



## MEMORANDUM

Date: 01-22-2025

To: Honorable Board of County Commissioners

From: Jenny Shao, Planner  
(Exhibit 1 - Professional Qualifications)

Subject: FP-22-06-03 Bond Reduction and First Amendment to the Developer's Agreement for Babcock Ranch Community, Village II, Parcel 1 – Phase 1

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### Request:

On behalf of William Ryan Homes Florida, Inc. a Florida Corporation, Kimley-Horn is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. US00124263SU23A, issued by XL Specialty Insurance Company, in the amount of \$8,288,545.12 to \$320,896.19 for the completion of the remaining infrastructure for Babcock Ranch Community, Village II, Parcel 1 – Phase 1. The subdivision, consisting of 228 lots and 22 tracts, was granted Final Plat approval by the Board of County Commissioners on February 28, 2023 (See Attachment 1). This site contains 148.323± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

### Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Developer's Agreement (See Attachment 2) and surety in the amount of \$8,288,545.12, to ensure the completion of the plat infrastructure. Since then, a significant portion of the plat construction has been completed. The Babcock Ranch Community Independent Special District (BRCISD) District Engineer completed a limited review of the remaining improvements associated with the subdivision project and has provided acknowledgement that the improvements noted are consistent with the construction completed and that the remaining improvements noted have been field verified and are consistent with the quantities represented within the reduction estimate (See Attachment 3). The Project Engineer has submitted this First Amendment to the Developer's Agreement (See Attachment 4) and Bond Reduction request (See Attachment 5) for

the new Engineer's Estimate of Probable Construction Cost (+10%), along with the record drawings (See Attachments 6 and 7), reducing the remaining cost to \$320,896.19.

The County Engineer has found the new bond amount sufficient for completion of the project (See Attachment 8).

**Recommendation:**

Community Development recommends approval of the requested First Amendment to the Developer's Agreement and Bond Reduction under Petition **FP-22-06-03**.



**Exhibit 1**

**Professional Qualifications**



## Qualifications of Jenny Shao

**Position:** Planner

**Time with Charlotte County:** 3 years

**Position Summary & Experience:** I have worked as an Administrative Assistant II, Zoning Tech, Project Coordinator and Zoning Coordinator for Charlotte County Human Services and Community Development Departments for 3 years. My duties include administrative tasks, customer service, data entry, reviewing and processing permits, Plats, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications. My education consists of a Bachelor of Arts in International Studies and East Asian Studies, graduating Cum Laude from University of Miami in Spring 2020.

**Exhibit 1**

**Attachment 1**  
**FP-22-06-03 Decision Letter**



March 21, 2023

William Ryan Homes Florida, Inc. a Florida Corporation  
3925 Coconut Palm Drive, Suite 117  
Tampa, FL 33619

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held **February 28, 2023, at 2:00 P.M.**, regarding the following petition:

**FP-22-06-03**

**Quasi-judicial**

**Commission District I**

William Ryan Homes Florida, Inc. a Florida Corporation, has requested Final Plat approval for a subdivision to be named, Babcock Ranch Community, Village II, Parcel 1 – Phase 1, consisting of 228 lots and 22 tracts for residential development, roadway, drainage, and open space. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 148.323± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-22-06-03** be approved. The plat was recorded on March 20, 2023 under INSTR #: 3236771 in **Plat Book 26, Pages 13A through 13Q**, and the Development Agreement Resolution was recorded on March 20, 2023 under INSTR #: 3236772 of the Public Records of Charlotte County, Florida.

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

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

Sincerely,

Jenny Shao, Project Coordinator  
Community Development Department

CC: Kevin M. RisCassi, P.E., Johnson Engineering  
Faith Dangerfield, Property Appraiser's Office  
Matthew Parkman, Property Appraiser's Office  
Samantha DiPiazza, SPD-Addressing  
Jordan Silver, SPD  
Kathleen Duffy, GIS  
Patty Stefan, Real Estate Services  
Jeannine Fullerton, Real Estate Services  
Stephen Kipa, Real Estate Services  
Kelly Danielson, CCU



Denise Elliot, CCU  
Robert Fakhri, Transportation  
Ravi Kamarajugadda, Transportation  
Debra Masse, Property Appraiser's Office  
Dawn Anspach, CAO  
Karen Benak, CAO  
Christine Broughman, MSBU  
Jeff Harvey, CCPS  
Greg Griner, CCPS  
Tracey Roberts, CCPS

**Attachment 2**

**Recorded Developer's Agreement for FP-22-06-03**

This instrument prepared by  
and after recording return to:  
Mahoney Law Group, P.A.  
Attn: Megan Ellis, Esq.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF  
CIRCUIT COURT  
# PAGE: 12  
INSTR #: 3236772 Doc Type: AGR  
Recorded: 03/20/2023 at 10:11 AM  
Rec. Fee: RECORDING \$103.50

## **DEVELOPER'S AGREEMENT**

THIS DEVELOPER'S AGREEMENT (this "**Agreement**") is made effective this 31<sup>st</sup> day of January, 2023, by and between **CHARLOTTE COUNTY**, a political subdivision of the State of Florida, whose address is 18500 Murdock Circle, Port Charlotte, Florida 33948 (hereinafter referred to as the "**County**"), **WILLIAM RYAN HOMES FLORIDA, INC.**, a Florida corporation (hereinafter referred to as the "**Developer**"), whose address is 3925 Coconut Palm Drive, Suite 117, Tampa, Florida 33619, and **LAND HOLDINGS WABA, LLC**, a Delaware limited liability company, whose address is c/o Waterloo Associates, 206 Wild Basin Road, Suite 203 (Building A), Austin, Texas 78746 (hereinafter referred to as the "**Owner**").

### W I T N E S S E T H

**WHEREAS**, Developer has been retained by Owner, the fee simple owner, to develop the lands described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, "**Property**"); and

**WHEREAS**, Developer, on behalf of Owner, intends to subdivide the Property and develop a project under the name of Babcock Ranch Community – Village II, Parcel 1 – Phase 1 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-22-06-03; 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 Kimley-Horn and Associates, Inc., dated October 19, 2022 for final construction plan approval (hereinafter, "**Plans**"). The Plans were approved by County on December 5, 2022 under DRC-22-00199. The Plans depict certain subdivision improvements which must be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property (the "**Improvements**"); and

**WHEREAS**, Developer and County, with the consent of Owner, desire to enter into this Agreement, to set forth certain obligations by the Developer and County in connection with the construction of 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 3-7-122 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 Improvements shown on the Plans. Developer is required to construct the Improvements as set forth in the Engineer's Probable Cost Estimate dated December 1, 2022 according to the sound engineering standards and County Subdivision Regulations, and substantial compliance with the engineering plans and specifications submitted by the Developer to the County, as approved by the County.
3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer has provided a Completion, Maintenance, Materials and Workmanship Bond in an amount of \$8,288,545.12 (hereinafter, the "**Security**") to ensure completion of those 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 in substantial accordance with 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 right to review the Security amount, and if deemed insufficient, Developer may be required to provide additional security and execute an amendment to this Agreement to reflect the increased security. Said amendment shall be recorded in the same manner as this Agreement.
6. If the 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, in its sole and absolute discretion, request and/or utilize the outstanding amount of the Security; and
  - (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 upon on this Agreement and/or the 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 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 automatically 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 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 Agreement, or any part of this Agreement not held to be invalid or unenforceable.

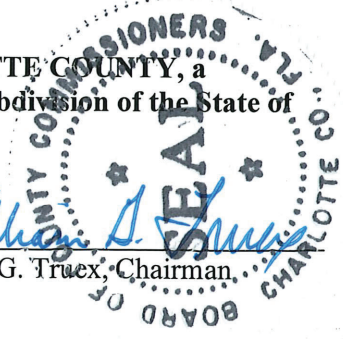
14. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

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.

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

CHARLOTTE COUNTY, a  
political Subdivision of the State of  
Florida

By: William G. Truex  
William G. Truex, Chairman



Attest:

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

By: Laura Johnston  
Deputy Clerk

AGR 2023-043

Approved as to form and legal sufficiency:

By: Janette S. Knowlton  
Janette S. Knowlton  
County Attorney  
LR 23-0120



**WITNESSES:**

Lisa M Hill  
Signed on 2023/02/01 06:00:12 -8:00  
Name: Lisa M. Hill

Tammy L Scarlott  
Signed on 2023/02/01 06:00:12 -8:00  
Name: Tammy L Scarlott

Name: Lisa M. Hill

Name:

**DEVELOPER:**

**WILLIAM RYAN HOMES FLORIDA, INC.,**  
Florida corporation

3925 Coconut Palm Drive, Suite 117  
Tampa, Florida 33619

By: JEFFREY D. THORSON  
Signed on 2023/02/01 06:00:12 -8:00  
Name: Jeffrey Thorson  
Its: President

By: \_\_\_\_\_  
Name: John Rushin  
Its: COO

**ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [X] online notarization this 1st day of February, 2023, by Jeffrey Thorson as President of WILLIAM RYAN HOMES FLORIDA, INC., a Florida corporation, on behalf of the corporation, [ ] who is personally known to me or [X] who has produced ID through DocVerify as identification.



Lisa M Hill  
Notary  
Signed on 2023/02/01 06:00:12 -8:00  
Printed Name: Lisa M. Hill  
My Commission Expires: 5/18/2023

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [X] online notarization this 1st day of February, 2023, by John Rushin as COO of WILLIAM RYAN HOMES FLORIDA, INC., a Florida corporation, on behalf of the corporation, [ ] who is personally known to me or [X] who has produced ID through DocVerify as identification.

(Notary Seal)

Notary Public  
Printed Name: Lisa M. Hill  
My Commission Expires: 5/18/2023



**Jeff John Sig Page.pdf**

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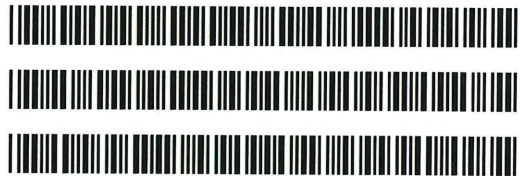
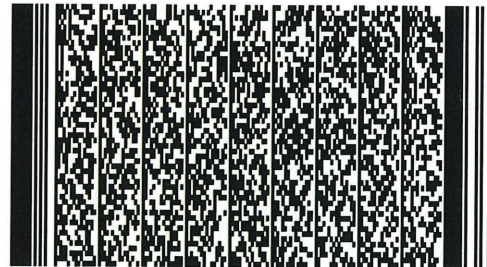
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jthorson@wmryan.com (Principal)

**E-Signature 2: Tammy L Scarlott (TLS)**

February 01, 2023 06:00:12 -8:00 [F410C83227DF] [134.238.172.9]  
Tammy.scarlott@kimley-horn.com (Principal) (Personally Known)

**E-Signature Notary: Lisa M Hill (LMH)**

February 01, 2023 06:00:12 -8:00 [6A0CB9ECBB69] [134.238.205.72]  
lisa.hill@kimley-horn.com  
I, Lisa M Hill, did witness the participants named above electronically sign this document.





**WITNESSES:**

Name: Lisa M. Hill

Name: \_\_\_\_\_

Lisa M Hill Hill  
Signed on 2023/02/01 06:57:38 -8:00

Tammy L Scarlott  
Signed on 2023/02/01 06:57:38 -8:00  
Name: \_\_\_\_\_  
Tammy L Scarlott

**DEVELOPER:**

**WILLIAM RYAN HOMES FLORIDA, INC.,**  
Florida corporation

3925 Coconut Palm Drive, Suite 117  
Tampa, Florida 33619

By: \_\_\_\_\_  
Name: Jeffrey Thorson  
Its: President

By: John E Rushin  
Signed on 2023/02/01 06:57:38 -8:00  
Name: John Rushin  
Its: COO

**ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [X] online notarization this 1st day of February, 2023, by Jeffrey Thorson as President of WILLIAM RYAN HOMES FLORIDA, INC., a Florida corporation, on behalf of the corporation, [ ] who is personally known to me or [X] who has produced ID through DocVerify as identification.

(Notary Seal)

Notary Public  
Printed Name: Lisa M. Hill  
My Commission Expires: 5/18/2023

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [X] online notarization this 1st day of February, 2023, by John Rushin as COO of WILLIAM RYAN HOMES FLORIDA, INC., a Florida corporation, on behalf of the corporation, [ ] who is personally known to me or [X] who has produced ID through DocVerify as identification.

(Notary Seal)

N [Signature]  
Signed on 2023/02/01 06:57:38 -8:00  
Printed Name: Lisa M. Hill  
My Commission Expires: 5/18/2023



Notarization performed by audio-visual communication





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### E-Signature Summary

**E-Signature 1: John E Rushin (JER)**

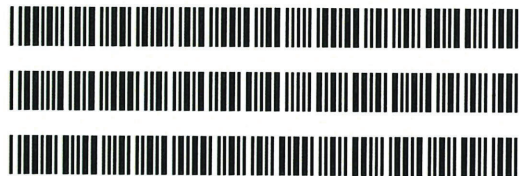
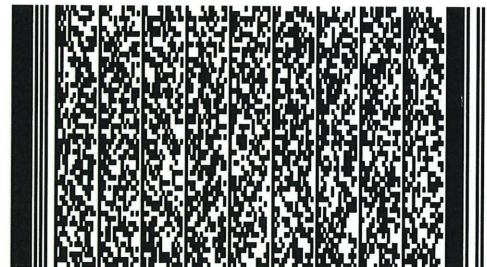
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 jrushin@wmryan.com (Principal)

**E-Signature 2: Tammy L Scarlott (TLS)**

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 Tammy.scarlott@kimley-horn.com (Principal) (Personally Known)

**E-Signature Notary: Lisa M Hill (LMH)**

February 01, 2023 06:57:38 -8:00 [5319CA410720] [134.238.205.72]  
 lisa.hill@kimley-horn.com  
 I, Lisa M Hill, did witness the participants named above electronically sign this document.



CONSENTED to by OWNER this 1st day of February, 2023.

**WITNESSES:**

**OWNER:**

**LAND HOLDINGS WABA, LLC**, a Delaware  
limited liability company,

c/o Waterloo Associates  
206 Wild Basin Road, Suite 203 (Building A)  
Austin, Texas 78746

Tammy L Scarlott

Signed on 2023/02/01 04:42:28 -8:00

Name:

Tammy L Scarlott

Lisa M Hill

Signed on 2023/02/01 04:42:28 -8:00

Hill

Michael Stewart

By:

Name: Michael Stewart

Its: Manager

**ACKNOWLEDGMENT**

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization this 1st day of February, 2023, by Michael Stewart as Manager of LAND HOLDINGS WABA, LLC, a Delaware limited liability company, on behalf of the company, ☐ who is personally known to me or ☒ who has produced ID Through DocVerify as identification.

(Notary Seal)



Notarial act performed by audio-visual communication

Lisa M Hill

Notary Public

Printed Name: Lisa M. Hill

My Commission Expires: 5/18/2023





## Mikes Sig Page.pdf

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### E-Signature Summary

**E-Signature 1: Michael Stewart (MS)**

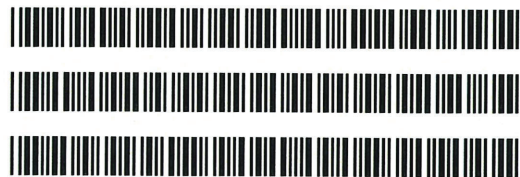
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 mstewart@waterloo-associates.com (Principal)

**E-Signature 2: Tammy L Scarlott (TLS)**

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 tammy.scarlott@kimley-horn.com (Principal) (Personally Known)

**E-Signature Notary: Lisa M Hill (LMH)**

February 01, 2023 04:42:28 -8:00 [FAB4AD692A22] [134.238.205.72]  
 lisa.hill@kimley-horn.com  
 I, Lisa M Hill, did witness the participants named above electronically sign this document.





**EXHIBIT A**

The Property

BABCOCK RANCH COMMUNITY, VILLAGE II, PARCEL 1, PHASE 1  
A PARCEL OF LAND LYING IN  
SECTIONS 21, 22 AND 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST  
CHARLOTTE COUNTY, FLORIDA

**COMMENCING** AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, THENCE N.89°37'16"W. ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 4,401.37 FEET; THENCE N.00°22'24"E., DEPARTING SAID SOUTH LINE, A DISTANCE OF 10,328.26 FEET TO THE **POINT OF BEGINNING**.

FROM SAID **POINT OF BEGINNING**, THENCE ALONG THE BOUNDARY OF BABCOCK RANCH COMMUNITY SPINE ROADS DD, II, YY, AS RECORDED IN PLAT BOOK 25, PAGE 12A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, FOR THE FOLLOWING FOURTEEN (14) COURSES:

1. N.10°28'24"W., A DISTANCE OF 126.55 FEET;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 116.29 FEET, (DELTA 49°21'51"), (CHORD 97.12 FEET), (CHORD BEARING N.12°45'05"E.), AN ARC DISTANCE OF 100.19 FEET;
3. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, (DELTA 70°42'07"), (CHORD 133.07 FEET), (CHORD BEARING N.01°51'46"E.), AN ARC DISTANCE OF 141.91 FEET;
4. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 541.38 FEET, (DELTA 27°41'07"), (CHORD 259.06 FEET), (CHORD BEARING N.25°24'00"W.), AN ARC DISTANCE OF 261.60 FEET;
5. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET, (DELTA 62°07'16"), (CHORD 732.64 FEET), (CHORD BEARING N.20°35'42"E.), AN ARC DISTANCE OF 769.79 FEET TO A POINT OF REVERSE CURVATURE;
6. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET, (DELTA 01°43'29"), (CHORD 28.30 FEET), (CHORD BEARING N.50°47'35"E.), AN ARC DISTANCE OF 28.30 FEET;
7. S.53°02'32"E., A DISTANCE OF 189.79 FEET;
8. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, (DELTA 83°54'32"), (CHORD 147.08 FEET), (CHORD BEARING N.85°00'12"E.), AN ARC DISTANCE OF 161.09 FEET TO A POINT OF COMPOUND CURVATURE;
9. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 990.00 FEET, (DELTA 18°33'36"), (CHORD 319.29 FEET), (CHORD BEARING N.33°46'08"E.), AN ARC DISTANCE OF 320.69 FEET TO A POINT OF COMPOUND CURVATURE;
10. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, (DELTA 90°08'27"), (CHORD 155.75 FEET), (CHORD BEARING N.20°34'54"W.), AN ARC DISTANCE OF 173.06 FEET;
11. N.65°39'07"W., A DISTANCE OF 164.85 FEET;
12. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET, (DELTA 17°01'00"), (CHORD 278.15 FEET), (CHORD BEARING N.12°47'26"E.), AN ARC DISTANCE OF 279.18 FEET TO A POINT OF REVERSE CURVATURE;
13. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,910.00 FEET, (DELTA 05°08'36"), (CHORD 440.60 FEET), (CHORD BEARING N.06°51'14"E.), AN ARC DISTANCE OF 440.75 FEET TO A POINT OF REVERSE CURVATURE;
14. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,050.00 FEET, (DELTA 07°01'11"),

(CHORD 373.44 FEET), (CHORD BEARING N.05°54'56"E.), AN ARC DISTANCE OF 373.67 FEET;

