ACRES±
LOT 18 CONTAINS 0.24 ACRES±	LOT 19 CONTAINS 0.43 ACRES±	LOT 20 CONTAINS 0.25 ACRES±
LOT 21 CONTAINS 0.25 ACRES±	LOT 22 CONTAINS 0.26 ACRES±	LOT 68 CONTAINS 0.25 ACRES±
LOT 69 CONTAINS 0.38 ACRES±	LOT 70 CONTAINS 0.27 ACRES±	LOT 71 CONTAINS 0.15 ACRES±
LOT 72 CONTAINS 0.15 ACRES±	LOT 73 CONTAINS 0.16 ACRES±	LOT 74 CONTAINS 0.18 ACRES±

Attachment 3

FP-22-12-26 Decision Letter

CHARLOTTE COUNTY
FLORIDA

November 17, 2023

Lennar Homes, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

Via Email: Scott.Edwards@lennar.com

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held **October 24, 2023, at 2:00 P.M.**, regarding the following petition:

FP-22-12-16 **Quasi-judicial** **Commission District III**

Lennar Homes, LLC is requesting Final Plat approval for a residential subdivision to be named, Harbor East, consisting of 82 single-family lots and six tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision received Preliminary Plat approval from the Board of County Commissioners under PP-22-12-26 on May 23, 2023. The site contains 31.06± acres and is generally located north of Tate Waterway, southwest of Interceptor Lagoon, and east of Aquarius Waterway, within the Port Charlotte area and in Commission District III.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-22-12-16** be approved. The plat was recorded on November 1, 2023, under **INSTR #: 3333224** in **Plat Book 27, Pages 4A through 4G**, and the Development Agreement Resolution was recorded on November 1, 2023 under **INSTR #: 3333225** of the Public Records of Charlotte County, Florida.

This letter also serves as your Certificate of Concurrency for the purpose of School Concurrency.

Please feel free to contact our office should you have any questions.

Sincerely,

Jenny Shao

Jenny Shao, Project Coordinator
Community Development Department

CC: Heather Polito, Steven R. Sonberg, P.E., P.S.M., Banks Engineering

CHARLOTTE COUNTY
FLORIDA

Dawn Anspach, CAO
Karen Benak, CAO
Kelly Danielson, CCU
Denise Elliott, CCU
Kathleen Duffy, IT GIS
Christine Broughman, MSBU
Faith Dangerfield, Property Appraiser's Office
Matthew Parkman, Property Appraiser's Office
Samantha DiPiazza, SPD-Addressing
Tom Finnerty, SPD
Jeannine Fullerton, Real Estate Services
Stephen Kipa, Real Estate Services
Patty Stefan, Real Estate Services
Robert Fakhri, Transportation
Ravi Kamarajugadda, Transportation
Maryann Franks, Zoning
Jeff Harvey, CCPS
Tracey Roberts, CCPS

Attachment 4

Recorded Development Agreement

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 6
INSTR #: 3333225 Doc Type: AGR, Recorded: 11/01/2023 at 12:38 PM
RECORDING $52.50

This instrument prepared by:
Robert H. Berntsson, Esq.

The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this 24th day of October, 2023, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and Lennar Homes, LLC, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, herein called "Developer".

W I T N E S S E T H

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of Harbor East and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as #FP-22-12-26; and

WHEREAS, Developer is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County; and

WHEREAS, Developer submitted plans prepared by Banks Engineering dated April 27, 2023 for final construction plan approval (hereinafter, "Plans"). The Plans were approved by County on June 26, 2023 under DRC file number DRC-23-00073. The Plans depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property; and

WHEREAS, Developer and County desire to enter into this Agreement, with the consent of Owner, to set forth certain obligations by the Developer and County in connection with the construction on the improvements; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Developer agrees to complete the subdivision improvements shown on the Plans. Developer is required to construct the improvements as set forth in the Engineer's Probable Cost Estimates dated June 8, 2023 according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County June 8, 2023.

3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer has provided a Letter of Credit in the amount of TWO MILLION FIVE HUNDRED TWO THOUSAND EIGHT AND 14/100 DOLLARS ($2,502,008.14) (hereinafter, the "Security") to ensure completion of these subdivision improvements depicted on the approved Plans which have not, to date, been certified as complete.

4. Said Security shall remain in effect until final approval of the improvements by the County. Any reduction of the Security shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Security must be approved by the County prior to Developer reducing the Security amount.

5. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida. If the work is not completed within two (2) years, the County Engineer shall have the right to review the surety amount, and if deemed insufficient, Developer may be required to provide additional surety and execute an amendment to this Agreement to reflect the increased surety. Said amendment shall be recorded in the same manner as this Agreement.

6. If the subdivision improvements depicted in the Plans are not completed as provided herein, or if the County receives notification from the institution issuing the Security that the Security will expire prior to the specified time period stated herein, it is expressly understood and acknowledged by the Parties that:

(a) Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the outstanding amount of the Security;

(b) In the event of litigation, no party, including but not limited to the Owner, Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Security.

7. There are no intended third-party beneficiaries to this Agreement, therefore, no third parties may rely on this agreement and/or Security, including but not limited to future lot owners or their successors and assigns.

8. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform

any act of construction or maintenance under this Agreement and/or the Security.

9. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules and regulations applicable to the Property.

10. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans and the terms of this Agreement have been met, or upon replacement of the Security and execution of a new development agreement by a subsequent developer, County shall release the Security and this agreement shall terminate.

11. This Agreement shall inure to the benefit of and be obligatory upon the Parties and their respective successors, assigns, heirs and personal representatives.

12. The terms of this Developer's Agreement have been jointly drafted by the Parties; therefore, in construing this Agreement no legal presumptions shall arise against either Party as the drafter of the Agreement.

13. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Developer's Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Developer's Agreement.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

REST OF PAGE LEFT BLANK INTENTIONALLY

IN WITNESS WHEREOF, County and Developer have executed this Developer's Agreement on the date first above written.

CHARLOTTE COUNTY, a political Subdivision of the State of Florida

By: _____
William G. Truex, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court and Ex-officio Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

AGR 2023-192

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR23-0688

DEVELOPER
LENNAR HOMES, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

1st Witness Signature

Walter Fluegel
1st Witness Printed Name

2nd Witness Signature

Tammy Ann
2nd Witness Printed Name

By: _____
Scott Edwards

Vice President
Title

Scott Edwards
Printed Name

ACKNOWLEDGEMENT

State of FL
County of LEE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 2ND day of AUGUST, 2023 by Scott Edwards, Vice President of Lennar Homes, LLC, who [X] is personally known to me or [ ] has produced _____ as identification and did/did not take an oath.

My commission expires:

(Notary Seal)

Karen A. Hughes
Notary Public

Printed name of Notary Public

Serial or commission number

KAREN A. HUGHES
Notary Public
State of Florida
Comm# HH355089
Expires 2/13/2027

EXHIBIT "A"
(Legal Description of the Property)

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 10 AND 15, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARGO CIRCLE (60' WIDE) AND THE CENTERLINE OF ST. PAUL DRIVE (100' WIDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.76°10'19"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID MARGO CIRCLE FOR 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ST. PAUL DRIVE; THENCE N.13°49'41"W. ALONG SAID EASTERLY LINE FOR 255.00 FEET TO THE POINT OF BEGINNING SAID POINT HAVING A STATE PLANE COORDINATE OF N:938424.71, E:592892.05; THENCE ALONG THE EASTERLY AND WESTERLY RIGHT-OF-WAY LINES OF TATE WATERWAY AND THE NORTHEASTERLY EXTENSION THEREOF, AS DEPICTED IN SAID PLAT BOOK 9, PAGES 1A THROUGH 1Z4 THE FOLLOWING 3 COURSES: S.76°10'19"W. FOR 901.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 223.04 FEET, A DELTA ANGLE OF 51°00'00", A CHORD BEARING OF N.78°19'41"W., AND A CHORD DISTANCE OF 192.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 198.53 FEET; THENCE N.52°49'41"W. FOR 297.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AQUARIUS WATERWAY AS DEPICTED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 56°00'00", A CHORD BEARING OF N.24°49'41"W., AND A CHORD DISTANCE OF 239.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.23 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES: SAID CURVE; THENCE N.03°10'19"E. FOR 407.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 33°00'00", A CHORD BEARING OF N.19°40'19"E., AND A CHORD DISTANCE OF 511.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 518.36 FEET; THENCE N.36°10'19"E. FOR 231.67 FEET; THENCE S.53°49'41"E. FOR 602.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A STATE PLANE COORDINATE OF N:939364.41, E:592308.23 AND A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 23°32'27", A CHORD BEARING OF S.42°03'27"E., AND A CHORD DISTANCE OF 359.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 361.56 FEET; THENCE S.30°17'14"E. FOR 456.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 16°27'34", A CHORD BEARING OF S.22°03'27"E., AND A CHORD DISTANCE OF 300.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 301.64 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA"; WHEREIN THE CENTERLINE OF ST. PAUL DRIVE, BEARS S.13°49'41"E.

Attachment 5

Original Letter of Credit

FIDELITY GUARANTY AND ACCEPTANCE CORP
5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST
MIAMI, FLORIDA 33126
PHONE (305) 553-8724



AUGUST 3, 2023

IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-23318

BENEFICIARY: **CHARLOTTE COUNTY**
BOARD OF COUNTY COMMISSIONERS
18500 MURDOCK CIRCLE
PORT CHARLOTTE, FL 33948-1074

APPLICANT: **LENNAR HOMES, LLC**
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966

LC AMOUNT: **USD $2,502,008.14 (TWO MILLION FIVE HUNDRED TWO THOUSAND EIGHT AND 14/100 US DOLLARS)**

EXPIRATION DATE: **SEPTEMBER 30, 2024 AT OUR COUNTERS**

RE: **HARBOR EAST**
CHARLOTTE COUNTY FILE NUMBER PP/FP-22-12-26

GENTLEMEN:

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-23318 IN YOUR FAVOR AT THE REQUEST AND FOR THE ACCOUNT OF LENNAR HOMES, LLC ("DEVELOPER") IN AN AGGREGATE AMOUNT NOT TO EXCEED THE LC AMOUNT.

THIS LETTER OF CREDIT IS AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON FIDELITY GUARANTY AND ACCEPTANCE CORP. DULY AND MANUALLY SIGNED AND MARKED: "DRAWN UNDER FIDELITY GUARANTY AND ACCEPTANCE CORP. LETTER OF CREDIT NO. FGAC-23318 DATED AUGUST 3, 2023" WHEN ACCOMPANIED BY THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL ORIGINAL AMENDMENTS, IF ANY, AND THE FOLLOWING DOCUMENT(S):

BENEFICIARY'S CERTIFICATE DULY AND MANUALLY SIGNED AND DATED BY AN AUTHORIZED OFFICER SIGNING AS SUCH ON ITS LETTERHEAD READING EXACTLY AS FOLLOWS:

A. "(I) THE AMOUNT REPRESENTED BY THE DRAFT ACCOMPANYING THIS STATEMENT IS THE AMOUNT REQUIRED TO BE PAID TO THE BENEFICIARY ON ACCOUNT OF THE FAILURE OF DEVELOPER TO COMPLETE, WITHIN TWO (2) YEARS OF THE DATE OF FINAL PLAT APPROVAL FOR A PROJECT IDENTIFIED AS HARBOR EAST – CHARLOTTE COUNTY FILE NUMBER PP/FP-22-12-26 BY THE BOARD OF COUNTY COMMISSIONERS, THE IMPROVEMENTS AS SPECIFIED IN THE ENGINEER'S OPINION OF PROBABLE COST PREPARED BY BANKS ENGINEERING DATED JUNE 8, 2023 AND APPROVED BY CHARLOTTE COUNTY ON JUNE 8, 2023; (II) THAT APPLICANT HAS BEEN GIVEN WRITTEN NOTICE BY BENEFICIARY DESCRIBING THE EVENT OR CONDITION OF SUCH DEFAULT IN REASONABLE DETAIL BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED; AND (III) THE DEFAULT HAS NOT BEEN CURED WITHIN THE CURE PERIOD PROVIDED FOR THEREIN, IF ANY AND BENEFICIARY IS ENTITLED TO BE PAID THE PROCEEDS OF THIS LETTER OF CREDIT."

OR

B. "IT IS LESS THAN THIRTY (30) DAYS PRIOR TO THE CURRENT EXPIRATION DATE OF THE LETTER OF CREDIT AND: (I) BENEFICIARY HAS RECEIVED A NOTICE FROM FIDELITY GUARANTY AND ACCEPTANCE CORP. THAT IT HAS ELECTED NOT TO EXTEND THIS LETTER OF CREDIT FOR AN ADDITIONAL PERIOD BEYOND THE CURRENT EXPIRATION DATE; (II) THIS LETTER OF CREDIT HAS NOT BEEN REPLACED BY A NEW FINANCIAL ASSURANCE; AND (III) THE OBLIGATIONS OF LENNAR HOMES, LLC TO CHARLOTTE COUNTY UNDER DRC-23-00073 ARE STILL OUTSTANDING."

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST SIXTY (60) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED OR CERTIFIED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.

FIDELITY GUARANTY AND ACCEPTANCE CORP.
5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST
MIAMI, FLORIDA 33126
PHONE (305) 553-8724

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN ANY SUCH DOCUMENT, INSTRUMENT OR AGREEMENT.

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN TO FIDELITY GUARANTY AND ACCEPTANCE CORP. 5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST, MIAMI, FLORIDA 33126, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE – PUBLICATION NO. 590 ("ISP98").

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP.

JACQUELINE DE SOUZA, VICE PRESIDENT

Attachment 6

Recorded First Amendment to the Developer's Agreement

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 6
INSTR #: 3592821 Doc Type: AGR
Recorded: 12/03/2025 at 10:09 AM
Rec. Fee: RECORDING $52.50

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

This instrument prepared by and after recording return to:
Robert H. Berntsson, Esq.
The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Agreement") is made this 25th day of November, 2025, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and Lennar Homes, LLC, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, herein called "Developer".

W I T N E S S E T H

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer previously subdivided the Property pursuant to that certain plat of Harbor East according to the plat thereof recorded on November 1, 2023 in Plat Book 27 Pages 4A through 4G of the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, in connection with the Plat, County and Developer entered into that certain Developer's Agreement recorded on November 1, 2023 as Instrument 3333225 of the Public Records of Charlotte County Florida (the "Developer's Agreement") pursuant to which Developer provided a letter of credit in the amount of Two Million Five Hundred Two Thousand Eight and 14/100 Dollars ($2,502,008.14) defined in the Developer's Agreement as the "Security" to ensure completion of those subdivision improvements depicted on the Plans; and

WHEREAS, a portion of the subdivision improvements shown on the approved plans have been certified as completed in substantial compliance with the Plans by a licensed engineer; and

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to facilitate the reduction of the amount of security necessary to ensure completion of the remaining improvements for the Plat; and

WHEREAS, the intent of the Developer's Agreement and this Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, which is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Developer agrees to complete the subdivision improvements shown on the Plans, as set forth in the Engineer's Probable Cost Estimate dated April 4, 2025, which have not yet been certified as complete, no later than April 1, 2027.

3. County hereby reduces the amount of the Security from $2,502,008.14 to $169,957.32 (hereinafter, the "Second Security"), which includes the required, additional ten percent (10%) security, and Developer shall provide a new irrevocable letter of credit in such amount. The parties agree that the Developer's Agreement remains in full force and effect, except as modified herein.

4. Except as amended here, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth herein.

5. This Amendment may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, County and Developer have executed this First Amendment to Developer's Agreement on the date first above written.

CHARLOTTE COUNTY, a political Subdivision of the State of Florida

By:_____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court and Ex-officio Clerk of the Board of County Commissioners

By:_____
Deputy Clerk AGR 2023-192

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:_____
Janette S. Knowlton, County Attorney
LR25-0665
KMD

DEVELOPER
LENNAR HOMES, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

By: _____
Scott Edwards

Vice President
Title

Scott Edwards
Printed Name

_____
1st Witness Signature

Ashley Kingston
1st Witness Printed Name

10461 Six Mile Cypress Pkwy
1st Witness Address

Fort Myers FL 33966
1st Witness Address (cont.)

_____
2nd Witness Signature

Alex Hinebaugh
2nd Witness Printed Name

10481 Six Mile Cypress Pkwy
2nd Witness Address

Fort Myers FL 33966
2nd Witness Address (cont.)

ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me, by means of [X] physical presence or ☐ online notarization, this 29th day of October, 2025 by Scott Edwards, Vice President of Lennar Homes, LLC, who [X] is personally known to me or [ ] has produced _____ as identification and did/did not take an oath.

My commission expires: Feb. 11, 2028

(Notary Seal)

Nicole M Rickard
Comm.: HH 491000
Expires: Feb. 11, 2028
Notary Public - State of Florida

Nicole M Rickard
Notary Public

Nicole M Rickard
Printed name of Notary Public

HH491000
Serial or commission number

EXHIBIT "A"
(Legal Description of the Property)

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 10 AND 15, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARGO CIRCLE (60' WIDE) AND THE CENTERLINE OF ST. PAUL DRIVE (100' WIDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.76°10'19"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID MARGO CIRCLE FOR 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ST. PAUL DRIVE; THENCE N.13°49'41"W. ALONG SAID EASTERLY LINE FOR 255.00 FEET TO THE POINT OF BEGINNING SAID POINT HAVING A STATE PLANE COORDINATE OF N:938424.71, E:592892.05; THENCE ALONG THE EASTERLY AND WESTERLY RIGHT-OF-WAY LINES OF TATE WATERWAY AND THE NORTHEASTERLY EXTENSION THEREOF, AS DEPICTED IN SAID PLAT BOOK 9, PAGES 1A THROUGH 1Z4 THE FOLLOWING 3 COURSES: S.76°10'19"W. FOR 901.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 223.04 FEET, A DELTA ANGLE OF 51°00'00", A CHORD BEARING OF N.78°19'41"W., AND A CHORD DISTANCE OF 192.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 198.53 FEET; THENCE N.52°49'41"W. FOR 297.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AQUARIUS WATERWAY AS DEPICTED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 56°00'00", A CHORD BEARING OF N.24°49'41"W., AND A CHORD DISTANCE OF 239.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.23 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES: SAID CURVE; THENCE N.03°10'19"E. FOR 407.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 33°00'00", A CHORD BEARING OF N.19°40'19"E., AND A CHORD DISTANCE OF 511.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 518.36 FEET; THENCE N.36°10'19"E. FOR 231.67 FEET; THENCE S.53°49'41"E. FOR 602.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A STATE PLANE COORDINATE OF N:939364.41, E:592308.23 AND A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 23°32'27", A CHORD BEARING OF S.42°03'27"E., AND A CHORD DISTANCE OF 359.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 361.56 FEET; THENCE S.30°17'14"E. FOR 456.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 16°27'34", A CHORD BEARING OF S.22°03'27"E., AND A CHORD DISTANCE OF 300.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 301.64 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA"; WHEREIN THE CENTERLINE OF ST. PAUL DRIVE, BEARS S.13°49'41"E.

