

10/23/2025 12:15:08 PM - P:13-0191.04 - WATERSIDE EAST EXCAVATION DESIGN CAD PLAN SET 102 - AERIAL MAP DWG - REED RICKOWIN



SED 25450 Airport Road, Suite B
 Punta Gorda, Florida 33850
 Tel. (841) 637-9655 | Fax (841) 637-1149
 www.sedfl.com
 Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	13-0191.04
Project Manager:	GWB
Project Engineer:	GWB
Project Designer:	-
Checked By:	-
Approved By:	GWB

**WATERSIDE RESTORATION
 AERIAL MAP - 2020**

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Dory M. Byrne, P.E.
 State of Florida, Professional Engineer
 License No. 62414
 The firm has been digitally signed and sealed by:
 Dory M. Byrne, P.E.
 on the date adjacent to the seal.
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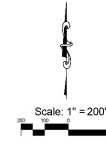
DATE:	OCT 2025	DATUM:	NAVD 88
PROJECT No.:	13-0191.04		
SHEET:	2		



MEADOW
(NATIVE GRASSES AND WILDFLOWERS)



OAK HAMMOCK
(BIOSWALE)

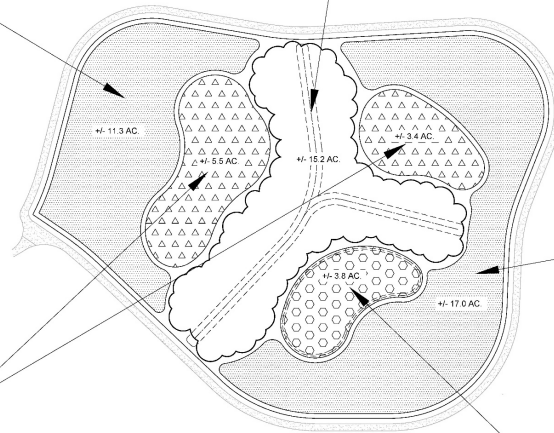


JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 65448, Fort Lauderdale, FL 33349
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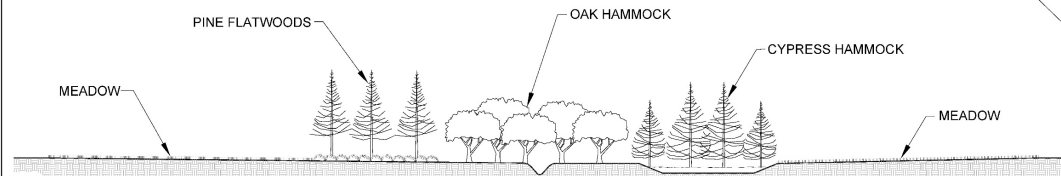
PINE FLATWOODS



MEADOW
(NATIVE GRASSES AND WILDFLOWERS)



CYPRESS HAMMOCK
(DEPRESSIONAL AREA)



