

MEMORANDUM

Date: November 7, 2025

To: Honorable Board of County Commissioners

From: Michael Jones

(Exhibit 1 - Professional Qualifications)

Subject: FP-22-12-26 Bond Reduction and First Amendment to the Development Agreement

for Harbor East

Request:

On behalf of Lennar Homes, LLC, Banks Engineering is requesting a Bond Reduction and First Amendment to Development Agreement to reduce the amount of the approved surety provided under Letter of Credit No. FGAC-23318, issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$2,502,008.14 to \$169,957.32 for the completion of the remaining infrastructure for the subdivision named Harbor East. The subdivision, consisting of 141 lots (Attachment 1), was granted Final Plat approval by the Board of County Commissioners on September 13, 2022 (Attachment 2). The site contains 70.91± acres and is located east of Biscayne Drive, north of El Jobean Road, west of the Flamingo Waterway, south of Crofton Springs Way, and in Commission District III.

Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Development Agreement (Attachment 3) and surety in the amount of \$2,502,008.14, to ensure the completion of the plat infrastructure. Since then, a significant portion of the plat construction has been completed. The Project Engineer has submitted this First Amendment to the Development Agreement (Attachment 4) and Bond Reduction request (Attachment 5) for the new Engineer's Estimate of Probable Construction Cost (+10%), along with the record drawings (Attachment 6), Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System (Attachment 7) and Potable Water Clearance (Attachment 8) from the Florida Department of Environmental Protection (FDEP), and stormwater management system permit Transfer to Operation Phase letters from Southwest Florida Water Management District (Attachment 9), reducing the remaining cost to \$169,957.32.

The County Engineer has found the new bond amount sufficient for completion of the project (Attachment 10).

Recommendation:

Community Development recommends approval of the requested First Amendment to the Development Agreement and Bond Reduction under Petition **FP-22-12-26**.

Exhibit 1

Professional Qualifications

Name: Michael Jones

Position: Zoning Coordinator

Time with Charlotte County: 3 months

Position Summary & Experience:

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

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

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

Attachment 1

FP-22-12-26 Harbor East Recorded Plat

4161 TAMIAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165 FAX: (941) 625-1149 ENGINEERING LICENSE # ÈB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM

NOTICE:

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

DESCRIPTION:

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

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MARGO CIRCLE (60' WIDE) AND THE CENTERLINE OF ST. PAUL DRIVE (100' WIDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4, PUBLIC RECORDS OF ST. PAUL DRIVE (100' WDE), AS DEPICTED IN PLAT BOOK 9, PAGES 1A THROUGH 124, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.76*10*19*E. (FOR A BASIS OF BEARINGS) ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID MARGO CIRCLE FOR 50.00 FEET TO A POINT ON THE EASTERLY RIGHT—OF—WAY LINE OF SAID ST. PAUL DRIVE; THENCE N.13*49*41*W. ALONG SAID EASTERLY LINE FOR 255.00 FEET TO THE POINT OF BEGINNING SAID POINT HAVING A STATE PLANE COORDINATE OF N:938424.71, E:592892.05; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT—OF—WAY LINES OF TATE WATERWAY AND THE NORTHEASTERLY EXTENSION THEREOF, AS DEPICTED IN SAID PLAT BOOK 9, PAGES 1A THROUGH 124 THE FOLLOWING 3 COURSES: S.76*10*19*W. FOR 901.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIDLO OF 223.04 FEET, A DELTA ANGLE OF 5100*00", A CHORD BEARING OF TO THE RIGHT HAVING A RADIUS OF 223.04 FEET, A DELTA ANGLE OF 51'00'00', A CHORD BEARING OF N.78'19'41"W., AND A CHORD DISTANCE OF 192.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 198.53 FEET; THENCE N.52'49'41"W. FOR 297.20 FEET TO A POINT ON THE EASTERLY RIGHT—OF—WAY LINE OF AQUARIUS WATERWAY AS DEPICTED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, A DELTA ANGLE OF 56'00'00", A CHORD BEARING OF N.24'49'41"W., AND A CHORD DISTANCE OF 239.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.23 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE THE FOLLOWING 2 COURSES: THENCE N.0310'19"E. FOR 407.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 33'00'00", A CHORD BEARING OF N.19'40'19"E., AND A CHORD DISTANCE OF 511.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 518.36 FEET; THENCE N.3610'19"E. FOR 231.67 FEET; THENCE S.53'49'41"E. FOR 602.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A STATE PLANE COORDINATE OF N:939364.41. E:592308.23 AND A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 23'32'27", A CHORD BEARING OF S.42'03'27"E., AND A CHORD DISTANCE OF 359.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 361.56 FEET; THENCE S.30"7"14"E. FOR 456.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 16"27"34", A CHORD BEARING OF S.22"03"27"E., AND A CHORD DISTANCE OF 300.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 301.64 FEET TO THE POINT OF BEGINNING.

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

SURVEYOR'S CERTIFICATION:

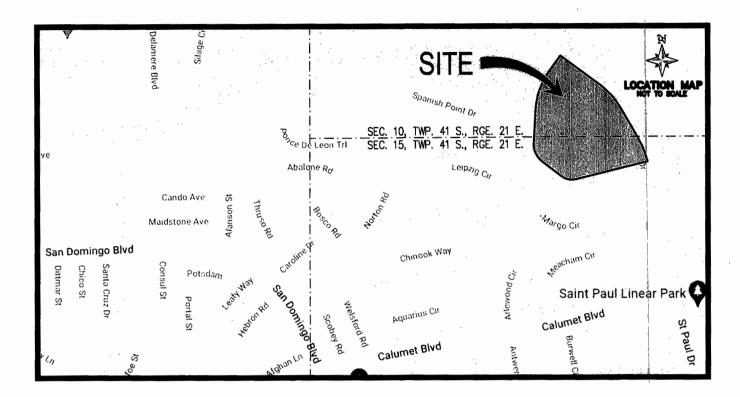
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HARBOR EAST, A SUBDIVISION LOCATED IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177,

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

4161 TAMIAMI TRAIL - BLDG 5 UNIT 508

HARBOR EAST

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



CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. CENTRAL WATER AND CENTRAL X/ZX/ZJ

EMIRONMENTAL ADMINISTRATOR JOHANNA WHELAN

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

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

barrola COUNTY ENGINEER JOANNE VERNON P.E.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT
THIS DAY OF NOVEMBER

20 23 A.D. AND WAS DULY RECORDED IN PLAT BOOK
PAGES OF PIE DUBIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY ROGER D. EATON

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS ______ DAY OF _______ 20-3 A.D.

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

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

HAVE BY AMINDS AND APPROVED THIS PLAT FOR RECORDING THIS DAY OF

ONLINE ATTORNEY

ONLINE ATTORNEY **COUNTY ATTORNEY** JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS CERTIFIED THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS DAY OF Detables 2023 A.D.

WILLIAM G. TRUEX

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

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

AMES KELLY DAVIS

COUNTY SURVEYOR CHARLOTTE COUNTY, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION NO. 7060

PLAT BOOK 27 PAGE 4A

SHEET 1 OF 7

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT # PAGE: 1 INSTR #: 3333224 Doc Type: PL Recorded: 11/01/2023 at 12:38 PM Rec. Fee:

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

COUNTY OF CHARLOTTE

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

- A. DEDICATE TO HARBOR EAST MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS:
- 1. TRACTS "C-1" THROUGH "C-3" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT AND OTHER PROPER PURPOSES.
- 2. TRACT "P-1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES.
- 3. TRACT "A-1" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES.
- 4. TRACT "L-1" FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER
- 5. ALL DRAINAGE EASEMENTS ("D.E.") FOR SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION AND OTHER PROPER PURPOSES.
- B. DEDICATE TO CHARLOTTE COUNTY, IT'S SUCCESSOR AND ASSIGNS:
- 1. ALL UTILITY EASEMENTS (UE) FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR FACILITIES.
- C. DEDICATE TO ALL LICENSED AND FRANCHISED PUBLIC AND PRIVATE UTILITIES:
- 1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE"), FOR INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITY SERVICES.
- D. RESERVES TO LENNAR HOMES, LLC, ITS SUCCESSORS AND ASSIGNS:
- 1. AN EASEMENT OVER ALL DRAINAGE EASEMENTS (D.E.), TRACTS "C-1" THROUGH "C-3", TRACT "P-1" AND TRACT "L-1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- 2. AN EASEMENT OVER TRACT "A-1" FOR INGRESS AND EGRESS, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS DEDICATION TO BE MADE THIS 2 DAY OF AUGUST 20 23

LENNAR HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY

COTT EDWARDS VICE PRESIDENT

Tonny Dun

ACKNOWLEDGMENT:

DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC KAREN A. HUGHES PRINTED NAME

MY COMMISSION EXPIRES



Professional Engineers, Planners, & Land Surveyors
Serving Southwest Florida

4161 TAMIAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165 FAX: (941) 625-1149 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM

NOTES:

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

TRACT "A-1" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, IRRIGATION, LANDSCAPING AND OTHER PROPER PURPOSES, SUBJECT TO EASEMENTS HEREON.

TRACT "P-1" FOR COMMON AREA, OPEN SPACE, LANDSCAPING, IRRIGATION, SURFACE WATER MANAGEMENT, PRESERVE AREA AND OTHER PROPER PURPOSES. TRACT "L-1" FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.

TRACTS "C-1" THROUGH "C-3" FOR COMMON AREA, OPEN SPACE, LANDSCAPING. IRRIGATION, SURFACE WATER MANAGEMENT AND OTHER PROPER PURPOSES.

LEACHD

LEGENE):	
SEC.	_	SECTION
TWP.	_	TOWNSHIP
EL.	_	ELEVATION
PGS.	_	
RGE.	_	RANGE
PB.		PLAT BOOK
Ç	_	CENTERLINE
DE	_	DRAINAGE EASEMENT
PUE	_	PUBLIC UTILITY EASEMENT
NGS	_	NATIONAL GEODETIC SURVEY
0.R.	_	OFFICIAL RECORDS BOOK
PG.	_	PAGE
UE	-	UTILITY EASEMENT
I.D.	_	
R/W	_	RIGHT OF WAY
PLS	_	
S.T.L.		SURVEY TIE LINE
P.R.M.	_	PERMANENT REFERENCE MONUMENT
SF	-	
AC		ACRES
(NR)	_	NON-RADIAL
26	_	LOT NUMBER
L31		LINE 1 OF LINE TABLE
C31	_	
NAVD88	_	NORTH AMERICAN VERTICAL DATUM OF 1988
	_	FOUND 4X4 P.R.M. (LB6639) UNLESS OTHERWISE NOTED
•	-	BEGINNING OF CURVE OR ANGLE BREAK
Δ	-	SET WITNESS CORNER (WITNESS), 5/8 INCH IRON ROD WITH WITNESS CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS

- SET PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8 INCH IRON ROD WITH P.R.M. CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION

NUMBER UNLESS OTHERWISE SHOWN.

AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010)

- PERMANENT CONTROL POINT (P.C.P.), NAIL AND DISK LB6690 (IN ASPHALT PAVEMENT) NORTHING AND EASTING STATE PLANE

COORDINATE, FLORIDA WEST ZONE, NORTH

OTHERWISE SHOWN.

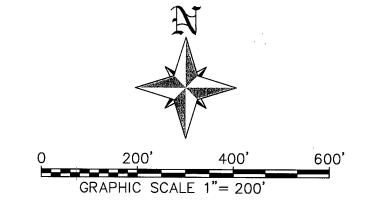
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HARBOR EAST
A RESIDENTIAL SUBDIVISION LYING IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST CHARLOTTE COUNTY, FLORIDA

CURVE TABLE

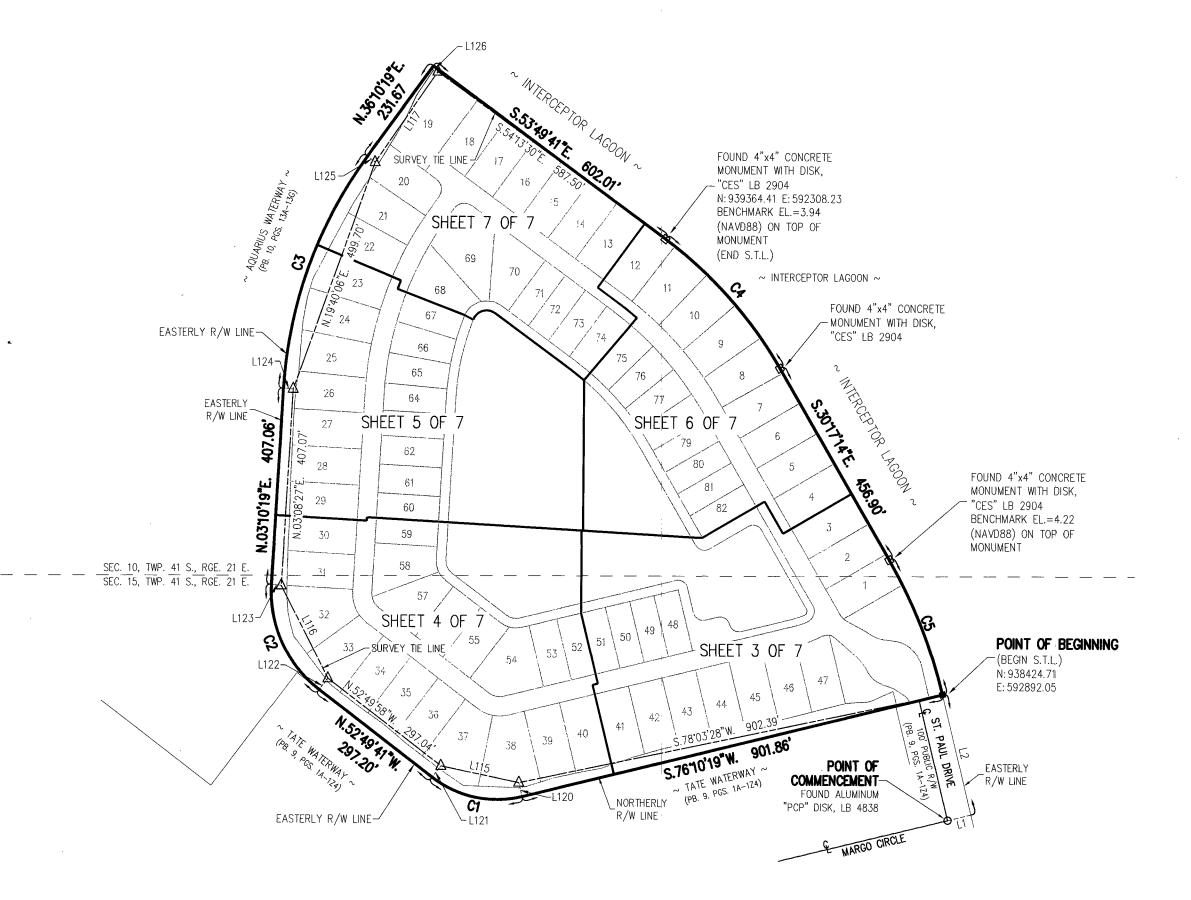
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	223.04'	198.53'	192.04	N. 78°19'41"W.	51 00'00"
C2	255.00'	249.23'	239.43'	N.24°49'41"W.	56°00'00"
C3	900.00'	518.36'	511.23'	N.19°40'19"E.	33°00'00"
C4	880.00'	<i>361.56</i> ′	359.02'	S.42°03'27"E.	23°32'27"
C5	1050.00'	301.64'	300.60'	S.22°03'27"E.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

LINE T	ABLE	
LINE	BEARING	DISTANCE
L1	N. 76°10'19"E.	50.00'
42	N.13°49'41"W.	255.00
L115	N. 78°20'50"W.	166.22'
L116	N.27°07'58"W.	216.11'
L117	N.34°43'20"E.	228.15'
L120	S.13°54'18"E.	29.70'
L121	S.37*36'58"W.	29.73'
L122	S.37°55′04"W.	29.70'
L123	N.85°38'27"W.	20.29'
L124	N.85°38'36"W.	20.07'
L125	N.52°28'27"W.	20.31'
L126	S.38°10'40"E.	15.09'



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SHEET 2 OF 7



KEY MAP & PLAT BOUNDARY SEE SHEET 1 OF 7 FOR BOUNDARY DESCRIPTION

CONTAINS 0.24 ACRES±

CONTAINS 0.15 ACRES±

CONTAINS 0.15 ACRES±

CONTAINS 0.15 ACRES±

CONTAINS 0.15 ACRES±

LINE	BEARING	DISTANCE
L3	S.13'49'41"E.	15.89'
L4	S.56 41 40 E.	51.61'
L5	S.57'44'22"E.	33.98'
L13	N.13'49'41"W.	20.00'
L18	S.7618'42"W.	27.81'
L19	N.13'49'41"W.	68.11'
L20	S.61 '25' 33"E.	47.28'
L21	N.51°20'14"W.	7.74'
L22	N. 49°24'20″W.	57.72'
L23	S.13'49'41"E.	54.70'
L24	N.13'35'39"W.	26.20'
L25	N.24'51'01"W.	5.00'
L26	S.65'08'59"W.	36.90'
L27	S.6717'02"W.	12.92'
L28	S.78'30'15"W.	11.00'
L29	S.88'51'20"W.	13.22'
L30	S.8517'58"W.	28.48'
L31	S.74'46'52"W.	56.33'
L32	S. 75 '00'54"W.	<i>15.57</i> ′
L33	S. 79'48'39"W.	34.28'
L34	S. 74 15 54 W.	64.47'
L35	S. 70'03'35"W.	37.05
L36	S. 70'32'32"W.	28.22
L68	S. 74 46 52 W.	34.11'
L69	S.74'46'52"W.	22.23'
L70	S. 75 '34'19"W.	4.15
L71	S.7475'54"W.	35.87'
L72	S. 7475'54"W.	28.60'
L73	S. 70 32'32"W.	6.60'
L90	S.7670'19"W.	72.00'
L91	S. 76 10'19"W.	72.00'
L92	S. 76 10'19"W.	72.00'
L93	S. 76 70'19"W.	72.03'
L94	S. 76 70'19"W.	71.97'
L 9 5	S. 76 10'20"W.	72.00'
L96	S.7610'19"W.	72.00'

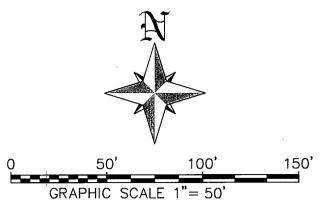
C5	1050.00	301.64	300.60'	N.22'03'27"W.	16 27'34"
C6	24.00'	<i>15.71</i> ′	15.43'	N.32'34'58"W.	<i>37'30'33"</i>
<i>C7</i>	21.00'	13.90'	13.65	S.32'22'07"E.	<i>37'56'14"</i>
<i>C8</i>	111.00'	48.78'	48.39'	S.63'55'34"E.	2570'39"
<i>C9</i>	44.00'	<i>38.10</i> ′	36.92'	S.51°42'35"E.	49'36'38"
C10	120.00'	<i>47.13</i> ′	46.82'	S.38'09'18"E.	22'30'04"
C11	69.00'	91.08'	84.61	S.51 '38'42"E.	75 '38'02"
C12	80.00'	48.79	48.04	N. 71 '59' 25" W.	34°56'37"
C13	21.00'	24.80'	<i>23.38</i> ′	S.8414'23"E.	67'39'51"
C14	21.00'	11.41'	11.27'	N. 45'51'24"W.	31'08'19"
C15	45.00'	76.46	67.59°	S.18°23'25"W.	97'21'18"
· C16	45.00'	38.23'	37.09'	N. 42 43 44 E.	48'40'39"
C17	45.00'	<i>38.23</i> ′	37.09'	N.05'56'55"W.	48'40'39"
C18	180.00'	28.60'	28.57°	S. 71 '37'11 "W.	9'06'15"
C19	25.00'	42.48'	<i>37.55</i> ′	S.18'23'25"W.	97'21'18"
C20	220.00'	<i>54.69</i> ′	<i>54.55</i> ′	S.69 '03' 01" W.	1414'37"
C21	200.00'	<i>31.78</i> ′	<i>31.75</i> ′	N. 71 '37'11"E.	9'06'15"
C22	165.00'	26.22'	26.19'	N. 71 '37'11"E.	906'15"
C23	10.00'	16.99'	15.02'	S.18'23'25"W.	97:21'18"
C24	69.00'	7.41'	7.41'	N.57'35'47"W.	6'09'23"
C25	20.00'	31.42'	28.28'	N. 7517'14"W.	90'00'00"
C26	20.00'	31.42'	28.28'	S.7517'14"E.	90'00'00"
C27	20.00'	<i>31.53</i> °	28.37'	S.58'39'30"E.	90'20'22"
C28	20.00'	31.49'	<i>28.33</i> ′	N.58'35'22"W.	9071'43"
C29	20.00'	31.37'	28.25'	S.58'45'30"E.	89 [.] 51'37"
C30	20.00'	31.42'	28.28'	S.58°49'41"E.	90'00'00"
C83	1050.00'	243.31'	242.76'	N.20'27'58"W.	<i>1376'36"</i>
C84	1050.00	58.33'	<i>58.32</i> ′	N.28'41'45"W.	370 ' 59"
C95	21.00'	11.32'	11.18'	N.65'51'06"W.	<i>30:53'18</i> "
C96	21.00'	13.48'	13.25'	S.8018'59"W.	<i>36'46'33"</i>
C122	21.00'	6.99'	6.95'	S.39°48'59"E.	19'03'29"
C123	21.00'	4.43'	4.42'	S.55'23'08"E.	12'04'50"