THENCE S.72°30'24"E. DEPARTING THE AFOREMENTIONED PLAT BOUNDARY, A DISTANCE OF 54.41 FEET; S.82°19'45"E., A DISTANCE OF 155.79 FEET; THENCE N.51°01'41"E., A DISTANCE OF 35.40 FEET; THENCE S.01°42'16"E., A DISTANCE OF 146.79 FEET; THENCE S.12°04'00"E., A DISTANCE OF 62.29 FEET; THENCE S.22°04'45"E., A DISTANCE OF 46.53 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 517.00 FEET, (DELTA 21°47'42"), (CHORD 195.48 FEET), (CHORD BEARING S.22°29'32"E.), AN ARC DISTANCE OF 196.66 FEET; THENCE S.25°44'26"E., A DISTANCE OF 61.18 FEET; THENCE S.19°20'55"E., A DISTANCE OF 66.34 FEET; THENCE S.40°55'52"E., A DISTANCE OF 130.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 542.75 FEET, (DELTA 16°15'02"), (CHORD 153.42 FEET), (CHORD BEARING S.52°29'27"E.), AN ARC DISTANCE OF 153.94 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 992.75 FEET, (DELTA 21°55'51"), (CHORD 377.67 FEET), (CHORD BEARING S.86°49'43"E.), AN ARC DISTANCE OF 379.99 FEET; THENCE N.49°12'25"E., A DISTANCE OF 93.14 FEET; THENCE S.76°30'18"E., A DISTANCE OF 134.90 FEET; THENCE S.67°40'25"E., A DISTANCE OF 79.35 FEET; THENCE S.61°29'34"E., A DISTANCE OF 176.24 FEET; THENCE S.35°51'14"E., A DISTANCE OF 121.29 FEET; THENCE S.15°15'51"W., A DISTANCE OF 83.33 FEET; THENCE S.03°27'26"W., A DISTANCE OF 100.12 FEET; THENCE S.10°09'59"E., A DISTANCE OF 141.70 FEET; THENCE S.18°51'26"E., A DISTANCE OF 187.13 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,177.25 FEET, (DELTA 33°45'59"), (CHORD 683.80 FEET), (CHORD BEARING S.43°50'17"E.), AN ARC DISTANCE OF 693.80 FEET; THENCE S.57°06'30"E., A DISTANCE OF 95.18 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 663.50 FEET, (DELTA 25°17'38"), (CHORD 290.54 FEET), (CHORD BEARING S.87°53'11"E.), AN ARC DISTANCE OF 292.91 FEET; THENCE N.81°51'19"E., A DISTANCE OF 24.00 FEET; THENCE N.44°03'22"E., A DISTANCE OF 205.06 FEET; THENCE N.49°44'41"E., A DISTANCE OF 291.47 FEET; THENCE N.02°25'19"E., A DISTANCE OF 251.33 FEET; THENCE N.08°56'37"W., A DISTANCE OF 324.47 FEET; THENCE N.81°20'38"E., A DISTANCE OF 145.46 FEET; THENCE S.12°37'20"E., A DISTANCE OF 204.24 FEET; THENCE N.81°20'38"E., A DISTANCE OF 45.11 FEET; THENCE S.12°37'20"E., A DISTANCE OF 111.29 FEET; THENCE N.61°46'10"E., A DISTANCE OF 80.04 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 426.25 FEET, (DELTA 62°43'54"), (CHORD 443.73 FEET), (CHORD BEARING S.87°48'13"E.), AN ARC DISTANCE OF 466.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 268.00 FEET, (DELTA 58°43'52"), (CHORD 262.84 FEET), (CHORD BEARING S.38°43'34"E.), AN ARC DISTANCE OF 274.71 FEET; THENCE S.56°20'41"E., A DISTANCE OF 262.09 FEET; THENCE S.13°41'18"E., A DISTANCE OF 116.67 FEET; THENCE, CONTINUE ALONG SAID LINE, S.13°41'18"E., A DISTANCE OF 200.30 FEET; THENCE S.06°20'54"E., A DISTANCE OF 278.18 FEET; THENCE S.06°20'53"E., A DISTANCE OF 23.39 FEET; THENCE S.33°56'43"W., A DISTANCE OF 114.00 FEET; THENCE S.89°49'37"W., A DISTANCE OF 296.78 FEET; THENCE S.61°21'54"W., A DISTANCE OF 257.48 FEET; THENCE S.03°55'59"W., A DISTANCE OF 168.22 FEET; THENCE S.89°59'59"W., A DISTANCE OF 3,681.35 FEET; THENCE S.76°51'38"W., A DISTANCE OF 36.28 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED PLAT BOUNDARY; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWO (2) COURSES:

1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 109.55 FEET, (DELTA 33°39'59"), (CHORD 63.45 FEET), (CHORD BEARING N.84°24'51"W.), AN ARC DISTANCE OF 64.37 FEET;
2. S.78°49'26"W., A DISTANCE OF 210.86 FEET

TO THE **POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINS 148.32 ACRES, MORE OR LESS.

## **Attachment 3**

### **BRCISD District Engineer Bond Reduction Acknowledgement Letter**



**BABCOCK RANCH**  
COMMUNITY INDEPENDENT  
SPECIAL DISTRICT

42911 Lake Babcock Dr, Babcock Ranch, FL 33982  
Phone: (941) 676-7191 | [Email](#) | [ISD Website](#) | [ACA Portal](#)

June 3, 2024

David Mercer / Kimley-Horn and Associates, Inc.  
1514 Broadway, Suite 301  
Fort Myers, FL 33901  
[David.Mercer@Kimley-Horn.com](mailto:David.Mercer@Kimley-Horn.com)

**RE: BRC ISD BOND APPROVAL LETTER**  
**Record ID #: D01-0001**  
**Record ID Name: Village II, Parcel 1 (The Sanctuary)**  
County: Charlotte  
Neighborhood: Village II, Parcel 1  
Phase, Sub-Phase: The Sanctuary  
Owner: William Ryan Homes Florida, Inc.

Dear Mr. Mercer:

The BRCISD District Engineer has completed a limited review of the remaining improvements associated with the above referenced project and phase. In the provided Engineer's Opinion of Probable Costs for remaining improvements within this phase, it is the opinion of the District Engineer that those improvements noted are consistent with the construction completed and the remaining outstanding items.

The remaining improvements noted have been field verified and are consistent with the quantities represented within the reduction estimate. The cost of remaining improvements is consistent with the unit prices that were approved in the original bond issuance.

This letter only constitutes the District Engineer's limited review and visual observation of the site conditions and remaining improvements. Remaining approvals for release of funds are required from Charlotte County and are not the responsibility of authority of the BRCISD.

Sincerely,

Sina Ebrahimi, PE  
ISD District Engineer: Kimley-Horn and Associates, Inc.

cc: [brcisdengineer@babcockranchcommunityisd.com](mailto:brcisdengineer@babcockranchcommunityisd.com)

## **Attachment 4**

### **Proposed First Amendment to the Developer's Agreement**



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:  
Mahoney Law Group, P.A.  
Attn: Jessica Paz Mahoney, Esq.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

Recording cross-reference: Instrument # 3236772

### FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT (this "**Amendment**") is made effective this 25<sup>th</sup> day of February, 2025, by and between **CHARLOTTE COUNTY**, a political subdivision of the State of Florida, whose address is 18500 Murdock Circle, Port Charlotte, Florida 33948 (hereinafter referred to as the "**County**"), **WILLIAM RYAN HOMES FLORIDA, INC.**, a Florida corporation (hereinafter referred to as the "**Developer**"), whose address is 3925 Coconut Palm Drive, Suite 117, Tampa, Florida 33619, and **LAND HOLDINGS WABA, LLC**, a Delaware limited liability company, whose address is c/o Waterloo Associates, 206 Wild Basin Road, Suite 203 (Building A), Austin, Texas 78746 (hereinafter referred to as the "**Owner**" and with the County and Developer, sometimes collectively referred to as, the "**Parties**").

### WITNESSETH

**WHEREAS**, the County, Developer and Owner entered into that certain Developer's Agreement recorded as Instrument Number 3236772, of the Public Records of Charlotte County, Florida (the "**Agreement**"); and

**WHEREAS**, Developer previously subdivided certain property which includes the Property pursuant to that certain plat of Babcock Ranch Community, Village II, Parcel 1 – Phase 1, recorded in Plat Book 26, Page 13A through 13Q, inclusive, of the Public Records of Charlotte County, Florida and defined in the Agreement as, the "**Plat**"; and

**WHEREAS**, pursuant to the Agreement, Developer provided a Completion, Maintenance, Materials and Workmanship Bond in an amount of \$8,288,545.12 (EIGHT MILLION, TWO HUNDRED EIGHTY-EIGHT THOUSAND, FIVE HUNDRED FORTY-FIVE DOLLARS AND TWELVE CENTS) (defined in the Agreement as, the "**Security**") to ensure completion of the Improvements (as defined in the Agreement); and

**WHEREAS**, Developer asserts that the construction of the Improvements has been substantially completed except for remaining seed and mulching of open lots, inlet protection installation/maintenance/removal, fill dirt relocation/compaction, second lift of asphalt, remaining internal residential sidewalk, remaining handicap ramps and remaining sod (berm/slopes), and the

County has confirmed the Developer's assertions regarding the status of the Improvements; and

**WHEREAS**, based on the foregoing, the County, Developer and Owner desire to amend the terms of the Agreement to reduce the amount of Security as further set forth herein; and

**WHEREAS**, the intent of the Agreement, as amended by this Amendment, 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. Recitals; Definitions. The foregoing recitals are true and correct and incorporated herein by this reference. Capitalized terms used in this Amendment, which are not otherwise defined herein, shall have the meaning ascribed to such terms in the Agreement.
2. Security. Notwithstanding anything to the contrary in the Agreement, the amount of the Security required under the Agreement is hereby reduced to **\$320,896.19 (THREE HUNDRED TWENTY THOUSAND, EIGHT HUNDRED NINETY-SIX DOLLARS AND NINETEEN CENTS)** (the "Second Security"), which reduction is approved by the County as required by Section 4 of the Agreement and Developer shall provide a rider to the bond in such amount.
3. Timing. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than June 30, 2025.
4. Effect of Amendment. Except as (and only to the extent) expressly modified by this Amendment, the terms and conditions of the Agreement remain unmodified and in full force and effect and the Parties hereby ratify and reaffirm the same.
5. Counterparts. This Agreement 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 follow.]*

IN WITNESS WHEREOF, County, Owner and Developer have executed this Amendment to the Agreement as of the date first above written.

**CHARLOTTE COUNTY, a  
political Subdivision of the State of  
Florida**

Attest:

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

Approved as to form and legal sufficiency:

By: Janette S. Knowlton  
Janette S. Knowlton  
County Attorney  
LR25-0116 *KMW*



WITNESSES:

Jennifer Hendrix  
Name: Jennifer Hendrix

Tampa, Florida 33619

Address: 3925 Coconut Palm Drive, Suite 117

State Wakle  
Name: State Wakle as

Address: 3925 Coconut Palm Drive, Suite 117

Tampa, Florida 33619

DEVELOPER:

WILLIAM RYAN HOMES FLORIDA,  
INC.,

a Florida corporation

By: Deborah Beaver  
Printed Name: Deborah Beaver  
Title: V.P.

3925 Coconut Palm Drive, Suite 117

Tampa, Florida 33619

ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 4 day of February, 2025, by Deborah Beaver as Vice President of WILLIAM RYAN HOMES FLORIDA, INC., a Florida corporation, on behalf of the corporation, ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

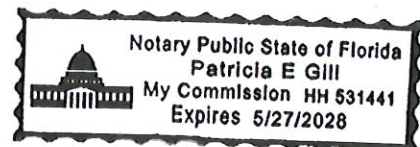
Patricia Gill

Notary Public

Printed Name: Patricia Gill

My Commission Expires

(Notary Seal)



WITNESSES:

[Signature]  
Name: Jana Hendrix  
Address: 3925 Coconut Palm Dr  
Suite 117  
Tampa, FL 33619

[Signature]  
Name: Nate Wackler AS  
Address: 3925 Coconut Palm Dr. Ste 117  
Tampa, FL 33619

DEVELOPER:

WILLIAM RYAN HOMES FLORIDA,  
INC., a Florida corporation

By: [Signature]  
Printed Name: Jim Schultz  
Its: AS

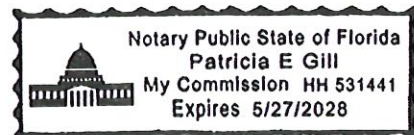
3925 Coconut Palm Drive, Suite 117  
Tampa, Florida 33619

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 4 day of February, 2025, by Jim Schultz as Assistant Secretary of WILLIAM RYAN HOMES FLORIDA, INC., a Florida corporation, on behalf of the corporation, ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
Printed Name: Patricia Gill  
My Commission Expires

(Notary Seal)



CONSENTED to by OWNER this 4 day of February, 2025.

**WITNESSES:**

Caiter Gebhart  
Name: Caiter Gebhart  
Address: 206 Wild Basin Road  
Suite 203 (Building A)  
Austin, Texas 78746

Miranda Sterling  
Name: Miranda Sterling  
Address: 206 Wild Basin Road  
Suite 203 (Building A)  
Austin, Texas 78746

**OWNER:**

**LAND HOLDINGS WABA, LLC**, a  
Delaware limited liability company

By Michael Stewart  
Michael Stewart, Manager

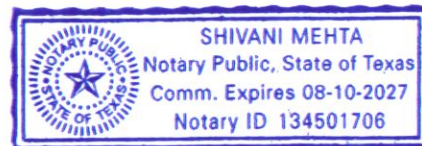
c/o Waterloo Associates  
206 Wild Basin Road, Suite 203 (Building A)  
Austin, Texas 78746

**ACKNOWLEDGMENT**

STATE OF Texas  
COUNTY OF Travis

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 4 day of February, 2025, by Michael Stewart as Manager of LAND HOLDINGS WABA, LLC, a Delaware limited liability company, on behalf of the company, ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

Shivani Mehta  
Notary Public  
Printed Name: Shivani Mehta  
My Commission Expires 08/10/2027  
(Notary Seal)



**Attachment 5**

**Applicant's Request for a Bond Reduction and  
Amendment to the Developer's Agreement**



June 20, 2024

Roy Benjamin  
Charlotte County Public Works  
410 Taylor Road, Unit 104  
Punta Gorda, FL 33950

**RE:     *SANCTUARY AT BABCOCK RANCH – Village 2 Parcel 1***  
***BOND REDUCTION REQUEST***  
***DRC-22-00199***

Dear Mr. Benjamin,

Please accept this letter for the request to reduce the bond associated with the above referenced project.. The executed Performance Bond (US00124263SU23A) on Feb 16, 2023, in the amount of \$8,288,545.12, is proposed to be reduced by \$1,607,268.60 (based on list below) for the first phase of development infrastructure installed for a total of \$6,360,380.33, leaving \$320,896.19 in work remaining.

Please see list below for reduced quantities from the original EOPC due to construction scope changes and less quantity of items used/needed. These line items have been highlighted in the attached bond reduction EOPC.

- Rock Processing onsite stockpile – No rock processing used from this line item. Original quantity of 50,000cy reduced to 0 cy.
- Cut & Bury from onsite Lakes – Original quantity of cut & bury being reduced from 165,897cy to 34,300. All lake work and bury operations are completed.
- Rock processing from onsite lakes – Original quantity of 16,055cy reduced to 3,945cy. All rock processing complete.
- Blasting – Overall ac reduced from 20ac to 8.5 ac. All blasting completed.

From the Kimley-Horn review of the submitted and paid for pay applications, as well as a site visit, construction has been completed with the associated bond reduction cost estimate that has been provided for your reference.

Please feel free to reach out if you have any questions or need any additional information at [David.Mercer@kimley-horn.com](mailto:David.Mercer@kimley-horn.com) or (239) 673-2707.

Sincerely,

A handwritten signature in blue ink that reads "David Mercer".

David Mercer, P.E.

cc: Jeff Thorson – William Ray Homes, Division President

**Attachment 6**  
**Phase 1A Record Drawings**



# RECORD DRAWINGS FOR BRC PARCEL 1 - PHASE 1A

OCTOBER 2023  
LOCATED IN SECTIONS 27 & 28  
TOWNSHIP 42S, RANGE 26E  
CHARLOTTE COUNTY, FLORIDA

APPLICANT:  
WILLIAM RYAN HOMES FLORIDA, INC.  
3925 COCONUT PALM DR SUITE 117  
TAMPA, FL 33619  
PHONE: 813-627-9040

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
1412 JACKSON STREET, SUITE 2  
FORT MYERS, FLORIDA 33901  
PHONE: 239-271-2850  
CONTACT: DAVID MERCER, P.E.

SURVEYOR:  
JOHNSON ENGINEERING  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33902  
PHONE: 239-334-0046  
CONTACT: KEVIN RISCASSI

ENVIRONMENTAL CONSULTANT:  
JOHNSON ENGINEERING  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33902  
PHONE: 239-334-0046  
CONTACT: LAURA HERRERO

## UTILITY COMPANIES:

POTABLE WATER AND SANITARY SEWER  
TOWN AND COUNTRY UTILITY  
12150 SR 31  
BARBOCK RANCH, FLORIDA 33982  
PHONE: (941) 235-6900

IRRIGATION WATER  
BARBOCK RANCH IRRIGATION  
12150 SR 31  
BARBOCK RANCH, FLORIDA 33982  
PHONE: (941) 235-6900

ELECTRIC  
FLORIDA POWER AND LIGHT (FPL)  
10650 PALM BEACH BLVD  
FORT MYERS, FLORIDA 33905  
PHONE: (239) 334-7754

GAS  
TECO PEOPLES GAS  
702 NORTH FRANKLIN STREET  
P.O. BOX 2962  
TAMPA, FL 33601  
PHONE: (813) 275-3700

TELEPHONE  
CENTURY LINK, INC.  
1020 E. JOSEPH RD.  
PORT CHARLOTTE, FL 33948  
PHONE: (941) 629-1311

CABLE TELEVISION  
CENTURY LINK, INC.  
1020 E. JOSEPH RD.  
PORT CHARLOTTE, FL 33948  
PHONE: (941) 629-1311

SOLID WASTE  
ECOLOGIC  
42850 CRESCENT LOOP, SUITE 200  
BARBOCK RANCH, FLORIDA 33982  
PHONE: (941) 235-6900

## NOTES:

- COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 83 (NAD83) 1999 ADJUSTMENT.
- VERTICAL DATA (ELEVATIONS) SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88).

I HEREBY CERTIFY THAT THE RECORD DRAWINGS MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON OCTOBER 11, 2023.

KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 6433

RECORD DRAWINGS:  
THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY KEVIN M. RISCASSI REGISTERED LAND SURVEYOR #6433 THE STATE OF FLORIDA.



PREPARED BY  
**Kimley-Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901  
PHONE: 239-271-2850 FAX: 941-379-4502  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

PROPERTY INFORMATION	
FOLIO #	422628100001
ORDINANCE #	2006-058
ZONING	BOZD

I CERTIFY THAT THESE RECORD DRAWINGS HAVE BEEN RECEIVED 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 RELAY ON THE ACCURACY APPLIED BY THE SURVEYOR WHO CERTIFIED THE AS-BUILT DRAWINGS.