Attachment 7

Reduced Letter of Credit

FIDELITY GUARANTY AND ACCEPTANCE CORP.
5505 WATERFORD DISTRICT DRIVE, 7TH FLOOR WEST
MIAMI, FLORIDA 33126
PHONE (305)553-8724

DECEMBER 8, 2025

IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-23318

BENEFICIARY: **CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS**
18500 MURDOCK CIRCLE
PORT CHARLOTTE, FL 33948

APPLICANT: **LENNAR HOMES, LLC**
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966

LC AMOUNT: **USD $169,957.32 (ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED FIFTY-SEVEN AND 32/100 US DOLLARS)**

RE: **HARBOR EAST**
CHARLOTTE COUNTY FILE NUMBER PP/FP-22-12-26

GENTLEMEN:

TO AMEND LETTER OF CREDIT NO. FGAC-23318 AS ISSUED IN YOUR FAVOR.

THIS AMENDMENT IS AN INTEGRAL PART OF THE ORIGINAL LETTER OF CREDIT. ALL OTHER TERMS AND CONDITIONS OF THE LETTER OF CREDIT INCLUDING PREVIOUS AMENDMENTS REMAIN UNCHANGED.

AMENDED TERM(S):

REDUCE DOLLAR AMOUNT FROM: $2,502,008.14 TO: $169,957.32.

IMMEDIATE NOTIFICATION MUST BE GIVEN TO US IF THIS AMENDMENT IS NOT ACCEPTED.

THIS IS AMENDMENT NO. 1.

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP.

WILLIAM O'REARDON, AUTHORIZED AGENT

Attachment 8
Engineer's Letter of Substantial Completion

May 08, 2026

Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, Florida 33948

Reference: **HARBOR EAST**
FP-22-12-26
LETTER OF SUBSTANTIAL COMPLETION

To Whom It May Concern:

I hereby certify that a visual site inspection was conducted on Tuesday, April 14, 2026, at the above-referenced site, and found the project to be constructed in substantial conformance with the approved construction plans.

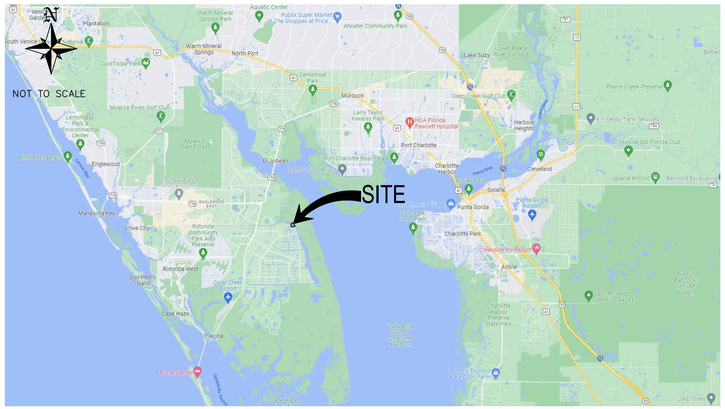
Sincerely,
ATWELL, LLC

Clayton W. Rebol, P.E.
Director

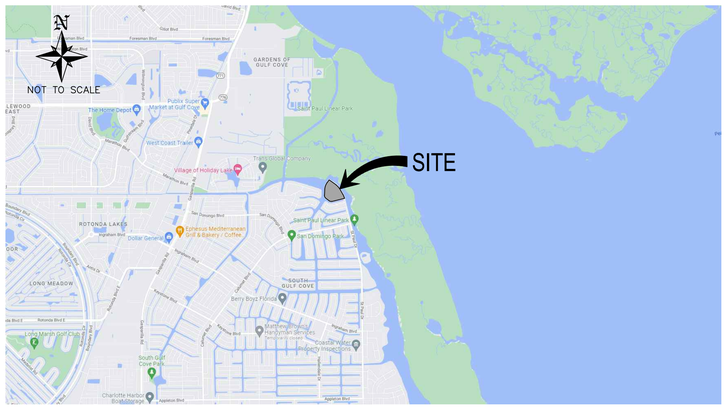
Cc: File

Attachment 9
Record Drawings

HARBOR EAST



GENERAL LOCATION MAP



LOCATION MAP

SECTION 10 /15, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA:	31.06 ACRES
PARCEL STRAP NO.:	412110400002
PARCEL ADDRESS:	CHARLOTTE COUNTY, FL., 33981
CURRENT ZONING:	RMF3.5
PROPOSED USE:	LOW DENSITY RESIDENTIAL

RECORD DRAWINGS

PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC: FLORIDA POWER AND LIGHT	2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490
PHONE: CENTURYLINK	4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE: COMCAST RESIDENTIAL:	12600 WESTLINKS DRIVE, SUITE 4 FORT MYERS, FL, 33913 PHONE: (239) 318-1525 OFFICE
COMMERCIAL::	5205 FRUITVILLE ROAD, SARASOTA, FL, 34232 (941)356-1564 OFFICE
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS	26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING STEVEN R. SONBERG, P.E., P.S.M. PROJECT MANAGER	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR: BANKS ENGINEERING C. DREW BRANCH, P.S.M.	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
ENVIRONMENTAL: IAN VINCENT & ASSOCIATES IAN M. VINCENT	4050 ROCK CREEK DRIVE PORT CHARLOTTE, FL 33948 PHONE: (941) 457-6272
LANDSCAPE ARCHITECT: JOHN T. SWEN, P.A.	P.O. BOX 494466 PORT CHARLOTTE, FL 33949 PHONE: (941) 626-7365
TRAFFIC ENGINEER: BANKS ENGINEERING STEVEN R. SONBERG, P.E., P.S.M.	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165

INDEX OF SHEETS

SHEET	TITLE
1	COVER
2	AERIAL
3	GENERAL NOTES AND SPECIFICATIONS
4	PROJECT NOTES AND LEGEND
5	EXISTING CONDITIONS MAP
6	SITE DEVELOPMENT PLAN
7	PAVING, GRADING AND DRAINAGE PLAN
8	PAVING, GRADING AND DRAINAGE PLAN DETAILS I
8A	PAVING, GRADING AND DRAINAGE PLAN DETAILS II
9	SITE CROSS SECTIONS I
9A	SITE CROSS SECTIONS II
9B	SITE CROSS SECTIONS III
10	BEST MANAGEMENT PRACTICES PLAN
10A	BEST MANAGEMENT PRACTICES PLAN DETAILS
11	UTILITY PLAN
12	PLAN AND PROFILE KEYMAP
12A	PLAN AND PROFILE I
12B	PLAN AND PROFILE II
12C	PLAN AND PROFILE III
12D	PLAN AND PROFILE IV
12E	PLAN AND PROFILE V
12F	PLAN AND PROFILE VI
13	UTILITY PLAN DETAILS I
13A	UTILITY PLAN DETAILS II
13B	UTILITY PLAN DETAILS III

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.125'
2. IRRIGATION SHALL BE PROVIDED FROM THE LAKE (SEE SHEET 6 FOR DETAILS)

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

RECORD DRAWING

I CERTIFY THAT THESE RECORD DRAWINGS HAVE BEEN REVIEWED BY ME OR BY INDIVIDUAL(S) UNDER MY DIRECT SUPERVISION AND THAT THESE DRAWINGS INCORPORATE THE INFORMATION CONTAINED IN THE CERTIFIED AS-BUILTS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE RECORD DRAWINGS SUBSTANTIALLY REFLECT THE UTILITY ASSETS AS CONSTRUCTED. THE ACCURACY OF THESE RECORD DRAWINGS IS RELIANT ON THE ACCURACY APPLIED BY THE SURVEYOR WHO CERTIFIED THE AS-BUILT DRAWINGS.

STEVEN R. SONBERG, P.E., P.S.M. FL LIC #92103 DATE:

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

S:\JOBS\4613\ENGINEERING\RECORD DRAWINGS\SITE.DFT - COVER.DWG 1/21/2026 8:19 AM TODD VANA

4613 - HARBOR EAST



4613 - HARBOR EAST

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

AERIAL

HARBOR EAST

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	AERIAL	TRR	GAE	SRS	1"=400'	2

S:\JOBS\4600\4613\ENGINEERING\RECORD DRAWINGS\SITE\02 - AERIAL.DWG 11/17/2020 3:39 PM TODD VANA

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO FAMILIARIZE HIMSELF WITH THE CONDITIONS FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER A WRITTEN LIST OF ALL PERMITS AND COPIES THEREOF, AND CAREFULLY REVIEW ALL PLANS, SPECIFICATIONS, AND PERMITS PREVIOUSLY SECURED ON BEHALF OF THE OWNER. IN CASE OF ANY DISCREPANCY EITHER IN PERMIT DOCUMENTS, PLANS, DRAWINGS, OR SPECIFICATIONS, THE CONTRACTOR MUST PROMPTLY SUBMIT A "WRITTEN CLARIFICATION REQUEST" TO THE OWNER, WHO WILL PROMPTLY FORWARD THE REQUEST TO THE ENGINEER WHO WILL MAKE A DETERMINATION IN WRITING. THE CONTRACTOR MUST VERIFY EXISTING FACILITY INFORMATION, AND ALL DESIGN/PERMIT DATA REQUIRED FOR WORK THAT IS TO CONNECT WITH EXISTING FACILITIES. ANY DISCREPANCIES BETWEEN THE CONTRACT REQUIREMENTS AND THE EXISTING CONDITIONS MUST BE REFERRED TO THE OWNER IN WRITING, FOR AN ENGINEERING DETERMINATION. ANY FUTURE ADJUSTMENT DUE TO FAILURE BY THE CONTRACTOR TO IDENTIFY THE RELATED DISCREPANCY, WILL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY LICENSES, ADDITIONAL PERMITS, AND FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS IN CONNECTION WITH THE PERFORMANCE OF THE WORK.

CONSTRUCTION SAFETY AND LIABILITY:

THE CONTRACTOR MUST TAKE PROPER SAFETY AND HEALTH PRECAUTIONS TO PROTECT THE WORK, THE WORKERS, THE PUBLIC, AND THE PROPERTY OF OTHERS. THE CONTRACTOR IS RESPONSIBLE ALSO FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND ALL ACCEPTANCES HAVE BEEN OBTAINED. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE STATE OF FLORIDA ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO PERSONS OR PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE. THE CONTRACTOR MUST SAVE HARMLESS AND INDEMNIFY THE OWNER AND THE ENGINEER OF RECORD, THEIR OFFICERS, REPRESENTATIVES AND EMPLOYEES FROM ALL CLAIMS, LOSS, DAMAGE, ACTIONS, CAUSES OF ACTION, AND/OR EXPENSES RESULTING FROM, BROUGHT FOR, OR ON ACCOUNT OF ANY PERSONAL INJURY OR PROPERTY DAMAGE RECEIVED OR SUSTAINED BY ANY PERSONS OR PROPERTY ARISING OUT OF OCCURRING, OR ATTRIBUTABLE TO ANY WORK PERFORMED UNDER OR RELATED TO THIS CONTRACT, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENT ACTS OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE CONTRACTOR OR ANY SUBCONTRACTOR.

PRE-CONSTRUCTION:

THE OWNER SHALL SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL LAND SURVEYOR TO PERFORM AN "AS-BUILT" SURVEY OF ALL COMPLETED IMPROVEMENTS. THE OWNER SHALL ALSO SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL ENGINEER TO PROVIDE THE APPROPRIATE SERVICES NEEDED IN ORDER TO CERTIFY TO ALL APPLICABLE REGULATORY AGENCIES THAT THE IMPROVEMENTS WERE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PERMITS AND APPROVALS. THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, SURVEYOR, CONTRACTOR, UTILITY COMPANIES, AND APPROPRIATE REGULATORY AGENCIES. THE CONTRACTOR SHALL PROVIDE A SHOP DRAWING SUBMISSION SCHEDULE FOR ALL PROJECT MATERIALS AND COMPONENTS. THE CONTRACTOR SHALL NOT INITIATE CONSTRUCTION OF ANY PORTION OF THE IMPROVEMENTS UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED FOR THAT PORTION BY THE ENGINEER. THE OWNER, CONTRACTOR, ENGINEER AND UTILITY COMPANY SHALL ALSO DISCUSS ALL DOCUMENTATION REQUIRED FOR CONTRIBUTED FACILITIES TRANSFER FROM THE OWNER/DEVELOPER TO THE UTILITY COMPANY UPON PROJECT COMPLETION, UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY, THE FOLLOWING DOCUMENTS SHALL BE PROVIDED:

DOCUMENTS REQUIRED FOR CONTRIBUTED FACILITIES FROM DEVELOPER TO UTILITY COMPANY:

1. UTILITY EASEMENT(S): MUST BE RECORDED AT COUNTY CLERK OF COURT OFFICE BEFORE SUBMITTING TO UTILITY.
2. EASEMENT ACKNOWLEDGEMENT.
3. AFFIDAVIT.
4. RELEASE OF LIEN.
5. BILL OF SALE.
6. ASSIGNMENT OF RIGHTS UNDER UTILITY AGREEMENT: WHEN PROPERTY HAS BEEN TRANSFERRED TO A NEW OWNER.
7. RECORD DRAWINGS (AS-BUILT): MUST BE SIGNED AND SEALED BY ENGINEER OF RECORD, SUBMIT TWO REPRODUCIBLE COPIES OF PRINTS.
8. DETAILED COST OF CONSTRUCTION: MUST INCLUDE INDIVIDUAL ITEMS OR APPURTENANCES, UNIT COST AND TOTAL COST OF EACH. DO NOT INCLUDE WATER SERVICE LINES OR SEWER LATERALS.
9. DESCRIPTION OF FACILITIES: A SHORT EXPLANATION DEPICTING WHAT HAS BEEN CONSTRUCTED.
10. D.E.P. APPLICATION(S).
11. INSPECTION REPORT(S).
12. PRESSURE TEST REPORT(S).
13. INFILTRATION-EXFILTRATION TEST REPORT(S), INCLUDING VIDEO TAPES AND LAMPING REPORTS.
14. LIFT STATION INSPECTION (START-UP) REPORT(S) AND EQUIPMENT SHOP DRAWINGS.
15. BACTERIOLOGICAL TEST REPORT(S).
16. ENGINEER'S CERTIFICATE OF SUBSTANTIAL COMPLETION TO D.E.P.
17. SYSTEM(S) ACCEPTANCE LETTER(S) FROM D.E.P.

NOTES: ITEM 1-6 & 8 TO BE SUPPLIED BY OWNER. ITEMS 7 & 9-17 TO BE SUPPLIED TO ENGINEER OF RECORD.

UNLESS OTHERWISE SPECIFIED BY THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE, AND POWER COMPANIES, 10 DAYS IN ADVANCE, THAT THE CONTRACTOR INTENDS TO START WORK IN A SPECIFIC AREA, THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER LINES, GAS LINES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE, RIGHT-OF-WAY, OR EASEMENT.

PROJECT SIGN:

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A CONSTRUCTION PROJECT SIGN AT A LOCATION DIRECTED BY THE OWNER. BANKS ENGINEERING, INC. SHALL PROVIDE A DESIGN FOR INSTALLATION BY THE CONTRACTOR AT THIS LOCATION. THESE SIGNS SHALL BE ERECTED WITHIN 15 DAYS AFTER RECEIVING A NOTICE TO PROCEED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL REMOVE THESE SIGNS AND RETURN TO BANKS ENGINEERING, INC. THEIR SIGN.

ENVIRONMENTAL PROTECTION DURING CONSTRUCTION:

PROTECTION OF LAND RESOURCES – EXCEPT IN AREAS IDENTIFIED ON THE PLANS TO BE CLEARED, THE CONTRACTOR MUST NOT DEFACE, INJURE, OR DESTROY TREES OR SHRUBS OR REMOVE OR CUT THEM WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. IN THE ABSENCE OF A CLEARING PLAN, AREAS SHOWN FOR IMPROVEMENTS SHALL BE CLEARED UNLESS NOTED OTHERWISE.

PROTECTION OF WATER RESOURCES – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, REGIONAL, COUNTY AND MUNICIPAL LAWS CONCERNING POLLUTION OF WATER RESOURCES. ALL WORK MUST BE PERFORMED IN SUCH A MANNER THAT OBJECTIONABLE CONDITIONS WILL NOT BE CREATED IN PUBLIC WATERS RUNNING THROUGH, OR ADJACENT TO THE PROJECT AREA.

1. EROSION AND SEDIMENT CONTROL – ALL PRACTICAL AND NECESSARY EFFORT SHOULD BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATER, OR ONTO OTHER PROPERTY BY ANY OR ALL OF THE FOLLOWING METHODS:
   A. STORMWATER FACILITIES ARE TO BE BUILT AS EARLY IN THE CONSTRUCTION PHASE AS POSSIBLE TO ENSURE THE TREATMENT OF STORMWATER RUNOFF. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, HOWEVER, SUCH AS BERMS, SEDIMENT BASINS, GRASSING, SODDING, SAND BAGGING, BALES MAY OR STRAW, FLORIDA SILT BARRIERS, STACKED SILT BARRIERS, ETC., MUST BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT FACILITIES ARE COMPLETED AND OPERATIONAL.
   B. REVEGETATION AND STABILIZATION OF DISTURBED GROUND SURFACES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE.
   C. FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES.
   D. PROHIBIT THE USE OF ANY CONSTRUCTION EQUIPMENT THAT LEAKS EXCESSIVE AMOUNTS OF FUEL OIL, OR HYDRAULIC FLUID.
2. ALL DISTURBED AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, EXCEPT RETENTION AREAS, AND SHALL BE STABILIZED BY SODDING, EXCEPT WHERE SEEDING AND MULCHING ARE CALLED FOR ON THE PLANS. THE LATEST VERSION OF THE F.D.O.T. ROAD AND BRIDGE SPECIFICATIONS SHALL BE USED UNLESS MORE RESTRICTIVE LOCAL SPECIFICATIONS EXIST.

CONTRACTOR RESPONSIBLE FOR STABILIZING AND MAINTAINING SLOPES AND SOD THROUGHOUT CONSTRUCTION UNTIL SUCH TIME AS APPROVED BY THE ENGINEER.

PROTECTION OF FISH AND WILDLIFE:

THE CONTRACTOR MUST AT ALL TIMES PERFORM ALL WORK IN A WAY AND TAKE SUCH STEPS AS REQUIRED TO PREVENT ANY INTERFERENCE WITH OR DISTURBANCE TO FISH AND WILDLIFE. THE CONTRACTOR SHALL NOT ALTER WATER FLOWS OR OTHERWISE DISTURB NATURAL HABITATS AND JURISDICTIONAL WETLANDS LOCATED WITHIN AND / OR ADJACENT TO THE PROJECT AREA.

