CHARLOTTE COUNTY
FLORIDA

MEMORANDUM

Date: February 14, 2024

To: Honorable Board of County Commissioners

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

Subject: FP-21-09-18 Bond Reduction and First Amendment to the Developer's Agreement for Heritage Station

Request:

On behalf of Wilmington Land Company, Banks Engineering is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. GM220461 (See Attachment 1), issued by Great Midwest Insurance Company, in the amount of $4,505,973.73 to $1,505,575.28 for the completion of the remaining improvements for the subdivision named, Heritage Station. The subdivision, consisting of 130 lots and 8 tracts (See Attachment 2), was granted Final Plat approval by the Board of County Commissioners on February 28, 2023 (See Attachment 3). The site contains 85.47± acres and is generally located north of Yacht Club Boulevard, south of River Birch Court, west of Burnt Store Road, east of Jolly Rodger Boulevard, in the Punta Gorda area, and in Commission District II.

Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Development Agreement (See Attachment 4) and surety in the amount of $4,505,973.73, to ensure the completion of the plat infrastructure. Since then, most of the plat construction has been completed. The Project Engineer has submitted this First Amendment to the Development Agreement (See Attachment 5) and Bond Reduction request (See Attachment 6) for the new Engineer's Estimate of Probable Construction Cost (+10%), along with the site and utility record drawings (See Attachments 7 and 8), Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System (See Attachment 9) and Potable Water Clearance (See Attachment 10) from the Florida Department of Environmental Protection (FDEP), reducing the remaining cost to $1,505,575.28.

The County Engineer has found the new bond amount sufficient for completion of the project (See Attachment 11).

Recommendation:

Community Development recommends approval of the requested First Amendment to the Development Agreement and Bond Reduction under Petition FP-21-09-18.

Exhibit 1

Professional Qualifications

CHARLOTTE COUNTY
Community Development

Qualifications of Jenny Shao

***Position*:** Zoning Coordinator

***Time with Charlotte County*:** 3 years

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

Exhibit 1

Attachment 1

Bond No. GM220461

SKYWARD SPECIALTY INSURANCE | Surety

BOND NO. GM220461

Subdivision Performance Bond
Site Improvements

KNOW ALL PERSONS BY THESE PRESENTS that we, Wilmington Land Company, as Principal, and Great Midwest Insurance Company, a corporation organized and doing business under the laws of the state of Texas and duly licensed to conduct a general surety business in the state of Florida, as Surety, are held and firmly bound unto Charlotte County Board of County Commissioners, as Obligee, in the sum of Four Million Five Hundred Five Thousand Nine Hundred Seventy-three & 73/100 ($ 4,505,973.73) dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a development agreement (the "Agreement") with said Obligee relating to a subdivision identified as: Heritage Station.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall well and truly perform said Agreement during the original term thereof, or of any extension of said term that may be granted by the Obligee in writing and consented to in writing by the Surety, then this obligation shall be void, otherwise it shall remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Obligee(s) only, and no other person or entity shall have any rights under this bond.
2. No claim shall be allowed against this bond after the expiration of one year from the completion date set forth in the Agreement, or one year from the end of the latest extension of time consented to in writing by the Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
3. In the event of a default by the Principal and the receipt by Surety of timely written notice of a claim, the Surety shall be liable to reimburse the Obligee for damages sustained by the Obligee as a result of Principal's default of its bonded obligation. It is understood and agreed that this bond shall not be construed as a penalty or as a forfeiture obligation, but rather reimburses the Obligee for actual losses incurred.
4. This bond covers installation of site improvements, and does not cover on-going maintenance of completed site improvements. This bond will not respond to any liability that arises from design defects or efficiency guarantees.
5. In no event shall the Surety's aggregate liability hereunder exceed the dollar amount of this bond set forth above.

IN WITNESS WHEREOF, the signature of said Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed by its duly authorized Attorney-in-Fact this 1st day of February, 2023.

Principal

Wilmington Land Company

Signature of Authorized Officer

Patrick Neal, Director

Print Name & Title

Great Midwest Insurance Company

Signature of Attorney-in-Fact

Mary Martha Langley

Print Name

[SEAL]

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Frederic M. Archerd, Jr., Dorene Ann Blake, Mary M. Langley, Richard P. Russo, Jr., Tanya L. Russo

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars ($10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

GREAT MIDWEST INSURANCE COMPANY

BY _____

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

NOTARY PUBLIC — STATE OF TEXAS
CHRISTINA BISHOP
Notary Public, State of Texas
Comm. Expires 04-14-2026
Notary ID 131090488

BY _____

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 1st Day of February, 2023.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY _____

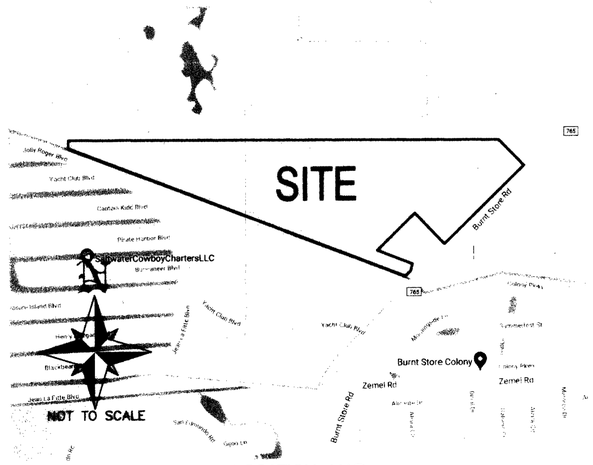
Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Attachment 2

FP-21-09-18 Heritage Station Recorded Plat

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



LOCATION MAP

DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 19 AND 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A PORTION OF SECTIONS 19 AND 20, AND A REPLAT OF TRACT "J", PIRATE HARBOR, AS RECORDED IN PLAT BOOK 5, PAGE 15, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, HAVING A STATE PLANE COORDINATE OF NORTH: 899038.4138, EAST: 641144.1425; THENCE N.89°23'31"E. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19 FOR 2640.68 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, SAID POINT ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE N.89°24'40"E. ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR 2006.74 FEET TO A POINT HAVING A STATE PLANE COORDINATE OF NORTH: 899087.0713, EAST: 645791.3066; THENCE S.45°04'24"E. FOR 386.54 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD (STATE ROAD S-765) PER RIGHT-OF-WAY TAKING "BSR3-154" AS RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 180 AND OFFICIAL RECORDS BOOK 4289, PAGE 1339, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 6 COURSES: S.44°52'48"W. FOR 1201.83 FEET; THENCE N.44°29'50"W. FOR 460.03 FEET; THENCE S.44°44'16"W. FOR 572.34 FEET; THENCE S.69°51'32"E. FOR 405.60 FEET; THENCE S.12°11'16"W. FOR 74.44 FEET; THENCE S.44°12'48"W. FOR 83.75 FEET TO A POINT ON THE SOUTH LINE OF A 150 FEET WIDE CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2879, PAGE 81, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.69°53'03"W. ALONG SAID SOUTH LINE FOR 3893.52 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE N.01°10'32"E. ALONG SAID WEST LINE FOR 87.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 85.47 ACRES, MORE OR LESS.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 1
INSTR #: 3231407 Doc Type: PL
Recorded: 03/08/2023 at 12:28 PM
Rec. Fee:

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HERITAGE STATION, A SUBDIVISION LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT ON MAY 9, 2022.

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. [redacted]
BUSINESS CERTIFICATION NO. [redacted]
4161 TAMIAMI TRAIL – BLDG 5, UNIT 501
PORT CHARLOTTE, FLORIDA 33952

1/3/2023
DATE

HERITAGE STATION

A RESIDENTIAL SUBDIVISION LYING IN
SECTIONS 19 AND 20 TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA
BEING A PORTION OF SECTIONS 19 AND 20, AND A REPLAT
OF TRACT "J", PIRATE HARBOR,
AS RECORDED IN PLAT BOOK 5, PAGE 15
PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 26 PAGE 14

SHEET 1 OF 9

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.

CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

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

ENVIRONMENTAL ADMINISTRATOR
JOANNA WHELAN

1/9/23
DATE

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 PLAT.

COUNTY ENGINEER
JOANNE VERNON P.E.

1/5/2023
DATE

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 ON THIS 8th DAY OF March 2023 A.D. AND WAS DULY RECORDED IN PLAT BOOK 26 PAGES 14 - 22 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS 13th DAY OF FEB., 2023 A.D.

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

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 18 DAY OF January 2023 A.D.

COUNTY ATTORNEY
JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS CERTIFIED THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS 8th DAY OF February 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.

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

1/5/2023
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

KNOWN ALL MEN BY THESE PRESENTS THAT, WILMINGTON LAND COMPANY, A FLORIDA CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF HERITAGE STATION, A SUBDIVISION LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA TO BE MADE AND HEREBY DEDICATES THE FOLLOWING TRACTS:

A. DEDICATE TO HERITAGE STATION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, IT'S SUCCESSORS AND ASSIGNS:

1. TRACT "A" FOR IRRIGATION, DRAINAGE, UTILITIES, LANDSCAPING, ACCESS AND OTHER PROPER PURPOSES.
2. TRACT "B" FOR COMMON AREA, OPEN SPACE, IRRIGATION, DRAINAGE, UTILITIES, LANDSCAPING AND OTHER PROPER PURPOSES.
3. TRACTS "C-1" THROUGH "C-4" FOR COMMON AREA, OPEN SPACE, IRRIGATION, DRAINAGE, UTILITIES, LANDSCAPING AND OTHER PROPER PURPOSES.
4. TRACT "L-1" FOR DRAINAGE, IRRIGATION, UTILITIES, LAKES AND OTHER PROPER PURPOSES.
5. TRACT "P-1" FOR CONSERVATION AND PRESERVATION PURPOSES.
6. ALL DRAINAGE EASEMENTS ("D.E.") FOR DRAINAGE, SURFACE WATER MANAGEMENT AND IRRIGATION.
7. ALL DRAINAGE EASEMENTS ("IE/DE") FOR DRAINAGE, SURFACE WATER MANAGEMENT AND IRRIGATION.

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

1. THE LIFT STATION EASEMENT ("L.S.E.") FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR FACILITIES.
2. THE UTILITY EASEMENTS ("U.E.") FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR FACILITIES.

C. DEDICATE TO ALL LICENSED AND FRANCHISED PUBLIC AND PRIVATE UTILITIES, AND TO HERITAGE STATION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, IT'S SUCCESSORS AND ASSIGNS:

1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E."), FOR INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITIES.

D. RESERVES TO WILMINGTON LAND COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS:

1. AN EASEMENT OVER ALL DRAINAGE EASEMENTS ("D.E."), TRACTS "C-1" THROUGH "C-4" AND "L-1" FOR DRAINAGE, SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. AN EASEMENT OVER TRACT "A" FOR INGRESS AND EGRESS, ROADWAY PURPOSES, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET ITS HAND AND SEAL THIS 3 DAY OF January, 2023.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:
1ST WITNESS
PRINT NAME Kris Watts

2ND WITNESS
PRINT NAME: RICHARD BEDFORD

WILMINGTON LAND COMPANY, A FLORIDA CORPORATION

BY: DAVID GOBEN VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF Sarasota
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION THIS 3 DAY OF January, 2023, BY DAVID GOBEN, VICE PRESIDENT OF WILMINGTON LAND COMPANY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND ON BEHALF OF SAID COMPANIES.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/21/2026

(IF USING STAMP, PERMANENT INK IS REQUIRED)

Susan A. McCartney
State of Florida
Notary Public
Commission No. HH 281173
My Commission Expires 10/21/2026

NOTARY SEAL

BANKS
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Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

HERITAGE STATION

A RESIDENTIAL SUBDIVISION LYING IN
SECTIONS 19 AND 20 TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA
BEING A PORTION OF SECTIONS 19 AND 20, AND A REPLAT
OF TRACT "J", PIRATE HARBOR,
AS RECORDED IN PLAT BOOK 5, PAGE 15
PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 26 PAGE 11B

N

400' 200' 0 400' 800'
GRAPHIC SCALE 1"= 400'

NOTES:

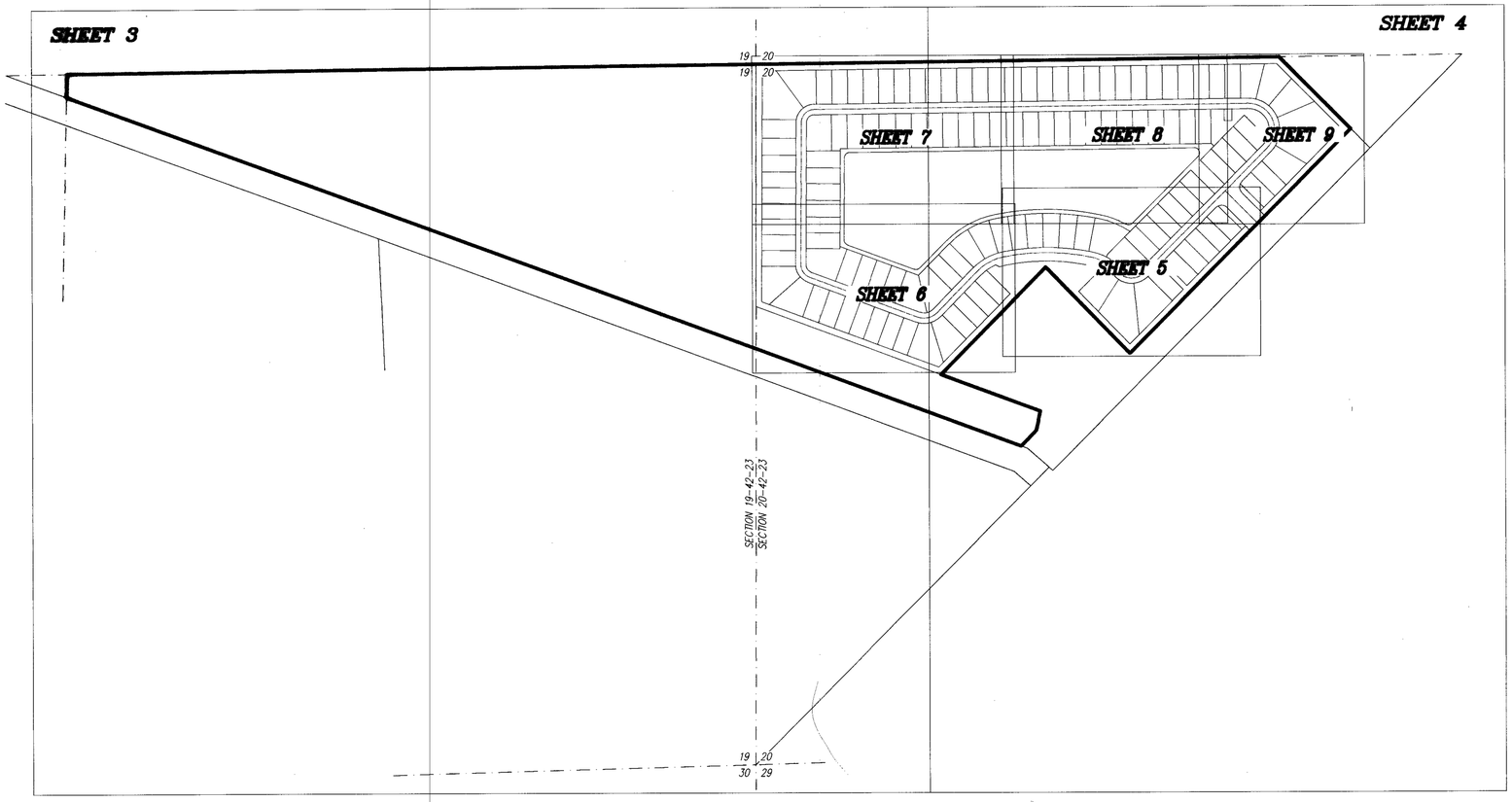
1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN GEODETIC VERTICAL DATUM OF 1988 AND WERE DERIVED FROM THE GEODETIC SURVEY PUBLISHED DATA SHEET DESIGNATION R 800, ELEVATION: 11.16 FEET 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.
6. 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", IN U.S. FEET WHEREIN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19 BEARS N.89°23'31"E.

TRACT USE

TRACT "A" PRIVATE ROADWAY, DRAINAGE, IRRIGATION AND UTILITIES
TRACT "B" OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION AND UTILITIES
TRACT "P–1" CONSERVATION AND PRESERVATION
TRACTS "L–1", LAKE, DRAINAGE, UTILITIES
TRACTS "C–1" THROUGH "C–4" FOR OPEN SPACE, COMMON AREA, IRRIGATION AND DRAINAGE

LEGEND:

N:	–	NORTHING
N:	–	NORTHING
P.B.	–	PLAT BOOK
LME	–	LAKE MAINTENANCE EASEMENT
PID.	–	PARCEL IDENTIFICATION
D.E.	–	DRAINAGE EASEMENT
P.U.E.	–	PUBLIC UTILITY EASEMENT
L.S.E.	–	LIFT STATION EASEMENT
RP	–	RADIUS POINT
NGS	–	NATIONAL GEODETIC SURVEY
FPL	–	FLORIDA POWER AND LIGHT COMPANY
OR.	–	OFFICIAL RECORDS BOOK
PG.	–	PAGE
UE	–	UTILITY EASEMENT
I.D.	–	IDENTIFICATION
R/W	–	RIGHT OF WAY
PLS	–	PROFESSIONAL LAND SURVEYOR
EL.	–	ELEVATION
(M)	–	MEASURED
(P)	–	PLAT
P.R.M.	–	PERMANENT REFERENCE MONUMENT
SF	–	SQUARE FEET
AC	–	ACRES
(NR)	–	NON–RADIAL
26	–	LOT NUMBER
L31	–	LINE 1 OF LINE TABLE
C31	–	NO. 1 OF THE CURVE TABLE
□	–	FOUND 4X4 P.R.M. (LB6639) UNLESS OTHERWISE NOTED
●	–	BEGINNING OF CURVE OR ANGLE BREAK
■	–	SET PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8 INCH IRON ROD WITH P.R.M. CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
⊙	–	PERMANENT CONTROL POINT (P.C.P.), NAIL AND DISK LB6690 (IN ASPHALT PAVEMENT)
19|20 / 30|29	–	SECTION NUMBERS



KEY MAP

SEE SHEET 1 OF 9 FOR BOUNDARY DESCRIPTION
SEE SHEETS 3 AND 4 OF 9 FOR OVERALL BOUNDARY INFORMATION

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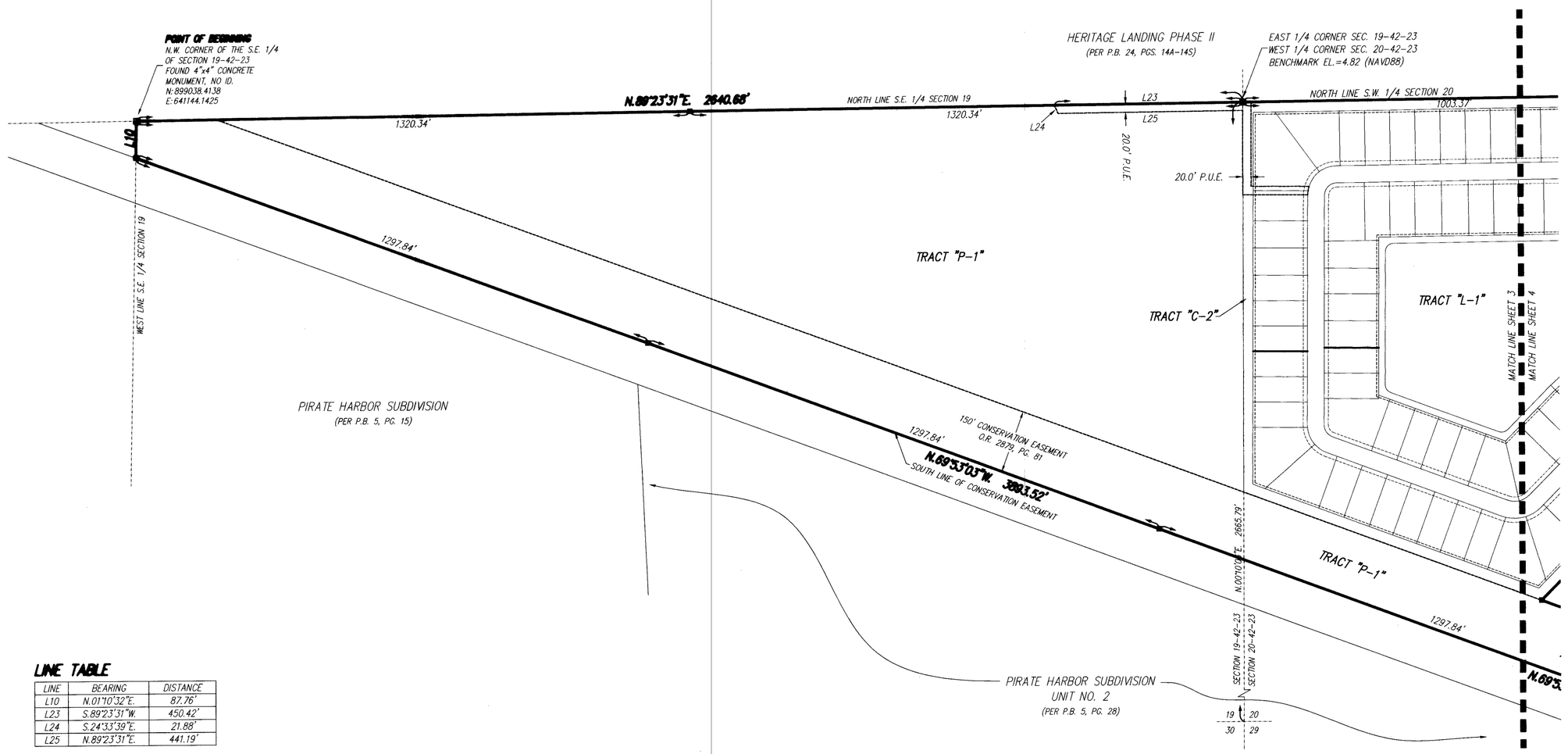
PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

N

200' 100' 0 200' 400'
GRAPHIC SCALE 1"= 200'



LINE TABLE

LINE	BEARING	DISTANCE
L10	N.01°10'32"E.	87.76'
L23	S.89°23'31"W.	450.42'
L24	S.24°33'39"E.	21.88'
L25	N.89°23'31"E.	441.19'

AREA TABLE

TRACT "P-1"
39.3965 Acres ±

SEE SHEET 1 OF 9 FOR BOUNDARY DESCRIPTION
SEE SHEET 2 OF 9 FOR KEY MAP

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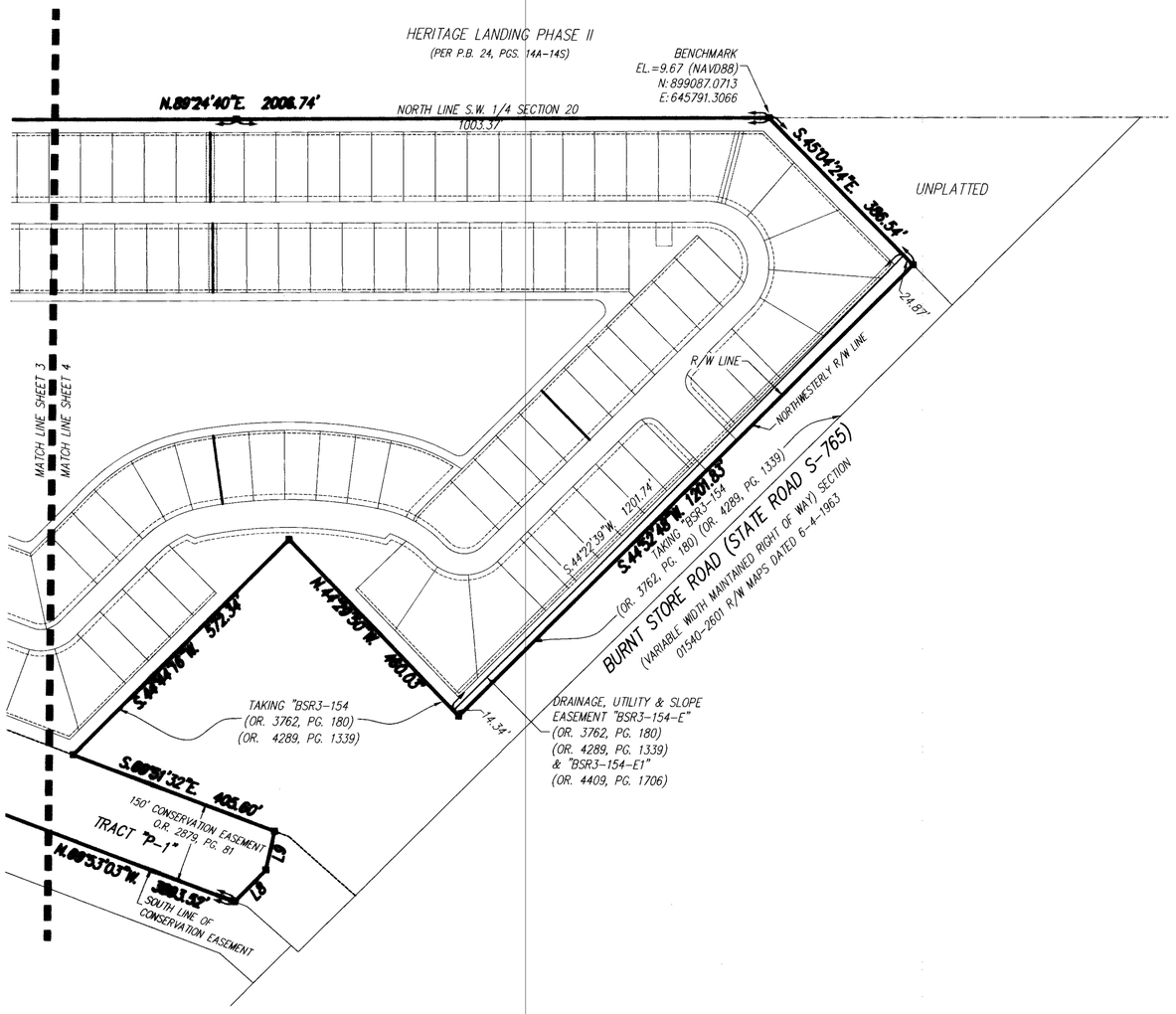
CHARLOTTE COUNTY, FLORIDA
BEING A PORTION OF SECTIONS 19 AND 20, AND A REPLAT
OF TRACT "J", PIRATE HARBOR,
AS RECORDED IN PLAT BOOK 5, PAGE 15
PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

N

200' 100' 0 200' 400'
GRAPHIC SCALE 1"= 200'



AREA TABLE

TRACT "P-1"
39.3965 Acres ±

LINE TABLE

LINE	BEARING	DISTANCE
L8	S.44°12'48"W.	83.75'
L9	S.12°11'16"W.	74.44'

SEE SHEET 1 OF 9 FOR BOUNDARY DESCRIPTION
SEE SHEET 2 OF 9 FOR KEY MAP

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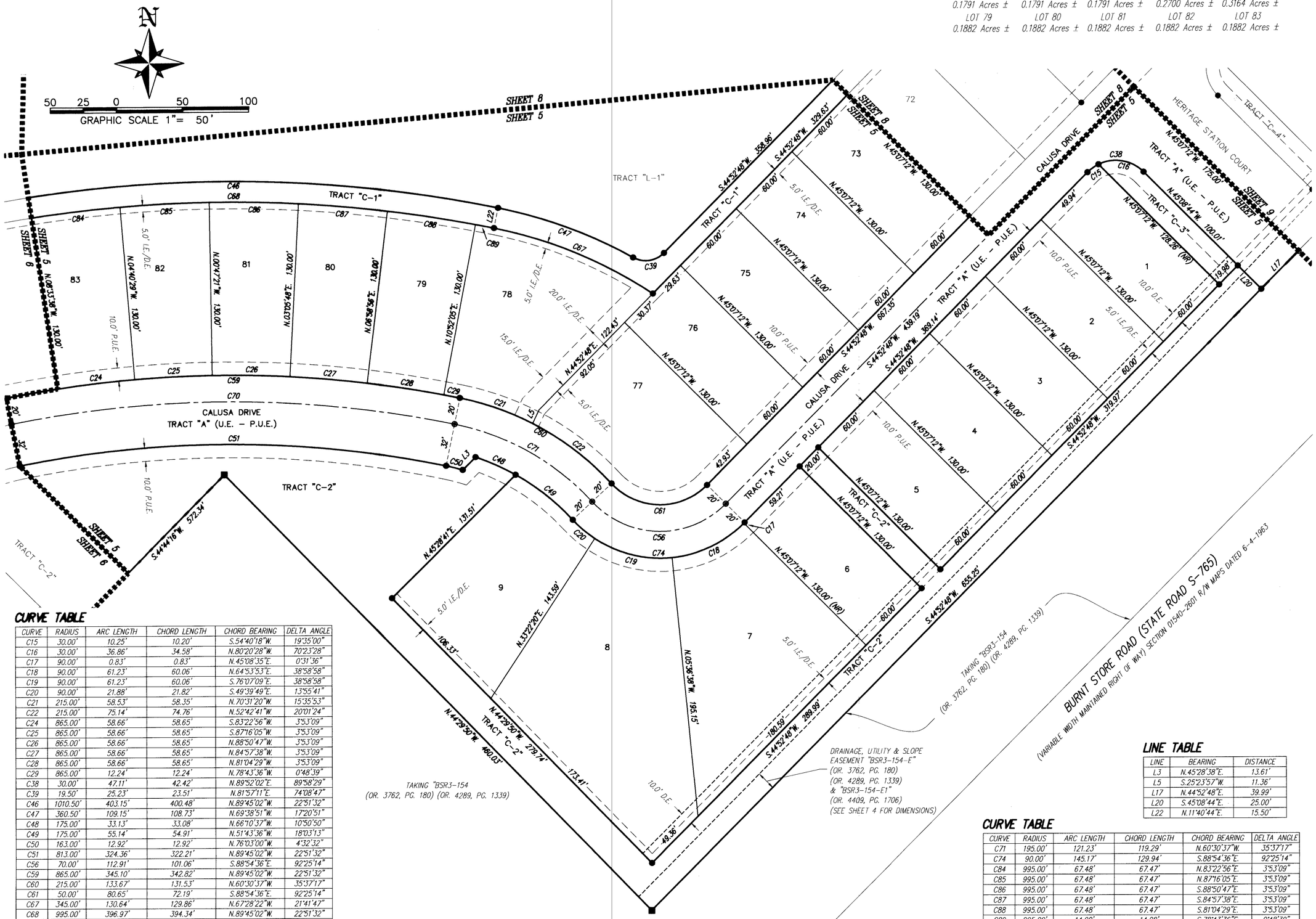
PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 24 PAGE 11E

AREA TABLE

TRACT "A"	TRACT "C-1"	TRACT "C-2"	TRACT "C-3"	TRACT "L-1"
26.7876 Acres ±	1.3900 Acres ±	4.0827 Acres ±	0.0552 Acres ±	8.6559 Acres ±
LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
0.1789 Acres ±	0.1791 Acres ±	0.1791 Acres ±	0.1791 Acres ±	0.1791 Acres ±
LOT 6	LOT 7	LOT 8	LOT 9	LOT 73
0.1791 Acres ±	0.3916 Acres ±	0.5160 Acres ±	0.2885 Acres ±	0.1791 Acres ±
LOT 74	LOT 75	LOT 76	LOT 77	LOT 78
0.1791 Acres ±	0.1791 Acres ±	0.1791 Acres ±	0.2700 Acres ±	0.3164 Acres ±
LOT 79	LOT 80	LOT 81	LOT 82	LOT 83
0.1882 Acres ±	0.1882 Acres ±	0.1882 Acres ±	0.1882 Acres ±	0.1882 Acres ±



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	30.00'	10.25'	10.20'	S.54°40'18"W.	19°35'00"
C16	30.00'	36.86'	34.58'	N.80°20'28"W.	70°23'28"
C17	90.00'	0.83'	0.83'	N.45°08'35"E.	0°31'36"
C18	90.00'	61.23'	60.06'	N.64°53'53"E.	38°58'58"
C19	90.00'	61.23'	60.06'	S.76°07'09"E.	38°58'58"
C20	90.00'	21.88'	21.82'	S.49°39'49"E.	13°55'41"
C21	215.00'	58.53'	58.35'	N.70°31'20"W.	15°35'53"
C22	215.00'	75.14'	74.76'	N.52°42'41"W.	20°01'24"
C24	865.00'	58.66'	58.65'	S.83°22'56"W.	3°53'09"
C25	865.00'	58.66'	58.65'	S.87°16'05"W.	3°53'09"
C26	865.00'	58.66'	58.65'	N.88°50'47"W.	3°53'09"
C27	865.00'	58.66'	58.65'	N.84°57'38"W.	3°53'09"
C28	865.00'	58.66'	58.65'	N.81°04'29"W.	3°53'09"
C29	865.00'	12.24'	12.24'	N.78°43'36"W.	0°48'39"
C38	30.00'	47.11'	42.42'	N.89°52'02"E.	89°58'29"
C39	19.50'	25.23'	23.51'	N.81°57'11"E.	74°08'47"
C46	1010.50'	403.15'	400.48'	N.89°45'02"W.	22°51'32"
C47	360.50'	109.15'	108.73'	N.69°38'51"W.	17°20'51"
C48	175.00'	33.13'	33.08'	N.66°10'37"W.	10°50'50"
C49	175.00'	55.14'	54.91'	N.51°43'36"W.	18°03'13"
C50	163.00'	12.92'	12.92'	N.76°03'00"W.	4°32'32"
C51	813.00'	324.36'	322.21'	N.89°45'02"W.	22°51'32"
C56	70.00'	112.91'	101.06'	S.88°54'36"E.	92°25'14"
C59	865.00'	345.10'	342.82'	N.89°45'02"W.	22°51'32"
C60	215.00'	133.67'	131.53'	N.60°30'37"W.	35°37'17"
C61	50.00'	80.65'	72.19'	S.88°54'36"E.	92°25'14"
C67	345.00'	130.64'	129.86'	N.67°28'22"W.	21°41'47"
C68	995.00'	396.97'	394.34'	N.89°45'02"W.	22°51'32"
C70	845.00'	337.12'	334.89'	N.89°45'02"W.	22°51'32"

LINE TABLE

LINE	BEARING	DISTANCE
L3	N.45°28'38"E.	13.61'
L5	S.25°23'57"W.	11.36'
L17	N.44°52'48"E.	39.99'
L20	S.45°08'44"E.	25.00'
L22	N.11°40'44"E.	15.50'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C71	195.00'	121.23'	119.29'	N.60°30'37"W.	35°37'17"
C74	90.00'	145.17'	129.94'	S.88°54'36"E.	92°25'14"
C84	995.00'	67.48'	67.47'	N.83°22'56"E.	3°53'09"
C85	995.00'	67.48'	67.47'	N.87°16'05"E.	3°53'09"
C86	995.00'	67.48'	67.47'	S.88°50'47"E.	3°53'09"
C87	995.00'	67.48'	67.47'	S.84°57'38"E.	3°53'09"
C88	995.00'	67.48'	67.47'	S.81°04'29"E.	3°53'09"
C89	995.00'	14.08'	14.08'	S.78°43'36"E.	0°48'39"

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PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 26 PAGE 11 F