RECORD DRAWING

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-01	TITLE SHEET
G-02	GENERAL NOTES
G-03	AERIAL LOCATION MAP
G-04	EXISTING GENERATIONS MAP
G-05	SOILS MAP
G-06	ZONING AND DEVELOPMENT STANDARDS PLAN
G-07	ZONING AND DATA PLAN
G-08	ZONING AND DATA PLAN
G-09	ZONING AND DATA PLAN
G-10	HORIZONTAL CONTROL PLAN
G-11	HORIZONTAL CONTROL PLAN
G-12	HORIZONTAL CONTROL PLAN
G-13	EROSION CONTROL PLAN
C-14	MASTER UTILITY PLAN - POTABLE WATER 1 OF 3
G-15	MASTER UTILITY PLAN - POTABLE WATER 2 OF 3
G-16	MASTER UTILITY PLAN - POTABLE WATER 3 OF 3
C-17	MASTER UTILITY PLAN - REUSE 1 OF 3
G-18	MASTER UTILITY PLAN - REUSE 2 OF 3
G-19	MASTER UTILITY PLAN - REUSE 3 OF 3
C-20	MASTER UTILITY PLAN - SANITARY 1 OF 3
G-21	MASTER UTILITY PLAN - SANITARY 2 OF 3
G-22	MASTER UTILITY PLAN - SANITARY 3 OF 3
G-23A	MASTER AMENITY CENTER PLAN
G-23	MASTER DRAINAGE PLAN
G-24	DRAINAGE STRUCTURE TABLE
G-25	PAVING, GRADING AND DRAINAGE PLAN 1 OF 16
G-26	PAVING, GRADING AND DRAINAGE PLAN 2 OF 16
G-27	PAVING, GRADING AND DRAINAGE PLAN 3 OF 16
G-28	PAVING, GRADING AND DRAINAGE PLAN 4 OF 16
G-29	PAVING, GRADING AND DRAINAGE PLAN 5 OF 16
G-30	PAVING, GRADING AND DRAINAGE PLAN 6 OF 16
G-31	PAVING, GRADING AND DRAINAGE PLAN 7 OF 16
G-32	PAVING, GRADING AND DRAINAGE PLAN 8 OF 16
G-33	PAVING, GRADING AND DRAINAGE PLAN 9 OF 16
G-34	PAVING, GRADING AND DRAINAGE PLAN 10 OF 16
G-35	PAVING, GRADING AND DRAINAGE PLAN 11 OF 16
G-36	PAVING, GRADING AND DRAINAGE PLAN 12 OF 16

G-37	PAVING, GRADING AND DRAINAGE PLAN 13 OF 16
G-38	PAVING, GRADING AND DRAINAGE PLAN 14 OF 16
G-39	PAVING, GRADING AND DRAINAGE PLAN 15 OF 16
G-40	PAVING, GRADING AND DRAINAGE PLAN 16 OF 16
C-41	STREET A PLAN AND PROFILE 1 OF 2
C-42	STREET A PLAN AND PROFILE 2 OF 2
G-43	STREET B PLAN AND PROFILE 1 OF 10
G-44	STREET B PLAN AND PROFILE 2 OF 10
C-45	STREET B PLAN AND PROFILE 3 OF 10
C-46	STREET B PLAN AND PROFILE 4 OF 10
G-47	STREET C PLAN AND PROFILE 1 OF 10
G-48	STREET C PLAN AND PROFILE 2 OF 10
C-49	STREET C PLAN AND PROFILE 3 OF 10
G-50	STREET C PLAN AND PROFILE 4 OF 10
G-51	STREET C PLAN AND PROFILE 5 OF 10
G-52	STREET C PLAN AND PROFILE 6 OF 10
G-53	STREET C PLAN AND PROFILE 7 OF 10
G-54	STREET C PLAN AND PROFILE 8 OF 10
G-55	STREET C PLAN AND PROFILE 9 OF 10
G-56	STREET C PLAN AND PROFILE 10 OF 10
G-57	STREET D PLAN AND PROFILE 1 OF 1
G-58	STREET D PLAN AND PROFILE 2 OF 1
G-59	PAVEMENT MARKING AND SIGNING PLAN 1 OF 3
G-60	PAVEMENT MARKING AND SIGNING PLAN 2 OF 3
G-61	PAVEMENT MARKING AND SIGNING PLAN 3 OF 3
G-62	CROSS SECTION MAP AND SECTIONS
G-63	CROSS SECTIONS
G-64	TYPICAL LAKE AND LOT GRADING SECTIONS
G-65	PAVING DETAILS
G-66	DRAINAGE DETAILS
G-67	CONTROL STRUCTURE DETAILS
G-68	EROSION CONTROL DETAILS
C-69	GENERAL NOTES
C-70	GENERAL DETAILS
C-71	GENERAL DETAILS 2
C-72	SANITARY SEWER DETAILS
G-73	LIFT STATION DETAILS
C-74	LIFT STATION DETAILS
C-75	POTABLE WATER DETAILS 1
C-76	POTABLE WATER DETAILS 2
C-77	RECLAIM WATER DETAILS

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

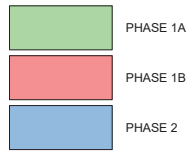
DATE: 1.31.2024 BY: David Mercer

DAVID MERCER  
FLORIDA P.E. LICENSE NUMBER # 90785  
CA # 00006996

DATE

PLANNED BY: Kimley-Horn and Associates, Inc. SHEET: BRC PARCEL 1 PHASING PLAN PREPARED FOR: WILLIAM RYAN HOMES  
DATE: 04/20/2023  
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PHASING LEGEND

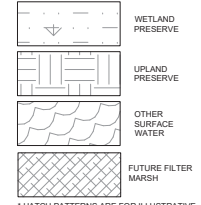


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DRAWINGS

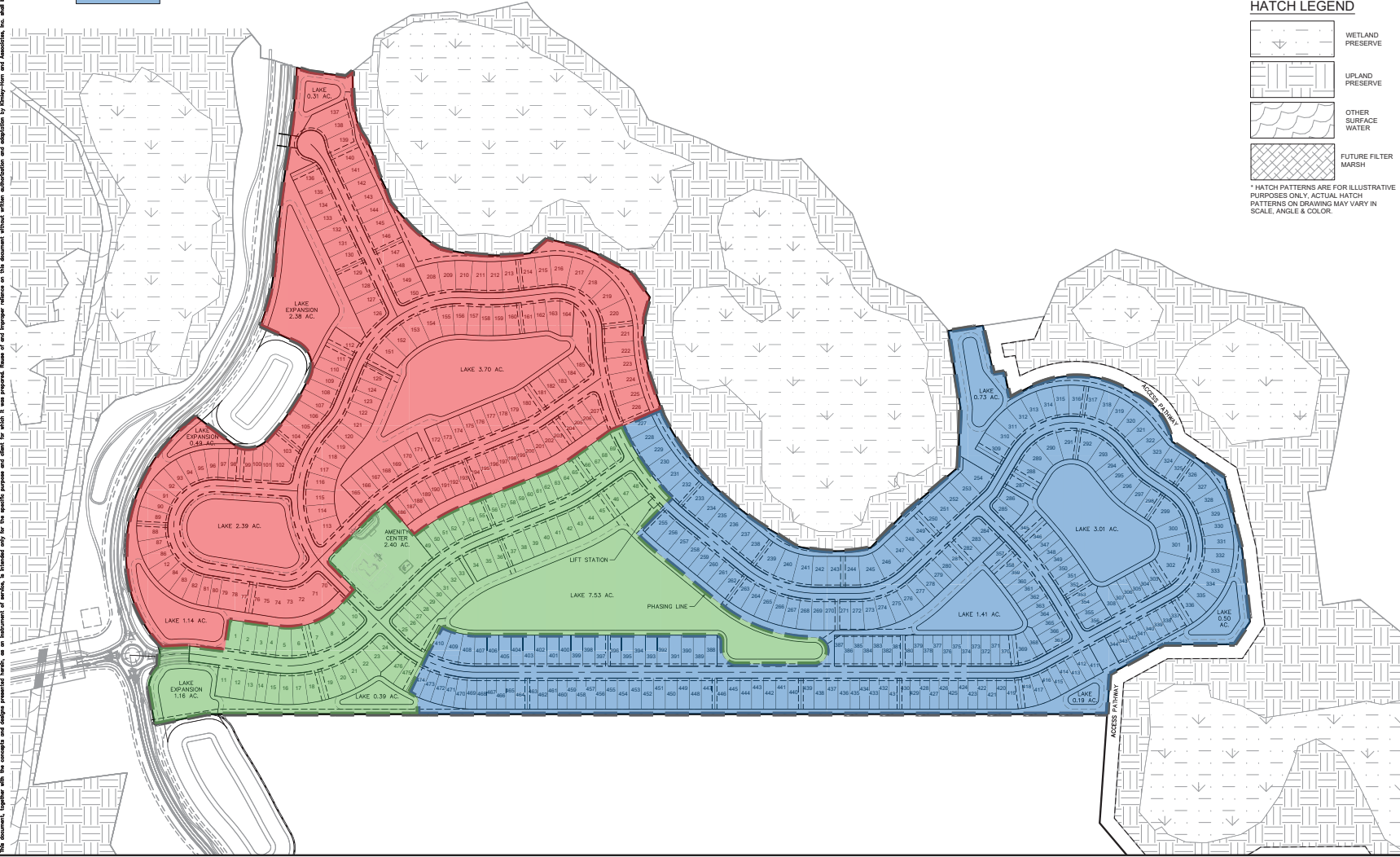


GRAPHIC SCALE IN FEET  
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HATCH LEGEND



\* HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.

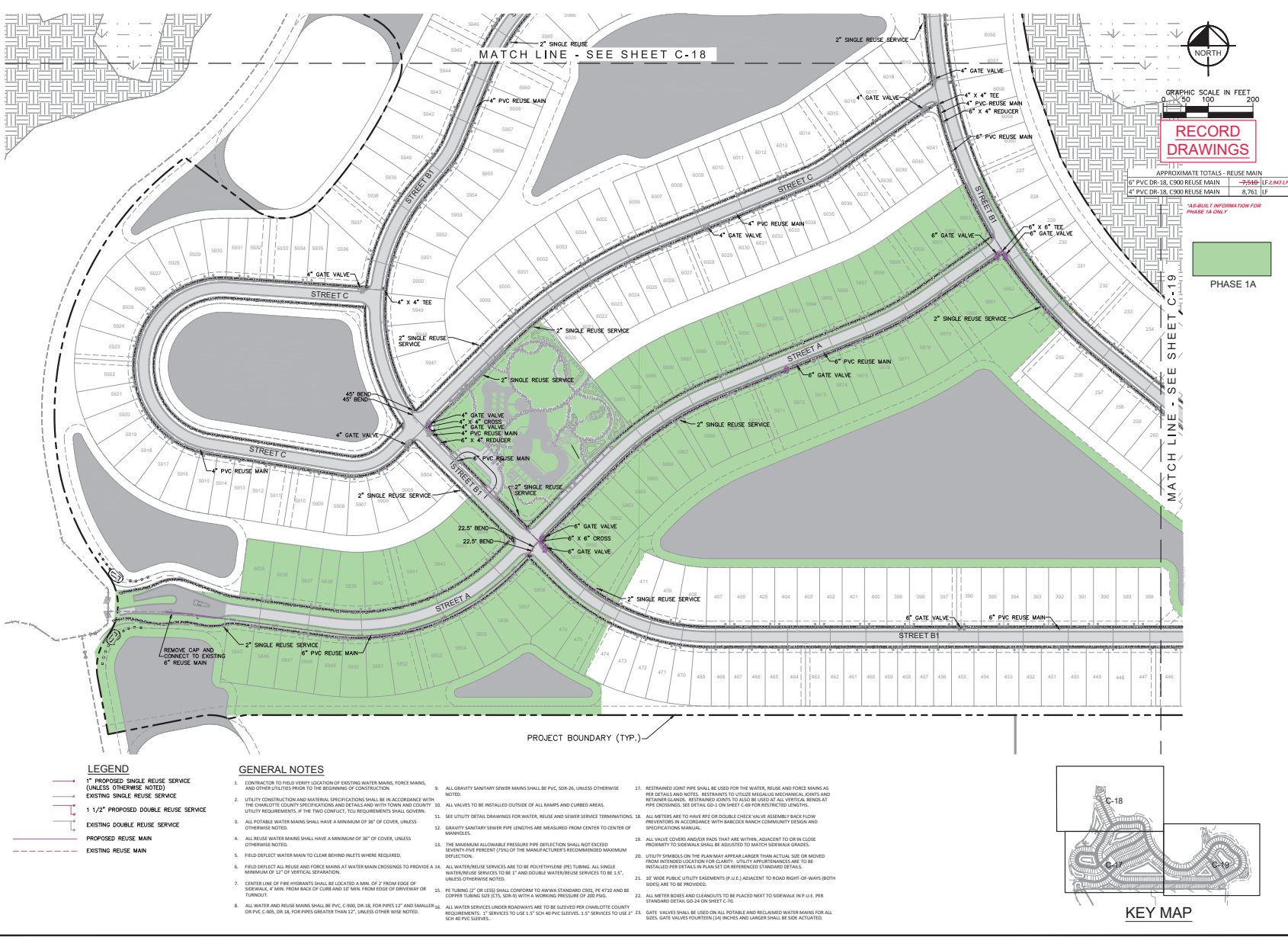


BRC PARCEL 1 PREPARED FOR WILLIAM RYAN HOMES		CHARLOTTE COUNTY FLORIDA	
PHASING PLAN		KHA PROJECT 245019001	
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DATE APRIL 2023		DATE APRIL 2023	
SCALE AS SHOWN		SCALE AS SHOWN	
DESIGNED BY KHA		DESIGNED BY KHA	
DRAWN BY KHA		DRAWN BY KHA	
CHECKED BY KHA		CHECKED BY KHA	
DATE		DATE	
KIMLEY-HORN		KIMLEY-HORN	
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WWW.KIMLEY-HORN.COM		WWW.KIMLEY-HORN.COM	
REGISTERED NO. 30106		REGISTERED NO. 30106	
FLORIDA LICENSE NUMBER 90785		FLORIDA LICENSE NUMBER 90785	
DAVID MERRICK, P.E.		DAVID MERRICK, P.E.	
LICENSED PROFESSIONAL		LICENSED PROFESSIONAL	
NO		NO	
REVISIONS		REVISIONS	
DATE		DATE	
BY		BY	

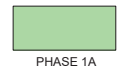




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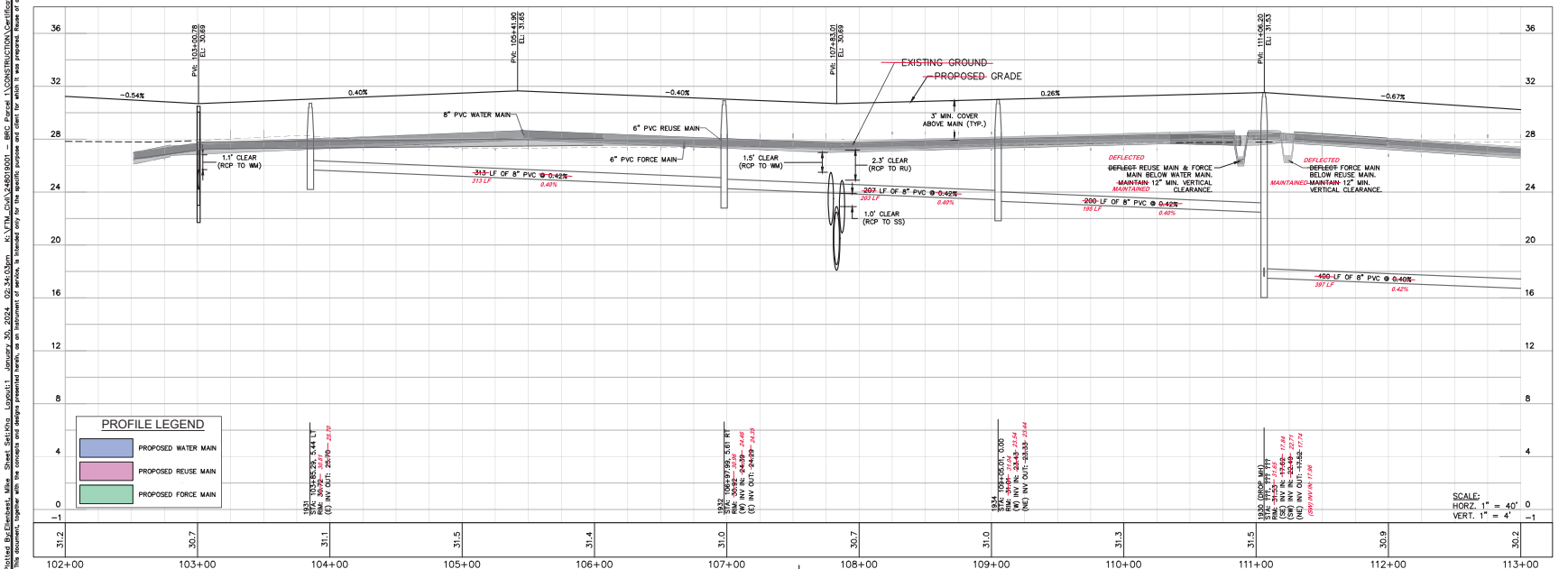
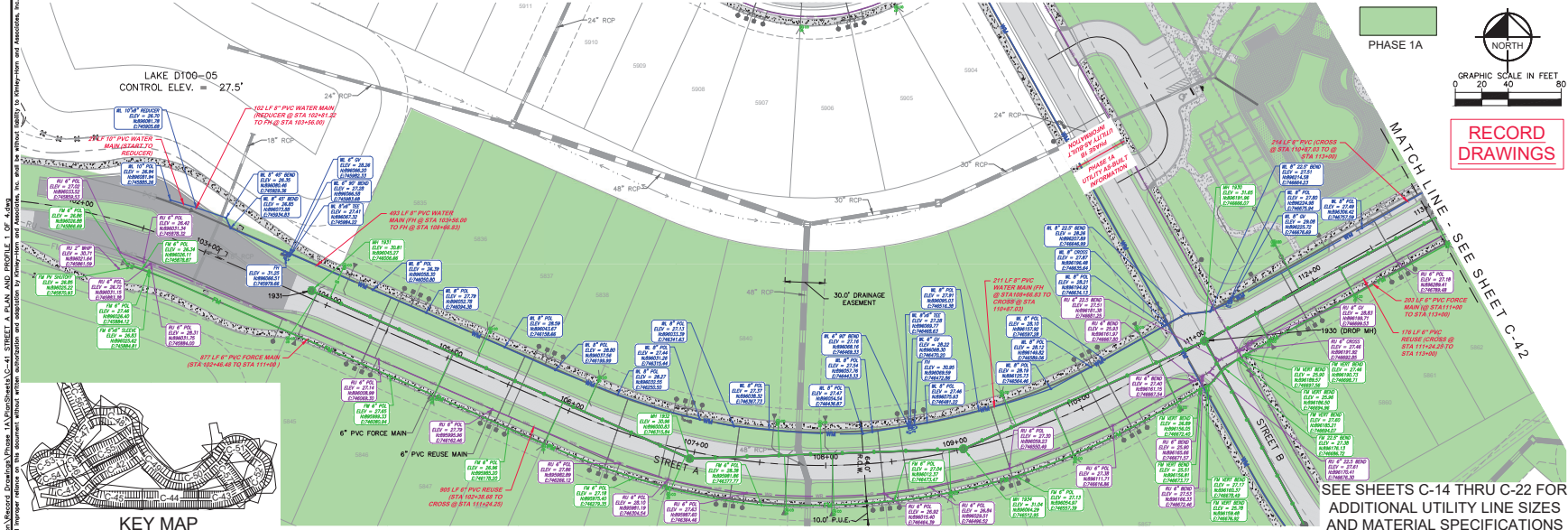
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		No		
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DATE APRIL 2023		FLORIDA LICENSE NUMBER 90785		
SCALE AS SHOWN		DRAWN BY KHA		
DESIGNED BY KHA		CHECKED BY KHA		
MASTER UTILITY PLAN - REUSE 1 OF 3		BRC PARCEL 1 PREPARED FOR WILLIAM RYAN HOMES		FLORIDA
SHEET NUMBER C-17				



SHEET NUMBER  
C-20

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KHA PROJECT 245019001 DATE APRIL 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA DATE	
STREET A PLAN AND PROFILE 1 OF 2	
BRC PARCEL 1 PREPARED FOR WILLIAM RYAN HOMES FLORIDA CHARLOTTE COUNTY	
SHEET NUMBER C-41	
NO.	REVISIONS
DATE	BY