Conceptual Landscape and Reclamation Plan

Waterside - Phase One
33150 Bermont Road
Punta Gorda, Florida

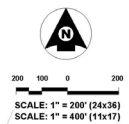
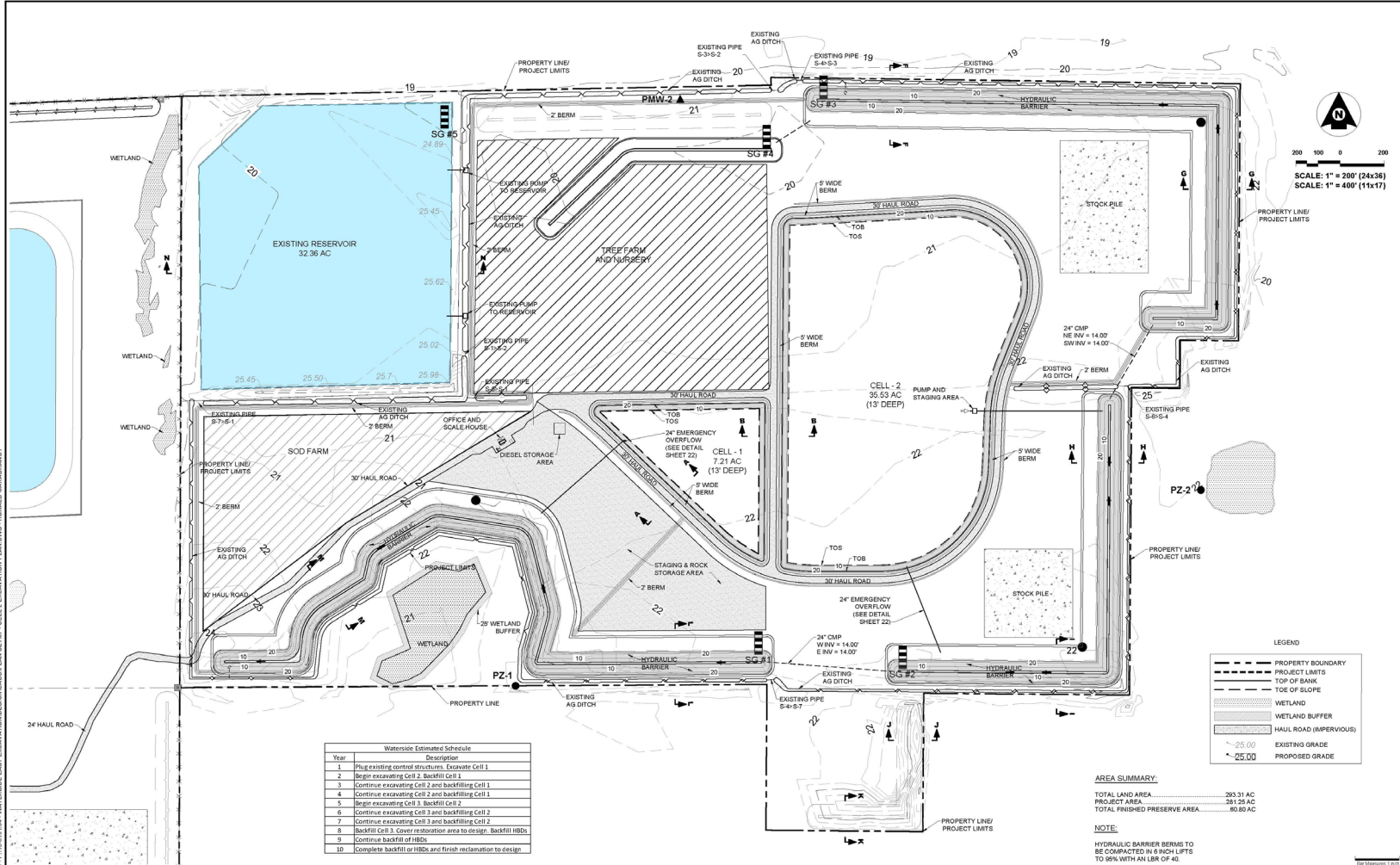
FOR
Southwest Engineering and Design

25450 Airport Road, Suite B
Punta Gorda, FL 33950
Phone: (813) 637-9665

Revisions:

Date:	05/27/2022
Scale:	SEE PLAN
Drawn By:	JTS
Checked By:	JTS
Project #:	22113

The work depicted on this document was submitted to and approved by the Florida Department of Environmental Protection on the date indicated on the title sheet to this plan.



LEGEND

---	PROPERTY BOUNDARY
- - -	PROJECT LIMITS
- · - · -	TOP OF BANK
- · - · -	TOE OF SLOPE
WETLAND	WETLAND
WETLAND BUFFER	WETLAND BUFFER
HAUL ROAD (IMPERVIOUS)	HAUL ROAD (IMPERVIOUS)
~ 25.00	EXISTING GRADE
▲ 25.00	PROPOSED GRADE

AREA SUMMARY:

TOTAL LAND AREA	283.31 AC
PROJECT AREA	281.26 AC
TOTAL FINISHED PRESERVE AREA	80.80 AC

NOTE:
HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 96% WITH AN LBR OF 40.

Waterside Estimated Schedule

Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2, backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 1, backfill Cell 2
6	Continue excavating Cell 1 and backfilling Cell 2
7	Continue excavating Cell 1 and backfilling Cell 2
8	Backfill Cell 1, cover restoration area to design, backfill HBs
9	Continue backfill of HBs
10	Complete backfill of HBs and finish reclamation to design

2/10/2025 2:45:30 PM P:\13-0191-04\WATERSIDE BAY EXCAVATIONS\CELL 2\EXCAVATION PLAN.DWG - RONALD GARABANDY

REV.	DATE	BY	CKD	DESCRIPTION

Project No.:	13-0191.04
Project Manager:	GWB
Project Engineer:	GWB
Project Designer:	-
Checked By:	-
Approved By:	GWB