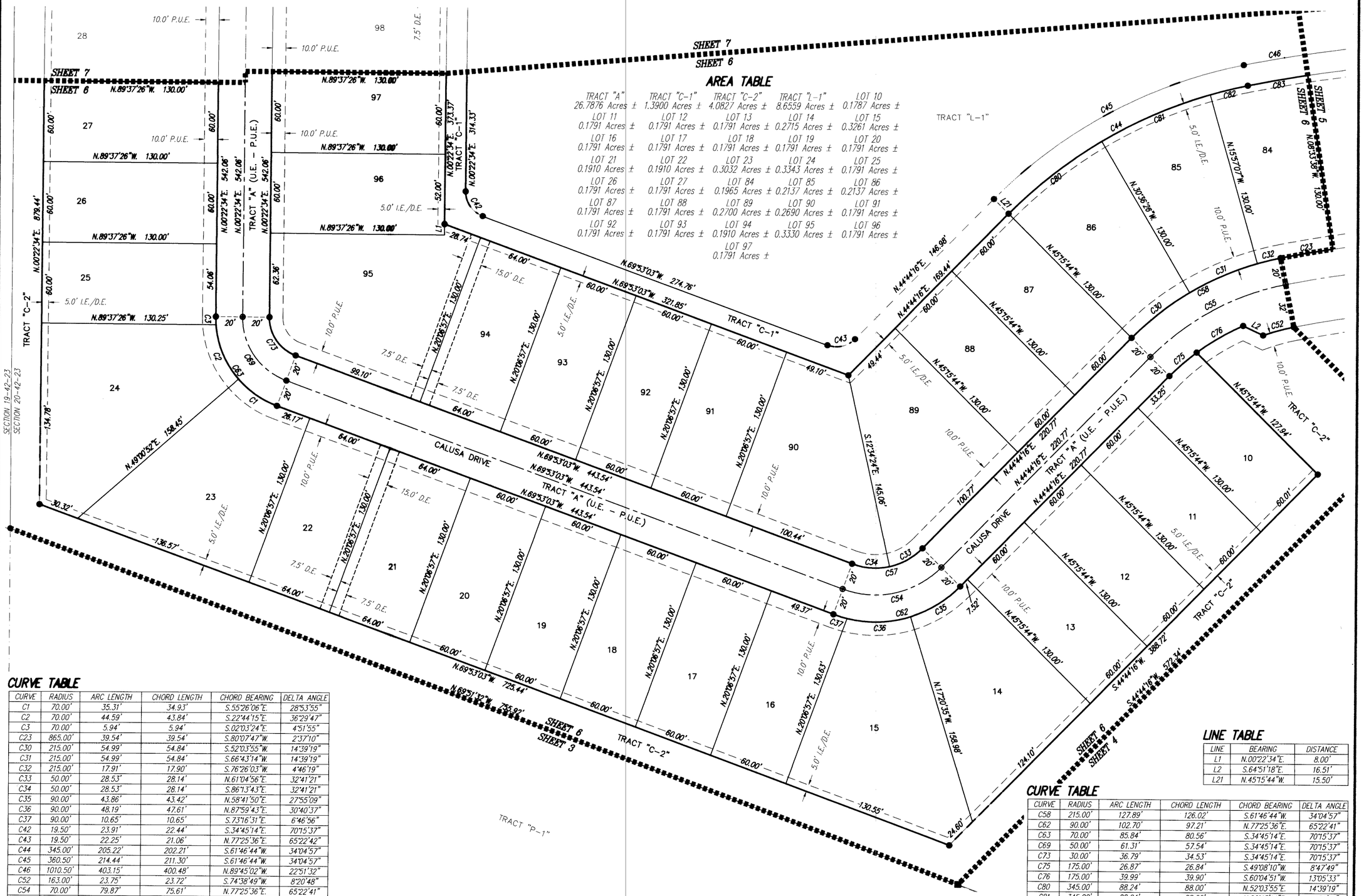
SHEET 6 OF 9

N

50 25 0 50 100
GRAPHIC SCALE 1"= 50'

AREA TABLE

TRACT "A" 26.7876 Acres ±	TRACT "C-1" 1.3900 Acres ±	TRACT "C-2" 4.0827 Acres ±	TRACT "L-1" 8.6559 Acres ±	LOT 10 0.1787 Acres ±
LOT 11 0.1791 Acres ±	LOT 12 0.1791 Acres ±	LOT 13 0.1791 Acres ±	LOT 14 0.2715 Acres ±	LOT 15 0.3261 Acres ±
LOT 16 0.1791 Acres ±	LOT 17 0.1791 Acres ±	LOT 18 0.1791 Acres ±	LOT 19 0.1791 Acres ±	LOT 20 0.1791 Acres ±
LOT 21 0.1910 Acres ±	LOT 22 0.1910 Acres ±	LOT 23 0.3032 Acres ±	LOT 24 0.3343 Acres ±	LOT 25 0.1791 Acres ±
LOT 26 0.1791 Acres ±	LOT 27 0.1791 Acres ±	LOT 84 0.1965 Acres ±	LOT 85 0.2137 Acres ±	LOT 86 0.2137 Acres ±
LOT 87 0.1791 Acres ±	LOT 88 0.1791 Acres ±	LOT 89 0.2700 Acres ±	LOT 90 0.2690 Acres ±	LOT 91 0.1791 Acres ±
LOT 92 0.1791 Acres ±	LOT 93 0.1791 Acres ±	LOT 94 0.1910 Acres ±	LOT 95 0.3330 Acres ±	LOT 96 0.1791 Acres ±
		LOT 97 0.1791 Acres ±		



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	35.31'	34.93'	S.55°26'06"E.	28°53'55"
C2	70.00'	44.59'	43.84'	S.22°44'15"E.	36°29'47"
C3	70.00'	5.94'	5.94'	S.02°03'24"E.	4°51'55"
C23	865.00'	39.54'	39.54'	S.80°07'47"W.	2°37'10"
C30	215.00'	54.99'	54.84'	S.52°03'55"W.	14°39'19"
C31	215.00'	54.99'	54.84'	S.66°43'14"W.	14°39'19"
C32	215.00'	17.91'	17.90'	S.76°26'03"W.	4°46'19"
C33	50.00'	28.53'	28.14'	N.61°04'56"E.	32°41'21"
C34	50.00'	28.53'	28.14'	S.86°13'43"E.	32°41'21"
C35	90.00'	43.86'	43.42'	N.58°41'50"E.	27°55'09"
C36	90.00'	48.19'	47.61'	N.87°59'43"E.	30°40'37"
C37	90.00'	10.65'	10.65'	S.73°16'31"E.	6°46'56"
C42	19.50'	23.91'	22.44'	S.34°45'14"E.	70°15'37"
C43	19.50'	22.25'	21.06'	N.77°25'36"E.	65°22'42"
C44	345.00'	205.22'	202.21'	S.61°46'44"W.	34°04'57"
C45	360.50'	214.44'	211.30'	S.61°46'44"W.	34°04'57"
C46	1010.50'	403.15'	400.48'	N.89°45'02"W.	22°51'32"
C52	163.00'	23.75'	23.72'	S.74°38'49"W.	8°20'48"
C54	70.00'	79.87'	75.61'	N.77°25'36"E.	65°22'41"
C55	195.00'	116.00'	114.29'	S.61°46'44"W.	34°04'57"
C57	50.00'	57.05'	54.01'	N.77°25'36"E.	65°22'41"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°22'34"E.	8.00'
L2	S.64°51'18"E.	16.51'
L21	N.45°15'44"W.	15.50'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C58	215.00'	127.89'	126.02'	S.61°46'44"W.	34°04'57"
C62	90.00'	102.70'	97.21'	N.77°25'36"E.	65°22'41"
C63	70.00'	85.84'	80.56'	S.34°45'14"E.	70°15'37"
C69	50.00'	61.31'	57.54'	S.34°45'14"E.	70°15'37"
C73	30.00'	36.79'	34.53'	S.34°45'14"E.	70°15'37"
C75	175.00'	26.87'	26.84'	S.49°08'10"W.	8°47'49"
C76	175.00'	39.99'	39.90'	S.60°04'51"W.	13°05'33"
C80	345.00'	88.24'	88.00'	N.52°03'55"E.	14°39'19"
C81	345.00'	88.24'	88.00'	N.66°43'14"E.	14°39'19"
C82	345.00'	28.73'	28.73'	N.76°26'03"E.	4°46'19"
C83	995.00'	45.49'	45.48'	N.80°07'47"E.	2°37'10"

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PLAT BOOK 26 PAGE 11G

SHEET 7 OF 9

N

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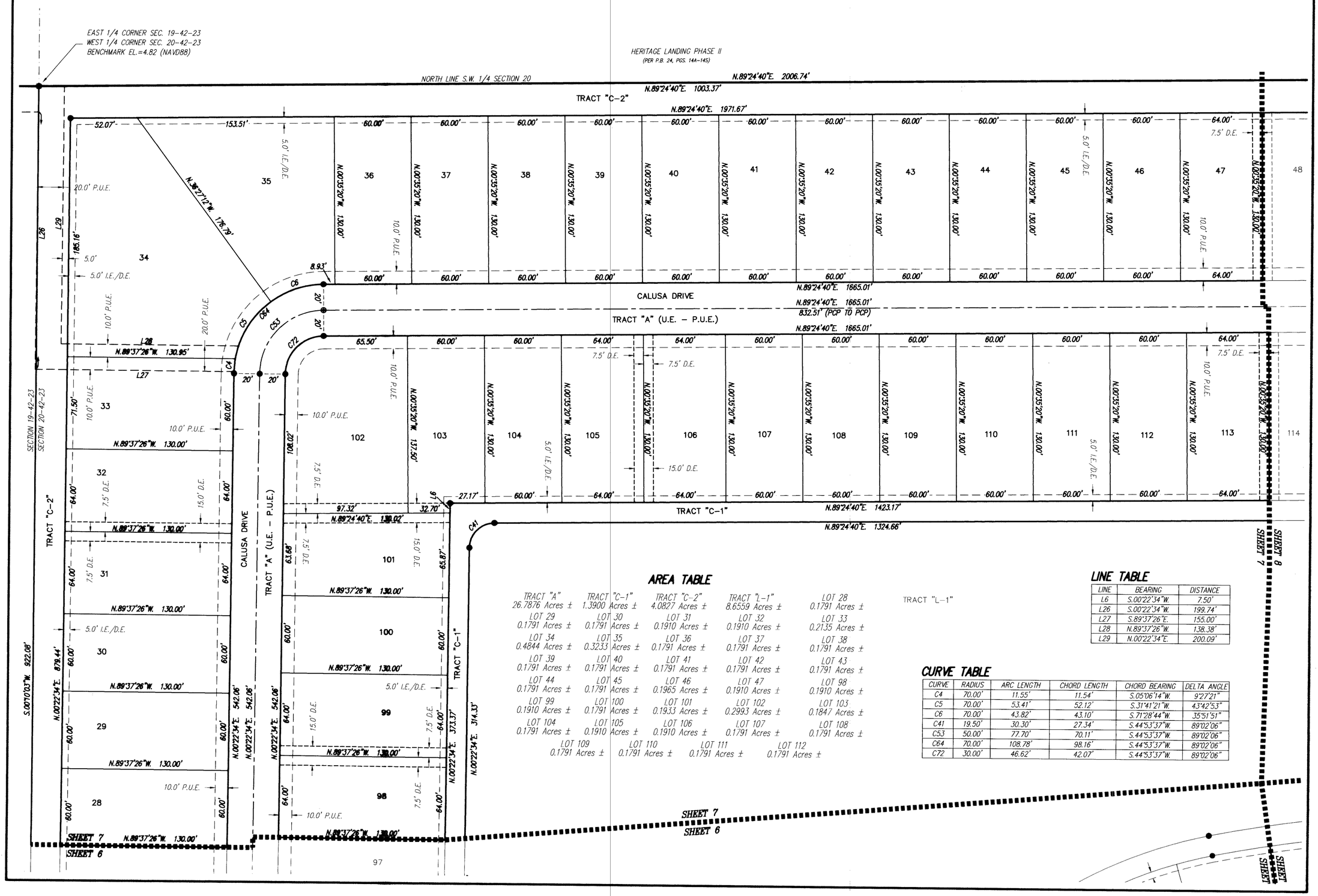
GRAPHIC SCALE 1"= 50'



AREA TABLE

TRACT "A" 26.7876 Acres ±	TRACT "C-1" 1.3900 Acres ±	TRACT "C-2" 4.0827 Acres ±	TRACT "L-1" 8.6559 Acres ±	LOT 28 0.1791 Acres ±
LOT 29 0.1791 Acres ±	LOT 30 0.1791 Acres ±	LOT 31 0.1910 Acres ±	LOT 32 0.1910 Acres ±	LOT 33 0.2135 Acres ±
LOT 34 0.4844 Acres ±	LOT 35 0.3233 Acres ±	LOT 36 0.1791 Acres ±	LOT 37 0.1791 Acres ±	LOT 38 0.1791 Acres ±
LOT 39 0.1791 Acres ±	LOT 40 0.1791 Acres ±	LOT 41 0.1791 Acres ±	LOT 42 0.1791 Acres ±	LOT 43 0.1791 Acres ±
LOT 44 0.1791 Acres ±	LOT 45 0.1791 Acres ±	LOT 46 0.1965 Acres ±	LOT 47 0.1910 Acres ±	LOT 98 0.1910 Acres ±
LOT 99 0.1910 Acres ±	LOT 100 0.1791 Acres ±	LOT 101 0.1933 Acres ±	LOT 102 0.2993 Acres ±	LOT 103 0.1847 Acres ±
LOT 104 0.1791 Acres ±	LOT 105 0.1910 Acres ±	LOT 106 0.1910 Acres ±	LOT 107 0.1791 Acres ±	LOT 108 0.1791 Acres ±
LOT 109 0.1791 Acres ±	LOT 110 0.1791 Acres ±	LOT 111 0.1791 Acres ±	LOT 112 0.1791 Acres ±	

LINE TABLE

LINE	BEARING	DISTANCE
L6	S.00°22'34"W.	7.50'
L26	S.00°22'34"W.	199.74'
L27	S.89°37'26"E.	155.00'
L28	N.89°37'26"W.	138.38'
L29	N.00°22'34"E.	200.09'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	70.00'	11.55'	11.54'	S.05°06'14"W.	9°27'21"
C5	70.00'	53.41'	52.12'	S.31°41'21"W.	43°42'53"
C6	70.00'	43.82'	43.10'	S.71°28'44"W.	35°51'51"
C41	19.50'	30.30'	27.34'	S.44°53'37"W.	89°02'06"
C53	50.00'	77.70'	70.11'	S.44°53'37"W.	89°02'06"
C64	70.00'	108.78'	98.16'	S.44°53'37"W.	89°02'06"
C72	30.00'	46.62'	42.07'	S.44°53'37"W.	89°02'06"

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PLAT BOOK 26 PAGE 11H

SHEET 8 OF 9

N

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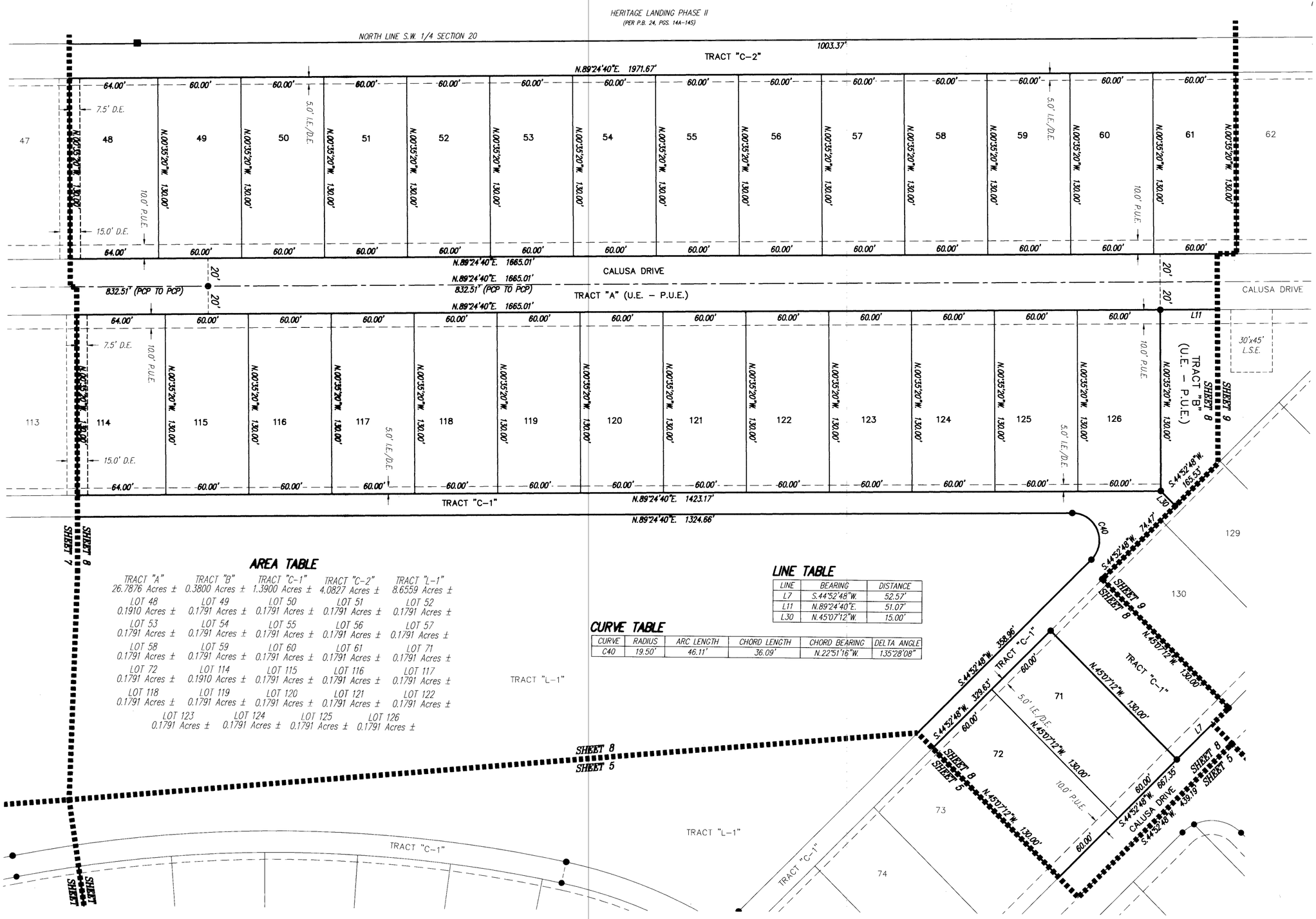
GRAPHIC SCALE 1"= 50'



AREA TABLE

TRACT "A" 26.7876 Acres ±	TRACT "B" 0.3800 Acres ±	TRACT "C-1" 1.3900 Acres ±	TRACT "C-2" 4.0827 Acres ±	TRACT "L-1" 8.6559 Acres ±
LOT 48 0.1910 Acres ±	LOT 49 0.1791 Acres ±	LOT 50 0.1791 Acres ±	LOT 51 0.1791 Acres ±	LOT 52 0.1791 Acres ±
LOT 53 0.1791 Acres ±	LOT 54 0.1791 Acres ±	LOT 55 0.1791 Acres ±	LOT 56 0.1791 Acres ±	LOT 57 0.1791 Acres ±
LOT 58 0.1791 Acres ±	LOT 59 0.1791 Acres ±	LOT 60 0.1791 Acres ±	LOT 61 0.1791 Acres ±	LOT 71 0.1791 Acres ±
LOT 72 0.1791 Acres ±	LOT 114 0.1910 Acres ±	LOT 115 0.1791 Acres ±	LOT 116 0.1791 Acres ±	LOT 117 0.1791 Acres ±
LOT 118 0.1791 Acres ±	LOT 119 0.1791 Acres ±	LOT 120 0.1791 Acres ±	LOT 121 0.1791 Acres ±	LOT 122 0.1791 Acres ±
LOT 123 0.1791 Acres ±	LOT 124 0.1791 Acres ±	LOT 125 0.1791 Acres ±	LOT 126 0.1791 Acres ±	

LINE TABLE

LINE	BEARING	DISTANCE
L7	S.44°52'48"W.	52.57'
L11	N.89°24'40"E.	51.07'
L30	N.45°07'12"W.	15.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C40	19.50'	46.11'	36.09'	N.22°51'16"W.	135°28'08"

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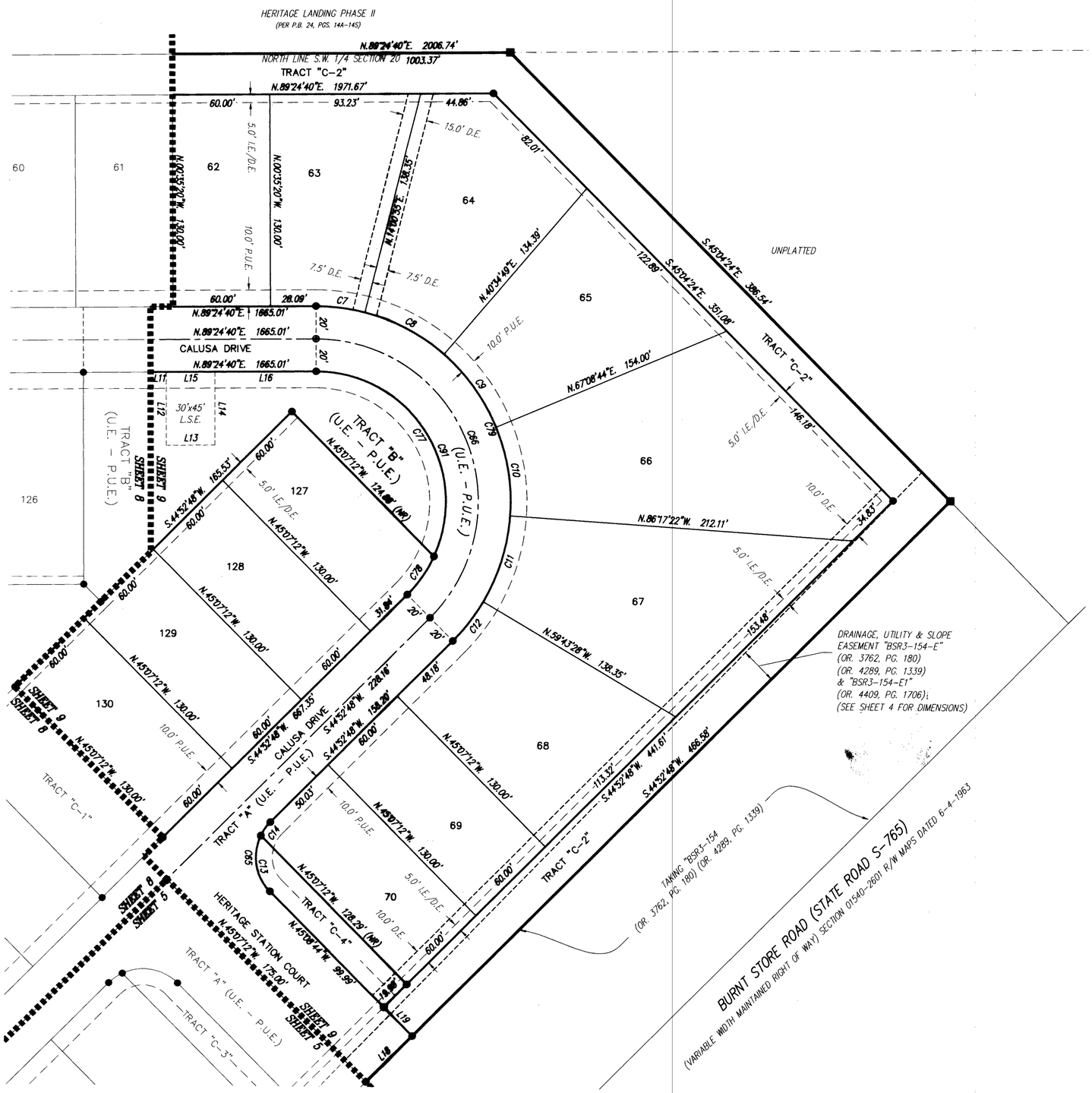
PLAT BOOK 24 PAGE 11 I

SHEET 9 OF 9

N

50 25 0 50 100
GRAPHIC SCALE 1"= 50'



LINE TABLE

LINE	BEARING	DISTANCE
L11	N.89°24'40"E.	51.07'
L12	S.00°35'20"E.	45.00'
L13	N.89°24'40"E.	30.00'
L14	N.00°35'20"W.	45.00'
L15	N.89°24'40"E.	30.00'
L16	N.89°24'40"E.	52.44'
L18	N.44°52'48"E.	70.01'
L19	N.45°08'44"W.	15.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	120.00'	30.59'	30.50'	N.83°17'13"W.	14°36'16"
C8	120.00'	55.64'	55.14'	N.62°42'08"W.	26°33'54"
C9	120.00'	55.64'	55.14'	N.36°08'13"W.	26°33'54"
C10	120.00'	55.64'	55.14'	N.09°34'19"W.	26°33'54"
C11	120.00'	55.64'	55.14'	N.16°59'35"E.	26°33'54"
C12	120.00'	30.59'	30.50'	N.37°34'40"E.	14°36'16"
C13	30.00'	36.97'	34.68'	S.09°50'25"E.	70°36'38"
C14	30.00'	10.17'	10.12'	S.35°10'21"W.	19°24'53"
C65	30.00'	47.14'	42.44'	S.00°07'58"E.	90°01'31"
C66	100.00'	236.44'	185.09'	N.22°51'16"W.	135°28'08"
C77	80.00'	160.38'	134.84'	N.33°09'28"W.	114°51'44"
C78	80.00'	28.77'	28.62'	N.34°34'36"E.	20°36'24"
C79	120.00'	283.73'	222.11'	N.22°51'16"W.	135°28'08"
C91	80.00'	189.15'	148.07'	N.22°51'16"W.	135°28'08"

AREA TABLE

TRACT "A" 26.7876 Acres ±	TRACT "B" 0.3800 Acres ±	TRACT "C-1" 1.3900 Acres ±	TRACT "C-2" 4.0827 Acres ±	TRACT "C-3" 0.0552 Acres ±
TRACT "C-4" 0.0554 Acres ±	LOT 62 0.1791 Acres ±	LOT 63 0.1791 Acres ±	LOT 64 0.1791 Acres ±	LOT 65 0.1791 Acres ±
LOT 66 0.1791 Acres ±	LOT 67 0.1791 Acres ±	LOT 68 0.1791 Acres ±	LOT 69 0.1791 Acres ±	LOT 70 0.1791 Acres ±
LOT 127 0.1791 Acres ±	LOT 128 0.1791 Acres ±	LOT 129 0.1791 Acres ±	LOT 130 0.1791 Acres ±	

Attachment 3

FP-21-09-18 Decision Letter

CHARLOTTE COUNTY
FLORIDA

March 14, 2023

Wilmington Land Company
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240

Dear Applicant:

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

FP-21-09-18 **Quasi-judicial** **Commission District II**

Wilmington Land Company is requesting Final Plat approval for a subdivision to be named, Heritage Station. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed residential subdivision, consisting of 130 lots, 8 tracts, and being a replat of Tract "J" of Pirate Harbor, as recorded in Plat Book 5, Page 15, received Preliminary Plat approval from the Board of County Commissioners under PP-21-09-18 on January 25, 2022. The property contains 85.47± acres and is generally located north of Yacht Club Boulevard, south of River Birch Court, west of Burnt Store Road, east of Jolly Rodger Boulevard, in the Punta Gorda area, and in Commission District II.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-21-09-18** be approved. The plat was recorded on March 8, 2023 under INSTR #: 3231407 in **Plat Book 26, Pages 11-A through 11-I**, and the Development Agreement Resolution was recorded on March 8, 2023 under INSTR #: 3231408 of the Public Records of Charlotte County, Florida.

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

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

Sincerely,

Jenny Shao

Jenny Shao, Project Coordinator
Community Development Department

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

CHARLOTTE COUNTY
FLORIDA

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

Attachment 4

Recorded Development Agreement for FP-21-09-18 Heritage Station

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 6
INSTR #: 3231408 Doc Type: AGR
Recorded: 03/08/2023 at 12:28 PM
Rec. Fee: RECORDING $52.50

This instrument prepared by:
Vogler Ashton PLLC, Kimberly Ashton, Esq.
705 10th Avenue W. #103
Palmetto FL 34221

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this 28 day of February, 2023, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and WILMINGTON LAND COMPANY, a Florida corporation, with an address of 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, 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 Heritage Station 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-21-09-18; 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 March 8th, 2022, for final construction plan approval (hereinafter, "Plans"). The Plans were approved by County on March 22, 2022, under DRC-21-00172. 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 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 3-7-122 of the Charlotte County Code of Laws and Ordinances and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

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

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

2. Developer agrees to complete the subdivision improvements shown on the Plans. Developer is required to construct the improvements as set forth in the Engineer's Probable Cost Estimate dated July 29, 2022, 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.

3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer has provided a bond in the amount of FOUR MILLION FIVE HUNDRED AND FIVE THOUSAND NINE HUNDRED SEVENTY-THREE AND 73/100s DOLLARS ($4,505,973.73) (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 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 Development 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 Development 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 Development Agreement.

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

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

CHARLOTTE COUNTY, a political Subdivision of the State of Florida

By: _____
William G. Truex, Chairman

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

By: _____
Deputy Clerk

AGR 2023-044

Dawn Johnston
Printed Name

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton,
County Attorney

LR 22-0786

DEVELOPER

Wilmington Land Company,
a Florida corporation
5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

By: _____
David Goben, its Vice President

_____
1st Witness Signature

Kris Watts
_____
1st Witness Printed Name

_____
2nd Witness Signature

Michael Neal
_____
2nd Witness Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 3 day of January, 2023, by David Goben, as Vice President of Wilmington Land Company, a Florida corporation, on behalf of the corporation, who [✓] is personally known to me or [ ] has produced _____ _____ as identification and did/did not take an oath.

My commission expires:

(Notary Seal)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

_____
Notary Public

Susan A. McCartney
_____
Printed name of Notary Public

_____
Serial or commission number

EXHIBIT "A"
(Legal Description of Property)

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 19 AND 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A PORTION OF SECTIONS 19 AND 20, AND A REPLAT OF TRACT "J", PIRATE HARBOR, AS RECORDED IN PLAT BOOK 5, PAGE 15, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, HAVING A STATE PLANE COORDINATE OF NORTH: 899038.4138, EAST: 641144.1425; THENCE N.89°23'31"E. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19 FOR 2640.68 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, SAID POINT ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE N.89°24'40"E. ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR 2006.74 FEET TO A POINT HAVING A STATE PLANE COORDINATE OF NORTH: 899087.0713, EAST: 645791.3066; THENCE S.45°04'24"E. FOR 386.54 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD (STATE ROAD S-765) PER RIGHT-OF-WAY TAKING "BSR3-154" AS RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 180 AND OFFICIAL RECORDS BOOK 4289, PAGE 1339, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 6 COURSES: S.44°52'48"W. FOR 1201.83 FEET; THENCE N.44°29'50"W. FOR 460.03 FEET; THENCE S.44°44'16"W. FOR 572.34 FEET; THENCE S.69°51'32"E. FOR 405.60 FEET; THENCE S.12°11'16"W. FOR 74.44 FEET; THENCE S.44°12'48"W. FOR 83.75 FEET TO A POINT ON THE SOUTH LINE OF A 150 FEET WIDE CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2879, PAGE 81, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.69°53'03"W. ALONG SAID SOUTH LINE FOR 3893.52 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE N.01°10'32"E. ALONG SAID WEST LINE FOR 87.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 85.47 ACRES, MORE OR LESS.

Attachment 5

Proposed First Amendment to the Development Agreement

This instrument prepared by:
Vogler Ashton, PLLC
Kimberly Ashton, Esq.
705 10th Avenue W. #103
Palmetto FL 34221

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Amendment") is made this _____ day of _____, 2024, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and WILMINGTON LAND COMPANY, a Florida corporation, with an address of 5800 Lakewood Ranch Blvd. Sarasota, FL 34240, herein called "Developer", and collectively referred to as "parties."

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 Heritage Station, according to the plat thereof recorded in Plat Book 26, Pages 11A through 11I 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 dated February 28, 2023, and recorded in Official Records Instrument No. 3231408 of the Public Records of Charlotte County, Florida (the "Developer's Agreement"), pursuant to which Developer provided a bond in the amount of FOUR MILLION FIVE HUNDRED AND FIVE THOUSAND NINE HUNDRED SEVENTY-THREE AND 73/100s DOLLARS ($4,505,973.73), defined in the Developer's Agreement as the "Security," to ensure completion of those subdivision improvements depicted on the Plans [*"Plans" are defined herein as those certain plans prepared by Banks Engineering dated March 8th, 2022, for final construction plan approval; which Plans were approved by County on March 22, 2022, under DRC-21-00172*]; 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 the Security necessary to ensure completion of 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 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. Developer agrees to complete the subdivision improvements shown on the Plans which have not yet been certified as complete no later than three (3) years after the date the Plat is recorded in the Public Records of Charlotte County, Florida.

2. County hereby reduces the amount of the Security from $4,505,973.73 to $1,505,575.28 (the "Second Security"), and Developer shall provide a new bond or rider to the existing bond (Bond No. GM220461) in such amount. The parties agree that the Developer's Agreement remains in full force and effect, except as amended and modified herein.

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

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

[Signature pages to follow]

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

CHARLOTTE COUNTY, a political Subdivision of the State of Florida

By: _____
William G. Truex, Chairman

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

By: _____
Deputy Clerk

_____
Printed Name

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton,
County Attorney
LR24-0132

DEVELOPER

Wilmington Land Company, a Florida corporation
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

By: _____
David Goben, its Vice President

Monica Donley
1st Witness Signature

Monica Donley
1st Witness Printed Name

Kris Watts
2nd Witness Signature

Kris Watts

2nd Witness Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 14 day of FEBRUARY, 2024, by David Goben, as Vice President of Wilmington Land Company, a Florida corporation, on behalf of the corporation, who [✓] is personally known to me or [ ] has produced _____ as identification and did/did not take an oath.

My commission expires:

Susan A McCartney
Notary Public

Printed name of Notary Public

Serial or commission number

(Notary Seal)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

EXHIBIT "A"
(Legal Description of Property)

HERITAGE STATION
BANKS ENGINEERING JOB NUMBER 3127M
FINAL PLAT

LEGAL DESCRIPTION:
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 19 AND 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A PORTION OF SECTIONS 19 AND 20, AND A REPLAT OF TRACT "J", PIRATE HARBOR, AS RECORDED IN PLAT BOOK 5, PAGE 15, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, HAVING A STATE PLANE COORDINATE OF NORTH: 899038.4138, EAST: 641144.1425; THENCE N.89°23'31"E. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19 FOR 2640.68 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, SAID POINT ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE N.89°24'40"E. ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR 2006.74 FEET TO A POINT HAVING A STATE PLANE COORDINATE OF NORTH: 899087.0713, EAST: 645791.3066; THENCE S.45°04'24"E. FOR 386.54 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD (STATE ROAD S-765) PER RIGHT-OF-WAY TAKING "BSR3-154" AS RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 180 AND OFFICIAL RECORDS BOOK 4289, PAGE 1339, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 6 COURSES: S.44°52'48"W. FOR 1201.83 FEET; THENCE N.44°29'50"W. FOR 460.03 FEET; THENCE S.44°44'16"W. FOR 572.34 FEET; THENCE S.69°51'32"E. FOR 405.60 FEET; THENCE S.12°11'16"W. FOR 74.44 FEET; THENCE S.44°12'48"W. FOR 83.75 FEET TO A POINT ON THE SOUTH LINE OF A 150 FEET WIDE CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2879, PAGE 81, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.69°53'03"W. ALONG SAID SOUTH LINE FOR 3893.52 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE N.01°10'32"E. ALONG SAID WEST LINE FOR 87.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 85.47 ACRES, MORE OR LESS.

Attachment 6

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

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

January 04, 2024

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

RE: HERITAGE STATION (FP-21-09-18)
BOND REDUCTION REQUEST

Dear Ms. Shao,

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

Heritage Station is a residential subdivision that was originally approved and platted by Charlotte County in March 2023. Along with the recording of Heritage Station, a performance bond in the amount of $4,505,973.73 was provided to the county to cover the cost of the required subdivision improvements. At this time, construction of the Heritage Station subdivision improvements has been substantially completed except for the items listed in the attached approved "Opinion of Probable Cost – Bond Reduction #1".

A new Engineer's Estimate of Probable Construction Cost for this work, including a 10% contingency, is attached. Also enclosed is a draft Developer's Agreement that reflects the new bond amount of $1,505,575.28 along with the final certifications and record drawings.