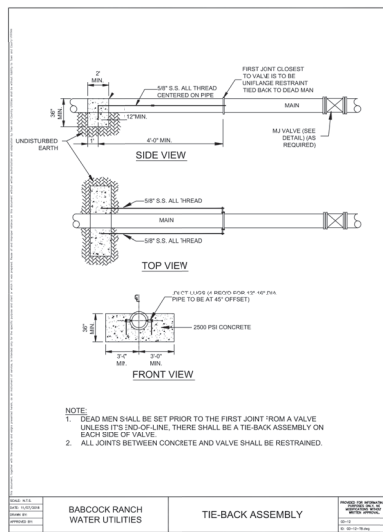
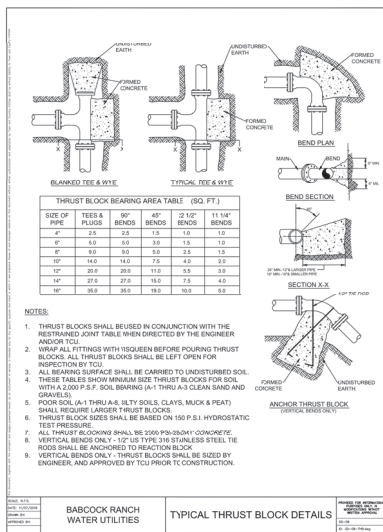
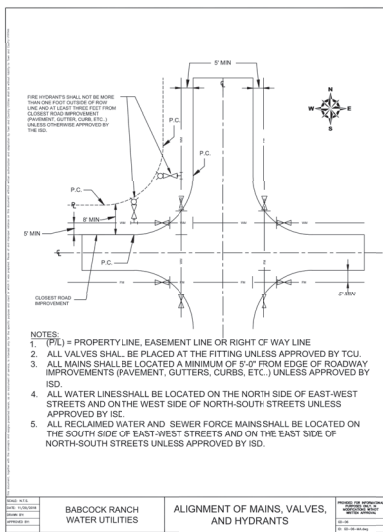
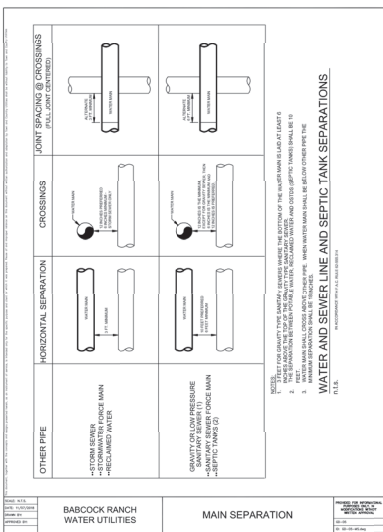
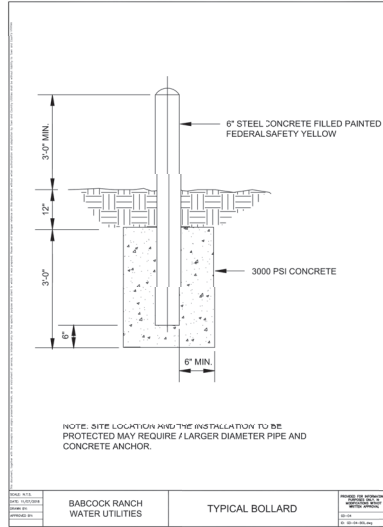
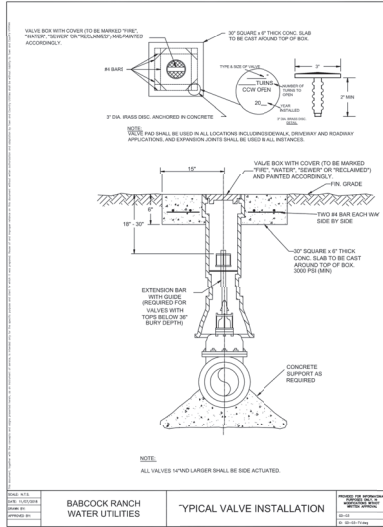
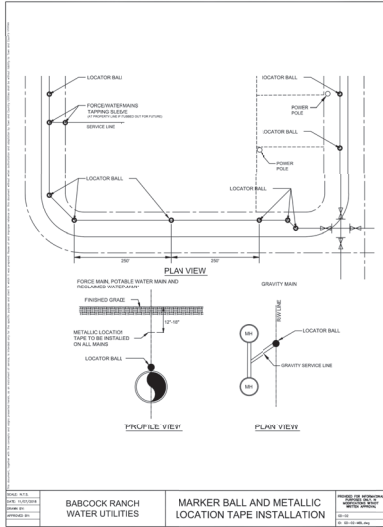
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TABLE A-1 TEES AND WYES		TABLE A-2 REDUCERS		TABLE A-3 VALVE BOXES	
PIPE SIZE (INCH)	MINIMUM RESTRAINT LENGTH (FEET)	PIPE SIZE (INCH)	MINIMUM RESTRAINT LENGTH (FEET)	PIPE SIZE (INCH)	MINIMUM RESTRAINT LENGTH (FEET)
4	11	8	1	4	63
6	21	10	1	6	63
8	30	12	1	8	100
10	40	14	1	10	100
12	50	16	1	12	110
14	60	18	1	14	150
16	70	20	1	16	150
18	80	22	1	18	200
20	100	24	1	20	220
22	110	26	1	22	250
24	120	28	1	24	250
26	130	30	1	26	250
28	140	32	1	28	250
30	150	34	1	30	310
32	160	36	1	32	310

NOTES: (ALL TABLES)

- FITTINGS SHALL BE RESTRAINED JOINT UNLESS OTHERWISE NOTED.
- ALL PIPE SHALL BE RESTRAINED IN ACCORDANCE WITH THESE TABLES OR AS PER DESIGN CRITERIA, WHICHEVER IS GREATER.
- WHERE TWO (2) OR MORE FITTINGS ARE TOGETHER, RESTRAINT JOINTS IN ACCORDANCE WITH FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
- RESTRAINT TABLES APPLY TO TEST PRESSURES OF 150 PSI OR LESS.
- FOR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUES BY A FACTOR OF 1.5.
- LENGTH OF RESTRAINED PIPE INDICATED IN TABLES 1 & 4 SHALL BE THE LENGTH OF PIPE ON EACH SIDE OF FITTING OR AS PER DESIGN CRITERIA, WHICHEVER IS GREATER.
- LENGTH OF RESTRAINED PIPE INDICATED IN TABLE 2 SHALL BE THE LENGTH OF PIPE ALONG BRANCH OF PIPE ONLY OR AS PER DESIGN CRITERIA, WHICHEVER IS GREATER. PIPE ON BOTH SIDES OF BRANCH SHALL HAVE A MINIMUM LAYING LENGTH OF 10 FEET.
- LENGTH OF RESTRAINED PIPE INDICATED IN TABLE 3 SHALL BE THE LENGTH OF PIPE ON LARGE END ONLY OR AS PER DESIGN CRITERIA, WHICHEVER IS GREATER.

BARCOCK RANCH WATER UTILITIES	RESTRAINT TABLE
----------------------------------	-----------------



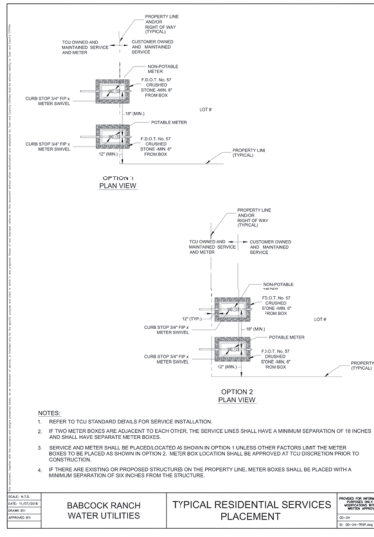
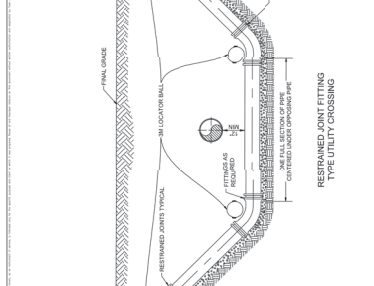
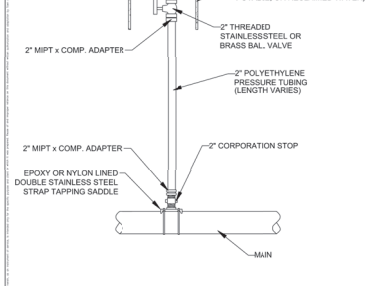
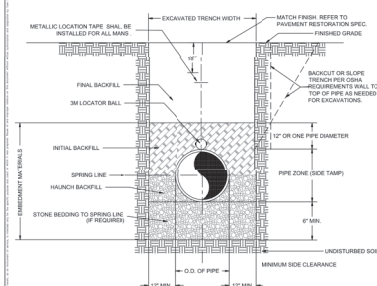
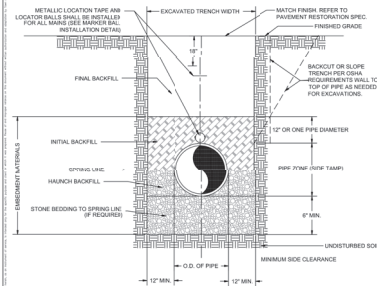
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DRAWN BY KHA		DRAWN BY KHA		DRAWN BY KHA	
CHECKED BY KHA		CHECKED BY KHA		CHECKED BY KHA	
DATE		DATE		DATE	
REVISIONS		REVISIONS		REVISIONS	
No.		No.		No.	
DATE		DATE		DATE	
BY		BY		BY	

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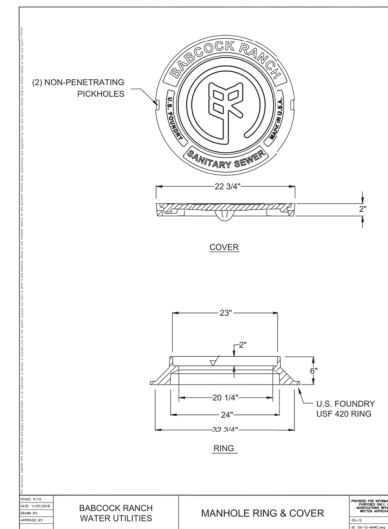
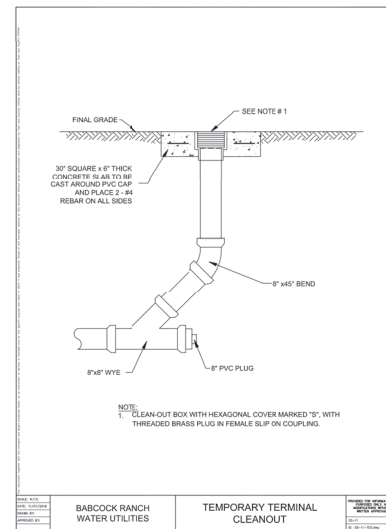
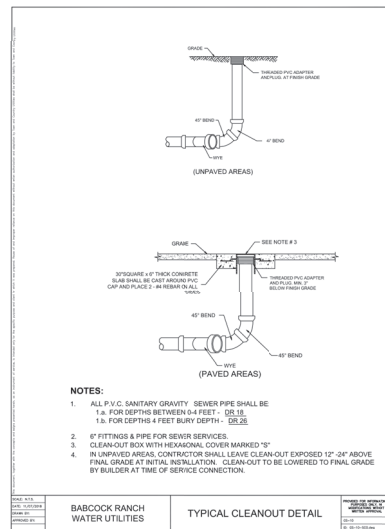
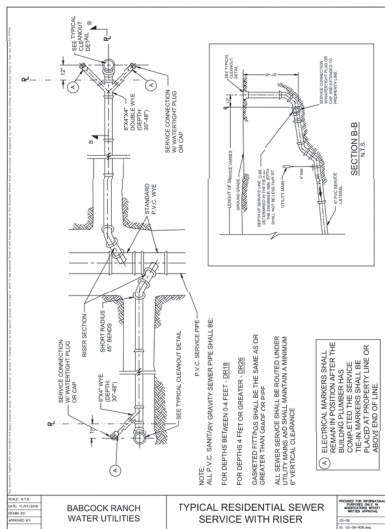
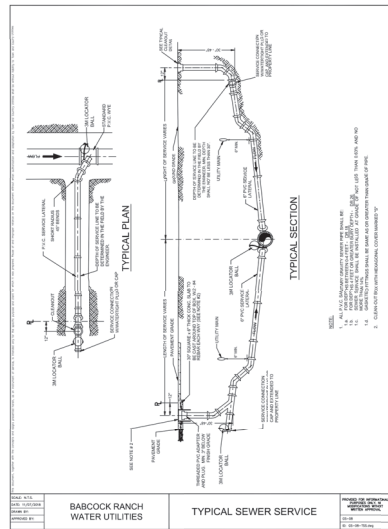
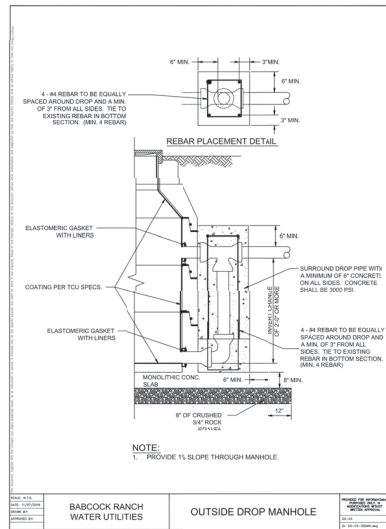
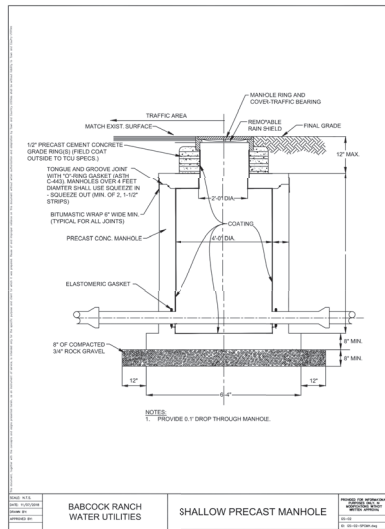
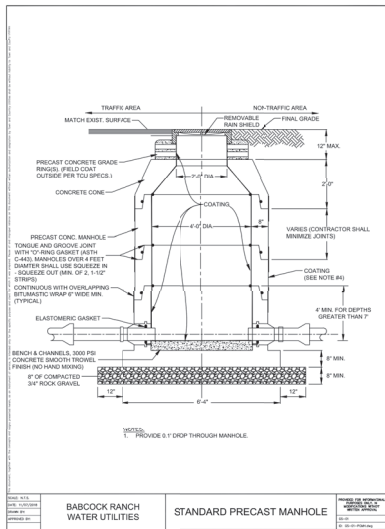
LICENSED PROFESSIONAL  
DAVID MERCER, P.E.  
FLORIDA LICENSE NUMBER  
90785

**BRC PARCEL 1**  
PREPARED FOR  
**WILLIAM RYAN HOMES**  
CHARLOTTE COUNTY  
FLORIDA

SHEET NUMBER  
**C-69**



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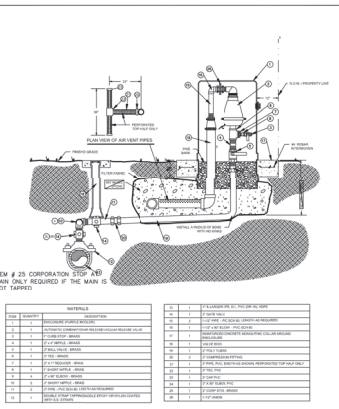
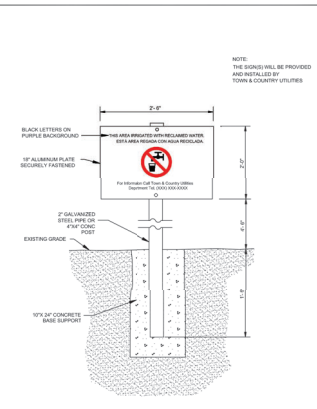
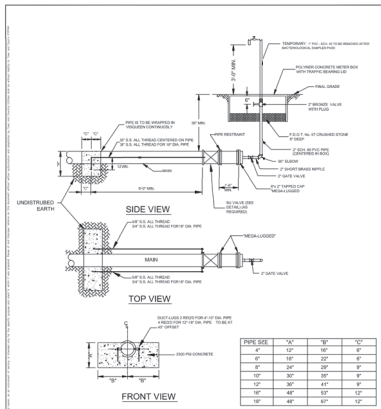


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KHA PROJECT 244019001		APRIL 2023	
SCALE AS SHOWN		FLORIDA LICENSE NUMBER 90785	
DESIGNED BY KHA		DRAWN BY KHA	
CHECKED BY KHA		DATE	
<b>BRC PARCEL 1</b>		FLORIDA	
PREPARED FOR		WILLIAM RYAN HOMES	
SHEET NUMBER		C-71	
SANITARY SEWER DETAILS		REVISIONS	
DATE		DATE	











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TELEMETRY CONTROL UNIT FUNCTIONS			
MOD R - RIM006			
BATTERY TEST	BIAS VOLTAGE	TCI POWER	
RADIO KEY CURRENT	RADIO SIGNAL STRENGTH	INTERNAL TEMPERATURE	
MOD D - DMM002			
PUMP 1 STATUS	PUMP 2 STATUS	PHASE MONITOR BYPASS	
OFF FLOAT INPUT	LEAD FLOAT INPUT	LAS FLOAT INPUT	
HIGH FLOAT INPUT	ANY PUMP	WORKING AT LIS	
MOD D - DCM001			
STARTER 1 OUT	STARTER 2	AUXILIARY OUT	
ALARM LIGHT STATUS	ALARM HORN STATUS	ALARM SILENCE INPUT	
STATION DISABLE	AC POWER	DC BIAS	
PHASE SEQUENCE	PROCESS		
MOD D - DCM001			
ANALOG INPUT 1	ANALOG INPUT 2	FLIGHT SEQUENCE	
POWER VOLTAGE	CONFIGURATION		
MOD D - DCM001			
PUMP 1 DISABLE	PUMP 2 DISABLE	PUMP 1 OVERRIDE	
PUMP 2 OVERRIDE	PUMP1 STARTER	PUMP2 STARTER	
PUMP1 STOP	PUMP 2 STOP		
MOD E - ACM001			
FLOW EQUALIZATION	LOW WELL LEVEL	HIGH WELL LEVEL	
HQA.1	HQA.1	HOL.1	
HQA.2	HQA.2	HOL.2	
MOD G - DCM001			
AUX OUT OVERRIDE	ALARM LIGHT OVERRIDE	ALARM HORN OVERRIDE	
AUX OUT DISABLE	ALARM LIGHT DISABLE	ALARM HORN DISABLE	
PUMP OVERRIDE REST	ANALOG UPDATING		

[illegible][illegible][illegible]

The image contains four technical drawings of fence components:

- TOP 1" S.F.D. GSP SINK:** A cross-section of a gate post showing a 1" S.F.D. GSP SINK, 8" DIA. S.F.D. SINK, 10" DIA. SINK, and 10" DIA. SINK. It also shows a 1" S.F.D. GSP SINK, 8" DIA. S.F.D. SINK, 10" DIA. SINK, and 10" DIA. SINK.
- 1" S.F.D. GSP SINK:** A cross-section of a gate post showing a 1" S.F.D. GSP SINK, 8" DIA. S.F.D. SINK, 10" DIA. SINK, and 10" DIA. SINK.
- 1" S.F.D. GSP SINK:** A cross-section of a gate post showing a 1" S.F.D. GSP SINK, 8" DIA. S.F.D. SINK, 10" DIA. SINK, and 10" DIA. SINK.
- 1" S.F.D. GSP SINK:** A cross-section of a gate post showing a 1" S.F.D. GSP SINK, 8" DIA. S.F.D. SINK, 10" DIA. SINK, and 10" DIA. SINK.


**NOTES:**

1. VARIABLE GATE TO BE 16'-0" CLEAR OPENING OR AS SPECIFIED
2. PVC COATED GALV. STEEL, UNLESS OTHERWISE SPECIFIED. FACING OF POST TO BE STRETCHED END. PAINT
3. STRETCHER BARS AND STRAPS AND FASTENED TOP, BOTTOM AND AT POSTS
4. WITH GALV. PVC COATED GSP RING TIES. AS TO COMPLY WITH ASTM-362, CLASS B.
5. EACH GATE TO BE SECURED OPEN WITH A GATE STOP SET IN CONCRETE.
6. TO BE PVC COATED AND MATCH COLOR.
7. COLOR OF FENCING, POSTS, HARDWARE AND BARRED WIRE SHALL BE PVC COATED BLACK, UNLESS OTHERWISE BY TOL.

