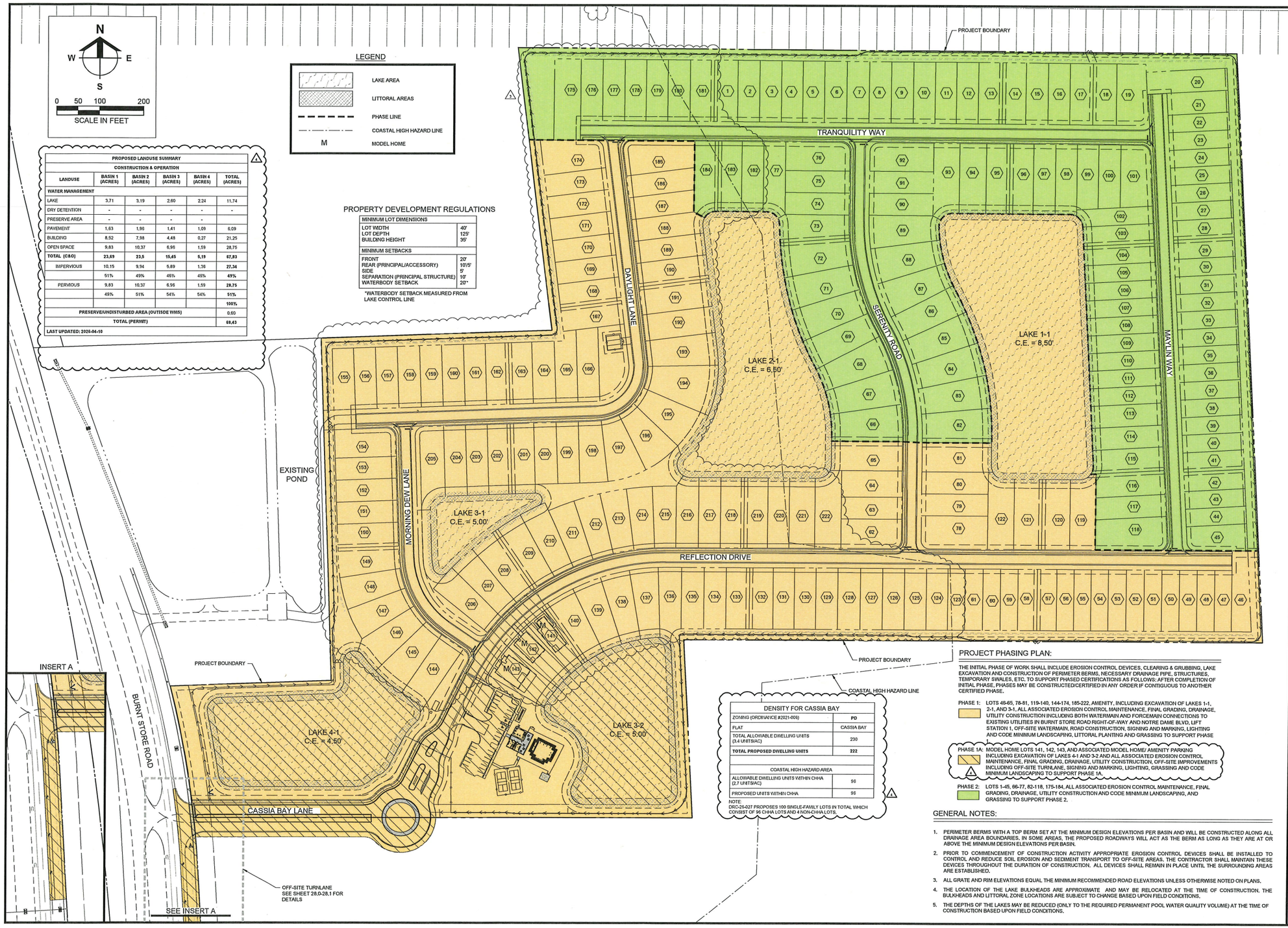

PROPOSED LANDUSE SUMMARY					
CONSTRUCTION & OPERATION					
LANDUSE	BASIN 1 (ACRES)	BASIN 2 (ACRES)	BASIN 3 (ACRES)	BASIN 4 (ACRES)	TOTAL (ACRES)
WATER MANAGEMENT					
LAKE	3.71	3.19	2.60	2.24	11.74
DRY DETENTION	-	-	-	-	-
PRESERVE AREA	-	-	-	-	-
PAVEMENT	1.63	1.96	1.41	1.09	6.09
BUILDING	8.52	7.98	4.48	0.27	21.25
OPEN SPACE	9.83	10.37	6.96	1.59	28.75
TOTAL (C&O)	**23.69**	**23.5**	**15.45**	**5.19**	**67.83**
IMPERVIOUS	10.15	9.94	5.89	1.36	**27.34**
	51%	49%	45%	45%	**49%**
PERVIOUS	9.83	10.37	6.96	1.59	**28.75**
	49%	51%	54%	54%	**51%**
					100%
PRESERVE/UNDISTURBED AREA (OUTISDE WMS)					0.60
TOTAL (PERMIT)					**68.43**
LAST UPDATED: 2026-04-10					

PROPERTY DEVELOPMENT REGULATIONS

MINIMUM LOT DIMENSIONS	
LOT WIDTH	40'
LOT DEPTH	125'
BUILDING HEIGHT	35'
MINIMUM SETBACKS	
FRONT	20'
REAR (PRINCIPAL/ACCESSORY)	10'/5'
SIDE	5'
SEPARATION (PRINCIPAL STRUCTURE)	10'
WATERBODY SETBACK	20'*

*WATERBODY SETBACK MEASURED FROM LAKE CONTROL LINE

DENSITY FOR CASSIA BAY	
ZONING (ORDINANCE #2021-009)	PD
PLAT	CASSIA BAY
TOTAL ALLOWABLE DWELLING UNITS (3.4 UNITS/AC)	230
TOTAL PROPOSED DWELLING UNITS	**222**
COASTAL HIGH HAZARD AREA	
ALLOWABLE DWELLING UNITS WITHIN CHHA (2.7 UNITS/AC)	96
PROPOSED UNITS WITHIN CHHA	96

NOTE:
DRC-25-027 PROPOSES 100 SINGLE-FAMILY LOTS IN TOTAL WHICH CONSIST OF 96 CHHA LOTS AND 4 NON-CHHA LOTS.

PROJECT PHASING PLAN:

THE INITIAL PHASE OF WORK SHALL INCLUDE EROSION CONTROL DEVICES, CLEARING & GRUBBING, LAKE EXCAVATION AND CONSTRUCTION OF PERIMETER BERMS, NECESSARY DRAINAGE PIPE, STRUCTURES, TEMPORARY SWALES, ETC. TO SUPPORT PHASED CERTIFICATIONS AS FOLLOWS: AFTER COMPLETION OF INITIAL PHASE, PHASES MAY BE CONSTRUCTED/CERTIFIED IN ANY ORDER IF CONTIGUOUS TO ANOTHER CERTIFIED PHASE.

PHASE 1: LOTS 49-65, 78-81, 119-140, 144-174, 185-222, AMENITY, INCLUDING EXCAVATION OF LAKES 1-1, 2-1, AND 3-1, ALL ASSOCIATED EROSION CONTROL MAINTENANCE, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION INCLUDING BOTH WATERMAIN AND FORCEMAIN CONNECTIONS TO EXISTING UTILITIES IN BURNT STORE ROAD RIGHT-OF-WAY AND NOTRE DAME BLVD, LIFT STATION 1, OFF-SITE WATERMAIN, ROAD CONSTRUCTION, SIGNING AND MARKING, LIGHTING AND CODE MINIMUM LANDSCAPING, LITTORAL PLANTING AND GRASSING TO SUPPORT PHASE

PHASE 1A: MODEL HOME LOTS 141, 142, 143, AND ASSOCIATED MODEL HOME/ AMENITY PARKING INCLUDING EXCAVATION OF LAKES 4-1 AND 3-2 AND ALL ASSOCIATED EROSION CONTROL MAINTENANCE, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, OFF-SITE IMPROVEMENTS INCLUDING OFF-SITE TURNLANE, SIGNING AND MARKING, LIGHTING, GRASSING AND CODE MINIMUM LANDSCAPING TO SUPPORT PHASE 1A.

PHASE 2: LOTS 1-45, 66-77, 82-118, 175-184, ALL ASSOCIATED EROSION CONTROL MAINTENANCE, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION AND CODE MINIMUM LANDSCAPING, AND GRASSING TO SUPPORT PHASE 2.

GENERAL NOTES:

1. PERIMETER BERMS WITH A TOP BERM SET AT THE MINIMUM DESIGN ELEVATIONS PER BASIN AND WILL BE CONSTRUCTED ALONG ALL DRAINAGE AREA BOUNDARIES. IN SOME AREAS, THE PROPOSED ROADWAYS WILL ACT AS THE BERM AS LONG AS THEY ARE AT OR ABOVE THE MINIMUM DESIGN ELEVATIONS PER BASIN.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
3. ALL GRATE AND RIM ELEVATIONS EQUAL THE MINIMUM RECOMMENDED ROAD ELEVATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. THE LOCATION OF THE LAKE BULKHEADS ARE APPROXIMATE AND MAY BE RELOCATED AT THE TIME OF CONSTRUCTION. THE BULKHEADS AND LITTORAL ZONE LOCATIONS ARE SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS.
5. THE DEPTHS OF THE LAKES MAY BE REDUCED (ONLY TO THE REQUIRED PERMANENT POOL WATER QUALITY VOLUME) AT THE TIME OF CONSTRUCTION BASED UPON FIELD CONDITIONS.

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LAND PLANNING
www.barraco.net
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FORT MYERS, FLORIDA 33901
PHONE (239) 481-3170
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PREPARED FOR

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

CASSIA BAY

PUNTA GORDA, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, JR., P.E., FOR THE FIRM
FLORIDA P.E. NO. 81259 - CARLJR@BARRACO.NET

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FILE NAME	24253A10.DWG
LOCATION	J:\24253\DWG\DO\
PLOT DATE	THU, 5-7-2026 - 9:23 AM
PLOT BY	SCOTT DALEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 24253A00.DWG

PLAN REVISIONS	
2026-1-30	AMENDMENT REVISIONS 1
2026-03-09	COUNTY COMMENTS 1

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU #25-1006

MASTER SITE AND PHASING PLAN

PROJECT / FILE NO.	SHEET NUMBER
24253	4.0

NOTE:

CODE REQUIREMENTS FOR FUTURE PHASES TO BE HANDLED UNDER A SEPARATE SUBMITTAL. CODE REQUIRED IRRIGATION TO BE INSTALLED AT TIME OF FUTURE CONSTRUCTION AND PRIOR TO REQUESTING SITE CERTIFICATE OF COMPLIANCE.

FINAL TREE LAYOUT SUBJECT TO CHANGE DUE TO FINAL DESIGN AND SITE LAYOUT. ALL TREE REPLACEMENT POINTS WILL BE ACCOUNTED FOR PER CHARLOTTE COUNTY LDC.

ALTERATIONS TO LANDSCAPING AND BUFFERS REQUIRE THE PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY.

NOTE:

NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.

SYMBOL LEGEND

	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. CANOPY	3 PT.
	3" CAL. CANOPY	1.5 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	PALM	0.5 PTS.