The original amended performance bond in the amount of $1,505,575.28 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

Steven R. Sonberg, P.E., P.S.M.
Project Manager

Cc: file, Wilmington Land Company

Attachment 7

Site Record Drawings

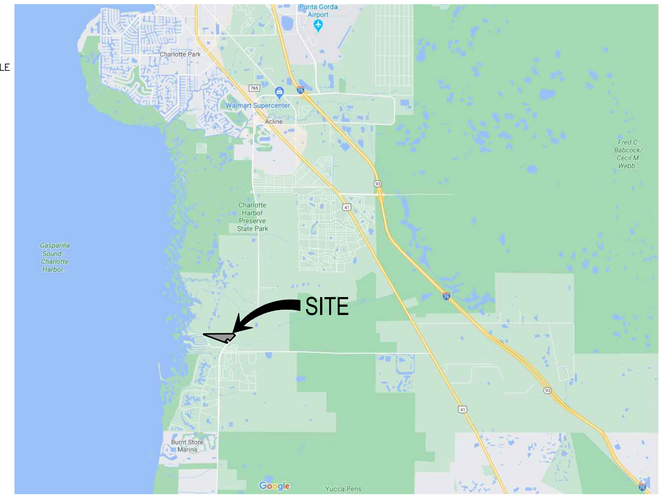
HERITAGE STATION

SITE RECORD DRAWINGS
PHASE I / PHASE II

PREPARED FOR:

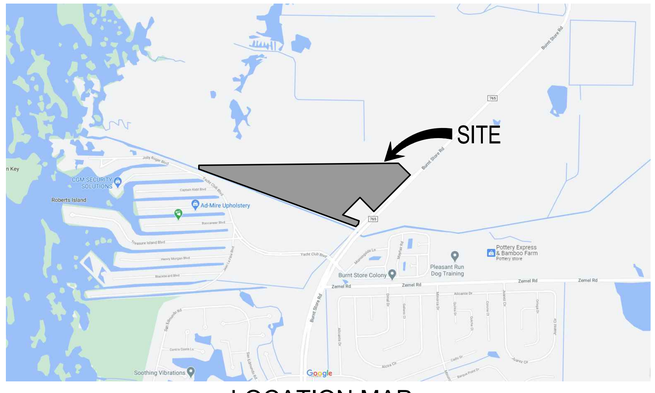
WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

NOT TO SCALE



GENERAL LOCATION MAP

NOT TO SCALE



LOCATION MAP

SECTION 19, TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA:	85.47 ACRES
PARCEL STRAP NO.:	422319426001
PARCEL ADDRESS:	15351 BURNT STORE RD. PUNTA GORDA, FL 33955
CURRENT ZONING:	ZONING PD
PROPOSED USE:	LOW DENSITY RESIDENTIAL

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	22266 EDGEWATER DRIVE PORT CHARLOTTE, FL 33980 PHONE: (800) 266-2278
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS	26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING STEVEN R. SONBERG, P.E., P.S.M., PROJECT MANAGER	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR: BANKS ENGINEERING RICHARD M. RITZ, RLS	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: KIMLEY-HORN CHRISTOPHER C. HATTON, P.E.	655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602 PHONE: (813) 635-5523

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

NOTE:
1. IRRIGATION TO BE PROVIDED BY DIRECT FEED REUSE & ON SITE WELL.
2. IRRIGATION SHALL BE PROVIDED IN ZONES, AS DETERMINED BY LANDSCAPE / IRRIGATION CONTRACTOR.

INDEX OF SHEETS

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

Phase I - ERC Tally				
Occupancy	Meter Size	Water ERC's	Sewer ERC's	# of Meters
Single Family	3/4"	54.0	54.0	54
	PH I - Total ERC	54.0	54.0	

Phase II - ERC Tally				
Occupancy	Meter Size	Water ERC's	Sewer ERC's	# of Meters
Single Family	3/4"	76.0	76.0	76
	PH II - Total ERC	76.0	76.0	

Reuse Water Meter Tally		
Irrigation	# of Meters	Meter Size
Irrigation	1	2
19.4 AC x 43,560 = 845,064 SF		
845,064 / 12 = 70,422 CF		
70,422 CF x 7.481 Gallons = 526,827 GPWeek		
526,827 GPW / 7 = 75,261 GPD		

RECORD DRAWING

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

STEVEN R. SONBERG, P.E., P.S.M. FLORIDA LICENSE # 92103 DATE:

Xref ..\XREF\3127M – CCU NOTE.dwg

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: N.A.V.D. 1988

NO.	DATE	REVISION DESCRIPTION	BY

3127M - HERITAGE STATION

S:\JOBS\3127\ENGINEERING\RECORD DRAWINGS\SITE\3127M – 01 – COVER.DWG 10/19/2023 3:24 PM TODD HANN

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

CONSTRUCTION SAFETY AND LIABILITY:

THE CONTRACTOR MUST TAKE PROPER SAFETY AND HEALTH PRECAUTIONS TO PROTECT THE WORK, THE WORKERS, THE PUBLIC, AND THE PROPERTY OF OTHERS. THE CONTRACTOR IS RESPONSIBLE ALSO FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND ALL ACCEPTANCES HAVE BEEN OBTAINED. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE STATE OF FLORIDA ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO PERSONS OR PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE. THE CONTRACTOR MUST SAVE HARMLESS AND INDEMNIFY THE OWNER AND THE ENGINEER OF RECORD, 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 PERSONAL 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 THE IMPROVEMENTS WERE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PERMITS AND APPROVALS. THE OWNER SHALL COORDINATE A PRE–CONSTRUCTION MEETING BETWEEN 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 SHALL BE PROVIDED:

DOCUMENTS REQUIRED FOR CONTRIBUTED FACILITIES FROM DEVELOPER TO UTILITY COMPANY:

1. UTILITY EASEMENT(S): MUST BE RECORDED AT COUNTY CLERK OF COURT OFFICE BEFORE SUBMITTING TO UTILITY.
2. EASEMENT ACKNOWLEDGEMENT.
3. AFFIDAVIT.
4. RELEASE OF LIEN.
5. BILL OF SALE.
6. ASSIGNMENT OF RIGHTS UNDER UTILITY AGREEMENT: WHEN PROPERTY HAS BEEN TRANSFERRED TO A NEW OWNER.
7. RECORD DRAWINGS (AS–BUILT): MUST BE SIGNED AND SEALED BY ENGINEER OF RECORD, SUBMIT TWO REPRODUCIBLE COPIES OF PRINTS.
8. DETAILED COST OF CONSTRUCTION: MUST INCLUDE INDIVIDUAL ITEMS OR APPURTENANCES, UNIT COST AND TOTAL COST OF EACH. DO NOT INCLUDE WATER SERVICE LINES OR SEWER LATERALS.
9. DESCRIPTION OF FACILITIES: A SHORT EXPLANATION DEPICTING WHAT HAS BEEN CONSTRUCTED.
10. D.E.P. APPLICATION(S).
11. INSPECTION REPORT(S).
12. PRESSURE TEST REPORT(S).
13. 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 ENGINEER OF RECORD.

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

PROJECT SIGN:

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A CONSTRUCTION PROJECT SIGN AT A LOCATION DIRECTED BY THE OWNER. BANKS ENGINEERING, INC. SHALL PROVIDE A 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 PROTENTION DURING CONSTRUCTION:

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

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

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

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

PROTECTION OF FISH AND WILDLIFE:

THE CONTRACTOR MUST AT ALL TIMES PERFORM ALL WORK IN A WAY AND TAKE SUCH STEPS AS REQUIRED TO PREVENT ANY INTERFERENCE WITH OR DISTURBANCE TO FISH AND WILDLIFE. THE CONTRACTOR SHALL NOT ALTER WATER FLOWS OR OTHERWISE DISTURB 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.

NOTE:

1. GIVEN THE MAGNITUDE OF IMPROVEMENTS THAT WILL BE PERFORMED TO CONSTRUCT PROPOSED IMPROVEMENTS TO BURNT STORE ROAD, TO PROVIDE ACCESS TO THE SITE, EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER THE COSTS OF INSPECTION SERVICES NECESSARY TO ENSURE WORK PERFORMED WITHIN THE RIGHT–OF–WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. THIS CHECK WOULD BE USED TO COVER COSTS INCURRED BY CONSTRUCTION MANAGEMENT. AT THE TIME OF PERMIT APPLICATION, THE APPLICANT SHALL PROVIDE A FULL SET OF CONSTRUCTION PLANS, PERTINENT DATA INDICATING THE LENGTH OF CONTRACT TIME NEEDED TO PERFORM THE WORK, AND THE NAME OF THE CONTRACTOR TO PERFORM THE WORK. AN ESTIMATED AMOUNT OF INSPECTION TIME WILL BE CALCULATED, AND AN AMOUNT WILL BE DETERMINED TO COVER THOSE SERVICES. SHOULD THE LENGTH OF TIME OR HOURS NEEDED TO COMPLETE THE INSPECTION SERVICES EXCEED THE ESTIMATE 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

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

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

PERMIT APPLICATION SHALL BE SUBMITTED TO:

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

1. GENERAL

1.01 SUBMITTALS

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

1.02 SITE EXAMINATION

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

1.03 SUBSURFACE INVESTIGATIONS

A. SUBSURFACE DATA, INCLUDING GROUND WATER ELEVATIONS OR CONDITIONS, IF SHOWN ON THE DRAWINGS OR ATTACHED TO THESE SPECIFICATIONS, ARE PRESENTED ONLY AS INFORMATION THAT IS AVAILABLE WHICH INDICATED CERTAIN CONDITIONS FOUND AND LIMITED TO THE EXACT LOCATIONS, SHALL NOT BE INTERPRETED AS AN INDICATION OF CONDITIONS THAT MAY ACTUALLY BE DEVELOPED THROUGH THE PERIOD OF CONSTRUCTION. BIDDERS SHALL EXAMINE THE SITE OF THE WORK AND MAKE THEIR OWN DETERMINATION OF THE CHARACTER OF MATERIALS AND THE CONDITIONS TO BE ENCOUNTERED ON THE WORK, AND THEIR PROPOSAL SHALL BE BASED UPON THEIR OWN INVESTIGATIONS. THE OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR VARIATIONS FOUND TO EXIST BETWEEN THE ATTACHED DATA ABOVE REFERRED TO AND ACTUAL FIELD CONDITIONS THAT DEVELOP THROUGH THE PERIOD OF CONSTRUCTION.
B. WHERE EXISTING GRADES, UTILITY LINES AND SUBSTRUCTURES ARE SHOWN ON THE DRAWINGS, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR 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 CONDITIONS DURING THE PROGRESS OF THE WORK DIFFERENT FROM THOSE AS CALCULATED OR ANTICIPATED BY THE CONTRACTOR.

1.04 BENCHMARKS AND MONUMENTS

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

1.05 JOB CONDITIONS

A. CONDITION OF PREMISES: ACCEPT SITE AS FOUND AND EXCAVATE, FILL, COMPACT, AND BACKFILL SITE AS HEREINAFTER SPECIFIED.
B. PROTECTION
   a. EXISTING STRUCTURES AND PROPERTY: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES AND FACILITIES; PROVIDE AND PLACE BRACING OR SHORING AS NECESSARY OR PROPER IN CONNECTION THEREWITH; BE RESPONSIBLE FOR SAFETY AND SUPPORT OF SUCH STRUCTURES; BE LIABLE FOR ANY MOVEMENT OR SETTLEMENT, ANY DAMAGE OR INJURY 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 PROPERTY; 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 LANDSCAPE PLANTINGS, CURBS AND WALKS ON OR ADJACENT TO SITE OF THE WORK AND REPLACE, AT NO EXPENSE TO OWNER, ANY OF SUCH DESTROYED.

2. EXECUTION

2.01 GENERAL

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

2.02 LOCATIONS AND ELEVATIONS

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

2.03 CLEARING AND GRUBBING

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

2.04 STRIPPING

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

2.05 EXCAVATION

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

2.06 FILLING, BACKFILLING AND COMPACTING

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

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

D. COMPACTION: COMPACTION SHALL BE WITH EQUIPMENT SUITED TO SOIL BEING COMPACTED. MOISTEN OR AERATE MATERIAL AS NECESSARY TO PROVIDE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING SPECIFIED COMPACTION WITH EQUIPMENT USED. COMPACT EACH LAYER TO NOT LESS THAN PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW DETERMINED IN ACCORDANCE WITH AASHTO T–180. INSURE THAT THE COMPACTION OF PREVIOUSLY PREPARED FILL AREAS HAS BEEN MAINTAINED PRIOR TO PLACING NEW LAYERS.
E. RECONDITIONING OF SUBGRADE: WHERE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT OPERATIONS OF ADVERSE WEATHER SUBGRADE SHALL BE SCARIFIED AND COMPACTED AS SPECIFIED HEREIN BEFORE TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION THEREON. RE–COMPACTION OVER UNDERGROUND UTILITIES SHALL BE BY POWER–DRIVEN HAND TAMPERS.
F. COMPACTION REQUIREMENTS
   a. FILL UNDER LAWNS AND PLANTED: 95%
   b. BELOW SLABS ON GRADE AND CONCRETE WALKS: 98%
   c. UNDER PAVING PARKING AREAS: 98%

2.07 TESTING

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

SUPPLEMENTAL SPECIFICATIONS:

1. GENERAL

THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO THE SPECIFICATIONS AND STANDARDS OF THE UTILITY COMPANIES WHICH ARE SERVING THE PROJECT SITE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL SITE DEVELOPMENT STANDARDS AND CODES OF THE REGULATORY AGENCIES ASSOCIATED WITH THIS PROJECT. THE LATEST EDITION 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 MATERIALS 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 ALL MATERIALS, INSTALLATION, TESTING, AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS, MAIN LINES, SERVICES AND APPURTENANCES. IF STANDARDS OR SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CONFORM WITH THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY THE CHARLOTTE COUNTY UTILITIES, SUPPLEMENTAL REGULATIONS, OR THE MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE. A COPY OF THE CHARLOTTE COUNTY UTILITIES SPECIFICATIONS CAN BE REVIEWED AT THE OFFICE OF BANKS ENGINEERING, INC.

3. STORMWATER PIPE INSTALLATION AND MISCELLANEOUS EXCAVATIONS

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

4. UNSUITABLE MATERIALS

IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE ROADWAY AREA AND / OR UTILITY AREAS IT SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW THE SUB–BASE OR TRENCH BOTTOM AND SHALL BE BACKFILLED WITH THE AASHTO T–180 MATERIAL OR BETTER WITH PLACEMENT AND COMPACTION METHODS IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS OR AS OTHERWISE NOTED ON THE PLANS. UNSUITABLE MATERIALS SHALL BE REMOVED FROM SITE, UNLESS THE ENGINEER APPROVES USE WITHIN LANDSCAPED AREAS.

DEWATERING:

1.01 GENERAL

A. DEWATERING CONSISTS OF PERFORMING ALL WORK NECESSARY TO REMOVE SURFACE WATER AND / OR CONTROL THE GROUND WATER LEVELS AND HYDROSTATIC PRESSURES IN ORDER TO PERMIT ALL EXCAVATION AND CONSTRUCTION UNDER THIS CONTRACT TO BE PERFORMED IN THE DRY.
B. WORK OF THIS SECTION INCLUDES INSTALLATION, OPERATIONS, MAINTENANCE, SUPERVISION, SUPPLY, DISMANTLING, AND REMOVAL FROM THE SITE OF THE DEWATERING EQUIPMENT.
C. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE POTENTIAL FOR EXCESSIVE RAINFALL, THE GROUND CONDITIONS, AND THE GROUND WATER CONDITIONS, GROUND WATER ELEVATION CAN FLUCTUATE. IT IS ANTICIPATED THAT ANY EXCAVATIONS MAY ENCOUNTER THE GROUND WATER TABLE.
D. DRAINAGE OF THE SITE: AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN AND OPERATE ADEQUATE SURFACE AND SUBSURFACE DRAINAGE METHODS IN ORDER TO KEEP THE CONSTRUCTION SITE DRY AND IN SUCH CONDITION THAT PLACEMENT AND COMPACTION OF FILL MAY PROCEED UNHINDERED BY SATURATION OF THE AREA. DURING CONSTRUCTION, THE

ABBREVIATIONS

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

DRAINAGE GENERAL NOTES:

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

PROJECT INFORMATION:

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

NOTES:

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

GENERAL SPECIFICATIONS:

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

SITE PLAN SUMMARY

1) PROPERTY INFORMATION:

CURRENT ZONING AND LAND USE: PD / VACANT
PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT

2) PROJECT LAND USE

PROPERTY AREA:	85.47 AC (100%)	
WETLAND AREA	18.36 AC (21.5%)	
UPLAND BUFFER AREA	1.71 AC (2.0%)	
EXPANDED UPLAND BUFFER AREA	19.28 AC (22.6%)	
DEVELOPMENT AREA:	46.12 AC (53.9%)	AC (100%)
PRIVATE R.O.W. AREA		4.60 AC (10.0%)
RESIDENTIAL TRACT AREA		27.46 AC (59.5%)
STORMWATER LAKE AREA		8.66 AC (18.8%)
DEVELOPMENT OPEN SPACE AREA		4.88 AC (10.6%)
AMENITY AREA		0.52 AC (1.1%)

3) FLOOD ZONE

PARCEL LIES IN FLOOD ZONES X, AE9, AE10, AE11

4) DENSITY

PROPERTY AREA LOCATED IN LOW DENSITY RESIDENTIAL LAND USE: 50.06 AC

PROPOSED DENSITY: 190 UNITS/50.06 AC = 3.80 UNITS PER ACRE

PROPERTY AREA LOCATED IN LOW DENSITY RESIDENTIAL LAND USE WITH A COASTAL HIGH HAZARD DESIGNATION = 29.37 AC

MAX DENSITY IN CHHA AREA = 3.5 UNITS PER ACRE X 29.37 AC = 102 UNITS

5) PARKING REQUIREMENTS:

SINGLE FAMILY DETACHED & SINGLE FAMILY ATTACHED VILLAS

REQUIRED: 2.0 SPACES PER DWELLING UNIT

AMENITY AREA

PARKING FOR THE PROJECT AMENITY AREA WILL BE DETERMINED AND PROVIDED ONSITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.

6) OPEN SPACE

OPEN SPACE REQUIRED: 85.47 AC X 20% = 17.1 AC

OPEN SPACE PROVIDED: = (WETLAND / UPLAND BUFFER AREA + EXPANDED UPLAND BUFFER AREA + STORMWATER LAKE AREA + DEVELOPMENT AREA OPEN SPACE)

= (18.36 AC + 1.71 AC + 19.28 AC + 8.66 AC + 4.88) / 85.47 AC

= (52.89 AC / 85.47 AC) = 61.8%

7) OPEN HABITAT SPACE

REQUIRED: 5% OF PROPERTY AREA = (85.47 AC x 0.05) = 4.27 AC

PROVIDED: WETLAND AREA + UPLAND BUFFER AREA + EXPANDED UPLAND BUFFER AREA / PROPERTY AREA

= (18.36 AC + 1.71 AC + 19.28 AC) / 85.47 AC

= (39.35 AC / 85.47 AC) = 46.0%

DEVELOPMENT STANDARDS:

DESCRIPTION	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED VILLAS
REQUIRED PARKING	2 / UNIT	2 / UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	4,800	3,200
MAX. PERCENTAGE OF LOT COVERAGE (%)	60	70
MIN. WIDTH (FT.)	40	35
MIN. FRONT YARD (FT.)	20	20
MIN. SIDE YARD INTERIOR (FT.)	5	5/0**
MIN. SIDE YARD ABUTTING A ROAD (FT.)	15	15
MAX. BUILDING HEIGHT (FT.)	38	38
MIN. REAR YARD ABUTTING A LOT (FT.)	10	10
MIN. REAR YARD ABUTTING WATER (FT.)***	15	15
MIN. REAR YARD ABUTTING A ROAD (FT.)	15	15
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	5	5
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING	
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)	10	10
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)***	SAME AS PRINCIPAL BUILDING	

NOTE:
** SINGLE FAMILY ATTACHED WILL HAVE 0' SIDE SETBACK ON ONE SIDE.
*** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF LAKE.

CONSTRUCTION SERVICES NOTE:

GIVEN THE MAGNITUDE OF IMPROVEMENTS THAT WILL BE PERFORMED TO CONSTRUCT PROPOSED IMPROVEMENTS TO BURNT STORE ROAD, TO PROVIDE ACCESS TO THE SITE, EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER THE COSTS OF INSPECTION SERVICES NECESSARY TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. THIS CHECK WOULD BE USED TO COVER COSTS INCURRED BY CONSTRUCTION MANAGEMENT. AT THE TIME OF PERMIT APPLICATION, THE APPLICANT SHALL PROVIDE A FULL SET OF CONSTRUCTION PLANS, PERTINENT DATA INDICATING THE LENGTH OF CONTRACT TIME NEEDED TO PERFORM THE WORK, AND THE NAME OF THE CONTRACTOR TO PERFORM THE WORK. AN ESTIMATED AMOUNT OF INSPECTION TIME WILL BE CALCULATED, AND AN AMOUNT WILL BE DETERMINED TO COVER THOSE SERVICES. SHOULD THE LENGTH OF TIME OR HOURS NEEDED TO COMPLETE THE INSPECTION SERVICES EXCEED THE ESTIMATE 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.

LEGEND

	EXISTING	PROPOSED
DRAINAGE PIPE	32"-18" RCP	32"-18" RCP
DRAINAGE STRUCTURES	SW	SW
FINISHED FLOOR ELEVATION	N/A	19.0
ON-SITE STORM STRUCTURE #	N/A	S-1
OFF-SITE STORM STRUCTURE #	N/A	OS-1
SPOT GRADE ELEVATION	+10.0	10.74
PARKING SPACE COUNT	16	16
TOP OF BERM		
RUBBLE RIP-RAP		
PAVEMENT		
OFF SITE ASPHALT	N/A	
CONCRETE		
BUILDING/STRUCTURE		
RIGHT-OF-WAY		
CURB		
EASEMENT		
SWALE/DITCH		
TOP OF BANK	T T	T T
DRAINAGE FLOW ARROWS		
CROSS SECTION	N/A	A A
SPREADER SWALE		
LANDSCAPE BUFFER	N/A	
LAKE		
SWMA (DRY)		
WETLANDS	V V V	V V V
WETLAND IMPACT AREA	N/A	
PROPERTY LINE	PL	PL
POTABLE WATER LINE	E8"W	8"W
FORCE MAIN	E20"F	4"F
SANITARY SEWER MAIN	E8"SS	8"SS
IRRIGATION WATER MAIN	E8"I	8"I
REUSE WATER MAIN	E8"RU	8"RU
GATE VALVE		
REDUCER		
BLOW-OFF	E	E
AIR RELEASE VALVE		
FIRE HYDRANT ASSEMBLY		
SINGLE WATER SERVICE		
DOUBLE WATER SERVICE		
SINGLE IRRIGATION SERVICE		
DOUBLE IRRIGATION SERVICE		
SINGLE SEWER SERVICE		
DOUBLE SEWER SERVICE		
FIRE DEPARTMENT CONNECTION	N/A	FDC
SANITARY MANHOLE & ID		
LIFT STATION & ID		

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
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Serving The State Of Florida

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SURVEY LICENSE # LB 6690

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PROJECT NOTES AND LEGEND

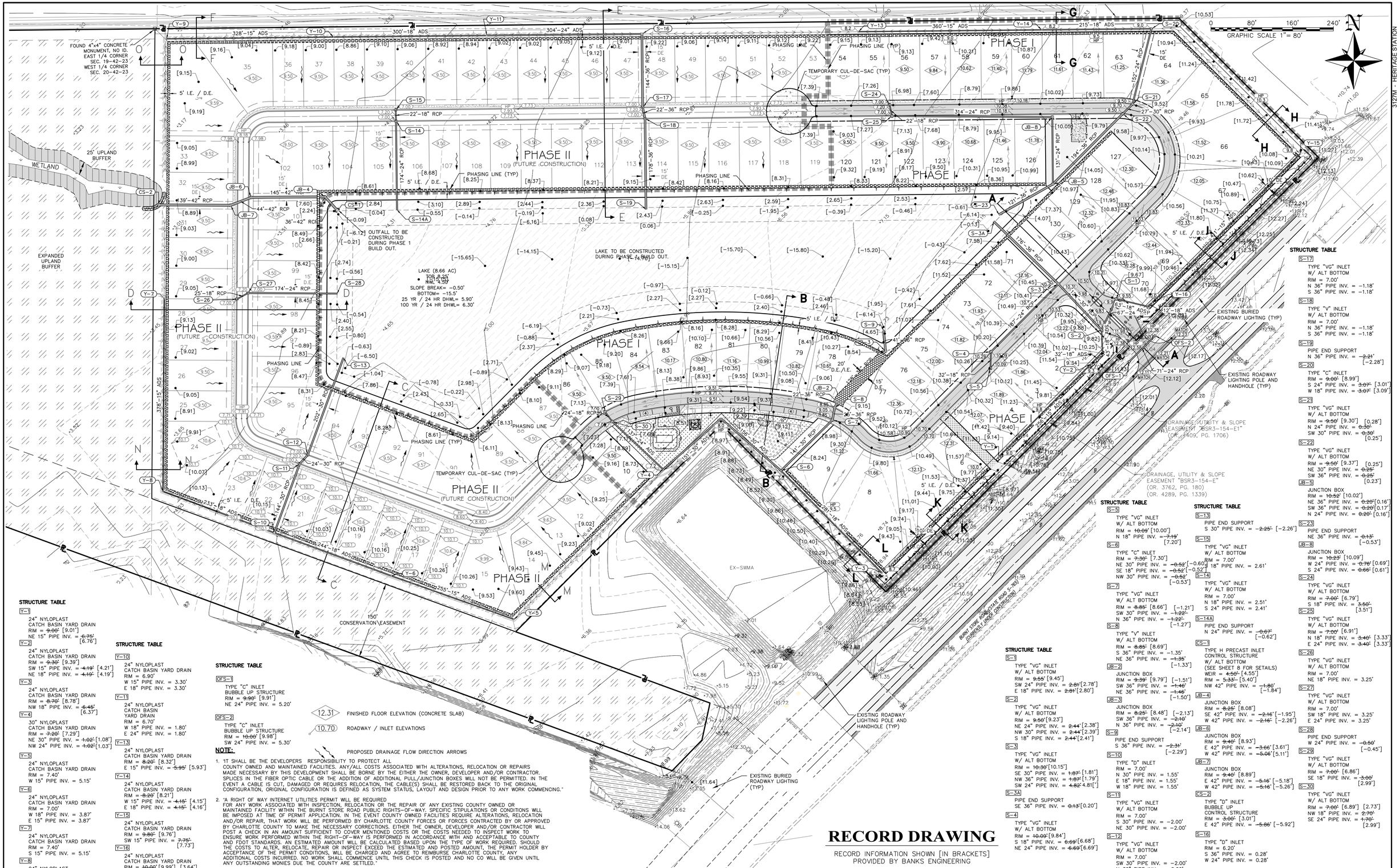
HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	PN-LGN	SRS	GAE	TRR	NTS	4

312M - HERITAGE STATION

S:\JOBS\3127\WORKFILES\ENGINEERING\RECORD DRAWINGS\3127_04 - PROLONG 10/16/2023 3:04 PM TODD VANA



STRUCTURE TABLE

S-17
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
N 36" PIPE INV. = -1.18'
S 36" PIPE INV. = -1.18'

S-18
TYPE "V" INLET
W/ ALT BOTTOM
RIM = 7.00'
N 36" PIPE INV. = -1.18'
S 36" PIPE INV. = -1.18'

S-19
PIPE END SUPPORT
N 36" PIPE INV. = ~~-2.21'~~ [-2.28']

S-20
TYPE "C" INLET
RIM = ~~9.00'~~ [8.99']
S 24" PIPE INV. = ~~3.07'~~ [3.01']
W 18" PIPE INV. = ~~3.07'~~ [3.09']

S-21
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~9.50'~~ [9.30'] [0.28']
N 24" PIPE INV. = ~~0.30'~~
SW 30" PIPE INV. = ~~0.30'~~ [0.25']

S-22
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~9.50'~~ [9.37'] [0.25']
NE 30" PIPE INV. = ~~0.25'~~
SW 36" PIPE INV. = ~~0.25'~~ [0.23']

JB-5
JUNCTION BOX
RIM = ~~10.52'~~ [10.02']
NE 36" PIPE INV. = ~~0.20'~~[0.16']
SW 36" PIPE INV. = ~~0.20'~~[0.17']
N 24" PIPE INV. = ~~0.20'~~ [0.16']

S-23
PIPE END SUPPORT
NE 36" PIPE INV. = ~~0.13'~~ [-0.53']

JB-8
JUNCTION BOX
RIM = ~~10.23'~~ [10.09']
W 24" PIPE INV. = ~~0.70'~~ [0.69']
S 24" PIPE INV. = ~~0.66'~~ [0.61']

S-24
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~7.00'~~ [6.79']
S 18" PIPE INV. = ~~3.50'~~ [3.51']

S-25
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
N 18" PIPE INV. = ~~3.40'~~ [3.33']
E 24" PIPE INV. = ~~3.40'~~ [3.33']

S-26
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
N 18" PIPE INV. = 3.25'

S-27
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
SW 18" PIPE INV. = 3.25'
E 24" PIPE INV. = 3.25'

S-28
PIPE END SUPPORT
W 24" PIPE INV. = ~~0.50'~~ [-0.45']

S-29
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~7.00'~~ [6.86']
SE 18" PIPE INV. = ~~3.00'~~ [2.99']

S-30
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~7.00'~~ [6.89'] [2.73']
NW 18" PIPE INV. = ~~2.70'~~
SE 24" PIPE INV. = ~~1.70'~~ [2.99']

STRUCTURE TABLE

Y-1
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~9.00'~~ [9.01']
NE 15" PIPE INV. = ~~6.75'~~ [6.76']

Y-2
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~9.30'~~ [9.39']
SW 15" PIPE INV. = ~~4.19'~~ [4.21']
NE 18" PIPE INV. = ~~4.19'~~ [4.19']

Y-3
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~8.70'~~ [8.78']
NW 18" PIPE INV. = ~~6.45'~~ [6.37']

Y-4
30" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~7.20'~~ [7.29']
NE 30" PIPE INV. = ~~1.02'~~ [1.08']
NW 24" PIPE INV. = ~~1.02'~~ [1.03']

Y-5
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = 7.40'
W 15" PIPE INV. = 5.15'

Y-6
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = 7.00'
W 18" PIPE INV. = 3.87'
E 15" PIPE INV. = 3.87'

Y-7
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = 7.40'
S 15" PIPE INV. = 5.15'

Y-8
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = 7.00'
N 15" PIPE INV. = 3.26'
E 18" PIPE INV. = 3.26'

Y-9
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = 7.40'
E 15" PIPE INV. = 4.95'

STRUCTURE TABLE

Y-10
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = 6.90'
W 15" PIPE INV. = 3.30'
E 18" PIPE INV. = 3.30'

Y-11
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = 6.70'
W 18" PIPE INV. = 1.80'
E 24" PIPE INV. = 1.80'

Y-13
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~8.20'~~ [8.32']
E 15" PIPE INV. = ~~5.95'~~ [5.93']

Y-14
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~8.20'~~ [8.21']
W 15" PIPE INV. = ~~4.15'~~ [4.15']
E 18" PIPE INV. = ~~4.15'~~ [4.16']

Y-15
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~9.80'~~ [9.76']
SW 15" PIPE INV. = ~~7.75'~~ [7.73']

Y-16
24" NYLOPLAST CATCH BASIN YARD DRAIN
RIM = ~~10.00'~~ [9.99'] [3.64']
NE 15" PIPE INV. = ~~3.75'~~
SW 18" PIPE INV. = ~~3.75'~~ [3.65']

STRUCTURE TABLE

OFS-1
TYPE "C" INLET
BUBBLE UP STRUCTURE
RIM = ~~9.90'~~ [9.91']
NE 24" PIPE INV. = 5.20'

OFS-2
TYPE "C" INLET
BUBBLE UP STRUCTURE
RIM = ~~10.60'~~ [10.98']
SW 24" PIPE INV. = 5.30'

12.31 FINISHED FLOOR ELEVATION (CONCRETE SLAB)

10.70 ROADWAY / INLET ELEVATIONS

PROPOSED DRAINAGE FLOW DIRECTION ARROWS

NOTE:

1. IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES 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 IS 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 THE 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 COSTS 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."

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

STRUCTURE TABLE

S-5
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~9.55'~~ [9.45']
SW 24" PIPE INV. = ~~2.81'~~[2.78']
E 18" PIPE INV. = ~~2.81'~~[2.80']

S-2
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~9.50'~~[9.23']
NE 24" PIPE INV. = ~~2.44'~~[2.38']
NW 30" PIPE INV. = ~~2.44'~~[2.39']
S 18" PIPE INV. = ~~2.44'~~[2.41']

S-3
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~10.39'~~[10.15']
SE 30" PIPE INV. = ~~1.87'~~[1.81']
NW 36" PIPE INV. = ~~1.87'~~[1.79']
SW 24" PIPE INV. = ~~4.82'~~4.81']

S-3A
PIPE END SUPPORT
SE 36" PIPE INV. = ~~0.13'~~[0.20']

S-4
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~10.09'~~[9.84']
S 18" PIPE INV. = ~~6.69'~~[6.68']
NE 24" PIPE INV. = ~~6.69'~~[6.69']

STRUCTURE TABLE

S-13
PIPE END SUPPORT
S 30" PIPE INV. = ~~-2.25'~~ [-2.26']

S-15
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
N 18" PIPE INV. = 2.61'

S-14
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
N 18" PIPE INV. = 2.51'
S 24" PIPE INV. = 2.41'

S-14A
PIPE END SUPPORT
N 24" PIPE INV. = ~~0.67'~~ [-0.62']

CS-1
TYPE H PRECAST INLET CONTROL STRUCTURE
W/ ALT BOTTOM
(SEE SHEET 8 FOR SETAILS)
WEIR = ~~4.50'~~ [4.55']
RIM = ~~5.33'~~ [5.40']
NW 42" PIPE INV. = ~~1.80'~~ [-1.84']

JB-4
JUNCTION BOX
RIM = ~~8.25'~~ [8.08']
SE 42" PIPE INV. = ~~-2.16'~~[-1.95']
W 42" PIPE INV. = ~~-2.16'~~ [-2.26']

JB-6
JUNCTION BOX
RIM = ~~9.40'~~ [8.93']
E 42" PIPE INV. = ~~-3.66'~~ [3.61']
W 42" PIPE INV. = ~~-5.06'~~ [5.11']

JB-7
JUNCTION BOX
RIM = ~~9.40'~~ [8.89']
E 42" PIPE INV. = ~~-5.16'~~ [-5.18']
W 42" PIPE INV. = ~~-5.16'~~ [-5.26']

CS-2
TYPE "D" INLET
BUBBLE UP CONTROL STRUCTURE
RIM = ~~3.00'~~ [3.01']
E 42" PIPE INV. = ~~-5.86'~~ [-5.92']

S-16
TYPE "D" INLET
RIM = 6.20'
S 36" PIPE INV. = 0.28'
W 24" PIPE INV. = 0.28'

STRUCTURE TABLE

S-5
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~9.55'~~ [9.45']
SW 24" PIPE INV. = ~~2.81'~~[2.78']
E 18" PIPE INV. = ~~2.81'~~[2.80']

S-6
TYPE "C" INLET
RIM = ~~7.30'~~ [7.30']
NE 30" PIPE INV. = ~~-0.52'~~[-0.60']
SE 18" PIPE INV. = ~~-0.52'~~[-0.52']
NW 30" PIPE INV. = ~~-0.52'~~ [-0.53']

S-7
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = ~~8.85'~~ [8.66'] [-1.21']
SW 30" PIPE INV. = ~~-1.22'~~
N 36" PIPE INV. = ~~-1.22'~~ [-1.27']

S-8
TYPE "V" INLET
W/ ALT BOTTOM
RIM = ~~8.85'~~ [8.69']
S 36" PIPE INV. = -1.35'
NE 36" PIPE INV. = ~~-1.35'~~ [-1.33']

JB-2
JUNCTION BOX
RIM = ~~9.39'~~ [9.79'] [-1.51']
SW 36" PIPE INV. = ~~-1.46'~~
NE 36" PIPE INV. = ~~-1.46'~~ [-1.50']

JB-3
JUNCTION BOX
RIM = ~~8.25'~~ [8.48'] [-2.13']
SW 36" PIPE INV. = ~~-2.10'~~
N 36" PIPE INV. = ~~-2.10'~~ [-2.14']

S-9
PIPE END SUPPORT
S 36" PIPE INV. = ~~-2.31'~~ [-2.29']

S-10
TYPE "D" INLET
RIM = 7.00'
N 30" PIPE INV. = 1.55'
E 18" PIPE INV. = 1.55'
W 18" PIPE INV. = 1.55'

S-11
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
S 30" PIPE INV. = -2.00'
NE 30" PIPE INV. = -2.00'

S-12
TYPE "VG" INLET
W/ ALT BOTTOM
RIM = 7.00'
SW 30" PIPE INV. = -2.00'
N 30" PIPE INV. = -2.00'

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PAVING GRADING AND DRAINAGE PLAN
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	PGD	SRS	GAE	TRR	1"=80'	7

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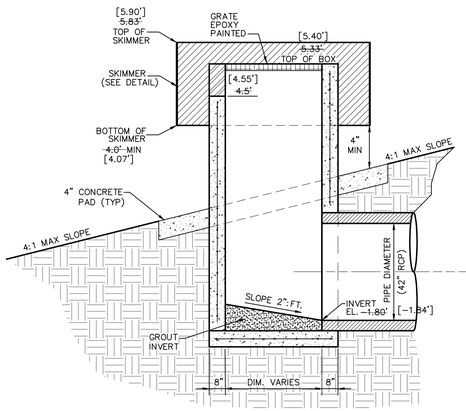
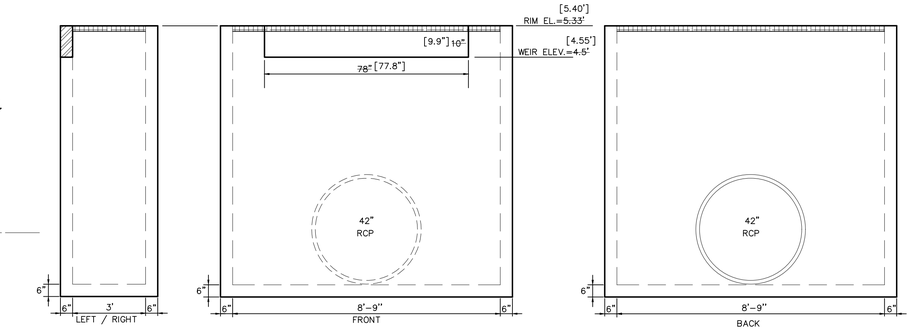
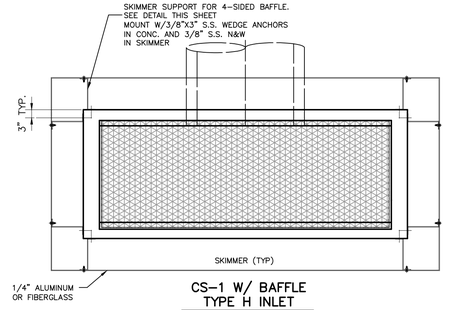


CS-1 CONTROL STRUCTURE SECTION
N.T.S.