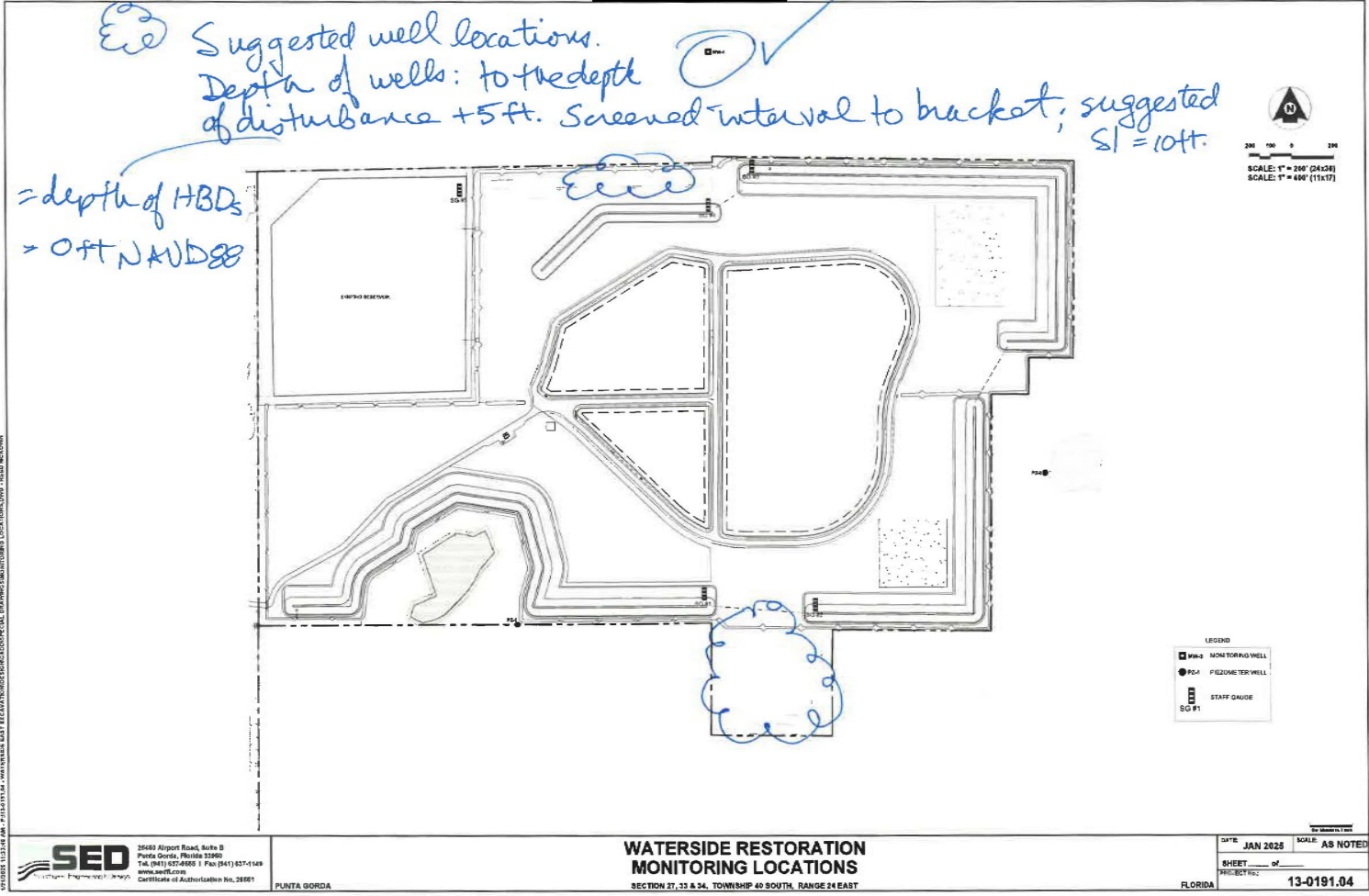
WATERSIDE RESTORATION CELL 2 EXCAVATION PLAN