HARBOR EAST

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

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SHEET 4 OF 7



LINE TABLE

LINE	BEARING	DISTANCE
L36	S. 70°32′32″W.	28.22'
L37	S. 78'45'18"W.	52.73
L38	S. 77'28'46"W.	50.48
L39	S.72'47'38"W.	31.71
L40	S. 71 '54'16"W.	26.28'
L41	S.77'54'48"W.	14.78
L42	N.5679'41"W.	58.00
L43	N.50'32'07"W.	62.89
L44	N.55'06'15"W.	53.27
L45	N.53'22'04"W.	57.49
L46	N.51 '01'40"W.	29.08'
L47	N.3772'53"W.	38.16
L48	N. 15 '22'54" W.	24.19'
L49	N.12'40'24"W.	25.21
L50	N.04'33'38"W.	38.38'
L51	N.03'08'50"E.	41.66
L62	S.01'22'59"W.	85.75
L74	S. 70'32'32"W.	21.61'
L75	S.77'28'46"W.	1.58'
L76	S.77'28'46"W.	48.90'
L77	S. 71 '54'16"W.	27.16
L78	S. 71 '54'16"W.	4.55
L79	N.50'32'07"W.	30.22
L80	N.50'32'07"W.	32.67
L81	N.55'06'15"W.	39.38
L82	N.55'06'15"W.	13.89
L83	N.51'01'40"W.	0.64
L84	N.51'01'40"W.	28.44
L85	N.01 22'59"E.	16.15
L97	S. 76 10'19"W.	68.27
L98	S. 76 10 19 W.	68.50
L90 L99	S. 76 10 19 W.	34.60'
	N.52'49'41"W.	40.06
L100 L101	N.52'49'41"W.	72.00
L102	N.52'49'41"W.	72.00
L103	N.52'49'41"W.	72.00
L103	N.52 49 41 W.	52.34
	N.36 58'29"W.	51.89
L105	N. 41 '01'11" W.	29.18
L106 L107	N.0370'19"E.	72.00
	N.0310'19"E.	72.00
L108 L118	N.031019 E. N.031019 E.	1.26'
L118	S.13'54'18"E.	29.70'
L120	S.37'36'58"W.	29.73
	S.37'55'04"W.	29.73
L122		
L123	N.85'38'27"W.	20.29'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	223.04	198.53'	192.04	S.7819'41"E.	<i>51'00'00"</i>
C2	<i>255.00</i> ′	249.23'	239.43'	N.24'49'41"W.	56'00'00"
C67	75.00'	73.30'	70.42'	N.24°49'41"W.	56'00'00"
C68	<i>55.00</i> ′	<i>53.76</i> ′	51.64'	N.24 49 41 W.	56'00'00 "
C69	35.00'	34.21'	32.86'	S.24*49'41"E.	56'00'00"
C70	<i>35.00</i> ′	7.82'	7.80'	S.0313'31"E.	12.47'39"
C71	<i>35.00</i> ′	26.39'	25.77°	S.31 73'31"E.	4372'21"
C72	50.00'	48.87'	46.95'	S.24'49'41"E.	56'00'00"
C73	30.00'	29.32'	28.17°	S.24*49'41"E.	56'00'00"
C74	50.00'	25.82'	25.54'	S.11 '37'22"E.	29'35'22"
C75	50.00'	23.05'	22.84'	S.39'37'22"E.	26'24'38"
C76	75.00'	66.76'	64.58'	N. 7819'41"W.	51'00'00"
C77	<i>55.00</i> ′	48.96'	47.36'	S.7819'41"E.	51'00'00"
C78	35.00'	31.15'	30.14'	S.7819'41"E.	51'00'00"
<i>C79</i>	50.00°	44.51'	43.05'	S.7819'41"E.	51°00'00"
C80	<i>30.00</i> ′	26.70'	<i>25.83</i> ′	S.7819'41"E.	51 OO'00"
C81	50.00°	18.93'	18.82'	S.63'40'24"E.	21:41'26"
C82	50.00'	25.58'	25.30°	S.8910'24"E.	2918'34"
C97	75.00'	32.69'	32.43'	S.88*39'27"W.	24'58'16"
C98	75.00°	34.07'	<i>33.78</i> ′	N.65'50'33"W.	26'01'44"
C99	75.00'	21.80'	21.72'	N. 44 '30'10"W.	16:39'02"
C100	75.00'	51.51'	50.50'	N.16'30'10"W.	<i>39'20'58</i> "
C110	179.04	80.33'	79.66'	S.89°01'33"W.	25'42'29"
C111	179.04	79.03'	78.39°	N.65'28'27"W.	<i>2517'31"</i>
C112	<i>50.00</i> ′	16.19'	16.12'	S.31°44'31"E.	18'33'20"
C113	211.00'	94.41'	93.62'	N.09°38′46°W.	25'38'10"

Professional Engineers, Planners, & Land Surveyors		NSHIP 41 SOUTH, RANGE 21 EAST E COUNTY, FLORIDA	
Serving Southwest Florida 4161 TAMIAMI TRAIL — BLDG 5 UNIT 501		• • • • • • • • • • • • • • • • • • •	
PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625—1165 FAX: (941) 625—1149 ENGINEERING LICENSE #_EB_6469			
SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM			
A-1	61		
TRACT			
	60		
123.59' SHEET N.86'49'41"W. 141.24' SHEET	5 OF 7 4 OF 7 N.86 49 41 W. 130.00	SHEET 5 OF 7	
7.7	2.00° 69 335.28° 335.28°	SHEET 4 OF 7	SHEET 6 OF 7 SHEET 3 OF 7
2.38	N 9C:40'.44"	SEC. 10, TWP. 41 S., RGE. 21 E.	
2 N.86'49'41"W. 140 08'	N.86.49,41, M. 130.00, '06.90' '01.50 N. 03.10' '01.50 N.	SEC. 15, TWP. 41 S., RGE. 21 E.	
S. 13A-13G) N.0310'19"E. N.0310'19"E. N.0310'19"E. N.0310'19"E.	58	TRACT L-1	
δ.8. ο.		3 OF 7 4 OF 7	
D.E. 123.59' 20' 20' 20' 20' 20' 20' 20' 20' 20' 20	N.69 15 19 E. 148.39 (NR)		
M. D.	\$ 2.00. \$1.W.C.	3 45 8.	
EASTERLY S 20		C80 N.76.10'19"E. 336.17'	
		N.76.10,19 E. 52.00 25.	
		C82 16.67'	50
33 N.534921	N.52.40.41.11	16.67' N. 130.00; N. 130.00; S. 1	51
	1, 34, 42, 42	54	SHEET 3
Total Book State S	200, 20g, 200, 200, 20g, 20g, 20g, 20g,)	91-1-1
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/ '45' '65 '/		C77 N.76'10'19"E. 622.10 75.77	
30. CANAL MANIENAN 181.	52:40 52:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 50:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60:40 60	C98 C97 27.63' 7.5' D.E.	N.13.49
TRACT A-1 TRACT P-1	~(T~\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	10.0° U.E. 10.0° PUE 124.46° 40	9 41 W. 41
1 1 1 1 1 1 1 1 1 1	(Q 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	38 38 39 40 40 39 39 39 38 38 38 39 39 39 39 39 39 39 39 39 39 39 39 39	149.54
LOT 30 LOT 31 LOT 32 CONTAINS 0.24 ACRES± CONTAINS 0.23 ACRES± CONTAINS 0.33 ACRES±	16 ACRES±	149.74	7
LOT 33 LOT 34 LOT 35 LOT 3 CONTAINS 0.28 ACRES± CONTAINS 0.24 ACRES± CONTAINS 0.24		199 - 4 77	7 36
LOT 37 LOT 38 LOT 39 LOT 4 CONTAINS 0.34 ACRES± CONTAINS 0.26 ACRES± CONTAINS 0.26		22' (S.T.L.) / 86.61' 3'07'09"W. 117.47'	
LOT 52 LOT 53 LOT 54 LOT 5 CONTAINS 0.15 ACRES± CONTAINS 0.18 ACRES± CONTAINS 0.32 ACRES± CONTAINS 0.21	ACRES± FASTERLY R/W LINE	/ TOLOR - 117.47 803.42 \$.10.15	
LOT 56 LOT 57 LOT 58 LOT 5 CONTAINS 0.21 ACRES± CONTAINS 0.26 ACRES± CONTAINS 0.25 ACRES± CONTAINS 0.15	9	TATE WATERWAY ~ (PB. 9, PGS. 1A-1Z4)	

ENGINEERING

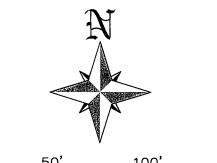
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HARBOR EAST
A RESIDENTIAL SUBDIVISION LYING IN SECTIONS 10 & 15 TOWNSHIP 41 SOUTH, RANGE 21 EAST CHARLOTTE COUNTY, FLORIDA

SHEET 4 OF 7

SEC. 10, TWP. 41 S., RGE. 21 E. SEC. 15, TWP. 41 S., RGE. 21 E. PLAT BOOK 27 PAGE 4E

SHEET 5 OF 7



GRAPHIC SCALE 1"= 50'

LINE TABLE

LINE	BEARING	DISTANCE
L53	N.1018'43"E.	<i>31.14</i> ′
L54	N.0516'39"E.	30.05'
L55	N.1075'49"E.	49.05'
L56	N.16'37'49"E.	38.81'
L57	N.27°29'25"E.	<i>79.20</i> ′
L62	S.01 22'59"W.	<i>85.75</i> ′
L63	N.0576'39"E.	9.78°
L64	N.0576'39"E.	20.26'
L86	N.01°22'59°E.	69.60'
L87	N.04'09'44"E.	50.86'
L88	N.04 '09' 44" E.	8.50'
L89	N.04°09'44"E.	42.36'
L109	N.0370'19"E.	72.00'
L110	N.0370'19"E.	<i>67.50</i> ′
L111	N.0370'19"E.	67.50'
L112	N.0310'19"E.	<i>39.80</i> °
	L53 L54 L55 L56 L57 L62 L63 L64 L86 L87 L88 L89 L109 L110 L111	L53 N.1018'43"E. L54 N.0516'39"E. L55 N.1015'49"E. L56 N.16'37'49"E. L57 N.27'29'25"E. L62 S.01'22'59"W. L63 N.0516'39"E. L64 N.0516'39"E. L86 N.01'22'59"E. L87 N.04'09'44"E. L88 N.04'09'44"E. L89 N.04'09'44"E. L109 N.03'10'19"E. L110 N.03'10'19"E. L111 N.03'10'19"E.

150'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C3	900.00'	<i>518.36</i> ′	511.23'	N.19'40'19"E.	33'00'00"
C35	<i>545.00</i> ′	223.92'	222.35'	S.42'03'27"E.	23'32'27"
C48	730.00°	420.45	414.66'	N.19'40'19"E.	3300'00"
C49	710.00	408.93'	403.30'	N.19°40'19"E.	33'00'00"
C50	690.00'	397.41	391.94'	N.19°40'19"E.	33'00'00"
C53	690.00°	63.31'	63.29'	S.18'33'06"W.	<i>515'25</i> "
C54	690.00'	66.52'	66.49'	S.13'09'41"W.	5'31'25"
C55	690.00'	64.09'	64.07'	S.07'44'19"W.	519'20"
C56	690.00'	22.95'	22.95'	S.04°07′29″W.	1'54'20"
C58	30.00'	<i>55.06</i> ′	47.65	N.73'35'40"E.	105'09'18"
C62	50.00'	2.22'	2.22'	S.2217'14"W.	2'32'26"
C63	560.00'	<i>51.20</i> ′	51.18'	S.18'23'52"W.	<i>574'18"</i>
C64	560.00'	52.57'	<i>52.55</i> ′	S.13°05'21"W.	5'22'44"
C65	560.00'	52.02'	<i>52.00</i> ′	S.07'44'19"W.	519'20 "
C66	560.00'	18.62'	18.62'	S.04'07'29"W.	1'54'20"
C102	730.00'	<i>30.76</i> ′	<i>30.76</i> ′	S.04'22'45"W.	2'24'52"
C103	730.00'	<i>72.03</i> ′	72.00'	S.08'24'47"W.	<i>5'39'12"</i>
C104	730.00'	72.93'	72.90'	S.14°06'07"W.	5.43.27"
C105	730.00'	72.98'	72.95'	S.19'49'41"W.	5 [.] 43 ['] 40"
C109	540.00'	168.19	167.51	S.12'05'40"W.	17'50'42"
C115	<i>856.00</i> ′	37.41'	37.41'	S.04'25'26"W.	2'30'14"
C116	<i>856.00</i> ′	84.21'	84.18'	S.08'29'39"W.	5'38'12"
C117	<i>856.00</i> ′	77.76'	<i>77.73</i> ′	S.13'54'54"W.	<i>512'17"</i>
C118	<i>856.00</i> ′	77.80'	77.77	S.20°07'30"W.	<i>512'27</i> "
C124	560.00'	174.41'	173.71	S.12'05'40"W.	17'50'42"

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

CONTAINS 0.17 ACRES±

SHEET 6

SHEET 3

4161 TAMIAMI TRAIL — BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625–1165 FAX: (941) 625–1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM 22 69 70 68 71 N.73.02.09 W. 72 N. 73'27'14"W. 130.01' (NR) N.78'45'36"W. 147.36' N.79'36'01"W. 130.00' P.U.E.-25 N.84'24'49"W. 141.28' N.84°55'21"W. 130.00' 20' 20' N.86°49'41"W. 145.20' N.86°49'41"W. 130.00' EASTERLY R/W LINE EDGE 27 TRACT 63 TRACT L-1 10.0' PUE N.86'49'41"W. 130.00' N.86°49'41"W. 141.24' SHEET 5 OF 7 N.86'49'41"W. 130.00' SHEET 5 OF 7

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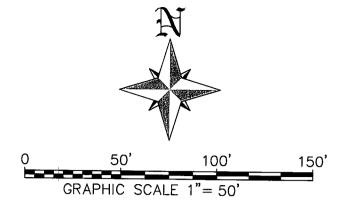
BANKS ENGINEERING

HARBOR EAST

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

PLAT BOOK 27 PAGE 4F

SHEET 6 OF 7



LINE TABLE

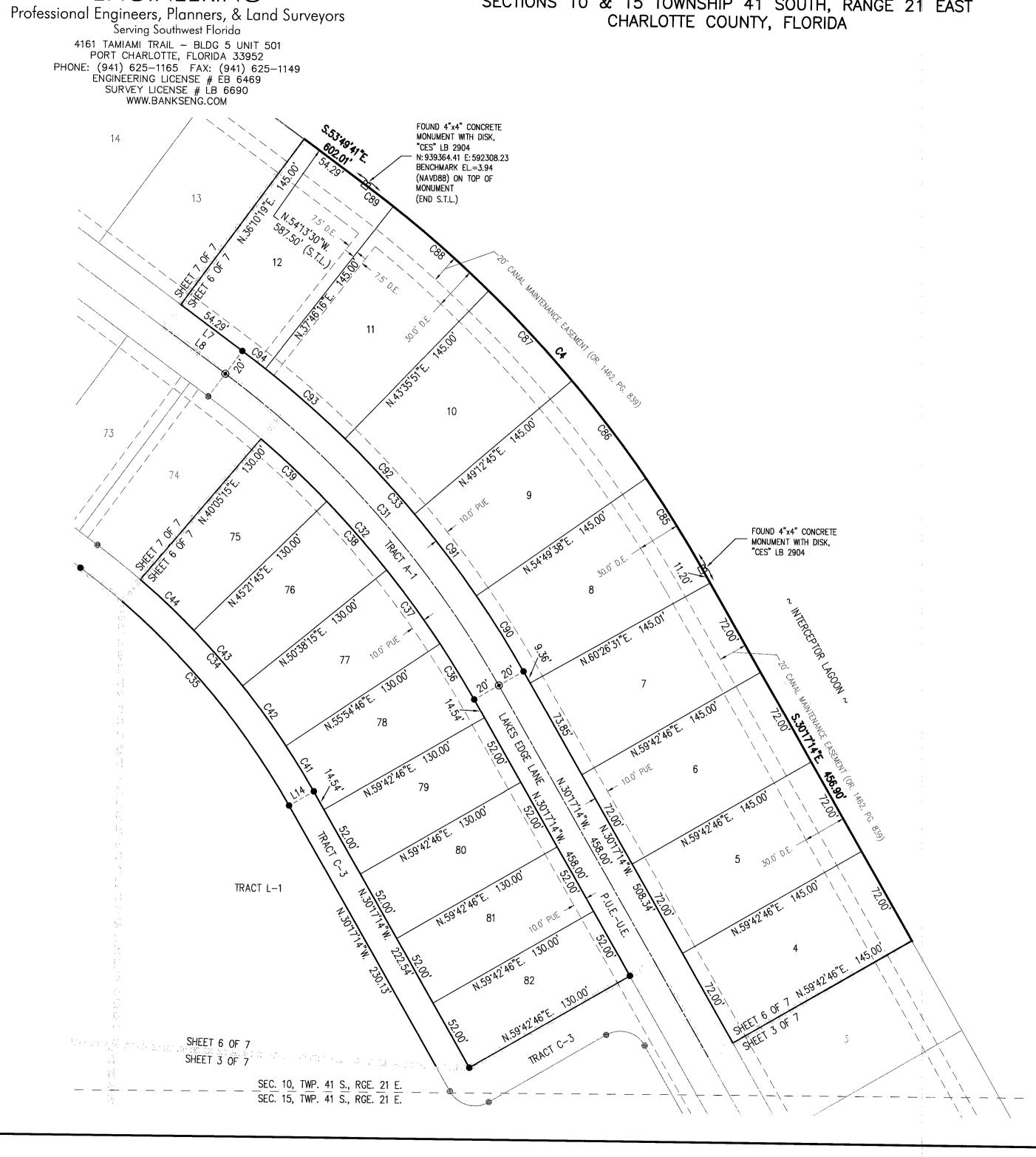
LINE	BEARING	DISTANCE
L7	N.53'49'41"W.	486.29'
L8	N.53'49'41"W.	486.29
L14	S.59'42'46"W.	20.00'