PERIMETER BUFFER 'F'
15 FT. WIDTH TYPE A - 1,632 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	59
Required Understory Trees	1 / 100 LF	29
Required Shrubs	10 / 100 LF	165

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'E'
15 FT. WIDTH TYPE A - 651 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	22
Required Understory Trees	1 / 100 LF	10
Required Shrubs	10 / 100 LF	66

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'D'
15 FT. WIDTH TYPE A - 524 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	18
Required Understory Trees	1 / 100 LF	9
Required Shrubs	10 / 100 LF	52

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'C'
15 FT. WIDTH TYPE A - 775* LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	27
Required Understory Trees	1 / 100 LF	14
*Required Shrubs	10 / 100 LF	195*

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO TYPE A BUFFER FOR ACCENT TREES AND CANOPY TREES AND PERIMETER HEDGE ROW WHICH MUST BE A MINIMUM 36 INCHES IN HEIGHT UPON PLANTING (THE MINIMUM MAINTAINED HEIGHT OF 48 INCHES) TO FORM A CONTINUOUS, SOLID VISUAL SCREEN WITHIN ONE (1) YEAR OF PLANTING SHALL BE REQUIRED WITHIN THE 25-FOOT PD SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

PERIMETER BUFFER 'B'
15 FT. WIDTH TYPE A - 364* LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	13
Required Understory Trees	1 / 100 LF	6
*Required Shrubs	10 / 100 LF	101*

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO TYPE A BUFFER FOR ACCENT TREES AND CANOPY TREES AND PERIMETER HEDGE ROW WHICH MUST BE A MINIMUM 36 INCHES IN HEIGHT UPON PLANTING (THE MINIMUM MAINTAINED HEIGHT OF 48 INCHES) TO FORM A CONTINUOUS, SOLID VISUAL SCREEN WITHIN ONE (1) YEAR OF PLANTING SHALL BE REQUIRED WITHIN THE 25-FOOT PD SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

PERIMETER BUFFER 'A'
15 FT. WIDTH TYPE A - 229* LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	9
Required Understory Trees	1 / 100 LF	5
*Required Shrubs	10 / 100 LF	58*

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO TYPE A BUFFER FOR ACCENT TREES AND CANOPY TREES AND PERIMETER HEDGE ROW WHICH MUST BE A MINIMUM 36 INCHES IN HEIGHT UPON PLANTING (THE MINIMUM MAINTAINED HEIGHT OF 48 INCHES) TO FORM A CONTINUOUS, SOLID VISUAL SCREEN WITHIN ONE (1) YEAR OF PLANTING SHALL BE REQUIRED WITHIN THE 25-FOOT PD SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

INTERIOR PARKING LOT LANDSCAPE

	Required	Provided
Trees	1 / terminal island	7
Shrubs	4 / terminal island	24
Groundcovers	10 / terminal island	60

NOTE: TO BE INSTALLED AT TIME OF AMENITY CONSTRUCTION. ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND AT EACH END WITH A MINIMUM OF ONE TREE AND SHALL BE FULLY PLANTED WITH SHRUBS AND GROUNDCOVER. SHRUBS SHALL BE MAINTAINED AT 24" HT. AND TREES SHALL HAVE A MINIMUM 8' CLEAR TRUNK.

PERIMETER BUFFER 'K'
15 FT. WIDTH TYPE C - 290 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	19
Required Understory Trees	1 / 100 LF	6
Required Shrubs	20 / 100 LF	60

PERIMETER BUFFER 'J'
15 FT. WIDTH TYPE A - 285 LF

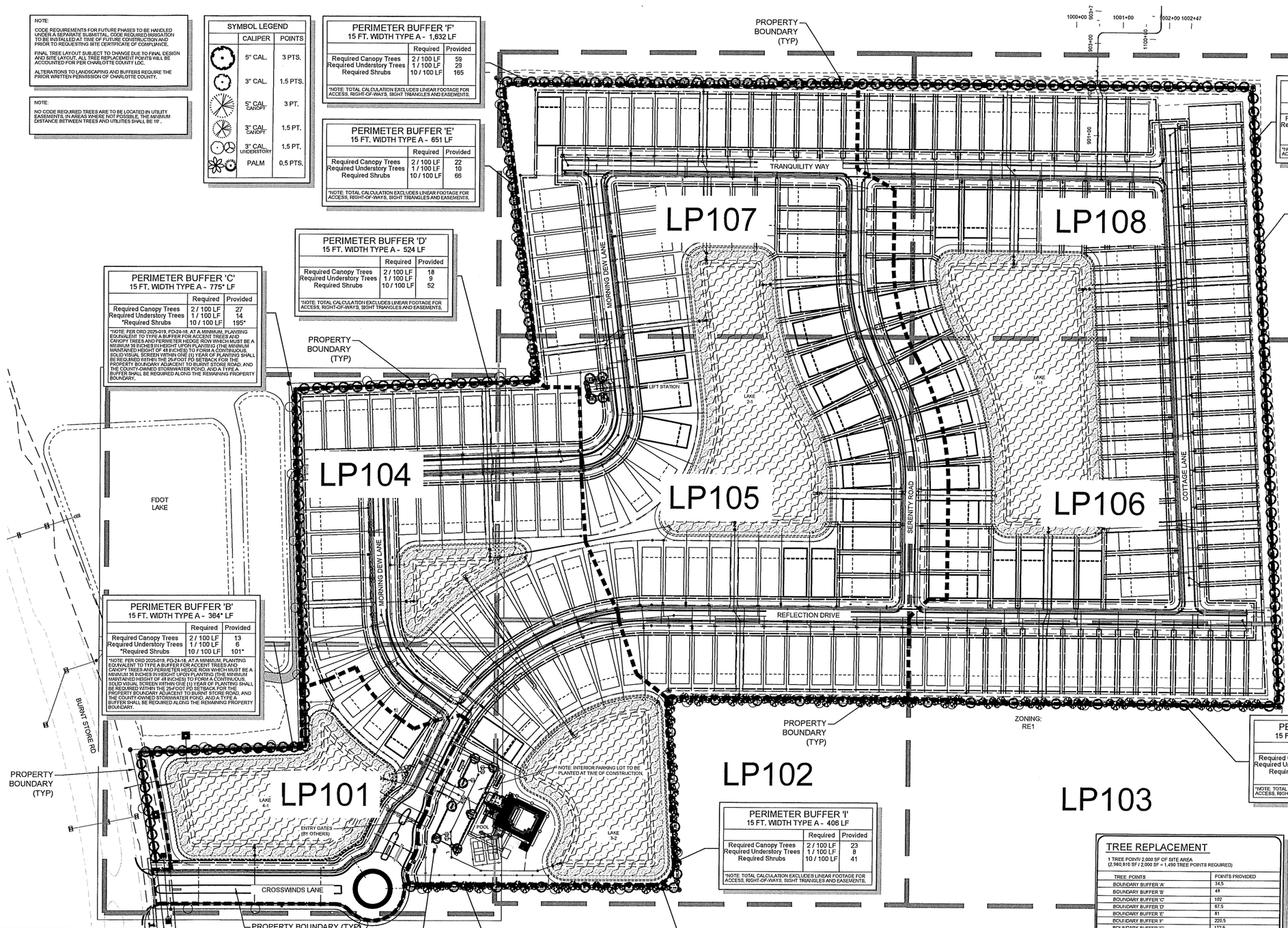
	Required	Provided
Required Canopy Trees	2 / 100 LF	18
Required Understory Trees	1 / 100 LF	12
Required Shrubs	10 / 100 LF	29

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'I'
15 FT. WIDTH TYPE A - 406 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	23
Required Understory Trees	1 / 100 LF	8
Required Shrubs	10 / 100 LF	41

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.



PERIMETER BUFFER 'G'
15 FT. WIDTH TYPE A - 1,343 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	46
Required Understory Trees	1 / 100 LF	23
Required Shrubs	10 / 100 LF	134

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'H'
15 FT. WIDTH TYPE A - 1,331 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	91
Required Understory Trees	1 / 100 LF	29
Required Shrubs	10 / 100 LF	133

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

TREE REPLACEMENT

1 TREE POINT / 2,000 SF OF SITE AREA
(2,980,816 SF / 2,000 SF = 1,490 TREE POINTS REQUIRED)

TREE POINTS	POINTS PROVIDED
BOUNDARY BUFFER 'A'	34.5
BOUNDARY BUFFER 'B'	48
BOUNDARY BUFFER 'C'	102
BOUNDARY BUFFER 'D'	67.5
BOUNDARY BUFFER 'E'	81
BOUNDARY BUFFER 'F'	220.5
BOUNDARY BUFFER 'G'	172.5
BOUNDARY BUFFER 'H'	218
BOUNDARY BUFFER 'I'	59
BOUNDARY BUFFER 'J'	41
BOUNDARY BUFFER 'K'	43
INTERNAL PARKING	10.5
*LOT TREES	555
TOTAL TREE POINTS PROVIDED	1,649.5
TOTAL TREE POINTS REQUIRED	1,490

*2.5 TREE POINTS WILL BE PROVIDED FOR EACH LOT. ANY LOT TREE THAT IS USED FOR TREE POINTS MUST BE REPLACED IF DAMAGED AND IS NOT ELIGIBLE FOR BUY-OUT. THE 5 TREE POINTS MAY BE ACQUIRED BY ANY COMBINATION OF CALIPER TREES PLANTED AS STATED IN SECTION 3-9-100.3 TREE REQUIREMENTS, EXHIBIT 5 TREE POINTS.

0 50' 100' 200'
SCALE: 1" = 100'-0"

RVi
20100 Bonita Grande Drive
Suite 209
Bonita Springs, Florida 34135
Tel. 239.405.7777
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CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

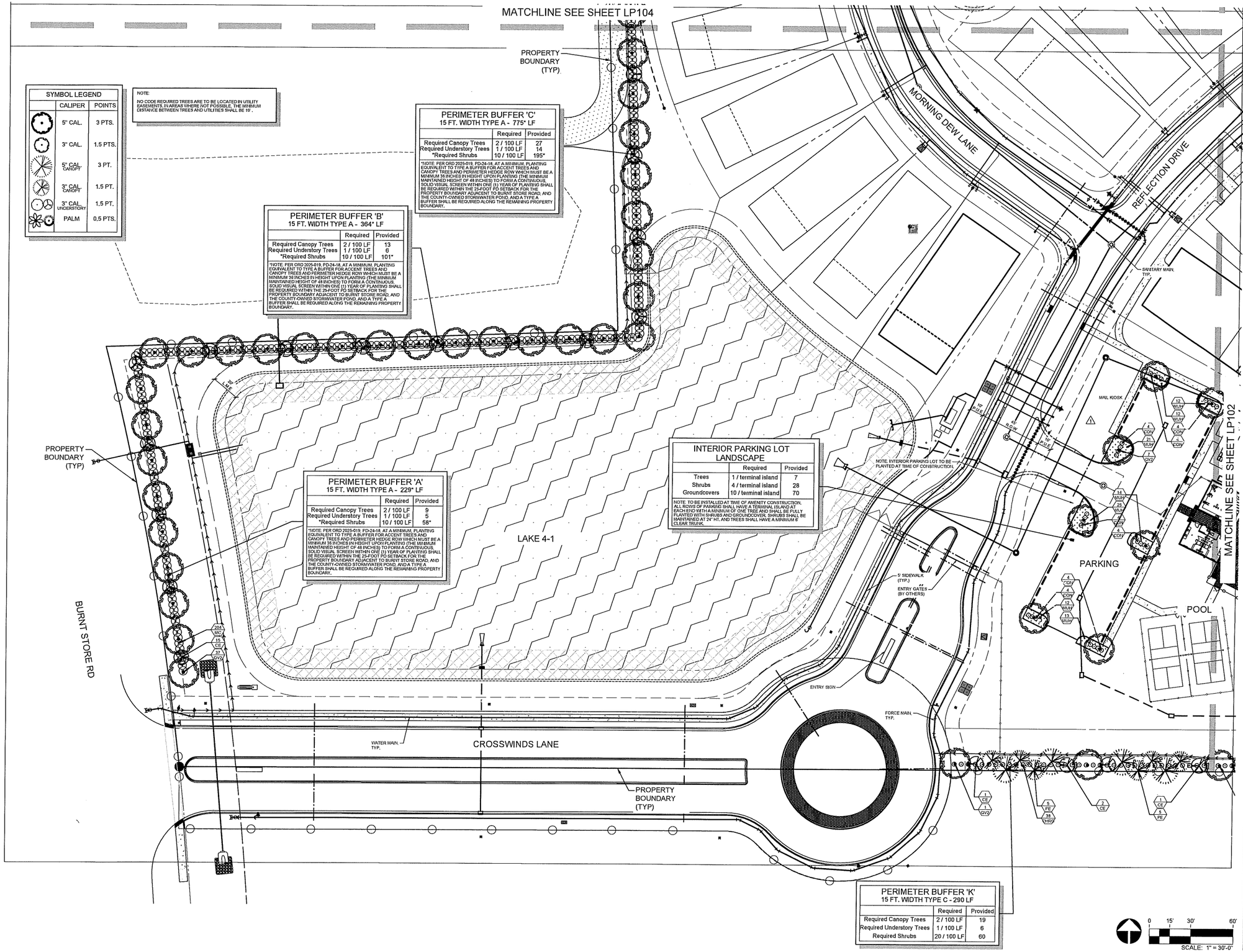
PROJECT NO : 25008463
DATE : 11/18/2025
DRAWN: HV
REVIEWED: LW

REVISIONS
1 03/26/2026 - REV PER COUNTY COMMENTS.

LANDSCAPE REFERENCE PLAN

LP100

02_FIRST RESUBMITTAL



NOTE:

NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.

SYMBOL LEGEND	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. CANOPY	3 PT.
	3" CAL. CANOPY	1.5 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	PALM	0.5 PTS.