**SECURITY FENCE - ABOVE  
GROUND VERTICAL - STANDARD  
LIFT STATION**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR CONSTRUCTION
2	10/10/10	ISSUED FOR CONSTRUCTION
3	10/10/10	ISSUED FOR CONSTRUCTION
4	10/10/10	ISSUED FOR CONSTRUCTION
5	10/10/10	ISSUED FOR CONSTRUCTION
6	10/10/10	ISSUED FOR CONSTRUCTION
7	10/10/10	ISSUED FOR CONSTRUCTION
8	10/10/10	ISSUED FOR CONSTRUCTION
9	10/10/10	ISSUED FOR CONSTRUCTION
10	10/10/10	ISSUED FOR CONSTRUCTION

SHEET NUMBER <b>C-73</b>	<b>BRC PARCEL 1</b> PREPARED FOR <b>WILLIAM RYAN HOMES</b>	<b>LIFT STATION</b>  <b>DETAILS</b>	KH&A PROJECT 248019001	LICENSED PROFESSIONAL	 <b>Kimley»Horn</b> © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1314 BROADWAY, SUITE 301 FORT WORTH, TX 76101 WWW.KIMLEY-HORN.COM REGISTRATION NO. 30498				
			DATE APRIL 2023	DRAWN BY KIVA		SCALE AS SHOWN	DESIGNED BY KIVA	DIVISION FLORIDA LICENSE NUMBER 90785	
			BY KIVA	CHECKED BY KIVA		IN CHARGE ET CORDIA	REVISIONS	DATE	BY





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**Attachment 7**  
**Phase 1B Record Drawings**

# RECORD DRAWINGS FOR BRC PARCEL 1 - PHASE 1B

OCTOBER 2023  
LOCATED IN SECTIONS 27 & 28  
TOWNSHIP 42S, RANGE 26E  
CHARLOTTE COUNTY, FLORIDA

APPLICANT:  
WILLIAM RYAN HOMES FLORIDA, INC.  
3925 COCONUT PALM DR SUITE 117  
TAMPA, FL 33619  
PHONE: 813-627-9040

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
1412 JACKSON STREET, SUITE 2  
FORT MYERS, FLORIDA 33901  
PHONE: 239-271-2850  
CONTACT: DAVID MERCER, P.E.

SURVEYOR:  
JOHNSON ENGINEERING  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33902  
PHONE: 239-334-0046  
CONTACT: KEVIN RISCASSI

ENVIRONMENTAL CONSULTANT:  
JOHNSON ENGINEERING  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33902  
PHONE: 239-334-0046  
CONTACT: LAURA HERRERO

## UTILITY COMPANIES:

POTABLE WATER AND SANITARY SEWER  
TOWN AND COUNTRY UTILITY  
12150 SR 31  
BARBOCK RANCH, FLORIDA 33982  
PHONE: (941) 235-6900

IRRIGATION WATER  
BARBOCK RANCH IRRIGATION  
12150 SR 31  
BARBOCK RANCH, FLORIDA 33982  
PHONE: (941) 235-6900

ELECTRIC  
FLORIDA POWER AND LIGHT (FPL)  
10650 PALM BEACH BLVD  
FORT MYERS, FLORIDA 33905  
PHONE: (239) 334-7754

GAS  
TECO PEOPLES GAS  
702 NORTH FRANKLIN STREET  
P.O. BOX 2962  
TAMPA, FL 33601  
PHONE: (813) 275-3700

TELEPHONE  
CENTURY LINK, INC.  
1020 E. JOSEPH RD.  
PORT CHARLOTTE, FL 33948  
PHONE: (941) 629-1311

CABLE TELEVISION  
CENTURY LINK, INC.  
1020 E. JOSEPH RD.  
PORT CHARLOTTE, FL 33948  
PHONE: (941) 629-1311

SOLID WASTE  
ECOLOGIC  
42850 CRESCENT LOOP, SUITE 200  
BARBOCK RANCH, FLORIDA 33982  
PHONE: (941) 235-6900

## NOTES:

- COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 83 (NAD83) 1999 ADJUSTMENT.
- VERTICAL DATA (ELEVATIONS) SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVOD88).

I HEREBY CERTIFY THAT THE RECORD DRAWINGS MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON OCTOBER 11, 2023.

KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 6433

RECORD DRAWINGS:  
THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY KEVIN M. RISCASSI REGISTERED LAND SURVEYOR #6433 THE STATE OF FLORIDA.



PREPARED BY  
**Kimley-Horn**

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1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901  
PHONE: 239-271-2850 FAX: 941-379-4502  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

PROPERTY INFORMATION	
FOLIO #	422628100001
ORDINANCE #	2006-058
ZONING	BOZD

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 RELAY ON THE ACCURACY APPLIED BY THE SURVEYOR WHO CERTIFIED THE AS-BUILT DRAWINGS.

RECORD DRAWING

## SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-01	TITLE SHEET
C-02	GENERAL NOTES
C-03	AERIAL LOCATION MAP
C-04	EXISTING CONDITIONS MAP
C-05	SOILS MAP
C-06	ZONING AND DEVELOPMENT STANDARDS PLAN
C-06A	PHASING PLAN
C-07	ZONING AND DATA PLAN
C-08	ZONING AND DATA PLAN
C-09	ZONING AND DATA PLAN
C-10	HORIZONTAL CONTROL PLAN
C-11	HORIZONTAL CONTROL PLAN
C-12	HORIZONTAL CONTROL PLAN
C-13	EROSION CONTROL PLAN
C-14	MASTER UTILITY PLAN - POTABLE WATER 1 OF 3
C-15	MASTER UTILITY PLAN - POTABLE WATER 2 OF 3
C-16	MASTER UTILITY PLAN - POTABLE WATER 3 OF 3
C-17	MASTER UTILITY PLAN - REUSE 1 OF 3
C-18	MASTER UTILITY PLAN - REUSE 2 OF 3
C-19	MASTER UTILITY PLAN - REUSE 3 OF 3
C-20	MASTER UTILITY PLAN - SANITARY 1 OF 3
C-21	MASTER UTILITY PLAN - SANITARY 2 OF 3
C-22	MASTER UTILITY PLAN - SANITARY 3 OF 3
C-23A	MASTER AMENITY CENTER PLAN
C-23	MASTER DRAINAGE PLAN
C-24	DRAINAGE STRUCTURE TABLE
C-25	PAVING, GRADING AND DRAINAGE PLAN 1 OF 16
C-26	PAVING, GRADING AND DRAINAGE PLAN 2 OF 16
C-27	PAVING, GRADING AND DRAINAGE PLAN 3 OF 16
C-28	PAVING, GRADING AND DRAINAGE PLAN 4 OF 16
C-29	PAVING, GRADING AND DRAINAGE PLAN 5 OF 16
C-30	PAVING, GRADING AND DRAINAGE PLAN 6 OF 16
C-31	PAVING, GRADING AND DRAINAGE PLAN 7 OF 16
C-32	PAVING, GRADING AND DRAINAGE PLAN 8 OF 16
C-33	PAVING, GRADING AND DRAINAGE PLAN 9 OF 16
C-34	PAVING, GRADING AND DRAINAGE PLAN 10 OF 16
C-35	PAVING, GRADING AND DRAINAGE PLAN 11 OF 16
C-36	PAVING, GRADING AND DRAINAGE PLAN 12 OF 16

C-37	PAVING, GRADING AND DRAINAGE PLAN 13 OF 16
C-38	PAVING, GRADING AND DRAINAGE PLAN 14 OF 16
C-39	PAVING, GRADING AND DRAINAGE PLAN 15 OF 16
C-40	PAVING, GRADING AND DRAINAGE PLAN 16 OF 16
C-41	STREET A PLAN AND PROFILE 1 OF 2
C-42	STREET A PLAN AND PROFILE 2 OF 2
C-43	STREET B PLAN AND PROFILE 1 OF 10
C-44	STREET B PLAN AND PROFILE 2 OF 10
C-45	STREET B PLAN AND PROFILE 3 OF 10
C-46	STREET B PLAN AND PROFILE 4 OF 10
C-47	STREET B PLAN AND PROFILE 5 OF 10
C-48	STREET B PLAN AND PROFILE 6 OF 10
C-49	STREET B PLAN AND PROFILE 7 OF 10
C-50	STREET B PLAN AND PROFILE 8 OF 10
C-51	STREET B PLAN AND PROFILE 9 OF 10
C-52	STREET C PLAN AND PROFILE 10 OF 10
C-53	STREET C PLAN AND PROFILE 1 OF 3
C-54	STREET C PLAN AND PROFILE 2 OF 3
C-55	STREET C PLAN AND PROFILE 3 OF 3
C-56	STREET D PLAN AND PROFILE 1 OF 1
C-57	STREET E & LIFT STATION PLAN AND PROFILE 1 OF 1
C-58	PAVEMENT MARKING AND SIGNING PLAN 1 OF 3
C-59	PAVEMENT MARKING AND SIGNING PLAN 2 OF 3
C-60	PAVEMENT MARKING AND SIGNING PLAN 3 OF 3
C-61	CROSS SECTION MAP AND SECTIONS
C-62	CROSS SECTIONS
C-63	TYPICAL LAKE AND LOT GRADING SECTIONS
C-64	PAVING DETAILS
C-65	DRAINAGE DETAILS
C-66	CONTROL STRUCTURE DETAILS
C-67	EROSION CONTROL DETAILS
C-68	GENERAL NOTES
C-69	GENERAL DETAILS
C-70	GENERAL DETAILS 2
C-71	SANITARY SEWER DETAILS
C-72	LIFT STATION DETAILS
C-73	LIFT STATION DETAILS
C-74	LIFT STATION DETAILS
C-75	POTABLE WATER DETAILS 1
C-76	POTABLE WATER DETAILS 2
C-77	RECLAIM WATER DETAILS

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DAVID MERCER  
FLORIDA P.E. LICENSE NUMBER # 90785  
CA # 00006896

DATE

PLANNED BY: KIMLEY-HORN AND ASSOCIATES, INC. PREPARED FOR: WILLIAM RYAN HOMES, INC. PROJECT: BRC PARCEL 1, PHASE 1A, 1B, AND 2. SHEET: C-06A. DATE: 04/20/2023. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN AND ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS FOR THE SPECIFIC PURPOSE AND SITE SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

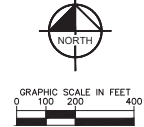
**PHASING LEGEND**

PHASE 1A

PHASE 1B

PHASE 2

**RECORD  
DRAWINGS**



**HATCH LEGEND**

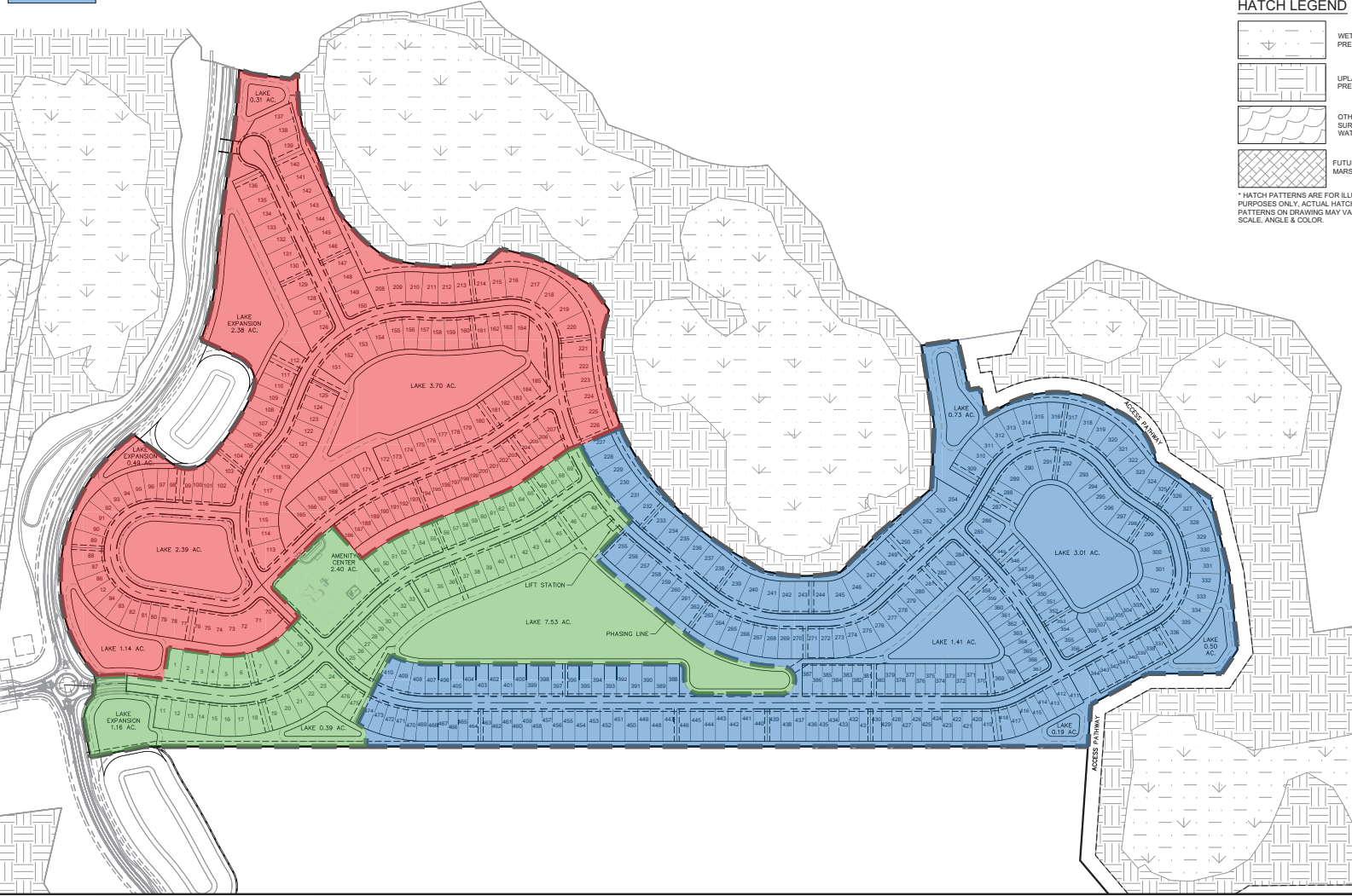
WETLAND PRESERVE

UPLAND PRESERVE

OTHER SURFACE WATER

FUTURE FILTER MARSH

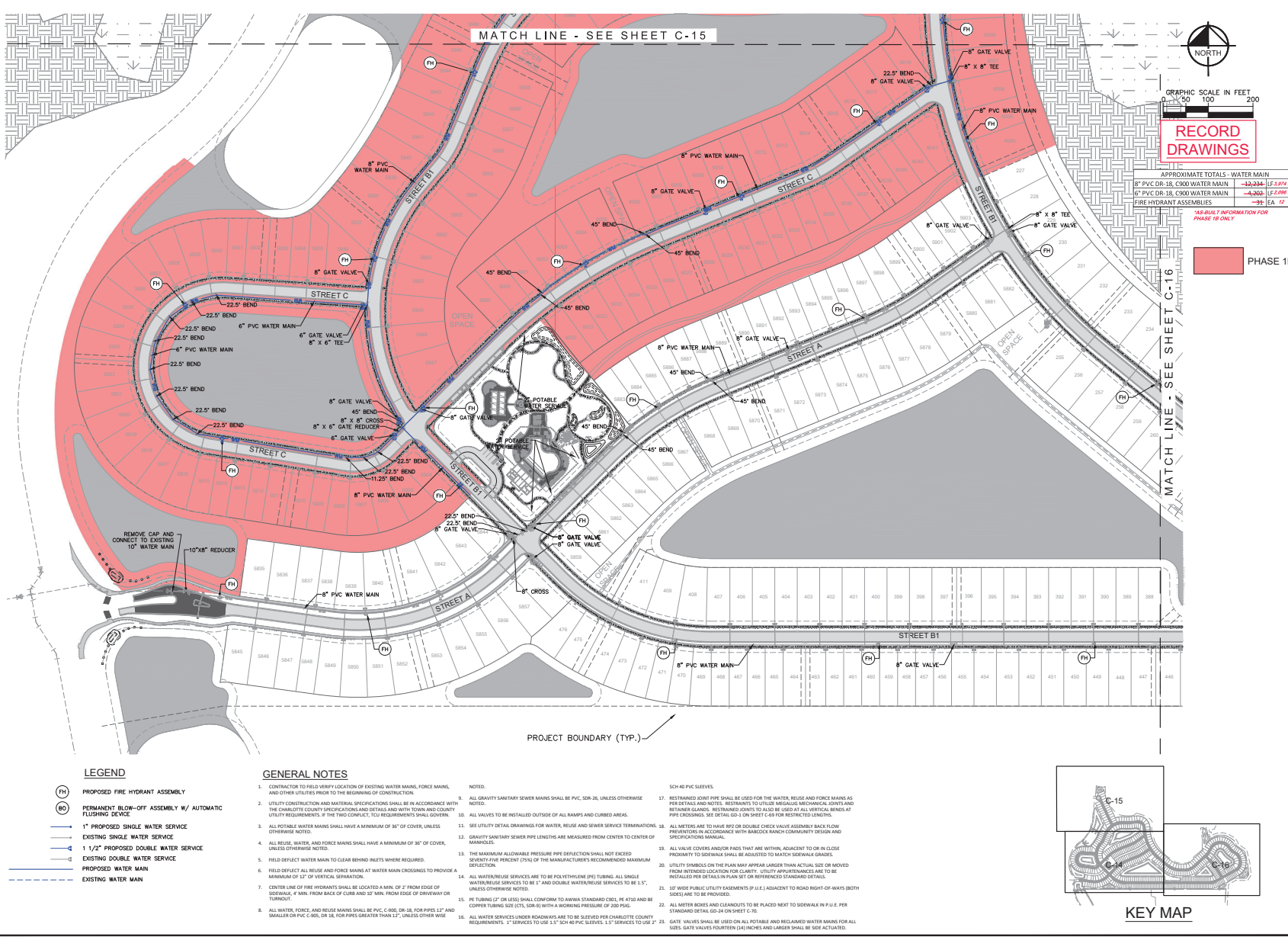
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<b>BRC PARCEL 1</b> PREPARED FOR <b>WILLIAM RYAN HOMES</b> CHARLOTTE COUNTY FLORIDA	<b>PHASING PLAN</b>	KHA PROJECT 245019001 DATE APRIL 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA	LICENSED PROFESSIONAL DAVID MERRICK, P.E. FLORIDA LICENSE NUMBER 90785	<b>Kimley-Horn</b> © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901 WWW.KIMLEY-HORN.COM REGISTRATION NO. 30106	NO.	REVISIONS	DATE	BY



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GRAPHIC SCALE IN FEET  
0 50 100 200

**RECORD  
DRAWINGS**

APPROXIMATE TOTALS - WATER MAIN  
8" PVC DR-18, C300 WATER MAIN -12,234' L.F. @ 1.17 EA. LF  
6" PVC DR-18, C300 WATER MAIN -4,200' L.F. @ 1.17 EA. LF  
FIRE HYDRANT ASSEMBLIES -95' EA. 12