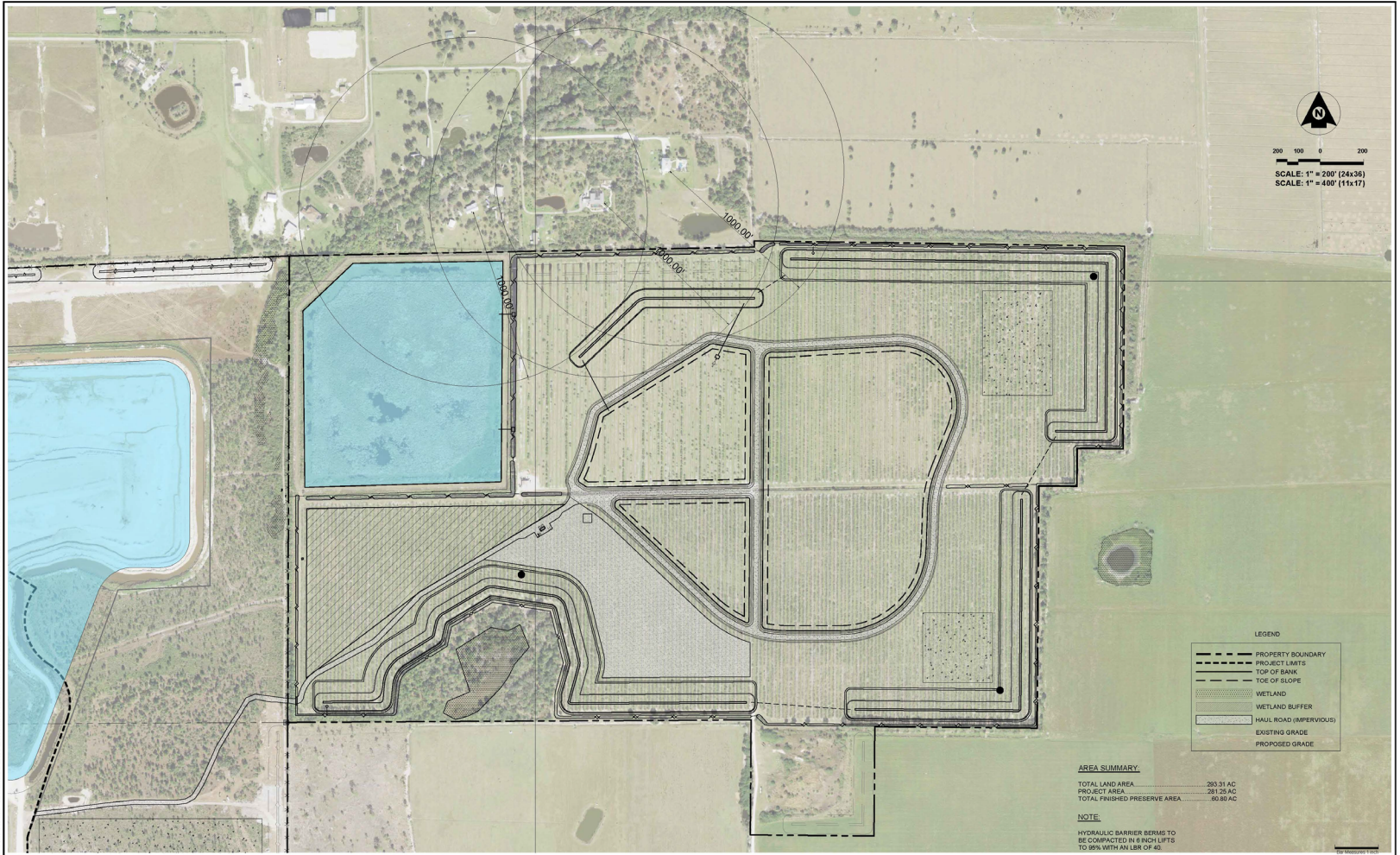
SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST

FLORIDA

DATE:	FEB 2026	DATUM:	NAVD 88
PROJECT NO.:	13-0191.04	SHEET:	7

EXHIBIT
HH





S:\2020\13-0191.04 - WATERSIDE RESTORATION\1000 FOOT SETBACK.DWG - REED INC\OWN

200 100 0 200
 SCALE: 1" = 200' (24x36)
 SCALE: 1" = 400' (11x17)

LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	HAUL ROAD (IMPERVIOUS)
	EXISTING GRADE
	PROPOSED GRADE

AREA SUMMARY:

TOTAL LAND AREA	283.31 AC
PROJECT AREA	281.25 AC
TOTAL FINISHED PRESERVE AREA	50.50 AC

NOTE:
 HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 4 INCH LIFTS TO 95% WITH AN ABLR OF 40.