RECORDING AND PRESERVING HISTORICAL AND ARCHEOLOGICAL FINDS:

ALL ITEMS HAVING ANY APPARENT HISTORICAL OR ARCHEOLOGICAL INTEREST THAT ARE DISCOVERED IN THE COURSE OF ANY CONSTRUCTION ACTIVITIES MUST BE CAREFULLY PRESERVED. THE CONTRACTOR MUST LEAVE THE ARCHEOLOGICAL FIND UNDISTURBED AND MUST IMMEDIATELY REPORT THE FIND TO THE OWNER SO THAT THE PROPER AUTHORITY MAY BE NOTIFIED.

PRIOR TO EXCAVATION
CONTACT SUNSHINE STATE
ONE – CALL OF FLORIDA
1 (800) 432 – 4770

CONTRACTOR SHALL SUBMIT FOR N.P.D.E.S. PERMIT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PERMIT APPLICATION SHALL BE SUBMITTED TO:

N.P.D.E.S. STORMWATER NOTICES CENTER, MS # 2510,
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD,
TALLAHASSEE, FLORIDA
32399-2400

1. GENERAL

1.01 SUBMITTALS

A. EROSION AND CONTROL MEASURES
B. COMPACTION TESTS
C. SOIL CLASSIFICATION TESTS
D. PRESERVATION PLANS

1.02 SITE EXAMINATION

A. CONTRACTORS, BEFORE SUBMITTING BIDS, SHALL INFORM THEMSELVES AS TO LOCATION AND NATURE OF THE WORK, CHARACTER OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK, GENERAL AND LOCAL CONDITIONS PREVAILING AT THE SITE, AND OTHER MATTERS WHICH MAY IN ANY WAY, AFFECT THE WORK UNDER CONTRACT.
B. EXAMINE SOURCES OF INFORMATION CONCERNING GROUND WATER LEVEL, WHETHER SURFACE OR SUBSURFACE. EACH BIDDER TO DRAW HIS OWN CONCLUSION CONCERNING GROUND WATER LEVELS AND HOW WATER AFFECTS HIS WORK.

1.03 SUBSURFACE INVESTIGATIONS

A. SUBSURFACE DATA, INCLUDING GROUND WATER ELEVATIONS OR CONDITIONS, IF SHOWN ON THE DRAWINGS OR ATTACHED TO THESE SPECIFICATIONS, ARE PRESENTED ONLY AS INFORMATION THAT IS AVAILABLE WHICH INDICATED CERTAIN CONDITIONS FOUND AND LIMITED TO THE EXACT LOCATIONS, SHALL NOT BE INTERPRETED AS AN INDICATION OF CONDITIONS THAT MAY ACTUALLY BE DEVELOPED THROUGH THE PERIOD OF CONSTRUCTION. BIDDERS SHALL EXAMINE THE SITE OF THE WORK AND MAKE THEIR OWN DETERMINATION OF THE CHARACTER OF MATERIALS AND THE CONDITIONS TO BE ENCOUNTERED ON THE WORK, AND THEIR PROPOSAL SHALL BE BASED UPON THEIR OWN INVESTIGATIONS. THE OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR VARIATIONS FOUND TO EXIST BETWEEN THE ATTACHED DATA ABOVE REFERRED TO AND ACTUAL FIELD CONDITIONS THAT DEVELOP THROUGH THE PERIOD OF CONSTRUCTION.
B. WHERE EXISTING GRADES, UTILITY LINES AND SUBSTRUCTURES ARE SHOWN ON THE DRAWINGS, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR COMPLETENESS OF EXISTING CONDITIONS INDICATED. THE CONTRACTOR SHALL ASCERTAIN EXACT LOCATIONS OF UTILITIES AND SUBSTRUCTURES THAT MAY BE AFFECTED BY THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY THAT MAY RESULT FROM WORKING ON OR NEAR THOSE UTILITIES, SUBSTRUCTURES WHICH ARE NOT TO BE REMOVED OR DEMOLISHED.
C. THE CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS OF THE SUBSURFACE CONDITIONS WHICH MAY AFFECT METHODS OR COST OF CONSTRUCTION AND HE AGREES THAT THE CONTRACTOR WILL MAKE NO CLAIM FOR DAMAGES OR OTHER COMPENSATION EXCEPT SUCH AS ARE PROVIDED FOR IN THE AGREEMENT, SHOULD THE CONTRACTOR FIND CONDITIONS DURING THE PROGRESS OF THE WORK DIFFERENT FROM THOSE AS CALCULATED OR ANTICIPATED BY THE CONTRACTOR.

1.04 BENCHMARKS AND MONUMENTS

A. MAINTAIN CAREFULLY EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS IF DISTURBED OR DESTROYED, REPLACE AS DIRECTED.

1.05 JOB CONDITIONS

A. CONDITION OF PREMISES: ACCEPT SITE AS FOUND AND EXCAVATE, FILL, COMPACT, AND BACKFILL SITE AS HEREINAFTER SPECIFIED.
B. PROTECTION
   a. EXISTING STRUCTURES AND PROPERTY: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES AND FACILITIES; PROVIDE AND PLACE BRACING OR SHORING AS NECESSARY OR PROPER IN CONNECTION THEREWITH; BE RESPONSIBLE FOR SAFETY AND SUPPORT OF SUCH STRUCTURES; BE LIABLE FOR ANY MOVEMENT OR SETTLEMENT, ANY DAMAGE OR INJURY CAUSE THEREBY OR RESULTING THEREFROM. IF AT ANY SAFETY OR ANY ADJACENT STRUCTURES APPEARS TO BE ENDANGERED, CEASE OPERATION, TAKE PRECAUTIONS TO SUPPORT SUCH STRUCTURES AND NOTIFY THE OWNER. RESUME OPERATIONS ONLY AFTER PERMISSION HAS BEEN CHANGED BY THE OWNER.
   b. SIDEWALKS AND STREETS: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY SIDEWALKS, CURBS OR STREET PASSAGES ON ADJOINING SITE; BE LIABLE FOR ANY SUCH MOVEMENT, SETTLEMENT OR COLLAPSE; REPAIR PROMPTLY SUCH DAMAGE WHEN SO ORDERED; INSTALL SUCH SHORING, INCLUDING SHEET PILING, AS MAY BE REQUIRED DURING EXCAVATION, TO PROTECT BANKS, ADJACENT PAVING, STRUCTURES AND UTILITIES.
   c. RESPONSIBILITY: BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES OR TO EQUIPMENT AND FURNISHINGS HOUSED THEREIN WHICH MAY BE DUE DIRECTLY OR INDIRECTLY TO CONSTRUCTION OPERATIONS, EXCEPT WHERE REMOVAL IS NECESSITATED BY SITE GRADING OR LOCATION OF NEW BUILDING. USE EVERY POSSIBLE PRECAUTION TO PREVENT INJURIES TO TREES, DRIVES, CURBS AND WALKS ON OR ADJACENT TO SITE OF THE WORK AND REPLACE, AT NO EXPENSE TO OWNER, ANY OF SUCH DESTROYED.

2. EXECUTION

2.01 GENERAL

A. ACCOMPLISH IN A MANNER THAT PROVIDES FOR THE SAFETY OF THE PUBLIC AND WORKMEN AND PROVIDE FOR THE PROTECTION OF ALL PROPERTY.
B. CONSTRUCTION: DO NOT CLOSE, OBSTRUCT OR STORE MATERIAL OR EQUIPMENT IN STREETS, SIDEWALKS, ALLEYS OR PASSAGEWAYS WITHOUT A PERMIT IN ACCORDANCE WITH LOCAL ORDINANCES, REGULATIONS AND CODES.
C. INTERFERENCE: CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, ALLEYS, SIDEWALKS AND OTHER FACILITIES.
D. PNEUMATIC TOOLS: WORK WITH PNEUMATIC OR VIBRATORY TOOLS WILL BE PERMITTED ONLY IN A MANNER WHICH CAUSES NO RELATED DAMAGES.
E. REMOVAL: UNLESS OTHERWISE NOTED OR SPECIFIED TO BE RELOCATED OR STORED, ALL MATERIALS REMOVED BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED COMPLETELY AWAY FROM THE SITE BY THE CONTRACTOR. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE.
F. TEMPORARY STRUCTURES: REMOVE ALL TEMPORARY STRUCTURES WHEN THEY ARE NO LONGER REQUIRED.
G. REPAIR: CLEAN UP, REPAIR OR REPLACE AT NO COST TO OWNER ALL PROPERTY DAMAGED BY REASON OF REQUIRED WORK. ALL PATCHWORK SHALL MATCH EXISTING AND BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER BY CRAFTSMEN SKILLED IN THE TRADE INVOLVED. IN NEWLY GRADED AREAS TAKE EVERY PRECAUTION AND TEMPORARY MEASURE NECESSARY, TO PREVENT DAMAGE FROM EROSION OF FRESHLY GRADED AREA, WHERE ANY SETTLEMENT OR WASHING MAY OCCUR PRIOR TO ACCEPTANCE OF THE WORK, REPAIR AND RE-ESTABLISH GRADES TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER. THIS APPLIES TO DAMAGE TO THE NEWLY GRADED AREAS WITHIN THE CONSTRUCTION LIMITS AND DAMAGE TO ADJACENT PROPERTIES BY ERODED MATERIAL.

2.02 LOCATIONS AND ELEVATIONS

A. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYS, MEASUREMENTS AND LAYOUTS REQUIRED FOR PROPER EXECUTION OF THE WORK, LAY OUT LINES AND GRADES FROM EXISTING SURVEY CONTROL SYSTEM AND AS SHOWN ON DRAWINGS.

2.03 CLEARING AND GRUBBING

A. WITHIN LIMITS OF AREA DESIGNATED FOR GRADING AND SITE CONSTRUCTION WORK, REMOVE TREES, BRUSH, STUMPS, WOOD, DEBRIS AND OTHER DELETERIOUS MATERIALS NOT REQUIRED TO REMAIN AS PART OF FINISHED WORK.
B. REMOVE ALL GRASS, PLANTS, VEGETATION AND ORGANIC MATERIAL FROM SAME AREA.

2.04 STRIPPING

A. STRIP ALL TOPSOIL ORGANIC MATERIAL SURFACE LITTER, RUBBLE AND OVERBURDEN FOR ENTIRE DEPTH OF ROOT SYSTEM OF GRASS OR OTHER VEGETATION OVER THE LIMITS OF CONSTRUCTION.
B. STOCKPILE TOPSOIL ON SITE WHERE DIRECTED.

2.05 EXCAVATION

A. BEGIN EXCAVATION AFTER STRIPPING, CLEARING AND GRUBBING WHERE APPLICABLE, HAS BEEN COMPLETED.
B. EXCAVATE TO GRADES REQUIRED TO ACCOMMODATE THE PROPOSED CONSTRUCTION. DEWATER AS NEEDED.
C. REMOVE UNSATISFACTORY MATERIALS ENCOUNTERED FROM THE BUILDING AREAS, AND OTHER NON-LANDSCAPED AREAS.
D. EXCAVATE IN SUCH A MANNER THAT QUICK AND EFFICIENT DRAINAGE OF STORMWATER WILL BE AFFECTED.
E. CLASSIFY EXCAVATED MATERIALS AND STOCKPILE SEPARATELY SUITABLE SOILS FOR USE AS BACKFILL MATERIALS. IF SUFFICIENT QUANTITIES OF EXCAVATED MATERIALS MEETING REQUIREMENTS FOR BACKFILL ARE NOT AVAILABLE ON SITE, PROVIDE MATERIALS MEETING THESE REQUIREMENTS.
F. STOCKPILE EXCAVATED MATERIAL SUITABLE FOR USE AS FILL AND BACKFILL.

2.06 FILLING, BACKFILLING AND COMPACTING

A. THE WORK CONSISTS OF COMPACTION OF EXISTING EARTH (EXCLUDE ROCK), SURFACES AFTER EXCAVATION, FILLING AND COMPACTION OF SAID AREA TO LEVELS REQUIRED WITH SUITABLE BACKFILL MATERIAL.
B. MATERIALS: SATISFACTORY FILL MATERIALS AASHTO CLASSIFICATION A-3 OR BETTER SHALL BE USED IN FILLS AND BACKFILLS.
C. FILLING AND BACKFILLING: PLACE SATISFACTORY FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH. COMPACT AS SPECIFIED HEREIN NO MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY.

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.125'

D. COMPACTION: COMPACTION SHALL BE WITH EQUIPMENT SUITED TO SOIL BEING COMPACTED. MOISTEN OR AERATE MATERIAL AS NECESSARY TO PROVIDE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING SPECIFIED COMPACTION WITH EQUIPMENT USED. COMPACT EACH LAYER TO NOT LESS THAN PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW DETERMINED IN ACCORDANCE WITH AASHTO T-180. INSURE THAT THE COMPACTION OF PREVIOUSLY PREPARED FILL AREAS HAS BEEN MAINTAINED PRIOR TO PLACING NEW LAYERS.
E. RECONDITIONING OF SUBGRADE: WHERE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT OPERATIONS OF ADVERSE WEATHER SUBGRADE SHALL BE SCARIFIED AND COMPACTED AS SPECIFIED HEREIN BEFORE TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION THEREON. RE-COMPACTION OVER UNDERGROUND UTILITIES SHALL BE BY POWER-DRIVEN HAND TAMPERS.

F. COMPACTION REQUIREMENTS
   a. FILL UNDER LAWNS AND PLANTED: 95%
   b. BELOW SLABS ON GRADE AND CONCRETE WALKS: 98%
   c. UNDER PAVING PARKING AREAS: 98%

2.07 TESTING

A. THE CONTRACTOR WILL PROVIDE THE SERVICES OF A TESTING LABORATORY TO PERFORM SPECIFIED TESTS, INSPECTIONS, INSTRUMENTATION AND INSPECTION OF WORK.
B. TESTS OF MATERIALS SHALL BE AS FOLLOWS:
   a. SOIL CLASSIFICATION: ONE TEST FROM EACH TYPE OF MATERIAL ENCOUNTERED AND / OR PROPOSED TO BE USED.
   b. LABORATORY TESTS FOR MOISTURE-CONTEST AND DENSITY ACCORDING TO AASHTO T-180: ONE TEST FOR EACH MATERIAL ENCOUNTERED AND / OR PROPOSED TO BE USED.
   c. FIELD TESTS FOR MOISTURE CONTEST AND DENSITY: ONE TEST PER LAYER OF FILL PER 5,000 SQUARE FEET OF AREA.

SUPPLEMENTAL SPECIFICATIONS:

1. GENERAL

THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO THE SPECIFICATIONS AND STANDARDS OF THE UTILITY COMPANIES WHICH ARE SERVING THE PROJECT SITE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL SITE DEVELOPMENT STANDARDS AND CODES OF THE REGULATORY AGENCIES ASSOCIATED WITH THIS PROJECT. THE LATEST VERSION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE CONSTRUCTION STANDARD SPECIFICATIONS AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS SHALL BE INCLUDED WITHIN THE PROJECT SPECIFICATIONS. UNLESS OTHERWISE NOTED, EITHER ON THE PLANS OR WITHIN THE SPECIFICATIONS, THE APPLICABLE SECTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS SHALL APPLY INCLUDING REFERENCES THEREIN. THE GENERAL DESCRIPTION OF THE NATURE OF THE WORK SHALL BE SUFFICIENT CORRELATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXACT ITEM DESCRIPTION IS NOT REQUIRED. IN THE EVENT THERE ARE CONFLICTS BETWEEN SPECIFICATIONS OR REQUIREMENTS, THE MOST RESTRICTIVE (CONSERVATIVE) SPECIFICATION OR REQUIREMENT SHALL BE USED.

2. POTABLE WATER DISTRIBUTION / WASTEWATER COLLECTION INSTALLATION

UNLESS OTHERWISE NOTED ON THE PLANS, THE STANDARDS AND SPECIFICATIONS OF THE ASSOCIATED UTILITY COMPANY SERVING THE PROJECT SITE SHALL BE ADHERED TO FOR ALL MATERIALS, INSTALLATION, TESTING, AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS, MAIN LINES, SERVICE LATERALS, AND APPURTENANCES. IF STANDARDS AND SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CONFORM WITH THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY CHARLOTTE COUNTY UTILITIES, LOCAL GOVERNMENTAL REGULATIONS, OR THE MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE. A COPY OF CHARLOTTE COUNTY UTILITIES SPECIFICATIONS CAN BE REVIEWED AT THE OFFICE OF BANKS ENGINEERING

3. STORMWATER PIPE INSTALLATION AND MISCELLANEOUS EXCAVATIONS

UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM THE EXCAVATION, BEDDING, JOINTS, AND BACKFILLING OPERATIONS IN ACCORDANCE WITH THE POTABLE WATER/ WASTEWATER INSTALLATION SPECIFICATIONS, LOCAL GOVERNMENTAL REGULATIONS OR STANDARDS, F.D.O.T. STANDARDS AND SPECIFICATIONS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE.

4. UNSUITABLE MATERIALS

IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE ROADWAY AREA AND / OR UTILITY AREAS IT SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW THE SUB-BASE OR TRENCH BOTTOM AND SHALL BE BACKFILLED WITH THE AASHTO A-3 MATERIAL OR BETTER WITH PLACEMENT AND COMPACTION METHODS IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS OR AS OTHERWISE NOTED ON THE PLANS. UNSUITABLE MATERIALS SHALL BE REMOVED FROM SITE, UNLESS THE ENGINEER APPROVES USE WITHIN LANDSCAPED AREAS.

DEWATERING:

1.01 GENERAL

A. DEWATERING CONSISTS OF PERFORMING ALL WORK NECESSARY TO REMOVE SURFACE WATER AND / OR CONTROL THE GROUND WATER LEVELS AND HYDROSTATIC PRESSURES IN ORDER TO PERMIT ALL EXCAVATION AND CONSTRUCTION UNDER THIS CONTRACT TO BE PERFORMED IN THE DRY.
B. WORK OF THIS SECTION INCLUDES INSTALLATION, OPERATIONS, MAINTENANCE, SUPERVISION, SUPPLY, DISMANTLING, AND REMOVAL FROM THE SITE OF THE DEWATERING EQUIPMENT.
C. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE POTENTIAL FOR EXCESSIVE RAINFALL, THE GROUND CONDITIONS, AND THE GROUND WATER CONDITIONS, GROUND WATER ELEVATION CAN FLUCTUATE. IT IS ANTICIPATED THAT ANY EXCAVATIONS MAY ENCOUNTER THE GROUND WATER TABLE.
D. DRAINAGE OF THE SITE: AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN AND OPERATE ADEQUATE SURFACE AND SUBSURFACE DRAINAGE METHODS IN ORDER TO KEEP THE CONSTRUCTION SITE DRY AND IN SUCH CONDITION THAT PLACEMENT AND COMPACTION OF FILL MAY PROCEED UNHINDERED BY SATURATION OF THE AREA. DURING CONSTRUCTION, THE SURFACE OF THE BACKFILL AREA SHALL BE LEFT IN SUCH CONDITION THAT PRECIPITATION AND / OR SURFACE WATER WILL RUN OFF WITHOUT PONDING.