CURVE TABLE

L	CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
L	C4	<i>880.00</i> ′	361.56'	359.02'	N.42'03'27"W.	23'32'27"
L	C31	715.00°	293.77'	291.71'	S. 42'03'27"E.	23'32'27"
L	C32	<i>695.00</i> ′	<i>285.55</i> ′	283.55'	S.42'03'27"E.	23'32'27"
L	C33	7 3 5.00'	301.99	299.87'	N.42'03'27"W.	23'32'27"
L	C34	<i>565.00</i> '	232.14'	230.51	S.42'03'27"E.	23'32'27"
L	C35	<i>545.00</i> ′	223.92'	222.35'	S.42'03'27"E.	23'32'27"
L	C36	695.00°	46.10'	46.09'	N.3271'14"W.	3'48'00"
L	C37	695.00'	63.99'	63.96'	N. 36°43'30"W.	516'30"
L	C38	695.00'	63.99'	63.96'	N. 42'00'00"W.	516'30"
L	C39	<i>695.00</i> ′	63.99'	63.96'	N.4716'30"W.	576'30"
L	C41	<i>565.00</i> ′	37.47'	37.47'	N.3271'14"W.	3'48'00"
L	C42	565.00°	52.02'	52.00'	N. 36 '43'30"W.	576'30"
L	C43	<i>565.00</i> ′	52.02'	52.00'	N. 42'00'00"W.	516'30"
L	C44	<i>565.00</i> ′	52.02'	<i>52.00'</i>	N.4716'30"W.	576'30"
L	C85	880.00'	75.03°	75.01'	N.32.43'48"W.	4'53'08"
L	C86	<i>880.00</i> ′	86.24'	86.20'	N.37'58'48"W.	5'36'54"
L	C87	<i>880.00</i> ′	86.24'	86.20'	N.43'35'42"W.	5'36'54"
L	C88	<i>880.00</i> ′	89.49'	89.45'	N. 4918'57"W.	5'49'36"
L	C89	<i>880.00</i> °	24.56'	24.56'	N.53°01'43"W.	1'35'57"
	C90	735.00'	<i>62.67</i> ′	62.65'	N.32'43'48"W.	4'53'08"
L	C91	735.00'	72.03'	72.00'	N.37*58'48"W.	5'36'54"
L	C92	735.00°	72.03'	72.00'	N.43'35'42"W.	5'36'54"
L	C93	735.00'	74.74'	74.71'	N.4918'57"W.	5'49'36"
	C94	735.00'	20.51	20.51'	N.53'01'43"W.	1'35'57"

TRACT A-1 CONTAINS 16.90 ACRES±	TRACT C-3 CONTAINS 6.97 ACRES±	TRACT L-1 CONTAINS 5.77 ACRES±
LOT 4	LOT 5	LOT 6
CONTAINS 0.24 ACRES±	CONTAINS 0.24 ACRES±	CONTAINS 0.24 ACRES±
LOT 7 CONTAINS 0.24 ACRES±	LOT 8 CONTAINS 0.26 ACRES±	LOT 9 CONTAINS 0.26 ACRES±
LOT 10	LOT 11	LOT 12
CONTAINS 0.26 ACRES±	CONTAINS 0.27 ACRES±	CONTAINS 0.25 ACRES±
LOT 75	LOT 76	LOT 77
CONTAINS 0.17 ACRES±	CONTAINS 0.17 ACRES±	CONTAINS 0.17 ACRES±
LOT 78	LOT 79	LOT 80
CONTAINS 0.17 ACRES±	CONTAINS 0.15 ACRES±	CONTAINS 0.15 ACRES±

LOT 81 LOT 82 CONTAINS 0.15 ACRES± CONTAINS 0.15 ACRES±



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

PLAT BOOK 27 PAGE 4G

SHEET 7 OF 7

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

GRAPHIC SCALE 1"= 50'

LINE TABLE

LINE	BEARING	DISTANCE
L6	N.36 10'19"E.	66.67
L9	N.3610'19"E.	21.67'
L10	S.3670'19"W.	40.00'
L12	N.3610'19"E.	21.67'
L57	N.27°29'25"E.	79.20'
L58	N.2574'19"E.	<i>61.95</i> ′
L59	N.33°50'40"E.	34.97'
L60	N.33'31'16"E.	<i>25.78</i> ′
L61	N.56'28'44"W.	<i>5.28</i> ′
L67	N.27'29'25"E.	10.58'
L113	N.36 10'19"E.	46.56
L114	N.36 10'19"E.	155.00
L125	N.52°28'27"W.	20.31'
L126	S.3810'40"E.	15.09'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C3	900.00'	<i>518.36</i> ′	<i>511.23</i> ′	N.19'40'19"E.	33'00'00"
C35	<i>545.00</i> ′	223.92'	222.35'	S.42'03'27"E.	23'32'27"
C40	695.00°	47.49'	47.49'	N.51 52'13"W.	3'54'56"
C45	565.00'	<i>38.61</i> ′	<i>38.60</i> ′	N.51°52°13"W.	3'54'56"
C46	<i>25.00</i> ′	<i>39.27</i> ′	<i>35.36</i> ′	N.8170'19 " E.	90'00'00"
C47	<i>25.00</i> '	<i>39.27</i> ′	<i>35.36</i> °	N.08'49'41"W.	90'00'00"
C48	730.00'	420.45	414.66	N.19'40'19"E.	33'00'00"
C49	710.00'	408.93°	403.30'	N.19°40′19°E.	33'00'00"
C50	690.00'	397.41'	391.94'	N.19°40'19"E.	33'00'00"
C51	690.00'	69.16'	69.13'	S.3378'02"W.	5'44'34"
C52	690.00'	111.38'	111.26'	S.25'48'17"W.	974'56"
C57	<i>50.00</i> ′	91.77	79.42'	N. 73 35 40 E.	105'09'18"
C58	30.00'	<i>55.06</i> ′	47.65	N. 73 35 40 E.	105'09'18"
C59	<i>50.00</i> °	26.69'	<i>26.37</i> ′	N.69°07'06"W.	<i>30'34'51"</i>
C60	<i>50.00</i> °	16.91'	16.83'	S.85'54'03"W.	19'22'50"
C61	50.00'	45.95°	44.35	S. 49 53'02"W.	<i>52:39'12"</i>
C106	730.00'	72.03 '	72.00'	S.25 31 '07"W.	5'39'12"
C107	730.00'	72.03°	<i>72.00</i> ′	S.3170'19"W.	5'39'12"
C108	730.00'	27.69'	27.69'	S.35'05'07"W.	270'24"
C119	<i>856.00</i> °	84.19'	84.15'	S.25'32'47"W.	5'38'06"
C120	<i>856.00</i> ′	84.19'	84.15'	S.3170'53"W.	5:38'06"
C121	856.00°	32.47'	32.47'	S. 35 05'07"W.	270'24"

/	TRACT A-1 CONTAINS 16.90 ACRES±	TRACT P-1 CONTAINS 1.52 ACRES±	
/	TRACT L-1 CONTAINS 5.77 ACRES±	LOT 13 CONTAINS 0.24 ACRES±	LOT 14 CONTAINS 0.24 ACRES±
	LOT 15 CONTAINS 0.24 ACRES±	LOT 16 CONTAINS 0.24 ACRES±	LOT 17 CONTAINS 0.24 ACRES±
	LOT 18 CONTAINS 0.24 ACRES±	LOT 19 CONTAINS 0.43 ACRES±	LOT 20 CONTAINS 0.25 ACRES±
	LOT 21 CONTAINS 0.25 ACRES±	LOT 22 CONTAINS 0.26 ACRES±	LOT 68 CONTAINS 0.25 ACRES±
	LOT 69 CONTAINS 0.38 ACRES±	LOT 70 CONTAINS 0.27 ACRES±	LOT 71 CONTAINS 0.15 ACRES±
>		LOT 73 CONTAINS 0.16 ACRES±	

PHONE: (941) 625-1165 FAX: (941) 625-1149 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM		
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Attachment 2

FP-22-12-26 Decision Letter



November 17, 2023

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

Dear Applicant:

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

Via Email: Scott.Edwards@lennar.com

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

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

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

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

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

Sincerely,

Jenny Shao, Project Coordinator

Community Development Department

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



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

Attachment 3

Recorded Development Agreement for FP-22-12-26
Harbor East

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

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

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this 24 day of control of the State of Florida, herein called "County" and Lennar Homes, LLC, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, herein called "Developer".

WITNESSETH

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

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

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

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

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

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

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

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

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

- 2. Developer agrees to complete the subdivision improvements shown on the Plans. Developer is required to construct the improvements as set forth in the Engineer's Probable Cost Estimates dated June 8, 2023 according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County June 8, 2023.
- 3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer has provided a Letter of Credit in the amount of TWO MILLION FIVE HUNDRED TWO THOUSAND EIGHT AND 14/100 DOLLARS (\$2,502,008.14) (hereinafter, the "Security") to ensure completion of these subdivision improvements depicted on the approved Plans which have not, to date, been certified as complete.
- 4. Said Security shall remain in effect until final approval of the improvements by the County. Any reduction of the Security shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Security must be approved by the County prior to Developer reducing the Security amount.
- 5. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida. If the work is not completed within two (2) years, the County Engineer shall have the right to review the surety amount, and if deemed insufficient, Developer may be required to provide additional surety and execute an amendment to this Agreement to reflect the increased surety. Said amendment shall be recorded in the same manner as this Agreement.
- 6. If the subdivision improvements depicted in the Plans are not completed as provided herein, or if the County receives notification from the institution issuing the Security that the Security will expire prior to the specified time period stated herein, it is expressly understood and acknowledged by the Parties that:
 - (a) Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the outstanding amount of the Security;
 - (b) In the event of litigation, no party, including but not limited to the Owner, Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Security.
- 7. There are no intended third-party beneficiaries to this Agreement, therefore, no third parties may rely on this agreement and/or Security, including but not limited to future lot owners or their successors and assigns.
- 8. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform

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

- 9. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules and regulations applicable to the Property.
- 10. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans and the terms of this Agreement have been met, or upon replacement of the Security and execution of a new development agreement by a subsequent developer, County shall release the Security and this agreement shall terminate.
- 11. This Agreement shall inure to the benefit of and be obligatory upon the Parties and their respective successors, assigns, heirs and personal representatives.
- 12. The terms of this Developer's Agreement have been jointly drafted by the Parties; therefore, in construing this Agreement no legal presumptions shall arise against either Party as the drafter of the Agreement.
- 13. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Developer's Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 14. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Developer's Agreement.
- 15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

REST OF PAGE LEFT BLANK INTENTIONALLY

	DEVELOPER
	LENNAR HOMES, LLC
1/.	10481 Six Mile Cypress Parkway
	Fort Myers, FL 33966
Walle Xtuesel	By:
1 st Witness Signature	Scott Edwards
11 11	
Nalter + luearel	Vice President
1 st Witness Printed Name	Title
Na Id	
- Jay	Scott Edwards
2 nd Witness Signature	Printed Name
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2 nd Witness Printed Name	
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ACKNOWLED	GEMENT
Otata of Fl	
State of FC	
County of <u>LEE</u>	
The foregoing instrument was acknowle	edged before me, by means of 🔏 physical
presence or \square online notarization, this $2ND$	day of AUGUST 2023 by Scott
Edwards, Vice President of Lennar Homes, LL	
1 has produced	\ 18S
identification and did/did not take an oath.	
My commission expires:	Muln 9. Mello
	Notary Public / /)
(Notary Seal)	Printed name of Notary Public
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	Serial or commission number

INSTR #: 3333225 PAGE: 4 OF 6

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

CHARLOTTE COUNTY, a political Subdivision of the State of Florida

ATTEST:

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

Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Janette S. Knowlton, County Attorney

OPAOS

LR23-0688

INSTR #: 3333225 PAGE: 6 OF 6

EXHIBIT "A" (Legal Description of the Property)

LEGAL DESCRIPTION:

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

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

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

Attachment 4

Proposed First Amendment to the Development 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: Robert H. Berntsson, Esq.
The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Agreement") is made this day of the State of Florida, herein called "County" and Lennar Homes, LLC, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, herein called "Developer".

WITNESSETH

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

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

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

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

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

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

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

- 1. The foregoing recitals are true and correct and incorporated herein by this reference.
- 2. Developer agrees to complete the subdivision improvements shown on the Plans, as set forth in the Engineer's Probable Cost Estimate dated April 4, 2025, which have not yet been certified as complete, no later than April 1, 2027.
- 3. County hereby reduces the amount of the Security from \$2,502,008.14 to \$169,957.32 (hereinafter, the "Second Security"), which includes the required, additional ten percent (10%) security, and Developer shall provide a new irrevocable letter of credit in such amount. The parties agree that the Developer's Agreement remains in full force and effect, except as modified herein.
- 4. Except as amended here, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth herein.
- 5. This Amendment may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

[Signature pages to follow]

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

CHARLOTTE COUNTY, a political Subdivision of the State of Florida

ATTEST: Roger D. Eaton, Clerk of the Circuit Court and Ex-officio Clerk of the Board of County Commissioners	By: Joseph M. Tiseo, Chairman
By:	APPROVED AS TO FORM AND LEGAL SUFFICIENCY: By: Janette S. Knowlton, County Attorney LR25-0665

1st Witness Signature 1st Witness Printed Name 1940 Sty 1st Witness Address 1st Witness Address 1st Witness Address (cont.) 2nd Witness Signature	LENNAR HOMES, LLC 10481 Six Mile Cypress Parkway Fort Myers, FL 33966 By: Zhang Scott Edwards Vice President Title Scott Edwards Printed Name
2nd Witness Signature 2nd Witness Printed Name [M. Six M. L. Cyrus Play 2nd Witness Address	
2nd Witness Address (cont.)	
ACKNOWLED	OGEMENT
State of Florida County of Charlotte	
presence or □ online notarization, this <u>1910</u> Edwards, Vice President of Lennar Homes, LL	edged before me, by means of 💆 physical day of OCTOOLY, 2025 by Scott .C, who [X] is personally known to me or as identification and did/did not
My commission expires: Hb. 11,7078	Motary Public no Market
(Notary Seal)	Printed name of Notary Public HH 491000 Serial or commission number

DEVELOPER

EXHIBIT "A" (Legal Description of the Property)

LEGAL DESCRIPTION:

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

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

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

Attachment 5

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



Professional Engineers, Planners & Land Surveyors

April 18, 2025

Ms. Jenny Shao Charlotte County Land Development 18400 Murdock Circle Port Charlotte, Florida 33948

RE: HARBOR EAST (FP-22-12-16)
BOND REDUCTION REQUEST

Dear Ms. Shao,

On behalf of our client, Lennar Homes, LLC, please accept this letter as a formal request to reduce the current performance bond amount for the referenced project based on the information enclosed.

Harbor East is a residential subdivision with private streets that was originally platted by Charlotte County in October 2023. Along with the recording of Harbor East, a performance bond in the amount of \$2,502,008.14 was provided to the county to cover the cost of the required subdivision improvements. At this time, construction of the Harbor East subdivision improvements has been substantially completed except for the second lift of asphalt and sidewalks.

A new Engineer's Estimate of Probable Construction Cost for this work, including a 10% contingency, is attached. Also enclosed is a draft Development Agreement that reflects the new bond amount of \$169,957.32 along with the final certifications and record drawings.

The original amended performance bond in the amount of \$169,957.32 will be submitted under separate cover once the BOCC approves this request.

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

Sincerely,

BANKS ENGINEERING

Clayton W. Rebol, P.E.

Vice President

Cc: file, Lennar Homes, LLC

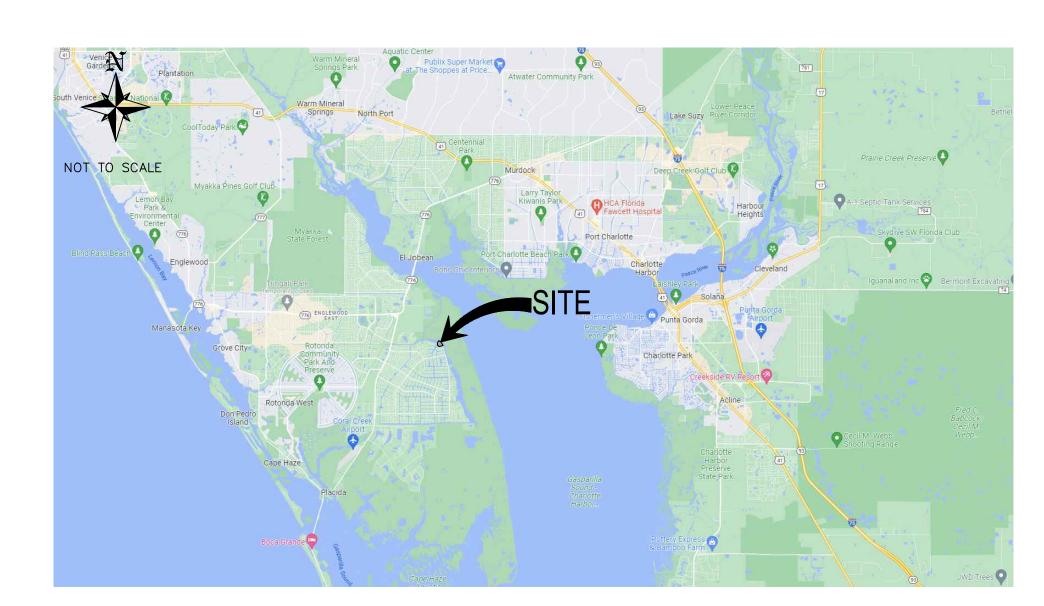
S:\Jobs\46xx\4613\DOCUMENTS\COUNTY\Bond Reduction\County_bond reduction letter.docx

SERVING SOUTHWEST FLORIDA

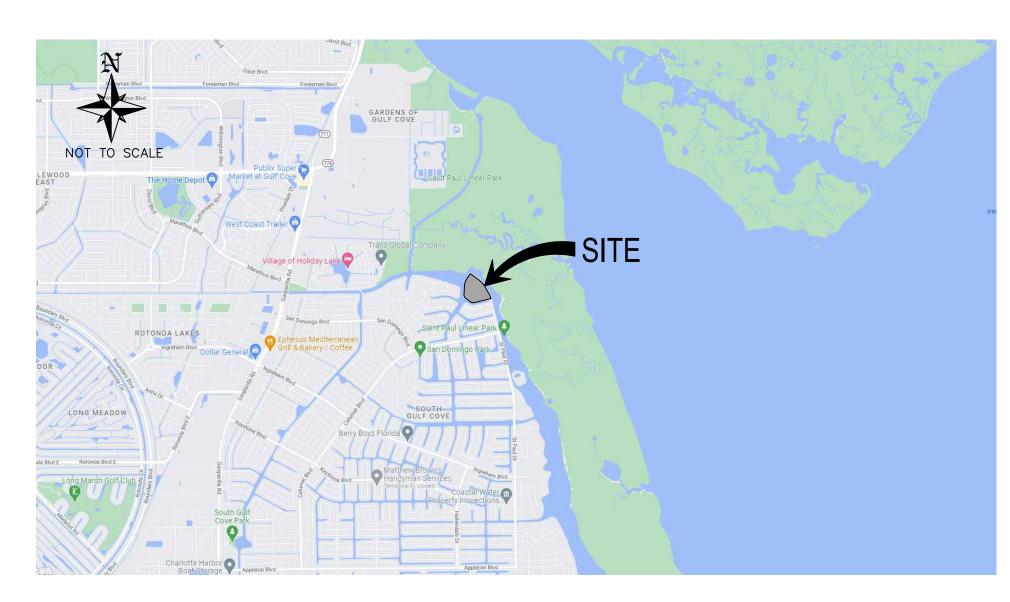
Attachment 6

Record Drawings

HARBOR EAST



GENERAL LOCATION MAP



LOCATION MAP

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

SITE INFORMATION

PROJECT AREA:

PARCEL STRAP NO.:

31.06 ACRES 412110400002

PARCEL ADDRESS:

CHARLOTTE COUNTY, FL., 33981

CURRENT ZONING:

RMF3.5

PROPOSED USE:

LOW DENSITY RESIDENTIAL

RECORD DRAWINGS

PREPARED FOR:

LENNAR HOMES

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

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES

25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300

SEWER: Charlotte county utilities

25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300

ELECTRIC: FLORIDA POWER AND LIGHT

2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490

PHONE: CENTURYLINK

4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141

CABLE: COMCAST RESIDENTIAL:

12600 WESTLINKS DRIVE, SUITE 4 FORT MYERS, FL, 33913 PHONE: (239) 318-1525 OFFICE

COMMERCIAL::

FIRE PROTECTION:

WASTE MANAGEMENT

5205 FRUITVILLE ROAD, SARASOTA, FL, 34232 (941)356—1564 OFFICE

SOLID WASTE DISPOSAL:

CHARLOTTE COUNTY FIRE/EMS

26571 AIRPORT RD.
PUNTA GORDA, FL 33982
PHONE: (941) 833-5600

PHONE: (941) 629-1106

25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING

STEVEN R. SONBERG, P.E., P.S.M. PROJECT MANAGER

4161 TAMIAMI TRAIL — BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625—1165

SURVEYOR:
BANKS ENGINEERING
C. DREW BRANCH, P.S.M.