PERIMETER BUFFER 'C'
15 FT. WIDTH TYPE A - 775* LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	27
Required Understory Trees	1 / 100 LF	14
*Required Shrubs	10 / 100 LF	195*

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO TYPE A BUFFER FOR ACCENT TREES AND CANOPY TREES AND PERIMETER HEDGE ROW WHICH MUST BE A MINIMUM 36 INCHES IN HEIGHT UPON PLANTING (THE MINIMUM MAINTAINED HEIGHT OF 48 INCHES) TO FORM A CONTINUOUS, SOLID VISUAL SCREEN WITHIN ONE (1) YEAR OF PLANTING SHALL BE REQUIRED WITHIN THE 25-FOOT PD SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

PERIMETER BUFFER 'B'
15 FT. WIDTH TYPE A - 364* LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	13
Required Understory Trees	1 / 100 LF	6
*Required Shrubs	10 / 100 LF	101*

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO TYPE A BUFFER FOR ACCENT TREES AND CANOPY TREES AND PERIMETER HEDGE ROW WHICH MUST BE A MINIMUM 36 INCHES IN HEIGHT UPON PLANTING (THE MINIMUM MAINTAINED HEIGHT OF 48 INCHES) TO FORM A CONTINUOUS, SOLID VISUAL SCREEN WITHIN ONE (1) YEAR OF PLANTING SHALL BE REQUIRED WITHIN THE 25-FOOT PD SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

PERIMETER BUFFER 'A'
15 FT. WIDTH TYPE A - 229* LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	9
Required Understory Trees	1 / 100 LF	5
*Required Shrubs	10 / 100 LF	59*

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO TYPE A BUFFER FOR ACCENT TREES AND CANOPY TREES AND PERIMETER HEDGE ROW WHICH MUST BE A MINIMUM 36 INCHES IN HEIGHT UPON PLANTING (THE MINIMUM MAINTAINED HEIGHT OF 48 INCHES) TO FORM A CONTINUOUS, SOLID VISUAL SCREEN WITHIN ONE (1) YEAR OF PLANTING SHALL BE REQUIRED WITHIN THE 25-FOOT PD SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

INTERIOR PARKING LOT LANDSCAPE

	Required	Provided
Trees	1 / terminal island	7
Shrubs	4 / terminal island	28
Groundcovers	10 / terminal island	70

NOTE: TO BE INSTALLED AT TIME OF AMENITY CONSTRUCTION. ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND AT EACH END WITH A MINIMUM OF ONE TREE AND SHALL BE FULLY PLANTED WITH SHRUBS AND GROUNDCOVER. SHRUBS SHALL BE MAINTAINED AT 24" HT. AND TREES SHALL HAVE A MINIMUM 6' CLEAR TRUNK.

PERIMETER BUFFER 'K'
15 FT. WIDTH TYPE C - 290 LF

	Required	Provided
Required Canopy Trees	2 / 100 LF	19
Required Understory Trees	1 / 100 LF	6
Required Shrubs	20 / 100 LF	60

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CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

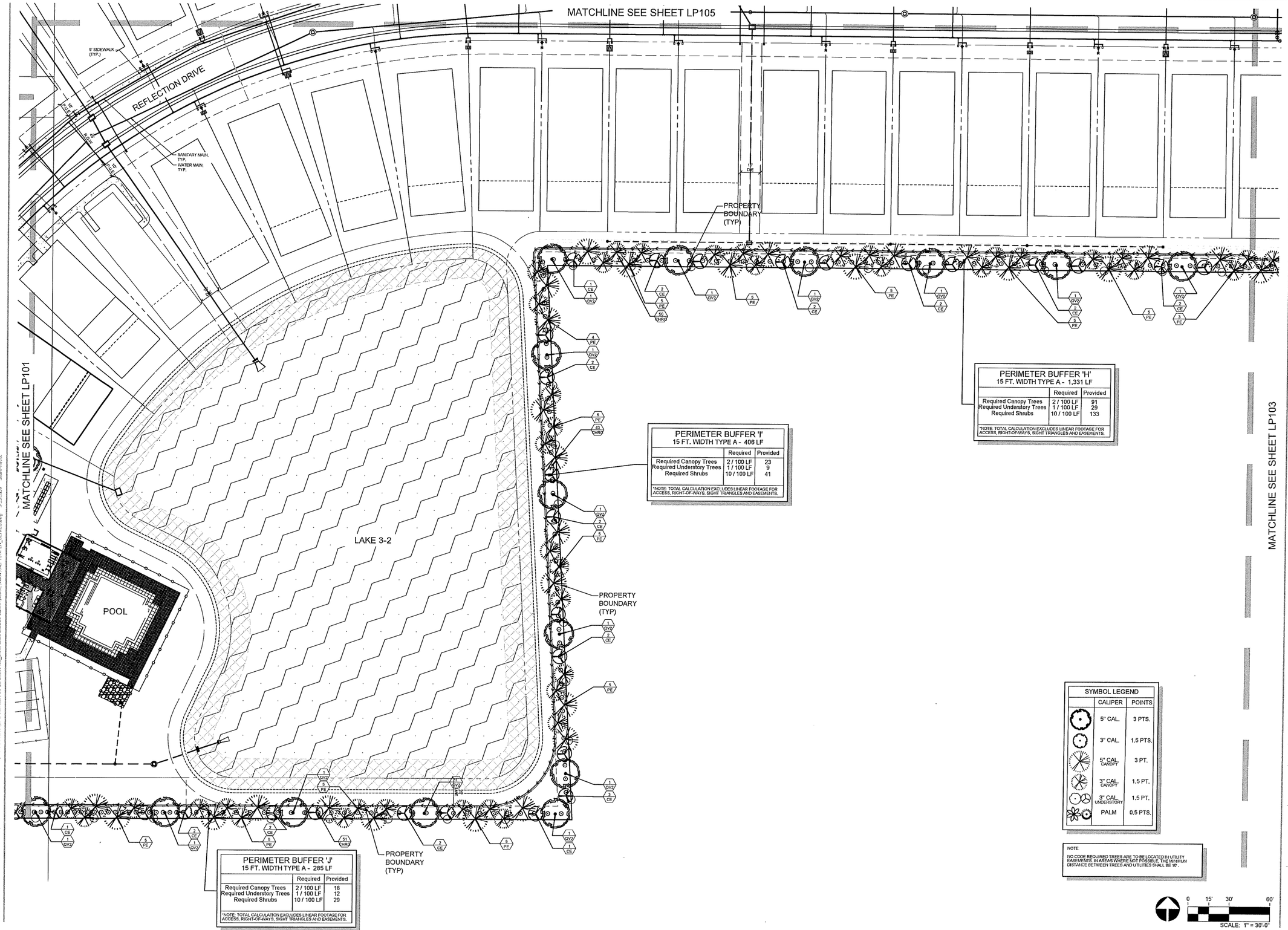
PROJECT NO :	25008463
DATE :	11/18/2025
DRAWN:	HV
REVIEWED:	LW

REVISIONS
1 03/25/2026 - REV PER COUNTY COMMENTS.

LANDSCAPE PLAN

LP101

02_FIRST RESUBMITTAL



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CHARLOTTE COUNTY, FLORIDA

PROJECT NO :	25008463
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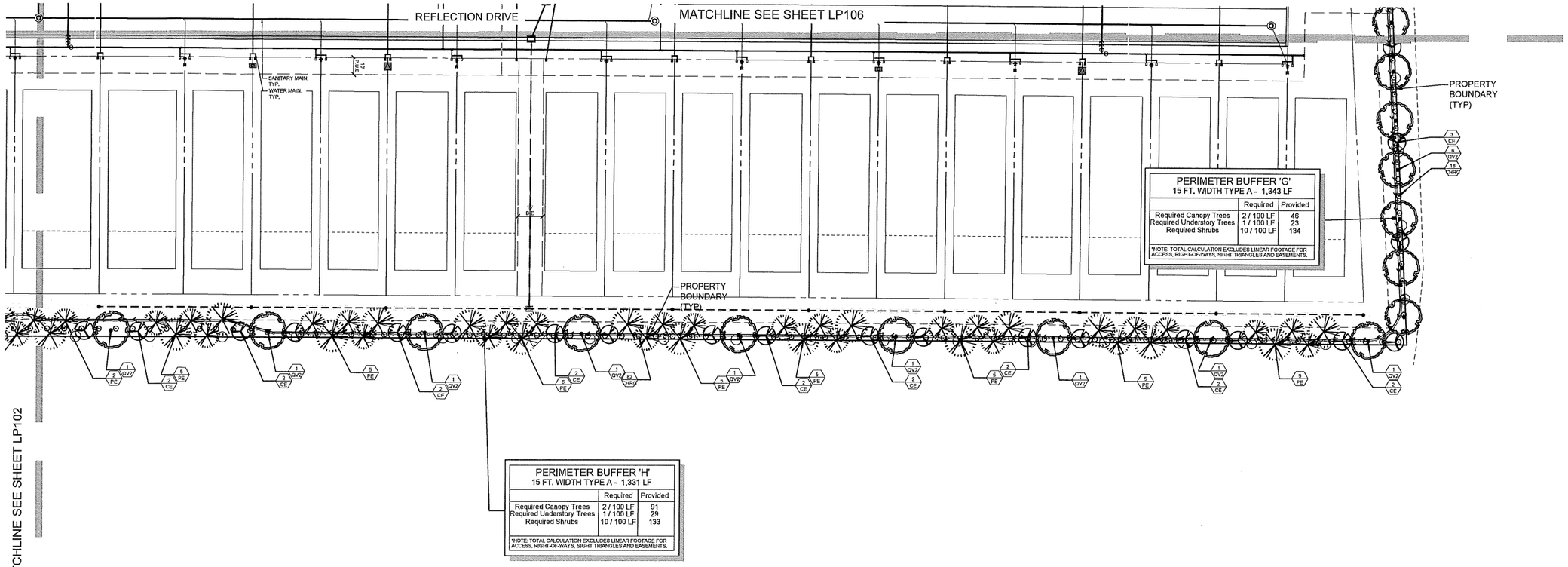
LANDSCAPE PLAN

LP102

02_FIRST RESUBMITTAL



PERIMETER BUFFER 'G' 15 FT. WIDTH TYPE A - 1,343 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	46
Required Understory Trees	1 / 100 LF	23
Required Shrubs	10 / 100 LF	134

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'H' 15 FT. WIDTH TYPE A - 1,331 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	91
Required Understory Trees	1 / 100 LF	29
Required Shrubs	10 / 100 LF	133

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

SYMBOL LEGEND		
	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. CANOPY	3 PT.
	3" CAL. CANOPY	1.5 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	PALM	0.5 PTS.

NOTE

NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.

0 15' 30' 60'

SCALE: 1" = 30'-0"

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CASSIA BAY
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CHARLOTTE COUNTY, FLORIDA

PROJECT NO :	25008463
DATE :	11/18/2025
DRAWN:	HV
REVIEWED:	LW

REVISIONS

1 05/25/2026 - REV PER COUNTY COMMENTS.