1.02 METHOD

A. THE CONTROL OF ALL SURFACE AND SUBSURFACE WATER IS PART OF THE DEWATERING REQUIREMENTS, MAINTAIN ADEQUATE CONTROL SO THAT THE STABILITY OF EXCAVATED AND CONSTRUCTION SLOPES IS NOT ADVERSELY AFFECTED BY WATER, THAT EROSION IS CONTROLLED, AND THE FLOODING OF EXCAVATIONS OR DAMAGE TO STRUCTURES DOES NOT OCCUR, DRAIN SURFACE WATER AWAY FROM THE EXCAVATION.
B. DISPOSE OF ALL WATER REMOVED FROM THE EXCAVATION IN A MANNER THAT WILL NOT ENDANGER PUBLIC HEALTH, PROPERTY, OR PORTIONS OF THE WORK UNDER CONSTRUCTION OR COMPLETED. DISPOSE OF WATER IN A MANNER THAT WILL CAUSE NO INCONVENIENCE WHATSOEVER TO THE OWNER OR TO OTHERS ENGAGED IN WORK AT THE SITE.
C. DISPOSE OF WATER RESULTING FROM DEWATERING OPERATIONS IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.
D. CONDUCT OPERATIONS SO THAT STORMWATER RUNOFF, SEDIMENT IS NOT DISCHARGED TO THE ADJACENT WATER BODIES, SEWERS, STREETS AND ADJACENT PROPERTIES.
E. DEWATERING SYSTEM SHALL BE SO DESIGNED AS TO PREVENT REMOVAL OF SOIL FINES FROM THE SITE DURING THE DEWATERING OPERATION.

PORTLAND CEMENT CONCRETE PAVING:

1.01 QUALITY ASSURANCE

A. COMPLY WITH ACI STANDARDS RECOMMEND

ABBREVIATIONS

ABD	ABANDONED
AC	ACRE
ACCEL	ACCELERATION
ADJ	ADJUST
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
AM	11:59 MIDNIGHT UNTIL 12:00 NOON
APPL	APPLICATION
APPROX	APPROXIMATE
ARV	AIR RELIEF VALVE
ASPH	ASPHALT
ASSEM	ASSEMBLY
ATTN	ATTENTION
AUX	AUXILIARY
AVE	AVENUE
AWG	AMERICAN WIRE GAUGE
BC	BACK OF CURB
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
BE	BURIED ELECTRIC
BEG	BEGIN
BIT	BITUMINOUS
BK	BACK
BL	BASELINE
BLC	BASELINE CONTROL
BLDG	BUILDING
BLKHD	BULKHEAD
BLVD	BOULEVARD
BM	BENCHMARK
BNDRY	BOUNDARY
BOT	BOTTOM
BP	BORROW PIT
BR	BRIDGE
BRG	BEARING
BT	BURIED TELEPHONE
BTFLY	BUTTERFLY
BTWN	BETWEEN
BW	BOTTOM WIDTH
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CA	COURSE AGGREGATE
CAP	CORRUGATED ALUMINUM PIPE
CASP	CORRUGATED ALUMINIZED STEEL PIPE
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBC	CONCRETE BOX CULVERT
CBS	CONCRETE BOX STRUCTURE
CC	CENTER TO CENTER
CD	CROSS DRAIN
CEM	CEMENT
CF	CUBIC FOOT
CFS	CUBIC FOOT PER SECOND
CH	CHANNEL
CI	CAST IRON
CIP	CAST IRON PIPE
CIRC	CIRCUMFERENCE
CL	CENTERLINE
CLEAR	CLEARANCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CO	CLEAN OUT
COL	COLUMN
COM	COMMERCIAL
COMP	COMPOSITE
CON	CONNECT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUATION
CONTR	CONTRACTOR
COORD	COORDINATE
COR	CORNER
CORR	CORRUGATED
COV	COVER
CP	CONCRETE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CR	CONTROL RADIUS
CRS	COURSE
CSP	CORRUGATED STEEL PIPE
CTR	CENTER
CY	CUBIC YARD
CULV	CULVERT
CWE	CONTROL WATER ELEVATION
D	DEPTH
DIA	DIAMETER
DA	DRAINAGE AREA
DBH	DIAMETER AT BREAST HEIGHT
DBI	DITCH BOTTOM INLET
DBL	DOUBLE
DE	DRAINAGE EASEMENT
DECEL	DECELERATION
DEG	DEGREE
DELIN	DELINEATORS
DEPT	DEPARTMENT
DET	DETECTABLE
DFE	DESIGN FLOOD ELEVATION
DGN	DESIGN
DHW	DESIGN HIGH WATER
DHWE	DESIGN HIGH WATER ELEVATION
DHWL	DESIGN HIGH WATER LEVEL
DI	DROP INLET
DIM	DIMENSION
DIST	DISTANCE
DR	DRIVE
DRWY	DRIVEWAY
DS	DESIGN SPEED
DSWT	DRY SEASON WATER TABLE
DT	DITCH
DWG	DRAWING
E	EAST
EOP	EDGE OF PAVEMENT
EA	EACH
EB	EASTBOUND
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELLIP	ELLIPTICAL
EMBED	EMBEDMENT
EMBK	EMBANKMENT
ENCL	ENCLOSURE
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EST	ESTABLISHED
ESTM	ESTIMATE
ETC	ET CETERA
EW	ENDWALL
EX	EXCEPT
EXC	EXCAVATION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTENSION
FL	FLOWLINE
FS	FLORIDA STATUTES
FAC	FLORIDA ADMINISTRATIVE CODE
FC	FRICTION COURSE
FD	FRENCH DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FE	FLOOR ELEVATION
FED	FEDERAL
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FIG	FIGURE
FIN	FINISH
FLA	FLORIDA
FLEX	FLEXIBLE
FM	FORCE MAIN
FOC	FIBER OPTIC CABLE
FR	FRAME
FT	FOOT OR FEET
FTB	FLOATING TURBIDITY BARRIER
FURN	FURNISH
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GAR	GARAGE
GB	GRADE BREAK
GD	GUTTER DRAIN
GIP	GALVANIZED IRON PIPE
GM	GAS MAIN
GP	GRADE POINT
GR	GRADE OR GRATE
GRC	GALVANIZED RIGID CONDUIT
GRD	GROUND
GTTR	GUTTER
GV	GATE VALVE
HS	HIGH STRENGTH
HB	HAY BALES
HC	HANDICAPPED OR HORIZONTAL CLEARANCE
HD	HEAVY DUTY
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HNDRL	HANDRAIL
HOA	HOME OWNERS ASSOCIATION
HOR	HORIZONTAL
HP	HIGH POINT OR HIGH PRESSURE
HR	HOUR
HSE	HOUSE
HT	HEIGHT
HW	HIGH WATER
HWY	HIGHWAY
HYD	HYDRAULIC
HZ	HERTZ
ID	INSIDE DIAMETER OR IDENTIFICATION
IN	INCH(ES)
INC	INCORPORATED OR INCLUDING
IND	INDUSTRY
INSTALL	INSTALLED
INT	INTERIOR
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
ISECT	INTERSECTION
ISL	ISLAND
JB	JUNCTION BOX
JCT	JUNCTION
JT	JOINT
K	DESIGN HOUR FACTOR
KWH	KILOWATT-HOUR
L	LENGTH
L/W	LIGHTWEIGHT
LA	LIMITED ACCESS
LAT	LATITUDE
LB	POUNDS
LB/SY	POUNDS PER SQUARE YARDS
LBR	LIME ROCK BEARING RATIO
LF	LINEAR FEET (FOOT)
LGTH	LENGTH
LIN	LINEAR
LM	LUMEN
LME	LAKE MAINTENANCE EASEMENT
LMRK	LIME ROCK
LOC	LOCATION
LONG	LONGITUDE
LS	LUMP SUM OR LANDSCAPE
LSB	LANDSCAPE BUFFER
LT	LEFT TURN
LTD	LIMITED
LUM	LUMINAIRE
LX	LUX
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MEDIAN BARRIER
MED	MEDIAN
MES	MITERED END SECTION
MFG	MANUFACTURER
MH	MANHOLE
MHW	MEAN HIGH WATER
MI	MILE
MID	MIDDLE
MIL	ONE-THOUSANDTH OF AN INCH
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLW	MEAN LOW WATER
MOBL	MOBILIZATION
MOD	MODIFIED
MON	MONUMENT
MOT	MAINTENANCE OF TRAFFIC
MP	MILE POST
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTD	MOUNTED
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
N&C	NAIL AND CAP
N&D	NAIL AND DISK
NA	NOT APPLICABLE
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NB	NORTHBOUND
NE	NORTHEAST
NEMA	NATIONAL ELECTRIC MANUFACTURES ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NHW	NORMAL HIGH WATER
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
OBG	OPTIONAL BASE GROUP
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OVERHEAD ELECTRIC
OH	OVERHEAD
OPT	OPTIONAL
OT	OVERHEAD TELEPHONE
PAR	PARALLEL
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCBC	PRECAST CONCRETE BOX CULVERT
PCE	PERMANENT CONSTRUCTION EASEMENT
PE	PROFESSIONAL ENGINEER
PED	PEDESTRIAN
PEN	PENETRATION
PG	PROFILE GRADE
PGL	PROFILE GRADE LINE
PH	PHASE
PI	POINT OF INTERSECTION
PKG	PARKING
PKWY	PARKWAY
PL	PROPERTY LINE
PM	12:00 NOON UNTIL 11:59 MIDNIGHT
POC	POINT OF CONNECTION OR POINT OF CURVE
PP	POWER POLE
PR	PAIR
PRC	POINT OF REVERSE CURVATURE
PRCST	PRECAST
PREST	PRESTRESSED
PRM	PERMANENT REFERENCE MONUMENT
PROD	PRODUCT
PROJ	PROJECT
PROP	PROPOSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSU	PRESTRESSED SLAB UNIT
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PW	POTABLE WATER
Q	PEAK DISCHARGE OR FLOW VOLUME
R	RADIUS
RT	RIGHT
ROW	RIGHT OF WAY
RC	REVERSE CROWN
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDSD	ROADSIDE
RDWY	ROADWAY
REC	RECREATIONAL
RECT	RECTICULINE
REF	REFERENCE
REFL	REFLECTIVE
REG	REGISTERED
REINF	REINFORCED
RELOC	RELOCATED
REM	REMOVAL
RED	REDUCER
REPL	REPLACE
REQ	REQUIRED
RES	RESIDENCE OR RESIDENTIAL
RM	RE-USE MAIN OR REFERENCE MONUMENT
RP	REFERENCE POINT
RPM	RAISED REFLECTIVE PAVEMENT MARKERS
RR	RAILROAD
RSF	RESURFACE
SAN	SANITARY
SB	SOUTHBOUND
SCH	SCHEDULE
SD	STORMDRAIN
SE	SOUTHEAST
SECT	SECTION
SED	SEDIMENT
SEP	SEPARATION
SG	SUBGRADE
SHT	SHEET
SHLDR	SHOULDER
SHW	SEASONAL HIGH WATER
SHWT	SEASONAL HIGH WATER TABLE
SP	SUPER PAVE
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SQ IN	SQUARE INCH
SY	SQUARE YARD
SR	STATE ROAD
SS	SANITARY SEWER OR STAINLESS STEEL
ST	STREET
STA	STATION
STAB	STABILIZATION
STB	STAKED TURBIDITY BARRIER
STD	STANDARD
STGE	STORAGE
STL	STEEL
STR	STRUCTURE
STY	STORY
SUB	SUB SOIL
SUBST	SUBSTITUTE
SUPPTS	SUPPORTS
SUR	SURVEY
SURF	SURFACE
SW	SIDEWALK OR SOUTHWEST
SWMA	STORM WATER MANAGEMENT AREA
SYM	SYMMETRICAL
SYS	SYSTEM
TWP	TOWNSHIP
TAN	TANGENT
TC	TANGENT TO CURVE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEL	TELEPHONE
TEMP	TEMPORARY
TK	TRUCK
THICK	THICKNESS
TIS	TRAFFIC IMPACT STATEMENT
TN	TON
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TRAF	TRAFFIC
TREAT	TREATMENT
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UNDDR	UNDER DRAIN
USGS	UNITED STATES GEOLOGICAL SERVICE
UTIL	UTILITIES
UV	ULTRAVIOLET
V	VOLT
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VEH	VEHICLE
VERT	VERTICAL
VOL	VOLUME
VW	VARIABLE WIDTH
W	WIDTH OR WATT
W/	WITH
WB	WESTBOUND
WM	WATER MAIN
WSWT	WET SEASON WATER TABLE
WT	WATER TABLE
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCING
XING	CROSSING
XSEC	CROSS SECTION
YD	YARD
YR	YEAR

DRAINAGE GENERAL NOTES:

1. ALL EXISTING AND PROPOSED ELEVATIONS REFERENCE THE NAVD88 DATUM.
2. CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS AT ALL TIMES AND PROVIDE ONE COPY TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
3. ALL BACKFILL SHALL BE COMPACTED IN STRICT ACCORDANCE WITH THE BEDDING DETAILS.
4. CONTRACTOR SHALL COORDINATE ALL WORK IN THE COUNTY RIGHT-OF-WAY WITH CHARLOTTE COUNTY.
5. ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE AND MEET ASTM C 507, TABLE I FOR ELLIPTICAL PIPE AND OTHERWISE BE INSTALLED AND MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.
6. CONTRACTOR SHALL SOD OR SEED & MULCH ALL DISTURBED AREAS ON-SITE AND OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
7. SOD ALL SWALE AND TREATMENT AREAS.
8. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY
9. THE GRADES REPRESENT THE FINISHED GRADE ON TOP OF THE SOD.
11. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN RIGHT-OF-WAY.
12. SHOP DRAWINGS ARE REQUIRED FOR ALL STRUCTURES.
13. THE PROPOSED MITERED END SECTIONS WITHIN COUNTY RIGHT OF WAY, SHALL EXTEND BEYOND THE PROPOSED EDGE OF PAVEMENT A MINIMUM OF 6'-0".
14. CONTRACTOR RESPONSIBLE FOR WATERING AND MOWING OF SOD PLACED IN THE ROW UNTIL ESTABLISHMENT AND FINAL ACCEPTANCE BY THE COUNTY.
15. CURB ELEVATIONS SHOWN ARE FOR THE LOW SIDE OF THE CURB UNLESS OTHERWISE NOTED.
16. ALL SLOPES TO BE 4:1 MAXIMUM.
17. ALL WORK SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS, LATEST EDITION.
18. ALL ROOF DRAINS SHALL BE DIRECTED TOWARD OR CONNECTED TO THE ONSITE STORMWATER MANAGEMENT AREA.

PROJECT INFORMATION:

1. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUNDS OR SURFACE WATERS, AND DOES NOT ADVERSELY IMPACT THE FLOOD ZONE.
2. THIS SITE CAN BE USED FOR THE DEVELOPMENT AS SHOWN. WITHOUT UNIQUE DANGER FROM FLOOD, ADVERSE SOIL, AND/OR FOUNDATION CONDITIONS, SUBJECT TO PROPER GEOTECHNICAL INVESTIGATION, SITE DESIGN, AND STRUCTURE DESIGN.
3. THE PROJECT DOES NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS.
4. NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.

NOTES:

1. A SEPARATE RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED A THE TIME OF PERMIT APPLICATION.
2. ALL SIDEWALKS SHALL MEET ADA STANDARDS.
3. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
4. CONTRACTOR SHALL FILE FOR A FDEP NOTICE OF INTENT (NOI) FOR CONSTRUCTION GENERAL PERMIT AND A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

GENERAL SPECIFICATIONS:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPT. OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION.
2. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE & LIMEROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAYMENT &/OR FINAL ACCEPTANCE. ONE TEST PER COURSE PER 600 SQUARE YARDS.
3. ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE & MEET ASTM C 507, TABLE I FOR ELLIPTICAL PIPE & OTHERWISE BE INSTALLED & MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.
4. CONTRACTOR SHALL PROVIDE & MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS CURRENT EDITION & THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.
5. CONTRACTOR SHALL SEED & MULCH ALL DISTURBED AREAS & OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
6. ALL PAVEMENT STRIPING TO BE TWO COATS OF HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.
7. ALUMINUM SIGN BLANKS: ALL SIGN BLANKS & STREET SIGNS SHALL BE FABRICATED FROM ALUMINUM SHEET CONFORMING TO ASTM SPECIFICATION B209, WITH 5052-H38 ALLOY & SHALL HAVE A THICKNESS OF 0.080 INCHES. SIGN BLANK DIMENSIONS, HOLE SIZE, LOCATION OF HOLES, & CORNER RADII SHALL BE AS DEFINED IN THE U.S. DEPARTMENT OF TRANSPORTATION STANDARD HIGHWAY MANUAL, & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. SIGN POSTS: STEEL POSTS SHALL CONFORM TO THE STANDARD SPECIFICATION OF HOT-ROLLED CARBON SHEET STEEL, STRUCTURAL QUALITY. THE CROSS SECTION OF THE POST SHALL BE A SQUARE TUBE FORMED OF 14-GAUGE SQUARE GALVANIZED STEEL POSTS - FULL PUNCH. POSTS TO BE 2"SQUARE, CAREFULLY ROLLED TO SIZE & WELDED IN THE CORNER. THE FURNISHED MEMBERS SHALL BE STRAIGHT & SHALL HAVE A SMOOTH UNIFORM FINISH. ALL SIGN POST OUTSIDE CONCRETED AREAS SHALL BE PLACED WITH HI STRENGTH CONCRETE MIX WITH MEETS OR EXCEEDS ASTM C-387 SPECIFICATIONS. EACH POST SHALL HAVE A MINIMUM OF 20 POUNDS & A MAXIMUM OF 40 POUNDS OF CONCRETE PLACED AROUND EACH POST. THE TOP OF THE CONCRETE SHALL BE A MINIMUM OF 18" BELOW THE FINAL SURFACE. ALL SIGNS PLACED IN CONCRETED AREAS SHALL HAVE A 10'-12'PVC PIPE LINER INSERT SURROUNDING THE SIGN POST. THE PVC SHALL BE FLUSH WITH THE FINAL SURFACE OF THE SURROUNDING CONCRETE & BE FILLED WITH DIRT TO SUPPORT THE SIGN. THESE SHALL NOT BE FILLED WITH CONCRETE.
9. SIGN HEIGHT & LOCATIONS: ALL POST MOUNTED SIGNS SHALL CONFORM TO CURRENT FDOT DESIGN STANDARDS. FOR SIGN INSTALLATIONS IN RESIDENTIAL AREAS WITH NO PAVED SHOULDER, SIDEWALK OR CURB & GUTTER USE THE STANDARD BELOW FOR SIGN PLACEMENT & HEIGHTS.
10. ALL WORK SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS CURRENT EDITION.