4161 TAMIAMI TRAIL — BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625—1165

ENVIRONMENTAL:
IAN VINCENT & ASSOCIATES
IAN M. VINCENT

4050 ROCK CREEK DRIVE PORT CHARLOTTE, FL 33948 PHONE: (941) 457-6272

LANDSCAPE ARCHITECT:
JOHN T. SWEN, P.A.

P.O. BOX 494466

PORT CHARLOTTE, FL 33949

PHONE: (941) 626-7365

TRAFFIC ENGINEER:

BANKS ENGINEERING
STEVEN R. SONBERG, P.E., P.S.M.

4161 TAMIAMI TRAIL — BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625—1165

BANKS

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

4161 TAMIAMI TRAIL — BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625—1165 FAX: (941) 625—1149 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

INDEX OF SHEETS

SHEET TITLE

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

NOTE:

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

RECORD DRAWING

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

ALL	ELEVATIONS	S ON	CIVIL	ENGINE	ERING	PLANS	REFERENCE:	NAVD88

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



4613

07-06-22

1"=400'

CONSTRUCTION SAFETY AND LIABILITY:

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

PRE-CONSTRUCTION:

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

DOCUMENTS REQUIRED FOR CONTRIBUTED FACILITIES FROM DEVELOPER TO UTILITY COMPANY: UTILITY EASEMENT(S): MUST BE RECORDED AT COUNTY CLERK OF COURT OFFICE BEFORE SUBMITTING TO UTILITY.

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

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

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

ENVIRONMENTAL PROTECTION DURING CONSTRUCTION:

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

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

- EROSION AND SEDIMENT CONTROL ALL PRACTICAL AND NECESSARY EFFORT SHOULD BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND THE TRANSPORT
- OF SEDIMENT TO SURFACE DRAINS, SURFACE WATER, OR ONTO OTHER PROPERTY BY ANY OR ALL OF THE FOLLOWING METHODS: A. STORMWATER FACILITIES ARE TO BE BUILT AS EARLY IN THE CONSTRUCTION PHASE AS POSSIBLE TO ENSURE THE TREATMENT OF STORMWATER RUNOFF. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, HOWEVER, SUCH AS BERMS, SEDIMEN BASINS, GRASSING, SODDING, SAND BAGGING, BALED HAY OR STRAW, FLOATING SIL' BARRIERS, STACKED SILT BARRIERS, ETC., MUST BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT FACILITIES ARE COMPLETED AND OPERATIONAL.
- B. REVEGETATION AND STABILIZATION OF DISTURBED GROUND SURFACES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE. C. FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED
- D. PROHIBIT THE USE OF ANY CONSTRUCTION EQUIPMENT THAT LEAKS EXCESSIVE AMOUNTS OF FUEL OIL, OR HYDRAULIC FLUID.
- ALL DISTURBED AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, EXCEPT RETENTION AREAS, AND SHALL BE STABILIZED BY SODDING, EXCEPT WHERE SEEDING AND MULCHING ARE CALLED FOR ON THE PLANS. THE LATEST VERSION OF THE F.D.O.T. ROAD AND BRIDGE SPECIFICATIONS SHALL BE USED UNLESS MORE RESTRICTIVE LOCAL SPECIFICATIONS EXIST. CONTRACTOR RESPONSIBLE FOR STABILIZING AND MAINTAINING SLOPES AND SOD

THROUGHOUT CONSTRUCTION UNTIL SUCH TIME AS APPROVED BY THE ENGINEER.

PROTECTION OF FISH AND WILDLIFE:

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

RECORDING AND PRESERVING HISTORICAL AND ARCHEOLOGICAL FINDS:

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

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

2399-2400

CONTRACTOR SHALL SUBMIT FOR N.P.D.E.S. PERMI MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION PERMIT APPLICATION SHALL BE SUBMITTED TO: N.P.D.E.S. STORMWATER NOTICES CENTER, MS # LORIDA DEPARTMENT OF ENVIRONMENTAL 2600 BLAIR STONE ROAD, ALLAHASSEE, FLORIDA

GENERAL

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

1.02 SITE EXAMINATION

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

1.03 SUBSURFACE INVESTIGATIONS

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

1.04 BENCHMARKS AND MONUMENTS

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

1.05 JOB CONDITIONS

A. CONDITION OF PREMISES: ACCEPT SITE AS FOUND AND EXCAVATE, FILL, COMPACT, AND BACKFILL SITE AS HEREINAFTER SPECIFIED.

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

EXECUTION

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

2.02 LOCATIONS AND ELEVATIONS

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

2.03 CLEARING AND GRUBBING

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

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

2.05 EXCAVATION

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

2.06 FILLING, BACKFILLING AND COMPACTING

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

MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY.

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

D. COMPACTION: COMPACTION SHALL BE WITH EQUIPMENT SUITED TO SOIL BEING COMPACTED. MOISTEN OR AERATE MATERIAL AS NECESSARY TO PROVIDE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING SPECIFIED COMPACTION WITH EQUIPMENT USED. COMPACT EACH LAYER TO NOT LESS THAN PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW DETERMINED IN ACCORDANCE WITH AASHTO T-180. INSURE THAT THE COMPACTION OF PREVIOUSLY PREPARED FILL AREAS HAS BEEN MAINTAINED PRIOR TO PLACING NEW LAYERS.

1.04 MATERIALS

1.05 EXECUTION

D. JOINTS

A. STABILIZED SUBGRADE: PROVIDE 12 INCH STABILIZED SUBGRADE (LBR 40 MIN) COMPACTED

B. CONCRETE: CONCRETE FOR CONCRETE PAVEMENT SHALL HAVE A COMPRESSIVE STRENGTH

C. JOINT SEALER: JOINT SEALING SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR

D. PREFORMED EXPANSION JOINT FILLER: PREFORMED EXPANSION JOINT FILLER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES

B. FINAL GRADING: ALL CONCRETE PAVEMENT SHALL HAVE A MAXIMUM DEVIATION OF 1/8

C. THE SURFACE FINISH SHALL BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE. IN

a. CONTRACTION JOINTS INDICATED ON DRAWINGS, OR AS REQUIRED SHALL BE PLACED PERPENDICULAR TO THE FINISH GRADE OF THE CONCRETE. JOINTS SHALL BE CUT TO THE PLACED SHALL BE CUT TO THE PROPERTY OF THE PROPER

A DEPTH OF 14 OF THE SLAB THICKNESS BY CUTTING WITH AN EDGING TOOL HAVING

A 1/4 INCH RADIUS OR BY SAWING WITH A BLADE PRODUCING A CUT NOT LESS THAN

% INCH IN WIDTH. SAW JOINTS WITHIN 4 TO 6 HOURS OF CONCRETE PLACEMENT.

REQUIRED, USING 1/2 INCH THICK PREFORMED EXPANSION JOINT MATERIAL ANCHOR

CONCRETE SURFACE. EXPANSION JOINTS SHALL BE SEALED TO THE SURFACE BY FILLING WITH JOINT SEALING COMPOUND. JOINTS SHALL BE CLEAN AND DRY BEFORE

c. CONSTRUCTION JOINTS ARE TO BE USED AT CONTRACTION JOINT LOCATIONS TO STOP

CURING MEMBRANE SHALL BE APPLIED IMMEDIATELY AFTER FINISHING; OPERATION AT THE

E. CURING: CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE AND MECHANICAL INJURY FOR AT LEAST THREE DAYS AFTER PLACEMENT. A PIGMENTED LIQUID

F. CLEANING AND SEALING JOINTS: JOINTS SHALL BE FILLED WITH JOINT-SEALING MATERIAL

NO LESS THAN 8 HOURS AND WITHIN 2 WEEKS AFTER THOROUGHLY CLEANED OF ALL

G. TESTING: LABORATORY AND FIELD TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE. IN

FLEXURAL STRENGTH TESTS OF CONCRETE AS BASIS FOR DESIGN

b. WHERE THE FLEXURAL STRENGTH OF THE CONCRETE IS SPECIFIED, MAKE ONE

TEST ONE AT THREE DAYS, ONE AT SEVEN DAYS AND ONE AT 28 DAYS.

A. WORK SHALL BE PREFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS IN A NEAT

A. THE FOLLOWING PUBLICATIONS OF THE ISSUE LISTED BELOW, BUT REFERRED TO THEREAFTER

1. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR

PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

A. SUBMIT PAINT TESTS, AS SPECIFIED IN SECTION 971 OF FDOT SPECIFICATIONS AND AS

A. THERMOPLASTIC: IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED IN SECTION 711 AND

B. PAINT: IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED IN SECTION 710 AND 971 OF

A. TIME OF APPLICATION: PAINTING SHALL BE DONE ONLY DURING DAYLIGHT HOURS AND AS

FAR AS PRACTICAL, SHALL BE TERMINATED IN TIME TO PERMIT SUFFICIENT DRYING BY

B. WEATHER LIMITATIONS: NO PAINT SHALL BE APPLIED WHEN ANY MOISTURE IS PRESENT ON THE SURFACE TO BE PAINTED OR WHEN THE AIR TEMPERATURE IS BELOW 40 DEGREES F.

PAINTING SHALL NOT BE DONE WHEN WINDS ARE SUFFICIENT TO CAUSE SPRAY DUS

D. MIXING PAINT: THE PAINT SHALL BE THOROUGHLY MIXED BEFORE IT IS POURED INTO THE

ANY TIME, BEFORE THE START OF EACH DAY'S WORK THE PAINT CONTAINER. THE

F. RATE OF APPLICATION: THE MINIMUM RATE OF APPLICATION FOR PAINT SHALL BE AS

G. REQUIRED FILM THICKNESS: THE MINIMUM WET FILM THICKNESS FOR ALL PAINTED AREAS

H. ALIGNMENT OF STRIPES: WHERE A STRIPE DEVIATES FROM THE CORRECT ALIGNMENT, AS INDICATED BY THE STRING LINE, BY MORE THAN ONE INCH IN ANY 20 FOOT LENGTH, IT

SHALL BE OBLITERATED AND THE STRIPE CORRECTED HEREINAFTER AS SPECIFIED IN

A. PROTECTION OF STRIPES: ALL NEWLY PAINTED STRIPES, OR OTHER MARKINGS, SHALL BE

TRAFFIC OR FROM ANY OTHER CAUSE, SHALL BE REPAINTED AT THE CONTRACTOR'S

B. REPAIR OF DAMAGED AREAS: ANY PORTION OF THE STRIPES DAMAGED BY PASSING

A. DIMENSIONS: NO MARKING SHALL BE LESS THAN THE SPECIFIED WIDTH. NO MARKINGS

B. CORRECTION RATES: ANY CORRECTIONS OF VARIATION IN THE WIDTH OF OR IN THE

A. ALL PAVEMENT MARKINGS WHICH FAIL TO MEET THE SPECIFICATIONS, INCLUDING THE

DAMAGED BY TRAFFIC OR FROM OTHER CAUSES, SHALL BE CORRECTED AT THE

PERMISSIBLE TOLERANCES AND THE APPEARANCE REQUIREMENTS, OR ARE MARRED OR

CONTRACTOR'S EXPENSE. ALL DRIP AND SPATTERED PAINT SHALL BE REMOVED. WHENEVER

DEVIATION WHICH EXCEEDS THE PERMISSIBLE TOLERANCE IN ALIGNMENT, THAT PORTION OF

THE STRIPE AFFECTED SHALL BE REMOVED AND REPAINTED IN ACCORDANCE WITH THESE

B. CORRECTIVE DEVICES: MISALIGNMENT, DEFECTIVE SURFACES, ETC., SHALL BE CORRECTED BY

CHEMICAL AGENTS, OR BY ANY OTHER TYPE OF MECHANICAL DEVICE WHICH WILL

EFFECTIVELY REMOVE THE PAINT WITHOUT DAMAGE TO THE PAVEMENT SURFACE, OR

IT IS NECESSARY TO REMOVE PAINT IT SHALL BE DONE BY MEANS WHICH WILL NOT DAMAGE THE UNDERLYING SURFACE OF THE PAVEMENT. WHEN NECESSARY TO CORRECT A

SHALL EXCEED THE SPECIFIED WIDTH BY MORE THAN 1/2 INCH. ALIGNMENT TOLERANCES

ALIGNMENT OF STRIPES SHALL NOT BE MADE ABRUPTLY BUT THE STRIPES SHALL BE

RETURNED TO THE DESIGN WIDTH AT THE RATE OF AT LEAST 10 FEET FOR EACH ½ INCH.

PROTECTED UNTIL THE PAINT IS SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THE

C. PREPARATION OF SURFACE TO BE PAINTED: THE SURFACE WHICH IS TO BE PAINTED SHALL

BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE

PAINTING MACHINE AND NO THINNING OF THE PAINT IN THE MACHINE WILL BE ALLOWED AT

F PAINT APPLICATION: THE TRAFFIC MARKINGS SHALL BE OF THE SPECIFIED DIMENSIONS WITH

OF PAÍNT SHALL BE OBTAINED AND THE FINISHED MARKINGS SHALL CONTAIN NO LIGHT

SPOTS OR PAINT SKIPS. ANY STRIPES WHICH DO NOT HAVE A UNIFORM, SATISFACTORY

2. ANY OTHER WIDTH STRIPE OR MARKINGS: A DIRECT PROPORTION OF THE ABOVE.

3. HANDICAP LOGO: IN CONFORMANCE TO THE REQUIREMENTS OF THIS SECTION AND

CONNECTIONS AND THE SPRAY NOZZLES ON THE MACHINE SHALL BE THOROUGHLY CLEANED

CLEAN, TRUE EDGES AND WITHOUT SHARP BREAKS IN THE ALIGNMENT. A UNIFORM COATING

VEGETATION OR LOOSE SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS

START OF PAINTING AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY

BY BASIC DESIGNATION ONLY, FORM A PART OF THIS SPECIFICATION TO THE EXTENT

ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

B. ALL EQUIPMENT SHALL BE OF A TYPE AND DESIGN WHICH WILL READILY OBTAIN THE

REQUIRED UNIFORMITY OF APPLICATION OF THE PAVEMENT MARKINGS BOTH AS TO

a. DESIGN MIXES AND TESTING REQUIREMENTS FOR THE CONCRETE PAVEMENT SHALL BE

SLUMP, MODULES OF RUPTURE AND 7-AND 20 DAY COMPRESSIVE STRENGTH

TESTS SHALL BE PERFORMED ON SAMPLES TAKEN AT THE SITE AT A

STRENGTH TEST AND ONE FLEXURAL TEST FOLLOWING (ASTM C192 AND ASTM C78) FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF PLACED PER DAY. NUMBER OF

CYLINDERS SHALL BE THREE FOR STRENGTH TEST AND THREE FOR FLEXURAL TEST.

FINISHING. EDGES SHALL BE ROUNDED WITH AN EDGING TOOL. JOINTS SHALL BE FULL

DEPTH OF CONCRETE EXCEPT THAT TOP EDGES SHALL BE 1/2 INCH BELOW THE FINISH

WITH APPROVED DEVICES TO PREVENT DISPLACEMENT DURING PLACEMENT AND

b. EXPANSION JOINTS SHALL BE PLACED WHERE INDICATED ON DRAWINGS, OR AS

A. COMPLY WITH ACI STANDARD 316-74 AND SECTION 350, FDOT STANDARDS AND

GENERAL THE TEXTURE IS OF A MEDIUM BROOM FINISH AFTER FLOATING.

INCH (PLUS/ MINUS) FROM THE SPECIFIED SURFACE PLANE AND PLAN GRADES.

OF 3000 PSI AT 28 DAYS. A SLUMP RANGE BETWEEN 2 TO 4 INCHES AND A 28 DAY

MODULES OR RUPTURE OF 650 PSI AS DETERMINED BY THE REQUIREMENTS OF PARAGRAPH

CONSTRUCTION OF ROADS AND BRIDGES ON FEDERAL HIGHWAY PROJECTS, LATEST EDITION,

TO A MINIMUM DENSITY OF 98% AS DETERMINED BY AASHTO T-180

ON FEDERAL HIGHWAY PROJECTS, LATEST EDITION, SECTION 712

SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED HEREIN.

SEALING COMPOUND IS PUT IN PLACE.

AS FOLLOWS:

PAVEMENT MARKING:

1.02 REFERENCE STANDARDS

1.04 MATERIALS AND COLORS

FOLLOWS:

LOCAL CODES.

1.06 PROTECTION OF PAINTED MARKINGS

1.07 DIMENSION AND ALIGNMENT TOLERANCE

1.08 CORRECTIVE MEASURES

SPECIFICATIONS.

SHALL BE AS SPECIFIED IN 1.05-H.

PREVENT THE REAPPLICATION OF MARKINGS.

PARAGRAPH "CORRECTIVE MEASURES".

MARKING WITHOUT DAMAGE FROM THE TIRES.

SHALL BE 15 MILS.

AND ACCURATE MANNER.

1.01 QUALITY ASSURANCE

RATE OF ONE GALLON TO NOT MORE THAN 200 SQUARE FEET.

FREQUENCY OF TWO PER ACRE

THICKNESS OF COATING AND AS TO ALIGNMENT.

INDICATED BY THE REFERENCES THERETO;

ADMINISTRATION, LATEST EDITION.

APPLICABLE TO HEREINAFTER SPECIFIED MATERIAL.

971 OF THE FDOT SPECIFICATIONS, LATEST EDITION.

WITH PAINT THINNER OR OTHER SUITABLE CLEANER.

1. FOUR INCH SOLID: 20 GALLONS PER MILE

APPEARANCE, BOTH DAY AND NIGHT, SHALL BE CORRECTED.

THE FDOT SPECIFICATIONS, LATEST EDITION, LATEX PAINT ONLY.

C. COLORS: YELLOW AND WHITE PER FOOT, OR AS INDICATED ON DRAWINGS.

FOREIGN MATERIAL INCLUDING ANY MEMBRANE CURING COMPOUND.

ADDITION, ALL RETESTING SHALL BE DONE AT CONTRACTOR'S EXPENSE.

TESTING SPECIFIED HEREINAFTER.

- E. RECONDITIONING OF SUBGRADE: WHERE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT OPERATIONS OF ADVERSE WEATHER UBGRADE SHALL BE SCARIFIED AND COMPACTED AS SPECIFIED HEREIN BEFORE REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION THEREON. RE-COMPACTION OVER UNDERGROUND UTILITIES SHALL BE BY POWER-DRIVEN HAND TAMPERS.
- F. COMPACTION REQUIREMENTS a. FILL UNDER LAWNS AND PLANTED: 95%
- b. BELOW SLABS ON GRADE AND CONCRETE WALKS: 98%

c. UNDER PAVING PARKING AREAS: 98%

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

SUPPLEMENTAL SPECIFICATIONS:

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

(CONSERVATIVE) SPECIFICATION OR REQUIREMENT SHALL BE USED. 2. POTABLE WATER DISTRIBUTION/ WASTEWATER COLLECTION INSTALLATION

- UNLESS OTHERWISE NOTED ON THE PLANS, THE STANDARDS AND SPECIFICATIONS OF THE ASSOCIATED UTILITY COMPANY SERVING THE PROJECT SITE SHALL BE ADHERED TO FOR ALI MATERIALS. INSTALLATION. TESTING. AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS MAIN LINES, SERVICES, AND APPURTENANCES, IF STANDARDS AND SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CONFORM WITH THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY CHARLOTTE COUNTY UTILITIES, LOCAL GOVERNMENTAL REGULATIONS, OR THE MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE. A COPY OF CHARLOTTE COUNTY
- 3. STORMWATER PIPE INSTALLATION AND MISCELLANEOUS EXCAVATIONS UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM THE EXCAVATION, BEDDING, JOINTS, AND BACKFILLING OPERATIONS IN ACCORDANCE WITH THE POTABLE WATER/ WASTEWATER INSTALLATION SPECIFICATIONS, LOCAL GOVERNMENTAL REGULATIONS OR STANDARDS, F.D.O.T. STANDARDS AND SPECIFICATIONS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE.