LANDSCAPE PLAN

LP103

02_FIRST RESUBMITTAL

PERIMETER BUFFER 'D' 15 FT. WIDTH TYPE A - 524 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	18
Required Understory Trees	1 / 100 LF	9
Required Shrubs	10 / 100 LF	52

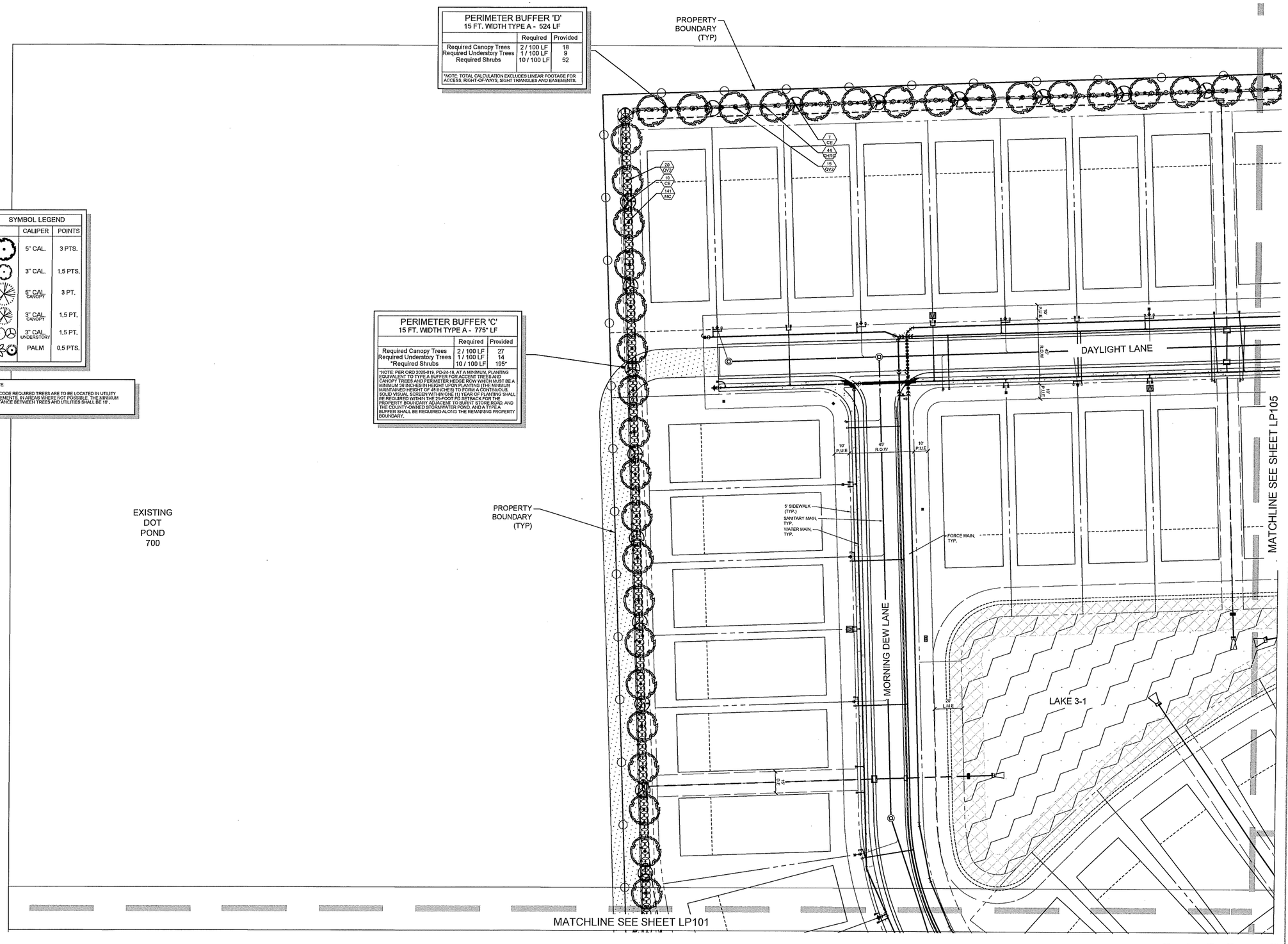
*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'C' 15 FT. WIDTH TYPE A - 775* LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	27
Required Understory Trees	1 / 100 LF	14
*Required Shrubs	10 / 100 LF	195*

*NOTE: PER ORD 2025-015, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO TYPE A BUFFER FOR ACCENT TREES AND CANOPY TREES AND PERIMETER HEDGE ROW WHICH MUST BE A MINIMUM 36 INCHES IN HEIGHT UPON PLANTING (THE MINIMUM MAINTAINED HEIGHT OF 48 INCHES) TO FORM A CONTINUOUS SOLID VISUAL SCREEN WITHIN ONE (1) YEAR OF PLANTING SHALL BE REQUIRED WITHIN THE 25-FOOT RO SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND. AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

SYMBOL LEGEND		
	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. CANOPY	3 PT.
	3" CAL. CANOPY	1.5 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	PALM	0.5 PTS.

NOTE:
NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.



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CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

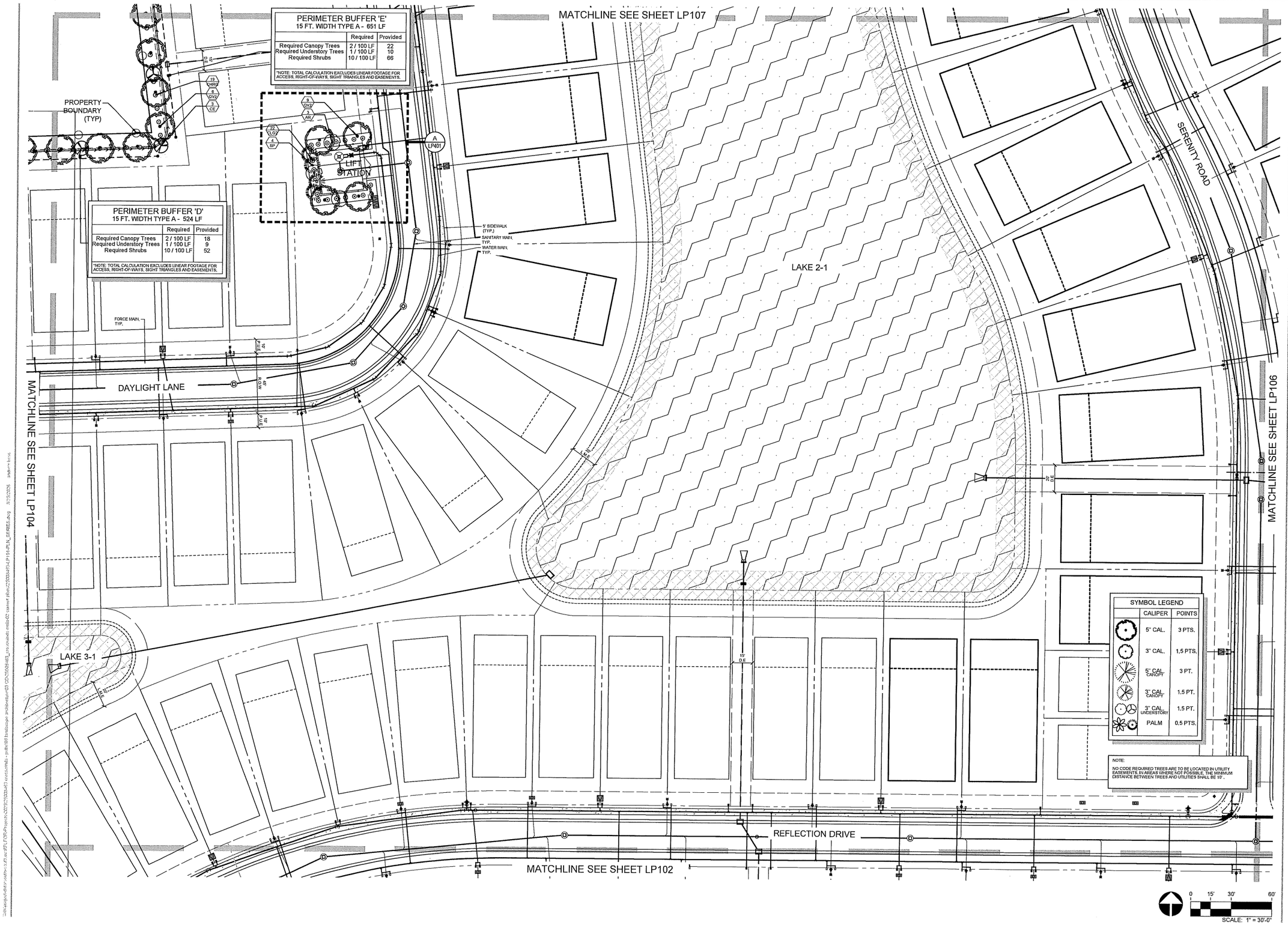
PROJECT NO :	25008463
DATE :	11/18/2025
DRAWN:	HV
REVIEWED:	LW

REVISIONS
1 03/25/2026 - REV PER COUNTY COMMENTS.

LANDSCAPE PLAN

LP104

02_FIRST RESUBMITTAL



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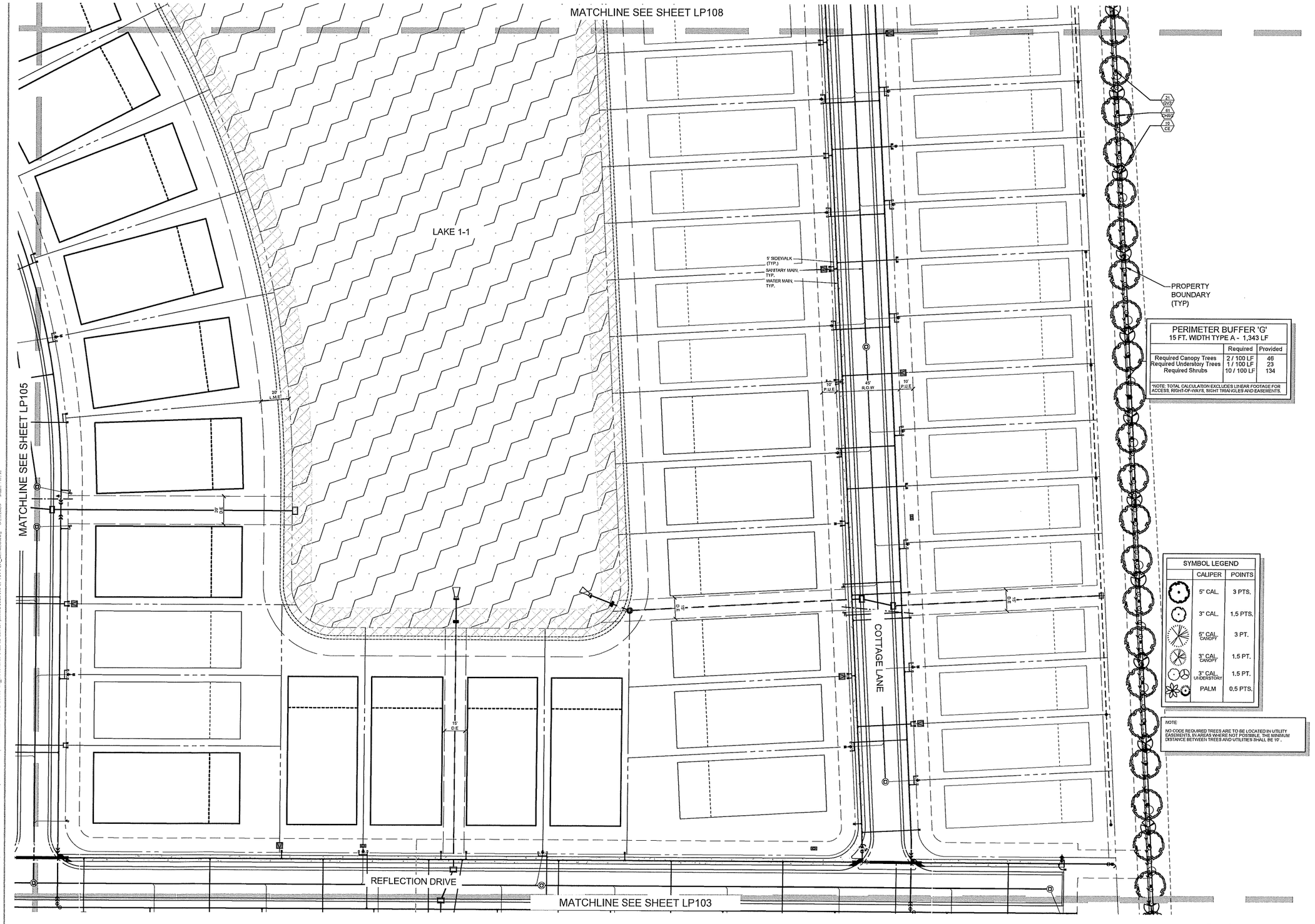
LANDSCAPE PLAN

LP105

02_FIRST RESUBMITTAL



PERIMETER BUFFER 'G' 15 FT. WIDTH TYPE A - 1,343 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	46
Required Understory Trees	1 / 100 LF	23
Required Shrubs	10 / 100 LF	134

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

SYMBOL LEGEND		
	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. CANOPY	3 PT.
	3" CAL. CANOPY	1.5 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	PALM	0.5 PTS.