SITE DATA TABLE:

PROJECT SITE ACREAGE:	31.06 ACRES
SITE CURRENT ZONING:	RMF3.5 (RESIDENTIAL MULTI FAMILY)
PROPOSED USE:	RESIDENTIAL SINGLE-FAMILY SUBDIVISION (CLUSTER)
FLOOD ZONES:	"8AE" FLOOD MAP NUMBER 12015C0212F (5/5/2003) ALL ELEVATIONS SHOWN ARE IN NAVD88. THE NAVD88 TO NGVD29 CONVERSION IS +1.125'
STORM SURGE EVACUATION ZONE:	"A"
EXISTING LAND USE:	CODE 9900 (ACREAGE NOT CLASSIFIED AS AGRICULTURAL)
PROPOSED UNIT TYPE	SINGLE FAMILY CLUSTER

LANDUSE BREAKDOWN:

PROPERTY AREA:	31.06 Ac	(100%)
RESIDENTIAL TRACTS:	13.53 Ac.	(43.6%)
LAKE:	5.77 Ac	(18.6%)
PRIVATE RIGHT OF WAY:	3.35 Ac	(10.8%)
COMMON OPEN AREA (GREEN SPACE):	8.41 Ac	(27.0%)

PERVIOUS/IMPERVIOUS

PROPERTY AREA:	31.06 Ac	(100%)
PERVIOUS:	13.89 Ac.	(44.7%)
IMPERVIOUS:	2.67 Ac	(8.6%)
LAKE:	5.77 Ac	(18.6%)
BUILDINGS:	8.73 Ac	(28.1%)

DENSITY:

PROPOSED UNITS:
ZONING: RMF3.5 (PROPOSED 82 RESIDENTIAL LOTS)
DENSITY = NUMBER OF RESIDENTIAL LOTS / PROPERTY AREA
= 82 LOTS / 31.06 AC
= 2.64 UNITS PER ACRE

DEVELOPMENT STANDARDS:

DESCRIPTION	RMF 3.5 (CLUSTER)
REQUIRED PARKING	2 SPACES PER UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	6,500 SF
MAX. PERCENTAGE OF LOT COVERAGE (%)	55
MIN. WIDTH (FT.)	50
MIN. DEPTH (FT.)	130
MIN. FRONT YARD (FT.)	20
MIN. SIDE YARD INTERIOR (FT.)	5
MIN. SIDE YARD ABUTTING A ROAD (FT.)	10
MAX. BUILDING HEIGHT (FT.)	38
MIN. REAR YARD ABUTTING A LOT (FT.)	10
MIN. REAR YARD ABUTTING WATER (FT.)	10 **
MIN. REAR YARD ABUTTING WATER (FT.)	20 ***
MIN. REAR YARD ABUTTING A ROAD (FT.)	10
MIN. REAR YARD ABUTTING WATER/BOUNDARY	20
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)	SAME AS PRINCIPAL BUILDING

NOTE:
** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF LAKE.
*** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF WATERWAY, BUT SHALL NOT ENCROACH JD UPLAND BUFFER.

LEGEND

	EXISTING	PROPOSED
DRAINAGE PIPE	32"-18" RCP	32"-18" RCP
DRAINAGE STRUCTURES	SW	
FINISHED FLOOR ELEVATION	N/A	19.0
ON-SITE STORM STRUCTURE #	N/A	S-1
OFF-SITE STORM STRUCTURE #	N/A	OS-1
SPOT GRADE ELEVATION	14.5	16.74
PARKING SPACE COUNT	16	16
TOP OF BERM		
RUBBLE RIP-RAP		
PAVEMENT		
OFF SITE ASPHALT	N/A	
CONCRETE		
BUILDING/STRUCTURE		
RIGHT-OF-WAY		
CURB		
EASEMENT		
SWALE/DITCH		
TOP OF BANK		
DRAINAGE FLOW ARROWS		A A
CROSS SECTION	N/A	
SPREADER SWALE		
LANDSCAPE BUFFER	N/A	
LAKE		
SWMA (DRY)		
WETLANDS		
WETLAND IMPACT AREA	N/A	
PROPERTY LINE	PL	PL
POTABLE WATER LINE	8"W	8"W
FORCE MAIN	8"F	8"F
SANITARY SEWER MAIN	8"SS	8"SS
IRRIGATION WATER MAIN	8"I	8"I
REUSE WATER MAIN	8"RU	8"RU
GATE VALVE		
REDUCER		
BLOW-OFF		
AIR RELEASE VALVE		
FIRE HYDRANT ASSEMBLY		
SINGLE WATER SERVICE		
DOUBLE WATER SERVICE		
SINGLE IRRIGATION SERVICE		
DOUBLE IRRIGATION SERVICE		
SINGLE LOW PRESSURE SEWER SERVICE		
DOUBLE LOW PRESSURE SEWER SERVICE		
FIRE DEPARTMENT CONNECTION	N/A	FDC
SANITARY MANHOLE & ID		
LIFT STATION & ID		

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.135'

PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

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PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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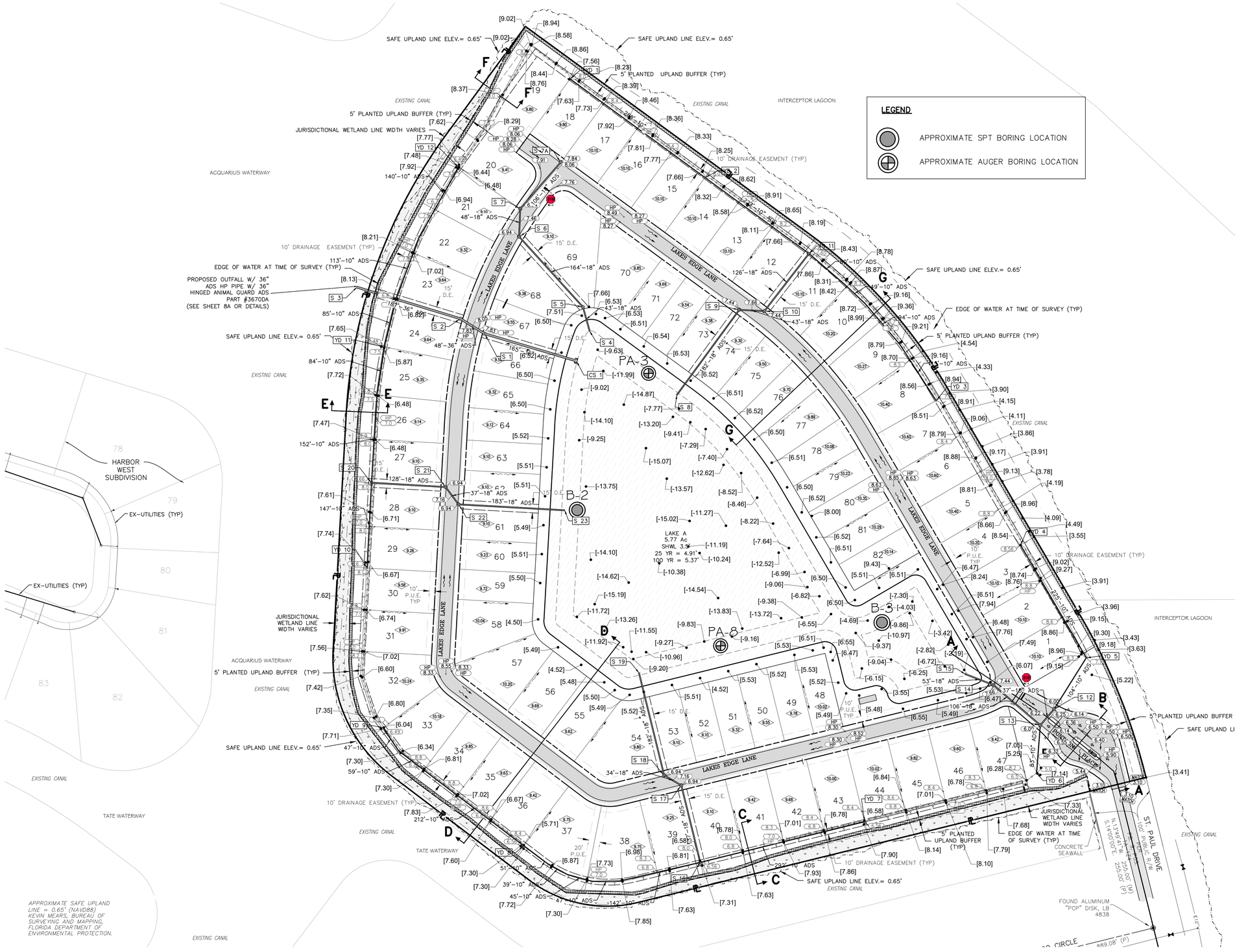
STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

PROJECT NOTES AND LEGEND
HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	PN-LGND	TRR	GAE	SRS	NTS	4

4613 - HARBOR EAST

S:\JOBS\4613\4613\ENGINEERING\RECORD DRAWINGS\SHEETS\04 - PROJECT NOTES AND LEGEND.DWG - 7/21/2026 9:20 AM - TODD VANA



4613 - HARBOR EAST

STRUCTURE TABLE

CS 1
TYPE "H" INLET PRECAST CONTROL STRUCTURE (SEE SHEET 8 FOR DETAILS)
RIM = ~~5.50'~~ [5.45']
W 36" PIPE INV. = ~~-2.00'~~ [-1.90']

S 1
JUNCTION BOX
RIM = ~~8.20'~~ [8.51']
E 36" PIPE INV. = ~~-3.44'~~ [-3.29']
NW 36" PIPE INV. = ~~-3.44'~~ [-3.30']

S 2
JUNCTION BOX
RIM = ~~8.20'~~ [8.11']
SE 36" PIPE INV. = ~~-3.86'~~ [-3.87']
W 36" PIPE INV. = ~~-3.86'~~ [-3.35']

S 3
PIPE END SUPPORT
w/ 36" HINGED ANIMAL GUARD ADS PART #3670DA
E 36" PIPE INV. = -5.50'

S 5
PIPE END SUPPORT
N 18" PIPE INV. = -4.31'

S 5
JUNCTION BOX
RIM = ~~7.60'~~ [7.21']
NW 18" PIPE INV. = -3.88'
S 18" PIPE INV. = -3.88'

S 6
TYPE "VG" INLET
FLOW LINE = ~~6.77'~~ [6.72']
RIM = ~~6.94'~~ [6.86']
N 18" PIPE INV. = -2.24'
SE 18" PIPE INV. = -2.24'

S 7
TYPE "VG" INLET
FLOW LINE =~~6.77'~~ [6.68']
RIM = ~~6.94'~~ [6.85']
S 18" PIPE INV. = -1.82'
NE 18" PIPE INV. = -1.82'

S 7A
TYPE "VG" INLET
FLOW LINE = ~~7.67'~~ [7.56']
RIM = ~~7.84'~~ [7.72']
SW 18" PIPE INV. = -0.69'

S 8
PIPE END SUPPORT
NE 18" PIPE INV. = -3.07'

S 9
TYPE "VG" INLET
FLOW LINE = ~~7.27'~~ [7.23']
RIM = ~~7.44'~~ [7.46']
E 18" PIPE INV. = -2.60'
SW 18" PIPE INV. = -2.60'

S 10
TYPE "VG" INLET
FLOW LINE = ~~7.27'~~ [7.21']
RIM = ~~7.44'~~ [7.43']
NE 18" PIPE INV. = -0.86'
W 18" PIPE INV. = -2.60'

S 11
TYPE "C" INLET
RIM = ~~7.60'~~ [7.49']
SW 18" PIPE INV. = 0.40'
NW 10" PIPE INV. = 0.40'
SE 10" PIPE INV. = 0.40'

S 12
TYPE "VG" INLET
FLOW LINE = ~~5.83'~~ [5.91']
RIM = ~~6.00'~~ [6.08']
SW 18" PIPE INV. = -1.18'
NE 10" PIPE INV. = -1.18'

S 13
TYPE "VG" INLET
FLOW LINE =~~5.83'~~ [5.70']
RIM = ~~6.00'~~ [6.04']
NE 18" PIPE INV. = -1.55'
NW 18" PIPE INV. = -1.55'
S 10" PIPE INV. = -1.55'

S 14
TYPE "VG" INLET
FLOW LINE = ~~7.27'~~ [7.24']
RIM = ~~7.44'~~ [7.45']
SE 18" PIPE INV. = -1.86'
W 18" PIPE INV. = -1.86'

S 15
PIPE END SUPPORT
[redacted]18" PIPE INV. = ~~-2.61'~~ [-2.55']

S 16
TYPE "C" INLET
RIM = ~~6.56'~~ [6.41']
N 18" PIPE INV. = ~~0.86'~~ [0.78']
W 10" PIPE INV. = ~~0.86'~~ [0.84']
E 10" PIPE INV. = ~~0.86'~~ [0.86']

S 17
TYPE "VG" INLET
FLOW LINE = ~~6.77'~~ [6.84']
RIM = ~~6.94'~~ [7.00']
S 18" PIPE INV. = -0.51'
NW 18" PIPE INV. = -0.51'

S 18
TYPE "VG" INLET
FLOW LINE = ~~6.77'~~ [6.81']
RIM = ~~6.94'~~ [6.98']
SE 18" PIPE INV. = -0.81'
N 18" PIPE INV. = -0.81'

S 19
PIPE END SUPPORT
S 18" PIPE INV. = -2.59'

STRUCTURE TABLE

S 20
TYPE "C" INLET
RIM = ~~6.66'~~ [6.59']
E 18" PIPE INV. = ~~0.28'~~ [0.21']
N 10" PIPE INV. = ~~0.28'~~ [0.25']
S 10" PIPE INV. = ~~0.28'~~ [0.25']

S 21
TYPE "VG" INLET
FLOW LINE = ~~6.77'~~ [6.64']
RIM = ~~6.94'~~ [6.76']
W 18" PIPE INV. = -2.09'
SE 18" PIPE INV. = -2.09'

S 22
TYPE "VG" INLET
FLOW LINE = ~~6.77'~~ [6.70']
RIM = ~~6.94'~~ [6.90']
NW 18" PIPE INV. = -2.09'
E 18" PIPE INV. = -2.09'

S 23
PIPE END SUPPORT
W 18" PIPE INV. = -3.20'

STRUCTURE TABLE

YD 1
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~8.00'~~ [7.62']
SE 10" PIPE INV. = ~~5.50'~~ [5.25']

YD 2
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~8.00'~~ [7.83']
NW 10" PIPE INV. = 2.62'
SE 10" PIPE INV. = 2.62'

YD 3
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~7.80'~~ [8.49']
NW 10" PIPE INV. = ~~3.70'~~ [3.67']

YD 4
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~8.56'~~ [8.54']
SE 10" PIPE INV. = 5.50'

YD 5
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~7.10'~~ [7.16']
NW 10" PIPE INV. = 3.86'
SW 10" PIPE INV. = 3.86'

YD 6
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~5.00'~~ [5.34']
N 10" PIPE INV. = ~~3.00'~~ [3.07']

YD 7
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~6.56'~~ [5.88']
W 10" PIPE INV. = ~~3.00'~~ [3.06']

YD 8
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~6.56'~~ [5.85']
NW 10" PIPE INV. = ~~1.43'~~ [0.90']
SE 10" PIPE INV. = ~~1.43'~~ [0.90']

YD 9
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~6.49'~~ [6.36']
SE 10" PIPE INV. = ~~3.00'~~ [3.05']

YD 10
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~6.60'~~ [6.45']
N 10" PIPE INV. = ~~3.00'~~ [2.39']

YD 11
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~6.48'~~ [5.95']
N 10" PIPE INV. = ~~1.81'~~ [1.50']
S 10" PIPE INV. = ~~1.81'~~ [1.50']

YD 12
12" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~6.49'~~ [6.49']
SW 10" PIPE INV. = ~~4.00'~~ [3.40']

RECORD DRAWING
RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.125'
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
3. IT WILL ALSO BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH CHARLOTTE COUNTY UTILITIES AS TO LOCATIONS OF CONNECTION POINTS AND TYPES OF CONNECTIONS TO BE MADE.
5. CONTRACTOR / DEVELOPER TO COORDINATE WITH ADS / NYLOPLAST ON MATERIAL SELECTION, SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

PREPARED FOR:
LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

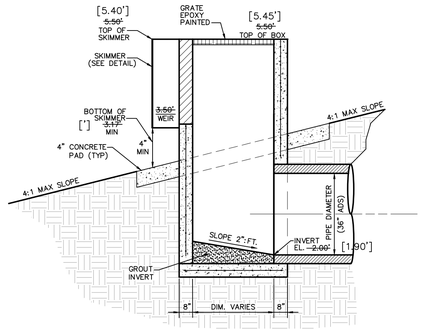
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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

PAVING, GRADING AND DRAINAGE PLAN
HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	PGD	TRR	GAE	SRS	1"=80'	7

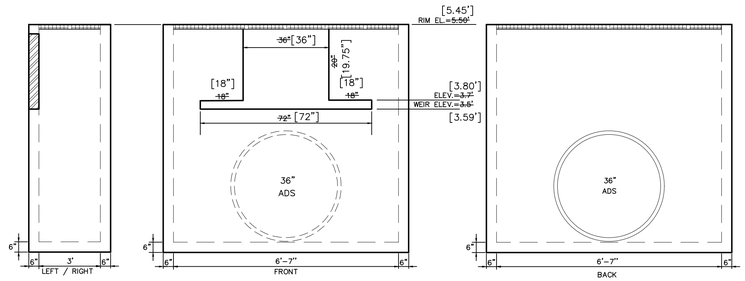
S:\JOBS\4600\4613\ENGINEERING\RECORD DRAWINGS\SITE\07 - PAVING GRADING AND DRAINAGE PLAN.DWG 2/3/2026 8:42 AM TODD VANA



(LAKE A)

CS-1 CONTROL STRUCTURE SECTION

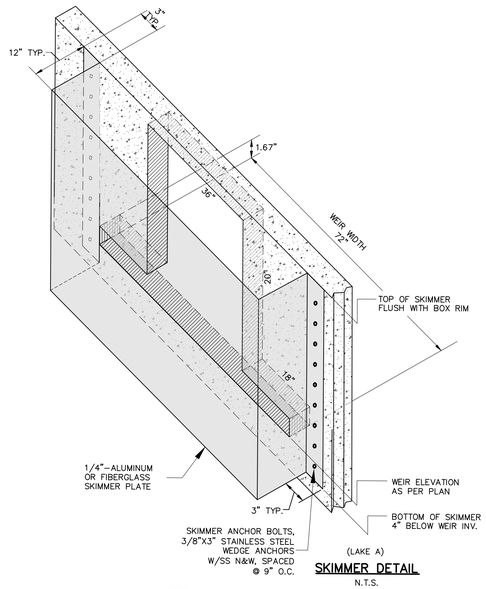
N.T.S.