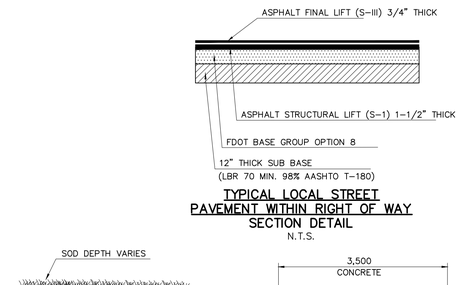


TYPE "H" CONTROL STRUCTURE

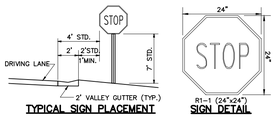
CONTROL STRCTURE CS-1 DETAIL
N.T.S.



CS-1 W/ BAFFLE TYPE H INLET
NTS



TYPICAL LOCAL STREET PAVEMENT WITHIN RIGHT OF WAY SECTION DETAIL
N.T.S.

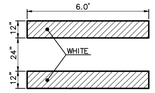


TYPICAL SIGN PLACEMENT — SIGN DETAIL

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

STOP BAR STRIPING DETAIL
N.T.S.

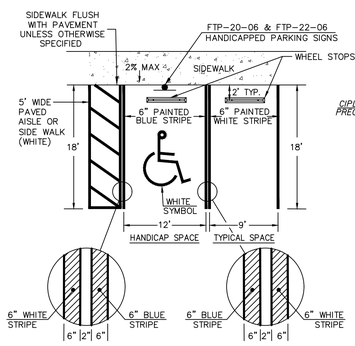
NOTES:
1) TRAFFIC STRIPE LOCATION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 711-001
2) TRAFFIC STRIPE MATERIAL TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 711-001



CROSSWALK STRIPING DETAIL
N.T.S.
CRSSWLK.DWG
AS PER FDOT STANDARD PLAN 711-001

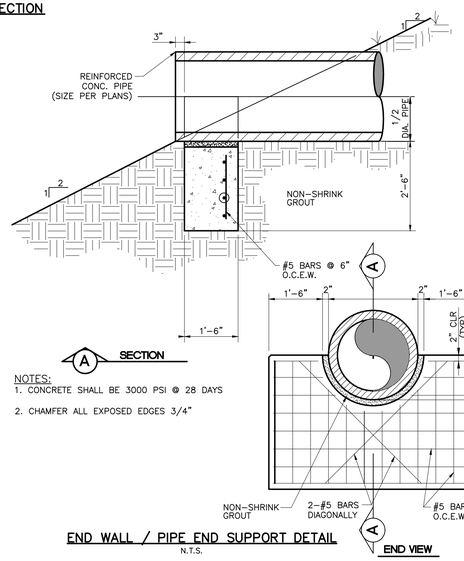
NOTE: FTP-20-06 & FTP-22-06 HANDICAPPED PARKING SIGN SHALL BE INSTALLED 84" ABOVE GRADE MEASURED TO THE BOTTOM OF THE SIGN.

FTP-20-06 & FTP-22-06 HANDICAP PARKING SIGNS
N.T.S.



NOTE: 1. HANDICAP PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
2. ALL STRIPING TO BE HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.
3. PARKING SPACE AND ACCESS AISLE MEASUREMENTS ARE ESTABLISHED FROM THE CENTER OF THE MARKINGS AS SHOWN ABOVE.

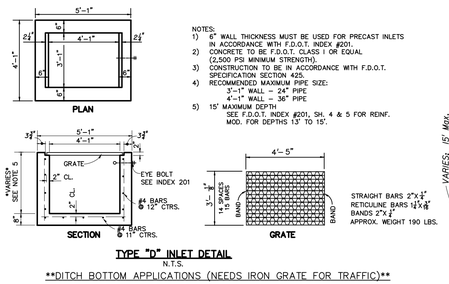
PARKING SPACE DETAIL
N.T.S.



NOTES:
1. CONCRETE SHALL BE 3000 PSI @ 28 DAYS
2. CHAMFER ALL EXPOSED EDGES 3/4"

END WALL / PIPE END SUPPORT DETAIL
N.T.S.

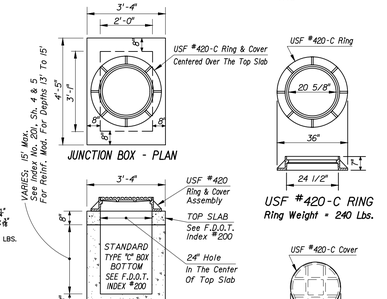
NOTE:
1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'



NOTES:
1) 6" WALL THICKNESS MUST BE USED FOR PRECAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX #201.
2) CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL (2,500 PSI MINIMUM STRENGTH).
3) CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.
4) RECOMMENDED MAXIMUM PIPE SIZE:
3'-1" WALL - 24" PIPE
4'-1" WALL - 36" PIPE
5) 15' MAXIMUM DEPTH
SEE F.D.O.T. INDEX #201, SH. 4 & 5 FOR REINF. MOD. FOR DEPTHS 13' TO 15'.

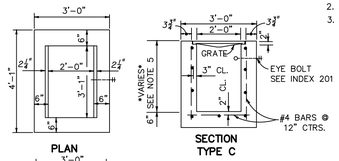
TYPE "D" INLET DETAIL
N.T.S.

DITCH BOTTOM APPLICATIONS (NEEDS IRON GRATE FOR TRAFFIC)



NOTE:
1. 6" WALL THICKNESS MUST BE USED FOR PRE-CAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX #201.
2. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH)
3. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS SECTION 450.

TYPE "C" JUNCTION BOX DETAILS
N.T.S.

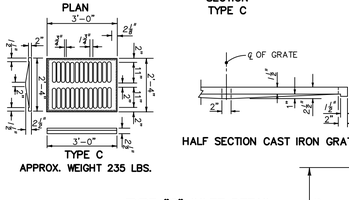


SCHEDULES (TABLE 5)

WALL DEPTH	SCHEDULE	AREA (IN²/FT)	MAX SPACING BARS	WWF
0'-5'	D3.5	0.37	3½	3"
5'-10'	D4.5	0.53	4½	4"

TYPE H (4-GRADE INLET)
RECOMMENDED MAXIMUM PIPE SIZE:
3'-0" WALL-24" PIPE
8'-9" WALL-1'-78" PIPE
2'-30" PIPE (5' - 4'-3")

INLET "H" 4-GRADE INLET DETAIL
N.T.S.
INLET-H.DWG

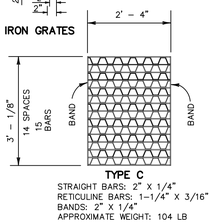


STRAIGHT END BEARING BARS 2" x ¼"
RETICULINE BARS 1¼" x ⅜"
BANDING BARS 2" x ⅜"
APPROX. WEIGHT 388 LBS.

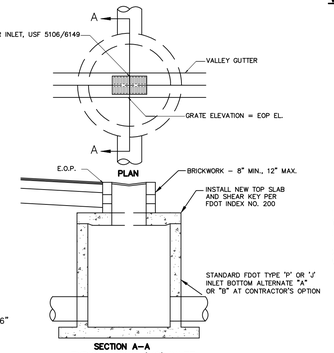
NOTES:
1. 6" WALL THICKNESS MUST BE USED FOR PRECAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX 201.
2. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. IN ACCORDANCE WITH F.D.O.T. INDEX 201.
3. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.

TYPE "C" INLET DETAIL
N.T.S.

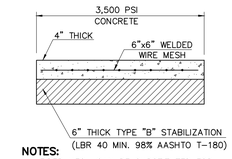
NOTES:
1) 6" WALL THICKNESS MUST BE USED FOR PRECAST INLETS IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 425-052 CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL (2,500 PSI MINIMUM STRENGTH).
2) CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLAN 425-052.
3) RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE
4) 15' MAXIMUM DEPTH
SEE F.D.O.T. STANDARD PLAN 425-052 FOR DETAILS



STRAIGHT BARS: 2" X 1/4"
RETICULINE BARS: 1-1/4" X 3/16"
BANDS: 2" X 1/4"
APPROXIMATE WEIGHT: 104 LB

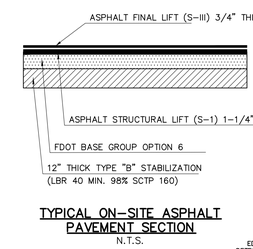


TYPICAL TYPE 'VG' INLET
N.T.S.

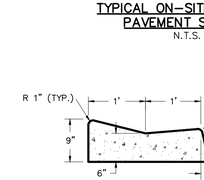


NOTES:
1. FIBER MESH CAN BE SUBSTITUTED FOR WELDED WIRE MESH

SIDEWALK CONCRETE SECTION
N.T.S.



TYPICAL ON-SITE ASPHALT PAVEMENT SECTION
N.T.S.

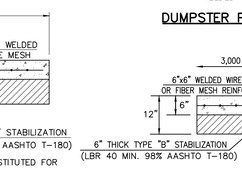


NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 P.S.I. MINIMUM STRENGTH)
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

MIAMI STYLE VALLEY GUTTER
N.T.S.

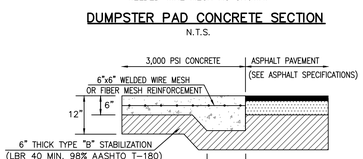
NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH).
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

TYPE "D" CURB DETAIL
NOT TO SCALE

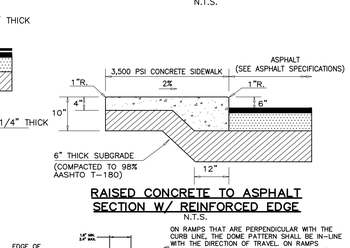


NOTES:
1. DUMPSTER PAD TO BE 6" THICK WITH WELDED WIRE MESH AS SHOWN.

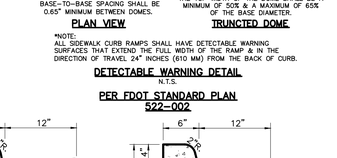
DUMPSTER PAD CONCRETE SECTION
N.T.S.



CONCRETE TO ASPHALT SECTION W/ REINFORCED EDGE
N.T.S.



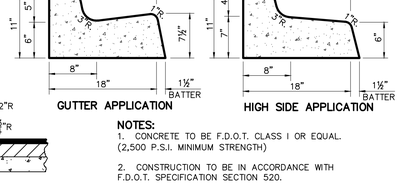
RAISED CONCRETE TO ASPHALT SECTION W/ REINFORCED EDGE
N.T.S.



PLAN VIEW — TRUNCTED DOME

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

DETECTABLE WARNING DETAIL
N.T.S.
PER FDOT STANDARD PLAN 522-002



GUTTER APPLICATION — HIGH SIDE APPLICATION

NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 P.S.I. MINIMUM STRENGTH)
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.
3. WHEN USED ON HIGH SIDE OF PAVEMENTS, THE CROSS SLOPE OF THE GUTTER SHALL SPILL OUT WITH 1" FALL AS SHOWN.

TYPE "F" CURB (MODIFIED)
N.T.S.

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

PREPARED FOR:
WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM
STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

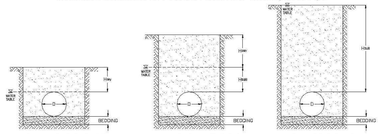
PAVING, GRADING AND DRAINAGE DETAILS
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	PGD-DT	SRS	GAE	TRR	NTS	8

3127M - HERITAGE STATION

S:\JOBS\3XXX\3127M\ENGINEERING\RECORD DRAWINGS\SITE\3127M - 08 - PGD-DT.DWG 10/19/2023 3:09 PM TODD VANA

Figure 1
Installation Conditions for Possible Flotation of Thermoplastic Pipe



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

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

Table 1
Approximate Weights of ADS Thermoplastic Pipe

Nominal Diameter in. (mm)	Nominal OD in. (mm)	Dual Wall Pipe Weight lb/ft (kg/m)	Triple Wall Pipe Weight lb/ft (kg/m)
4 (100)	4.8 (117)	0.44 (0.6)	N/A
6 (150)	7.0 (178)	0.85 (1.3)	N/A
8 (200)	9.5 (241)	1.5 (2.2)	N/A
10 (250)	12 (305)	2.1 (3.1)	N/A
12 (300)	14.5 (368)	3.2 (4.7)	N/A
15 (375)	18 (457)	4.6 (6.8)	N/A
18 (450)	22 (559)	6.4 (9.5)	N/A
24 (600)	28 (711)	11.0 (16.4)	N/A
30 (750)	36 (914)	15.4 (22.9)	20.7 (30.8)
36 (900)	42 (1067)	19.8 (29.4)	24.2 (36.0)
42 (1050)	48 (1219)	26.4 (39.3)	31.9 (47.5)
48 (1200)	54 (1372)	31.3 (46.6)	41.8 (62.3)
60 (1500)	67 (1702)	45.2 (67.3)	55.0 (81.9)

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

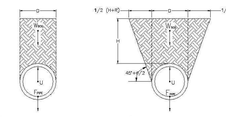
The minimum depth of cover (H) required to resist uplift can be calculated by equating the sum of the downward forces to the sum of the upward or buoyant forces. While there are varying methods to account for soil load distribution on the pipe, for conservative minimum cover requirements, the soil load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

$$U \leq W_{Soil} + W_{Pipe} \quad (3)$$

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

$$H = H_{dry} + H_{wb} \quad (4)$$

Figure 2
Forces Affecting Flotation



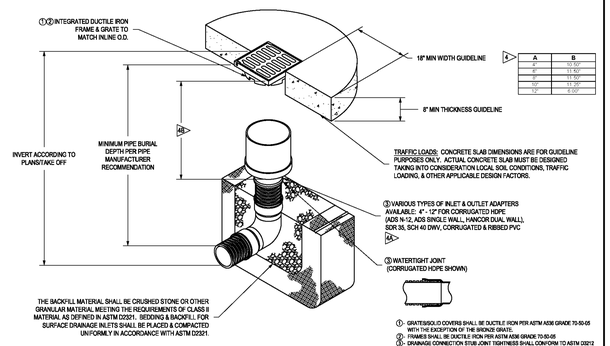
(a) Soil Column Loading Conditions (b) Prism Loading Conditions

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

Nominal Diameter in. (mm)	Minimum Cover in. (mm)
4 (100)	3 (77)
6 (150)	4 (102)
8 (200)	5 (127)
10 (250)	7 (178)
12 (300)	9 (228)
15 (375)	11 (280)
18 (450)	13 (330)
24 (600)	17 (432)
30 (750)	22 (559)
36 (900)	25 (635)
42 (1050)	29 (737)
48 (1200)	33 (838)
60 (1500)	40 (1016)

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

NYLOPLAST 12" INLINE DRAIN: 2712AG _ _ X



	A	B
4"	10.50"	
6"	11.50"	
8"	11.50"	
10"	11.50"	
12"	8.00"	

① GRATE/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
② FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
FEDERTRAN	MEETS H-10	7299C09F	7003-110-203
STANDARD	MEETS H-20	7299C05	7003-110-202
SOLID COVER	MEETS H-20	7299CSC	7003-110-204
FEDERTRAN BRONZE	LIGHT DUTY	7299C09FB	7003-110-206
DOME	N/A	7299CSO	7003-110-205
GROUP 3A GRATE	LIGHT DUTY	7212CSG	7003-110-207

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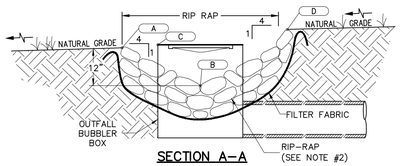
DRAWN BY	EBC	MATERIAL	
DATE	4-5-06		
APPD BY	CJA	PROJECT NO./NAME	
DATE	4-5-06		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

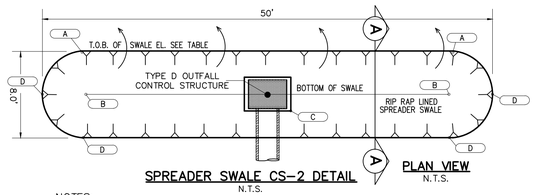
Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3442
FAX (770) 932-3448
www.nyloplast-us.com

TITLE
12 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-025 REV H



SECTION A–A
N.T.S.



SPREADER SWALE CS–2 DETAIL
N.T.S.

PLAN VIEW
N.T.S.

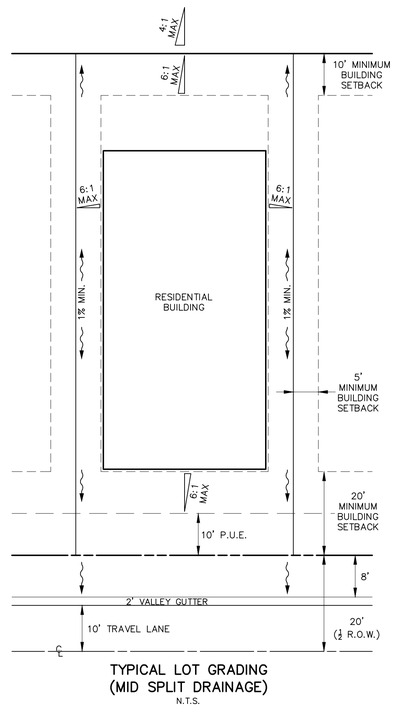
NOTES:
1. RIP–RAP SHALL BE SUPPLIED & CONSTRUCTED AS DEFINED IN THE F.D.O.T. SPECIFICATIONS SEC. 530, RIP RAP, SPECIFICALLY SEC. 530–3.3 RUBBLE. 50 LB. MIN. NO BROKEN CONCRETE SHALL BE USED.

2. FILTER FABRIC SHALL BE SUPPLIED & CONSTRUCTED AS DEFINED IN THE F.D.O.T. SPECIFICATIONS SEC 514, PLASTEC FILTER FABRIC, SPECIFICALLY SEC. 514–3.4 RIP RAP, INCLUDED IN UNIT COST OF ENDWALL.

SPREADER SWALE ELEVATIONS						
STRUCTURE	A (NAVD)	B (NAVD)	C (NAVD)	D (NAVD)	PIPE SIZE	PIPE INVERT (NAVD)
CS–2	~~3.0'~~	2.0'	3.0'	3.4'	42" RCP	~~–5.46'~~
	[3.01']					[–5.92']

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'



TYPICAL LOT GRADING
(MID SPLIT DRAINAGE)
N.T.S.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941–328–1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PAVING, GRADING AND DRAINAGE DETAILS II

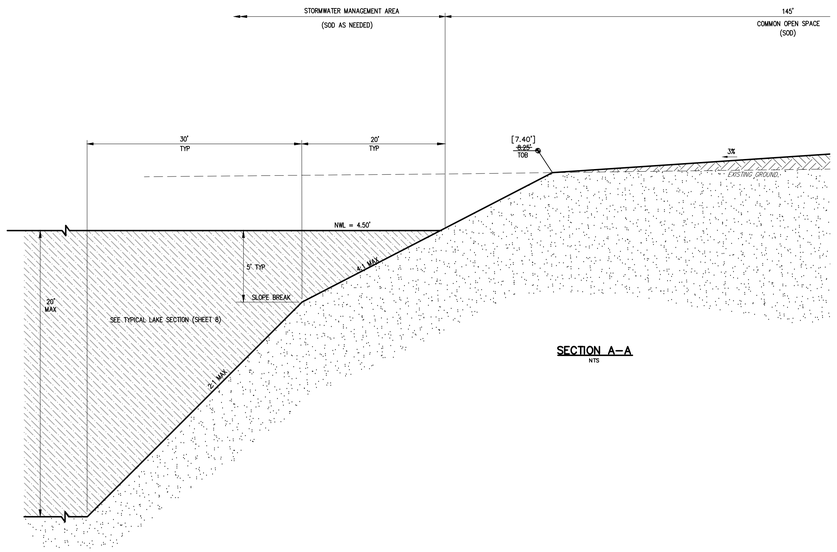
HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

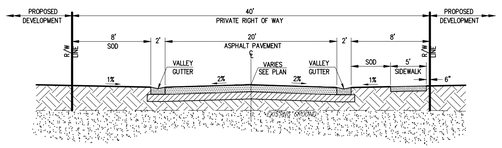
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8–9–2023	3127M	PDG–DT II	SRS	GAE	TRR	NTS	8A

3127M – HERITAGE STATION

S:\JOBS\3XXX\3127M\ENGINEERING\RECORD DRAWINGS\SHTS\3127M – 08 – PDG–DT2.DWG 10/19/2023 3:09 PM TODD VANA



SECTION A-A
NTS



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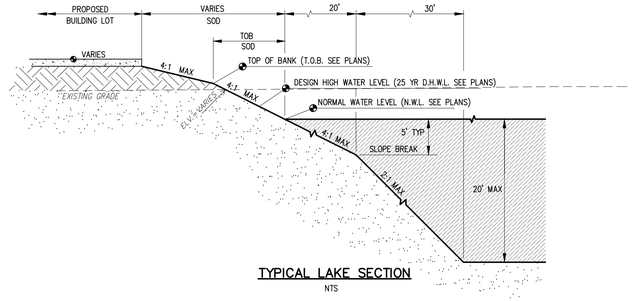

TYPICAL LAKE SECTION
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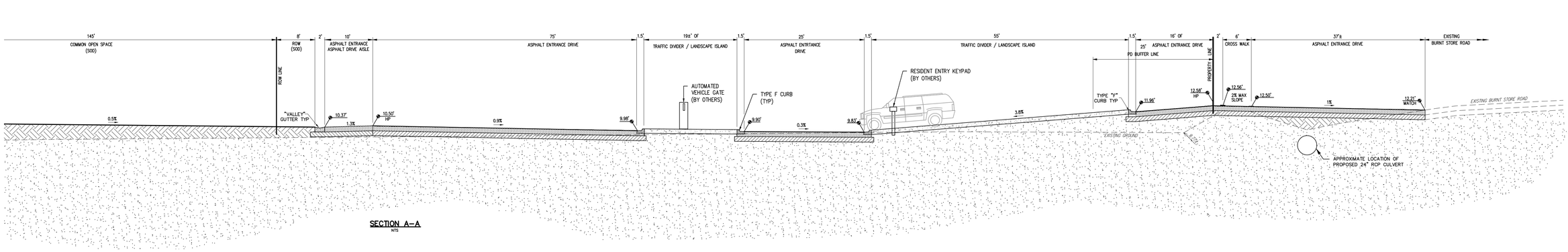

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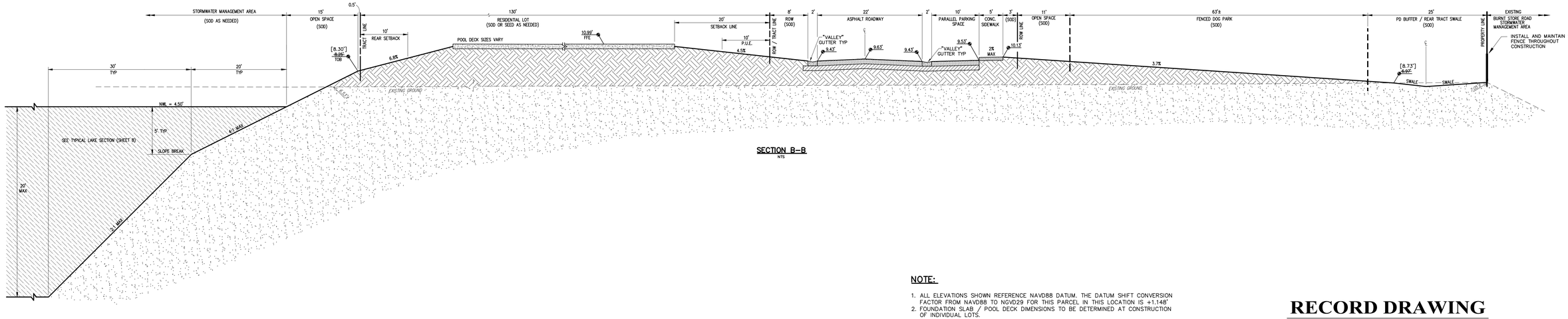

SECTION B-B
NTS

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'
2. FOUNDATION SLAB / POOL DECK DIMENSIONS TO BE DETERMINED AT CONSTRUCTION OF INDIVIDUAL LOTS.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

SITE CROSS SECTIONS
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	XSEC	SRS	GAE	TRR	NTS	9

3127M - HERITAGE STATION

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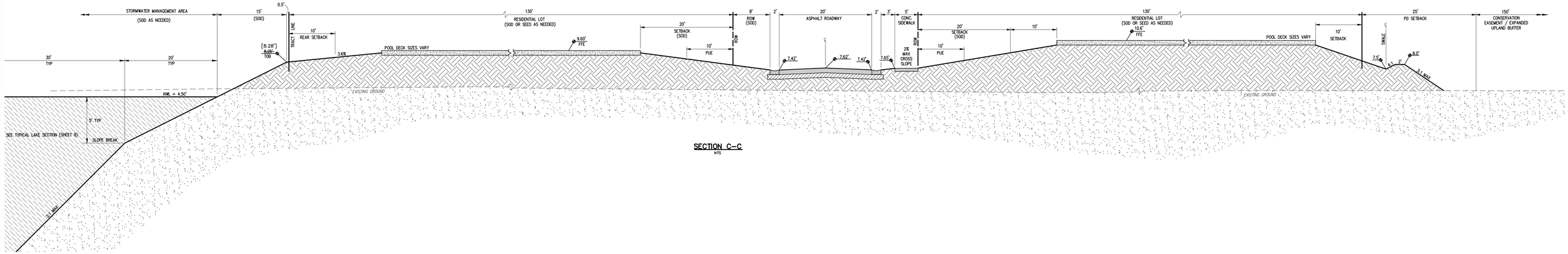
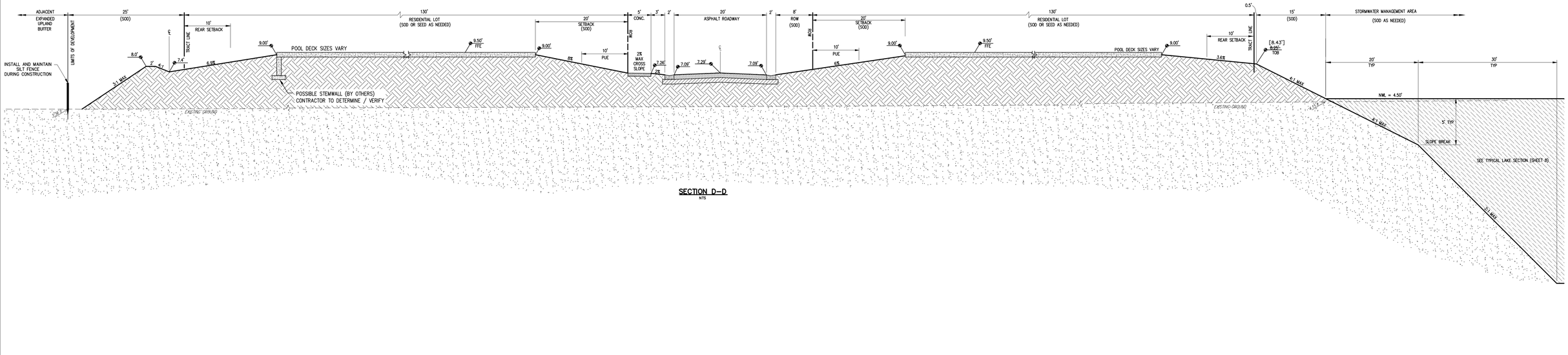
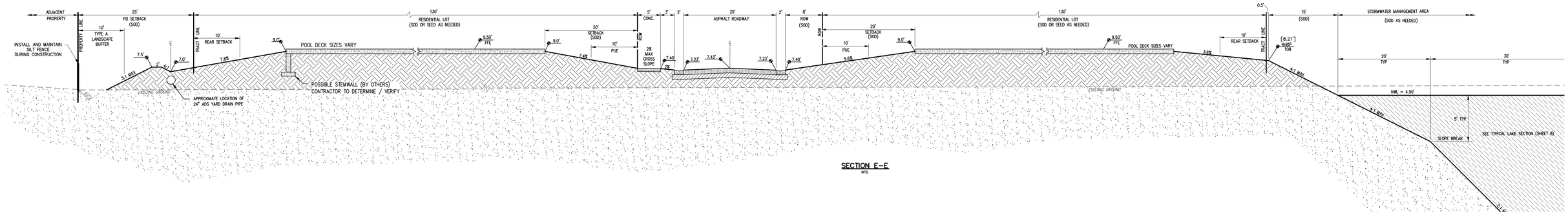


SECTION C–C
NTS



SECTION D–D
NTS



SECTION E–E
NTS

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'
2. FOUNDATION SLAB / POOL DECK DIMENSIONS TO BE DETERMINED AT CONSTRUCTION OF INDIVIDUAL LOTS.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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FLORIDA LICENSE # 92103

SITE CROSS SECTIONS II

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	XSEC	SRS	GAE	TRR	NTS	9A

3127M - HERITAGE STATION

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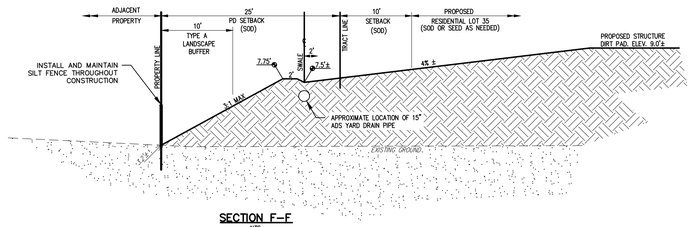

SECTION F–F
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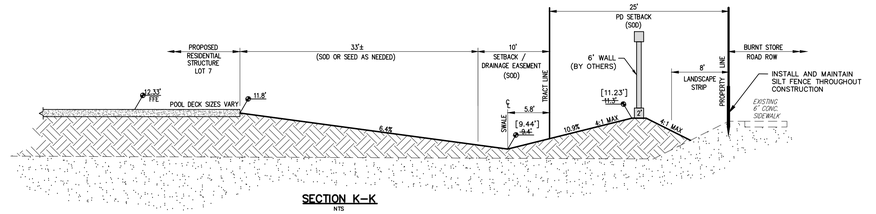

SECTION K–K
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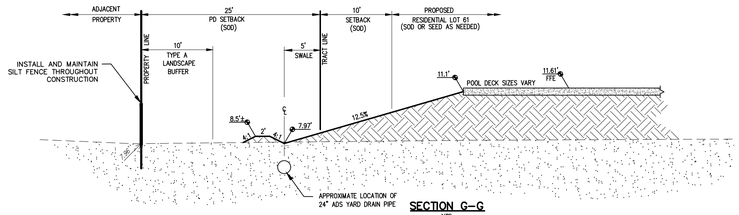

SECTION G–G
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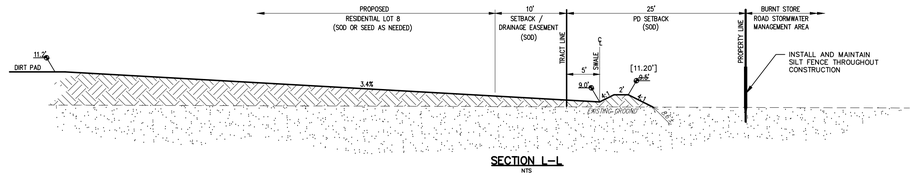

SECTION L–L
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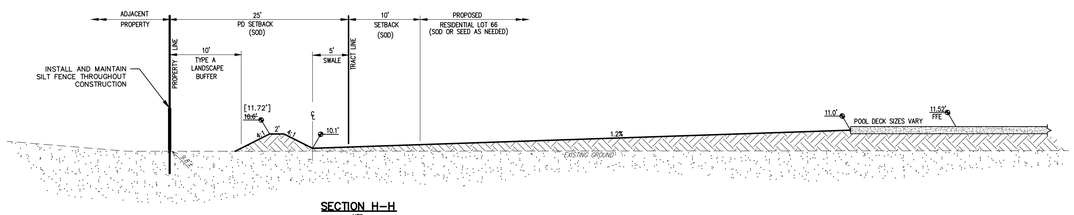

SECTION H–H
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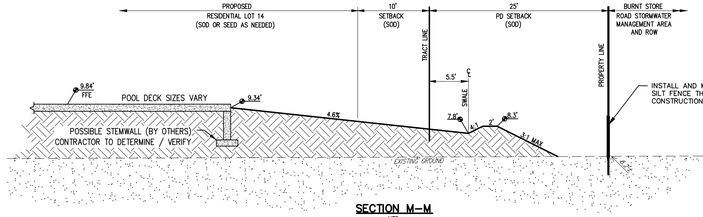