PHASE 1B

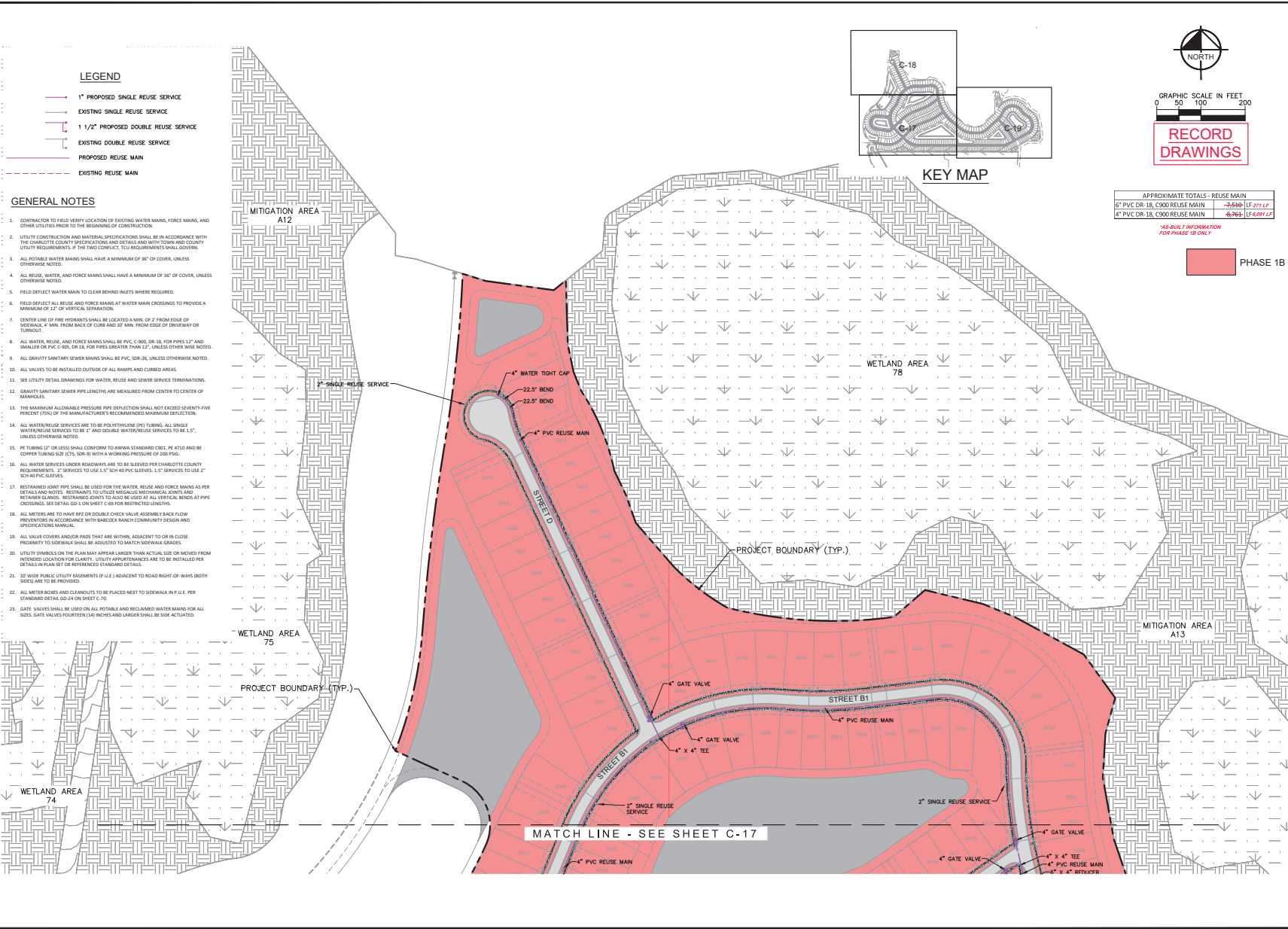
KHA PROJECT 24801B001		LICENSED PROFESSIONAL	KIMLEY-HORN	
DATE APRIL 2023	SCALE AS SHOWN	DESIGNED BY KHA	FLORIDA LICENSE NUMBER 90785	DATE KHA
MASTER UTILITY PLAN - POTABLE WATER 1 OF 3		BRC PARCEL 1 PREPARED FOR WILLIAM RYAN HOMES CHARLOTTE COUNTY FLORIDA		
SHEET NUMBER C-14		REVISIONS		
		NO.	DATE	BY








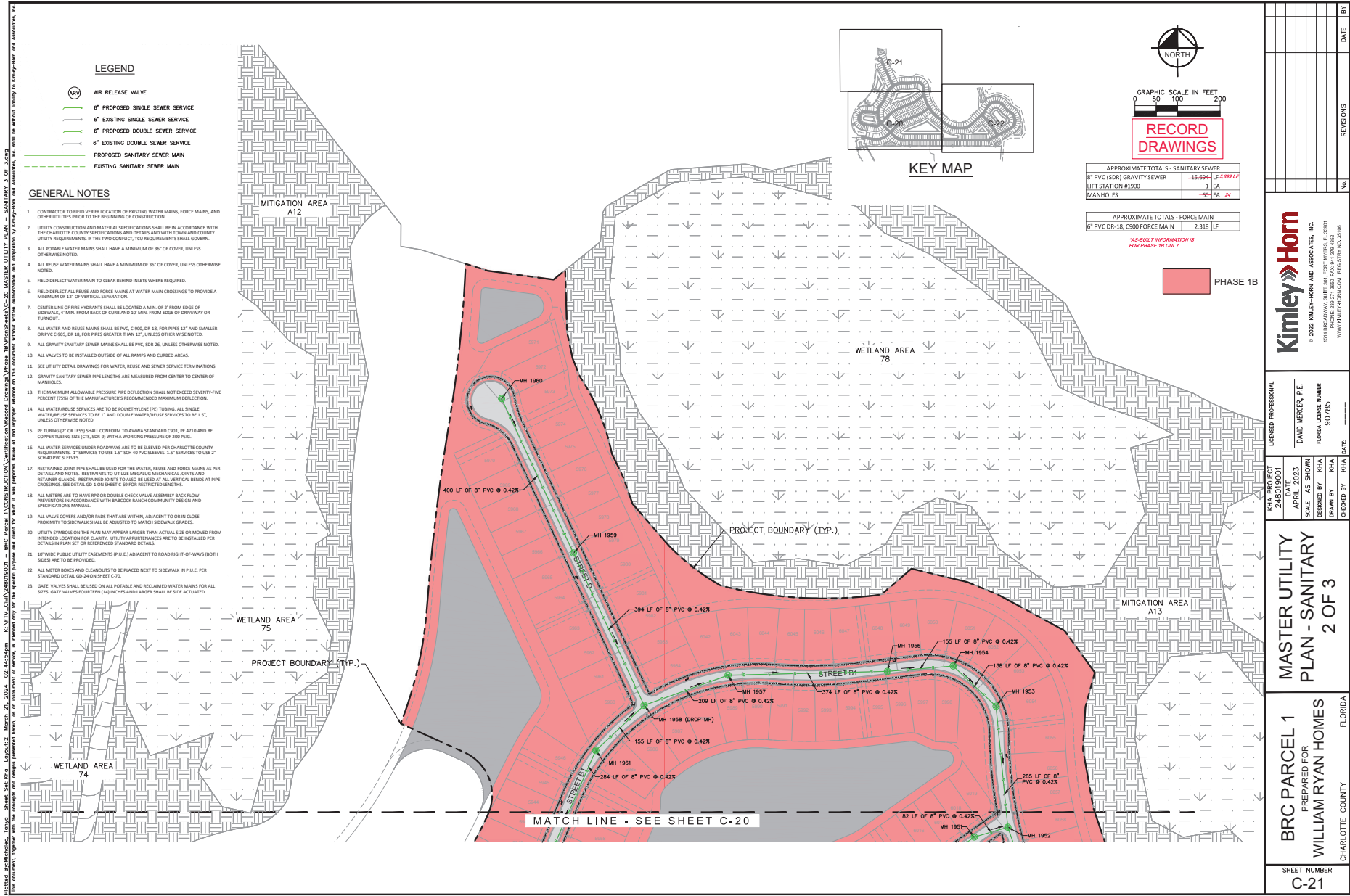
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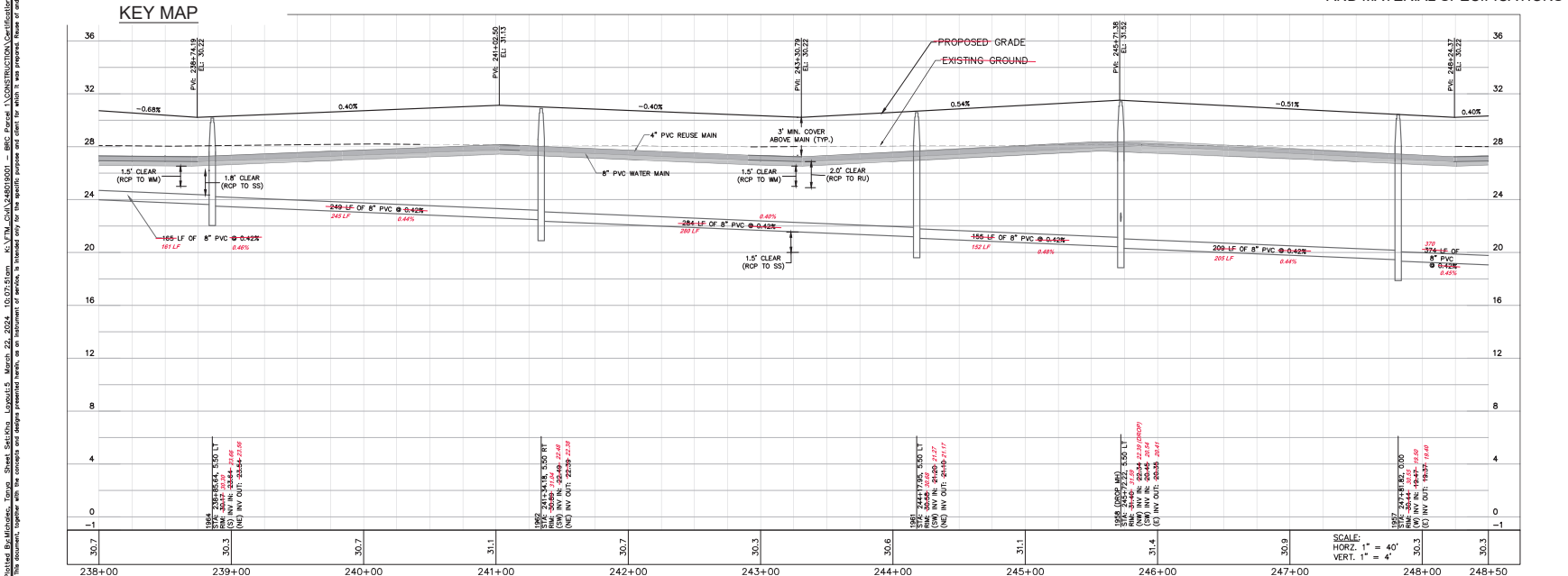
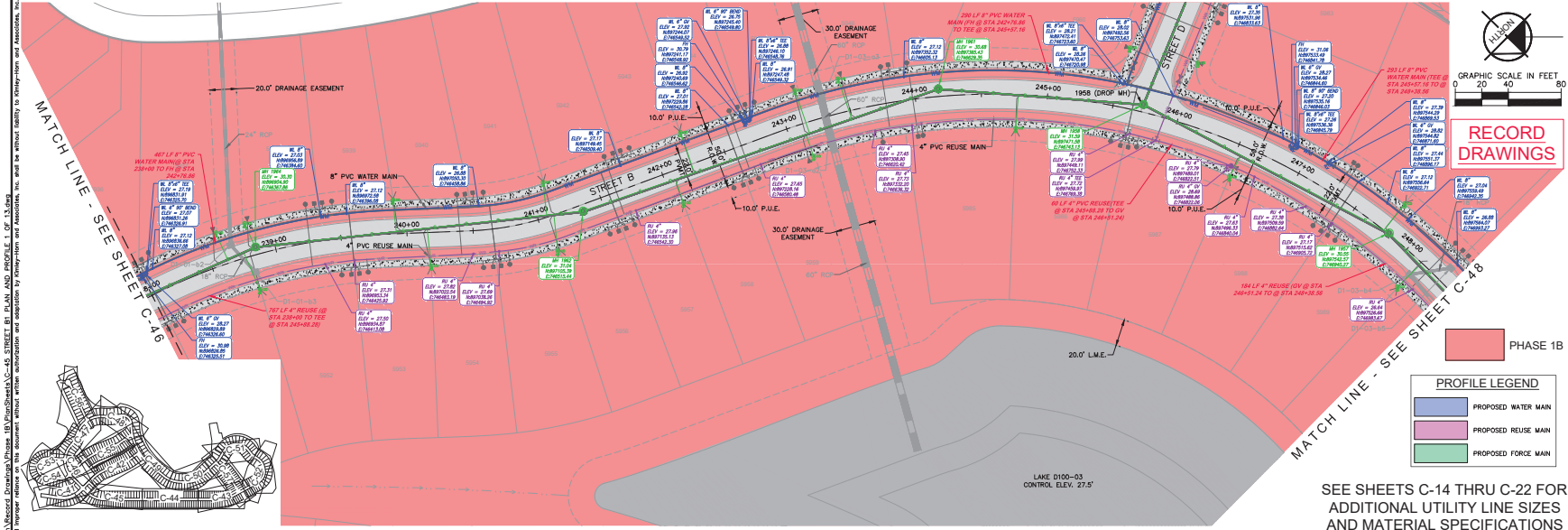












Printed By: M:\Projects\244501\244501.dwg, March 22, 2024, 10:07:51am, K:\VLM\244501\244501.dwg, BRC Parcel 1 CONSTRUCTION Certification Record Drawings Phase 1B Plan Sheet C-47, AS STREET B PLAN AND PROFILE 1 OF 13, Date  
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	REVISIONS	NO.
	LISCENSED PROFESSIONAL KHA PROJECT 244501001 DATE APRIL 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA DATE	
	STREET B PLAN AND PROFILE 5 OF 10	

BRC PARCEL 1 PREPARED FOR WILLIAM RYAN HOMES CHARLOTTE COUNTY FLORIDA	SHEET NUMBER C-47
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**RECORD  
DRAWINGS**

SHEET NUMBER <b>C-68</b>	<b>BRC PARCEL 1</b>	<b>GENERAL NOTES</b>	KHA PROJECT 248019001 DATE APRIL 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA	LICENSED PROFESSIONAL DAVID MERCER, P.E. FLORIDA LICENSE NUMBER 90765 DATE:	 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1554 HIGHWAY, SUITE 301 FORT WORTH, TX 76101 PHONE: 202-271-2600 FAX: 202-273-2632 WWW.KIMLEY-HORN.COM REGISTRATION NO. 35166	No. _____ REVISIONS _____ DATE _____ BY _____
CHARLOTTE COUNTY	FLORIDA					

**GENERAL NOTES:**

1. BARBOCK RANCH COMMUNITY DESIGN & SPECIFICATION MANUAL (DSM) AND TCU STANDARD DETAILS SHALL GOVERN ALL UTILITY WORK UNDER CERTAIN CIRCUMSTANCES THE STANDARD SPECIFICATION MANUAL (SSM) SHALL GOVERN THE REQUIREMENTS OF TCU SHALL PREVALE. THE PROVISION SECTION OF THE CONTRACT DOCUMENTS IN WHICH CASE THE SPECIAL PROVISIONS SHALL PREVAIL. WHEN A CONFLICT EXISTS AMONG THE REQUIREMENTS OF A REFERRED MATERIAL OR STANDARD, THE SECTION OF THE REQUIREMENTS OF TCU SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL, COUNTY, AND STATE PERMITS PRIOR TO COMMENCING WORK AND SHALL KEEP ONE COPY OF ALL ISSUED PERMITS AT THE SITE AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL ASSURE COMPLIANCE WITH ANY USH, EPA, AND/OR OTHER FEDERAL OR STATE OF FLORIDA RULES, REGULATIONS OR OTHER REQUIREMENTS, AS EACH MAY APPLY.
4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE ONE CURRENT COPY OF TCU SPECIFICATIONS AND DESIGN DETAILS AND ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING ENGINEERING DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS, ETC. NO FIELD CHANGE OR DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR TCU WRITTEN APPROVAL.
5. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL NOTIFY "UTILITYONE" STATE ONE CALL" PRIOR TO START OF CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE FOR DEPOSIT PURPOSES ONLY. THE CONTRACTOR SHALL MARK LOCATIONS OF UTILITIES BY PAINING AND/OR FLAGGING THE UTILITY ALIGNMENT. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES COVERING THE PROTECTION OF SUCH WORK AND THE SAFETY REASONS TO BE EMPLOYED THEREIN.
6. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BRING ENGINEERING DRAWING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL CONTACT THE 80. APPLICABLE COUNTY DEPARTMENTS AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY CUSTOMERS 48 HOURS IN ADVANCE IF WATER AND/OR SEWER SERVICE WILL BE INTERRUPTED DURING CONSTRUCTION.

9. IF EXISTING VALVES OR FITTINGS ARE NOT RESTRAINED PROPERLY, THE CONTRACTOR SHALL RESTRAIN EXISTING UTILITIES IN ACCORDANCE WITH TCU REQUIREMENTS AS APPROVED BY THE CITY ENGINEER.

10. THE CONTRACTOR SHALL INSTALL INTERNAL FITTINGS REQUIRED TO RESOLVE CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES AS DETERMINED IN THE FIELD. UNLESS OTHERWISE SHOWN ON THE PLANS, ALL MATERIALS, EQUIPMENT, AND LABOR TO REMOVE UTILITIES OR OTHERWISE SPECIFICALLY SHOWN ON THE PLANS OR APPROVED BY THE CITY ENGINEER SHALL BE PAID FOR BY THE CONTRACTOR.

11. ALL VALVES AND VALVEBOXES SHALL BE INSTALLED OUTSIDE OF PAVEMENTS, CURBS, AND DUTTERED AREAS. OTHERWISE SPECIFICALLY SHOWN ON THE PLANS OR APPROVED BY THE CITY ENGINEER SHALL BE PAID FOR BY THE CONTRACTOR.

12. THE CONTRACTOR SHALL INSTALL ALL OPEN TRENCH BURY PIPE IN AN UPRIGHT VERTICAL POSITION SO ALL LETTERING AND/OR STRIPING CAN BE READ FROM ABOVE. DIRECTIONAL BORE PIPE SHALL MEET THIS REQUIREMENT TO THE EXTENT POSSIBLE.

13. THE CONTRACTOR SHALL PUSH HOME ALL SPIGOT ENDS OF PVC AND DRAIN PIPE INTO BELL ENDS WITH 1/2" OF THE MANDREL INDICATING PROPER ALIGNMENT. IF THIS IS NOT THE CASE, THE CONTRACTOR SHALL REPLACE AN INJECTION MARK FROM NEW END OF PIPE AS SHOWN ON THE ORIGINAL PIPE.

14. ALL STAINLESS STEEL SHALL BE 316 AUTHENTIC, NON-MAGNETIC NESTEEL OTHERWISE APPROVED BY TCU.

15. MARKER BALLS AND METALLIC LOCATOR TAPE MUST BE INSTALLED IN ACCORDANCE WITH THE TCU STANDARD DETAILS AND TCU STANDARD SPECIFICATIONS.

**DUCTS & IRON EXTERNAL PROTECTIVE COATING**

ALL EXPOSED DUCTILE IRON UTILITIES SHALL BE PAINTED AS FOLLOWS IN ACCORDANCE WITH TCU FIELD PAINTING SPECIFICATIONS:

TYPE	COLOR DESIGNATION <sup>1</sup>
POTABLE WATER LINES	BLUE (PANTONE 387)
POTABLE WATER VALVE CAPS	BLUE (PANTONE 387)
FIRE LINES	ANSI SAFETY RED (PANTONE 485)
FIRE LINE VALVE CAPS	ANSI SAFETY RED (PANTONE 485)
WATER LINES	ANSI SAFETY GREEN (PANTONE 3415)
WATER VALVE CAPS	ANSI SAFETY GREEN (PANTONE 3415)
RECLAIMED WATER LINES	PURPLE (PANTONE 522C)
RECLAIMED WATER VALVE CAPS	PURPLE (PANTONE 522C)
FIRE HYDRANTS	ANSI SAFETY YELLOW (PANTONE 109)
FIRE HYDRANT VALVE CAPS	ANSI SAFETY YELLOW (PANTONE 109)
FIRE HYDRANTS (RECLAIMED WATER)	BURPE (PANTONE 522C)
FIRE HYDRANT VALVE CAPS (RECLAIMED WATER)	BURPE (PANTONE 522C)

<sup>1</sup>Equivalent colors matching these colors are acceptable. Provide with Shop Drawing submittal. Exact color comparisons or color numbers available from manufacturer's literature.