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REV.	DATE	BY	CK'D	DESCRIPTION

Project No.: 13-0191.04
 Project Manager: GWB
 Project Engineer: GWB
 Project Designer: -
 Checked By: -
 Approved By: GWB

WATERSIDE RESTORATION 1000 FOOT SETBACK

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

PRELIMINARY PLAN ONLY
 NOT FOR CONSTRUCTION
 May 26, 2026

DATE: MAY, 2026 DATUM: NAVD 88
 PROJECT No.: 13-0191.04
 SHEET:



13-0191.04 - WATERSIDE EAST EXCAVATION/UNDERGROUND/PLAN SET - P020; AERIAL MAP.DWG - DWG 04/28/2025 10:14:38 AM - P:13-0191.04 - WATERSIDE EAST EXCAVATION/UNDERGROUND/PLAN SET - P020; AERIAL MAP.DWG - DWG 04/28/2025 10:14:38 AM

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REV.	DATE	BY	CK'D	DESCRIPTION

Project No.: 13-0191.04
Project Manager: G W B
Project Engineer: G W B
Project Designer: -
Checked By: -
Approved By: G W B

**WATERSIDE RESTORATION
PHASE 1 AERIAL MAP - 2020**

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

DATE: MAY 2025
PROJECT No.: 13-0191.04
DATE: AS NOTED

Datum: AS NOTED
SHEET: 2

State of Florida, Professional Engineer
Doris M. Rynga, P.E.
License No. 12418
This seal was electronically added by
Doris M. Rynga, P.E.
on the date adjacent to the seal.
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controlled. Digital signatures and the seal
must be verified on any electronic copies.

Soil Testing & Environmental Evaluation – PD Condition J

- Soil testing and environmental evaluation were completed to address PD Condition “j” associated with the property’s historic agricultural use.
- Sampling was specifically performed within the proposed Phase 1 project and excavation area.
- Testing was conducted by certified environmental laboratories in October 2023.
- A total of 10 soil sample locations were collected and analyzed within the proposed excavated footprint.
- The testing program evaluated potential agricultural and environmental constituents associated with historic grove operations.

Parameters Evaluated

The laboratory testing included analysis for:

- Agricultural pesticides and herbicides
- Petroleum hydrocarbons
- Heavy metals
- Volatile Organic Compounds (VOCs)
- Semi-Volatile Organic Compounds (SVOCs)
- Mercury
- Arsenic
- Testing was performed using certified EPA analytical methods.