SECTION M–M
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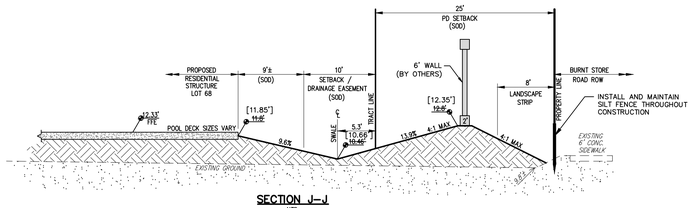
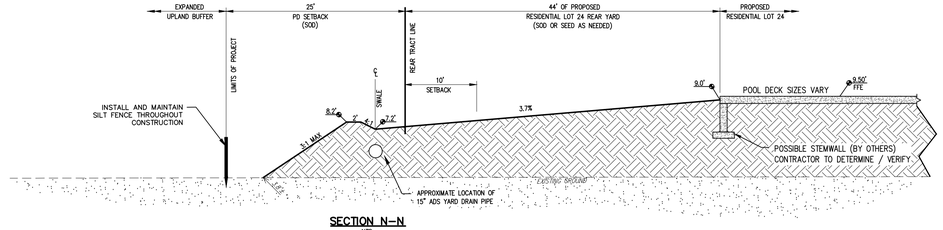
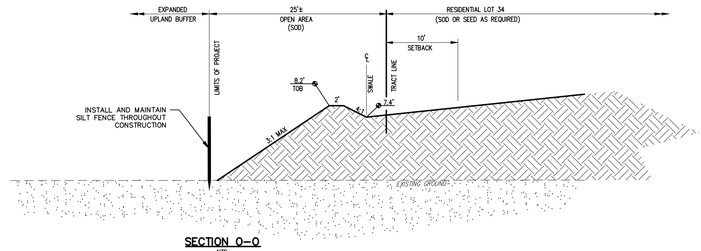


SECTION J–J
NTS



SECTION N–N
NTS



SECTION O–O
NTS

NOTE:

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2. FOUNDATION SLAB / POOL DECK DIMENSIONS TO BE DETERMINED AT CONSTRUCTION OF INDIVIDUAL LOTS.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

SITE CROSS SECTIONS III
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	XSEC	SRS	GAE	TRR	NTS	9B

3127M - HERITAGE STATION

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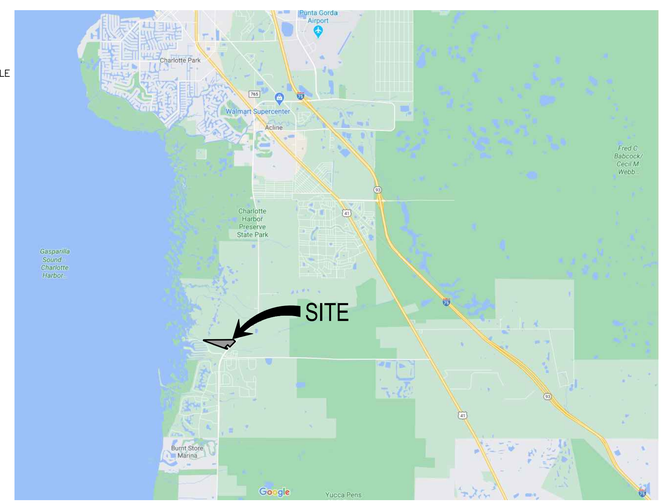
Attachment 8

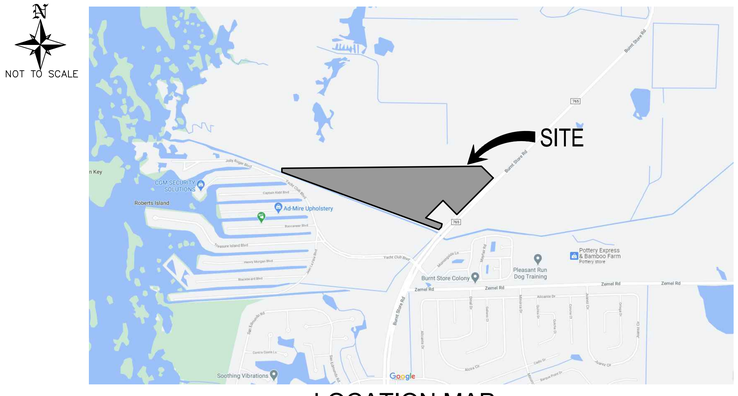
Utility Record Drawings

HERITAGE STATION

UTILITY RECORD DRAWINGS
PHASE I / PHASE II



GENERAL LOCATION MAP



LOCATION MAP

SECTION 19, TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA:	85.47 ACRES
PARCEL STRAP NO.:	422319426001
PARCEL ADDRESS:	15351 BURNT STORE RD. PUNTA GORDA, FL 33955
CURRENT ZONING:	ZONING PD
PROPOSED USE:	LOW DENSITY RESIDENTIAL

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

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		22266 EDGEWATER DRIVE PORT CHARLOTTE, FL 33980 PHONE: (800) 266-2278
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS		26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT		25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING STEVEN R. SONBERG, P.E., P.S.M., PROJECT MANAGER		4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR: BANKS ENGINEERING RICHARD M. RITZ, RLS		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: KIMLEY-HORN CHRISTOPHER C. HATTON, P.E.		655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FL 33602 PHONE: (813) 635-5523

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INDEX OF SHEETS

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4	PROJECT NOTES AND LEGEND
5	EXISTING CONDITIONS MAP
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6A	SITE DEVELOPMENT PLAN
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13D	UTILITY PLAN DETAILS V
14	RECORD COORDINATE TABLES

Phase I - ERC Tally				
Occupancy	Meter Size	Water ERC's	Sewer ERC's	# of Meters
Single Family	3/4"	54.0	54.0	54
	PH I - Total ERC	54.0	54.0	

Phase II - ERC Tally				
Occupancy	Meter Size	Water ERC's	Sewer ERC's	# of Meters
Single Family	3/4"	76.0	76.0	76
	PH II - Total ERC	76.0	76.0	

Reuse Water Meter Tally		
Irrigation	# of Meters	Meter Size
Irrigation	1	2
19.4 AC x 43,560 = 845,064 SF		
845,064 / 12 = 70,422 CF		
70,422 CF x 7.481 Gallons = 526,827 GPWeek		
526,827 GPW / 7 = 75,261 GPD		

NOTE:
1. IRRIGATION TO BE PROVIDED BY DIRECT FEED REUSE & ON SITE WELL.
2. IRRIGATION SHALL BE PROVIDED IN ZONES, AS DETERMINED BY LANDSCAPE / IRRIGATION CONTRACTOR.

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

RECORD DRAWING

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

STEVEN R. SONBERG, P.E., P.S.M. FLORIDA LICENSE # 92103 DATE:

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: N.A.V.D. 1988

NO.	DATE	REVISION DESCRIPTION	BY

3127M - HERITAGE STATION

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BOUNDARY CORNER COORDINATE TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
5100	899038.414	641144.143	BOUNDARY CORNER
5101	899066.438	643784.217	BOUNDARY CORNER
5102	899087.071	645791.307	BOUNDARY CORNER
5103	898814.094	646064.985	BOUNDARY CORNER
5104	897962.492	645216.946	BOUNDARY CORNER
5105	898290.624	644894.522	BOUNDARY CORNER
5106	897884.072	644491.676	BOUNDARY CORNER
5107	897744.409	644872.473	BOUNDARY CORNER
5108	897671.646	644856.757	BOUNDARY CORNER
5109	897611.616	644798.354	BOUNDARY CORNER
5110	898950.674	641142.342	BOUNDARY CORNER

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

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SARASOTA, FL 34240
PHONE: 941-328-1142

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

AERIAL

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	AERIAL	GAE	GAE	TRR	1"=400'	2

3127M - HERITAGE STATION

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

CONSTRUCTION SAFETY AND LIABILITY:

THE CONTRACTOR MUST TAKE PROPER SAFETY AND HEALTH PRECAUTIONS TO PROTECT THE WORK, THE WORKERS, THE PUBLIC, AND THE PROPERTY OF OTHERS. THE CONTRACTOR IS RESPONSIBLE ALSO FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND ALL ACCEPTANCES HAVE BEEN OBTAINED. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE STATE OF FLORIDA ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO PERSONS OR PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE. THE CONTRACTOR MUST SAVE HARMLESS AND INDEMNIFY THE OWNER AND THE ENGINEER OF RECORD, 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 PERSONAL 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 THE IMPROVEMENTS WERE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PERMITS AND APPROVALS. THE OWNER SHALL COORDINATE A PRE–CONSTRUCTION MEETING BETWEEN 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 SHALL BE PROVIDED:

DOCUMENTS REQUIRED FOR CONTRIBUTED FACILITIES FROM DEVELOPER TO UTILITY COMPANY:

1. UTILITY EASEMENT(S): MUST BE RECORDED AT COUNTY CLERK OF COURT OFFICE BEFORE SUBMITTING TO UTILITY.
2. EASEMENT ACKNOWLEDGEMENT.
3. AFFIDAVIT.
4. RELEASE OF LIEN.
5. BILL OF SALE.
6. ASSIGNMENT OF RIGHTS UNDER UTILITY AGREEMENT: WHEN PROPERTY HAS BEEN TRANSFERRED TO A NEW OWNER.
7. RECORD DRAWINGS (AS–BUILT): MUST BE SIGNED AND SEALED BY ENGINEER OF RECORD, SUBMIT TWO REPRODUCIBLE COPIES OF PRINTS.
8. DETAILED COST OF CONSTRUCTION: MUST INCLUDE INDIVIDUAL ITEMS OR APPURTENANCES, UNIT COST AND TOTAL COST OF EACH. DO NOT INCLUDE WATER SERVICE LINES OR SEWER LATERALS.
9. DESCRIPTION OF FACILITIES: A SHORT EXPLANATION DEPICTING WHAT HAS BEEN CONSTRUCTED.
10. D.E.P. APPLICATION(S).
11. INSPECTION REPORT(S).
12. PRESSURE TEST REPORT(S).
13. 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 ENGINEER OF RECORD.

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

PROJECT SIGN:

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A CONSTRUCTION PROJECT SIGN AT A LOCATION DIRECTED BY THE OWNER. BANKS ENGINEERING, INC. SHALL PROVIDE A 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 PROTENTION DURING CONSTRUCTION:

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

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

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

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

PROTECTION OF FISH AND WILDLIFE:

THE CONTRACTOR MUST AT ALL TIMES PERFORM ALL WORK IN A WAY AND TAKE SUCH STEPS AS REQUIRED TO PREVENT ANY INTERFERENCE WITH OR DISTURBANCE TO FISH AND WILDLIFE. THE CONTRACTOR SHALL NOT ALTER WATER FLOW OR OTHERWISE DISTURB NATIVE HABITATS AND JURISIDICTIONAL 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.

NOTE:

1. GIVEN THE MAGNITUDE OF IMPROVEMENTS THAT WILL BE PERFORMED TO CONSTRUCT PROPOSED IMPROVEMENTS TO BURNT STORE ROAD, TO PROVIDE ACCESS TO THE SITE, EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER THE COSTS OF INSPECTION SERVICES NECESSARY TO ENSURE WORK PERFORMED WITHIN THE RIGHT–OF–WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. THIS CHECK WOULD BE USED TO COVER COSTS INCURRED BY CONSTRUCTION MANAGEMENT. AT THE TIME OF PERMIT APPLICATION, THE APPLICANT SHALL PROVIDE A FULL SET OF CONSTRUCTION PLANS, PERTINENT DATA INDICATING THE LENGTH OF CONTRACT TIME NEEDED TO PERFORM THE WORK, AND THE NAME OF THE CONTRACTOR TO PERFORM THE WORK. AN ESTIMATED AMOUNT OF INSPECTION TIME WILL BE CALCULATED, AND AN AMOUNT WILL BE DETERMINED TO COVER THOSE SERVICES. SHOULD THE LENGTH OF TIME OR HOURS NEEDED TO COMPLETE THE INSPECTION SERVICES EXCEED THE ESTIMATE 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

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

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

PERMIT APPLICATION SHALL BE SUBMITTED TO:

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

1. GENERAL

1.01 SUBMITTALS

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

1.02 SITE EXAMINATION

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

1.03 SUBSURFACE INVESTIGATIONS

A. SUBSURFACE DATA, INCLUDING GROUND WATER ELEVATIONS OR CONDITIONS, IF SHOWN ON THE DRAWINGS OR ATTACHED TO THESE SPECIFICATIONS, ARE PRESENTED ONLY AS INFORMATION THAT IS AVAILABLE WHICH INDICATED CERTAIN CONDITIONS FOUND AND LIMITED TO THE EXACT LOCATIONS, SHALL NOT BE INTERPRETED AS AN INDICATION OF CONDITIONS THAT MAY ACTUALLY BE DEVELOPED THROUGH THE PERIOD OF CONSTRUCTION. BIDDERS SHALL EXAMINE THE SITE OF THE WORK AND MAKE THEIR OWN DETERMINATION OF THE CHARACTER OF MATERIALS AND THE CONDITIONS TO BE ENCOUNTERED ON THE WORK, AND THEIR PROPOSAL SHALL BE BASED UPON THEIR OWN INVESTIGATIONS. THE OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR VARIATIONS FOUND TO EXIST BETWEEN THE ATTACHED DATA ABOVE REFERRED TO AND ACTUAL FIELD CONDITIONS THAT DEVELOP THROUGH THE PERIOD OF CONSTRUCTION.
B. WHERE EXISTING GRADES, UTILITY LINES AND SUBSTRUCTURES ARE SHOWN ON THE DRAWINGS, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR 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 CONDITIONS DURING THE PROGRESS OF THE WORK DIFFERENT FROM THOSE AS CALCULATED OR ANTICIPATED BY THE CONTRACTOR.

1.04 BENCHMARKS AND MONUMENTS

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

1.05 JOB CONDITIONS

A. CONDITION OF PREMISES: ACCEPT SITE AS FOUND AND EXCAVATE, FILL, COMPACT, AND BACKFILL SITE AS HEREINAFTER SPECIFIED.
B. PROTECTION
   a. EXISTING STRUCTURES AND PROPERTY: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES AND FACILITIES; PROVIDE AND PLACE BRACING OR SHORING AS NECESSARY OR PROPER IN CONNECTION THEREWITH; BE RESPONSIBLE FOR SAFETY AND SUPPORT OF SUCH STRUCTURES; BE LIABLE FOR ANY MOVEMENT OR SETTLEMENT, ANY DAMAGE OR INJURY 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 PARCELS; 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 LANDSCAPE ELEMENTS OR CURBS AND WALKS ON OR ADJACENT TO SITE OF THE WORK AND REPLACE, AT NO EXPENSE TO OWNER, ANY OF SUCH DESTROYED.

2. EXECUTION

2.01 GENERAL

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

2.02 LOCATIONS AND ELEVATIONS

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

2.03 CLEARING AND GRUBBING

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

2.04 STRIPPING

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

2.05 EXCAVATION

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

2.06 FILLING, BACKFILLING AND COMPACTING

A. THE WORK CONSISTS OF COMPACTION OF EXISTING EARTH (EXCLUDE ROCK), SURFACES AFTER EXCAVATION, FILLING AND COMPACTION OF SAID AREA TO LEVELS REQUIRED WITH SUITABLE BACKFILL MATERIAL.
B. MATERIALS: SATISFACTORY FILL MATERIALS AASHTO CLASSIFICATION A–3 OR BETTER SHALL BE USED IN FILLS AND BACKFILLS.
C. FILLING AND BACKFILLING: PLACE SATISFACTORY FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH. COMPACT AS SPECIFIED HEREIN NO MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY.
D. COMPACTION: COMPACTION SHALL BE WITH EQUIPMENT SUITED TO SOIL BEING COMPACTED. MOISTEN OR AERATE MATERIAL AS NECESSARY TO PROVIDE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING SPECIFIED COMPACTION WITH EQUIPMENT USED. COMPACT EACH LAYER TO NOT LESS THAN PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW DETERMINED IN ACCORDANCE WITH AASHTO T–180. INSURE THAT THE COMPACTION OF PREVIOUSLY PREPARED FILL AREAS HAS BEEN MAINTAINED PRIOR TO PLACING NEW LAYERS.
E. RECONDITIONING OF SUBGRADE: WHERE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT OPERATIONS OF ADVERSE WEATHER SUBGRADE SHALL BE SCARIFIED AND COMPACTED AS SPECIFIED HEREIN BEFORE TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION THEREON. RE–COMPACTION OVER UNDERGROUND UTILITIES SHALL BE BY POWER–DRIVEN HAND TAMPERS.
F. COMPACTION REQUIREMENTS
   a. FILL UNDER LAWNS AND PLANTED: 95%
   b. BELOW SLABS ON GRADE AND CONCRETE WALKS: 98%
   c. UNDER PAVING PARKING AREAS: 98%

2.07 TESTING

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

SUPPLEMENTAL SPECIFICATIONS:

1. GENERAL

THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO THE SPECIFICATIONS AND STANDARDS OF THE UTILITY COMPANIES WHICH ARE SERVING THE PROJECT SITE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL SITE DEVELOPMENT STANDARDS AND CODES OF THE REGULATORY AGENCIES ASSOCIATED WITH THIS PROJECT. THE LATEST EDITION 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 MATERIALS 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 ALL MATERIALS, INSTALLATION, TESTING, AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS, MAIN LINES, SERVICES AND APPURTENANCES. IF STANDARDS OR SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CONFORM WITH THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY THE CHARLOTTE COUNTY UTILITIES, SUPPLEMENTAL REGULATIONS, OR THE MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE. A COPY OF THE CHARLOTTE COUNTY UTILITIES SPECIFICATIONS CAN BE REVIEWED AT THE OFFICE OF BANKS ENGINEERING, INC.

3. STORMWATER PIPE INSTALLATION AND MISCELLANEOUS EXCAVATIONS

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

4. UNSUITABLE MATERIALS

IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE ROADWAY AREA AND / OR UTILITY AREAS IT SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW THE SUB–BASE OR TRENCH BOTTOM AND SHALL BE BACKFILLED WITH THE AASHTO T–2 MATERIAL OR BETTER WITH PLACEMENT AND COMPACTION METHODS IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS OR AS OTHERWISE NOTED ON THE PLANS. UNSUITABLE MATERIALS SHALL BE REMOVED FROM SITE, UNLESS THE ENGINEER APPROVES USE WITHIN LANDSCAPED AREAS.

DEWATERING:

1.01 GENERAL

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

1.02 METHOD

A. THE CONTROL OF ALL SURFACE AND SUBSURFACE WATER IS P

ABBREVIATIONS

ABD	ABANDONED
AC	ACRE
ACCEL	ACCELERATION
ADJ	ADJUST
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
AM	11:59 MIDNIGHT UNTIL 12:00 NOON
APPL	APPLICATION
APPROX	APPROXIMATE
ARV	AIR RELIEF VALVE
ASPH	ASPHALT
ASSEM	ASSEMBLY
ATTN	ATTENTION
AUX	AUXILIARY
AVE	AVENUE
AWG	AMERICAN WIRE GAUGE
BC	BACK OF CURB
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
BE	BURIED ELECTRIC
BEG	BEGIN
BIT	BITUMINOUS
BK	BACK
BL	BASELINE
BLC	BASELINE CONTROL
BLDG	BUILDING
BLKHD	BULKHEAD
BLVD	BOULEVARD
BM	BENCHMARK
BNDRY	BOUNDARY
BOT	BOTTOM
BP	BORROW PIT
BR	BRIDGE
BRG	BEARING
BT	BURIED TELEPHONE
BTFLY	BUTTERFLY
BTWN	BETWEEN
BW	BOTTOM WIDTH
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CA	COURSE AGGREGATE
CAP	CORRUGATED ALUMINUM PIPE
CASP	CORRUGATED ALUMINIZED STEEL PIPE
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBC	CONCRETE BOX CULVERT
CBS	CONCRETE BOX STRUCTURE
CC	CENTER TO CENTER
CD	CROSS DRAIN
CEM	CEMENT
CF	CUBIC FOOT
CFS	CUBIC FOOT PER SECOND
CH	CHANNEL
CI	CAST IRON
CIP	CAST IRON PIPE
CIRC	CIRCUMFERENCE
CL	CENTERLINE
CLEAR	CLEARANCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CO	CLEAN OUT
COL	COLUMN
COM	COMMERCIAL
COMP	COMPOSITE
CON	CONNECT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUATION
CONTR	CONTRACTOR
COORD	COORDINATE
COR	CORNER
CORR	CORRUGATED
COV	COVER
CP	CONCRETE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CR	CONTROL RADIUS
CRS	COURSE
CSP	CORRUGATED STEEL PIPE
CTR	CENTER
CY	CUBIC YARD
CULV	CULVERT
CWE	CONTROL WATER ELEVATION
D	DEPTH
DIA	DIAMETER
DA	DRAINAGE AREA
DBH	DIAMETER AT BREAST HEIGHT
DBI	DITCH BOTTOM INLET
DBL	DOUBLE
DE	DRAINAGE EASEMENT
DECEL	DECELERATION
DEG	DEGREE
DELIN	DELINEATORS
DEPT	DEPARTMENT
DET	DETECTABLE
DFE	DESIGN FLOOD ELEVATION
DGN	DESIGN
DHW	DESIGN HIGH WATER
DHWE	DESIGN HIGH WATER ELEVATION
DHWL	DESIGN HIGH WATER LEVEL
DI	DROP INLET
DIM	DIMENSION
DIST	DISTANCE
DR	DRIVE
DRWY	DRIVEWAY
DS	DESIGN SPEED
DSWT	DRY SEASON WATER TABLE
DT	DITCH
DWG	DRAWING
E	EAST
EOP	EDGE OF PAVEMENT
EA	EACH
EB	EASTBOUND
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELLIP	ELLIPTICAL
EMBED	EMBEDMENT
EMBK	EMBANKMENT
ENCL	ENCLOSURE
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EST	ESTABLISHED
ESTM	ESTIMATE
ETC	ET CETERA
EW	ENDWALL
EX	EXCEPT
EXC	EXCAVATION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTENSION
FL	FLOWLINE
FS	FLORIDA STATUTES
FAC	FLORIDA ADMINISTRATIVE CODE
FC	FRICTION COURSE
FD	FRENCH DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FE	FLOOR ELEVATION
FED	FEDERAL
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FIG	FIGURE
FIN	FINISH
FLA	FLORIDA
FLEX	FLEXIBLE
FM	FORCE MAIN
FOC	FIBER OPTIC CABLE
FR	FRAME
FT	FOOT OR FEET
FTB	FLOATING TURBIDITY BARRIER
FURN	FURNISH

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GAR	GARAGE
GB	GRADE BREAK
GD	GUTTER DRAIN
GIP	GALVANIZED IRON PIPE
GM	GAS MAIN
GP	GRADE POINT
GR	GRADE OR GRATE
GRC	GALVANIZED RIGID CONDUIT
GRD	GROUND
GTTR	GUTTER
GV	GATE VALVE
HS	HIGH STRENGTH
HB	HAY BALES
HC	HANDICAPPED OR HORIZONTAL CLEARANCE
HD	HEAVY DUTY
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HNDRL	HANDRAIL
HOA	HOME OWNERS ASSOCIATION
HOR	HORIZONTAL
HP	HIGH POINT OR HIGH PRESSURE
HR	HOUR
HSE	HOUSE
HT	HEIGHT
HW	HIGH WATER
HWY	HIGHWAY
HYD	HYDRAULIC
HZ	HERTZ
ID	INSIDE DIAMETER OR IDENTIFICATION
IN	INCH(ES)
INC	INCORPORATED OR INCLUDING
IND	INDUSTRY
INSTALL	INSTALLED
INT	INTERIOR
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
ISECT	INTERSECTION
ISL	ISLAND
JB	JUNCTION BOX
JCT	JUNCTION
JT	JOINT
K	DESIGN HOUR FACTOR
KWH	KILOWATT-HOUR
L	LENGTH
L/W	LIGHTWEIGHT
LA	LIMITED ACCESS
LAT	LATITUDE
LB	POUNDS
LB/SY	POUNDS PER SQUARE YARDS
LBR	LIME ROCK BEARING RATIO
LF	LINEAR FEET (FOOT)
LGTH	LENGTH
LIN	LINEAR
LM	LUMEN
LME	LAKE MAINTENANCE EASEMENT
LMRK	LIME ROCK
LOC	LOCATION
LONG	LONGITUDE
LS	LUMP SUM OR LANDSCAPE
LSB	LANDSCAPE BUFFER
LT	LEFT TURN
LTD	LIMITED
LUM	LUMINAIRE
LX	LUX
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MEDIAN BARRIER
MED	MEDIAN
MES	MITERED END SECTION
MFG	MANUFACTURER
MH	MANHOLE
MHW	MEAN HIGH WATER
MI	MILE
MID	MIDDLE
MIL	ONE-THOUSANDTH OF AN INCH
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLW	MEAN LOW WATER
MOBL	MOBILIZATION
MOD	MODIFIED
MON	MONUMENT
MOT	MAINTENANCE OF TRAFFIC
MP	MILE POST
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTD	MOUNTED
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
N&C	NAIL AND CAP
N&D	NAIL AND DISK
NA	NOT APPLICABLE
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NB	NORTHBOUND
NE	NORTHEAST
NEMA	NATIONAL ELECTRIC MANUFACTURES ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NHW	NORMAL HIGH WATER
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
OBG	OPTIONAL BASE GROUP
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OVERHEAD ELECTRIC
OH	OVERHEAD
OPT	OPTIONAL
OT	OVERHEAD TELEPHONE
PAR	PARALLEL
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCBC	PRECAST CONCRETE BOX CULVERT
PCE	PERMANENT CONSTRUCTION EASEMENT
PE	PROFESSIONAL ENGINEER
PED	PEDESTRIAN
PEN	PENETRATION
PG	PROFILE GRADE
PGL	PROFILE GRADE LINE
PH	PHASE
PI	POINT OF INTERSECTION
PKG	PARKING
PKWY	PARKWAY
PL	PROPERTY LINE
PM	12:00 NOON UNTIL 11:59 MIDNIGHT
POC	POINT OF CONNECTION OR POINT OF CURVE
PP	POWER POLE
PR	PAIR
PRC	POINT OF REVERSE CURVATURE
PRCST	PRECAST
PREST	PRESTRESSED
PRM	PERMANENT REFERENCE MONUMENT
PROD	PRODUCT
PROJ	PROJECT
PROP	PROPOSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSU	PRESTRESSED SLAB UNIT
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PW	POTABLE WATER
Q	PEAK DISCHARGE OR FLOW VOLUME
R	RADIUS
RT	RIGHT
ROW	RIGHT OF WAY
RC	REVERSE CROWN

RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDSD	ROADSIDE
RDWY	ROADWAY
REC	RECREATIONAL
RECT	RECTICULINE
REF	REFERENCE
REFL	REFLECTIVE
REG	REGISTERED
REINF	REINFORCED
RELOC	RELOCATED
REM	REMOVAL
RED	REDUCER
REPL	REPLACE
REQ	REQUIRED
RES	RESIDENCE OR RESIDENTIAL
RM	RE-USE MAIN OR REFERENCE MONUMENT
RP	REFERENCE POINT
RPM	RAISED REFLECTIVE PAVEMENT MARKERS
RR	RAILROAD
RSF	RESURFACE
SAN	SANITARY
SB	SOUTHBOUND
SCH	SCHEDULE
SD	STORMDRAIN
SE	SOUTHEAST
SECT	SECTION
SED	SEDIMENT
SEP	SEPARATION
SG	SUBGRADE
SHT	SHEET
SHLDR	SHOULDER
SHW	SEASONAL HIGH WATER
SHWT	SEASONAL HIGH WATER TABLE
SP	SUPER PAVE
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SQ IN	SQUARE INCH
SY	SQUARE YARD
SR	STATE ROAD
SS	SANITARY SEWER OR STAINLESS STEEL
ST	STREET
STA	STATION
STAB	STABILIZATION
STB	STAKED TURBIDITY BARRIER
STD	STANDARD
STGE	STORAGE
STL	STEEL
STR	STRUCTURE
STY	STORY
SUB	SUB SOIL
SUBST	SUBSTITUTE
SUPPTS	SUPPORTS
SUR	SURVEY
SURF	SURFACE
SW	SIDEWALK OR SOUTHWEST
SWMA	STORM WATER MANAGEMENT AREA
SYM	SYMMETRICAL
SYS	SYSTEM
TWP	TOWNSHIP
TAN	TANGENT
TC	TANGENT TO CURVE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEL	TELEPHONE
TEMP	TEMPORARY
TK	TRUCK
THICK	THICKNESS
TIS	TRAFFIC IMPACT STATEMENT
TN	TON
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TRAF	TRAFFIC
TREAT	TREATMENT
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UNDDR	UNDER DRAIN
USGS	UNITED STATES GEOLOGICAL SERVICE
UTIL	UTILITIES
UV	ULTRAVIOLET
V	VOLT
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VEH	VEHICLE
VERT	VERTICAL
VOL	VOLUME
VW	VARIABLE WIDTH
W	WIDTH OR WATT
W/	WITH
WB	WESTBOUND
WM	WATER MAIN
WSWT	WET SEASON WATER TABLE
WT	WATER TABLE
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCING
XING	CROSSING
XSEC	CROSS SECTION
YD	YARD
YR	YEAR

DRAINAGE GENERAL NOTES:

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

PROJECT INFORMATION:

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

NOTES:

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

GENERAL SPECIFICATIONS:

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

SITE PLAN SUMMARY

1) PROPERTY INFORMATION:

CURRENT ZONING AND LAND USE: PD / VACANT
PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT

2) PROJECT LAND USE

PROPERTY AREA:	85.47 AC	(100%)
WETLAND AREA	18.36 AC	(21.5%)
UPLAND BUFFER AREA	1.71 AC	(2.0%)
EXPANDED UPLAND BUFFER AREA	19.28 AC	(22.6%)
DEVELOPMENT AREA:	46.12 AC	(53.9%) AC (100%)
PRIVATE R.O.W. AREA	4.60 AC	(10.0%)
RESIDENTIAL TRACT AREA	27.46 AC	(59.5%)
STORMWATER LAKE AREA	8.66 AC	(18.8%)
DEVELOPMENT OPEN SPACE AREA	4.88 AC	(10.6%)
AMENITY AREA	0.52 AC	(1.1%)

3) FLOOD ZONE

PARCEL LIES IN FLOOD ZONES X, AE9, AE10, AE11

4) DENSITY

PROPERTY AREA LOCATED IN LOW DENSITY RESIDENTIAL LAND USE: 50.06 AC

PROPOSED DENSITY: 190 UNITS/50.06 AC = 3.80 UNITS PER ACRE

PROPERTY AREA LOCATED IN LOW DENSITY RESIDENTIAL LAND USE WITH A COASTAL HIGH HAZARD DESIGNATION = 29.37 AC

MAX DENSITY IN CHHA AREA = 3.5 UNITS PER ACRE X 29.37 AC = 102 UNITS

5) PARKING REQUIREMENTS:

SINGLE FAMILY DETACHED & SINGLE FAMILY ATTACHED VILLAS

REQUIRED: 2.0 SPACES PER DWELLING UNIT

AMENITY AREA

PARKING FOR THE PROJECT AMENITY AREA WILL BE DETERMINED AND PROVIDED ONSITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.

6) OPEN SPACE

OPEN SPACE REQUIRED: 85.47 AC X 20% = 17.1 AC

OPEN SPACE PROVIDED: = (WETLAND / UPLAND BUFFER AREA + EXPANDED UPLAND BUFFER AREA + STORMWATER LAKE AREA + DEVELOPMENT AREA OPEN SPACE)
= (18.36 AC + 1.71 AC + 19.28 AC + 8.66 AC + 4.88) / 85.47 AC
= (52.89 AC / 85.47 AC) = 61.8%

7) OPEN HABITAT SPACE

REQUIRED: 5% OF PROPERTY AREA =(85.47 AC x 0.05) = 4.27 AC

PROVIDED: WETLAND AREA + UPLAND BUFFER AREA + EXPANDED UPLAND BUFFER AREA / PROPERTY AREA
= (18.36 AC + 1.71 AC + 19.28 AC) / 85.47 AC
= (39.35 AC / 85.47 AC) = 46.0%

DEVELOPMENT STANDARDS:

DESCRIPTION	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED VILLAS
REQUIRED PARKING	2 / UNIT	2 / UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	4,800	3,200
MAX. PERCENTAGE OF LOT COVERAGE (%)	60	70
MIN. WIDTH (FT.)	40	35
MIN. FRONT YARD (FT.)	20	20
MIN. SIDE YARD INTERIOR (FT.)	5	5/0**
MIN. SIDE YARD ABUTTING A ROAD (FT.)	15	15
MAX. BUILDING HEIGHT (FT.)	38	38
MIN. REAR YARD ABUTTING A LOT (FT.)	10	10
MIN. REAR YARD ABUTTING WATER (FT.)***	15	15
MIN. REAR YARD ABUTTING A ROAD (FT.)	15	15
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	5	5
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING	
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)	10	10
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)***	SAME AS PRINCIPAL BUILDING	

NOTE:
** SINGLE FAMILY ATTACHED WILL HAVE 0' SIDE SETBACK ON ONE SIDE.
*** PROPOSED SETBACK IS FROM SEASONAL HIGH WATER LINE OF LAKE.

CONSTRUCTION SERVICES NOTE:

GIVEN THE MAGNITUDE OF IMPROVEMENTS THAT WILL BE PERFORMED TO CONSTRUCT PROPOSED IMPROVEMENTS TO BURNT STORE ROAD, TO PROVIDE ACCESS TO THE SITE, EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER THE COSTS OF INSPECTION SERVICES NECESSARY TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. THIS CHECK WOULD BE USED TO COVER COSTS INCURRED BY CONSTRUCTION MANAGEMENT. AT THE TIME OF PERMIT APPLICATION, THE APPLICANT SHALL PROVIDE A FULL SET OF CONSTRUCTION PLANS, PERTINENT DATA INDICATING THE LENGTH OF CONTRACT TIME NEEDED TO PERFORM THE WORK, AND THE NAME OF THE CONTRACTOR TO PERFORM THE WORK. AN ESTIMATED AMOUNT OF INSPECTION TIME WILL BE CALCULATED, AND AN AMOUNT WILL BE DETERMINED TO COVER THOSE SERVICES. SHOULD THE LENGTH OF TIME OR HOURS NEEDED TO COMPLETE THE INSPECTION SERVICES EXCEED THE ESTIMATE 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.