BACBOCK RANCH  
WATER UTILITIES

GENERAL NOTES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS**

1. OPEN ROAD CLOSURES REQUIRE PRIOR APPROVAL/PERMIT OF THE ED. COUNTY, STATE, OR OTHER AGENCY HAVING JURISDICTION. CONSTRUCTION WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION (DOT) RIGHT-OF-WAY SHALL CONFORM TO FLORIDA DOT CONSTRUCTION STANDARDS. THE AGENCY HAVING JURISDICTION SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL APPROVED OPEN ROAD CLOSURES WITH ROADWAYS/RIGHT-OF-WAYS.
2. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN TRAFFIC AT THE JOB SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE PERMIT AND SAFETY REQUIREMENTS FOR THE PROJECT. PROPER DETOUR SHALL BE PROVIDED AS NECESSARY."
3. EXCAVATION SHALL BE CONDUCTED IN A MANNER TO CAUSE THE LEAST POSSIBLE INTERRUPTION TO TRAFFIC. WHERE TRAFFIC MUST CROSS EXCAVATIONS, THE CONTRACTOR SHALL PROVIDE SUITABLE BRIDGES AT STREET INTERSECTIONS/ON-DRIVEWAYS.
4. NOT MORE THAN ONE BLOCK OF EXCAVATION SHALL BE OPEN FOR CREW AT ANY ONE TIME, AND THIS DISTANCE SHALL BE REDUCED IF CONSTRUCTION CAUSES EXCESSIVE INTERFERENCE WITH TRAFFIC. SINGLE-ENDED OR DOUBLE-ENDED TRAFFIC SIGNALS TO GO PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY AT ALL TIMES. ALL EXCAVATED AND/OR STORED MATERIAL SHALL BE REMOVED FROM THE PAVEMENTS AT THE END OF THE WORK DAY UNLESS OTHERWISE PROVIDED FOR IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL CARRY OUT THE WORK SO AS NOT TO DENY UNREASONABLE ACCESS TO PRIVATE PROPERTY. ALL ACCESS SHALL BE RESTORED AT THE END OF THE WORK DAY.
6. ALL UTILITY ACCESS MANHOLES, VALVES, AND FIRE HYDRANTS AND MAIL BOXES SHALL BE ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
7. ROAD SURFACE RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE BARBOCK RANCH COMMUNITY DESIGN & SPECIFICATION MANUAL, (DSM), FLORIDA DEPARTMENT OF TRANSPORTATION, OR OTHER GOVERNING AGENCY REQUIREMENTS.
8. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKINGS DAMAGED DURING THE PROJECT.

**BARBOCK RANCH  
WATER UTILITIES**

**GENERAL NOTES**

DATE: 01/20/2020  
TIME: 10:56:00  
BY: J. L. BROWN

DATE: 01/20/2020  
TIME: 10:56:00  
BY: J. L. BROWN

**CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS**

1. **TRAFFIC CONTROL ON ALL ISD, COUNTY, AND STATE HIGHWAY RIGHT-OF-WAYS SHALL COMPLY WITH THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE SPECIFICATIONS AND REQUIREMENTS OF THE STATE AND ANY OTHER LOCAL AGENCY HAVING JURISDICTION.**
2. **WORK AFFECTING TRAFFIC ON ANY ISD, COUNTY OR COUNTY STREET, ROADWAY, RIGHT-OF-WAY, BIKE PATH, OR SIDEWALK REQUIRE THE PREPARATION AND SUBMITTAL OF MAINTENANCE OF TRAFFIC MOT PLAN BY THE CONTRACTOR TO THE ISD OR COUNTY ENGINEER. THE MOT PLAN SHALL BE APPROVED BY THE APPROPRIATE ISD OR COUNTY ENGINEER OR HISER DESIGN BEFORE THE START OF WORK.**
3. **WORK AFFECTING TRAFFIC ON ANY STATE ROAD OR HIGHWAY REQUIRES THE PREPARATION AND SUBMITTAL OF A MOT PLAN BY THE CONTRACTOR TO THE FDOT. THE MOT PLAN SHALL BE APPROVED BY THE FDOT PRIOR TO THE START OF CONSTRUCTION.**
4. **THE CONTRACTOR SHALL BE IN FULL COMPLIANCE WITH THE APPROVED MOT PLAN AT ALL TIMES.**
5. **THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL SIGNS AND DEVICES, BARRICADES, FLASHERS, ETC. IN WORKING CONDITION AT ALL TIMES.**
6. **ROAD CLOSURE: WHETHER TEMPORARY ON A DAILY BASIS OR PERMANENTLY DURING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE AGENCY OR AGENCIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TEMPORARY STORAGE WHEN THE ROADWAY IS TO BE CLOSED OR TRAFFIC WHEN ROAD CLOSURES ARE TEMPORARY ALL STREETS SHALL BE RE-OPENED DEPENDANT TO TRAFFIC BY THE END OF THE WORK DAY AND ALL DETOUR SIGNS COVERED OR REMOVED. WHEN ROADS ARE PERMANENTLY CLOSED DURING CONSTRUCTION ACCESS MUST BE PROVIDED TO ADJACENT LOTS LOCATED ON THE CLOSED ROAD AT THE END OF EACH WORK DAY AND ON WEEKENDS.**
7. **DURING NON-DAY HOURS OR RESTRICTED VISIBILITY, THE CONTRACTOR SHALL PROPERLY ILLUMINATE THE WORK BY THE INSTALLATION AND MAINTENANCE OF SUITABLE LIGHTS OR FLASHES (SITING) ALONG OR AROUND THROUGHSERVES.**

**ENVIRONMENTAL REQUIREMENTS:**

1. **THE CONTRACTOR SHALL REFER TO CGS STANDARDS SPECIFICATIONS FOR 'EROSION AND SEDIMENT CONTROL.'**
2. **PRIOR TO THE START AND DURING CONSTRUCTION ACTIVITIES, FOR AREAS WITHIN AND ADJACENT TO LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROTECTION (BARRICADES, ETC.) FENCIBLE/ADEQUATE MEASURES IN ACCORDANCE WITH ISD, COUNTY, AND STATE REQUIREMENTS' FOR ALL DESIGNATED THREATS/PLANTS TO BE PROTECTED, WETLANDS, THREATENED AND/OR ENDANGERED SPECIES ETC.**

**BACBOCK RANCH  
WATER UTILITIES**

**GENERAL NOTES**

**BEDDING, BACKFILL, AND COMPACTION:**

1. ALL PIPES BEDDING MATERIAL SHALL BE NEW MATERIAL UNLESS OTHERWISE APPROVED BY TCU.

2. FOUNDATION MATERIAL OR BEDDING STONE SHALL BE USED FOR BEDDING OF PIPE AND/OR MANHOLES AS INDICATED ON THE ENGINEERING DRAWINGS. CRUSHED STONE SHALL CONSIST OF HARD, DUMPILE, AND SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WEED, TRASH, SAND, LOAM, CLAY, EXCESS FIBER AND OTHER ELONGATE CONTAMINANTS. THE STONE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33, SIZE NO. 57 (3/4 INCH STONE) AND BE GRADED WITHIN THE FOLLOWING LIMITS:

<u>U.S. SIZE</u> <u>GRADE</u>	<u>PERCENT FINER BY WEIGHT</u>
1 1/2 INCH	100
1 INCH	95-100
1/2 INCH	25-100
NO. 4	0-10
NO. 8	0-5

3. SAND FOR BEDDING AND GRADED MATERIAL WITH 8 PERCENT PASSING 1/8 INCH SIEVE PIPE SHALL BE A DRY SCREENED AND GRADED MATERIAL WITH 20 TO 200 SIEVE. ALL P/CV GRAVITY SEWER PIPE SHALL BE INSTALLED AND BEDDED IN ACCORDANCE WITH ASTM SPECIFICATION D-3251 "RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE".

4. FOUNDATION STABILIZATION MATERIAL SHALL MEET TCU STANDARD SPECIFICATIONS OR DESIGN DETAILS IF DETERMINED BY TCU. THE MATERIAL IN THE BOTTOM OF THE TRENCH IS UNSUITABLE FOR SUPPORTING THE PIPE. THE CONTRACTOR SHALL EXCAVATE BELOW THE FLOW LINE OF THE PIPE. THE TRENCH SHALL BE BACKFILLED TO SPECIFIED GRADE WITH FOUNDATION STABILIZATION MATERIAL. IF THE TRENCH IS PROPERLY DRAINAGED, TCU APPROVED BACKFILL MATERIAL MAY BE USED FOR STABILIZED CRUSHED ROCK (NO. 57 STONE) SHALL BE USEWHEN A DRY TRENCH CANNOT BE OBTAINED. THE FOUNDATION STABILIZATION MATERIAL SHALL BE PLACED OVER THE FULL WIDTH OF THE TRENCH AND COMPACTED IN LAYERS NOT EXCEEDING SIX INCHES DEEP TO THE REQUIRED GRADE.

5. BACKFILLING OF TRENCHES SHALL NOT BE ALLOWED UNTIL THE WORK HAS BEEN APPROVED BY TCU. WORK BACKFILLED OR CONCEALED WITHOUT THE KNOWLEDGE OF TCU SHALL BE UNCOVERED OR EXPOSED FOR INSPECTION AT NO COST TO THE OWNER.

**BARBOCK RANCH  
WATER UTILITIES**

**GENERAL NOTES**

THESE NOTES ARE THE PROPERTY OF BARBOCK RANCH WATER UTILITIES. THEY ARE LOANED TO YOUR FIRM FOR THE PROJECT SPECIFICALLY IDENTIFIED. IT IS THE RESPONSIBILITY OF YOUR FIRM TO RETURN THESE NOTES TO BARBOCK RANCH WATER UTILITIES UPON COMPLETION OF THE PROJECT. ANY REPRODUCTION OR DISTRIBUTION OF THESE NOTES WITHOUT THE WRITTEN PERMISSION OF BARBOCK RANCH WATER UTILITIES IS PROHIBITED.

6. BACKFILL MATERIAL PLACED WITHIN ONE FOOT OF PIPING AND APPURTENANCES OR IN THE UPPER SIX INCHES OF ALL BACKFILL AND FILLS SHALL NOT CONTAIN ANY STONES OR ROCKS LARGER THAN 3/4" IN DIAMETER. EXISTING BACKFILL MATERIAL SHALL BE ABOVE THE REQUIREMENTS AS STATED BY YOU. BACKFILL CONCRETE SHALL NOT BE USED OUTSIDE THE PIPE ZONE, FILL MATERIAL CONTAINING LINE ROCK SHALL HAVE SUFFICIENT SAND TO FILL THE VOID IN THE LINE ROCK. NO STONES OR ROCKS LONGER THAN THREE INCHES IN DIAMETER SHALL BE USED IN ANY BACKFILL.

7. MATERIAL SUITABLE FOR BACKFILL IN A PROPERLY DEWEATERED TRENCH SHALL NOT BE EXPANSIVE AND MUST HAVE HIGH COMPRESSIVE STRENGTH. DEBRIS, LUMPS AND CLODS, SHALL MEET THE FOLLOWING REQUIREMENTS:

- a. MAXIMUM LIQUID LIMIT SHALL NOT EXCEED 15 AS DETERMINED BY ASTM D242.
- b. MAXIMUM PLASTICITY INDEX SHALL NOT EXCEED 35 AS DETERMINED BY ASTM D424.
- c. NOT MORE THAN 10% OF WEIGHT SHALL BE FINER THAN 75 MICRON (NO. 200) U.S. STANDARD SIEVE.

8. READY-MIX FLOWABLE FILT OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAY BE SUBSTITUTED AS AN ALTERNATIVE TO COMPACTED SOIL, WITH THE APPROVAL OF YOU OR WHEN SHOWN ON THE ENGINEERING DRAWINGS. APPLICATIONS FOR THE MATERIAL INCLUDE REPAIRS, EXCAVATIONS, BACKFILLS, AND FILLING OF HOLES. FOR GENERAL BACKFILL APPLICATIONS FOR TRENCHES AND ABUTMENTS FLOWABLE FILT SHALL BE DESIGNED TO BE EXCAVATED AND PUMPED FOR APPLICATIONS WHERE STRENGTH IS MORE IMPORTANT THAN EXCAVATABILITY. IF FLOWABLE FILT IS SPECIFIED, ULTIMATE COMPRESSIVE STRENGTH SHALL BE LESS THAN 200 PSI AT 28 DAYS. FLOWABLE FILLS IS NOT ACCEPTABLE FOR USE AS BACKFILL UNDER PAVEMENT, SIDEWALKS OR OTHER HARD SURFACES UNLESS OTHERWISE APPROVED IN WRITING BY AUTHORITY WITH JURISDICTION.

9. THE CONTRACTOR SHALL COMPACT ALL PORTIONS OF A TRENCH WITHIN 7' OF EXISTING EDGE OF PAVEMENT TO 98% DENSITY. ANNOTATION 118-B AND 89-B FOR OTHER AREAS WITHIN THE RIGHT OF WAY. IF MORE THOROUGH COMPACT REQUIREMENTS ARE SHOWN ON THE PLANS OR IN THE CONTRACT DOCUMENTS THEY SHALL PREVAIL.

10. COMPACTION OF BACKFILL MATERIAL UNDER PAVEMENT, SIDEWALKS, OR OTHER HARD SURFACES SHALL BE INCONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

11. DENSITY TESTS SHALL BE PERFORMED FOR EACH 4' LIFT AT A MINIMUM OF ONE TEST PER 200 FEET OF TRENCH.

12. ALL WELL POINT HOLES/DRAIN PARKING, DRIVING, OR ROAD PAVING SURFACES SHALL BE BACKFILLED WITHIN 24 HOURS AFTER ROLLING THE WELL POINTS. ALL OTHER WELL POINT HOLES SHALL BE BACKFILLED WITHIN 48 HOURS, OR 89.9% IMMEDIATELY AFTER REMOVING THE WELL POINTS UNLESS OTHERWISE OR DIRECTED TO DO OTHERWISE BY YOU.

BACBOCK RANCH  
WATER UTILITIES

GENERAL NOTES

10/10/2018 10:51:10 AM

MATERIALS AND METHODS OF CONSTRUCTION:		GENERAL NOTES	
<p>ALL MATERIALS AND CONSTRUCTION METHODS USED IN THE CONSTRUCTION OF T&amp;U'S UTILITIES INCLUDING BUT NOT LIMITED TO PIPING, VALVES, FITTINGS, RESTRAINTS, FIRE HYDRANTS, BLOW-OFFS, GRAVITY SEWER MAINS, MANHOLES, LIFT STATIONS, WATER AND SEWER SERVICES AND ALL ASSOCIATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BABCOCK RANCH COMMUNITY DESIGN &amp; SPECIFICATION MANUAL (DSM) UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.</p>			
<p><b>RESTORATION:</b></p>			
<p>1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED OR DAMAGED AREAS TO THE SAME OR BETTER CONDITION THAN THAT PRIOR TO THE START OF CONSTRUCTION.</p>			
<p>2. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER THAN THE ORIGINAL CONDITION AND GRADING COVER TO THE SATISFACTION OF THE LOCAL OR STATE AGENCY HAVING JURISDICTION.</p>			
<p>3. ALL DISTURBED SWALE/SLOPE/GRASSES SHALL BE RESTORED TO THE GRADES AND ELEVATIONS THAT EXISTED PRIOR TO DISTURBANCE UNLESS OTHERWISE SPECIFIED ON THE ENGINEERING DRAWINGS OR IN THE CONTRACT DOCUMENTS.</p>			
BABCOCK RANCH WATER UTILITIES		GENERAL NOTES	


## GENERAL NOTES

**BRC PARCEL 1**  
PREPARED FOR  
**WILLIAM RYAN HOMES**  
CARLOTTE COUNTY FLORIDA



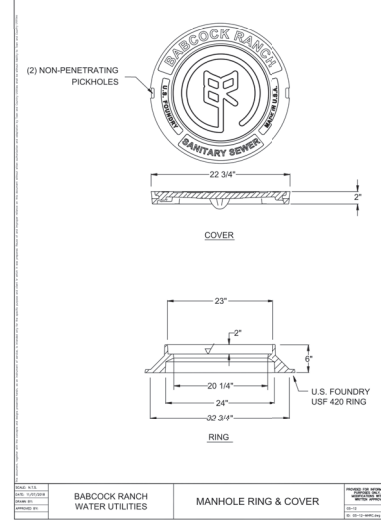
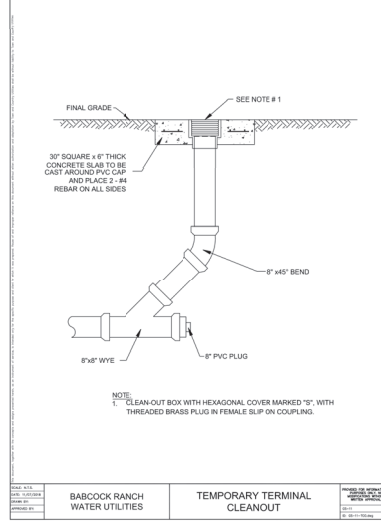
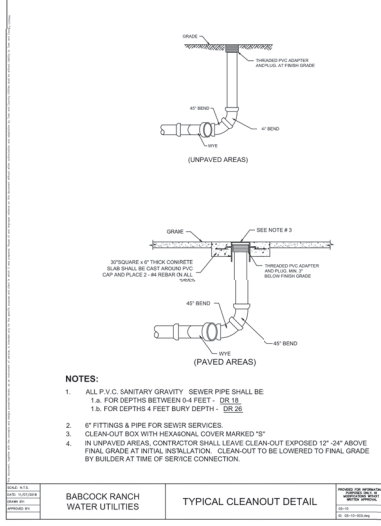
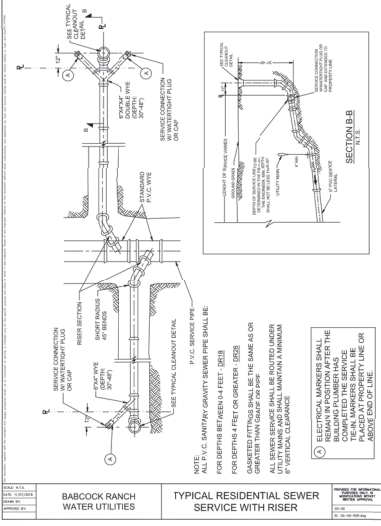
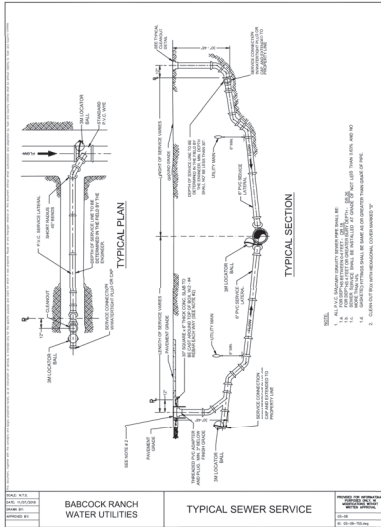
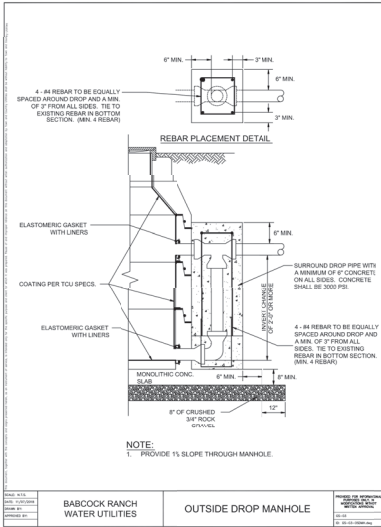
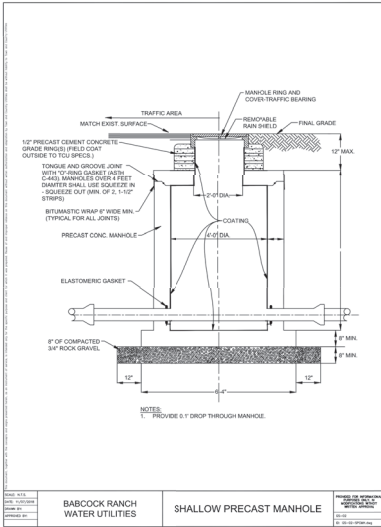
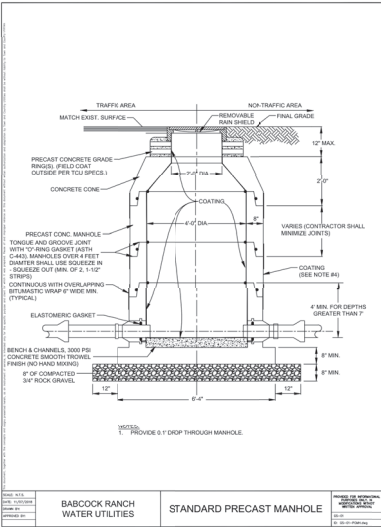