NOTE:
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CASSIA BAY
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CHARLOTTE COUNTY, FLORIDA

PROJECT NO :	25008463
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LANDSCAPE PLAN

LP106

02_FIRST RESUBMITTAL

PERIMETER BUFFER 'F' 15 FT. WIDTH TYPE A - 1,632 LF		
	Required	
Required Canopy Trees	2 / 100 LF	
Required Understory Trees	1 / 100 LF	
Required Shrubs	10 / 100 LF	165

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

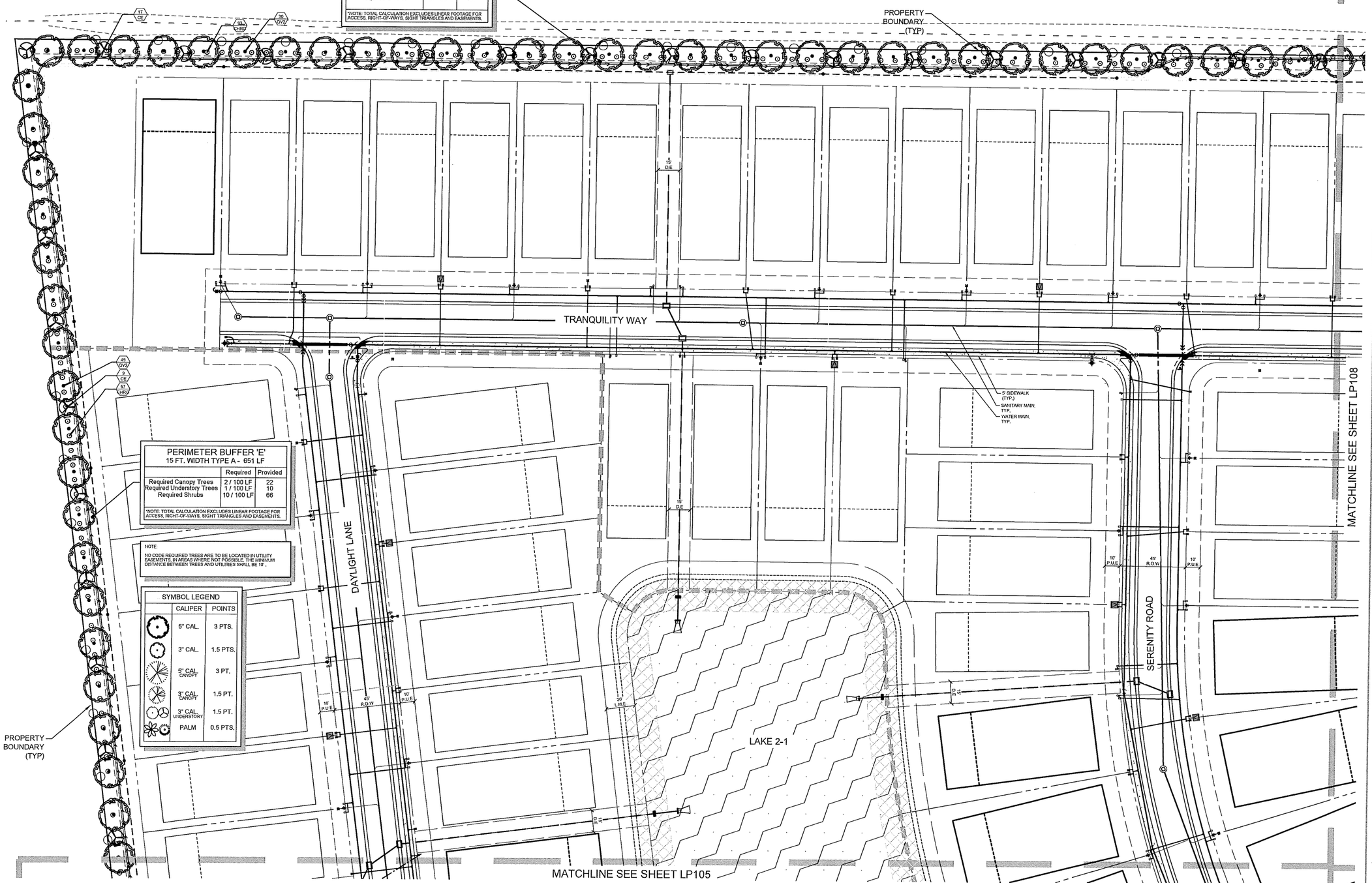
PERIMETER BUFFER 'E' 15 FT. WIDTH TYPE A - 651 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	22
Required Understory Trees	1 / 100 LF	10
Required Shrubs	10 / 100 LF	66

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

NOTE:

NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.

SYMBOL LEGEND		
	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. CANOPY	3 PT.
	3" CAL. CANOPY	1.5 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	PALM	0.5 PTS.



0 15' 30' 60'
SCALE: 1" = 30'-0"

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LANDSCAPE PLAN

LP107

02_FIRST RESUBMITTAL

PERIMETER BUFFER 'F' 15 FT. WIDTH TYPE A - 1,632 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	59
Required Understory Trees	1 / 100 LF	29
Required Shrubs	10 / 100 LF	165

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'G' 15 FT. WIDTH TYPE A - 1,343 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	46
Required Understory Trees	1 / 100 LF	23
Required Shrubs	10 / 100 LF	134

*NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, SIGHT TRIANGLES AND EASEMENTS.

SYMBOL LEGEND		
	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. CANOPY	3 PT.
	3" CAL. CANOPY	1.5 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	PALM	0.5 PTS.

NOTE:
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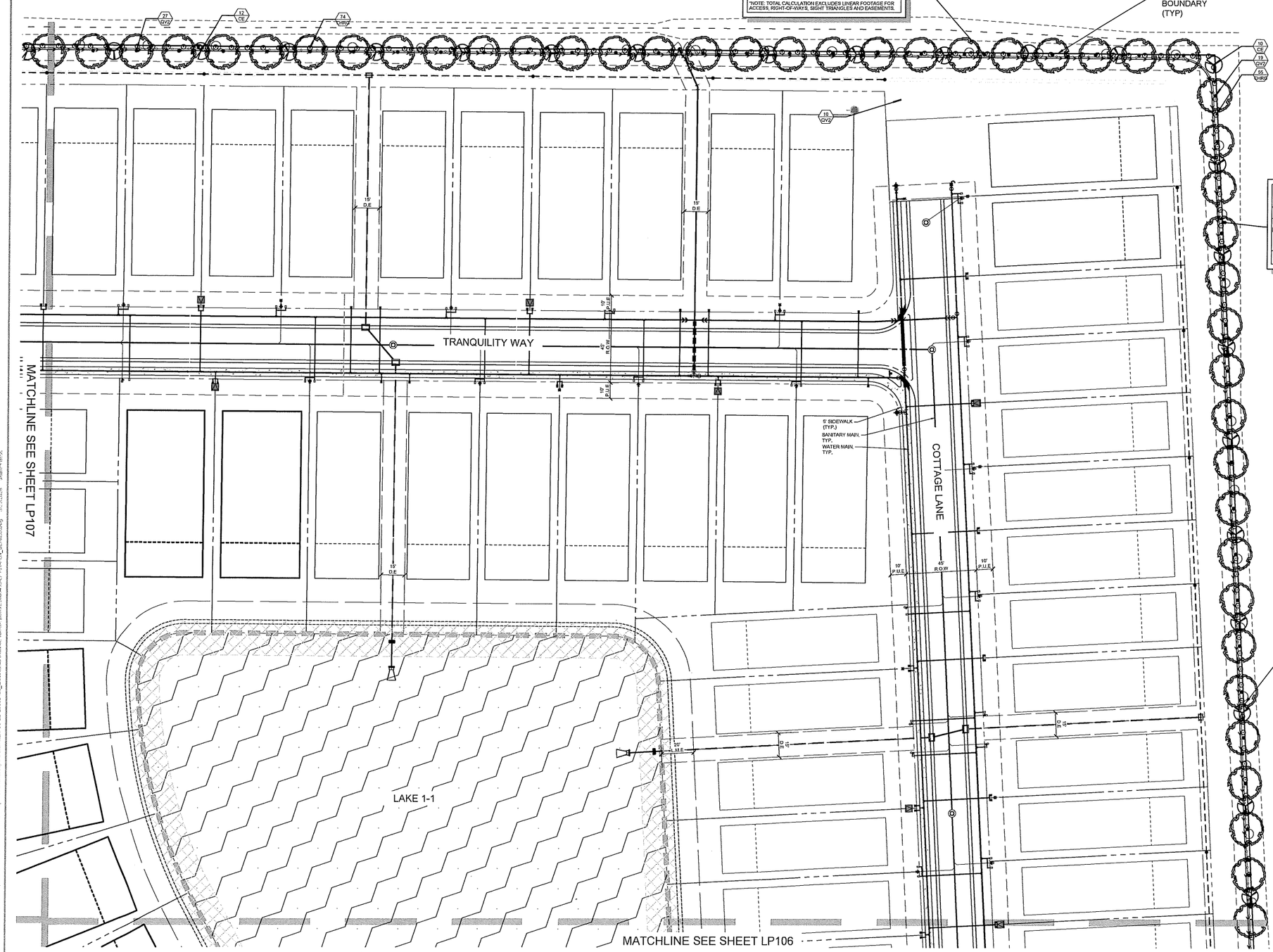

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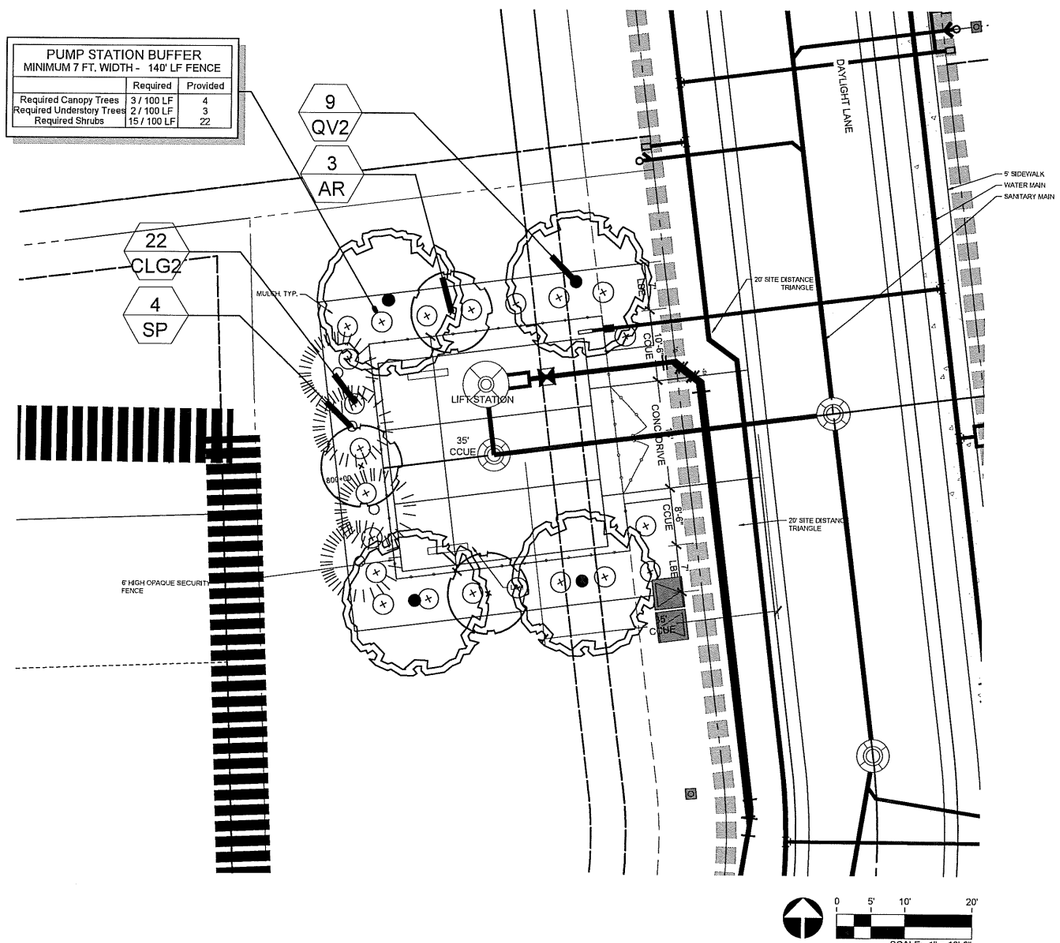
LANDSCAPE PLAN

LP108

02_FIRST RESUBMITTAL

PUMP STATION BUFFER MINIMUM 7 FT. WIDTH - 140' LF FENCE		
	Required	Provided
Required Canopy Trees	3 / 100 LF	4
Required Understory Trees	2 / 100 LF	3
Required Shrubs	15 / 100 LF	22



LANDSCAPE MATERIALS SCHEDULE - LIFT STATION

TREES/PALMS

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	PLANT CHARACTERISTICS			
CANOPY TREES					NATIVE	SALT	COLD	DROUGHT
4*	SABAL PALMETTO	CABBAGE PALM	8' HT MIN., 2" CAL (AT PLANTING)	AS SHOWN	Y	Y	8	Y
4	QUERCUS VIRGINIANA	LIVE OAK	14' HT MIN., 3" CAL (AT PLANTING)	AS SHOWN	Y	Y	10B	Y
UNDERSTORY TREES					NATIVE	SALT	COLD	DROUGHT
3	Juniperus virginiana 'Silicola'	Southern Red Cedar	8' HT MIN., 2" CAL (AT PLANTING)	AS SHOWN	Y	Y	2	Y

SHRUBS/GROUNDCOVERS

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	PLANT CHARACTERISTICS			
SHRUBS					NATIVE	SALT	COLD	DROUGHT
22	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	18" HT (AT PLANTING)	AS SHOWN	Y	Y	4	Y

*(4) ADDITIONAL SABAL PALMS COUNT TOWARDS 2 REPLACEMENT TREE POINTS

IRRIGATION NOTES

1.) AREA: THE PROJECT'S IRRIGATABLE AREA IS +/- 1,232 SF.