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

LEGEND

	EXISTING	PROPOSED
DRAINAGE PIPE	32'-18" RCP	32'-18" RCP
DRAINAGE STRUCTURES	SW	
FINISHED FLOOR ELEVATION	N/A	19.0
ON-SITE STORM STRUCTURE #	N/A	S-1
OFF-SITE STORM STRUCTURE #	N/A	OS-1
SPOT GRADE ELEVATION	±16.5	16.74
PARKING SPACE COUNT	16	16
TOP OF BERM		
RUBBLE RIP-RAP		
PAVEMENT		
OFF SITE ASPHALT	N/A	
CONCRETE		
BUILDING/STRUCTURE		
RIGHT-OF-WAY		
CURB		
EASEMENT		
SWALE/DITCH		
TOP OF BANK		
DRAINAGE FLOW ARROWS		
CROSS SECTION	N/A	A A
SPREADER SWALE		
LANDSCAPE BUFFER	N/A	
LAKE		
SWMA (DRY)		
WETLANDS		
WETLAND IMPACT AREA	N/A	
PROPERTY LINE	PL	PL
POTABLE WATER LINE	E8"W	8"W
FORCE MAIN	E20"F	4"F
SANITARY SEWER MAIN	E8"SS	8"SS
IRRIGATION WATER MAIN	E8"I	8"I
REUSE WATER MAIN	E8"RU	8"RU
GATE VALVE		
REDUCER		
BLOW-OFF		
AIR RELEASE VALVE		
FIRE HYDRANT ASSEMBLY		
SINGLE WATER SERVICE		
DOUBLE WATER SERVICE		
SINGLE IRRIGATION SERVICE		
DOUBLE IRRIGATION SERVICE		
SINGLE SEWER SERVICE		
DOUBLE SEWER SERVICE		
FIRE DEPARTMENT CONNECTION	N/A	FDC
SANITARY MANHOLE & ID		
LIFT STATION & ID		

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

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

PREPARED FOR:
WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

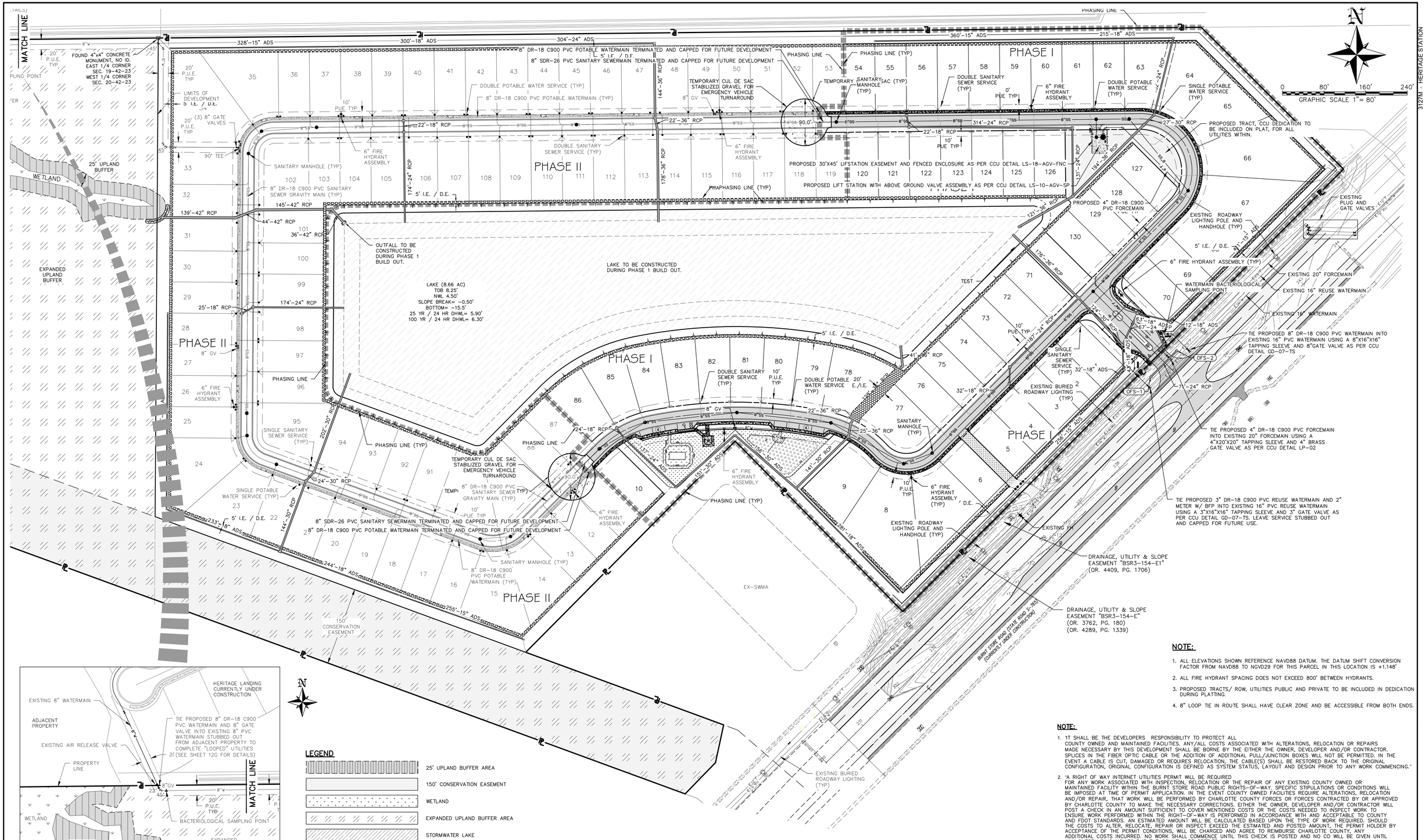
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM
STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

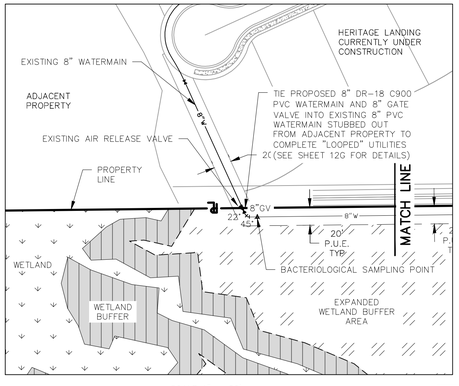
PROJECT NOTES AND LEGEND
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	PN-LGN	SRS	GAE	TRR	NTS	4

3127M - HERITAGE STATION

S:\JOBS\3127M\ZONING\ENGR\DRG\3127M - 04 - PROJ.DWG 8/24/2023 2:55 PM TODD VAAN





SCALE 1" = 80'

LEGEND

- 25' UPLAND BUFFER AREA
- 150' CONSERVATION EASEMENT
- WETLAND
- EXPANDED UPLAND BUFFER AREA
- STORMWATER LAKE
- AMENITY AREA

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'
2. ALL FIRE HYDRANT SPACING DOES NOT EXCEED 800' BETWEEN HYDRANTS.
3. PROPOSED TRACTS/ ROW, UTILITIES PUBLIC AND PRIVATE TO BE INCLUDED IN DEDICATION DURING PLATTING.
4. 8" LOOP TIE IN ROUTE SHALL HAVE CLEAR ZONE AND BE ACCESSIBLE FROM BOTH ENDS.

NOTE:

1. 1T SHALL BE THE DEVELOPERS RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES 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 IS 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 THE 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 COSTS 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."

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

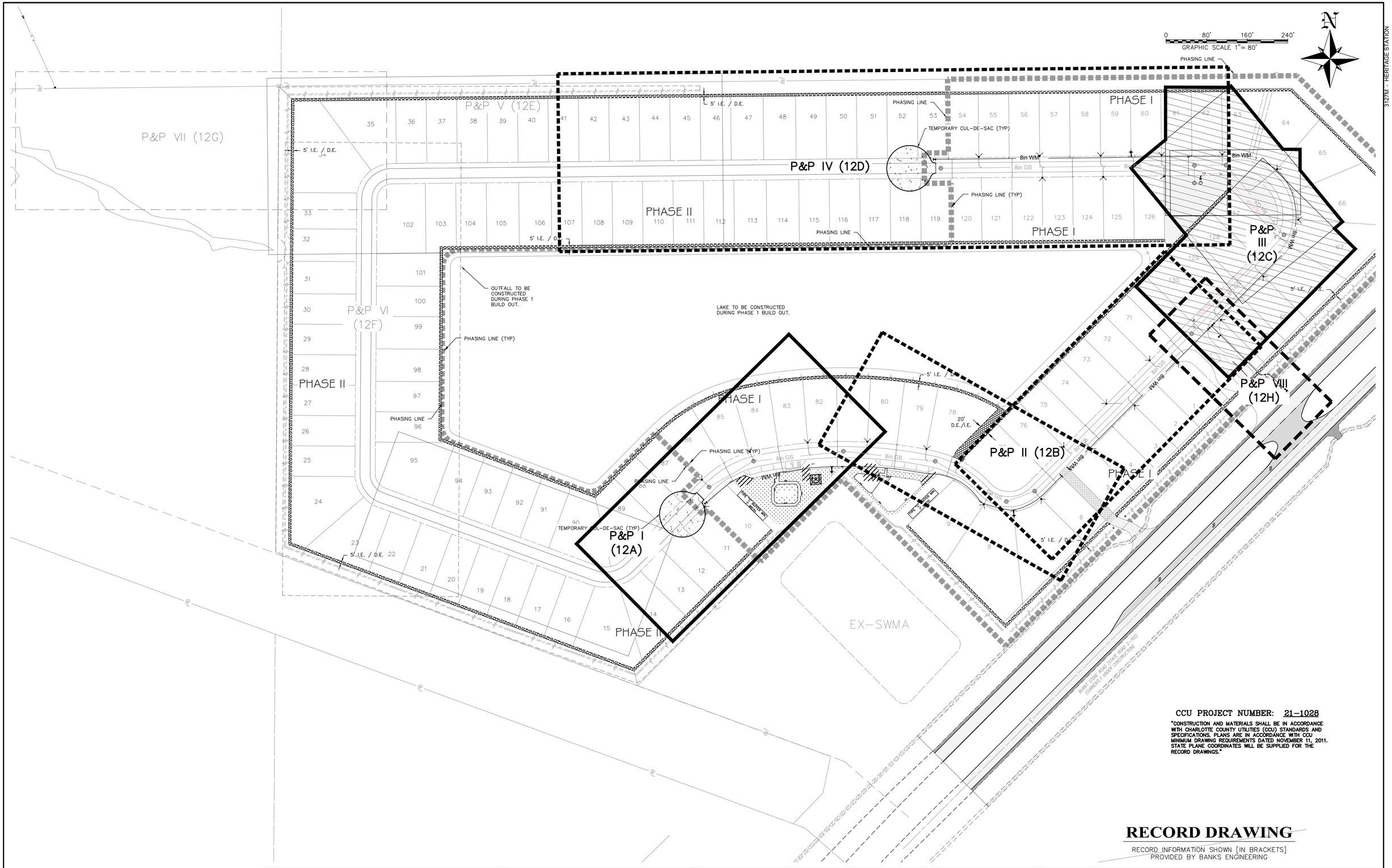
UTILITY PLAN

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	SDP	SRS	GAE	TRR	1"=80'	11

S:\JOBS\3127M\2_ENGINEERING\RECORD DRAWINGS\UTILITIES\3127M - 11 - MOT.DWG 8/24/2023 2:57 PM TODD WAIA



3127M - HERITAGE STATION

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

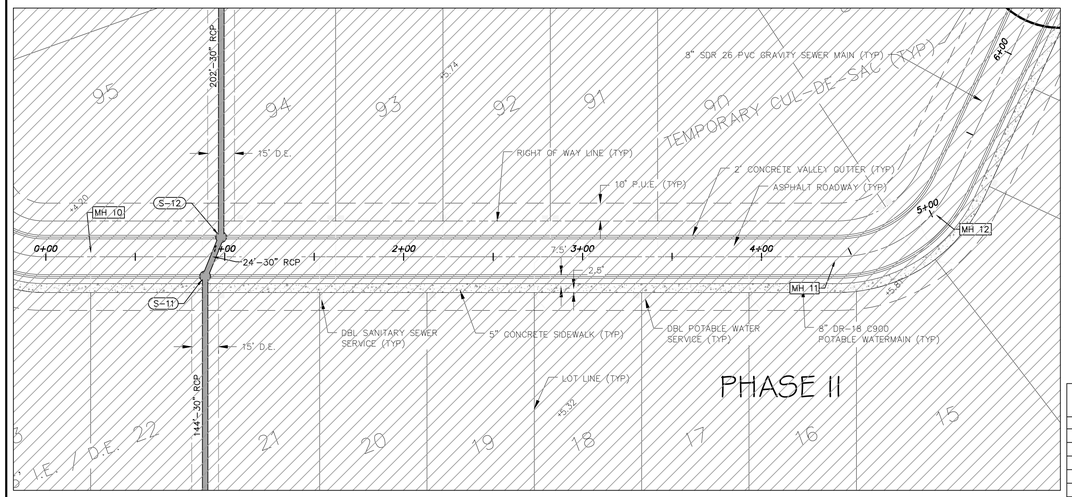
PLAN AND PROFILE KEY SHEET

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	KEYMAP	SRS	GAE	TRR	1"=80'	12

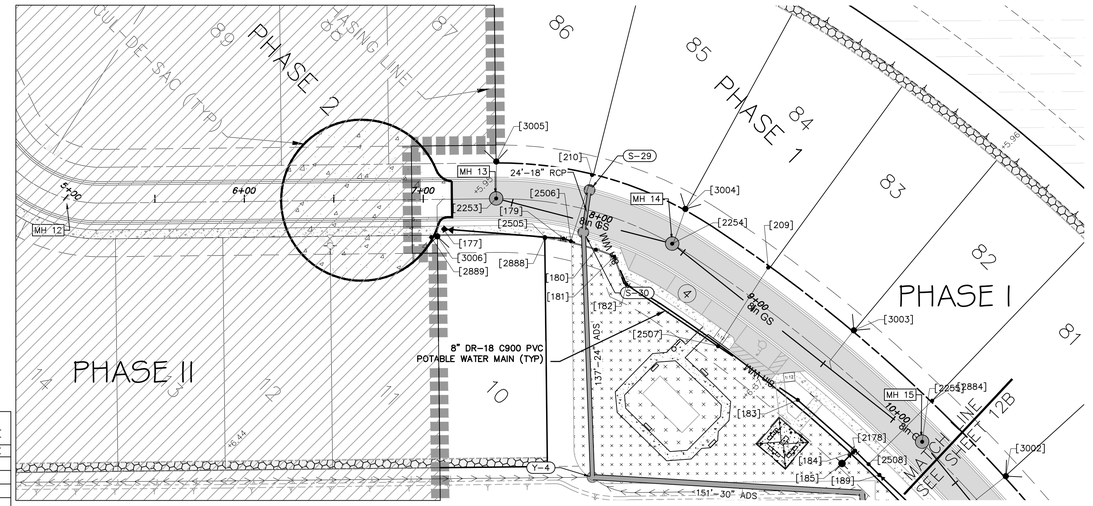
S:\USERS\SHA\3127M\ENGINEER\RECORD DRAWINGS\UTILITIES\3127M - 12 - PP-KEYMAP 8/24/2023 2:57 PM TODD VANA



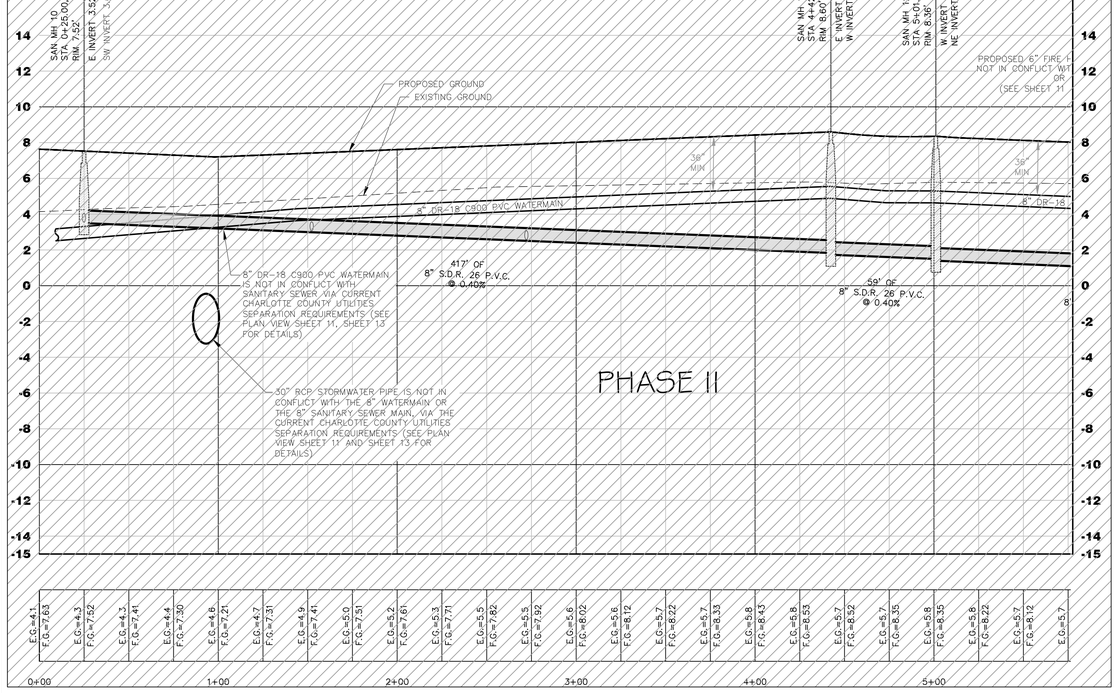
PLAN VIEW
STATION 0+00 TO 5+50
SCALE 1" = 40' HORZ.

WATERMAIN RECORD POINT TO POINT TABLE		
FROM	TO	DISTANCE
177	179	67.3'
179	180	19.1'
180	181	11.1'
181	182	17.1'
182	2178	157.9'
2178	184	1.4'
184	185	8.9'
2178	189	19.2'
189	**191	173.1'

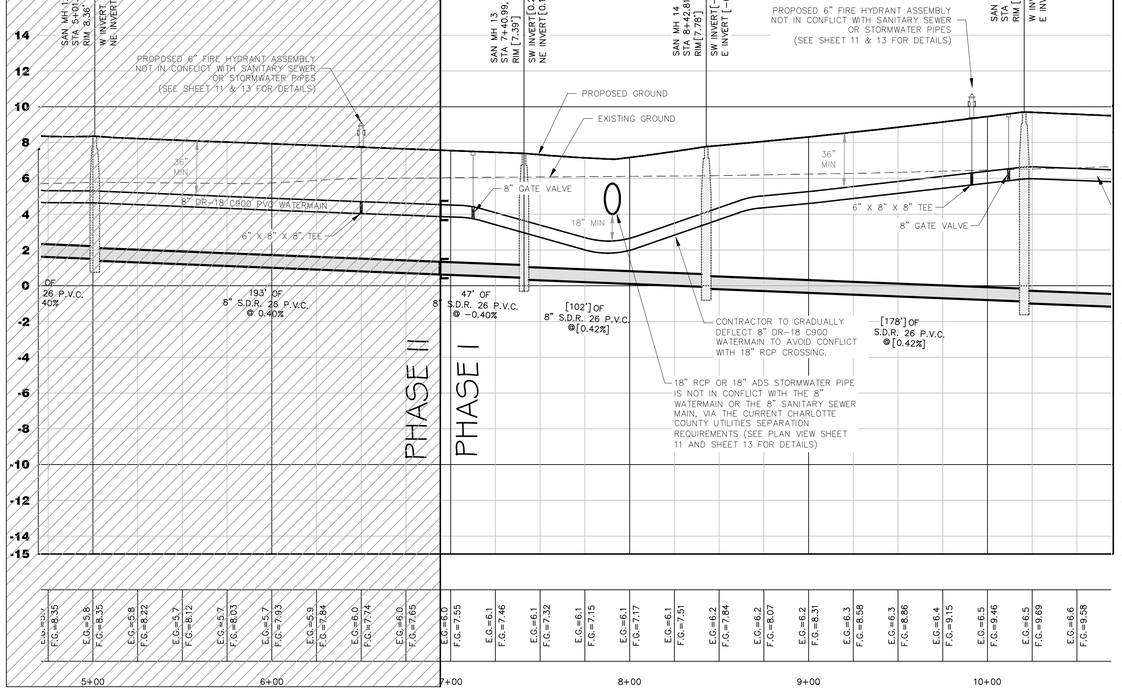
** POINT IS ON THE NEXT SHEET



PLAN VIEW
STATION 5+00 TO 10+50
SCALE 1" = 40' HORZ.



PROFILE VIEW
STATION 0+00 TO 5+50
SCALE 1" = 40' HORZ.
1" = 4' VERT.



PROFILE VIEW
STATION 5+00 TO 10+50
SCALE 1" = 40' HORZ.
1" = 4' VERT.

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PLAN AND PROFILE I

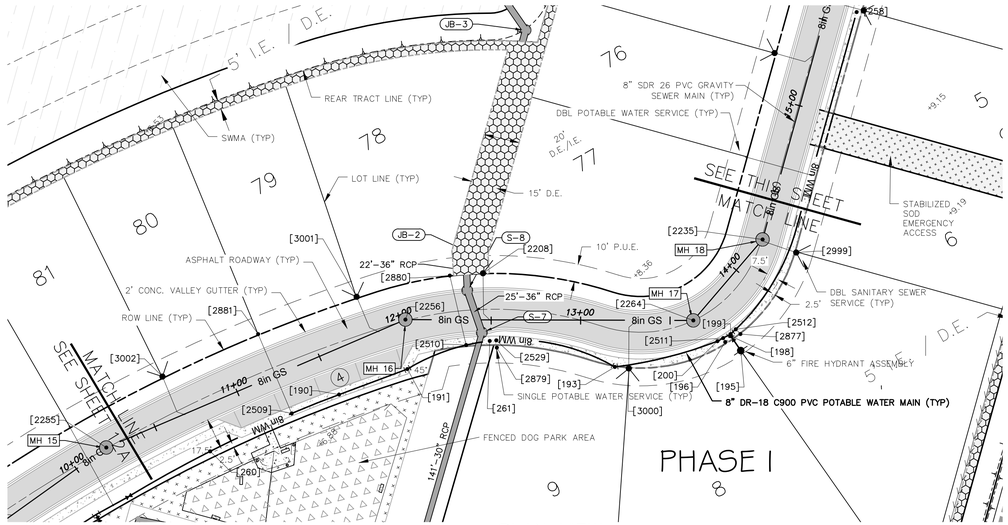
HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

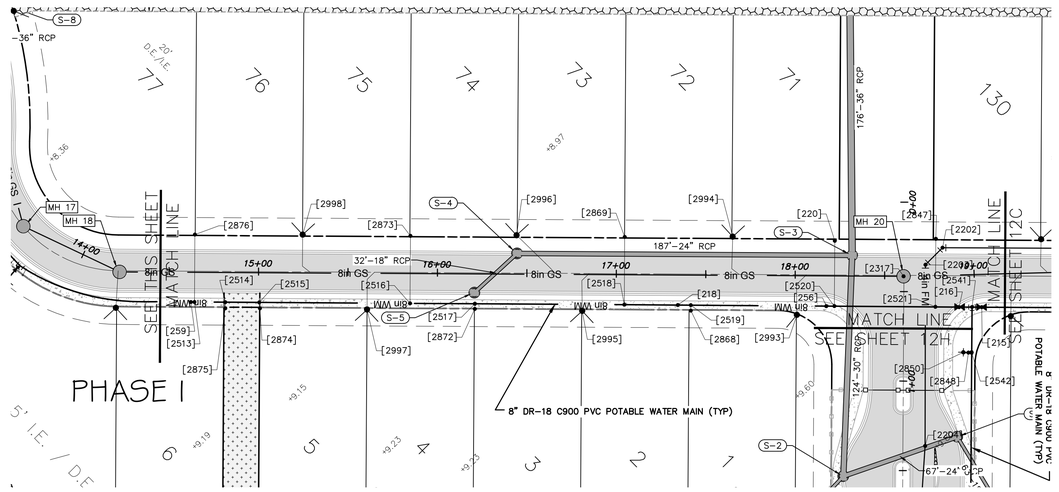
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	P&P I	SRS	GAE	TRR	1"=40'	12A

3127M - HERITAGE STATION

S:\JOBS\3127\CIVIL\DRAWINGS\RECORD DRAWINGS\UTILITIES\3127M - 12 - P&P-I.DWG 8/24/2023 3:50 PM TODD HANA


JB-3
REAR TRACT LINE (TYP)
SWMA (TYP)
LOT LINE (TYP)
8" SDR 26 PVC GRAVITY SEWER MAIN (TYP)
DBL POTABLE WATER SERVICE (TYP)
15' D.E.
20' D.E./I.E.
STABILIZED SOD EMERGENCY ACCESS
JB-2
S-8
10' P.U.E.
22'-36" RCP
ASPHALT ROADWAY (TYP)
2' CONC. VALLEY GUTTER (TYP)
ROW LINE (TYP)
25'-36" RCP
MH 17
MH 18
DBL SANITARY SEWER SERVICE (TYP)
S-7
8in GS
8in GS I
MH 16
WM
8in WM
6" FIRE HYDRANT ASSEMBLY
SINGLE POTABLE WATER SERVICE (TYP)
8" DR-18 C900 PVC POTABLE WATER MAIN (TYP)
FENCED DOG PARK AREA
141'-30" RCP
MH 15
SEE THIS SHEET MATCH LINE
SEE SHEET 11
PHASE I
5' I.E. / D.E.

PLAN VIEW
STATION 10+00 TO 15+00
SCALE 1" = 40' HORZ.


S-8
36" RCP
SEE THIS SHEET MATCH LINE
MH 17
MH 18
S-4
S-3
MH 20
187'-24" RCP
32'-18" RCP
176'-36" RCP
8in GS
WM
8in WM
S-5
S-2
67'-24" RCP
124'-30" RCP
MATCH LINE SEE SHEET 12H
SEE SHEET 12C
8" DR-18 C900 PVC POTABLE WATER MAIN (TYP)
PHASE I

PLAN VIEW
STATION 14+00 TO 19+00
SCALE 1" = 40' HORZ.

SAN MH 15
STA 10+20.55, 0.00'
RIM [9.75']
W INVERT [-1.12'](IN)
E INVERT [-1.24'](OUT)
SAN MH 16
STA 12+02.51, 0.00'
RIM [9.12']
W INVERT [-1.96'](IN)
SE INVERT [-2.07'] (OUT)
PROPOSED 6" FIRE HYDRANT ASSEMBLY NOT IN CONFLICT WITH SANITARY SEWER OR STORMWATER PIPES (SEE SHEET 11 & 13 FOR DETAILS)
SAN MH 17
STA 13+43.06, 0.00'
RIM [10.33']
NW INVERT [-2.70'](IN)
E INVERT [-2.81'](OUT)
SAN MH 18
STA 14+21.59, 0.00'L
RIM [10.92']
W INVERT [-3.04'](IN)
NE INVERT [-3.10'](OUT)
PROPOSED GROUND
EXISTING GROUND
6" X 8" X 8" TEE
36" MIN
8" DR-18 C900 PVC WATERMAIN
45°
45°
12" MIN
18" RCP STORMWATER WATERMAIN OR THE 8" SAN CHARLOTTE COUNT (SEE PLAN VIEW
8" DR-18 C900 PVC WATERMAIN IS NOT IN CONFLICT WITH SANITARY SEWER VIA CURRENT CHARLOTTE COUNTY UTILITIES SEPARATION REQUIREMENTS (SEE PLAN VIEW SHEET 11, SHEET 13 FOR DETAILS)
[182'] OF 8" S.D.R. 26 P.V.C. @[0.40%]
[161'] OF 8" S.D.R. 26 P.V.C. @[0.39%]
[60'] OF 8" S.D.R. 26 P.V.C. @[0.38%]
NEITHER THE 30" RCP STORMWATER PIPE OR THE 36" RCP STORMWATER PIPE IS NOT IN CONFLICT WITH THE 8" WATERMAIN OR THE 8" SANITARY SEWER MAIN, VIA THE CURRENT CHARLOTTE COUNTY UTILITIES SEPARATION REQUIREMENTS (SEE PLAN VIEW SHEET 11 AND SHEET 13 FOR DETAILS)
PHASE I
E.G.=6.5 F.G.=9.46
E.G.=6.5 F.G.=9.69
E.G.=6.6 F.G.=9.58
E.G.=6.7 F.G.=9.48
E.G.=6.7 F.G.=9.40
E.G.=6.8 F.G.=9.32
E.G.=6.9 F.G.=9.26
E.G.=7.1 F.G.=9.21
E.G.=7.3 F.G.=9.16
E.G.=7.5 F.G.=9.03
E.G.=7.7 F.G.=9.03
E.G.=7.9 F.G.=9.36
E.G.=8.1 F.G.=9.90
E.G.=8.3 F.G.=9.95
E.G.=8.4 F.G.=10.22
E.G.=8.5 F.G.=10.42
E.G.=8.6 F.G.=10.60
E.G.=8.7 F.G.=10.89
E.G.=8.7 F.G.=10.82
E.G.=8.8 F.G.=10.75
E.G.=8.8 F.G.=10.68
E.G.=8.8
10+00
11+00
12+00
13+00
14+00
15+00

PROFILE VIEW
STATION 10+00 TO 15+00
SCALE 1" = 40' HORZ.
1" = 4' VERT.

WATERMAIN RECORD POINT TO POINT TABLE		
FROM	TO	DISTANCE
189	191	173.1'
191	193	121.7'
193	200	59.3'
200	199	8.4'
199	198	1.1'
198	195	9.9'
199	216	528.8'
216	2541	7.3'
2541	215	5.4'
215	2522	76.5'

* POINT IS ON THE PREVIOUS SHEET
** POINT IS ON THE NEXT SHEET

FORCEMAIN RECORD POINT TO POINT TABLE		
FROM	TO	DISTANCE
*2201	2202	230.8'
2202	2203	13.5'
2203	**2205	200.4'

* POINT IS ON THE PREVIOUS SHEET
** POINT IS ON SHEET 12H

SAN MH 18
STA 14+21.59, 0.00'L
RIM [10.92']
W INVERT [-3.04'](IN)
NE INVERT [-3.10'](OUT)
SAN MH 20
STA 18+60.77, 0.01'R
RIM [10.40']
SW INVERT [-4.77'](IN)
NE INVERT [-4.89'](OUT)
PROPOSED GROUND
EXISTING GROUND
36" MIN
8" DR-18 C900 PVC WATERMAIN
8" X 8" X 8" TEE
8" GATE VALVES
18" MIN
45°
45°
4" DR-18 C900 PVC FORCEMAIN
4" FORCEMAIN TURNS 90° AND HEADS SOUTHEAST 90° TO BURNT STORE ROAD
18" RCP STORMWATER PIPE IS NOT IN CONFLICT WITH THE 8" WATERMAIN OR THE 8" SANITARY SEWER MAIN, VIA THE CURRENT CHARLOTTE COUNTY UTILITIES SEPARATION REQUIREMENTS (SEE PLAN VIEW SHEET 11 AND SHEET 13 FOR DETAILS)
30" RCP STORMWATER PIPE IS NOT IN CONFLICT WITH THE 8" WATERMAIN OR THE 8" SANITARY SEWER MAIN, VIA THE CURRENT CHARLOTTE COUNTY UTILITIES SEPARATION REQUIREMENTS (SEE PLAN VIEW SHEET 11 AND SHEET 13 FOR DETAILS)
[438'] OF 8" S.D.R. 26 P.V.C. @[0.38%]
PHASE I
E.G.=8.6 F.G.=10.60
E.G.=8.7 F.G.=10.89
E.G.=8.7 F.G.=10.82
E.G.=8.8 F.G.=10.75
E.G.=8.8 F.G.=10.68
E.G.=8.8 F.G.=10.62
E.G.=8.9 F.G.=10.55
E.G.=9.0 F.G.=10.48
E.G.=9.1 F.G.=10.41
E.G.=9.1 F.G.=10.34
E.G.=9.1 F.G.=10.31
E.G.=9.1 F.G.=10.39
E.G.=9.2 F.G.=10.48
E.G.=9.3 F.G.=10.57
E.G.=9.3 F.G.=10.65
E.G.=9.3 F.G.=10.72
E.G.=9.3 F.G.=10.66
E.G.=9.3 F.G.=10.59
E.G.=9.3 F.G.=10.53
E.G.=9.4 F.G.=10.53
E.G.=9.4 F.G.=10.59
E.G.=9.4 F.G.=10.65
14+00
15+00
16+00
17+00
18+00
19+00

PROFILE VIEW
STATION 14+00 TO 19+00
SCALE 1" = 40' HORZ.
1" = 4' VERT.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'
2. NO WATER SERVICE WILL BE PROVIDED AT DOG PARK, AT THIS TIME.

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

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PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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WWW.BANKSENG.COM

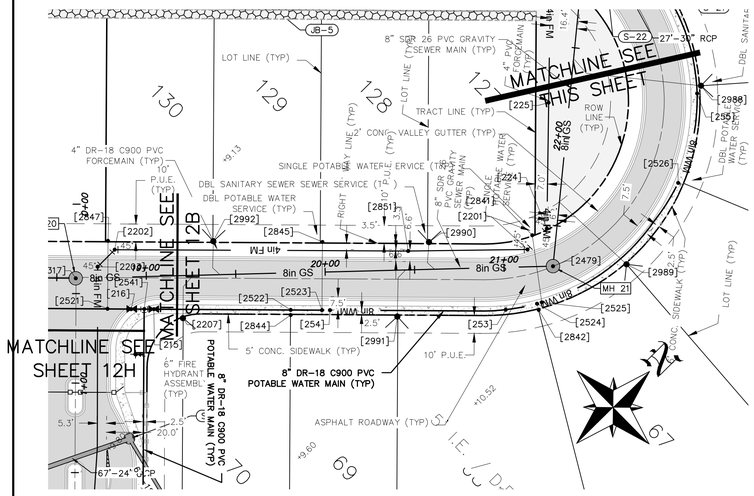
STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PLAN AND PROFILE II
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	P&P II	SRS	GAE	TRR	1"=40'	12B

3127M - HERITAGE STATION

S:\JOBS\3XXX\3127M\ENGINEERING\RECORD DRAWINGS\UTILITIES\3127M - 12 - PP-P2.DWG 8/24/2023 3:03 PM TODD VAHA

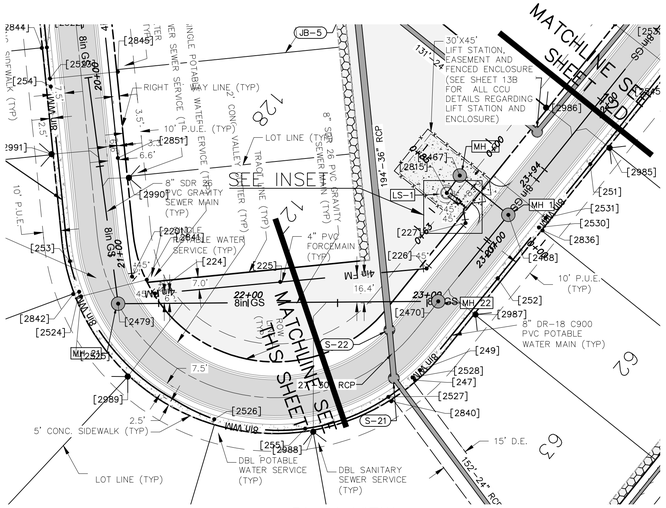


PLAN VIEW

STATION 18+50 TO 22+50

SCALE 1" = 40' HORZ.

PHASE I

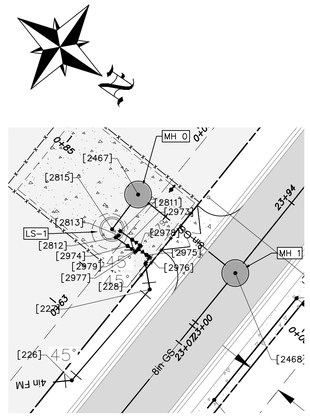


PLAN VIEW

STATION 21+00 TO 23+94

SCALE 1" = 40' HORZ.

PHASE I

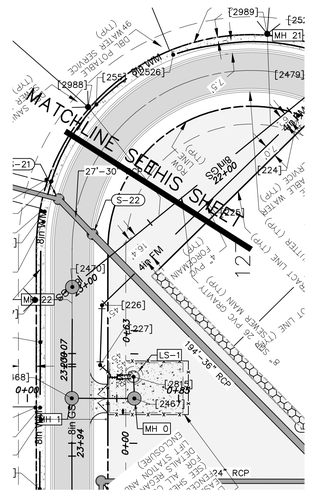


INSET

FORCEMAIN NEAR LIFT STATION

SCALE 1" = 40' HORZ.

PHASE I

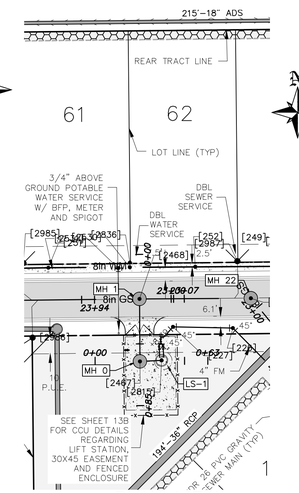


PLAN VIEW

STATION 00+00 TO 0+85

SCALE 1" = 40' HORZ.

PHASE I

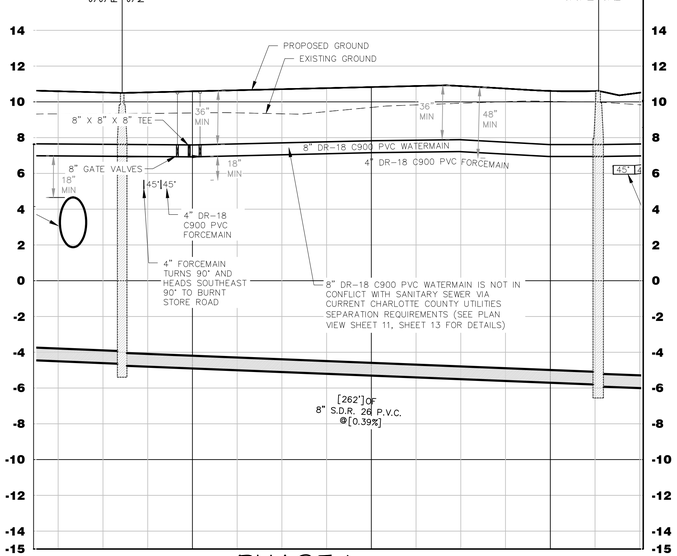


PLAN VIEW

STATION 00+00 TO 00+63

SCALE 1" = 40' HORZ.