SHEET NUMBER <b>C-70</b>	<b>BRC PARCEL 1</b>	<b>GENERAL DETAILS</b>	<b>2</b>	KHA PROJECT 248019001 DATE APRIL 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA DATE:	LICENSED PROFESSIONAL DAVID MERCER, P.E. FLORIDA LICENSE NUMBER 90765  © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1914 BRIDGWAY, SUITE 301, FORT MYERS, FL 33901 PHONE 238-274-6800 FAX 941-275-4302 WWW.KIMLEY-HORN.COM REGISTRATION NO. 3506	No.	REVISIONS	DATE	BY
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Plotted By: M. J. Williams, Jr. Title: SANITARY SEWER DETAILS April 03, 2024 08:48:03am K:\VTM\04\24019001 - BRC Parcel 1\CONSTRUCTION\Record Drawings\Drawings\BRC SANITARY SEWER DETAILS.dwg  
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RECORD  
DRAWINGS



KHA PROJECT 24019001		KHA PROJECT 24019001		KHA PROJECT 24019001	
DATE APRIL 2023		DATE APRIL 2023		DATE APRIL 2023	
SCALE AS SHOWN		SCALE AS SHOWN		SCALE AS SHOWN	
DESIGNED BY KHA		DESIGNED BY KHA		DESIGNED BY KHA	
DRAWN BY KHA		DRAWN BY KHA		DRAWN BY KHA	
CHECKED BY KHA		CHECKED BY KHA		CHECKED BY KHA	
DATE		DATE		DATE	
REVISIONS		REVISIONS		REVISIONS	
No.		No.		No.	
DATE		DATE		DATE	
BY		BY		BY	

**Kimley-Horn**

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151 BROADWAY, SUITE 301, FORT KENDALL, FL 32081

WWW.KIMLEY-HORN.COM REGISTRATION NO. 20106

LICENSED PROFESSIONAL	DAVID MERCER, P.E.
FLORIDA LICENSE NUMBER	90785


**BRC PARCEL 1**

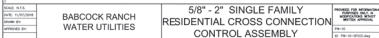
PREPARED FOR  
**WILLIAM RYAN HOMES**

CHARLOTTE COUNTY  
FLORIDA

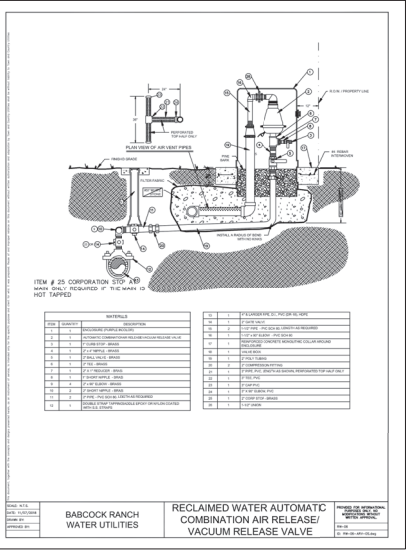
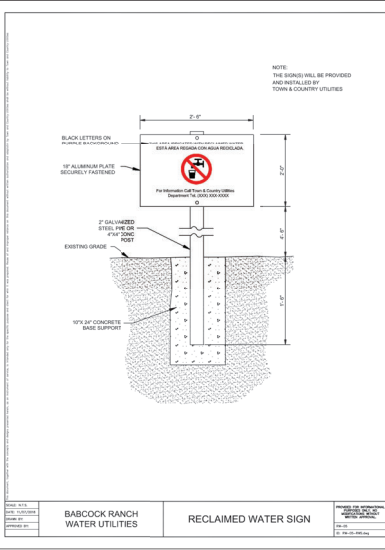
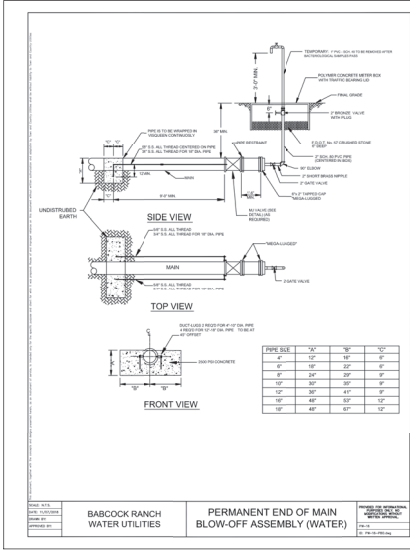
SHEET NUMBER  
**C-71**

RECORD  
DRAWINGS

SHEET NUMBER <b>C-75</b>	BRC PARCEL 1 PREPARED FOR <b>WILLIAM RYAN HOMES</b> FLORIDA	POTABLE WATER DETAILS 1	KHA PROJECT 248019001 DATE APRIL 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA DATE:	LICENSED PROFESSIONAL <b>DAVID MERCER, P.E.</b> FLORIDA LICENSE NUMBER 90785	 <b>Kimley-Horn</b> © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 5516 HAWTHORNE AVENUE, SUITE 100, SUITE 100, 33601 PHONE 2827-1200 FAX 813-270-0205 WWW.KIMLEY-HORN.COM REGISTRY NO. 3536	NO. REVISIONS DATE BY
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Plotted By: M. J. H. Date: 04/03/2024 10:28:30am 45.17M CHA/248019001 - BRC Parcel 1 CONSTRUCTION Certification Record Drawings - C-81 RECLAIM WATER DETAILS.dwg  
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RECORD  
DRAWINGS

BRC PARCEL 1 PREPARED FOR WILLIAM RYAN HOMES CHARLOTTE COUNTY FLORIDA	RECLAIM WATER DETAILS	KHA PROJECT 248019001 DATE APRIL 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA	LICENSED PROFESSIONAL JAMES MERCEDES, P.E. FLORIDA LICENSE NUMBER 90785	Kimley-Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1514 BROADWAY, SUITE 300, FORT MYERS, FL 33901 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106	No	REVISIONS	DATE	BY



**Attachment 8**  
**Public Works Department Approval**



## **COMMENT MEMORANDUM**

**Date:** November 12, 2024

**To:** Jenny Shao, Project Coordinator  
Community Development/Zoning

**From:** Public Work- Engineering- Roy Benjamin

**Subject:** BRR-24-10 Bond Reduction Approval

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No comments or concerns. Recommend approval.

ENGINEER'S OPINION OF PROBABLE COST OF REMAINING WORK									
Babcock Ranch Community, Village II, Parcel 1 - Phase 1									
March 27, 2024									
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	AMOUNT	QUANTITY REMAINING	AMOUNT	
<b>EARTHWORK-CLEAR-GRUB-GRADE</b>									
1	Seed and mulch as requested by Owner / Engineer	108 AC	\$ 1,370.00	\$ 147,960.00	55	\$75,350.00	53	\$72,610.00	
2	Single Row Silt Fence installation, maintenance and removal	10,363 LF	\$ 1.75	\$ 18,135.25	10,363	\$18,135.25	-	\$0.00	
3	Inlet protection installation, maintenance and removal	207 EA	\$ 225.00	\$ 46,575.00	187	\$42,075.00	20	\$4,500.00	
4	Move Fill onsite from Stockpile & compact (coming from Irrigation lake)	400,000 CY	\$ 1.80	\$ 720,000.00	391,530	\$704,754.00	8,470	\$15,246.00	
5	Rock Processing Onsite Stockpile( Coming From Irrigation Lake)	- CY	\$ 4.50	\$ -	-	\$0.00	-	\$0.00	
6	Cut & Burry Onsite Stockpile ( Coming From Irrigation Lake)	350,000 CY	\$ 1.50	\$ 525,000.00	350,000	\$525,000.00	-	\$0.00	
7	NPDES	1 LS	\$ 8,420.00	\$ 8,420.00	1	\$8,420.00	-	\$0.00	
8	Rough Grading Site	1 LS	\$ 124,215.00	\$ 124,215.00	1	\$124,215.00	-	\$0.00	
9	Best Management practices	1 LS	\$ 2,500.00	\$ 2,500.00	1	\$2,500.00	-	\$0.00	
				<b>TOTAL</b>					
<b>LAKES</b>									
1	Sod - Lake Slopes	37,444 SY	\$ 2.60	\$ 97,354.40	37,444	\$97,354.40	-	\$0.00	
2	Lake Excavation (20' Depth)	61,557 CY	\$ 2.75	\$ 169,281.75	61,557	\$169,281.75	-	\$0.00	
3	Cut & Burry From Onsite Lakes	34,300 CY	\$ 1.50	\$ 51,450.00	34,300	\$51,450.00	-	\$0.00	
4	Rock Processing From Onsite Lakes	3,945 CY	\$ 4.50	\$ 17,752.50	3,945	\$17,752.50	-	\$0.00	
				<b>TOTAL</b>					
<b>STORM WATER</b>									
1	12" PVC	1,456 LF	\$ 52.10	\$ 75,857.60	1,456	\$75,857.60	-	\$0.00	
2	15" RCP	289 LF	\$ 46.97	\$ 13,574.33	289	\$13,574.33	-	\$0.00	
3	18" RCP	188 LF	\$ 63.03	\$ 11,849.64	188	\$11,849.64	-	\$0.00	
4	24" RCP	857 LF	\$ 83.33	\$ 71,413.81	857	\$71,413.81	-	\$0.00	
5	36" RCP	323 LF	\$ 145.51	\$ 46,999.73	323	\$46,999.73	-	\$0.00	
6	Yard Drain	15 EA	\$ 1,690.00	\$ 25,350.00	15	\$25,350.00	-	\$0.00	
7	FDOT Type "C" Inlet	9 EA	\$ 3,830.00	\$ 34,470.00	9	\$34,470.00	-	\$0.00	
8	FDOT Type "H" Inlet w/ 4 Grates	1 EA	\$ 15,200.00	\$ 15,200.00	1	\$15,200.00	-	\$0.00	
9	Valley Gutter Inlet	16 EA	\$ 5,530.00	\$ 88,480.00	16	\$88,480.00	-	\$0.00	
10	Storm Manhole	7 EA	\$ 8,510.00	\$ 59,570.00	7	\$59,570.00	-	\$0.00	
11	24" Pipe Cradle	3 EA	\$ 2,940.00	\$ 8,820.00	3	\$8,820.00	-	\$0.00	
12	36" Pipe Cradle	3 EA	\$ 3,850.00	\$ 11,550.00	3	\$11,550.00	-	\$0.00	
13	Storm Sewer Cleaning	1 LS	\$ 60,000.00	\$ 42,000.00	1	\$42,000.00	-	\$0.00	
				<b>TOTAL</b>					
<b>SANITARY SEWER</b>									
Manholes									
1	Manholes 0' - 6'	6 EA	\$ 7,020.00	\$ 42,120.00	6	\$42,120.00	-	\$0.00	
2	Manholes 6' - 8'	6 EA	\$ 8,180.00	\$ 49,080.00	6	\$49,080.00	-	\$0.00	
3	Manholes 8' - 10'	3 EA	\$ 9,850.00	\$ 29,550.00	3	\$29,550.00	-	\$0.00	
8" PVC (SDR 26) Gravity Sewer									
1	8" PVC (SDR 26) Gravity Sewer 0' - 6'	1,346 LF	\$ 45.35	\$ 61,041.10	1,346	\$61,041.10	-	\$0.00	
2	8" PVC (SDR 26) Gravity Sewer 6' - 8'	1,786 LF	\$ 51.85	\$ 92,604.10	1,786	\$92,604.10	-	\$0.00	
3	8" PVC (SDR 26) Gravity Sewer 8' - 10'	181 LF	\$ 82.35	\$ 14,905.35	181	\$14,905.35	-	\$0.00	
4	8" PVC (SDR 26) Gravity Sewer 12' - 14'	231 LF	\$ 108.35	\$ 25,028.85	231	\$25,028.85	-	\$0.00	
5	Single Sewer Service	42 LF	\$ 1,405.00	\$ 59,010.00	42	\$59,010.00	-	\$0.00	
6	Double Sewer Service	92 EA	\$ 1,505.00	\$ 138,460.00	92	\$138,460.00	-	\$0.00	
7	Testing of Gravity Sewer	8,808 EA	\$ 6.00	\$ 52,848.00	8,808	\$52,848.00	-	\$0.00	
				<b>TOTAL</b>					
<b>LIFT STATION</b>									
1	Lift Station	1 LS	\$ 233,750.00	\$ 233,750.00	1	\$233,750.00	-	\$0.00	
				<b>TOTAL</b>					
<b>FORCE MAINS</b>									
Force Main									
1	Force Main Pressure Testing	2,438 LF	\$ 2.00	\$ 4,876.00	2,438	\$4,876.00	-	\$0.00	
2	Force Main Tie In	1 EA	\$ 4,000.00	\$ 4,000.00	1	\$4,000.00	-	\$0.00	
				<b>TOTAL</b>					

ENGINEER'S OPINION OF PROBABLE COST OF REMAINING WORK Babcock Ranch Community, Village II, Parcel 1 - Phase 1 March 27, 2024									
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	AMOUNT	QUANTITY REMAINING	AMOUNT	
<b>POTABLE WATER</b>									
1	8" PVC DR-18, C900 Water Main (includes backfilling, trenching, dewatering and fittings)	2,363 LF	\$ 52.95	\$ 125,120.85	2,363	\$125,120.85	-	\$0.00	
2	6" PVC DR-18, C900 Water Main (includes backfilling, trenching, dewatering and fittings)	2,060 LF	\$ 40.80	\$ 84,048.00	2,060	\$84,048.00	-	\$0.00	
3	8" Gate Valve & Box	3 EA	\$ 2,420.00	\$ 7,260.00	3	\$7,260.00	-	\$0.00	
4	6" Gate Valve & Box	4 EA	\$ 1,825.00	\$ 7,300.00	4	\$7,300.00	-	\$0.00	
5	8" x 6" Reducers	1 EA	\$ 730.00	\$ 730.00	1	\$730.00	-	\$0.00	
6	Single Water Service	17 EA	\$ 810.00	\$ 13,770.00	17	\$13,770.00	-	\$0.00	
7	Double Water Service	40 EA	\$ 1,260.00	\$ 50,400.00	40	\$50,400.00	-	\$0.00	
8	Fire Hydrant Assembly - Saddle and Valve	10 EA	\$ 7,770.00	\$ 77,700.00	10	\$77,700.00	-	\$0.00	
9	Pressure Testing of Main	9,140 EA	\$ 4.00	\$ 36,560.00	9,140	\$36,560.00	-	\$0.00	
10	Chlorination and Bacteriological Clearance	9,140 EA	\$ 2.00	\$ 18,280.00	9,140	\$18,280.00	-	\$0.00	
11	Watermain Connection	1 EA	\$ 5,000.00	\$ 5,000.00	1	\$5,000.00	-	\$0.00	
12	Permanent Blow off	1 EA	\$ 9,410.00	\$ 9,410.00	1	\$9,410.00	-	\$0.00	
				<b>TOTAL</b>					
						<b>\$ 435,578.85</b>			
<b>IRRIGATION - MAIN</b>									
1	4" PVC DR-18, C900 Water Main (includes backfilling, trenching, dewatering and fittings)	4,500 LF	\$ 30.20	\$ 135,900.00	4,500	\$135,900.00	-	\$0.00	
2	6" Gate Valve & Box	5 EA	\$ 1,795.00	\$ 8,975.00	5	\$8,975.00	-	\$0.00	
3	4" Gate Valve & Box	9 EA	\$ 1,595.00	\$ 14,355.00	9	\$14,355.00	-	\$0.00	
4	Single Water Service	5 EA	\$ 805.00	\$ 4,025.00	5	\$4,025.00	-	\$0.00	
5	Double Water Service	31 EA	\$ 1,295.00	\$ 40,145.00	31	\$40,145.00	-	\$0.00	
6	2" Single Irrigation Service (New)	3 EA	\$ 1,460.00	\$ 4,380.00	3	\$4,380.00	-	\$0.00	
7	Irrigation Connection	1 EA	\$ 5,000.00	\$ 5,000.00	1	\$5,000.00	-	\$0.00	
				<b>TOTAL</b>					
						<b>\$ 212,780.00</b>			
<b>ROADWAY-PAVE/CURB</b>									
1	12" Type B Stabilized Subgrade, LBR=40 min.(FDOT Sect.160)	24,692 SY	\$ 2.50	\$ 61,730.00	24,692	\$61,730.00	-	\$0.00	
2	6" Base, LBR=100 Min. (FDOT sect. 200)	20,567 SY	\$ 11.80	\$ 242,690.60	20,567	\$242,690.60	-	\$0.00	
3	3/4" Type S Asphalt (FDOT Sect. 331) - 1st Lift	23,209 SY	\$ 5.62	\$ 130,434.58	23,209	\$130,434.58	-	\$0.00	
4	3/4" Type S Asphalt (FDOT Sect. 331) - 2nd Lift	21,029 SY	\$ 5.81	\$ 122,178.49	-	\$0.00	21,029	\$122,178.49	
5	3' Valley Gutter	114 LF	\$ 56.00	\$ 6,384.00	114	\$6,384.00	-	\$0.00	
6	Valley Gutter	17,000 LF	\$ 13.38	\$ 227,460.00	17,000	\$227,460.00	-	\$0.00	
7	21" Conduit	430 LF	\$ 3.00	\$ 1,290.00	430	\$1,290.00	-	\$0.00	
8	4" Conduit	475 LF	\$ 3.75	\$ 1,781.25	475	\$1,781.25	-	\$0.00	
9	Trench Conduit	1,225 LF	\$ 5.00	\$ 6,125.00	1,225	\$6,125.00	-	\$0.00	
				<b>TOTAL</b>					
						<b>\$ 800,073.92</b>			
<b>SIDEWALKS</b>									
1	Sidewalk (4" thick) - Internal Residential	1,575 SY	\$ 43.15	\$ 67,961.25	715	\$30,852.25	860	\$37,109.00	
2	Handicap Ramps	20 EA	\$ 625.00	\$ 12,500.00	6	\$3,750.00	14	\$8,750.00	
				<b>TOTAL</b>					
						<b>\$ 80,461.25</b>			
<b>LANDSCAPE - RIGHT OF WAY</b>									
1	Sod - along back of curb, sidewalks, and around inlets (Does not include sod along internal residential sidewalks.)	17,050 SY	\$ 2.60	\$ 44,330.00	17,050	\$44,330.00	-	\$0.00	
				<b>TOTAL</b>					
						<b>\$ 44,330.00</b>			
<b>LANDSCAPE - OPEN SPACE</b>									
1	Sod - Berm/Wall	2,700 SY	\$ 2.60	\$ 7,020.00	-	\$0.00	2,700	\$7,020.00	
				<b>TOTAL</b>					
						<b>\$ 7,020.00</b>			
<b>ROADWAY STRIPING/SIGNAGE</b>									
1	Signage and Striping	0.6 LS	\$ 12,990.00	\$ 7,794.00	0.6	\$7,794.00	-	\$0.00	
				<b>TOTAL</b>					
						<b>\$ 7,794.00</b>			
<b>SURVEYOR</b>									
1	Construction stakeout	0.65 LS	\$ 72,600.00	\$ 47,190.00	0.65	\$47,190.00	-	\$0.00	
2	Record drawings / As-Built Survey	0.65 LS	\$ 83,000.00	\$ 53,950.00	0.65	\$53,950.00	-	\$0.00	
				<b>TOTAL</b>					
						<b>\$ 101,140.00</b>			
<b>BLASTING</b>									
1	Blasting	8.5 AC	\$ 75,000.00	\$ 637,500.00	8.5	\$637,500.00	-	\$0.00	
				<b>TOTAL</b>					
						<b>\$ 637,500.00</b>			
				<b>SUB-TOTAL</b>		<b>\$ 5,567,730.43</b>			
				<b>20% CONTINGENCY</b>		<b>\$ 1,113,546.09</b>			
				<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 6,681,276.52</b>			
Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.									
						SUB-TOTAL	\$5,300,316.94	SUB-TOTAL	\$267,413.49
						20% CONTINGENCY	\$1,060,063.39	20% CONTINGENCY	\$53,482.70
						<b>TOTAL COST</b>	<b>\$6,360,380.33</b>	<b>TOTAL COST</b>	<b>\$320,896.19</b>