UTILITIES SPECIFICATIONS CAN BE REVIEWED AT THE OFFICE OF BANKS ENGINEERING

4. UNSUITABLE MATERIALS

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

DEWATERING:

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

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

PORTLAND CEMENT CONCRETE PAVING:

1.01 QUALITY ASSURANCE

A. COMPLY WITH ACI STANDARDS RECOMMENDED PRACTICES FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES (ACI 325.9R, LATEST EDITION)

1.02 REFERENCE STANDARDS

- A. THE FOLLOWING REFERENCE STANDARDS OF THE ISSUES LISTED BELOW BUT REFERRED TO THEREAFTER BY BASIC DESIGNATION ONLY, FORM A PART OF THIS SPECIFICATION TO THE EXTENT INDICATED BY THE REFERENCES THERETO. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH HEREINAFTER SPECIFIED STANDARDS.
- a. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) b. AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) STANDARD.
- c. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION-SECTION 350- "CEMENT CONCRETE
- d. T-180 MOISTURE- DENSITY RELATIONS OF SOILS

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD8

A. THE CONTRACTOR SHALL SUBMIT TWO COPIES OF TEST REPORTS PREPARED BY AN INDEPENDENT TESTING LABORATORY AND CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA. THESE REPORTS SHALL INDICATE ALL TESTS PERFORMED AND SHALL INCLUDE A CERTIFICATION STATEMENT OF COMPLIANCE WITH THE PROJECT SPECIFICATIONS. TESTS SHALL BE PERFORMED AS SPECIFIED UNDER THIS

a. SUBMIT FOR REVIEW THE FOLLOWING:

- 1. CONCRETE DESIGN MIX AND PROVING FLEXURAL STRENGTH (MODULUS OF RUPTURE) TESTS
- EXPANSION JOINT FILLER DATE
- JOINT SEALER DATE PROPOSED PAVING CONSTRUCTION PLAN WHICH SHALL SHOW THE CONCRETE
- PAVING JOINT TYPES AND LOCATIONS AND SHALL INCLUDE A STATEMENT OF PROPOSED SEQUENCE AND SCHEDULE OF PAVING OPERATIONS
- RESULTS OF CONCRETE TESTS 6. RESULTS OF FIELD TESTS OF LBR AND COMPACTION OF STABILIZED SUBGRADE.

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DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC

CHARLOTTE COUNTY, FLORIDA

DRAWING DESIGN DRAWN CHECKED SCALE SHEET

CONSTRUCTION TOLERANCES: THE FOLLOWING ARE THE ALLOWABLE DEVIATIONS FROM PROJECT DESIGN GRADES AND GRADIENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM AND DOCUMENT COMPLIANCE WITH THESE

A. PROVIDE THE OWNER WITH A MINIMUM OF FIVE GALLONS OF TRAFFIC PAINT FROM THE

SAME BATCH USED IN APPLICATION OF PAVEMENT MARKINGS. ALSO PROVIDE PAINT

A. ANY PAVEMENT MARKINGS LOCATED WITHIN PUBLIC RIGHTS-OR-WAY SHALL BE

B. ANY PAVEMENT MARKINGS LOCATED ON-SITE SHALL BE PAINT UNLESS OTHERWISE

SPECIFICATIONS AND THE MANUFACTURER'S IDENTIFICATION NUMBER OF THE PAINT USED.

MAXIMUM ELEVATION= DESIGN GRADE + 0.10 FEET B. WATER CONTROL STRUCTURE: MINIMUM GRATE ELEVATION = DESIGN GRADE MINIMUM CREST ELEVATION = DESIGN GRADE

MINIMUM TOP OF FILTER ELEVATION = DESIGN GRADE MAXIMUM TOP OF FILTER ELEVATION = DESIGN GRADE + 0.05 FEET C. CATCH BASINS/INLETS/PIPE INVERTS:

MAXIMUM ELEVATION = DESIGN GRADE + 0.05 FEET D. SWALE GRADES/ GRADIENTS: MINIMUM ELEVATION = DESIGN GRADE - 0.10 FEET

MINIMUM FLOWLINE GRADIENT = 90% OF DESIGN GRADIENT E. PAVEMENT GRADES / GRADIENTS: a. FLEXIBLE PAVEMENT GRADE:

b. FLEXIBLE PAVEMENT GRADIENTS (CROSS SLOPE AND LONGITUDINAL SLOPE)

c. RIGID (CONCRETE) PAVEMENT GRADE: MINIMUM ELEVATION = DESIGN GRADE - 0.05 FEET MAXIMUM ELEVATION = DESIGN GRADE + 0.05 FEET

MINIMUM GRADIENTS = 90% OF DESIGN GRADIENT (CROSS SLOPE AND LONGITUDINAL SLOPE) MAXIMUM HANDICAP RAMP = 1:12(GRADIENT UNLESS OTHERWISE SPECIFIED BY LOCAL CODES)

UNLESS OTHERWISE SPECIFIED BY THE LOCAL UTILITY COMPANIES, THE FOLLOWING ARE THE ALLOWABLE TOLERANCES FOR THESE ACTIVITIES: A. MANHOLES AND PIPE INVERTS:

MINIMUM ELEVATION = DESIGN GRADE - 0.05 FEET MAXIMUM ELEVATION = DESIGN GRADE + 0.05 FEET MINIMUM LINE GRADIENT = 90% OF DESIGN GRADIENT B. ALIGNMENT / LOCATION OF APPURTENANCES:

NOTE: THE AFOREMENTIONED TOLERANCES DO NOT APPLY TO DESIGN SECTIONS THAT FALL UNDER THE MORE STRINGENT AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, COORDINATING, DOCUMENTING, AND PROVIDING THE FOLLOWING MINIMUM TESTING:

TESTED TO THE RATING OF THE PIPE. THE LINES SHALL BE TESTED IN SEGMENTS BETWEEN MAINLINE VALVES. BACTERIOLOGICAL TEST SAMPLES SHALL BE TAKEN AT ALL BRANCH LINE TERMINATION POINTS OR CONNECTION POINTS AND ALONG THE MAIN LINES AT DISTANCES NOT TO EXCEED 2,640 FEET. ALL HYDRANTS AND VALVES SHALL BE OPERATED TO TEST

PERFORMANCE. DEPENDING UPON WATER TABLE CONDITIONS DETERMINED BY THE ENGINEER, THE GRAVITY LINES SHALL BE TESTED FOR EITHER INFILTRATION OR EXFILTRATION AND INFLOW. THERE SHALL BE NO PIPE, FITTING OR MANHOLE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A VIDEO TAPE OF ALL MAIN GRAVITY LINES, ALONG WITH A LOG OF LATERAL

TO VERIFY PROPER OPERATIONAL STATUS. MAINTENANCE MANUALS SHALL BE PROVIDED. PRIVATE ROADWAY / PARKING SUBGRADE

THE SUBGRADE SHALL BE TESTED FOR THE LBR VALUE AT A FREQUENCY OF ONE PER 10,000 SF, DENSITY TESTS SHALL BE PERFORMED AT A FREQUENCY OF TWO PER 20,000 SF THICKNESS SHALL BE MEASURED AT EACH DENSITY TEST LOCATION. A PROFESSIONAL

ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB. PRIVATE ROADWAY/ PARKING BASE
THE BASE SHALL BE TESTED FOR THE LBR VALUE AT A FREQUENCY OF ONE PER 10,000 SF. DENSITY TESTS SHALL BE PERFORMED AT A FREQUENCY OF TWO PER 10,000 SF. A SIEVE ANALYSIS SHALL BE PERFORMED AT A FREQUENCY OF ONE PER ACRE. THICKNESS SHALL BE MEASURED AT EACH DENSITY TEST LOCATION. A PROFESSIONAL ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

PRIVATE ASPHALT PAVING
ASPHALTIC CONCRETE SHALL BE TESTED FOR THE FOLLOWING PARAMETERS: THICKNESS, SIEVE ANALYSIS MIX TYPE, STABILITY %, BITUMAN AND DENSITY. THE ASPHALT SHALL BE TESTED AT A FREQUENCY OF TWO PER ACRE. A PROFESSIONAL ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

PRIVATE ROADWAYS AS OUTLINED ABOVE. PORTLAND CEMENT CONCRETE

CONCRETE SHALL BE TESTED FOR THE FOLLOWING PARAMETERS: SLUMP, MODULES OF RUPTURE, AND 7 AND 28 DAY COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED ON SAMPLES TAKEN AT THE SITE AT A FREQUENCY OF TWO PER ACRE. A PROFESSIONAL

SHALL PROVIDE SUFFICIENT WATER AND ACCEPTABLE MEANS TO MEASURE THE WATER VOLUMES PROVIDED, IF REQUIRED BY THE ENGINEER, IF A FILTRATION SYSTEM IS INCLUDED WITHIN THE PROJECT, THE FILTER MEDIA SHALL BE TESTED FOR COMPLIANCE WITH ALL CURRENT SPECIFICATIONS OF THE WATER MANAGEMENT DISTRICT. A PROFESSIONAL

IN ADDITION TO THE ENVIRONMENTAL PROTECTION DURING CONSTRUCTION SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM THE FOLLOWING IN THE ORDER LISTED: PRIOR TO COMMENCEMENT, PROVIDE NOTIFICATIONS TO THE LOCAL WATER MANAGEMENT

FROM THE PROJECT. INSTALL OUTFALL CONTROL STRUCTURE AND FILTRATION SYSTEM IF

MAINTAIN FILTER DURING CONSTRUCTION TO PROVIDE CONTINUOUS OPERATION UPON PERFORMING FINAL GRADING, THE CONTRACTOR SHALL REMOVE ALL SILTS, CLAYS AND OTHER DELETERIOUS MATERIAL FROM THE BOTTOM OF ALL STORMWATER MANAGEMENT AREAS PRIOR TO GRASSING.

AFTER ACHIEVING A NON-ERODIBLE COVER OF GRASS, REMOVE TEMPORARY FILTER CLOTH AND GRAVEL OVER FILTERS AND REPLACE WITH NEW FILTER CLOTH AND COVER MATERIAL IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. NOTIFY THE OWNER FOR FINAL INSPECTION.

CONTROL FACILITIES.

ARE APPLICABLE TO THIS PROJECT UNLESS OTHERWISE NOTED. THE

PROJECT NOTES AND PLANS SHALL TAKE PRECEDENCE OVER THE

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

HARBOR EAST

THERMOPLASTIC UNLESS OTHERWISE INDICATED.

1.09 SPARE PAINT

TOLERANCES PRIOR TO PROCEEDING FROM ONE PHASE OF CONSTRUCTION TO THE NEXT: 1. STORMWATER MANAGEMENT/ DRAINAGE FACILITIES A. PERIMETER CONTAINMENT BERM: MINIMUM ELEVATION = DESIGN GRADE

MAXIMUM GRATE ELEVATION = DESIGN GRADE + 0.10 FEET MAXIMUM CREST ELEVATION = DESIGN GRADE + 0.05 FEET MINIMUM BLEEDER ELEVATION = DESIGN GRADE MAXIMUM BLEEDER ELEVATION = DESIGN GRADE + 0.05 FEET

MINIMUM ELEVATION = DESIGN GRADE - 0.05 FEET

MAXIMUM ELEVATION = DESIGN GRADE +0.10 FEET

MINIMUM ELEVATION = DESIGN GRADE - 0.10 FEET MAXIMUM ELEVATION = DESIGN GRADE + 0.10 FEET MINIMUM GRADIENTS = 90% DESIGN GRADIENT

RIGID PAVEMENT GRADIENTS

2. WATER DISTRIBUTION/ WASTEWATER COLLECTION FACILITIES

AS ALLOWED BY THE APPLICABLE UTILITY AND /OR LOCAL GOVERNMENTAL ENTITY. CONTRACTOR SHALL CONFIRM AND DOCUMENT THIS PRIOR TO CONSTRUCTION.

WATER DISTRIBUTION
UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY, THE LINES SHALL BE PRESSURE

WASTEWATER COLLECTION

UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY, THE FORCE MAIN SHALL BE PRESSURE TESTED TO THE RATING OF THE PIPE. VALVES SHALL BE OPERATED TO TEST

LOCATIONS. ALL ELECTRICAL AND MECHANICAL DEVICES AT LIFT STATIONS SHALL BE TESTED

PUBLIC ROADWAYS
AS REQUIRED BY THE ENTITY HAVING JURISDICTION, BUT NOT LESS THAN REQUIRED FOR

ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB. RETENTION / DETENTION FACILITIES
IF INCLUDED WITHIN THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND PERFORM A DRAW DOWN AND CAPACITY TEST OF THE FACILITIES. THE CONTRACTOR

ENGINEER'S CERTIFICATION OF COMPLIANCE SHALL BE PROVIDED BY THE TESTING LAB.

DISTRICT AND LOCAL GOVERNMENT ERECT A TURBIDITY SCREEN ON ANY DOWNSTREAM SYSTEM WHICH RECEIVES RUNOFF

PROVIDE A TEMPORARY FILTER CLOTH COVERED WITH GRAVEL OVER ANY PROPOSED INSTALL A TEMPORARY TURBIDITY SCREEN AT ALL CONTROL STRUCTURES CONSTRUCT A TEMPORARY PERIMETER BERM AS NECESSARY TO DIRECT ALL RUNOFF WITHIN ANY AREA PLANNED FOR CLEARING

UPON FINAL APPROVAL FROM OWNER, REMOVE ALL TEMPORARY EROSION AND SEDIMENT NOTE: GENERAL NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET

GENERAL NOTES AND SPECIFICATIONS

PROJECT

REPARED FOR:

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

REVISION DESCRIPTION

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

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

GENERAL NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET.

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY STEVEN R. SONBERG, P.E., P.S.M. ON THE