2.) IRRIGATION WATER SOURCE: BULK RECLAIMED WATER, THE PROPOSED IRRIGATION SYSTEM WATER SOURCE WILL CONSIST OF RECLAIMED WATER AVAILABLE ON SITE AFTER COUNTY REUSE WATER IS DEPOSITED INTO ON-SITE LAKES.

3.) IRRIGATABLE AREAS PROPOSED VEGETATION

- WARM SEASON TURF GRASS WITH INTERMEDIATE WATER CONSUMPTION HABITS (ST. AUGUSTINE FLORATAM TURF GRASS)
- WARM SEASON TURF GRASS WITH LOWER WATER CONSUMPTION HABITS (ARGENTINE BAHIA TURF GRASS)
- LOW WATER CONSUMPTION HABITS (TREES, PALMS, ACCENT PLANTS, SHRUBS AND GROUND COVERS, WITH A HIGH PERCENTAGE OF NATIVE SPECIES FOR INDEPENDENT SUSTAINABILITY ONCE ESTABLISHED)

4.) PROPOSED IRRIGATION METHODS AND MEDIA

- CONVENTIONAL OVERHEAD COVERAGE HYDRANTS AT OPEN AREAS FOR VISIBILITY AND ID EASE;
- DRIP IRRIGATION AT SMALL, IRREGULAR SHAPED PLANTING AREAS FOR EFFICIENT WATER APPLICATION EASE;
- DIRECT EMISSION SUPPLEMENTAL WATER BUBBLERS FOR TREES AD PALMS DURING A THREE-YEAR ESTABLISHMENT PERIOD.

5.) SMART IRRIGATION EQUIPMENT TO BE IMPLEMENTED FOR USE:

- ADVANCED SOLID STATE CONTROLLER WITH MULTIPLE SENSOR INPUTS FOR DIFFERENT WATER CONSERVATION SENSING EQUIPMENT WHICH WILL INCLUDE;
- SOIL MOISTURE SENSORS TO MONITOR THE BELOW SURFACE SOIL MOISTURE LEVELS AND KEEP THEM FROM BEING DEPLETED.
- RAIN AND WIND SENSORS TO PROVIDE TIMELY/PRUDENT ACTIVATION INTERRUPTIONS WHEN THE LOCAL WEATHER PRESENTS CONDITIONS NOT SUITABLE FOR IRRIGATION APPLICATION;
- FLOW SENSORS TO BE ABLE TO RECORD AND TRACK THE VOLUMES OF IRRIGATION WATER BEING USED.

6.) IRRIGATION SYSTEM ACTIVATION SCHEDULING.

- THE PROPOSED SYSTEM IS TO BE SCHEDULED FOR ACTIVATION ONLY BETWEEN THE HOURS OF 12:00 AM TO 8:00 AM TO ELIMINATE LOSSES TO SOLAR RADIATION AND ALSO REDUCE CONFLICT WITH PEOPLE ALONG THE LANDSCAPE AREAS;
- NIGHTS/TIMES OF ACTIVATION SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL ORDINANCES.

TREE REPLACEMENT LIFT STATION AREA - 1,225 SF	
	Provided
1 POINT/2,000 SF	1

NOTE

THERE SHALL BE A MINIMUM OF ONE CANOPY TREE TO BE LOCATED ON EACH SIDE OF A DRIVEWAY AND ON EACH SIDE OF THE EQUIPMENT AREA. THERE SHALL BE NO LESS THAN ONE UNDERSTORY TREE ON EACH SIDE OF A DRIVEWAY AND ONE ON EACH SIDE OF THE EQUIPMENT AREA. THERE SHALL BE NO LESS THAN TWO (2) SHRUBS PROVIDED ON EACH SIDE OF A DRIVEWAY. ALL PLANTS SHALL HAVE A MINIMUM DIAMETER AS MEASURED BY A CALIPER OF FORESTRY DIAMETER TAPE AND BE ON THE APPROVED PLANT LIST PROVIDED BY CHARLOTTE COUNTY UTILITIES LANDSCAPING DETAILS DOCUMENT DATED MARCH 21, 2011. TREES SHALL HAVE A MINIMUM DIAMETER OF TWO (2) INCHES MEASURED AT TWELVE (12) INCHES ABOVE THE SOIL LINE, HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET AT INSTALLATION. PALM TREES SHALL HAVE A MINIMUM OF SIX (6) FEET OF CLEAR TRUNK AND A MINIMUM HEIGHT OF TEN (10) FEET. SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT TIME OF PLANTING, AND BE OF THE TYPE THAT REACHES AT LEAST FORTY-EIGHT (48) INCHES ON MATURITY.

NOTE:

ALTERATIONS TO LANDSCAPING AND BUFFERS REQUIRE THE PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY.

NOTE:

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CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO :	25008463
DATE :	11/18/2025
DRAWN:	HV
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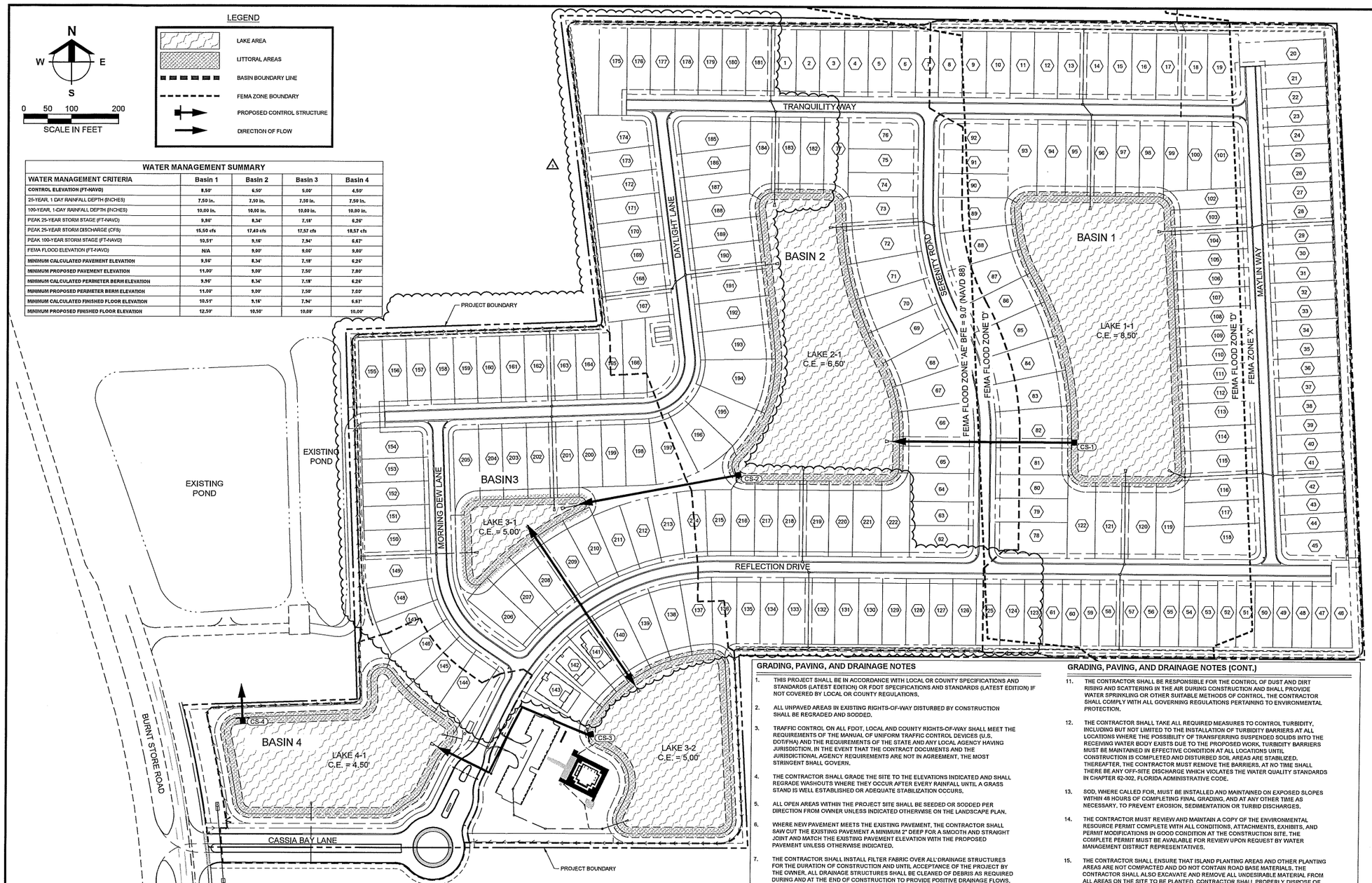
LANDSCAPE ENLARGEMENT PLAN

LP401

02_FIRST RESUBMITTAL



WATER MANAGEMENT SUMMARY

WATER MANAGEMENT CRITERIA	Basin 1	Basin 2	Basin 3	Basin 4
CONTROL ELEVATION (FT-NAVD)	8.50'	6.50'	5.00'	4.50'
25-YEAR, 1 DAY RAINFALL DEPTH (INCHES)	7.50 in.	7.50 in.	7.50 in.	7.50 in.
100-YEAR, 1-DAY RAINFALL DEPTH (INCHES)	10.00 in.	10.00 in.	10.00 in.	10.00 in.
PEAK 25-YEAR STORM STAGE (FT-NAVD)	9.59'	8.34'	7.18'	6.26'
PEAK 25-YEAR STORM DISCHARGE (CFS)	15.50 cfs	17.40 cfs	17.57 cfs	18.57 cfs
PEAK 100-YEAR STORM STAGE (FT-NAVD)	10.51'	9.16'	7.94'	6.67'
FEMA FLOOD ELEVATION (FT-NAVD)	N/A	9.00'	9.00'	9.00'
MINIMUM CALCULATED PAVEMENT ELEVATION	9.59'	8.34'	7.18'	6.26'
MINIMUM PROPOSED PAVEMENT ELEVATION	11.00'	9.00'	7.50'	7.00'
MINIMUM CALCULATED PERIMETER BERM ELEVATION	9.59'	8.34'	7.18'	6.26'
MINIMUM PROPOSED PERIMETER BERM ELEVATION	11.00'	9.00'	7.50'	7.00'
MINIMUM CALCULATED FINISHED FLOOR ELEVATION	10.51'	9.16'	7.94'	6.67'
MINIMUM PROPOSED FINISHED FLOOR ELEVATION	12.50'	10.50'	10.00'	10.00'

LAKE	AREA CONTROL	AREA @ TOP OF BANK	AREA @ BREAKPOINT	AREA @ 8' DEPTH	AREA @ LAKE BOTTOM	CONTROL ELEVATION	TOP OF BANK ELEVATION (100 YEAR PEAK STAGE)	BOTTOM ELEVATION
1-1	3.71 AC.	4.05 AC.	2.94 AC.	2.72 AC.	2.43 AC.	8.50'	10.51'	-3.50'
2-1	3.19 AC.	3.64 AC.	2.42 AC.	2.20 AC.	1.91 AC.	6.50'	9.16'	-5.50'
3-1	0.59 AC.	0.79 AC.	0.28 AC.	0.21 AC.	0.13 AC.	5.00'	7.94'	-7.00'
3-2	2.01 AC.	2.33 AC.	1.49 AC.	1.34 AC.	1.15 AC.	5.00'	7.94'	-7.00'
4-1	2.24 AC.	2.51 AC.	1.65 AC.	1.48 AC.	1.27 AC.	4.50'	6.67'	-7.50'

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

1. INLETS, PIPES, AND CULVERTS WILL BE CHECKED PERIODICALLY FOR ACCUMULATION OF SEDIMENT, TRASH, ETC. ANY NOTED BLOCKAGE SHOULD PROMPT FURTHER INVESTIGATION.
2. SWALES AND GRASSED DETENTION AREAS SHALL BE MOWED ON A REGULAR BASIS AND UNDESIRED VEGETATION WILL BE REMOVED. THESE AREAS SHALL BE MONITORED FOR EROSION AND REPAIRED AS NECESSARY.
3. THE OUTFALL STRUCTURE WILL BE ROUTINELY INSPECTED TO DETERMINE IF ANY OBSTRUCTIONS ARE PRESENT OR REPAIRS ARE NEEDED. TRASH AND VEGETATION IMPEDING WATER FLOW THROUGH THE STRUCTURE SHALL BE REMOVED.