TYPE "H" CONTROL STRUCTURE (LAKE A)

CONTROL STRCTURE CS-1 DETAIL

N.T.S.



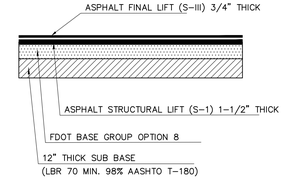
(LAKE A)

SKIMMER DETAIL

N.T.S.

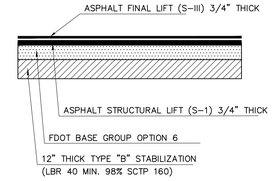
NOTES:

A. MANUFACTURED PER DOT INDEX 232, SUPPLEMENTAL INDEX #201.
B. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 psi @ 28 DAYS. TYPE II CEMENT USED.
C. ALL EXPOSED EDGES SHALL BE 3/4" CHAMFERED.
D. ALL REINFORCING HAS A MINIMUM 2" CLEARANCE FROM INSIDE FACE.



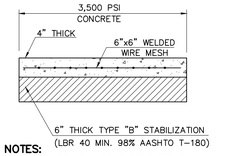
TYPICAL LOCAL STREET PAVEMENT WITHIN RIGHT OF WAY SECTION DETAIL

N.T.S.



TYPICAL ON-SITE ASPHALT PAVEMENT SECTION

N.T.S.

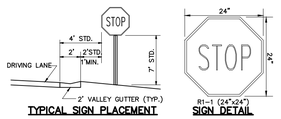


NOTES:

1. FIBER MESH CAN BE SUBSTITUTED FOR WELDED WIRE MESH

SIDEWALK CONCRETE SECTION

N.T.S.



TYPICAL SIGN PLACEMENT **SIGN DETAIL**

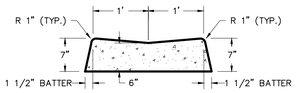
24" R1-1 STOP SIGN DETAIL
N.T.S.
AS PER FDOT STANDARD PLAN 700-010



STOP BAR STRIPING DETAIL

N.T.S.

NOTES:
1) TRAFFIC STRIPE LOCATION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 711-001
2) TRAFFIC STRIPE MATERIAL TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 711-001



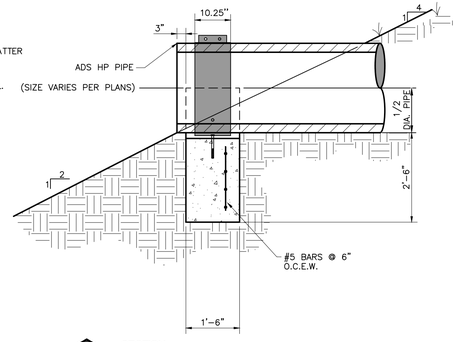
NOTES:

1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 P.S.I. MINIMUM STRENGTH)

2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

MODIFIED MIAMI STYLE VALLEY GUTTER

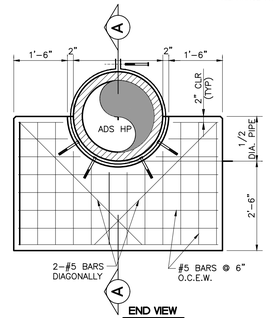
N.T.S.



A SECTION

NOTES:

1. CONCRETE SHALL BE 3000 PSI @ 28 DAYS
2. CHAMFER ALL EXPOSED EDGES 3/4"
3. PIPE ANCHOR STRAPS PER ADS SPECIFICATIONS

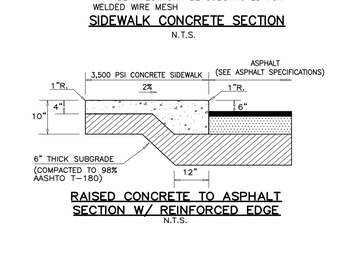


END VIEW

END WALL W/ ADS PIPE ANCHOR STRAP DETAIL

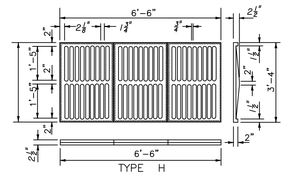
N.T.S.

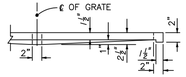
1. ADS PIPE STRAPS ARE MADE FROM 16 GAUGE (0.57MIN) GALVANIZED STEEL IN COMPLIANCE TO AASHTO M218, AASHTO M36 AND ASTM A929 SPECIFICATIONS.
2. THE BAND IS 10.25" WIDE AND HAS ANGLES ATTACHED. SUPPLIED WITH (2) 1/2" x 8" ZINC PLATED CULVERT BOLTS WITH FLANGED NUTS.
3. CONTRACTOR TO SUPPLY CONCRETE ANCHORS FOR HEADWALL INSTALLATION.

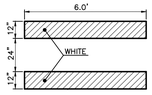


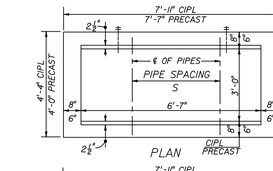
RAISED CONCRETE TO ASPHALT SECTION W/ REINFORCED EDGE

N.T.S.









HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 4)

WALL DEPTH	SCHEDULE	AREA (IN²/FT.)	MAX. BARS	SPACING WWF
0'-5'	B5.5	0.24	5/8	5"
5'-7'	C6.5	0.37	6/8	6"
7'-15'	D4.5	0.53	4/8	4"

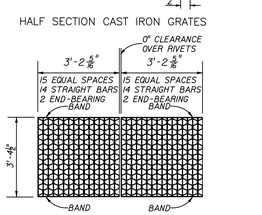
TYPE H (2 & 3-GRATE INLET)

RECOMMENDED MAXIMUM PIPE SIZE:
3'-0" WALL-24" PIPE
6'-7" WALL-1-60" PIPE
2-24" PIPE (5x 3'-5")

INLET "H" 2 & 3-GRATE INLET DETAIL

N.T.S.

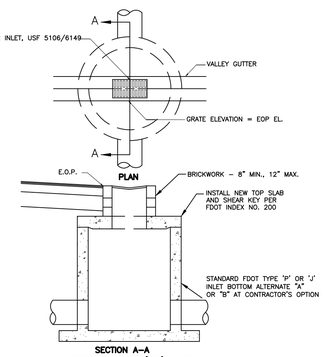
INLET-H.DWG



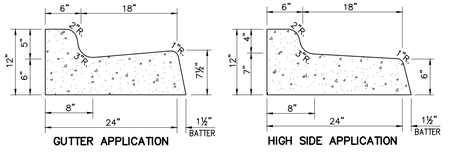
TYPE H (2-GRATE INLET)

STRAIGHT END-BEARING BARS 2" x 3/8"
STRAIGHT BEARING BARS 2" x 1/4"
RETICULINE BARS 1/4" x 3/8"
BANDING BARS 2" x 1/4"
APPROX. TOTAL WEIGHT 310 LBS

NOTES:
1. 6" WALL THICKNESS MUST BE USED FOR PRECAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX 201.
2. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. IN ACCORDANCE WITH F.D.O.T. INDEX 201.
3. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.



SECTION A-A
TYPICAL TYPE 'VG' INLET
N.T.S.



NOTES:

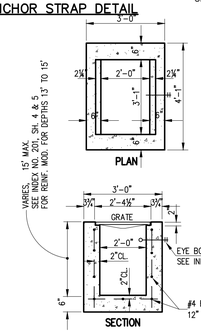
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 P.S.I. MINIMUM STRENGTH)

2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

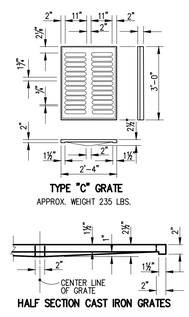
3. WHEN USED ON HIGH SIDE OF PAVEMENTS, THE CROSS SLOPE OF THE GUTTER SHALL SPILL OUT WITH 1" FALL AS SHOWN.

TYPE "F" CURB

N.T.S.



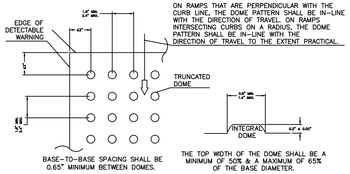
MAXIMUM PIPE SIZE RECOMMENDED FOR EACH OF THE WALL SIZES:
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE



NOTES:
1. 6" WALL THICKNESS MUST BE USED FOR PRE-CAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX 201.
2. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH)
3. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.

TYPE "C" INLET DETAIL

N.T.S.



PLAN VIEW **TRUNCTED DOME**

*NOTE:
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP & IN THE DIRECTION OF TRAVEL 24" INCHES (610 MM) FROM THE BACK OF CURB.

DETECTABLE WARNING DETAIL

N.T.S.

PER FDOT STANDARD PLAN 522-002

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.125'
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
3. IT WILL ALSO BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH CHARLOTTE COUNTY UTILITIES AS TO LOCATIONS OF CONNECTION POINTS AND TYPES OF CONNECTIONS TO BE MADE.
5. CONTRACTOR / DEVELOPER TO COORDINATE WITH ADS / NYLOPLAST ON MATERIAL SELECTION, SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

PAVING, GRADING AND DRAINAGE DETAILS 1

HARBOR EAST

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	PGD-DT	TRR	GAE	SRS	NTS	8

S:\JOBS\4600's\4613\ENGINEERING\RECORD DRAWINGS\SITE\SR - PAVING GRADING AND DRAINAGE PLAN DETAILS.DWG 7/7/2008 8:20 AM TODD VAVA

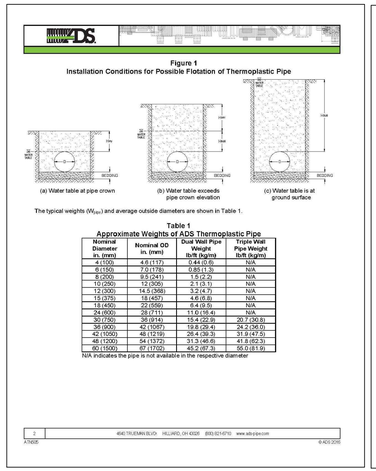


Figure 1
Installation Conditions for Possible Flotation of Thermoplastic Pipe

(a) Water table at pipe crown (b) Water table exceeds pipe crown elevation (c) Water table is at ground surface

The typical weights (W_{pipe}) and average outside diameters are shown in Table 1.

Table 1
Approximate Weights of ADS Thermoplastic Pipe

Nominal Diameter in. (mm)	Nominal OD in. (mm)	Dual Wall Pipe Weight lb/ft (kg/m)	Triple Wall Pipe Weight lb/ft (kg/m)
4 (100)	4.6 (117)	0.44 (0.6)	N/A
6 (150)	7.0 (178)	0.85 (1.3)	N/A
8 (200)	9.5 (241)	1.5 (2.2)	N/A
10 (250)	12 (305)	2.1 (3.1)	N/A
12 (300)	14.5 (368)	3.2 (4.7)	N/A
15 (375)	18 (457)	4.6 (6.8)	N/A
18 (450)	22 (559)	6.4 (9.5)	N/A
24 (600)	28 (711)	11.0 (16.4)	N/A
30 (750)	36 (914)	15.4 (22.9)	20.7 (30.8)
36 (900)	42 (1067)	19.6 (29.4)	24.2 (36.0)
42 (1050)	48 (1219)	26.4 (39.3)	31.9 (47.5)
48 (1200)	54 (1372)	31.3 (46.6)	41.8 (62.3)
60 (1500)	67 (1702)	48.2 (67.3)	56.0 (81.9)

N/A indicates the pipe is not available in the respective diameter.

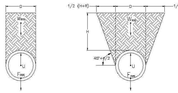
The minimum depth of cover (H) required to resist uplift can be calculated by equating the sum of the downward forces to the sum of the upward or buoyant forces. While there are varying methods to account for soil load distribution on the pipe, for conservative minimum cover requirements, the soil load is assumed to be the soil column directly above the outside diameter of the pipe as illustrated in Figure 2(a). Therefore, minimum cover is calculated using Equations 3 and 4 below:

$$U \leq W_{DW} + W_{PW} \quad (3)$$

where W_{DW} = weight of the pipe, lb/linear ft of pipe

$$H = H_{SV} + H_{SS} \quad (4)$$

Figure 2
Forces Affecting Flotation



(a) Soil Column Loading Conditions (b) Prism Loading Conditions

Table 2
Minimum Recommended Cover to Prevent Flotation of ADS Thermoplastic Pipe

Nominal Diameter in. (mm)	Minimum Cover in. (mm)
4 (100)	3 (77)
6 (150)	4 (102)
8 (200)	5 (127)
10 (250)	7 (178)
12 (300)	9 (228)
15 (375)	11 (280)
18 (450)	13 (330)
24 (600)	17 (432)
30 (750)	22 (559)
36 (900)	29 (650)
42 (1050)	29 (737)
48 (1200)	33 (838)
60 (1500)	40 (1016)

Calculation Notes:
1. The pipe is assumed to be empty. This not only simplifies the calculations, but represents a condition that would encourage flotation. Unless the system is constructed to be watertight, this condition would not likely be found in an actual installation.
2. The outside diameter of the corrugated pipe was used to determine soil and water displacement.
3. Saturated soil density used was 130 pcf which is typical for most sand, gravel, and silt mixtures. Soils of greater densities will reduce the chance of flotation.
4. The water table was assumed to be at the ground surface, as illustrated in Figure 1(c), simulating a fully saturated soil. This assumption creates a "worst case" condition to yield more conservative results.
5. The soil load prism shown in Figure 2(a) was used to determine soil weight.
6. For structural purposes, a minimum cover of 12" (0.3m) shall be used for 4"-48" (100-1200mm) pipe, and 24" (0.6m) for 60" (1500mm) pipe.

Inserta Tee Fittings

SAVE TIME AND MONEY.
ADS offers Inserta Tee(a high-performance, easy-to-install service connection consisting of a PVC hub, rubber sleeve, and stainless-steel band. See how much time can be saved on the job site with this unique lateral connection solution.

KEY BENEFITS OF INSERTA TEE:
- 5-10x faster installation than traditional fabricated fittings
- Watertight and sturdy, allowing no soil infiltration; requires 100 lbs of pressure to get the fitting out once installed
- Versatile enough to be installed on all products (concrete, clay, plastic, etc.) and sizes. Available in 4-30" diameters
- Take up less space than fabricated fittings and come in multi-fit options so you can eliminate SKUs

N-12® INTO N-12®/HP

DIAMETER	PRODUCT CODE
4" into 8" (100 into 200 mm)	4NOB60
4" into 10" (100 into 250 mm)	4NOB60
4" into 12"-15" (100 into 300-375 mm)	6NOMF10 40HQ
4" into 18"-24" (100 into 450-600 mm)	6NOMF18-24HQ
6" into 10" (150 into 250 mm)	6NOB60
6" into 12"-15" (150 into 300-375 mm)	6NOMF10 60HQ
6" into 18"-24" (150 into 450-600 mm)	6NOMF18-24HQ
6" into 30" (150 into 750 mm)	6NO30KQ
8" into 12"-15" (200 into 300-375 mm)	8NOMF10 80HQ
8" into 18"-24" (200 into 450-600 mm)	8NOMF18-24HQ
8" into 30"-48" (200 into 750 mm)	8NOMF30-48HQ
8" into 30" HP (200 into 750 mm)	8NO30KHP
10" into 15" (250 to 450 mm)	10NO36NQ
10" into 24" (250 into 600 mm)	10NO24NQ
10" into 30" (250 into 750 mm)	10NO30NQ
12" into 24" (375 into 600 mm)	12NO24NQ
12" into 30" (300 into 750 mm)	12NO30NQ
12" into 36" (300 into 900 mm)	12NO36NQ
15" into 47" (300 into 1200 mm)	15NO30NQ
15" into 30" (375 into 750 mm)	15NO30NQ
15" into 36" (375 into 900 mm)	15NO36NQ
18" into 36" (450 into 900 mm)	18NO36NQ
18" into 48" (450 into 1200 mm)	18NO48NQ
24" into 36" (600 into 900 mm)	24NO36NQ
24" into 48" (600 into 1200 mm)	12NO48NQ



HOLE SAWS

SIZE	PRODUCT CODE
4½" Rod	R4125AW
6½" Rod	R6125AW
8½" Rad	R8345AW
6½" Blue	BL6125AW
8½" Blue	BL8345AW
10" Blue	BL10765AW
12" Blue	BL12795AW
15¼/16" Blue	BL15125SAW
25⅝/16" Blue	BL25595SAW

INSERTA TEE HDPE/PP INSTALLATION

INSERTA TEE is a three piece service connection consisting of a PVC Hub, Rubber Sleeve and Stainless Steel Band. INSERTA TEE is compression fit into the corrugated wall of a mainline and requires no special tooling. INSERTA TEEs are designed to connect 2" (51.1 mm) through 30" (750 mm) services to all known soldwall, profile, closed profile and corrugated pipe manufactured today.

APPLICATIONS:
Storm Sewers
Pipe Bursting (HDPE/PVC)
Fold-and-Formed Products
Manholes
Drainage
Catch Basins
Sanitary Sewers
Sliplining
Cured-in-Place Products
Wet Wells
Irrigation
Electrical Vaults

FEATURES & BENEFITS:
- 2" - 30" (51 - 750 mm) diameters available
- Reduction in labor hours and pipe materials
- Services to be connected where needed
- Matching of the internal radius of pipe per or structure for minimal penetration
- Watertight, testable connection every time
- Eliminates glues, epoxies, grout, tightening and retightening of bands
- No need to disturb backfill
- No straps or clamps that require digging under the mainline pipe
- No reinforcing bars or secondary clamps required



ADS Solution **ADS representatives are committed to providing you with the answers to all your questions, including specifications, and installation and more.**

THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™

Step-by-Step Process

STEP 1: Expose only the area of the mainline where the INSERTA TEE is to be installed.

STEP 2: Secure the drill guide to the outside of the mainline pipe where the hole will be. Drill the proper hole size with a hole saw and deburr. Reference Inserta Tee hole saws for correct diameter.