07-06-22

ABD AC	EVIATIONS ABANDONED ACCELEBATION	GA GAL	GAUGE GALLON	RCP RCPA	REINFORCED CONCRETE PIPE REINFORCED CONCRETE PIPE ARCH
ACCEL ADJ AGG	ACCELERATION ADJUST AGGREGATE	GALV GAR GB	GALVANIZED GARAGE GRADE BREAK	RD RDSD RDWY	ROAD ROADSIDE ROADWAY
ALT ALUM	ALTERNATE ALUMINUM	GD GIP	GRADE BREAK GUTTER DRAIN GALVANIZED IRON PIPE	REC RECT	RECREATIONAL RECTICULINE
AM APPL	11:59 MIDNIGHT UNTIL 12:00 NOON APPLICATION	GM GP	GAS MAIN GRADE POINT	REF REFL	REFERENCE REFLECTIVE
APPROX ARV	APPROXIMATE AIR RELIEF VALVE	GR GRC	GRADE OR GRATE GALVANIZED RIGID CONDUIT	REG REINF	REGISTERED REINFORCED
ASPH ASSEM ATTN	ASPHALT ASSEMBLY ATTENTION	GRD GTTR GV	GROUND GUTTER GATE VALVE	RELOC REM RED	RELOCATED REMOVAL REDUCER
AUX AVE	AUXILIARY AVENUE	HS HB	HIGH STRENGTH HAY BALES	REPL REQ	REPLACE REQUIRED
AWG BC	AMERICAN WIRE GAUGE BACK OF CURB	HC HD	HANDICAPPED OR HORIZONTAL CLEARANCE HEAVY DUTY	RES RM	RESIDENCE OR RESIDENTIAL RE-USE MAIN OR REFERENCE MONUME
BCCMP BE	BITUMINOUS COATED CORRUGATED METAL PIPE BURIED ELECTRIC	HDWL	HIGH DENSITY POLYETHYLENE HEADWALL	RP RPM	REFERENCE POINT RAISED REFLECTIVE PAVEMENT MARKEI
BEG BIT BK	BEGIN BITUMINOUS BACK	HNDRL HOA	HANDRAIL HOME OWNERS ASSOCIATION	RR RSF SAN	RAILROAD RESURFACE SANITARY
EL ELC	BASELINE BASELINE CONTROL	HOR HP HR	HORIZONTAL HIGH POINT OR HIGH PRESSURE HOUR	SB SCH	SOUTHBOUND SCHEDULE
BLDG BLKHD	BUILDING BULKHEAD	HSE HT	HOUSE HEIGHT	SD SE	STORMDRAIN SOUTHEAST
LVD M	BOULEVARD BENCHMARK	HW HWY	HIGH WATER HIGHWAY	SECT SED	SECTION SEDIMENT
NDRY OT P	BOUNDARY BOTTOM BORROW PIT	HYD HZ	HYDRAULIC HERTZ	SEP SG SHT	SEPARATION SUBGRADE SHEET
R RG	BRIDGE BEARING	ID IN INC	INSIDE DIAMETER OR IDENTIFICATION INCH(ES) INCORPORATED OR INCLUDING	SHLDR SHW	SHOULDER SEASONAL HIGH WATER
T TFLY	BURIED TELEPHONE BUTTERFLY	IND INSTALL	INDUSTRY INSTALLED	SHWT SP	SEASONAL HIGH WATER TABLE SUPER PAVE
TWN W	BETWEEN BOTTOM WIDTH	INT INV	INTERIOR INVERT	SPEC SQ	SPECIFICATION SQUARE
&G P A	CURB AND GUTTER CAST IN PLACE COURSE AGGREGATE	IP IR	IRON PIPE IRON ROD	SF SQ IN SY	SQUARE FOOT SQUARE INCH
AP ASP	COURSE AGGREGATE CORRUGATED ALUMINUM PIPE CORRUGATED ALUMINIZED STEEL PIPE	ISECT ISL	INTERSECTION ISLAND	SR SS	SQUARE YARD STATE ROAD SANITARY SEWER OR STAINLESS STEEL
ATV B	CABLE TELEVISION CATCH BASIN	JB JCT JT	JUNCTION BOX JUNCTION JOINT	ST STA	STREET STATION
3C 3S	CONCRETE BOX CULVERT CONCRETE BOX STRUCTURE	K KWH	DESIGN HOUR FACTOR KILOWATT—HOUR	STAB STB	STABILIZATION STAKED TURBIDITY BARRIER
C D	CENTER TO CENTER CROSS DRAIN	L L/W	LENGTH LIGHTWEIGHT	STD STGE	STANDARD STORAGE
EM FS	CEMENT CUBIC FOOT CUBIC FOOT PER SECOND	LÁ LAT	LIMITED ACCESS LATITUDE	STL STR STY	STEEL STRUCTURE STORY
	CHANNEL CAST IRON	LB/SY	POUNDS POUNDS PER SQUARE YARDS	STY SUB SUBST	STORY SUB SOIL SUBSTITUTE
RC	CAST IRON PIPE CIRCUMFERENCE	LBR LF LGTH	LIME ROCK BEARING RATIO LINEAR FEET (FOOT) LENGTH	SUPPTS SUR	SUPPORTS SURVEY
EAR	CENTERLINE CLEARANCE	LGTH LIN LM	LENGTH LINEAR LUMEN	SURF SW	SURFACE SIDEWALK OR SOUTHWEST
1 1P 1PA	CONCRETE MONUMENT CORRUGATED METAL PIPE CORRUGATED METAL PIPE ARCH	LME LMRK	LAKE MAINTENANCE EASEMENT LIME ROCK	SWMA SYM SYS	STORM WATER MANAGEMENT AREA SYMMETRICAL SYSTEM
PA L	CORRUGATED METAL PIPE ARCH CLEAN OUT COLUMN	LOC LONG	LOCATION LONGITUDE	SYS TWP TAN	SYSTEM TOWNSHIP TANGENT
)M)MP	COMMERCIAL COMPOSITE	LS LSB LT	LUMP SUM OR LANDSCAPE LANDSCAPE BUFFER LEFT TURN	TC TCE	TANGENT TO CURVE TEMPORARY CONSTRUCTION EASEMEN
NC_	CONNECT CONCRETE	LTD LUM	LEFT TURN LIMITED LUMINAIRE	TEL TEMP	TELEPHONE TEMPORARY
ONST ONT ONTR	CONSTRUCTION CONTINUATION CONTRACTOR	LX MAINT	LUX MAINTENANCE	TK THICK TIS	TRUCK THICKNESS TRAFFIC IMPACT STATEMENT
OORD OR	CONTRACTOR COORDINATE CORNER	MATL MAX	MATERIAL MAXIMUM	TN TOB	TRAFFIC IMPACT STATEMENT TON TOP OF BANK
ORR OV	CORRUGATED COVER	MB MED	MEDIAN BARRIER MEDIAN	TOE TRAF	TOE OF SLOPE TRAFFIC
e PE	CONCRETE PIPE CORRUGATED POLYETHYLENE PIPE	MES MFG MH	MITERED END SECTION MANUFACTURER MANHOLE	TREAT TW	TREATMENT TOP OF WALL
R RS SP	CONTROL RADIUS COURSE CORRUGATED STEEL PIPE	MHW MI	MEAN HIGH WATER MILE	TYP UE UG	TYPICAL UTILITY EASEMENT
TR Y	CENTER CUBIC YARD	MID MIL	MIDDLE ONE—THOUSANDTH OF AN INCH	UL UNDDR	UNDERGROUND UNDERWRITERS LABORATORIES UNDER DRAIN
JLV WE	CULVERT CONTROL WATER ELEVATION	MIN MISC	MINIMUM MISCELLANEOUS	USGS UTIL	UNITED STATES GEOLOGICAL SERVICE UTILITIES
A	DEPTH DIAMETER	MJ MLW MOBL	MECHANICAL JOINT MEAN LOW WATER MOBILIZATION	UV V	ULTRAVIOLET VOLT
4 3Н	DRAINAGE AREA DIAMETER AT BREAST HEIGHT	MOD MON	MODIFIED MONUMENT	VAR VC	VARIES VERTICAL CURVE
BL 	DITCH BOTTOM INLET DOUBLE DRAINAGE EASEMENT	MOT MP	MAINTENANCE OF TRAFFIC MILE POST	VCP VEH VERT	VITRIFIED CLAY PIPE VEHICLE VERTICAL
CEL G	DECELERATION DEGREE	MPH MSL	MILES PER HOUR MEAN SEA LEVEL	VER I VOL VW	VOLUME VARIABLE WIDTH
IN PT	DELINEATORS DEPARTMENT	MTD MUTCD	MOUNTED MANUAL ON UNIFORM TRAFFIC CONTROL DEVIC	\A/	WIDTH OR WATT WITH
T = -	DETECTABLE DESIGN FLOOD ELEVATION	N N&C N&D	NORTH NAIL AND CAP NAIL AND DISK	WB WM	WESTBOUND WATER MAIN
N W WE	DESIGN DESIGN HIGH WATER DESIGN HIGH WATER ELEVATION	NA NAVD	NOT APPLICABLE NATIONAL AMERICAN VERTICAL DATUM	WSWT WT	WET SEASON WATER TABLE WATER TABLE
WL	DESIGN HIGH WATER LEVEL DROP INLET	NB NE	NORTHBOUND	WWF WWR	WELDED WIRE FABRIC WELDED WIRE REINFORCING CROSSING
1 ST	DIMENSION DISTANCE	NEMA NGVD	NATIONAL ELECTRIC MANUFACTURES ASSOCIAT NATIONAL GEODETIC VERTICAL DATUM OF 1929	ON XING XSEC YD	CROSS SECTION YARD
: :WY	DRIVE DRIVEWAY	NHW NIC NO	NORMAL HIGH WATER NOT IN CONTRACT NUMBER	YR	YEAR
WT	DESIGN SPEED DRY SEASON WATER TABLE	NOM NORM	NOMINAL NORMAL		
G	DITCH DRAWING EAST	NTS NW	NOT TO SCALE NORTHWEST		
Р	EAST EDGE OF PAVEMENT EACH	NWL OBG	NORMAL WATER LEVEL OPTIONAL BASE GROUP		
	EASTBOUND ELEVATION	OA OC	OVERALL ON CENTER OUTSIDE DIAMETER		
AST EC	ELASTOMERIC ELECTRIC	OD OE OH	OUTSIDE DIAMETER OVERHEAD ELECTRIC OVERHEAD		
LIP IBED IBK	ELLIPTICAL EMBEDMENT EMBANKMENT	OPT OT	OVERHEAD OPTIONAL OVERHEAD TELEPHONE		
IBK CL GR	EMBANKMENT ENCLOSURE ENGINEER	PAR PAVT	PARALLEL PAVEMENT		
! !UIP	EQUAL EQUIPMENT	PC PCBC	POINT OF CURVATURE PRECAST CONCRETE BOX CULVERT		
CP MT	ELLIPTICAL REINFORCED CONCRETE PIPE EASEMENT	PCE PED	PERMANENT CONSTRUCTION EASEMENT PROFESSIONAL ENGINEER PEDESTRIAN		
T TM	ESTABLISHED ESTIMATE	PED PEN PG	PEDESTRIAN PENETRATION PROFILE GRADE		
C /	ET CETERA ENDWALL EYCERT	PGL PH	PROFILE GRADE PROFILE GRADE LINE PHASE		
C ST	EXCEPT EXCAVATION EXISTING	PI PKG	POINT OF INTERSECTION PARKING		
51 ⊃ T	EXISTING EXPANSION EXTENSION	PKWY PL	PARKWAY PROPERTY LINE		
	FLOWLINE FLORIDA STATUTES	PM POC	12:00 NOON UNTIL 11:59 MIDNIGHT POINT OF CONNECTION OR POINT OF CURVE		
C	FLORIDA ADMINISTRATIVE CODE FRICTION COURSE	PP PR PRC	POWER POLE PAIR POINT OF REVERSE CURVATURE		
N OT	FRENCH DRAIN FOUNDATION FLORIDA DEPARTMENT OF TRANSPORTATION	PRCST PREST	PRECAST PRESTRESSED		
D	FLORIDA DEPARTMENT OF TRANSPORTATION FLOOR ELEVATION FEDERAL	PRM PROD	PERMANENT REFERENCE MONUMENT PRODUCT		
:S E	FLARED END SECTION FINISHED FLOOR ELEVATION	PROJ PROP	PROJECT PROPOSED POUNDS PER SOLIARE FOOT		
l G	FIRE HYDRANT FIGURE	PSF PSI PSU	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESTRESSED SLAB UNIT		
N .A 	FINISH FLORIDA	PSU PT PUE	PRESTRESSED SLAB UNIT POINT OF TANGENCY PUBLIC UTILITY EASEMENT		
EX C	FLEXIBLE FORCE MAIN FIBER OPTIC CABLE	PVC PW	POLYVINYL CHLORIDE POTABLE WATER		
	FRAME FOOT OR FEET	Q R	PEAK DISCHARGE OR FLOW VOLUME RADIUS		
B IRN	FLOATING TURBIDITY BARRIER FURNISH	RT ROW RC	RIGHT RIGHT OF WAY REVERSE CROWN		
		NO			
			PREPARED FOR:		
OTE:				IENNA	AR HOMES
	VATIONS SHOWN REFERENCE NAVD88 DATUM. THE FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN T				ILE CYPRESS PKWY
70105		LOURIN	io i iiio		BS FI 77066

DRAINAGE	GENERAL	NOTE

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

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

FLOOD ZONE.

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

GENERAL SPECIFICATIONS:

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

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD8

10. ALL WORK SHOWN BY INDEX NO. SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS CURRENT EDITION.

REVISION DESCRIPTION

SITE DATA TABLE:

PROJECT SITE ACREAGE: 31.06 ACRES SITE CURRENT ZONING: RMF3.5 (RESIDENTIAL MULTI FAMILY) PROPOSED USE: RESIDENTIAL SINGLE-FAMILY SUBDIVISION (CLUSTER) FLOOD ZONES: "8AE" FLOOD MAP NUMBER 12015C0212F (5/5/2003) ALL ELEVATIONS SHOWN ARE IN NAVD88. THE NAVD88 TO NGVD29 CONVERSION IS +1.125'

STORM SURGE EVACUATION ZONE: "A"

EXISTING LAND USE: CODE 9900 (ACREAGE NOT CLASSIFIED AS AGRICULTURAL) PROPOSED UNIT TYPE SINGLE FAMILY CLUSTER

LANDUSE BREAKDOWN:

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

PERVIOUS/IMPERVIOUS

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

DENSITY:

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

DEVELOPMENT STANDARDS:

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

** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF LAKE. *** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF

WATERWAY, BUT SHALL NOT ENCROACH JD UPLAND BUFFER.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

PROJECT NOTES AND LEGEND

HARBOR EAST

CHARLOTTE COUNTY, FLORIDA

PROJECT DRAWING DESIGN DRAWN SCALE SHEET TRR 4613 PN-LGND GAE

10481 SIX MILE CYPRESS PKWY FORT MYERS, FL., 33966

HOMES (239) 980-6181

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

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FL LIC #92103

STEVEN R. SONBERG, P.E., P.S.M.

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DATE ADJACENT TO THE SEAL.

07-06-22

LEGEND

DRAINAGE PIPE

DRAINAGE STRUCTURES

FINISHED FLOOR ELEVATION

ON-SITE STORM STRUCTURE #

OFF-SITE STORM STRUCTURE #

SPOT GRADE ELEVATION

PARKING SPACE COUNT

TOP OF BERM

PAVEMENT

CONCRETE

CURB

EASEMENT

SWALE/DITCH

TOP OF BANK

CROSS SECTION

SPREADER SWALE

LANDSCAPE BUFFER

WETLAND IMPACT AREA

POTABLE WATER LINE

SANITARY SEWER MAIN

IRRIGATION WATER MAIN

REUSE WATER MAIN

AIR RELEASE VALVE

FIRE HYDRANT ASSEMBLY

SINGLE WATER SERVICE

DOUBLE WATER SERVICE

SINGLE IRRIGATION SERVICE

DOUBLE IRRIGATION SERVICE

SINGLE LOW PRESSURE

DOUBLE LOW PRESSURE

SANITARY MANHOLE & ID

LIFT STATION & ID

FIRE DEPARTMENT CONNECTION

SEWER SERVICE

SEWER SERVICE

LAKE

SWMA (DRY)

WETLANDS

PROPERTY LINE

FORCE MAIN

GATE VALVE

REDUCER

BLOW-OFF

DRAINAGE FLOW ARROWS

RUBBLE RIP-RAP

OFF SITE ASPHALT

BUILDING/STRUCTURE

RIGHT-OF-WAY

EXISTING

32'-18" RCP

N/A

N/A

N/A

A to the same of

=====

 $\rightarrow \rightarrow \rightarrow \rightarrow$

N/A

N/A

 \vee \vee

—E8"W*—*—

—Е8"F—

−E8"SS*----*

−E8"RU*−*

N/A

PROPOSED

32'-18" RCP

0S-1

10.74

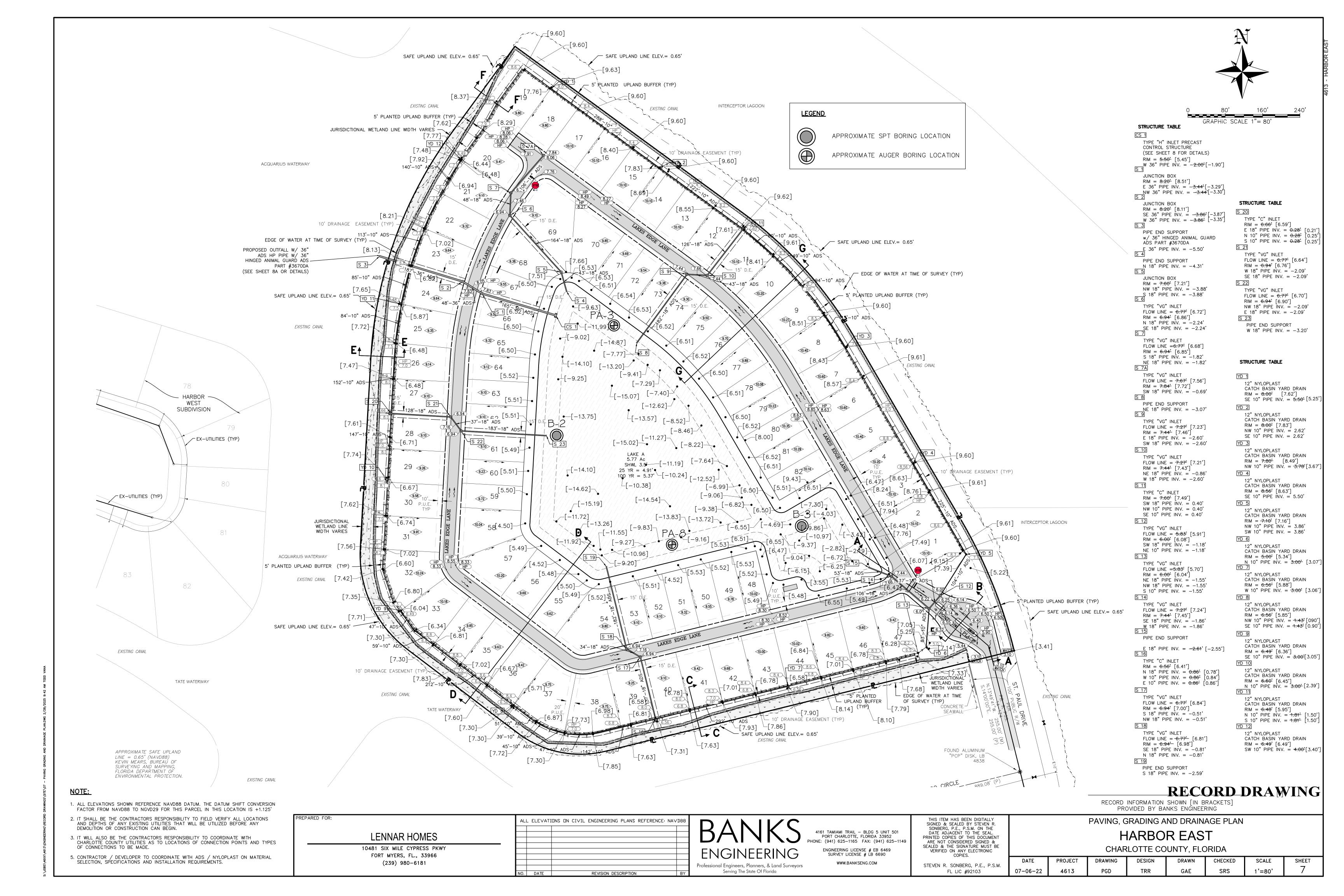
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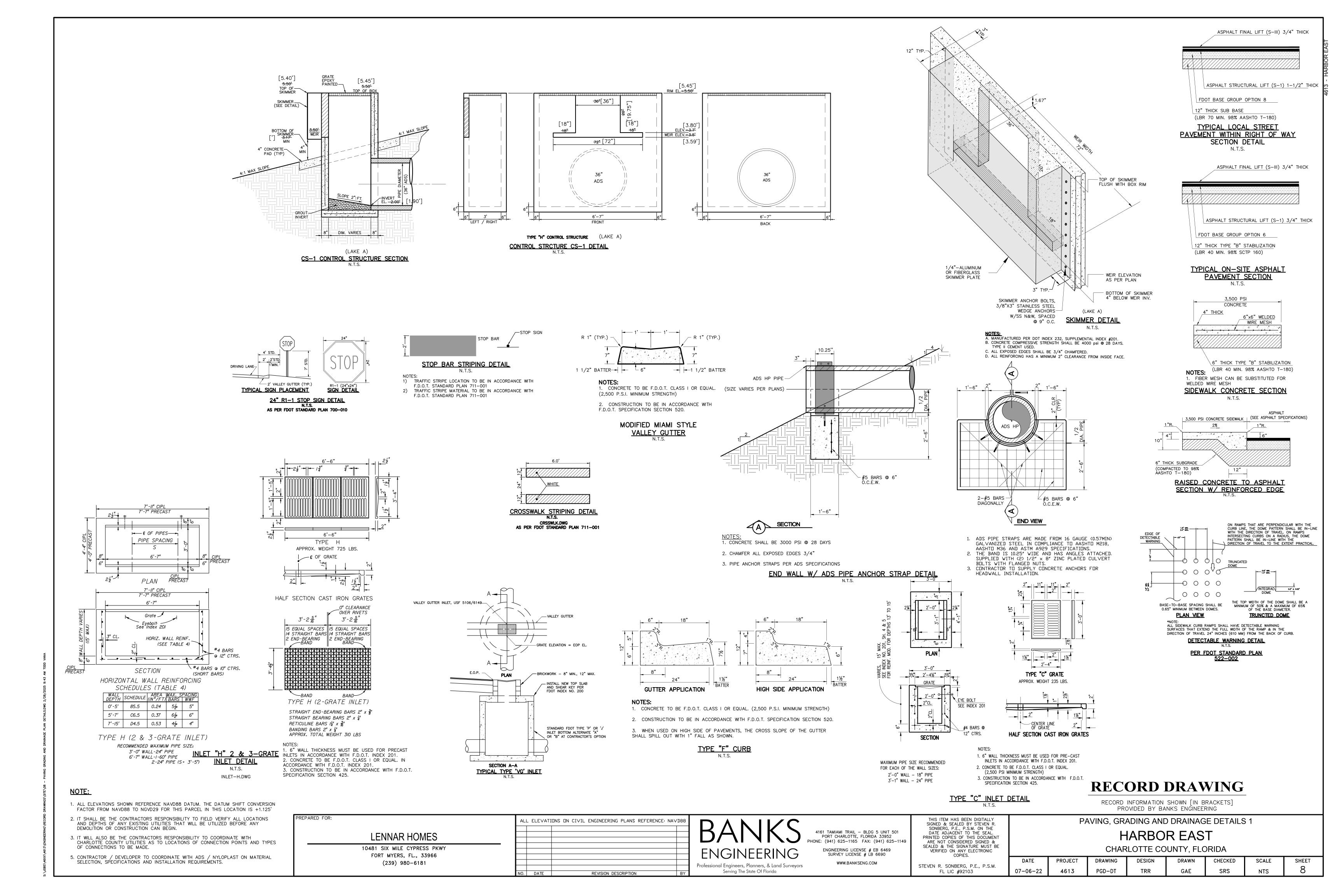
-----8"W----