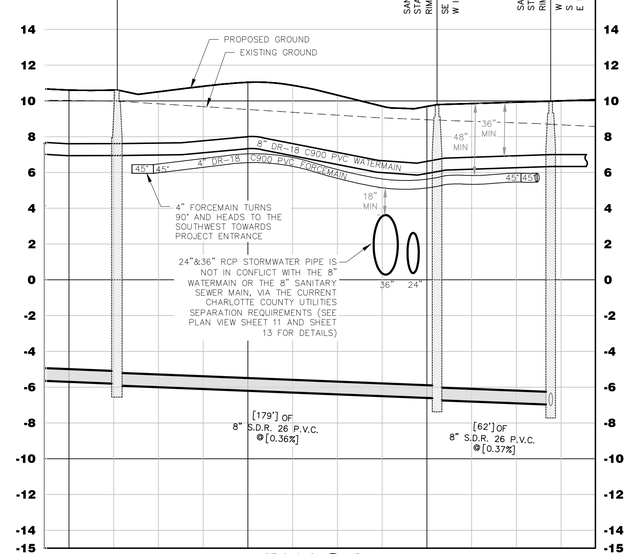
PHASE I



PROFILE VIEW

STATION 18+50 TO 22+50

SCALE 1" = 40' HORZ.
1" = 4' VERT.



PROFILE VIEW

STATION 21+00 TO 23+94

SCALE 1" = 40' HORZ.
1" = 4' VERT.

WATERMAIN RECORD POINT TO POINT TABLE

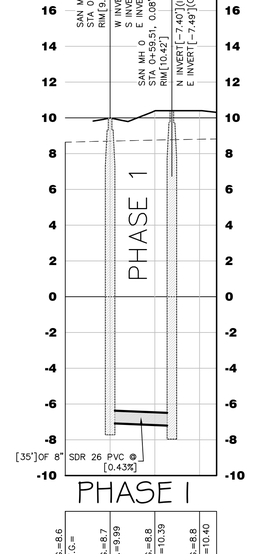
FROM	TO	DISTANCE
*215	2522	76.5'
2522	2531	295.0'
2531	**243	113.2'

* POINT IS ON THE PREVIOUS SHEET
** POINT IS ON THE NEXT SHEET

FORCEMAIN RECORD POINT TO POINT TABLE

FROM	TO	DISTANCE
2811	2973	4.0'
2973	2978	2.9'
2978	2979	1.1'
2812	2974	4.0'
2974	2977	2.8'
2977	2979	1.0'
2979	2975	2.9'
2975	2976	0.9'
2976	228	2.1'
228	227	7.3'
227	226	33.5'
226	224	152.4'
224	2201	16.0'
2201	*2202	230.8'

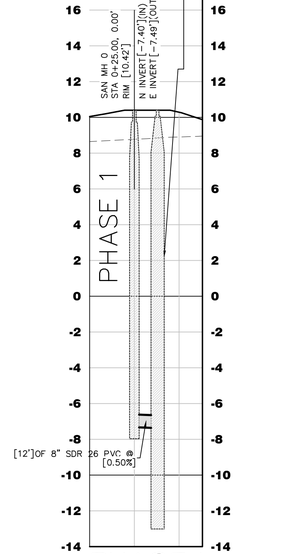
POINT IS ON THE NEXT SHEET



PROFILE VIEW

STATION 00+00 TO 0+85

SCALE 1" = 40' HORZ.
1" = 4' VERT.



PROFILE VIEW

STATION 00+00 TO 00+63

SCALE 1" = 40' HORZ.
1" = 4' VERT.

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PLAN AND PROFILE III

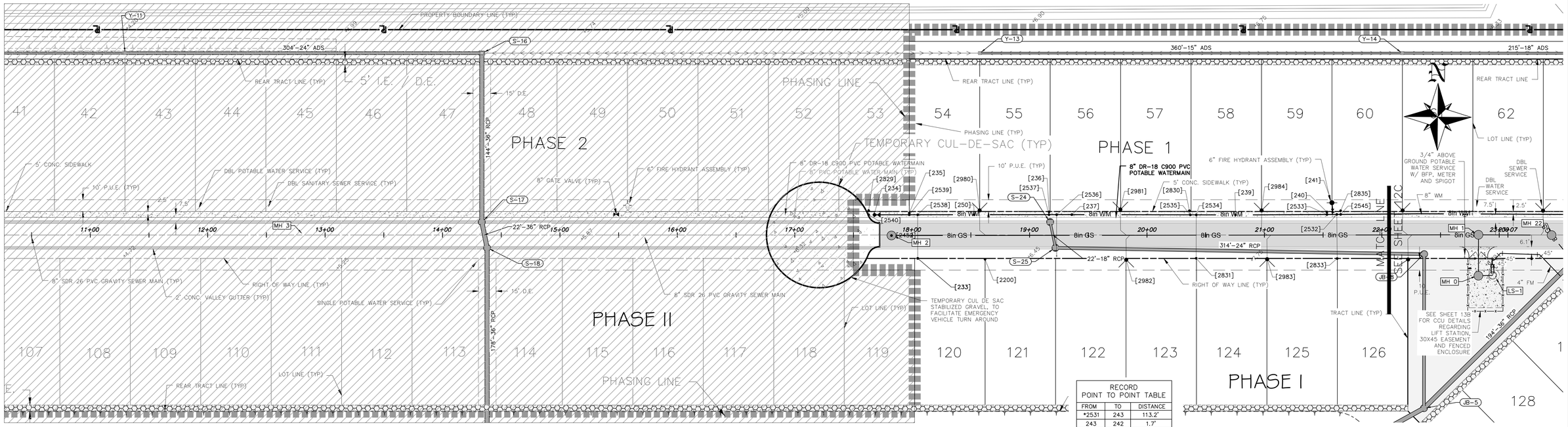
HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	P&P III	SRS	GAE	TRR	1"=40'	12C

3127M - HERITAGE STATION

S:\JOBS\3XXX\3127M\ENGINEERING\RECORD DRAWINGS\UTILITIES\3127M - 12 - PP-P3RD 8/24/2023 3:08 PM TODD VAHA

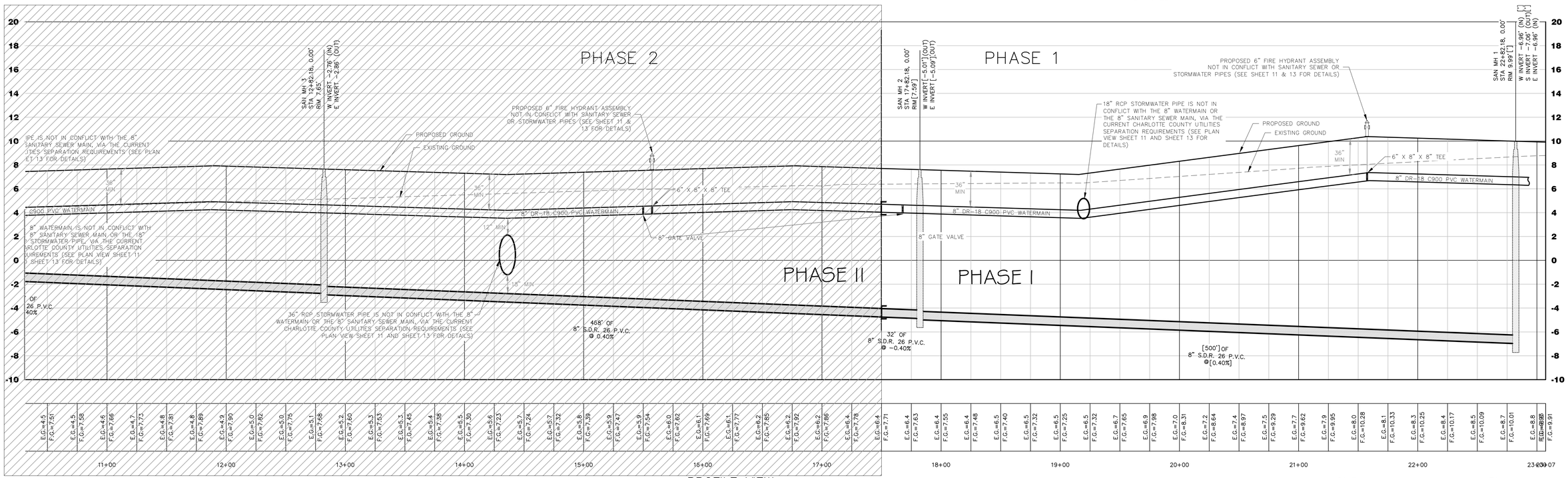


PLAN VIEW
STATION 11+00 TO 23+07
SCALE 1" = 40' HORZ.

RECORD POINT TO POINT TABLE

FROM	TO	DISTANCE
*2531	243	113.2'
243	242	1.7'
242	241	8.5'
243	234	390.1'

* POINT IS ON THE PREVIOUS SHEET
** POINT IS ON THE NEXT SHEET



PROFILE VIEW
STATION 11+00 TO 23+07
SCALE 1" = 40' HORZ.
1" = 4' VERT.

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

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

PREPARED FOR:
WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
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SURVEY LICENSE # LB 6690
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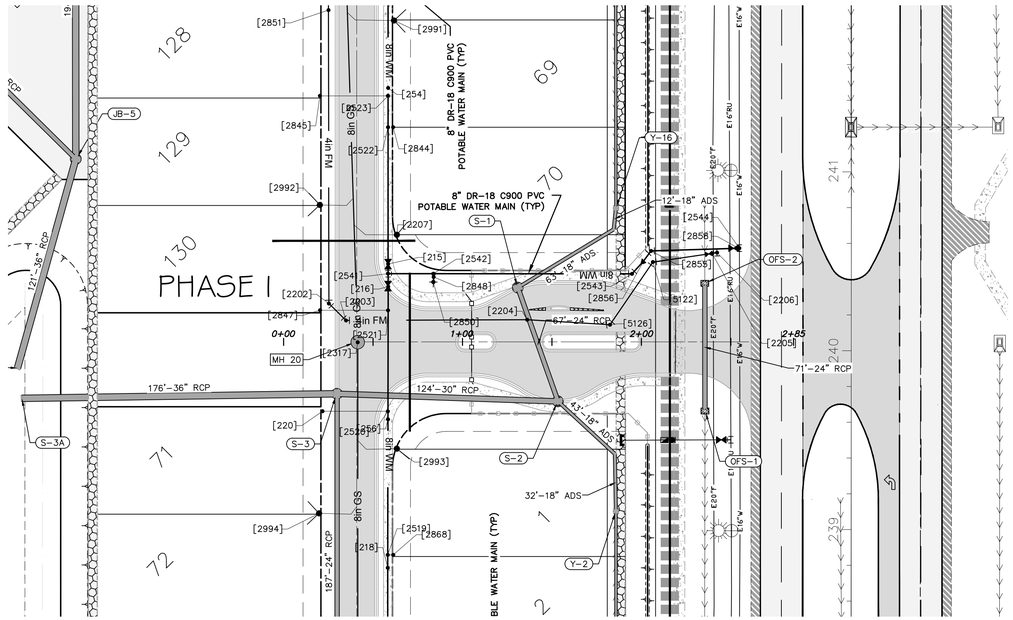
STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PLAN AND PROFILE IV
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	P&P IV	SRS	GAE	TRR	1"=40'	12D

3127M - HERITAGE STATION

S:\USERS\JACK\DOCUMENTS\PROJECTS\3127M - 12 - PP-IV.DWG 10/12/2023 7:53 AM JACK HAAS



PLAN VIEW
STATION 00+00 TO 2+85
SCALE 1" = 40' HORZ.

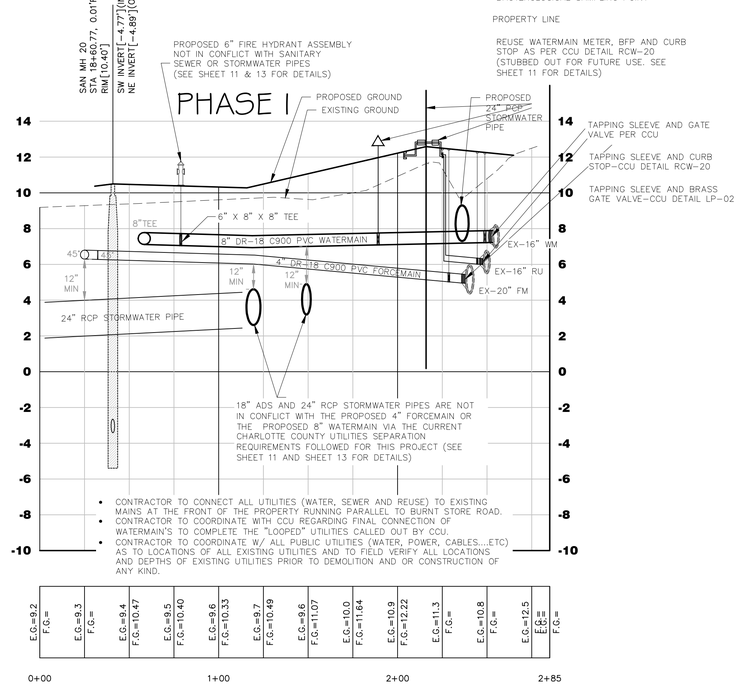
PHASE I

WATERMAIN RECORD POINT TO POINT TABLE		
FROM	TO	DISTANCE
2541	2542	25.4'
2542	2848	1.8'
2848	2850	2.8'
2542	2543	111.0'
2543	2856	9.0'
2856	2855	7.6'
2855	2858	48.9'
2858	2544	0.5'

* POINT IS ON THE NEXT SHEET

FORCEMAIN RECORD POINT TO POINT TABLE		
FROM	TO	DISTANCE
*2203	5126	147.6'
5126	5122	42.4'
5122	2205	33.5'
2205	2206	2.8'

* POINT IS ON THE NEXT SHEET



- CONTRACTOR TO CONNECT ALL UTILITIES (WATER, SEWER AND REUSE) TO EXISTING MAINS AT THE FRONT OF THE PROPERTY RUNNING PARALLEL TO BURNT STORE ROAD.
- CONTRACTOR TO COORDINATE WITH CCU REGARDING FINAL CONNECTION OF WATERMAIN'S TO COMPLETE THE "LOOPED" UTILITIES CALLED OUT BY CCU.
- CONTRACTOR TO COORDINATE W/ ALL PUBLIC UTILITIES (WATER, POWER, CABLES...ETC) AS TO LOCATIONS OF ALL EXISTING UTILITIES AND TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO DEMOLITION AND OR CONSTRUCTION OF ANY KIND.

PHASE I

PROFILE VIEW
STATION 00+00 TO 2+85
SCALE 1" = 40' HORZ.
1" = 4' VERT.

NOTE:

1. 1T SHALL BE THE DEVELOPERS RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES 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 IS 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 THE 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 COSTS 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."

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

PLAN AND PROFILE VIII

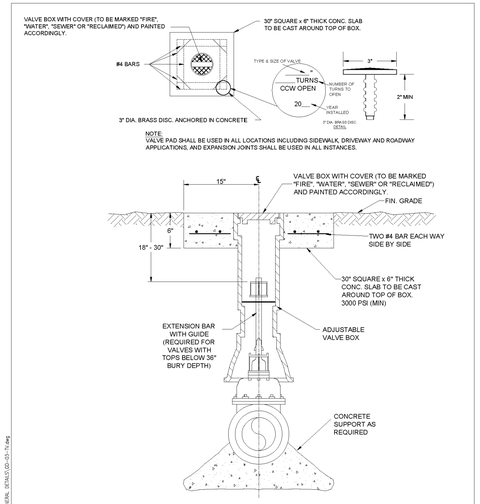
HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

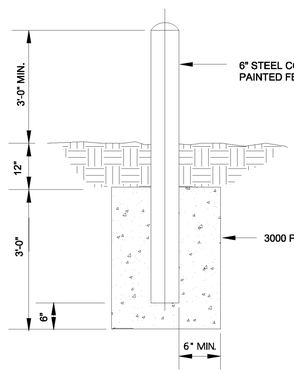
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	P&P VI	SRS	GAE	TRR	1"=40'	12H

3127M - HERITAGE STATION

S:\JOBS\3127\3127M\DRAWINGS\RECORD DRAWINGS\UTILITIES\3127M - 12 - PH-II.DWG 8/24/2023 3:59 PM TODD HAAS

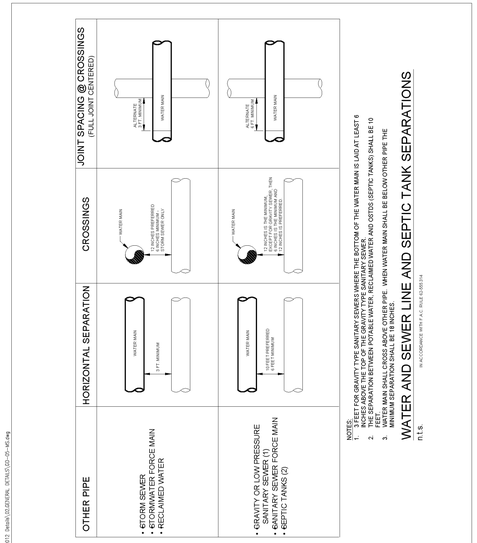


DATE: 11/01/2011	TYPICAL VALVE INSTALLATION	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GD-03
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GD-03-TV.dwg



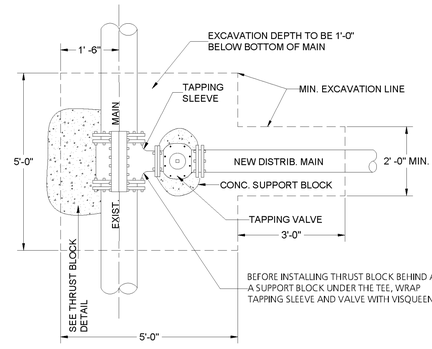
NOTE: SITE LOCATION, AND THE INSTALLATION TO BE PROTECTED, MAY REQUIRE A LARGER DIAMETER PIPE AND CONCRETE ANCHOR.

DATE:11/01/2011	TYPICAL BOLLARD	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		CD-04
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: CD-04 Bollard.dwg



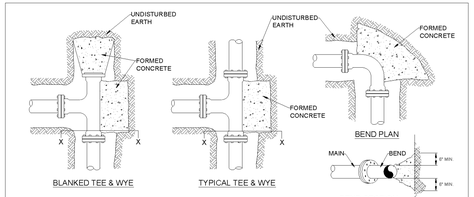
WATER AND SEWER LINE AND SEPTIC TANK SEPARATIONS
n.t.s.

DATE: 11/01/2011	MAIN SEPARATION	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GD-05
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GD-05-MS.dwg



NOTE:
1. CUT IN TEES SHALL BE CONNECTED USING RIGID COUPLER
2. INSTALL A SUPPORT BLOCK UNDER THE TAPPING VALVE IF DIRECTED BY CCU.

DATE: 11/01/2011	TAPPING SLEEVE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GD-07
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GD-07-TS.dwg

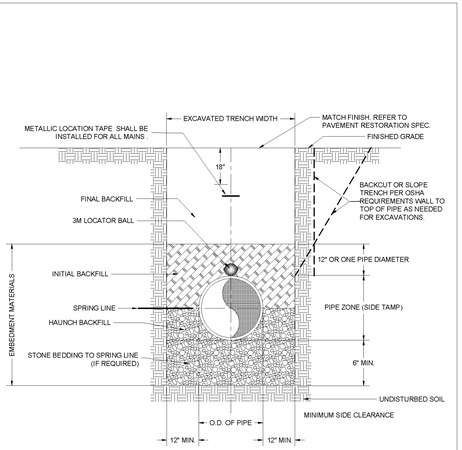


THRUST BLOCK BEARING AREA TABLE (SQ. FT.)

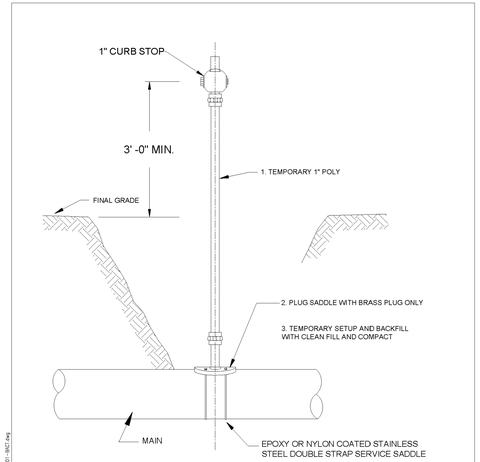
SIZE OF PIPE	TEES & PLUGS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2.5	2.5	1.5	1.0	1.0
6"	5.0	5.0	3.0	1.5	1.0
8"	9.0	9.0	5.0	2.5	1.5
10"	14.0	14.0	7.5	4.0	2.0
12"	20.0	20.0	11.0	5.5	3.0
14"	27.0	27.0	15.0	7.5	4.0
16"	35.0	35.0	19.0	10.0	5.0

NOTE:
1. THRUST BLOCKS SHALL BE USED IN CONJUNCTION WITH THE RESTRAINED JOINT TABLE WHEN DIRECTED BY THE ENGINEER AND/OR CHARLOTTE COUNTY UTILITIES.
2. WRAP ALL FITTINGS WITH VISQUEEN BEFORE POURING THRUST BLOCKS. ALL THRUST BLOCKS SHALL BE LEFT OPEN FOR INSPECTION BY CCU.
3. ALL BEARING SURFACE SHALL BE CARRIED TO UNDISTURBED SOIL.
4. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR SOIL WITH A 2,000 P.S.F. SOIL BEARING (A-1 THRU A-3 CLEAN SAND AND GRAVELS).
5. POOR SOIL (A-1 THRU A-8, SILTY SOILS, CLAYS, MUCK & PEAT) SHALL REQUIRE LARGER THRUST BLOCKS.
6. THRUST BLOCK SIZES SHALL BE BASED ON 150 P.S.I. HYDROSTATIC TEST PRESSURE.
7. ALL THRUST BLOCKING SHALL BE 2500 PSI-28 DAY CONCRETE.
8. VERTICAL BENDS ONLY - 1/2" TIE RODS SHALL BE ANCHORED TO REACTION BLOCK AND COATED WITH 2 COATS OF BITUMINOUS EPOXY (16 MILS DRY THICKNESS).
9. VERTICAL BENDS ONLY - THRUST BLOCKS SHALL BE SIZED BY ENGINEER, AND APPROVED BY CCU PRIOR TO CONSTRUCTION.

DATE: 11/01/2011	TYPICAL THRUST BLOCK DETAILS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GD-08
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GD-08-THB.dwg

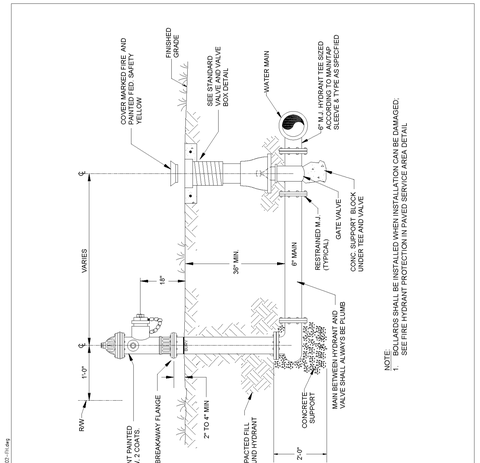


DATE: 11/01/2011	STANDARD GRAVITY SEWER PIPE TRENCH	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		PAGE No. GD-14
APPROVED BY: TGD	CHARLOTTE COUNTY UTILITIES	NUMBER: G-12-TEBFGS



NOTE:
1: REMOVE RISER PIPE AND INSTALL BRASS PLUG AFTER FDEP CERTIFICATIONS.
2: USE TEFLON TAPE IN LIEU OF PIPE DOPE ON THREADED FITTINGS.

DATE: 11/01/2011	SAMPLE POINT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		PW-01
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: PW-01-BACT.dwg



NOTE:
1. BOLLARDS SHALL BE INSTALLED WHEN INSTALLATION CAN BE DAMAGED. SEE HYDRANT PROTECTION PW-02 SERVICE DETAIL

DATE: 11/01/2011	FIRE HYDRANT WITH TYPICAL GATE VALVE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		PW-02
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: PW-02-FH.dwg

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

UTILITY PLAN DETAILS I

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	UT DT I	SRS	GAE	TRR	NTS	13

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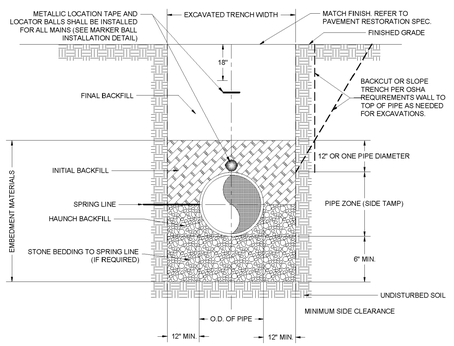
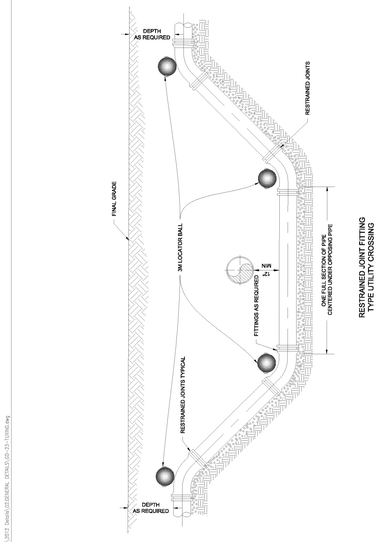
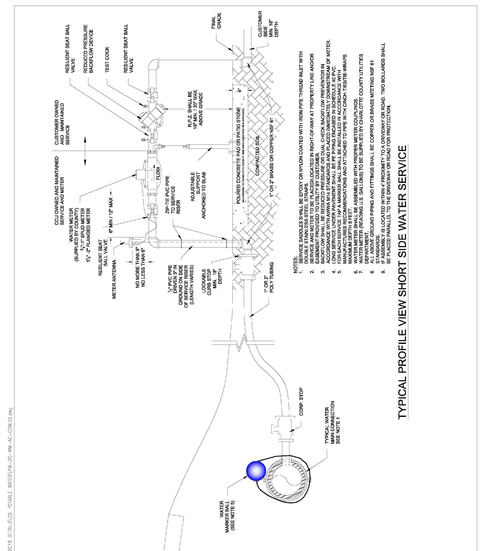


DATE: 1/1/2009	STANDARD PRESSURE PIPE TRENCH	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		
APPROVED BY: TGD	CHARLOTTE COUNTY UTILITIES	PAGE No. GD-13 / NUMBER: G-12-TEBFPP



RESTRAINED JOINT FITTINGS
TYPE UTILITY CROSSING

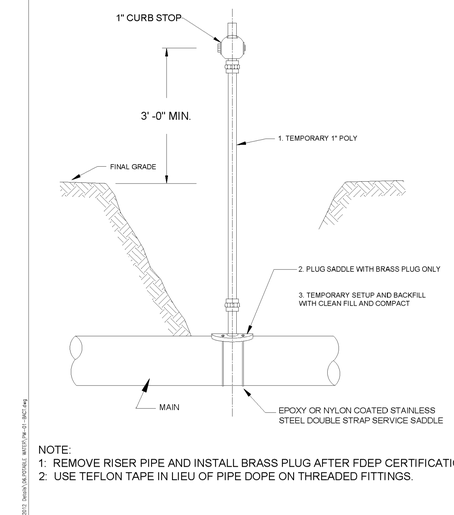
DATE: 11/01/2011	TYPICAL UTILITY CROSSING	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GD-23
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GD-23-TUXING.dwg



TYPICAL PROFILE VIEW SHORT SIDE WATER SERVICE

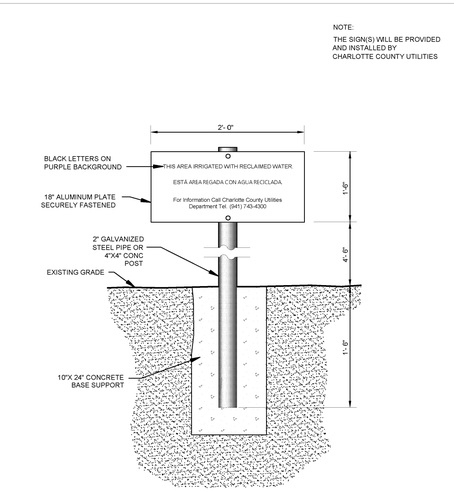
NOTES:
1. SERVICE SADDLES SHALL BE EPOXY OR NYLON COATED WITH IRON PIPE THREAD INLET WITH DOUBLE STAINLESS STEEL STRAPS.
2. SERVICE AND METER SHALL BE PLACED/LOCATED IN RIGHT-OF-WAY AT PROPERTY LINE AND/OR EASEMENT PROVIDED TO UTILITY BY CUSTOMER.
3. BACKFLOW SHALL BE REDUCED PRESSURE BACKFLOW PREVENTOR IN ACCORDANCE WITH AWWA M14 STANDARDS AND PLACED IMMEDIATELY DOWNSTREAM OF METER.
4. LOCATION OF METER BOX SHALL BE AT CCU DISCRETION.
5. DISTANCE FROM TOP OF METER TO BOTTOM OF LID SHALL BE 6" TO 8". DISTANCE SHALL BE DETERMINED WHEN NEW METER IS SET BY CCU.
6. LONG SERVICE UNDER PAVEMENT SHALL BE PE PIPING ENCASED IN SCHEDULE 40 PVC.
7. FOR EACH SERVICE TAP A MARKER BALL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND ATTACHED TO PIPE WITH CINCH-TIES/TIE-WRAPS. MAXIMUM DEPTH 5 FEET.

DATE: 12/21/2018	COMMERCIAL PROPERTY 3/4" - 2" ABOVE GROUND METER AND BACKFLOW ASSEMBLY	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		PW-07
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: PW-20-WM-AG-COM.V2.dwg

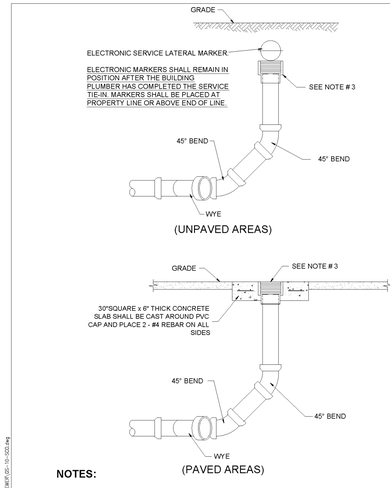


NOTE:
1: REMOVE RISER PIPE AND INSTALL BRASS PLUG AFTER FDEP CERTIFICATIONS.
2: USE TEFLON TAPE IN LIEU OF PIPE DOPE ON THREADED FITTINGS.

DATE: 11/01/2011	SAMPLE POINT	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		PW-01
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: PW-01-BACT.dwg



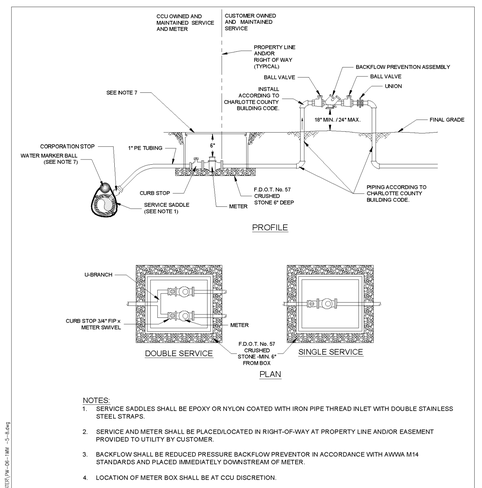
DATE: 11/01/2011	RECLAIMED WATER SIGN	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DJS		RW-05
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: RW-05-RWS.dwg



NOTES:

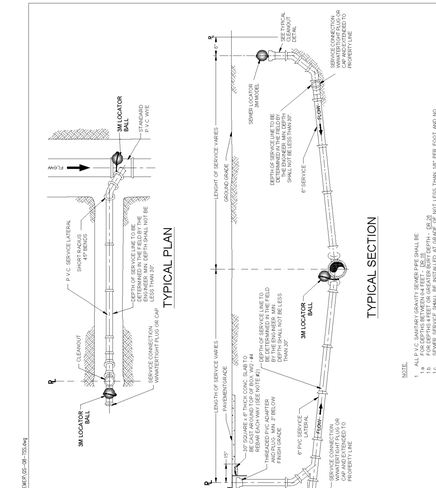
1. ALL P.V.C. SANITARY GRAVITY SEWER PIPE SHALL BE:
   1.a. FOR DEPTHS BETWEEN 0-4 FEET - DR 18
   1.b. FOR DEPTHS 4 FEET BURY DEPTH - DR 26
2. 6" FITTINGS & PIPE FOR SEWER SERVICES.
3. CLEAN-OUT BOX WITH HEXAGONAL COVER MARKED "S"

DATE: 11/01/2011	TYPICAL CLEANOUT DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GS-08
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GS-10-SCO.dwg



NOTES:
1. SERVICE SADDLES SHALL BE EPOXY OR NYLON COATED WITH IRON PIPE THREAD INLET WITH DOUBLE STAINLESS STEEL STRAPS.
2. SERVICE AND METER SHALL BE PLACED/LOCATED IN RIGHT-OF-WAY AT PROPERTY LINE AND/OR EASEMENT PROVIDED TO UTILITY BY CUSTOMER.
3. BACKFLOW SHALL BE REDUCED PRESSURE BACKFLOW PREVENTOR IN ACCORDANCE WITH AWWA M14 STANDARDS AND PLACED IMMEDIATELY DOWNSTREAM OF METER.
4. LOCATION OF METER BOX SHALL BE AT CCU DISCRETION.
5. DISTANCE FROM TOP OF METER TO BOTTOM OF LID SHALL BE 6" TO 8". DISTANCE SHALL BE DETERMINED WHEN NEW METER IS SET BY CCU.
6. LONG SERVICE UNDER PAVEMENT SHALL BE PE PIPING ENCASED IN SCHEDULE 40 PVC.
7. FOR EACH SERVICE TAP A MARKER BALL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND ATTACHED TO PIPE WITH CINCH-TIES/TIE-WRAPS. MAXIMUM DEPTH 5 FEET.

DATE: 11/01/2011	5/8" - 1" WATER METER WITH BACKFLOW PREVENTER	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		PW-06
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: PW-06-1WM -5-8.dwg



DATE: 11/01/2011	TYPICAL SEWER SERVICE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GS-08
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GS-08-TSS.dwg

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

UTILITY PLAN DETAILS II

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	UT-DT II	SRS	GAE	TRR	NTS	13A

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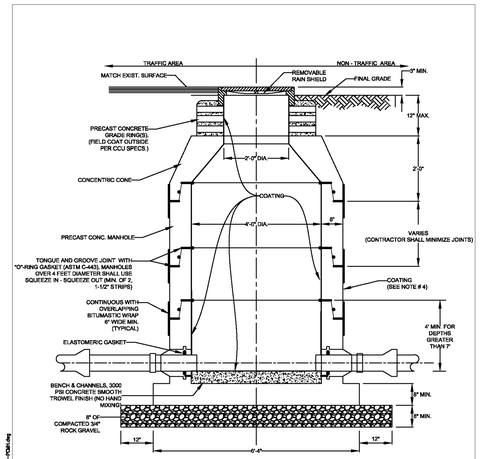

NOTE:
1. PROVIDE 1% SLOPE THROUGH MANHOLE.

DATE: 11/01/2011	STANDARD PRECAST MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GS-01
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GS-01-PCMH.DWG

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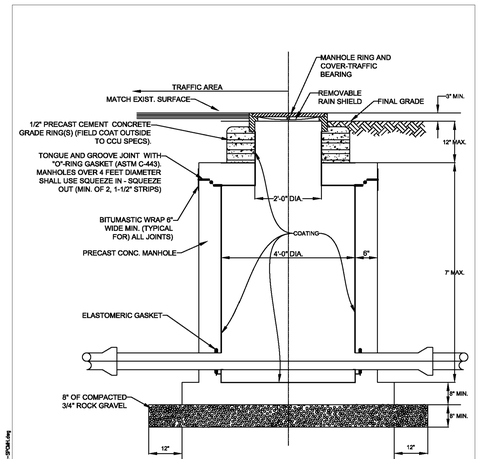

NOTE:
1. PROVIDE 1% SLOPE THROUGH MANHOLE.