GRADING, PAVING, AND DRAINAGE NOTES

1. THIS PROJECT SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED OR SODDED PER DIRECTION FROM OWNER UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
8. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER OF RECORD PRIOR TO ANY EXCAVATION.
9. THE CONTRACTOR SHALL STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

GRADING, PAVING, AND DRAINAGE NOTES (CONT.)

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
12. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
13. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
14. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNDESIRABLE MATERIAL IN A LEGAL MANNER.
16. LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE TO THE INSIDE FACE OF THE STRUCTURES.
17. CONTRACTOR SHALL PLACE 2 FT. OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/ OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 1" BELOW FINISHED PAVEMENT GRADE.
18. ALL LOTS SHALL UTILIZE A TYPE "B"GRADING SCHEME.

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BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

CASSIA BAY

PUNTA GORDA, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, JR., P.E., FOR THE FIRM
FLORIDA P.E. NO. 81259 - CARLJR@BARRACO.NET

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FILE NAME	24253A11.DWG
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PLOT DATE	THU, 5-7-2026 - 9:24 AM
PLOT BY	SCOTT DALEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 24253A00.DWG
SURVEY = 23251S00.DWG

PLAN REVISIONS

2026-1-30	AMENDMENT REVISIONS 1

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU #25-1006

MASTER DRAINAGE PLAN

PROJECT / FILE NO.	SHEET NUMBER
24253	5.0

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SCALE IN FEET

LEGEND

- LAKE
- DEWATERING AREA
- HYDRAULIC PUMP
- EMERGENCY OVERFLOW
- DEWATERING TRENCH LINE
- BASIN BOUNDARY LINE
- PHASE LINE

NOTE:

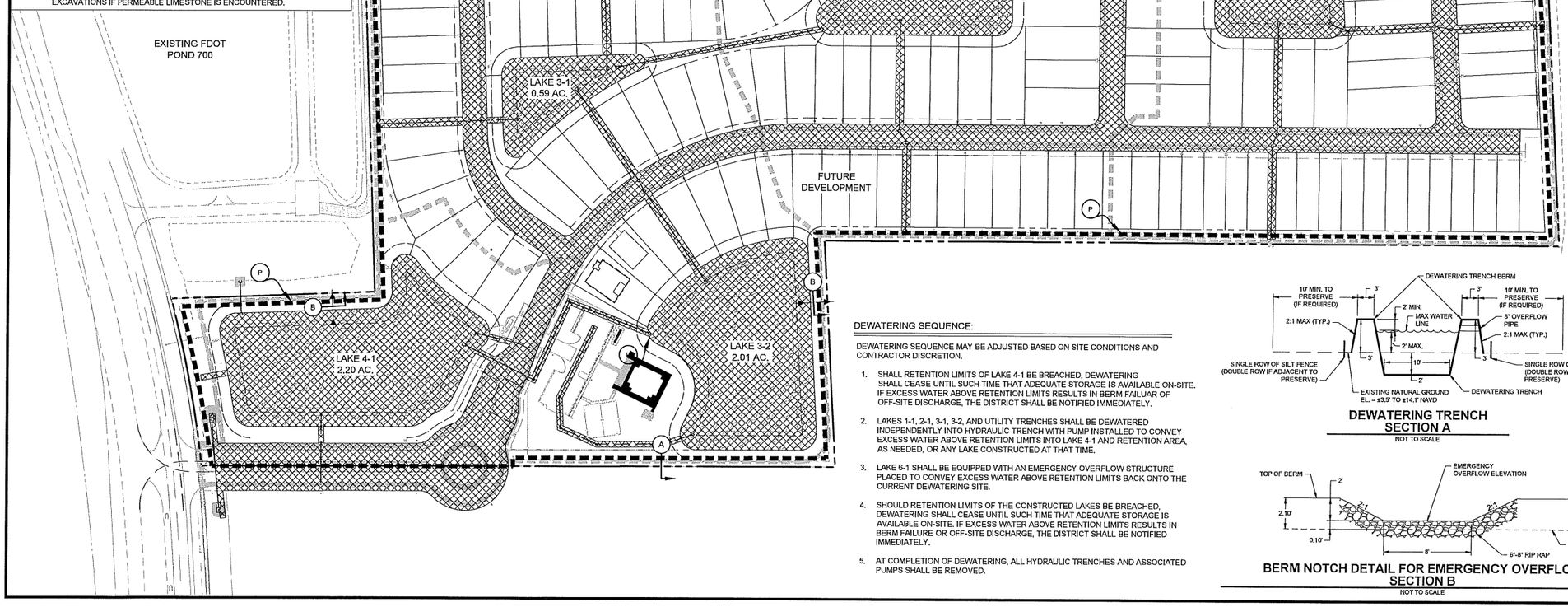
CONTRACTOR TO VERIFY ALL EXISTING LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL DEWATERING TRENCHES AND RETENTION AREA LOCATIONS TO BE FIELD ADJUSTED TO REDUCE IMPACTS AND MAINTAIN SEPARATIONS.

GENERAL NOTES:

1. WET SEASON WATER TABLE (BASIN 1) EL. = ± 8.5' NAVD.
   (BASIN 2) EL. = ± 6.5' NAVD.
   (BASIN 3) EL. = ± 5.0' NAVD.
   (BASIN 4) EL. = ± 4.5' NAVD.
2. DRY SEASON WATER TABLE (BASIN 1) EL. = ± 6.5' NAVD.
   (BASIN 2) EL. = ± 4.5' NAVD.
   (BASIN 3) EL. = ± 3.0' NAVD.
   (BASIN 4) EL. = ± 2.5' NAVD.

DEWATERING NOTES:

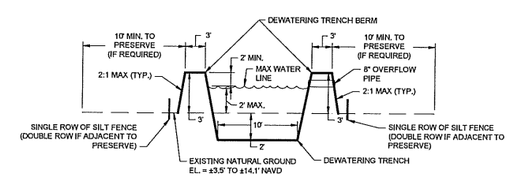
1. ALL DEWATERING TO BE RETAINED ON-SITE. (NO DISCHARGE TO EXISTING LAKE, CONSERVATION AREA, IR OFFSITE IS PERMITTED.)
2. EXISTING ELEVATION OF SITE IS ± 3.5' TO ± 14.1' NAVD.
3. UTILITY DEWATERING ELEVATION VARIES FROM ± 5.8' - ± (-) 6.2' NAVD.
4. DEWATERING TO BE COMPLETED IN A PERIOD OF NO MORE THEN 1 YEAR.
5. ANY TRENCH LOCATION THAT IS IN CONFLICT WITH ANY ENTRANCE AND/OR ACCESS WAY MAY BE CROSSED USING CULVERTS WITH SUFFICIENT COVER.
6. PUMPS MAY BE MOVED DURING DEWATERING OPERATION.
7. THE TEMPORARY RETENTION AREAS CAN BE INCREASED OR DECREASED IN SIZE DEPENDING ON DEWATERING PLANS.
8. DEWATERING RATES ARE EXPECTED TO BE HIGHER FOR DEEPER EXCAVATIONS IF PERMEABLE LIMESTONE IS ENCOUNTERED.



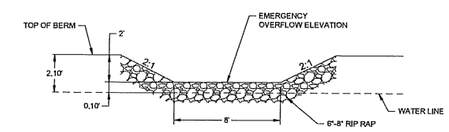
DEWATERING SEQUENCE:

DEWATERING SEQUENCE MAY BE ADJUSTED BASED ON SITE CONDITIONS AND CONTRACTOR DISCRETION.

1. SHALL RETENTION LIMITS OF LAKE 4-1 BE BREACHED, DEWATERING SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE STORAGE IS AVAILABLE ON-SITE. IF EXCESS WATER ABOVE RETENTION LIMITS RESULTS IN BERM FAILUAR OF OFF-SITE DISCHARGE, THE DISTRICT SHALL BE NOTIFIED IMMEDIATELY.
2. LAKES 1-1, 2-1, 3-1, 3-2, AND UTILITY TRENCHES SHALL BE DEWATERED INDEPENDENTLY INTO HYDRAULIC TRENCH WITH PUMP INSTALLED TO CONVEY EXCESS WATER ABOVE RETENTION LIMITS INTO LAKE 4-1 AND RETENTION AREA, AS NEEDED, OR ANY LAKE CONSTRUCTED AT THAT TIME.
3. LAKE 6-1 SHALL BE EQUIPPED WITH AN EMERGENCY OVERFLOW STRUCTURE PLACED TO CONVEY EXCESS WATER ABOVE RETENTION LIMITS BACK ONTO THE CURRENT DEWATERING SITE.
4. SHOULD RETENTION LIMITS OF THE CONSTRUCTED LAKES BE BREACHED, DEWATERING SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE STORAGE IS AVAILABLE ON-SITE. IF EXCESS WATER ABOVE RETENTION LIMITS RESULTS IN BERM FAILURE OR OFF-SITE DISCHARGE, THE DISTRICT SHALL BE NOTIFIED IMMEDIATELY.
5. AT COMPLETION OF DEWATERING, ALL HYDRAULIC TRENCHES AND ASSOCIATED PUMPS SHALL BE REMOVED.



DEWATERING TRENCH SECTION A
NOT TO SCALE



BERM NOTCH DETAIL FOR EMERGENCY OVERFLOW SECTION B
NOT TO SCALE

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
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FORT MYERS | PANAMA CITY BEACH
FLORIDA BUSINESS REGISTRATIONS
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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APPROVAL SUBMITTAL PLANS
CCU #25-1006

DEWATERING PLAN

PROJECT / FILE NO.	SHEET NUMBER
24253	3.2

CCU GENERAL UTILITY NOTES:

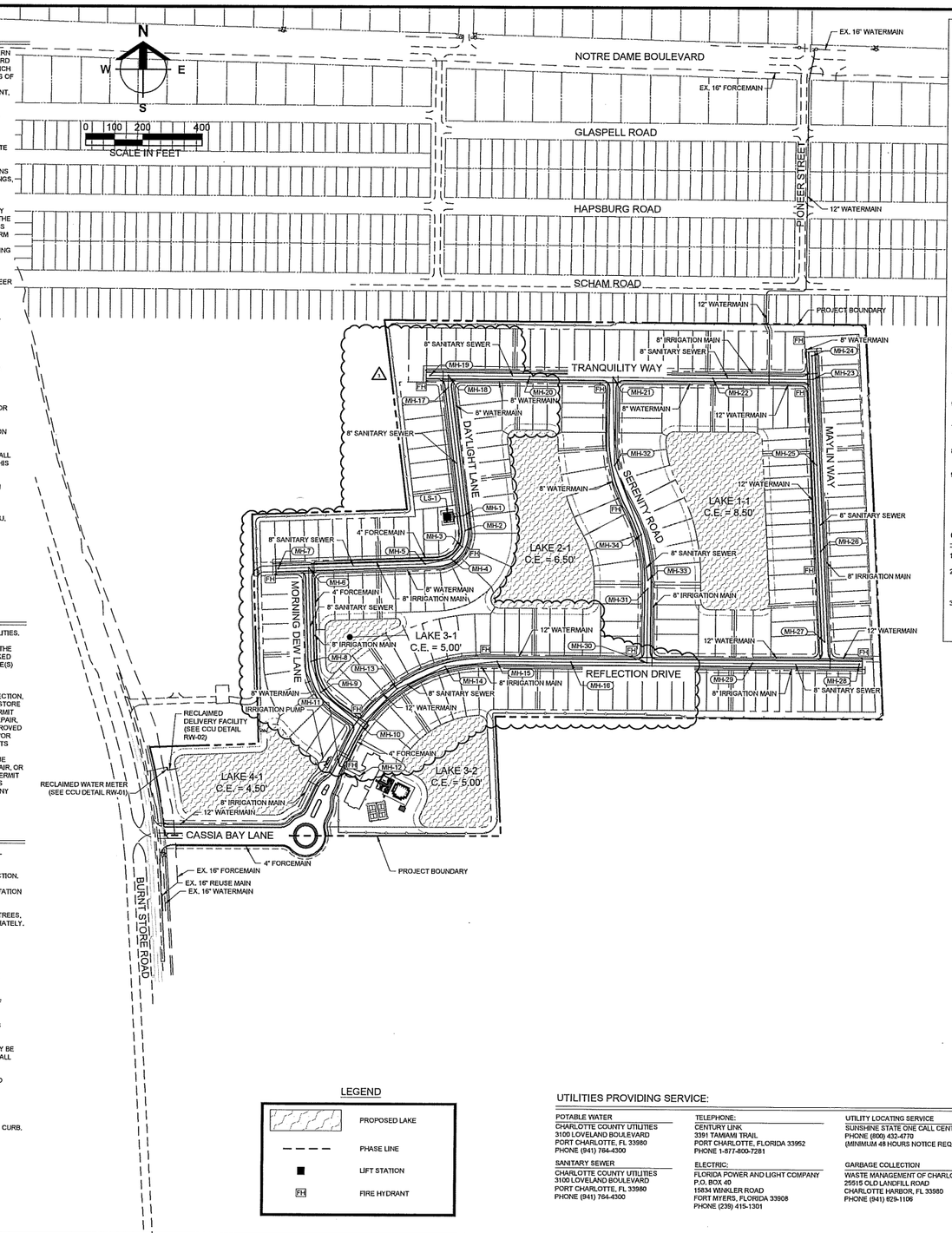
1. CHARLOTTE COUNTY UTILITIES (CCU) STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL UTILITY WORK. UNDER CERTAIN CIRCUMSTANCES THE STANDARD SPECIFICATIONS AND/OR STANDARD DETAILS MAY BE MODIFIED BY THE SPECIAL PROVISION SECTION OF THE CONTRACT DOCUMENTS IN WHICH CASE THE SPECIAL PROVISIONS SHALL PREVAIL. WHEN A CONFLICT EXISTS AMONG THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CCU SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED COUNTY AND STATE PERMITS PRIOR TO COMMENCING WORK AND SHALL KEEP ONE COPY OF ALL ISSUED PERMITS AT THE SITE AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL ASSURE COMPLIANCE WITH ANY OSHA, EPA, AND/OR OTHER FEDERAL OR STATE OF FLORIDA RULES, REGULATIONS OR OTHER REQUIREMENTS, AS EACH MAY APPLY.
4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE ONE CURRENT COPY OF CCU SPECIFICATIONS AND DESIGN DETAILS AND ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING ENGINEERING DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS, ETC. NO FIELD CHANGES OR DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR CCU WRITTEN APPROVAL.
5. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE CALL" PRIOR TO START OF CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL MARK LOCATIONS OF UTILITIES BY PAINTING AND/OR FLAGGING THE UTILITY ALIGNMENT. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATION(S) TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES COVERING THE PROTECTION OF SUCH WORK AND THE SAFETY MEASURES TO BE EMPLOYED THEREIN.
6. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BRING ENGINEERING DRAWING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL CONTACT THE APPLICABLE COUNTY DEPARTMENTS AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48-HOURS PRIOR TO START OF CONSTRUCTION. THE CONSTRUCTION MANAGEMENT OFFICE OF CHARLOTTE COUNTY COMMUNITY DEVELOPMENT (CCCD) CAN BE REACHED AT 941-575-3600 AND CCU AT 941- 764-4515.
8. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY CUSTOMERS 48 HOURS IN ADVANCE IF WATER AND/OR SEWER SERVICE WILL BE INTERRUPTED DURING CONSTRUCTION.
9. IF EXISTING VALVES OR FITTINGS ARE NOT RESTRAINED PROPERLY, THE CONTRACTOR SHALL RESTRAIN EXISTING UTILITIES IN ACCORDANCE WITH CCU REQUIREMENTS AS APPROVED BY CCU.
10. THE CONTRACTOR SHALL INSTALL INCIDENTAL FITTINGS REQUIRED TO RESOLVE CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES AS DETERMINED IN THE FIELD UNLESS OTHERWISE SHOWN ON THE PLANS. ALL MATERIALS, EQUIPMENT, AND LABOR TO RESOLVE INCIDENTAL CONFLICTS SHALL BE PAID FOR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS.
11. ALL VALVES SHALL BE INSTALLED OUTSIDE OF PAVEMENTS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS OR APPROVED BY CCU.
12. THE CONTRACTOR SHALL INSTALL ALL OPEN TRENCH BURY PIPE IN AN UPRIGHT VERTICAL POSITION SO ALL LETTERING AND/OR STRIPING CAN BE READ FROM ABOVE. DIRECTIONAL BORE HDPE PIPE SHALL MEET THIS REQUIREMENT TO THE EXTENT POSSIBLE.
13. THE CONTRACTOR SHALL PUSH HOME ALL SPIGOT ENDS OF PVC AND/OR DI PIPE INTO BELL ENDS WITHIN 1/2" OF THE MANUFACTURER'S INSERTION MARK. IF PIPE IS CUT, THE CONTRACTOR SHALL REPLACE AN INSERTION MARK FROM NEW END OF PIPE AS SHOWN ON THE ORIGINAL PIPE.
14. ALL STAINLESS STEEL SHALL BE 316 AUSTENITIC, NON-MAGNETIC UNLESS OTHERWISE APPROVED BY CCU.
15. MARKER BALLS AND METALLIC LOCATION TAPE MUST BE INSTALLED IN ACCORDANCE WITH THE CCU STANDARD DETAILS AND CCU STANDARD SPECIFICATIONS.
16. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING AND SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER PROJECTS' DATED NOVEMBER 1, 2011. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.

ADDITIONAL COUNTY NOTES

1. IT SHALL BE THE DEVELOPERS' RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/ALL COST ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC AND/OR ROADWAY LIGHTING CABLE(S) OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXED WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION, ORIGINAL CONFIGURATION ID DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
2. A RIGHT OF WAY INTERNET UTILITIES PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN BURNT STORE ROAD PUBLIC RIGHTS-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCES OR FORCES CONTRACTED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS, EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. AN ESTIMATED AMOUNT WILL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COST TO ALTER, RELOCATE, REPAIR, OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY, ANY ADDITIONAL COSTS INCURRED. NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE THE COUNTY ARE SETTLED.

GENERAL UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH THE CHARLOTTE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION AND RESOURCE CONSERVATION SYSTEMS.
2. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATION TO PRESERVE EXISTING VEGETATION AS DETERMINED BY ENGINEER.
4. EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITHIN THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS EXIST.
6. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE
7. CONTRACTOR TO PROVIDE COORDINATION AND INSTALL CONDUITS FOR LOCATION AND PREPARATION OF UTILITY RECORD DRAWINGS FOR OWNER PRIOR TO FINAL PAYMENT REQUEST.
8. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
9. PROPOSED FITTINGS ON PRESSURIZED MAINS ARE PLACED AS SHOWN AT BENDS. ADDITIONAL BENDS MAY BE REQUIRED TO BEND MAINS AS SHOWN. IF ANY ADDITIONAL BENDS ARE INSTALLED, CONTRACTOR TO INSTALL CONDUITS FOR LOCATION ON RECORD DRAWINGS.
10. CONTRACTOR TO COORDINATE WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER OR WATERLINE SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS.
11. ALL WATER SERVICES ARE TO BE 1" UNLESS NOTED OTHERWISE.
12. CONTRACTOR TO PROVIDE 5' OF HORIZONTAL SEPARATION BETWEEN ALL PORTIONS OF THE PROPOSED WATERMAIN AND WATERMAIN BENDS, TO ALL MITERED ENDS, RCP, CATCH BASINS, AND THE BACK OF THE CURB.
13. ALL BACKFLOW PREVENTORS TO BE REDUCED PRESSURE.



LEGEND

- PROPOSED LAKE
- PHASE LINE
- LIFT STATION
- FIRE HYDRANT

WATERLINE NOTES:

1. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
2. ALL POTABLE WATERLINES SHALL BE AWWA C-900, CLASS 150 PVC RUBBER GASKET PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE.
3. ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 36".
4. CONTRACTOR SHALL USE BENDS AT CONFLICTS, RESTRAINTS TO BE MEGALUG OR APPROVED EQUAL. CONTRACTOR SHALL NOT DEFLECT PIPE WITHOUT PRIOR WRITTEN APPROVAL FROM CHARLOTTE COUNTY UTILITIES. DEFLECTIONS ARE ALSO REQUIRED TO BE DR-14.
5. PROPOSED PIPE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
6. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
8. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
9. ALL WATER SERVICE LINES UNDER ROADWAY SHALL BE PLACED IN A 3-INCH SCHEDULE 40 PVC CASING.

SANITARY SEWER NOTES:

1. GRAVITY SEWER LINES SHALL BE PVC (SDR-26), GREEN IN COLOR, UNLESS NOTED OTHERWISE. GRAVITY SEWER GOING TO LIFT STATION SHALL BE C-200 (SDR-14) UNLESS NOTED OTHERWISE.
2. ALL SEWER PIPE LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM THE CENTER OF STRUCTURE.
3. MANHOLE TOP ELEVATIONS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
4. ALL SANITARY SEWER SERVICE INVERTS TO BE PLACED A MINIMUM OF 36" BELOW BACK OF CURB (MIN. 1% SLOPE FROM MAIN) TYPICAL UNLESS IN CONFLICT WITH WATERLINE, MAINTAIN MINIMUM 6" CLEARANCE UNDER POTABLE WATERLINE.
5. ALL SANITARY SEWER FORCE MAINS 4" TO 12" SHALL BE PVC C-900, CLASS 150 MINIMUM UNLESS NOTED OTHERWISE, WITH A MINIMUM COVER OF 48".
7. DEFLECTION TESTING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER MAY NOT BE UNDERTAKEN UNTIL 30 DAYS AFTER FINAL BACK FILLING OF THE TRENCH IS COMPLETE.
8. PIPE JOINTS USED FOR GRAVITY SEWER SHALL NOT EXCEED THE MAXIMUM DEFLECTION TOLERANCE PROVIDED IN THE TECHNICAL SPECIFICATIONS OR 5%, WHICH EVER IS LESS.
9. ALL GRAVITY SEWER MAINS SHALL BE TESTED WITH A MANDREL WITH A DIAMETER OF NOT LESS THAN 95% OF THE INSIDE PIPE DIAMETER. MANDREL TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL DEVICES.

GENERAL IRRIGATION NOTES:

1. IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS.
2. IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM PROPOSED LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH CHARLOTTE COUNTY ORDINANCE NO. 3-8, AS AMENDED. (CHARLOTTE COUNTY WATER CONSERVATION ORDINANCE).
3. ALL COMPONENTS OF THE IRRIGATION WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE IRRIGATION WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS AND SHALL MEET ALL MINIMUM AND MAXIMUM MANUFACTURER'S STANDARDS.

PIPE LENGTHS:

WATERMAIN	LENGTH
8" DR-18 PVC	3910 L.F.
8" DR-14 PVC	191 L.F.
12" DR-18 PVC	4,624 L.F.
12" DR-14 PVC	432 L.F.
SANITARY	**LENGTH**
8" SDR-26	7171 L.F.
8" SDR-14	51 L.F.
MANHOLE TOTAL	35 EA.
FORCEMAIN	**LENGTH**
4" DR-14 PVC	126 L.F.
4" DR-18 PVC	2,131 L.F.
RECLAIMED MAIN	**LENGTH**
6" DR-18 PVC	135 L.F.

UPDATED - 2025-08-27

UTILITIES PROVIDING SERVICE:

POTABLE WATER
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BOULEVARD
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300

SANITARY SEWER
CHARLOTTE COUNTY UTILITIES
3100 LOVELAND BOULEVARD
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300

TELEPHONE:
CENTURY LINK
3391 TAMIAMI TRAIL
PORT CHARLOTTE, FLORIDA 33952
PHONE 1-877-800-7281

ELECTRIC:
FLORIDA POWER AND LIGHT COMPANY
P.O. BOX 40
15834 WINKLER ROAD
FORT MYERS, FLORIDA 33908
PHONE (239) 415-1301

UTILITY LOCATING SERVICE
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

GARBAGE COLLECTION
WASTE MANAGEMENT OF CHARLOTTE COUNTY
25515 OLD LANDFILL ROAD
CHARLOTTE HARBOR, FL 33980
PHONE (941) 629-1106

EMERGENCY SERVICES
CHARLOTTE COUNTY FIRE & EMS
PHONE (941) 743-1367

IRRIGATION (BULK SUPPLY)
CHARLOTTE COUNTY UTILITIES
25550 HARBOR VIEW ROAD, UNIT 1
PORT CHARLOTTE, FL 33980
PHONE (941) 764-4300

IRRIGATION (ON-SITE)
PRIVATE

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CIVIL ENGINEERING - LAND SURVEYING
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CCU #25-1006

MASTER UTILITY PLAN

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