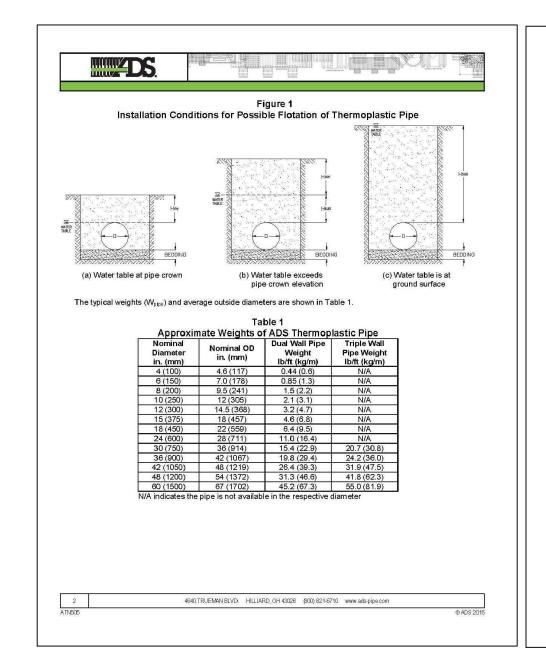
—8"SS—

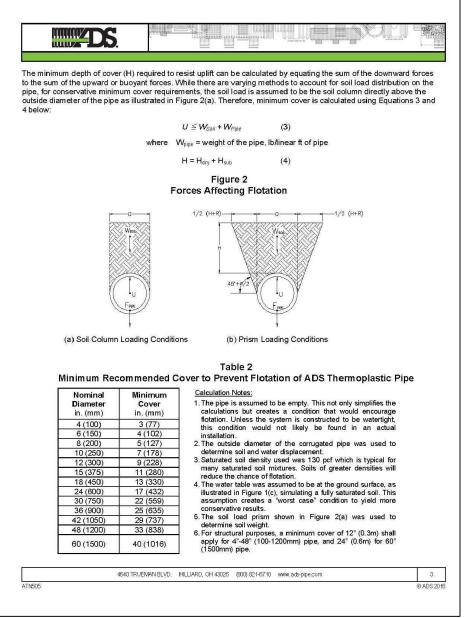
—8"RU—

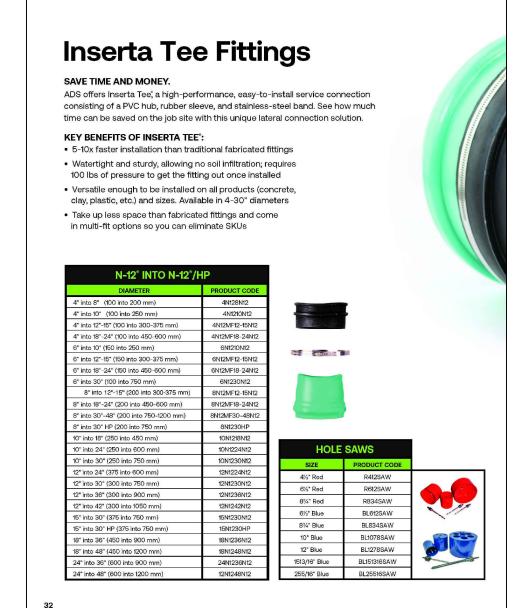
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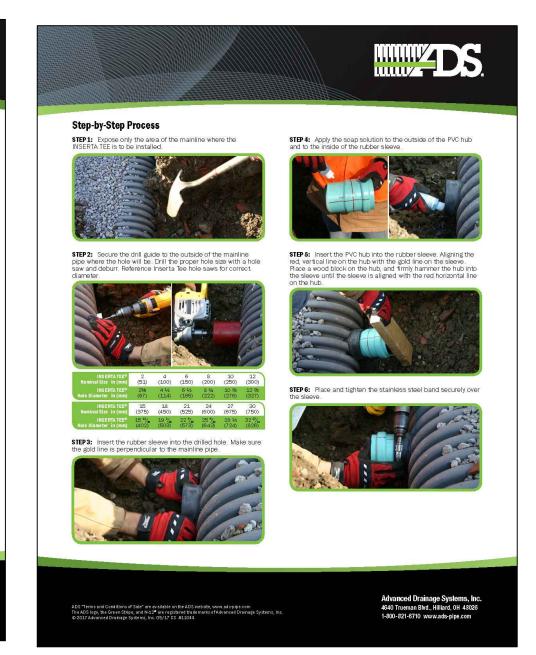












SEASONAL HIGH WATER (VARIES)

PROPERTY LINE

| U × BUILDING | U × SETBACK

20**'**±

10' DRAINAGE EASEMENT

BERM L

REAR YARD SWALE

SINGLE

FAMILY

DETACHED

MINIMUM

BUILDING

VARIES 10'

TO 35'

20' CANAL

MAINTENANCE

EASEMENT /

REAR

SETBACK

5' MINIMUM

BUILDING

— SETBACK

(UNLESS

NOTED)

20' MINIMUM

BUILDING

SETBACK

20'

MAX

MAX

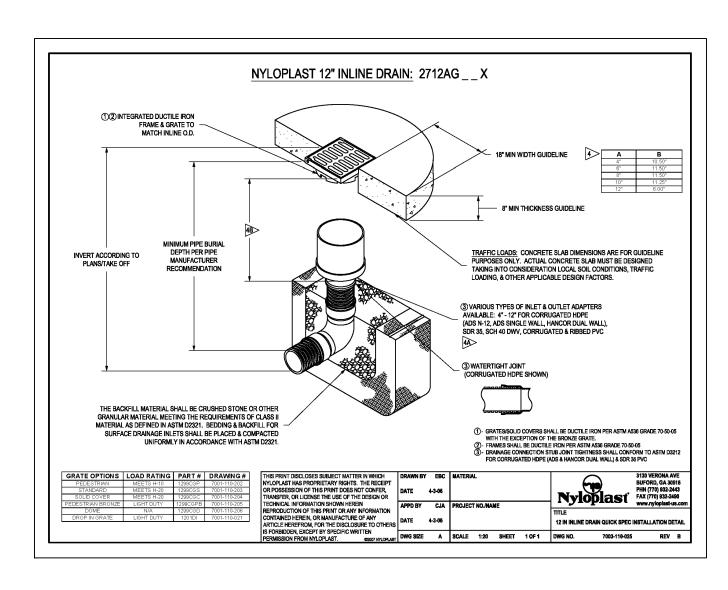
2%

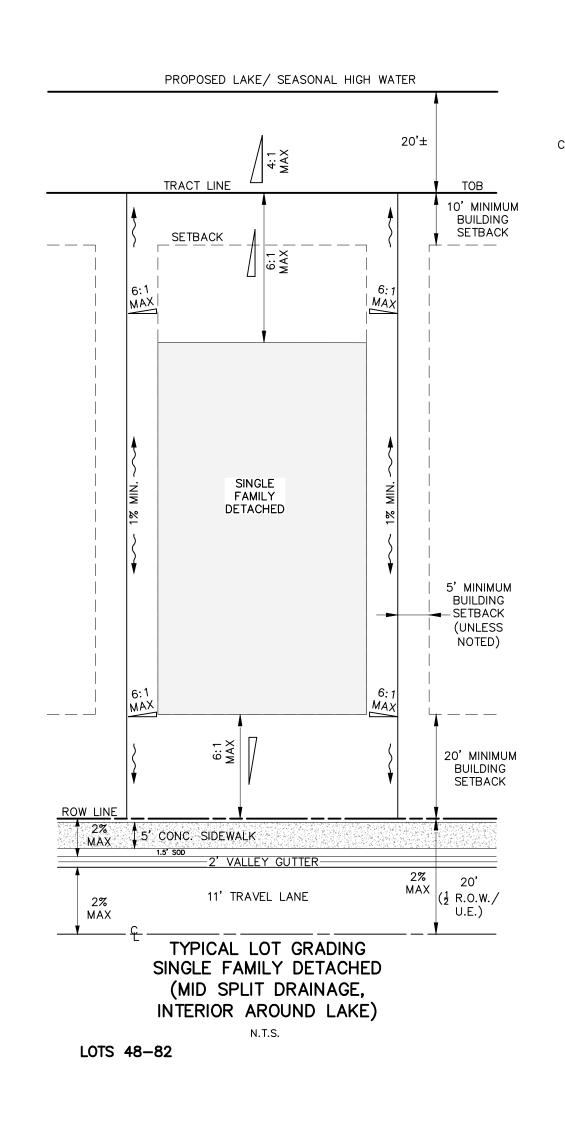
VARIES 10'

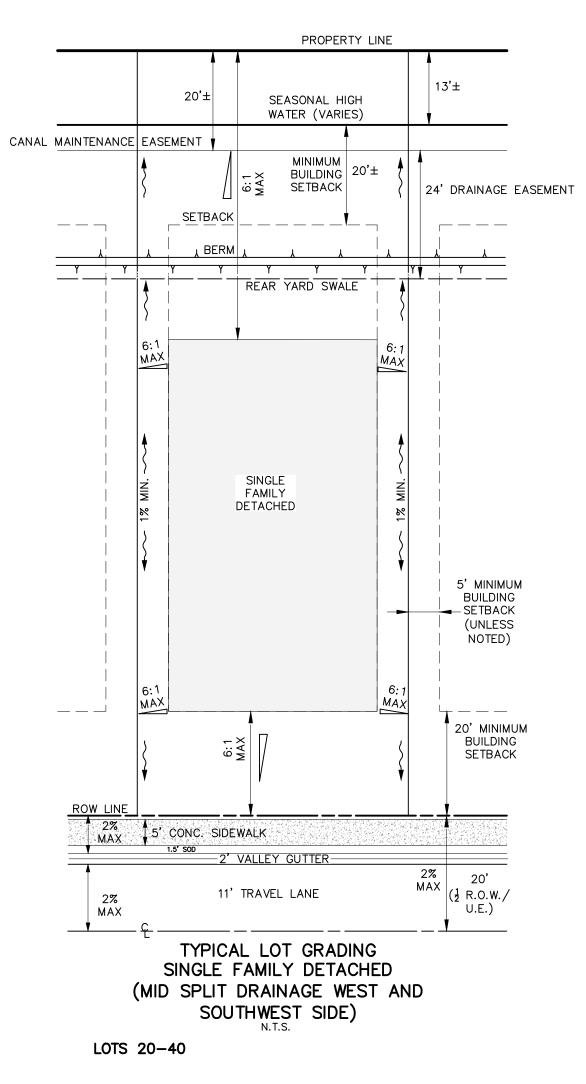
TO 35'

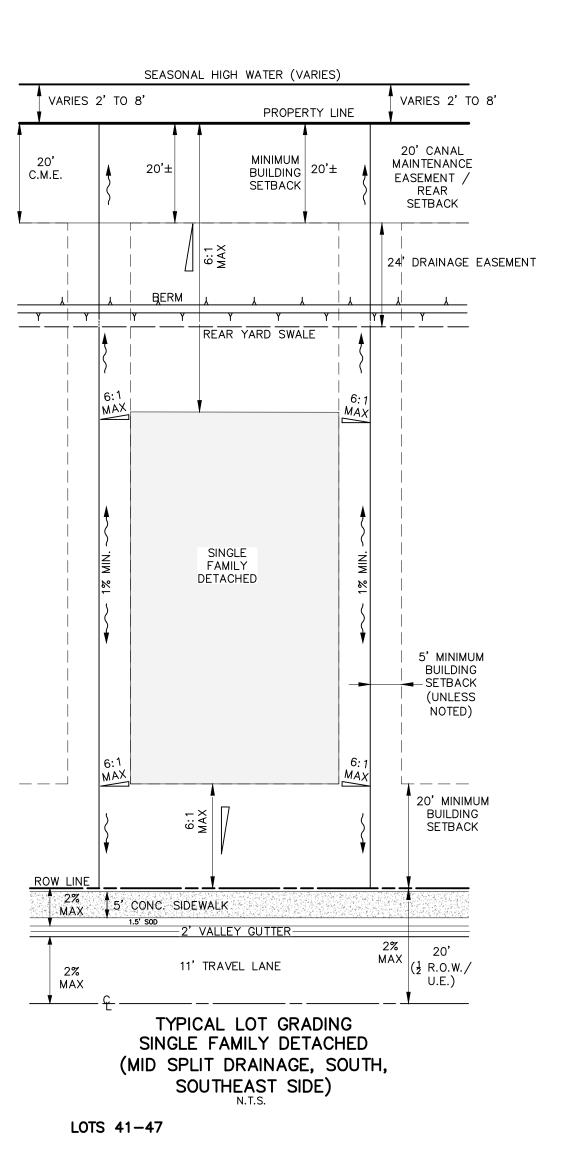
C.M.E.







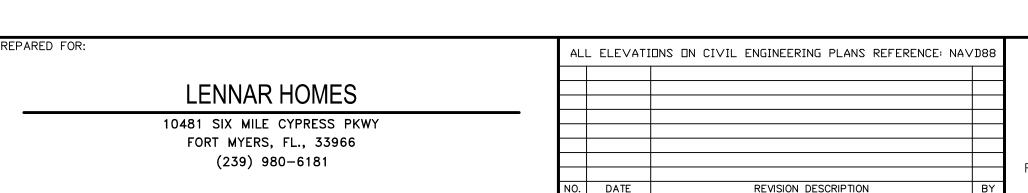




MAX (1 R.O.W./ 11' TRAVEL LANE MAX TYPICAL LOT GRADING SINGLE FAMILY DETACHED (MID SPLIT DRAINAGE, EAST, NORTHEAST SIDE)

<u>-2' VALLEY GUTTE</u>R-

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



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STEVEN R. SONBERG, P.E., P.S.M.

FL LIC #92103

PAVING, GRADING AND DRAINAGE DETAILS 11

HARBOR EAST

ROW LINE 2% 5' CONC. SIDEWALK

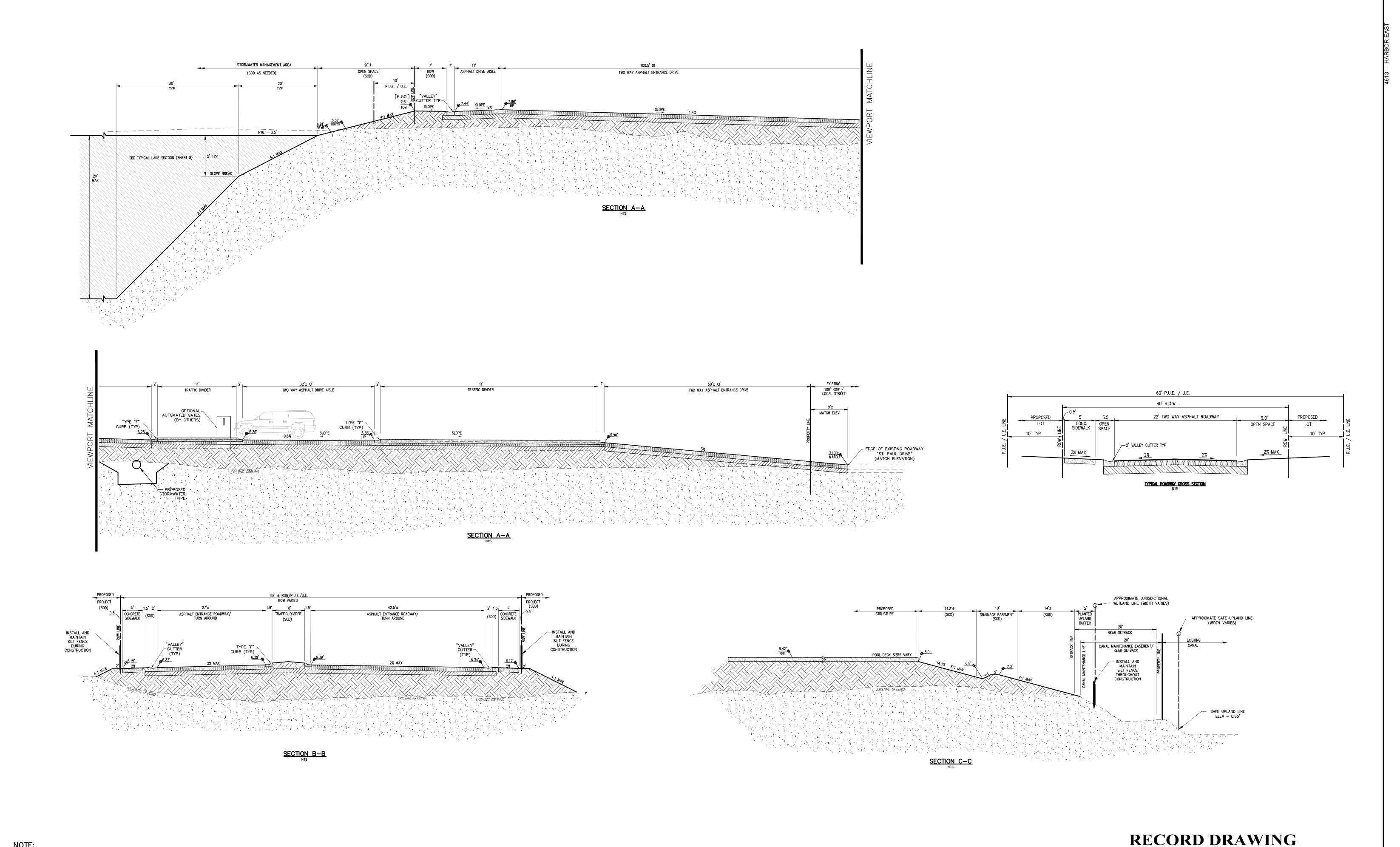
1.5' SOD

CHARLOTTE COUNTY, FLORIDA DATE **PROJECT** DRAWING DESIGN DRAWN CHECKED SCALE SHEET PGD-DT 07-06-22

RECORD DRAWING

LOTS 1-19

RECORD INFORMATION SHOWN [IN BRACKETS]
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PREPARED FOR: ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD8 LENNAR HOMES 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL., 33966 (239) 980-6181

REVISION DESCRIPTION

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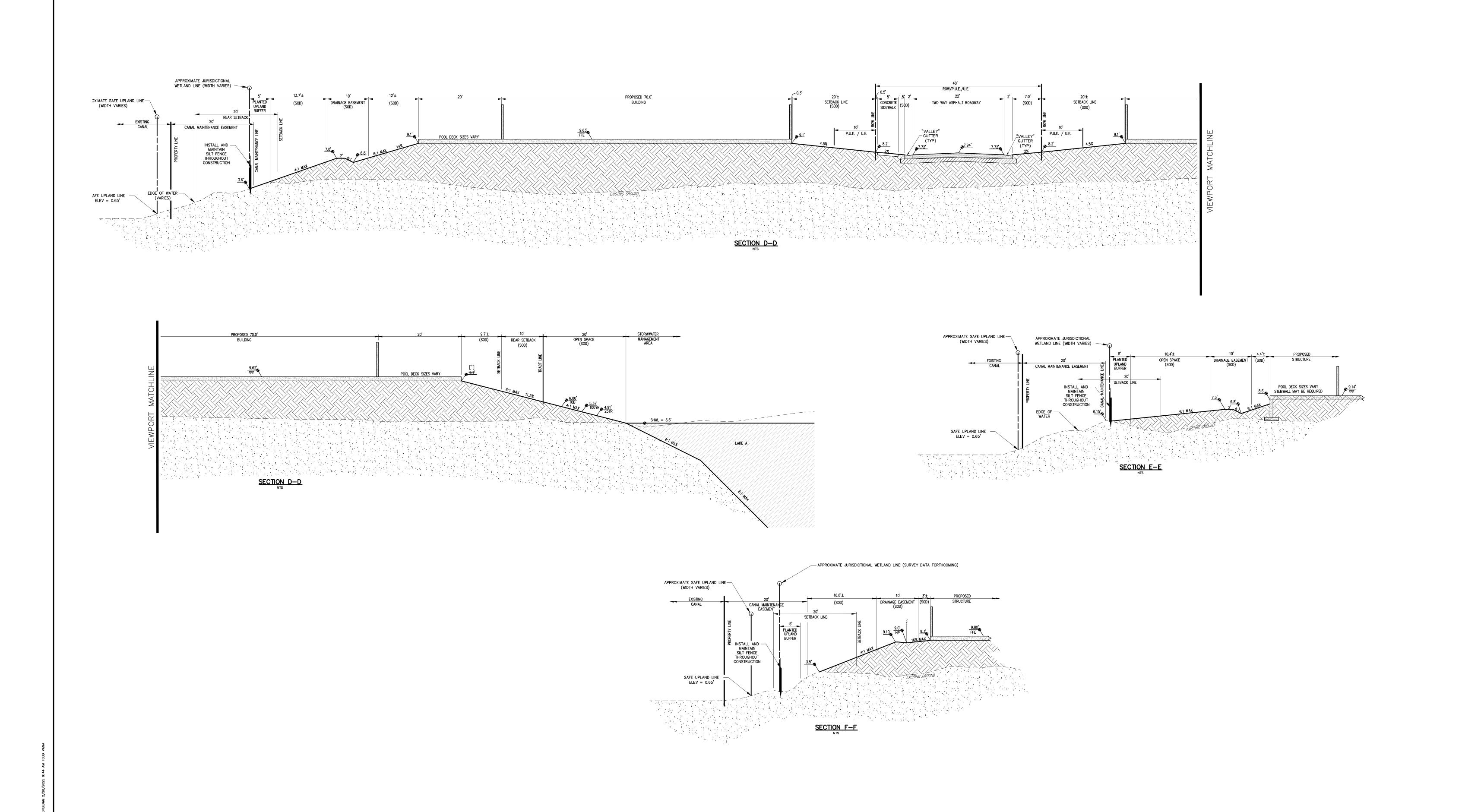
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FL LIC #92103