INSERTA TEE® Nominal Size in. (mm)	2 (51)	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)
INSERTA TEE® Hole Size in. (mm)	2⅜ (60)	4 1/4 (108)	6 1/4 (159)	8 1/4 (210)	10 1/4 (260)	12 1/4 (311)
INSERTA TEE® Nominal Size in. (mm)	15 (375)	18 (450)	24 (600)	27 (675)	30 (750)	
HOLE SAW Hole Size in. (mm)	15 3/4 (400)	18 3/4 (476)	24 3/4 (629)	27 3/4 (705)	30 3/4 (781)	

STEP 3: Insert the rubber sleeve into the drilled hole. Make sure the gold line is perpendicular to the mainline pipe.

STEP 4: Apply the soap solution to the outside of the PVC hub and to the inside of the rubber sleeve.

STEP 5: Insert the PVC hub into the rubber sleeve. Aligning the red, vertical line on the hub with the gold line on the sleeve. Place a wood block on the hub, and firmly hammer the hub into the sleeve until the sleeve is aligned with the red horizontal line of the hub.

STEP 6: Place and tighten the stainless steel band securely over the sleeve.



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Advanced Drainage Systems, Inc.
4640 Trueman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com

Animal Guards, Flags, Tape

ANIMAL GUARDS

DIAMETER	DESCRIPTION	PRODUCT CODE
4" (100 mm)	METAL ANIMAL GUARD (FINGER)	0470DA
	ANIMAL GUARD (SOLE)	0478EA
6" (150 mm)	METAL ANIMAL GUARD (FINGER)	0670DA
	ANIMAL GUARD (SOLE)	0678EA
8" (200 mm)	METAL ANIMAL GUARD (FINGER)	0870DA
	ANIMAL GUARD (SOLE)	0878EA
10" (250 mm)	METAL ANIMAL GUARD (FINGER)	1070DA
	ANIMAL GUARD (SOLE)	1078EA
12" (300 mm)	METAL ANIMAL GUARD (FINGER)	1270DA
15" (375 mm)	METAL ANIMAL GUARD (FINGER)	1570DA
18" (450 mm)	METAL ANIMAL GUARD (FINGER)	1870DA
24" (600 mm)	METAL ANIMAL GUARD (FINGER)	2470DA
30" (750 mm)	METAL ANIMAL GUARD (FINGER)	3070DA
36" (900 mm)	METAL ANIMAL GUARD (FINGER)	3670DA



FLAP GATES

DIAMETER	PRODUCT CODE
4" (100 mm)	0440DA
6" (150 mm)	0640DA
8" (200 mm)	0840DA
10" (250 mm)	1040DA
12" (300 mm)	1240DA
15" (375 mm)	1540DA
18" (450 mm)	1840DA
24" (600 mm)	2440DA
30" (750 mm)	3040DA
36" (900 mm)	3640DA



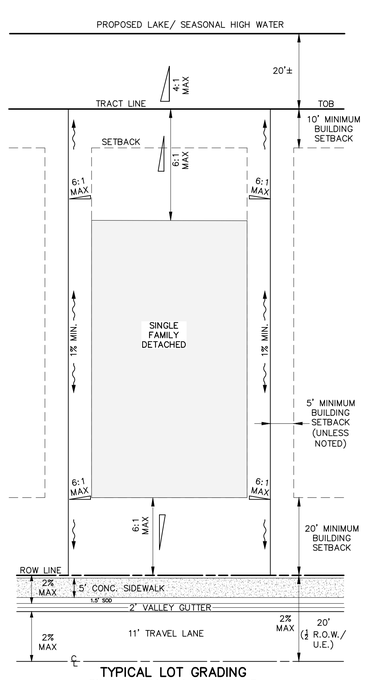
LAYOUT FLAGS

DESCRIPTION	PRODUCT CODE
Layout Flags	MI-FGO 00 0000

BLACK TILE TAPE

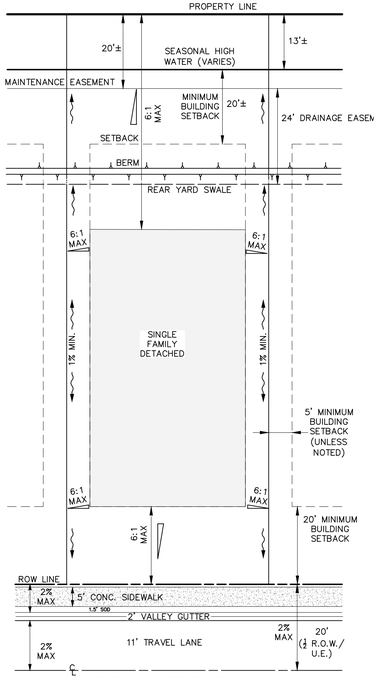
DESCRIPTION	AVAIL. LENGTHS	PRODUCT CODE
2" (50 mm) Black Tape	100 ft. (30.5 m) roll	102NA
12" (12.5 mm) Black Filament Tape	100 ft. (30.5 m) roll	1NFNA





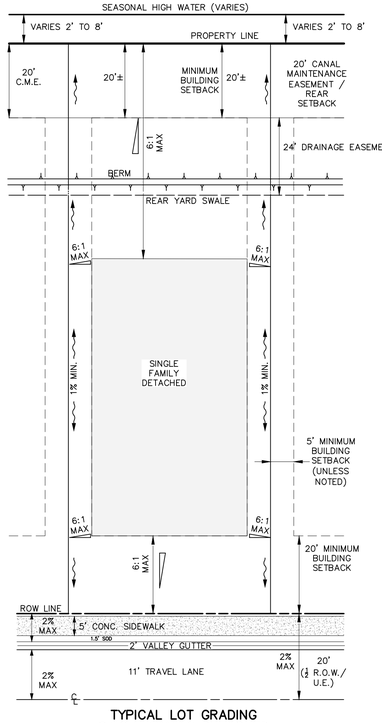
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SINGLE FAMILY DETACHED
(MID SPLIT DRAINAGE,
INTERIOR AROUND LAKE)
N.T.S.

LOTS 48-82



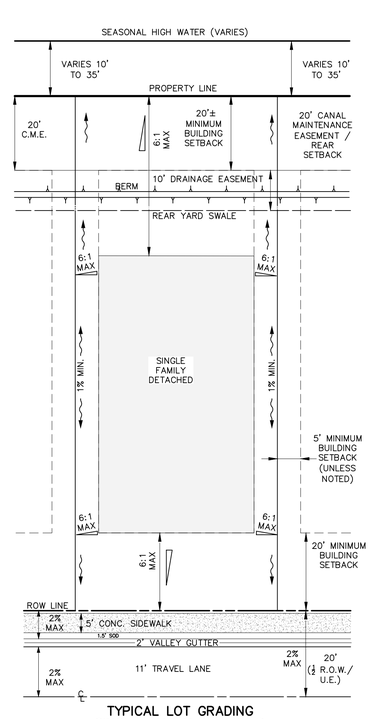
TYPICAL LOT GRADING
SINGLE FAMILY DETACHED
(MID SPLIT DRAINAGE WEST AND
SOUTHWEST SIDE)
N.T.S.

LOTS 20-40



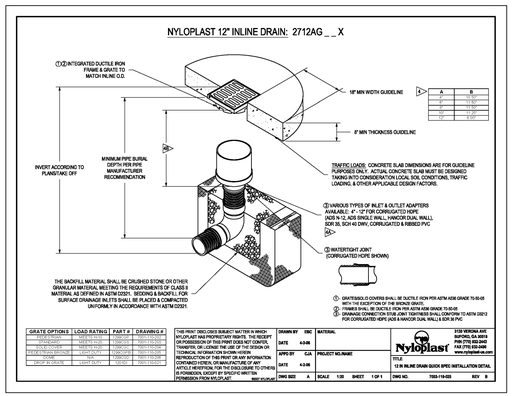
TYPICAL LOT GRADING
SINGLE FAMILY DETACHED
(MID SPLIT DRAINAGE, SOUTH,
SOUTHEAST SIDE)
N.T.S.

LOTS 41-47



TYPICAL LOT GRADING
SINGLE FAMILY DETACHED
(MID SPLIT DRAINAGE, EAST,
NORTHEAST SIDE)
N.T.S.

LOTS 1-19



NOTE:

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RECORD DRAWING
RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:
LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

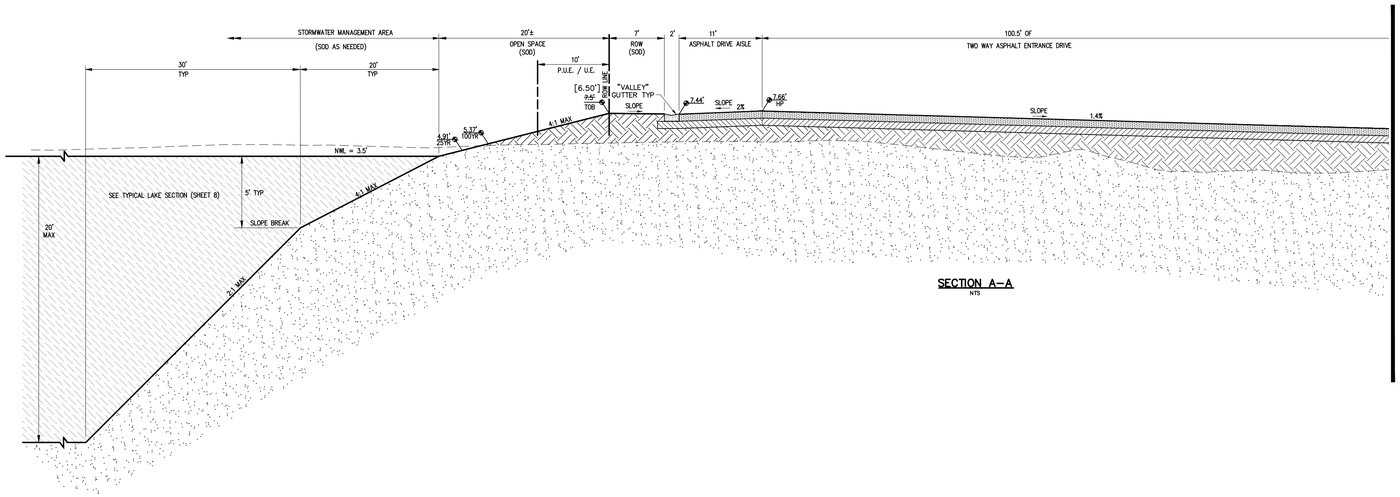
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

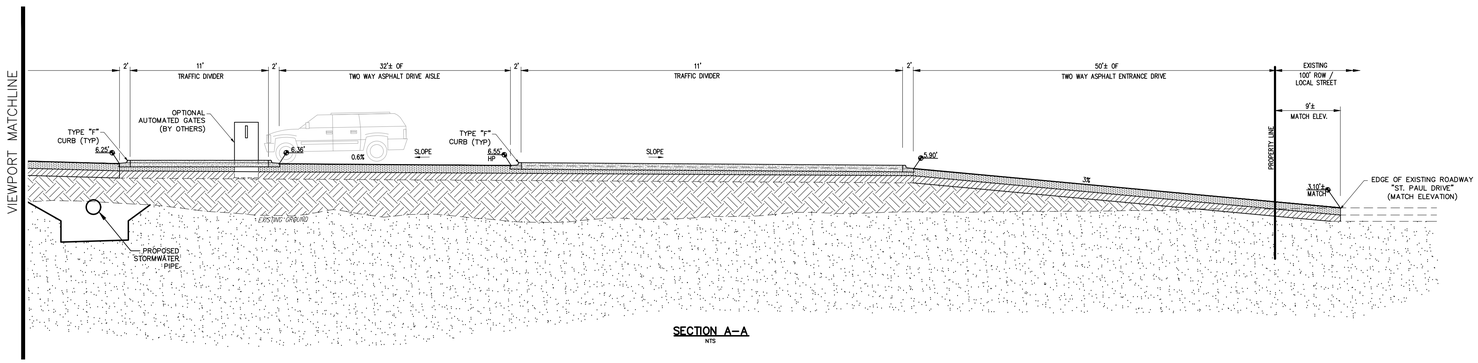
PAVING, GRADING AND DRAINAGE DETAILS 11
HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	PGD-DT II	TRR	GAE	SRS	NTS	8A

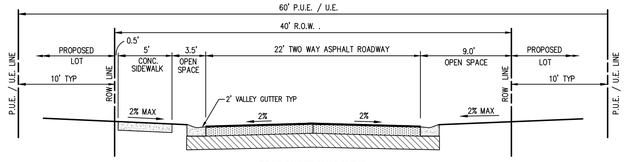
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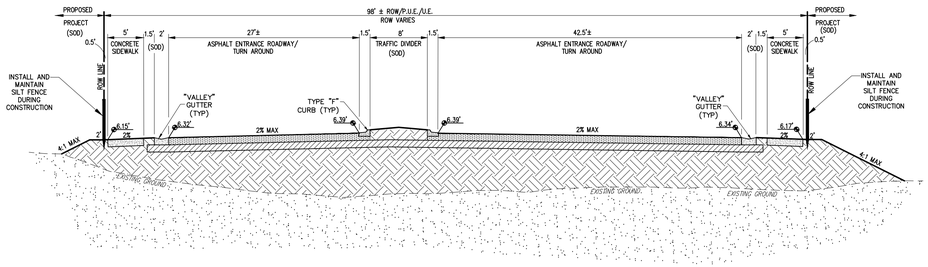
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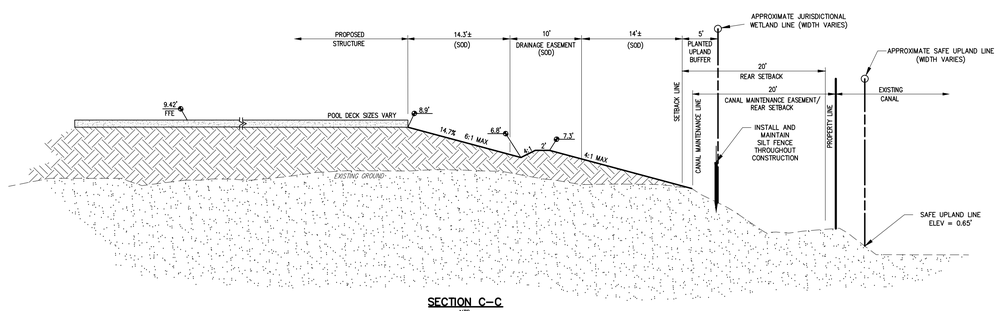
SECTION A–A
NTS



TYPICAL ROADWAY CROSS SECTION
NTS



SECTION B–B
NTS



SECTION C–C
NTS

NOTE:

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RECORD DRAWING

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PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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FL LIC #92103

SITE CROSS SECTIONS I

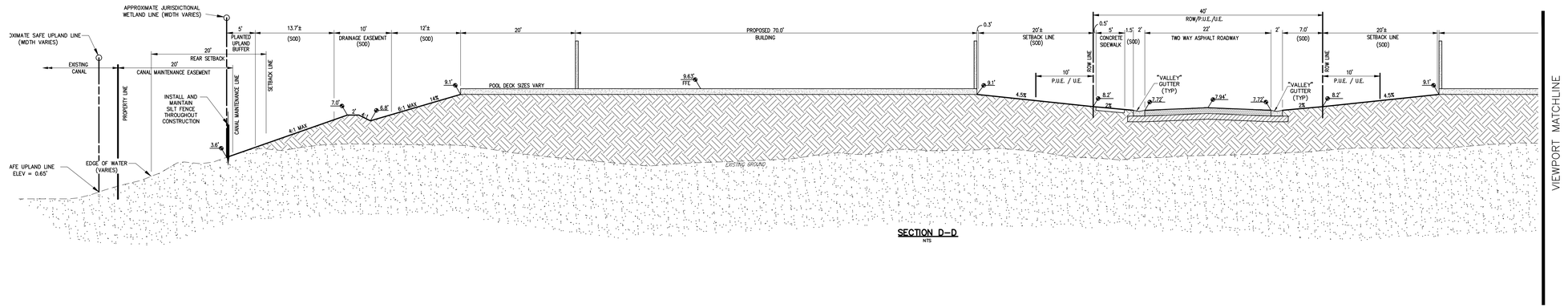
HARBOR EAST

CHARLOTTE COUNTY, FLORIDA

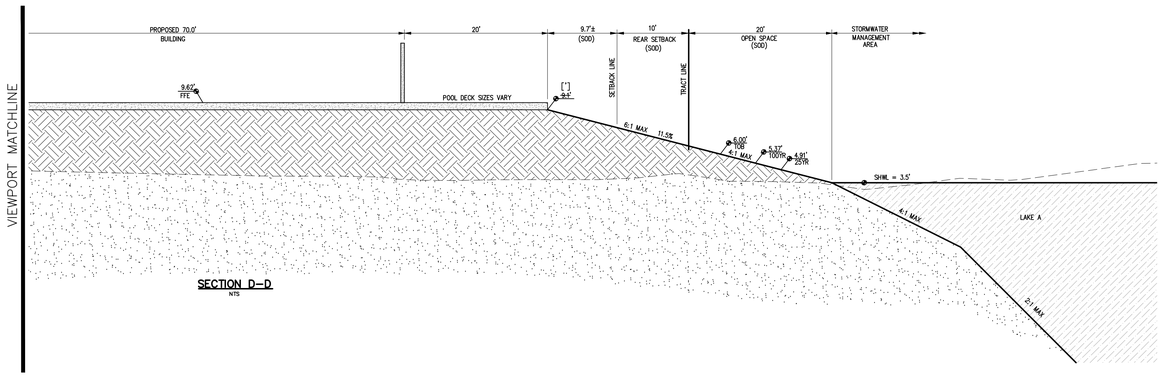
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	XSEC	TRR	GAE	SRS	NTS	9

4613 - HARBOR EAST

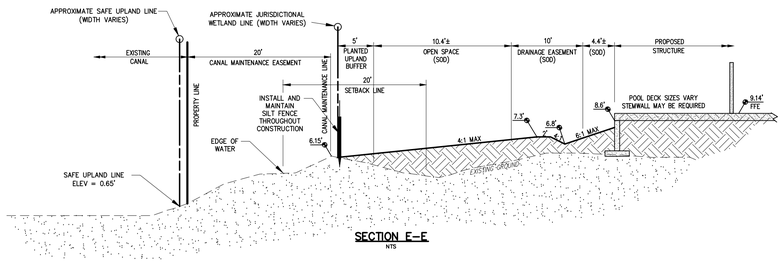
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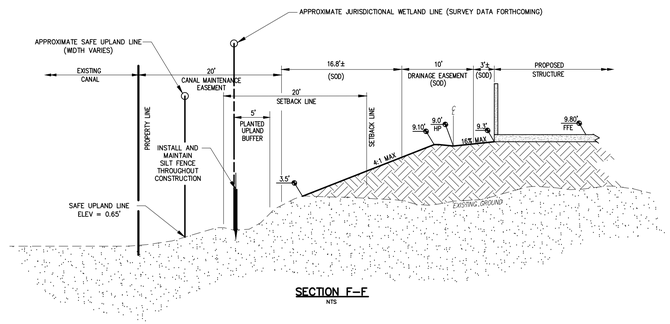
SECTION D-D
NTS