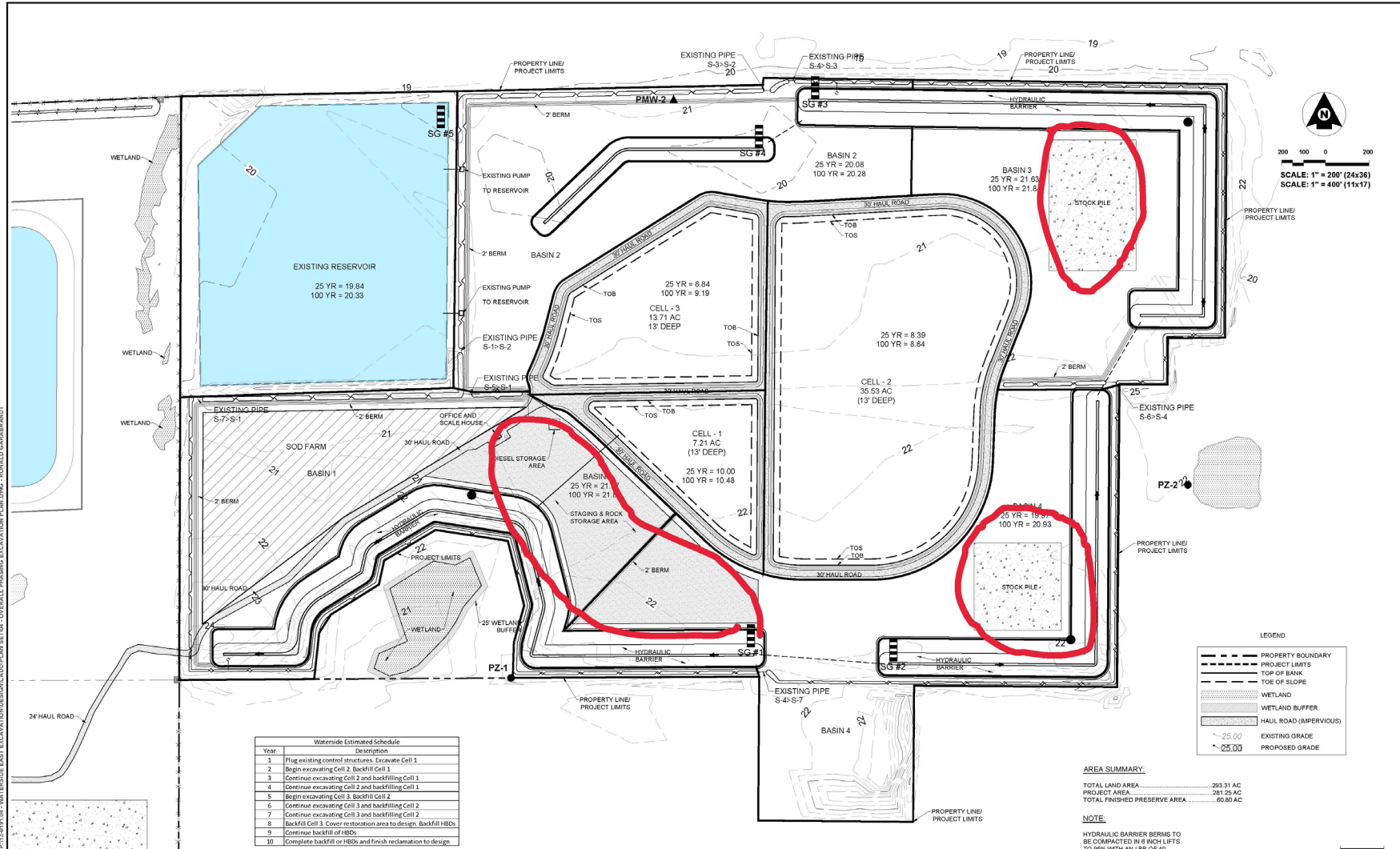
Results of Testing


- The analytical results showed no significant environmental contamination within the tested excavation area.

- Constituents were either:
 - not detected, or

 - detected at concentrations below applicable regulatory screening criteria.

- No remediation or mitigation measures were identified as necessary based on the testing results.




 SCALE: 1" = 200' (24x36)
 SCALE: 1" = 400' (11x17)

LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	HAUL ROAD (IMPERVIOUS)
	-25.00 EXISTING GRADE
	-25.00 PROPOSED GRADE

AREA SUMMARY

TOTAL LAND AREA	293.31 AC
PROJECT AREA	281.25 AC
TOTAL FINISHED PRESERVE AREA	80.80 AC

NOTE
 HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 8 INCH LIFTS TO 95% WITH AN LBR OF 40.

Waterside Estimated Schedule

Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 3. Backfill Cell 2
6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
8	Backfill Cell 3. Cover restoration area to design. Backfill HBDs
9	Continue backfill of HBDs
10	Complete backfill or HBDs and finish reclamation to design


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REV.	DATE	BY	CK'D	DESCRIPTION

Project No.: 13-0191.04
 Project Manager: GWB
 Project Engineer: GWB
 Project Designer: -
 Checked By: -
 Approved By: GWB
 CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Paul L. Moore, P.E.
 State of Florida Professional Engineer
 License No. 10524
 Seal Expires 12/31/2025
 I, the undersigned, certify that I am the author of the design shown on this plan and that I am a duly licensed professional engineer in the State of Florida.

DATE: FEB 2026 DATUM: NAVD 88
 PROJECT NO.: 13-0191.04
 SHEET: 4

1/20/2025 1:45:21 PM P:\13-0191.04 - WATERSIDE RESTORATION\EGC\EGC-PLAN SET\EGC - OVERALL EXCAVATION PLAN.DWG - RONALD GARBERAUST

Summary Treatment Report Version: 4.3.5

Project: Waterside

Analysis Type: Net Improvement

Date: 5/26/2026

BMP Types:

Catchment 1 - (Basins 1-4,6-7) Wet Detention

Routing Summary

Catchment 1 Routed to Outlet

Catchment 2 - (Basin 5) Retention

Catchment 2 Routed to Catchment 1

Based on % removal values to the nearest percent

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	437.59 kg/yr	
Total N post load	284.38 kg/yr	
Target N load reduction	%	
Target N discharge load	437.59 kg/yr	
Percent N load reduction	63 %	
Provided N discharge load	105.17 kg/yr	231.89 lb/yr
Provided N load removed	179.21 kg/yr	395.17 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	35.75 kg/yr	
Total P post load	46.677 kg/yr	
Target P load reduction	23 %	
Target P discharge load	35.75 kg/yr	
Percent P load reduction	85 %	
Provided P discharge load	6.889 kg/yr	15.19 lb/yr
Provided P load removed	39.788 kg/yr	87.732 lb/yr