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING SITE CROSS SECTIONS I HARBOR EAST

CHARLOTTE COUNTY, FLORIDA PROJECT DRAWING DESIGN DRAWN CHECKED SCALE SHEET 07-06-22 NTS



- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
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LENNAR HOMES 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL., 33966 (239) 980-6181

PREPARED FOR:

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD8 Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida

REVISION DESCRIPTION

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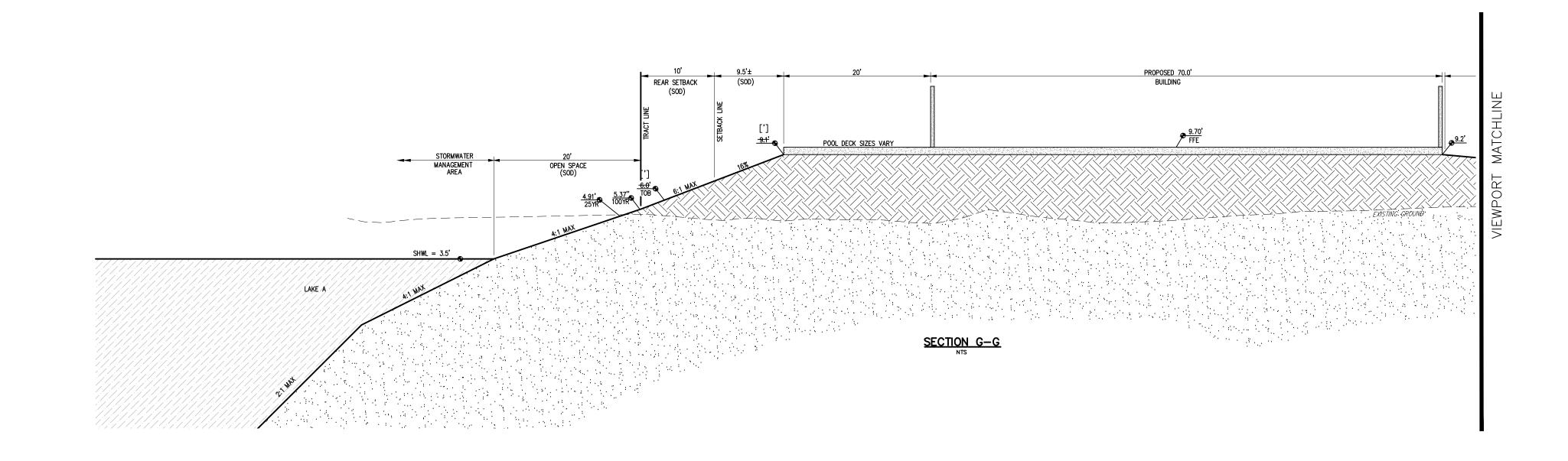
FL LIC #92103

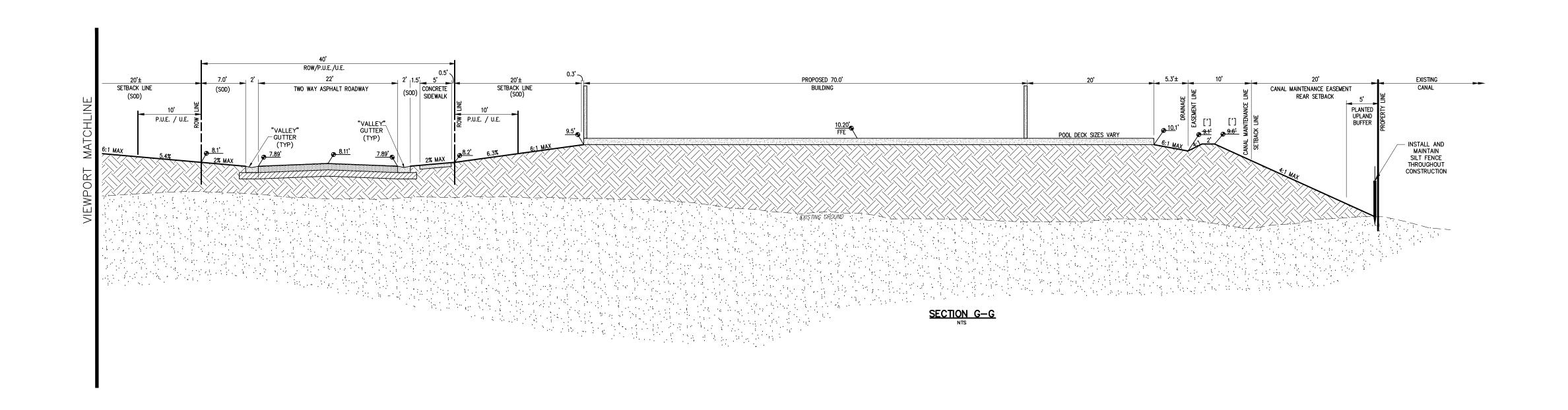
SITE CROSS SECTIONS II HARBOR EAST

CHARLOTTE COUNTY, FLORIDA PROJECT DRAWING DESIGN DRAWN SCALE SHEET 07-06-22

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING





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

LENNAR HOMES 10481 SIX MILE CYPRESS PKWY

FORT MYERS, FL., 33966

(239) 980-6181

PREPARED FOR:

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD8 Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida REVISION DESCRIPTION

ENGINEERING

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FL LIC #92103

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING SITE CROSS SECTIONS III HARBOR EAST

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

RECORD DRAWING

Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System From: no-reply@dep.state.fl.us

Heather Polito

Cc: SD_newapps@floridadep.gov; scott.edwards@lennar.com; dave.watson@charlottecountyfl.gov; dave.watson@charlottecountyfl.gov;

Steve Sonberg; Heather Polito

Subject: Wastewater Notification Received - Facility ID: FLA014048

Friday, July 26, 2024 7:49:28 AM Date:

Attachments: ATT00001.bin



FLORIDA DEPARTMENT OF **Environmental Protection**

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

Governor

Jeanette Nuñez

Lt. Governor

Shawn Hamilton

Secretary

Receipt for Notification Submission

July 26, 2024

Heather Polito

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

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

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

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

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

In support of your notification you provided the following information:

Construction Permit Number: 350901-010-DWC

Project Name: Harbor East

Project Location: 8060 St. Paul Drive, Port Charlotte, FL 33981

Permittee: Lennar Homes, LLC **Collection System Owner: Charlotte County Utilities**

CHARLOTTE COUNTY UTILITIES - WESTPORT WWTP -**Treatment Facility:**

FLA014048

Total Clearance Clearance Type:

Submitter Indicated Substantial

No **Deviations?:**

Substantial Deviations (when applicable):

Attachments:

File Description: FDEP Wastewater Cert **File Name:** 4613 FDEP Entire Sewer Cert.pdf

File Hash: da0001c9435184b4e458a090ea5aa6d3ec4532d85c460c0472988378bdd541a8

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

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

The Office for your project is:

South District

SD newapps@floridadep.gov

Please contact this Office for any questions regarding your project.



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Potable Water Clearance



FLORIDA DEPARTMENT OF Environmental Protection

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

Jeanette Nuñez Lt. Governor

Shawn Hamilton Secretary

POTABLE WATER CLEARANCE - TOTAL

August 12, 2024

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

> Clearance Type: Total Charlotte County

Permit Number: 344279-089-DSGP

PWS Name: Charlotte County Utilities Peace River WTP

PWS ID: 5084100

Project Name: Harbor East (CCU # 22/1066)

Project Location: Parcel IDs: 412110400002, 412110400001; Address: 8060 St. Paul Drive, Port

Charlotte, FL 33981

Dear Mr. Edwards,

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

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

Sincerely,

Jessica Douglas

Environmental Manager

Justica Deriglon

cc:

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



RE: FP-22-12-16 Harbor East Bond Reduction

From Benjamin, Roy < Roy. Benjamin@charlottecountyfl.gov>

Date Wed 4/30/2025 7:01 AM

To Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>; Baster, Basia <Basia.Baster@charlottecountyfl.gov>

Cc Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>

Approved on Accela. Thanks

If you have further concerns please contact me at the information below.

Best Regards,

Roy Benjamin
Construction Services Manager
Charlotte County Public Works
410 Taylor Road, Unit 104
Punta Gorda, Florida 33950
Roy.benjamin@charlottecountyfl.gov

Office (941) 575-3628 Cell (941) 628-8065 Fax (941) 575-3664

To Exceed Expectations in the Delivery of Public Services"



From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Sent: Monday, April 28, 2025 4:47 PM

To: Baster, Basia < Basia.Baster@charlottecountyfl.gov>

Cc: Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Weaver, Sandra

<Sandra.Weaver@charlottecountyfl.gov>

Subject: FP-22-12-16 Harbor East Bond Reduction

Good afternoon,

Lennar Homes, LLC is requesting a bond reduction for FP-22-12-16 Harbor East. The Accela reference # is BRR-25-06 and I have assigned the reviews to you.

As-built Certification and Request for conversion to Operation Phase

As-Built Certification And Request for Conversion to Operation Phase

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

I	Pern	nit No:	Application N	0:	Permitte	e:
Ī	Proje	ect Name:	Phase or Inde	ependent Portion (if	applicable):	
ļ	I HE	EREBY CERTIFY THAT	(please check	only one box):		
Ī		To the best of my knowledge in substantial conformance minor deviations will not pre Chapter 62-330, F.A.C. Atta conditions, other than long to	with the plans spect event the project ached are docume	ecifications and cond from functioning in c ents to demonstrate s	ditions permitted compliance with satisfaction of the	by the Agency. Any the requirements of
[Construction of the project specifications permitted by project from functioning in opermitting agency to determ with Rule 62-330.315, F.A. drawings, and documents to long term monitoring and in	the Agency. Any compliance with the mine whether a man (C.) Attached is a condemonstrate sate	deviations or indep ne requirements of C nodification of the pea description of sub- isfaction of the outst	endent phasing Chapter 62-330, ermit will be req stantial deviatio	will not prevent the F.A.C. (Contact the uired in accordance ns, a set of as-built
		Construction of the project specifications permitted by t functioning in compliance corrections to the project and to the operation phase can substantial deviations are at	the Agency. There with the requirer d/or a modification on the approved	e are substantial deve ments of Chapter 6 n of the permit will lik	viations that prev 62-330, F.A.C. cely be required,	vent the project from I acknowledge that and that conversion
ı	For	activities that require certif	fication by a reg	stered professiona	al <i>:</i>	
I	By: _	Signature		(Print Name)		(Fla. Lic. or Reg. No.)
	STEVEN .S.M.	R. (Company Name)		(Company Address)		
& THE SIGNATURE IV	NED & S IUST BE	EAU€Telephone Number)		(Email Address)		
VERIFIED ON ANY ELECTRO	ONIC CO	AFFIX SEAL		(Date)		
ĺ	For a	activities that do not requir	re certification b		essional:	
I	By: _			(Print Name)		
	,	Signature		,		
		(Company Name)		(Company Address)		
			RIVER			













Drawings and Information Checklist

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

- All surveyed dimensions and elevations shall be certified by a registered Surveyor or Mapper under Chapter 472, F.S.
- 2. The registered professional's certification shall be based upon on-site observation of construction (scheduled and conducted by the registered professional of record or by a project representative under direct supervision) and review of as-built drawings, with field measurements and verification as needed, for the purpose of determining if the work was completed in accordance with original permitted construction plans, specifications, and conditions.
- 3. If submitted, the as-built drawings are to be based on the permitted construction drawings revised to reflect any substantial deviations made during construction. Both the original design and constructed condition must be clearly shown. The plans need to be clearly labeled as "as-built" or "record" drawings that clearly highlight (such as through "red lines" or "clouds") any substantial deviations made during construction. As required by law, all surveyed dimensions and elevations required shall be verified and signed, dated, and sealed by an appropriate registered professional. The following information, at a minimum, shall be verified on the as-built drawings, and supplemental documents if needed:
 - a. Discharge structures Locations, dimensions and elevations of all, including weirs, orifices, gates, pumps, pipes, and oil and grease skimmers:
 - Detention/Retention Area(s) Identification number, size in acres, side slopes (h:v), dimensions, elevations, contours, or cross-sections of all, sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems,
 - c. Side bank and underdrain filters, or exfiltration trenches locations, dimensions, and elevations of all, including clean-outs, pipes, connections to control structures, and points of discharge to receiving waters;
 - d. System grading dimensions, elevations, contours, final grades, or cross-sections to determine contributing drainage areas, flow directions, and conveyance of runoff to the system discharge point(s);
 - e. Conveyance dimensions, elevations, contours, final grades, or cross-sections of systems utilized to divert off-site runoff around or through the new system;
 - f. Benchmark(s) location and description (minimum of one per major water control structure);
 - g. Datum- All elevations should be referenced to a vertical datum clearly identified on the plans, preferably the same datum used in the permit plans.
- 4. Wetland mitigation or restoration areas Show the plan view of all areas, depicting a spatial distribution of plantings conducted by zone (if plantings are required by permit), with a list showing all species planted in each zone, numbers of each species, sizes, date(s) planted, and identification of source of material; also provide the dimensions, elevations, contours, and representative cross-sections depicting the construction.
- 5. A map depicting the phase or independent portion of the project being certified, if all components of the project authorized in the permit are not being certified at this time.
- 6. Any additional information or outstanding submittals required by permit conditions or to document permit compliance, other than long-term monitoring or inspection requirements.

Public Works Department Approval

Please let me know if the standards of approval have been met for the reduction of the bond or if more information is required.

Kind regards,

FLORIDA



Jenny Shao

Planner

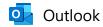
Charlotte County Community Development

941.764.4954

<u>CharlotteCountyFL.gov</u>

Delivering Exceptional Service

How was your service? **CLICK HERE** to let us know



Re: FP-22-12-16 Harbor East Bond Reduction

From Baster, Basia < Basia.Baster@charlottecountyfl.gov>

Date Tue 4/29/2025 11:03 AM

To Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Cc Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Weaver, Sandra

<Sandra.Weaver@charlottecountyfl.gov>

Bond reduction approved.

Thank you,





Basia Baster

Utilities Engineering Supervisor Charlotte County Utilities 3100 Loveland Blvd, Port Charlotte, FL 33980

Office: 941-764-4586

basia.baster@CharlotteCountyFL.gov

CharlotteCountyFL.gov

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From: Shao, Jenny

Sent: Monday, April 28, 2025 4:47 PM

To: Baster, Basia

Cc: Benjamin, Roy; Weaver, Sandra

Subject: FP-22-12-16 Harbor East Bond Reduction

Good afternoon,

Lennar Homes, LLC is requesting a bond reduction for FP-22-12-16 Harbor East. The Accela reference # is BRR-25-06 and I have assigned the reviews to you.

Please let me know if the standards of approval have been met for the reduction of the bond or if more information is required.

Kind regards,



Jenny Shao

Planner

Charlotte County Community Development 941.764.4954

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HARBOR EAST

CHARLOTTE COUNTY, FLORIDA FINAL PLAT - ENGINEER'S OPINION OF PROBABLE COST

PROJECT No. 4613 Date: February 27, 2025

APPROVED

By Roy Benjamin at 9:23 am, Apr 07, 2025

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	EARTHWORK				
A-1	Lake Excavation & Site Cut (-20.0 Elevation)	CY	145,500	\$0.00	\$0.00
A-2	Clearing	AC	31	\$0.00	\$0.00
A-3	Silt Fence	LF	4,860	\$0.00	\$0.00
A-4	Floating Turbidity Barrier	LF	191	\$0.00	\$0.00
A-5	Sod	SY	14,031	\$0.00	\$0.00
A-6	Seed & Mulch	AC	18.65	\$0.00	\$0.00
	EARTHWORK SUBTOTAL				\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	ROADWAY				
B-1	1-1/4" type S-I Asphalt (1st Lift)	SY	9,203	\$0.00	\$0.00
B-2	3/4" Asphalt Type S-III (2nd Lift)	SY	9,203	\$8.75	\$80,526.25
B-3	FDOT Base Group 6	SY	10,857	\$0.00	\$0.00
B-4	12" Thick Type "B" Stabilized Subgrade (LBR 40)	SY	11,635	\$0.00	\$0.00
B-5	4" Thick Concrete Sidewalks	SY	2,132	\$34.70	\$73,980.40
B-6	12" Thick Type "B" Stabilized Subgrade (LBR 40)	SY	2,988	\$0.00	\$0.00
B-7	Type "F" Curb	LF	214	\$0.00	\$0.00
B-8	2' Valley Gutter	LF	6,932	\$0.00	\$0.00
B-9	Signing & Marking	LS	1	\$0.00	\$0.00
	ROADWAY SUBTOTAL				\$154,506.65

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	STORMWATER				
C-1	10" ADS PIPE	LF	2,917	\$0.00	\$0.00
C-2	18" ADS PIPE	LF	1,605	\$0.00	\$0.00
C-3	24" ADS PIPE	LF	330	\$0.00	\$0.00
C-4	Type "C" Inlet	EA	3	\$0.00	\$0.00
C-5	Type "H" Inlet Control Structure	EA	1	\$0.00	\$0.00
C-6	Type "V" Inlet	EA	12	\$0.00	\$0.00
C-7	12" Yard Drain Inlet	EA	12	\$0.00	\$0.00
C-8	18" Pipe End Support	EA	5	\$0.00	\$0.00
	STORMWATER SUBTOTAL				\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	WATER (ON-SITE)				
D-1	8" DR-18 C900 PVC Main and Fittings	LF	4,156	\$0.00	\$0.00
D-2	6" Fire Hydrant Assembly	EA	4	\$0.00	\$0.00
D-3	12" x 8" Reducer	EA	1	\$0.00	\$0.00
D-4	8" Gate Valve	EA	7	\$0.00	\$0.00
D-5	Residential Water Meter Service (single)	EA	10	\$0.00	\$0.00
D-6	Residential Water Meter Service (double)	EA	36	\$0.00	\$0.00
D-7	Locate Balls & Marker Tape	LS	1	\$0.00	\$0.00
D-8	Air Release Valve	EA	2	\$0.00	\$0.00
D-9	Connection to Existing Main	EA	1	\$0.00	\$0.00
	ON-SITE WATER SUBTOTAL				\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	LOW PRESSURE FORCE MAIN (ON-SITE)				
E-1	Sanitary Sewer Service (single)	EA	16	\$0.00	\$0.00
E-2	Sanitary Sewer Service (double)	EA	33	\$0.00	\$0.00
E-3	4" DR-18 C900 PVC LPS Force main	LF	3,456	\$0.00	\$0.00
E-4	4" Force Main Gate Valve	М	4	\$0.00	\$0.00
E-5	Locate Balls & Marker Tape	LS	1	\$0.00	\$0.00
E-6	Connection to Existing Force main	LS	1	\$0.00	\$0.00
	GRAVITY & FORCEMAIN SUBTOTAL				\$0.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	MISCELLANEOUS				
F-1	Testing	LS	1	\$0.00	\$0.00
	MISCELLANEOUS SUBTOTAL				\$0.00

CONSTRUCTION TOTAL: 10% CONSTRUCTION CONTINGENCY: \$154,506.65 \$15,450.67