SECTION D-D
NTS



SECTION E-E
NTS



SECTION F-F
NTS

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PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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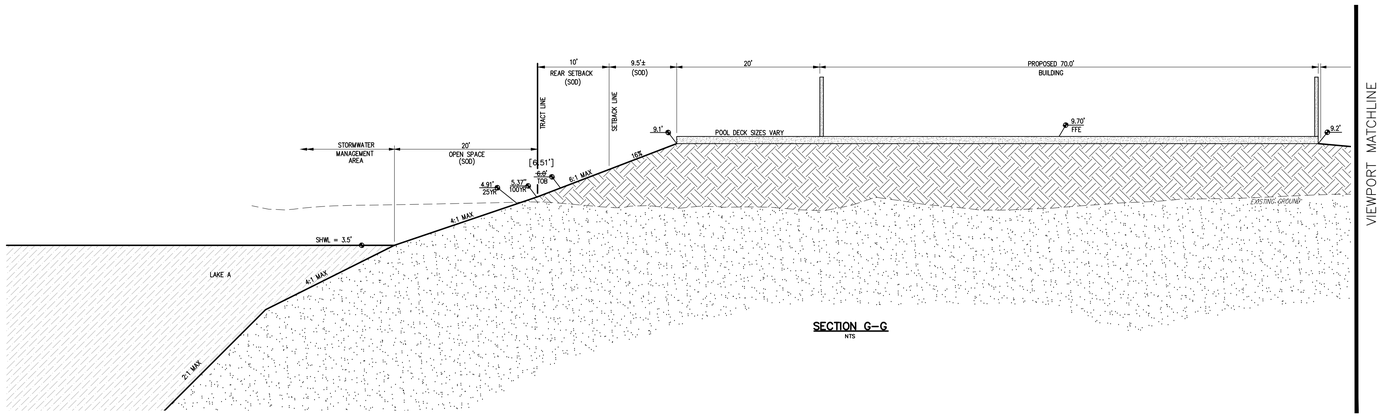
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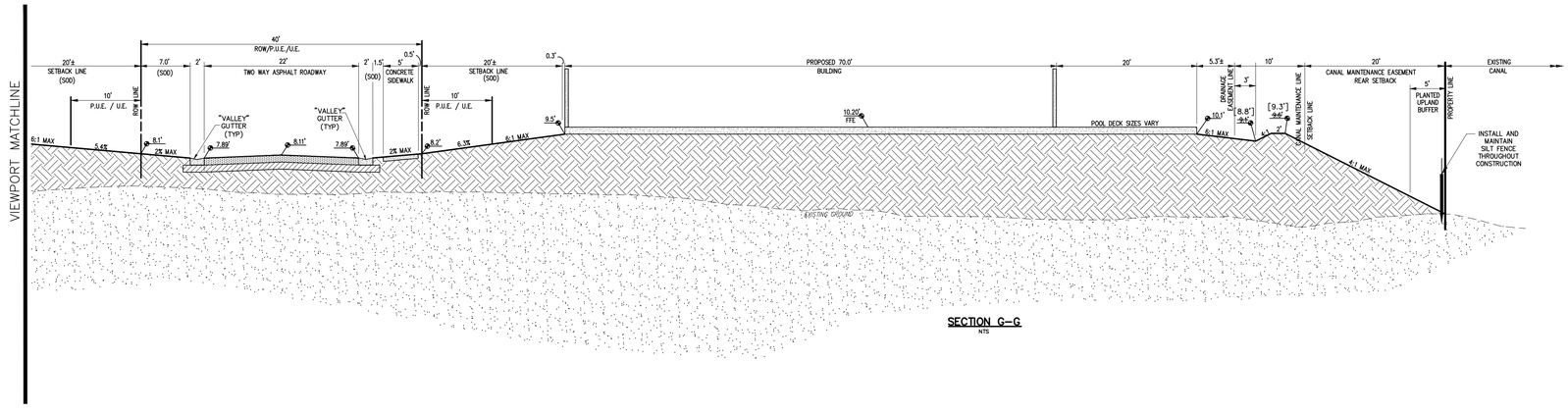
SITE CROSS SECTIONS II
HARBOR EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	XSEC II	TRR	GAE	SRS	NTS	9A

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SECTION G-G
NTS



SECTION G-G
NTS

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RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL., 33966
(239) 980-6181

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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PORT CHARLOTTE, FLORIDA 33952
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STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

SITE CROSS SECTIONS III

HARBOR EAST

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-06-22	4613	XSEC III	TRR	GAE	SRS	NTS	9B

S:\JOBS\4600\4613\ENGINEERING\RECORD DRAWINGS\SITE\09 - SITE CROSS SECTIONS.DWG 1/31/2026 8:21 AM ROSS HAWA

Attachment 10

Construction Completion Certification

As-Built Certification
And Request for Conversion to Operation Phase

Instructions: Complete and submit this page within 30 days of completion of the entire project, or any independent portion of the project, as required by the permit conditions. The operation phase of the permit is effective when the construction certification for the entire permit/application is approved by the Agency. If the final operation and maintenance entity is not the permittee, the permittee shall operate the project, system, works, or other activities temporarily until such time as the transfer to the operation entity is finalized (use Form 62-330.310(2)).

Permit No: 43029643.006 Application No: 858379 Permittee: Lennar Homes, LLC & Cove Five, LLC

Project Name: Harbor East Phase or Independent Portion (if applicable): N/A

I HEREBY CERTIFY THAT (please check only one box):

☒ To the best of my knowledge, information, and belief, construction of the project has been completed in substantial conformance with the plans specifications and conditions permitted by the Agency. Any minor deviations will not prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. Attached are documents to demonstrate satisfaction of the outstanding permit conditions, other than long term monitoring and inspection requirements.

☐ Construction of the project was NOT completed in substantial conformance with the plans and specifications permitted by the Agency. Any deviations or independent phasing will not prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. (Contact the permitting agency to determine whether a modification of the permit will be required in accordance with Rule 62-330.315, F.A.C.) Attached is a description of substantial deviations, a set of as-built drawings, and documents to demonstrate satisfaction of the outstanding permit conditions, other than long term monitoring and inspection requirements.

☐ Construction of the project was NOT completed in substantial conformance with the plans and specifications permitted by the Agency. There are substantial deviations that prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. I acknowledge that corrections to the project and/or a modification of the permit will likely be required, and that conversion to the operation phase cannot be approved at this time. As-built or record drawings reflecting the substantial deviations are attached.

For activities that require certification by a registered professional*:*

By: _____ (Print Name) Steven R. Sonberg, P.E., P.S.M. (Fla. Lic. or Reg. No.) 92103
Signature

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

(Company Name) Banks Engineering (Company Address) 4161 Tamiami Trail, Bldg. 5, Unit 501, Port Charlotte, FL 33952

(Telephone Number) (941) 625-1165 (Email Address) ssonberg@atwell.com

AFFIX SEAL

(Date) 02/28/25

For activities that do not require certification by a registered professional:

By: _____ (Print Name)
Signature

(Company Name) (Company Address)

(Telephone Number) (Email Address) (Date)

Drawings and Information Checklist

Following is a list of information that is to be verified and/or submitted by the Registered Professional or Permittee:

1. All surveyed dimensions and elevations shall be certified by a registered Surveyor or Mapper under Chapter 472, F.S.

2. The registered professional's certification shall be based upon on-site observation of construction (scheduled and conducted by the registered professional of record or by a project representative under direct supervision) and review of as-built drawings, with field measurements and verification as needed, for the purpose of determining if the work was completed in accordance with original permitted construction plans, specifications, and conditions.

3. If submitted, the as-built drawings are to be based on the permitted construction drawings revised to reflect any substantial deviations made during construction. Both the original design and constructed condition must be clearly shown. The plans need to be clearly labeled as "as-built" or "record" drawings that clearly highlight (such as through "red lines" or "clouds") any substantial deviations made during construction. As required by law, all surveyed dimensions and elevations required shall be verified and signed, dated, and sealed by an appropriate registered professional. The following information, at a minimum, shall be verified on the as-built drawings, and supplemental documents if needed:

    a. Discharge structures - Locations, dimensions and elevations of all, including weirs, orifices, gates, pumps, pipes, and oil and grease skimmers;
    b. Detention/Retention Area(s) – Identification number, size in acres, side slopes (h:v), dimensions, elevations, contours, or cross-sections of all, sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems,
    c. Side bank and underdrain filters, or exfiltration trenches - locations, dimensions, and elevations of all, including clean-outs, pipes, connections to control structures, and points of discharge to receiving waters;
    d. System grading - dimensions, elevations, contours, final grades, or cross-sections to determine contributing drainage areas, flow directions, and conveyance of runoff to the system discharge point(s);
    e. Conveyance - dimensions, elevations, contours, final grades, or cross-sections of systems utilized to divert off-site runoff around or through the new system;
    f. Benchmark(s) - location and description (minimum of one per major water control structure);
    g. Datum- All elevations should be referenced to a vertical datum clearly identified on the plans, preferably the same datum used in the permit plans.

4. Wetland mitigation or restoration areas - Show the plan view of all areas, depicting a spatial distribution of plantings conducted by zone (if plantings are required by permit), with a list showing all species planted in each zone, numbers of each species, sizes, date(s) planted, and identification of source of material; also provide the dimensions, elevations, contours, and representative cross-sections depicting the construction.

5. A map depicting the phase or independent portion of the project being certified, if all components of the project authorized in the permit are not being certified at this time.

6. Any additional information or outstanding submittals required by permit conditions or to document permit compliance, other than long-term monitoring or inspection requirements.

Attachment 11

FDEP Water Certification

Attachment 12

FDEP Wastewater Notification

FLORIDA DEPARTMENT OF
Environmental Protection

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

POTABLE WATER CLEARANCE – TOTAL

August 12, 2024

Scott Edwards, Vice President
Lennar Homes, LLC
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966
scott.edwards@lennar.com

Clearance Type: Total
Charlotte County
Permit Number: 344279-089-DSGP
PWS Name: Charlotte County Utilities Peace River WTP
PWS ID: 5084100
Project Name: Harbor East (CCU # 22/1066)
Project Location: Parcel IDs: 412110400002, 412110400001; Address: 8060 St. Paul Drive, Port Charlotte, FL 33981

Dear Mr. Edwards,

This letter acknowledges receipt of the certification, dated July 25, 2024, for the subject water main extensions. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is clearing the system for service.

If you have any questions or comments regarding this total clearance, please contact Bill Robertson at 239-344-5657 or Bill.D.Robertson@FloridaDEP.gov.

Sincerely,

Jessica Douglas

Jessica Douglas
Environmental Manager

cc:
E. David Watson, P.E., Charlotte County Utilities, dave.watson@charlottecountyfl.gov
Steven R. Sonberg, P.E., P.S.M., Banks Engineering, ssonberg@bankseng.com

From: no-reply@dep.state.fl.us
To: Heather Polito
Cc: SD_newapps@floridadep.gov; scott.edwards@lennar.com; dave.watson@charlottecountyfl.gov; dave.watson@charlottecountyfl.gov; Steve Sonberg; Heather Polito
Subject: Wastewater Notification Received - Facility ID: FLA014048
Date: Friday, July 26, 2024 7:49:28 AM
Attachments: ATT00001.bin

FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Notification Submission

July 26, 2024

Heather Polito

CHARLOTTE COUNTY UTILITIES - WESTPORT WWTP - FLA014048
15005 CATTLE DOCK POINT ROAD
PORT CHARLOTTE, FL

This is to acknowledge that your Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System was received on **July 26, 2024**.

The form and supporting information fulfills the requirements to notify DEP the domestic wastewater collection/transmission system described below has been constructed in accordance with the associated DEP Permit Number and related plans and materials.

DEP may contact you for additional information. If you indicated substantial deviations and you do not hear from your district office, your project may be placed into service 10 days from the date of this letter. If you did NOT indicate substantial deviations and you do not hear from your district office, your project may be placed into service 3 days from the date of this letter.

This Clearance Notification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, city, etc.) that may be required for the project.

In support of your notification you provided the following information:

Construction Permit Number:	350901-010-DWC
Project Name:	Harbor East
Project Location:	8060 St. Paul Drive, Port Charlotte, FL 33981
Permittee:	Lennar Homes, LLC
Collection System Owner:	Charlotte County Utilities
Treatment Facility:	CHARLOTTE COUNTY UTILITIES - WESTPORT WWTP - FLA014048
Clearance Type:	Total Clearance
Submitter Indicated Substantial Deviations?:	No

Substantial Deviations (when applicable):

Attachments:
File Description: FDEP Wastewater Cert
File Name: 4613 FDEP Entire Sewer Cert.pdf
File Hash: da0001c9435184b4e458a090ea5aa6d3ec4532d85c460c0472988378bdd541a8

All files related to your facility may be viewed at our Departmental Information Portal:
https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA014048/facility!search
Please allow up to three (3) business days for the above documents to appear.

Staff will notify you of any additional information that may be required to complete your notification.

The Office for your project is:
South District
SD_newapps@floridadep.gov

Please contact this Office for any questions regarding your project.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.
External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Attachment 13

County Engineer Approval

HARBOR EAST

CHARLOTTE COUNTY, FLORIDA
ENGINEER'S OPINION OF PROBABLE COST - BOND RELEASE
PROJECT No. 4613
Date: May 7, 2026

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	EARTHWORK				
A-1	Lake Excavation & Site Cut (-20.0 Elevation)	CY	0	$4.00	$0.00
A-2	Clearing	AC	0	$5,500.00	$0.00
A-3	Silt Fence	LF	0	$2.50	$0.00
A-4	Floating Turbidity Barrier	LF	0	$18.00	$0.00
A-5	Sod	SY	0	$2.60	$0.00
A-6	Seed & Mulch	AC	0.00	$1,100.00	$0.00
	EARTHWORK SUBTOTAL				$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	ROADWAY				
B-1	1-1/4" type S-I Asphalt (1st Lift)	SY	0	$10.25	$0.00
B-2	3/4" Asphalt Type S-III (2nd Lift)	SY	0	$8.75	$0.00
B-3	FDOT Base Group 6	SY	0	$14.80	$0.00
B-4	12" Thick Type "B" Stabilized Subgrade (LBR 40)	SY	0	$4.75	$0.00
B-5	4" Thick Concrete Sidewalks	SY	0	$34.70	$0.00
B-6	12" Thick Type "B" Stabilized Subgrade (LBR 40)	SY	0	$4.75	$0.00
B-7	Type "F" Curb	LF	0	$17.30	$0.00
B-8	2' Valley Gutter	LF	0	$13.80	$0.00
B-9	Signing & Marking	LS	0	$15,000.00	$0.00
	ROADWAY SUBTOTAL				$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	STORMWATER				
C-1	10" ADS PIPE	LF	0	$31.00	$0.00
C-2	18" ADS PIPE	LF	0	$41.00	$0.00
C-3	24" ADS PIPE	LF	0	$54.00	$0.00
C-4	Type "C" Inlet	EA	0	$4,600.00	$0.00
C-5	Type "H" Inlet Control Structure	EA	0	$9,300.00	$0.00
C-6	Type "V" Inlet	EA	0	$5,600.00	$0.00
C-7	12" Yard Drain Inlet	EA	0	$1,500.00	$0.00
C-8	18" Pipe End Support	EA	0	$2,200.00	$0.00
	STORMWATER SUBTOTAL				$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	WATER (ON-SITE)				
D-1	8" DR-18 C900 PVC Main and Fittings	LF	0	$46.20	$0.00
D-2	6" Fire Hydrant Assembly	EA	0	$5,800.00	$0.00
D-3	12" x 8" Reducer	EA	0	$1,300.00	$0.00
D-4	8" Gate Valve	EA	0	$2,400.00	$0.00
D-5	Residential Water Meter Service (single)	EA	0	$1,300.00	$0.00
D-6	Residential Water Meter Service (double)	EA	0	$1,900.00	$0.00
D-7	Locate Balls & Marker Tape	LS	0	$8,600.00	$0.00
D-8	Air Release Valve	EA	0	$2,800.00	$0.00
D-9	Connection to Existing Main	EA	0	$6,500.00	$0.00
	ON-SITE WATER SUBTOTAL				$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	LOW PRESSURE FORCE MAIN (ON-SITE)				
E-1	Sanitary Sewer Service (single)	EA	0	$1,100.00	$0.00
E-2	Sanitary Sewer Service (double)	EA	0	$1,300.00	$0.00
E-3	4" DR-18 C900 PVC LPS Force main	LF	0	$31.00	$0.00
E-4	4" Force Main Gate Valve	M	0	$2,100.00	$0.00
E-5	Locate Balls & Marker Tape	LS	0	$4,500.00	$0.00
E-6	Connection to Existing Force main	LS	0	$6,500.00	$0.00
	GRAVITY & FORCEMAIN SUBTOTAL				$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	MISCELLANEOUS				
F-1	Testing	LS	0	$40,000.00	$0.00
	MISCELLANEOUS SUBTOTAL				$0.00

CONSTRUCTION TOTAL:	$0.00
10% CONSTRUCTION CONTINGENCY:	$0.00
CONSTRUCTION TOTAL WITH CONTINGENCY:	$0.00

APPROVED
By Roy Benjamin at 11:32 am, May 13, 2026

Attachment 14

CCU Approval

Jones, Michael

From: Baster, Basia
Sent: Friday, May 8, 2026 1:09 PM
To: Jones, Michael; Benjamin, Roy
Cc: Prince, Tara; Mastney, Eileen
Subject: Re: BRR-26-09 Harbor East

Approved.

Thank you,

Basia Baster
Utilities Engineering Supervisor
Charlotte County Utilities
3280 South Tamiami Trail, Unit 505, Port Charlotte, FL 33952
Office: 941-764-4586
basia.baster@CharlotteCountyFL.gov
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Jones, Michael <Michael.Jones@charlottecountyfl.gov>
Sent: Friday, May 8, 2026 12:37 PM
To: Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Baster, Basia <Basia.Baster@charlottecountyfl.gov>
Cc: Prince, Tara <TaraG.Prince@Charlottecountyfl.gov>; Mastney, Eileen <Eileen.Mastney@charlottecountyfl.gov>
Subject: BRR-26-09 Harbor East

Hello,
Lennar is requesting a bond release. Please advised if ok to proceed.

Michael Jones
Zoning Coordinator
Charlotte County Community Development
941.743.1230
CharlotteCountyFL.gov
Delivering Exceptional Service