DATE: 11/01/2011	SHALLOW PRECAST MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GS-02
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GS-02-SPCMH.dwg

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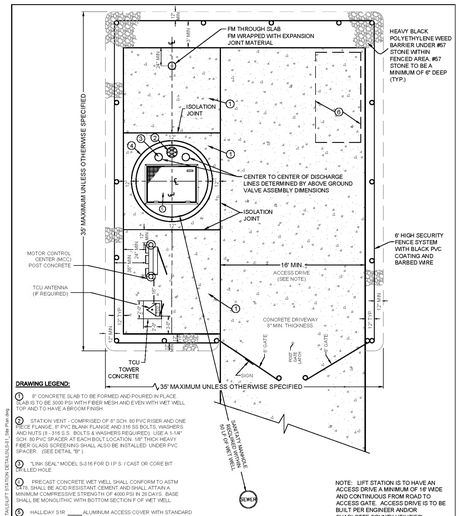

DRAWING LEGEND:

1. 8" CONCRETE SLAB TO BE FORMED AND POURED IN PLACE. SLAB IS TO BE 3000 PSI WITH FIBER MESH AND EVEN WITH WET WELL TOP AND TO HAVE A BROOM FINISH.
2. 2" STATION VENT - COMPRISED OF 3"x3"x24" 90 PVC RISER AND ONE 3"x3"x3" PVC TEE WITH 3" PVC SCREEN AND #10-32 BOLTS, WASHERS AND NUTS (4 - 316 S.S. BOLTS & WASHERS REQUIRED). USE A 1-1/4" SCH. 80 PVC SPACER AT EACH BOLT LOCATION. 1/8" THICK HEAVY FIBER GLASS SCREENING SHALL ALSO BE INSTALLED UNDER PVC SPACER. (SEE DETAIL "B").
3. "LINK SEAL" MODEL S-316 FOR D.I.P. S. / CAST OR CORE BIT DRILLED HOLE
4. PRECAST CONCRETE WET WELL SHALL CONFORM TO ASTM C478. SHALL BE ACID RESISTANT CEMENT AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS. BASE SHALL BE MONOLITHIC WITH BOTTOM SECTION F OF WET WELL.
5. HALLIDAY SIR _____ ALUMINUM ACCESS COVER WITH STANDARD LOCKING BAR & FRAME OR APPROVED EQUAL. INSTALLED PER MFG. ACTUAL HATCH SIZE TO ACCOMMODATE PUMPS (MIN. 30"x48)

NOTE: LIFT STATION IS TO HAVE AN ACCESS DRIVE A MINIMUM OF 16' WIDE AND CONTINUOUS FROM ROAD TO ACCESS GATE. ACCESS DRIVE IS TO BE BUILT PER ENGINEER AND/OR CHARLOTTE COUNTY UTILITIES' SPECIFICATIONS.

DATE: 7/01/2016	SITE LAYOUT LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-01
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-01_Site Plan.dwg

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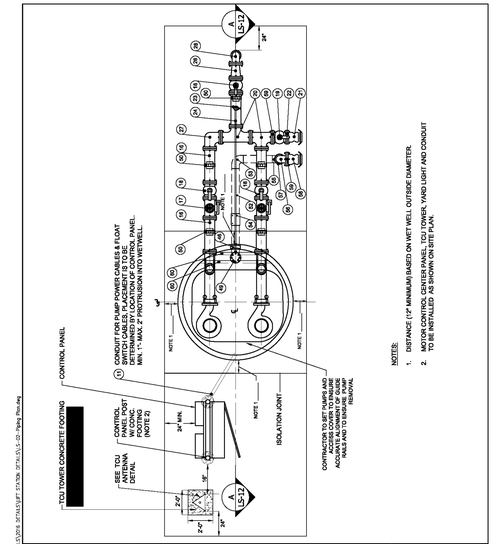

NOTES:
1. DISTANCE (1/4" MINIMUM) BASED ON WET WELL OUTSIDE DIAMETER.
2. MOTOR CONTROL CENTER PANEL, TCU TOWER, YARD LIGHT AND CONDUIT TO BE INSTALLED AS SHOWN ON SITE PLAN.

DATE: 07-01-2016	PIPING PLAN LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-02
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-02-Piping Plan.dwg

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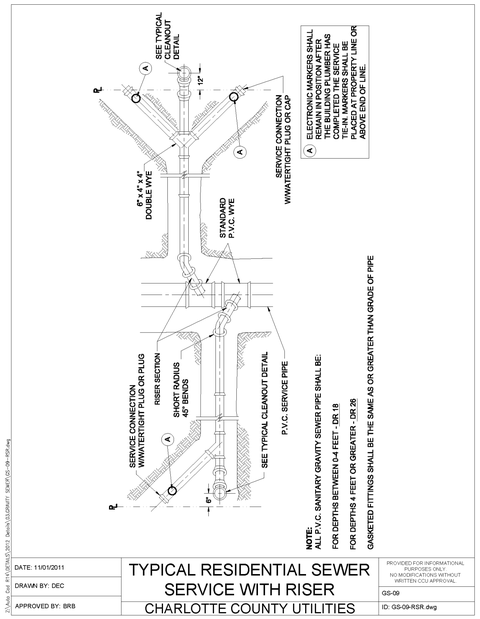

NOTE:
1. P.V.C. SANITARY GRAVITY SEWER PIPE SHALL BE:
FOR DEPTHS BETWEEN 0-4 FEET - DR 18
FOR DEPTHS 4 FEET OR GREATER - DR 26
GASKETED FITTINGS SHALL BE THE SAME AS OR GREATER THAN GRADE OF PIPE

DATE: 11/01/2011	TYPICAL RESIDENTIAL SEWER SERVICE WITH RISER	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		GS-09
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GS-09-RSR.dwg

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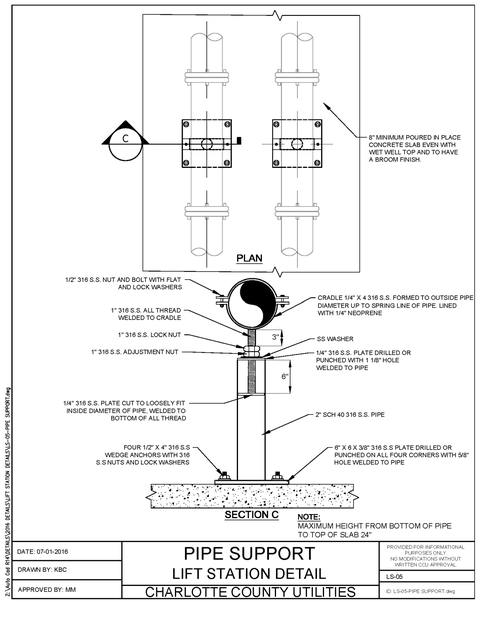

NOTE:
MAXIMUM HEIGHT FROM BOTTOM OF PIPE TO TOP OF SLAB 24"

DATE: 07-01-2016	PIPE SUPPORT LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-05
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-05-PIPE SUPPORT.dwg

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PIPING PLAN & SECTION LEGEND:

1. CENTRIFUGAL NON-CLOG SUBMERSIBLE PUMP - TYPE SUB , MODEL NO.NP3102 , IMPELLER NO. 257 , 230 , VOLTS, 3 PHASE 35 GPM @ 57 TDH, (2 REQUIRED) (FLYGT NP 3102 SH 3- ADAPTIVE 257 IMPELLER)
2. ANCHOR BOLTS 4 PER PUMP
3. CHARLOTTE COUNTY UTILITIES APPROVED MANUFACTURER COMPATIBLE 3.937S " STANDARD DISCHARGE CONNECTION (2 REQ'D.) ADJUST FOR PUMP TO WETWELL BOTTOM CLEARANCE AS REQUIRED BY PUMP MANUFACTURER WITH 4000 PSI TYPE II CONCRETE
4. 2 " DIAMETER PVC SCH. 40 WELDED STAINLESS STEEL PIPE TYPE 316. MUST BE WITHIN 1/4" TOLERANCE OF FITTING INTO GUIDE RAIL BRACKETS AS PER MFG. (4 REQUIRED)
5. UPPER GUIDE RAIL BRACKETS (2 REQUIRED)
6. FOR GUIDE RAILS OVER 15 FT INSTALL INTERMEDIATE GUIDE RAIL BRACKETS (2 REQUIRED) (SEE LIFT STATION DETAIL "A")
7. PUMP LIFTING CHAIN (2 REQUIRED).
8. LIQUID LEVEL SENSOR. EACH SENSOR CABLE SHALL BE CONTINUOUS (NO SPLICES) AND A MINIMUM OF 40 FEET IN LENGTH. 4 REQUIRED, 5 REQUIRED IF TCU EQUIPED
9. PUMP POWER CABLE (2 REQUIRED)
10. LIQUID LEVEL SENSOR CABLE HOLDER TYPE 316 SS WITH PUMP LIFTING CABLE RING. FURNISH WITH NOT LESS THAN 6 PRONGS.
11. 2" CONDUIT FOR CABLES (3 REQUIRED). FROM TOP OF SWEEP TO MCC TO BE PVC SCH. 80 ELECTRICAL GRADE. FROM TOP OF SWEEP TO INSIDE OF WET WELL TO BE PVC SCH. 80. CLAMP CONDUIT TO BOTTOM STRUT OF MOTOR CONTROL CABINET (MCC). (SEE STANDARD LIFT STATION SECTION A-A DETAIL)
12. 1" CONDUIT FOR CABLE FROM TOP OF SWEEP TO MCC, TO BE PVC SCH. 80 ELECTRICAL GRADE, FROM TOP OF SWEEP TO BOTTOM OF SLAB TO BE PVC SCH. 80
13. 4 " DIPS SDR-11 HDPE WITH FUSED FLANGE W/ STAINLESS STEEL BACK UP RING, (USE BENDS AS NECESSARY)
14. 4 " HDPE FUSION COUPLER (IF NEEDED)
15. 4 " DIPS SDR-11 HDPE 90 DEGREE ELBOW WITH FUSED FLANGE W/ STAINLESS STEEL BACK UP RING AT SPOOL PIECE
16. 4 " x 24" LONG FLANGE BY FLANGE DI PIPE
17. 4 " MUELLER R M&H "QUIET CLOSING SWING CHECK" WITH WEIGHT AND LEVER
18. 4 " PLUG VALVE (3 REQ'D.)
19. 4 " GATE VALVE PLUG VALVE
20. 4 " DUCTILE IRON PIPE (DIP) TEE (2 REQ'D.)
21. 4 " COUPLER
22. 4 x 4 " DIP COMPANION FLANGE
23. 2" FLANGED AUTOMATIC AIR-RELEASE VALVE (ARV) WITH 4 " EPOXY COATED STAINLESS STEEL STRAP SADDLE
24. (1) EA. 1" OR 2" (MATCH ARV DISCHARGE) PVC SCH. 80. DISCHARGE LINE FROM ARV's. WITH FITTINGS (FROM ARV's INTO TOP OF VENT)
25. 4 " x 16" LONG CLASS 53 DIP EPOXY LINED PIPE FLANGE x FLANGE
26. 4 " x 4 " EPOXY LINED DI FLANGED REDUCER (IF NEEDED)
27. 4 " x 90° EPOXY LINED DIP FLANGED BEND
28. 4 " x 90° EPOXY LINED DIP FLANGED BEND
29. 4 " CLASS 53 DIP EPOXY LINED PIPE, PLAIN END BY FLANGE END (AS NEEDED)
30. 4 " x 90° EPOXY LINED MJ BEND. (RESTRAINED JOINT AND THRUST BLOCK AS REQUIRED) (2 REQUIRED)

DATE: 07-01-2016	PIPING PLAN & SECTION LEGEND ONE LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-06
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-06-07-Piping Legend.dwg

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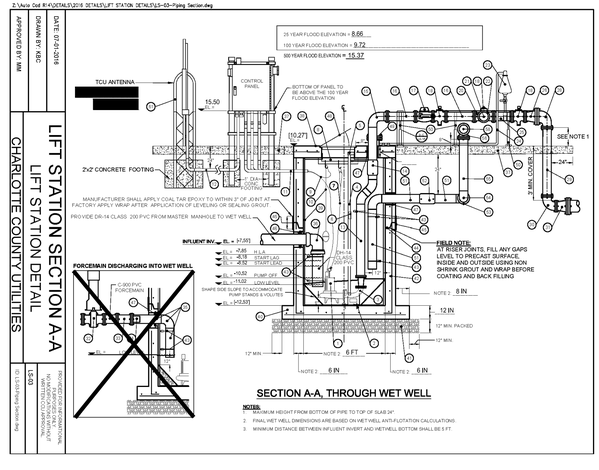

NOTES:
1. MINIMUM HEIGHT FROM BOTTOM OF PIPE TO TOP OF SLAB 24".
2. FINAL WET WELL DIMENSIONS ARE BASED ON WET WELL ANTI-FLOTATION CALCULATIONS.
3. MINIMUM DISTANCE BETWEEN INFLUENT INVERT AND WETWELL BOTTOM SHALL BE 5 FT.

DATE: 07-01-2016	LIFT STATION SECTION A-A LIFT STATION DETAIL	
DRAWN BY: KBC		
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.

LS-03

ID: LS-03-Section A-A.dwg

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

UTILITY PLAN DETAILS III

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	UT-DT III	SRS	GAE	TRR	NTS	13B

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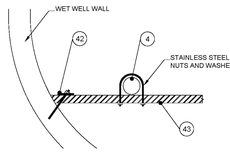
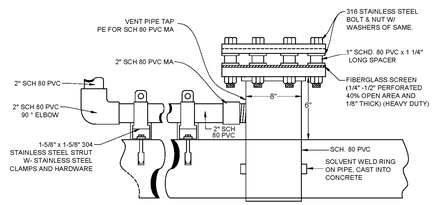


DETAIL 'A'



DETAIL 'B'

DATE: 07-01-2016	DETAILS 'A' AND 'B' LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-04
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-04-Details A-B.dwg

Z:\Work Out 8\HERITAGE\DWG DETAILS\LIFT STATION DETAILS\LS-04 - Details A-B.dwg

PIPING PLAN & SECTION LEGEND (CONTINUED):

31. NA "x NA " MJ REDUCER (IF NEEDED)
32. NA " MJ GATE VALVE
33. NA " CLASS 53 DUCTILE IRON PIPE (DIP) EPOXY LINED SOLID SLEEVE - RESTRAINED JOINT
34. NA " 316 STAINLESS STEEL INSERT
35. NA " HDPE DIPS SDR-11 FUSED 90° ELBOW W/ PLAIN ENDS
36. NA SDR 35 PVC 90° ELBOW
37. 8" MINIMUM POURED IN PLACE CONCRETE SLAB EVEN WITH WET WELL TOP AND TO HAVE A BROOM FINISH
38. PRECAST CONCRETE WET WELL TOP, WITH BROOM FINISH
39. WET WELL LINING
40. PRECAST CONCRETE WET WELL AND BASE
41. PROVIDE 12 INCHES OF COMPACTED CRUSHED STONE OR PEA GRAVEL LEVELING COURSE. COMPACT TO STABILIZE. WET WELL SHALL BE PLACED ON UNDISTURBED SUB-BASE OR 100% COMPACTED CLEAN FILL
42. #5 REBAR AT 12" ON CENTER EACH WAY
43. 1-5/8"x 1-5/8" SLOTTED 12 GAUGE CHANNEL STRUT, TO BE PLACED 6" FROM BOTTOM OF PIPE AND 6" BELOW 90° ELBOW
44. TONGUE AND GROOVE JOINT WITH SEAL
45. WRAP
46. ELASTOMERIC GASKET BOOT
47. "LINK SEAL" MODEL S-316 FOR DIPS / CAST OR CORE BIT DRILLED HOLE, TYPE WALL SLEEVE PIPE SUPPORTS W/ SS BOLTS (2)
48. ACCESS COVER INSTALLED PER MFG. ACTUAL HATCH SIZE TO ACCOMMODATE PUMPS (MIN. 36"x48")
49. STATION VENT - AIR RELEASE VALVE (ARV)
50. STAINLESS STEEL SUPPORT CRADLE (SEE STANDARD LIFT STATION PIPE SUPPORT DETAIL) (4 REQUIRED)
51. 4" " DIPS SDR 11 HDPE FUSED WITH 90° ELBOW W/ PLAIN ENDS
52. 4" " HDPE FUSION COUPLER (IF NEEDED)
53. 4" " 316 STAINLESS STEEL INSERT
54. 4" " x 90° EPOXY LINED MJ BEND. (RESTRAINED JOINT AND THRUST BLOCK AS REQUIRED) (2 REQUIRED)
55. 4" " CLASS 53 DIP EPOXY LINED PIPE, PLAIN END BY FLANGE END (AS NEEDED)
56. 4" " x 90° EPOXY LINED DI FLANGED BEND (2 REQUIRED)
57. 4" "x 4" " DIP COMPANION FLANGE
58. 4" " COUPLER
59. ALL GASKETS SHALL BE 1/8" THICK SBR AS MANUFACTURED BY: U.S. PIPE "FLANGE - TYPE" OR AMERICAN CAST IRON PIPE "TORUSEAL"
60. 1-5/8"x 1-5/8" SLOTTED 12 GAUGE CHANNEL STRUT TO BE PLACED AT 6' INTERVALS ON PIPE LONGER THAN 10 FEET (SEE STANDARD LIFT STATION DETAIL 'A'). IF LESS THAN 10 FEET, PLACE AT MIDPOINT OF PIPE
61. SCADA ANTENNA, TOWER AND FOOTING BY OTHERS

DATE: 07-01-2016	PIPING PLAN & SECTION LEGEND TWO LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-07
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-06-07-Piping Legend.dwg

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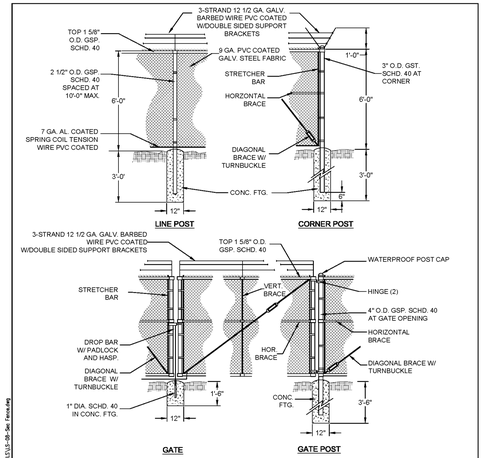

NOTES:

1. DOUBLE GATE TO BE 16'-0" CLEAR OPENING OR AS SPECIFIED.
2. PVC COATED GALVANIZED STEEL WOVEN WIRE FABRIC TO BE STRETCHED TAUT W/STRETCHER BARS AND STRAPS AND FASTENED TOP & BOTTOM AND AT POSTS WITH GALV. PVC COATED PIG RING TIES. AS TO COMPLY WITH ASTM-392 CLASS II.
3. EACH GATE TO BE SECURED OPEN WITH A GATE STOP SET IN CONCRETE.
4. ALL HARDWARE, PIPE AND ACCESSORIES TO COMPLY TO ASTM 1-120,123,153 AND TO BE PVC COATED AND MATCH IN COLOR.
5. COLOR OF FENCING, POSTS, HARDWARE AND BARBED WIRE SHALL BE PVC COATED BLACK, UNLESS APPROVED BY CCU.

DATE: 07-01-2016	SECURITY FENCE LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		LS-08
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: LS-08-Sec Fence.dwg

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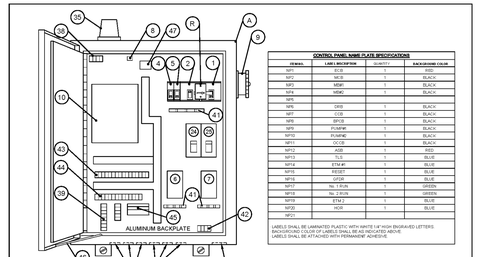
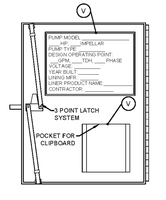


CONTROL PANEL WIRE PLATE SPECIFICATIONS

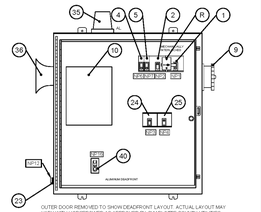
DETAIL	LABEL INSCRIPTION	QUANTITY	BACKGROUND COLOR
MP1	ELB	1	RED
MP2	MCB	1	BLACK
MP3	MSM1	1	BLACK
MP4	MSM2	1	BLACK
MP5			
MP6	DRB	1	BLACK
MP7	CCB	1	BLACK
MP8	BPCB	1	BLACK
MP9	PUMP#1	1	BLACK
MP10	PUMP#2	1	BLACK
MP11	OCCB	1	BLACK
MP12	ASB	1	RED
MP13	TLS	1	BLACK
MP14	ETM #1	1	BLUE
MP15	RESET	1	BLUE
MP16	GFDR	1	BLUE
MP17	No. 1 RUN	1	GREEN
MP18	No. 2 RUN	1	GREEN
MP19	ETM 2	1	BLUE
MP20	HOR	1	BLUE
MP21			

LABELS SHALL BE LAMINATED PLASTIC WITH WHITE 1/4" HIGH ENGRAVED LETTERS. BACKGROUND COLOR OF LABELS SHALL BE AS INDICATED ABOVE. LABELS SHALL BE ATTACHED WITH PERMANENT ADHESIVE.

INTERIOR CONTROL PANEL



BACK OF ENCLOSURE DOOR



OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT. ACTUAL LAYOUT MAY VARY WITH HORSEPOWER AS APPROVED BY CHARLOTTE COUNTY UTILITIES

DEADFRONT DOOR

DATE: 07-01-2016	CONTROL PANEL LAYOUT LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-10
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-10-Control Panel Layout.dwg

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CONTROL PANEL LEGEND

ITEM NO.	ABBREV.	PART	QUANTITY	DESCRIPTION
1	ECB	EMERGENCY CIRCUIT BREAKER	1	SQ-D FAL ____ 3-POLE ____ A
2	MCB	MAIN CIRCUIT BREAKER	1	SQ-D FAL ____ 3-POLE ____ A
3	BPCB	BYPASS CONTROL CIRCUIT BREAKER	1	SQ-D FAL ____ 1-POLE 15 AMP
4	DRB	DUPLEX RECEPTICAL BREAKER W/GFI	1	SQ-D FAL ____ 1-POLE 15 AMP
5	CCB	CONTROL CIRCUIT BREAKER	1	SQ-D FAL ____ 1-POLE 15 AMP
6	MS 1	MOTOR STARTER	1	SQ-D 9536 _____ (SIZE _____)
7	MS 2	MOTOR STARTER	1	SQ-D 9536 _____ (SIZE _____)
8	FL	ALARM FLASHER RELAY	1	SSAC FS-126
9	GR	GENERATOR RECEPTACLE	1	PYLE NATIONAL JRE 4100
10		TCU	1	DATA FLOW SYSTEMS TELEMETRY UNIT
11	LA	LIGHTNING ARRESTER	1	SQ-D #SP3650 650 V, 3PH
12				
13		NOT USED		
14	ETM 1	ELAPSED TIME METER	1	ETIMAC 200-10NG7 ROUND MOUNT
15	ETM 2	ELAPSED TIME METER	1	ETIMAC 200-10NG7 ROUND MOUNT
16	SS	SURGE SUPPRESSOR	1	EDCO HSP - 121 RTRM
17	CPT	CONTROL POWER TRANSFORMER		
18		NOT USED		
19	OL	OVERLOAD HEATER (IN PANEL)		SQ-D _____ ____ ____
20	SF 1	SEAL FAIL RELAY	1	DEVERSIFIED SPM - 120 - AAB - 100K
21	SF 2	SEAL FAIL RELAY	1	DEVERSIFIED SPM - 120 - AAB - 100K
22	OCCB	ODOR CONTROL CIRCUIT BREAKER	1	SQ -D FAL ____ 3 POLE ____ A (IF REQUIRED)
23	ASB	ALARM SILENCE BUTTON	1	SIEMENS-ALLIS 3SB02-PFB10 OR SQ-D SKRRH13
24	MB 1	MOTOR BREAKER PUMP #1	1	SQ-D FAL ____ 3-POLE ____ A
25	MB 2	MOTOR BREAKER PUMP #2	1	SQ-D FAL ____ 3-POLE ____ A
26	SR 1	STARTER RELAY	1	DAYTON 8 - PIN, 120 VAC 50/60 HZ #6Z45 W/SOCKET 3 6X852
27	BPR	BYPASS CONTROL RELAY	3	OMRON 14 PIN MY4AC110/205
28	SR 2	STARTER RELAY	1	DAYTON 8 - PIN, 120 VAC 50/60 HZ #6Z46 W/SOCKET 3 6X852
29	HOA 1	HAND-OFF-AUTO SWITCH	1	SQUARED® SWITCH CS5500H10K5438 CONTACT BLOCK-CT7001KA-1 LEDGEN 9001KND20SP
30	MES	MAINTAINANCE / ENTRY SWITCH	1	SPST SWITCH
31	FR	FLOAT REGULATOR		ROTO-FLOAT TYPE S, LIQUID LEVEL SENSOR
32	TLS	TROUBLE LIGHT SWITCH INT. & EXT.	1	SQ-D SKSF438HD & KA1
33	TL	TROUBLE LIGHT	1	LEVITON 9860 (40 WATT BULB)
34	HOA 2	HAND-OFF-AUTO SWITCH	1	SQUARED® SWITCH CS5500H10K5438 CONTACT BLOCK-CT7001KA-1 LEDGEN 9001KND20SP
35	AL	ALARM LIGHT	1	INGRAM LRX-40 or OHIO ELECTRIC RL-3K
36	AH 1	ALARM HORN	1	ALA-876-N6, EDWARDS 120V
37	AH 2	ALARM HORN	1	ALA-876-N6, EDWARDS 12V
38	TB 3	TERMINAL BLOCK #3	1	SQ-D 58364 4 PT
39	TB5	TERMINAL BLOCK #5	1	SQ-D 58364 12 PT
40	GFDR	GROUND FAULT DUPLEX RECEPTACLE	1	15A ARROW HART OR LEVITON
41	PB	POWER BLOCK	1	BUSSMAN # 16021-3
42	TB 4	TERMINAL BLOCK #4	1	SQ-D 58364 6 PT
43	TB 2	TERMINAL BLOCK #2 (RTU)	1	SUPPLIED BY DFS
44	TB 1	TERMINAL BLOCK #1	1	SQ-D 58364 33 PT
45	BATT	BATTERY	1	
46		DOOR BAR WIND RESTRAINT.	1	
47	NB	NEUTRAL BLOCK	1	GB-1 WEIDMULLER
48	BUAC	BATTERY BACKUP MODULE	1	
49	MC	MOUNTING CHANNEL	4	SQ-D 9080GH112
50	XFMR	TRANSFORMER	1	MICRON, 3100LP7JK

DATE: 07-01-2016	CONTROL PANEL LEGEND LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-11
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-11-Control Panel Legend.dwg

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CONTROL PANEL MOUNTING NOTES

A. THE CONTROL PLANEL ENCLOSURE SHALL HAVE A PAD LOCKABLE HASP AND A THREE PO INT LATCH SYSTEM AND WIND RESTRAINER ARM THAT INCLUDES HARDWARE TO RESTRA IN THE DEAD FRONT DOOR WHEN OPENED. THE HASP AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL.

B. TWO (2) 4 INCH DIAMETER SCHEDULE 80 ALUMINUM PIPES WITH 4 INCH WELDED ALUMINUM CAPS SHALL BE ANCHORED IN CONCRETE FROM 3 INCHES BELOW THE BOTTOM OF THE P IPE TO 12 INCHES BELOW THE FINISHED GRADE.

C. THREE (3) "EYE" EXPLOSION PROOF CLASS 1 SEAL-OFF 2 INCH DIAMETER SEAL WITH NON-HARDENING CONDUIT SEALANT AS APPROVED BY THE MANUFACTURER FOR A TEMPORARY SEAL.

D. THE ALUMINUM PIPES SHALL INCLUDE TYPE 316 STAINLESS STEEL H-1 7/8 INCH CHANNEL STRUT C/W TYPE 316 STAINLESS STEEL DISSIMILAR METALS SHALL BE ISOLATED WITH RUBBER GASKETS.

E. PLASTIC WARNING LABEL STATING "DANGER HIGH VOLTAGE" SHALL BE INSTALLED ON THE OUTSIDE OF THE ENCLOSURE DOOR AND BE SECURED TO THE DOOR WITH ADHESIVE OR CEMENT.

F. TWO (2) INCH CONDUIT AND WIRING BETWEEN THE FPL METER CAN AND THE SAFETY DISCONNECT PANEL AND THE CONTROL PANEL.

G. UNDERGROUND SCH 80 CONDUIT AND WIRING BETWEEN THE FPL METER CAN AND THE FPL HAND HOLE.

H. FUSED SAFETY DISCONNECT IN A NEMA 4X ENCLOSURE WITH A LOCKING PLATE. INSTALL AN EXTERNAL LIGHTING ARRESTOR. POWER FROM THE CONTROL PANEL SHALL EXIT THE ENCLOSURE FROM THE UNDERS IDE.

I. THREE (3) 2" CONDUIT AND WIRING BETWEEN THE MCC AND THE WETWELL FROM THE TOP OF THE SWEEP TO THE MCC SHALL BE PVC SCH 80 ELECTRICAL GRADE AND FROM THE TOP OF THE SWEEP TO THE INSIDE OF THE WETWELL SHALL BE SCHEDULE 80 PVC.

J. ¾" GALVANIZED STEEL PIPE WITH TWO (2) 90 DEGREE BENDS TO THE BACKFLOW PREVENTION DEVICE AND THE HOSE BIB.

K. ¾" POLYETHYLENE PIPING FROM THE WATER METER AND THE WATER SERVICE.

L. CONCRETE SLAB.

M. WORM DRIVE CLAMPS. (3 MINIMUM)

N. ONE (1) NUMBER 6 WIRE GROUND IN ½" SCHEDULE 80 PVC.

O. GROUND ROD.

P. THREADED RIGID TYPE 316 STAINLESS STEEL CONDUIT SIZED AS REQUIRED BY FULL LOAD AMPERAGE.

Q. CAST ALUMINUM TYPE LB FITTING WITH ALUMINUM CAP.

R. HEAVY DUTY MECHANICAL INTERLOCK FOR EMERGENCY POWER TRANSFER.

S. PANDUIT TO BE FILLED TO ONLY 50% CAPACITY.

T. IF REQUIRED, ONE (1) INCH PVC AND TYPE 316 STAINLESS STEEL CONDUIT BETWEEN THE CONTROL PANEL AND THE TCU CONTROL PANEL ENCLOSURE, THE AREA LIGHT, THE STAND-BY GENERATOR, AND/OR THE ODOR CONTROL IN ACCORDANCE WITH THE ENGINEERING DRAWINGS.

U. ALL INTERNAL MCC WIRING SHALL BE STRANDED WIRE AND PERMANENTLY NUMBERED.

V. PLASTIC LIFT STATION LABEL AND POCKET FOR CLIP BOARD, PROVIDED AND INSTALLED BY THE CONTRACTOR ON THE BACK OF THE CONTROL PANEL ENCLOSURE DOOR USING AN ADHESIVE OR CEMENT.

DATE: 07/01/2016	CONTROL PANEL MOUNTING NOTES LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-12
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-12-Control Panel Notes.dwg

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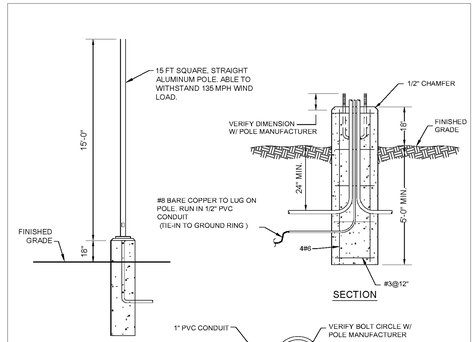

NOTE: EXACT SIZE TO BE VERIFIED WITH MANUFACTURER BASED UPON POLE MANUFACTURER'S REQUIREMENTS FOR 135 MPH WIND LOAD.

AREA LIGHT: RUUD CAT. # VFT1492-M
250W METAL HALIDE, 277V. DARK BRONZE.

POLE: RUUD CAT. # PAAS15C1BZ
15'-0" SQUARE; STRAIGHT ALUMINUM POLE, DARK BRONZE. (135 mph WIND LOAD CAPACITY)

NOTE: YARD LIGHT DETAIL (FOR SERVICE ONLY)

DATE: 07-01-2016	YARD LIGHT LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-13
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-13- Yard Light.dwg

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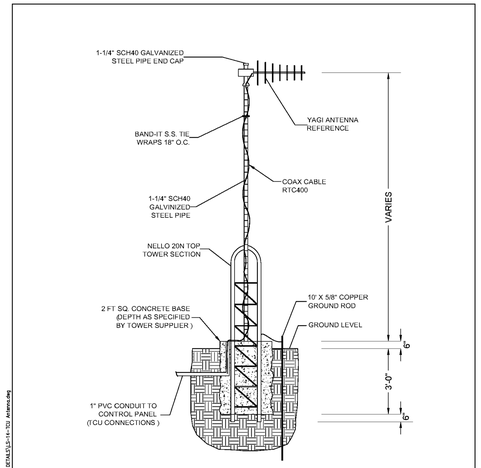

NOTE:
1. SEE ENGINEERING PLANS FOR LOCATION OF TCU.

DATE: 7/01/2016	TCU ANTENNA LIFT STATION DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: KBC		LS-14
APPROVED BY: MM	CHARLOTTE COUNTY UTILITIES	ID: LS-14-TCU Antenna.dwg

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NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

UTILITY PLAN DETAILS IV

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	UT-DT IV	SRS	GAE	TRR	NTS	13C

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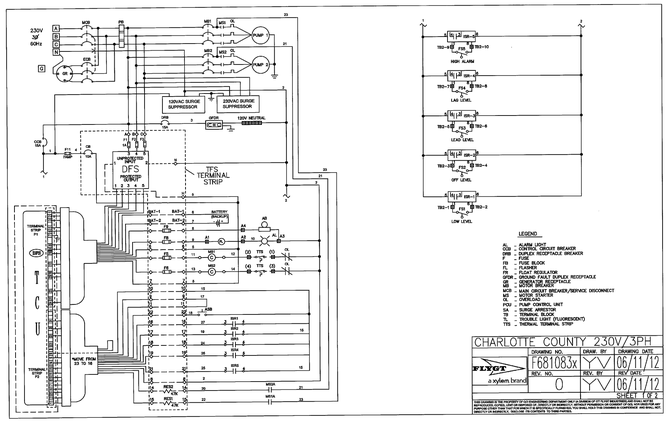
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PS
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PUMP
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FU2
120VAC SURGE SUPPRESSOR
240VAC SURGE SUPPRESSOR
GFCR
120V NEUTRAL
CR
UNSWITCHED HOT
SWITCHED HOT
DFS
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HIGH ALARM
LAG LEVEL
LOAD LEVEL
OFF LEVEL
LOW LEVEL
NOTE: FROM 23 TO 19
NOTE: FROM 23 TO 18
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MR1NC
MR1COM
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MR2NC
MR2COM
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MR1B
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MR1C
MR2C
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PHASE 1 - SANITARY SEWER RECORD POINT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
224	898785.330	645748.623	6.55	4" 45° BEND
225	898835.299	645699.184	6.43	4" PVC FORCEMAIN
226	898893.804	645641.518	6.48	4" 45° BEND
227	898894.525	645608.051	6.62	4" 45° BEND
228	898889.004	645603.201	5.41	4" 45° BEND
2200	898884.947	645169.330	7.31	6" CLEAN OUT
2201	898769.373	645749.457	6.57	4" 45° BEND
2202	898604.830	645587.628	6.02	4" 45° BEND
2203	898591.363	645587.751	5.54	4" 45° BEND
2204	898520.209	645659.764	5.58	4" PVC FORCEMAIN
2205	898473.510	645759.183	6.22	4" GATE VALVE
2206	898471.916	645761.430	5.41	20"X4"X20" TEE
2207	898605.214	645641.667	11.82	6" CLEAN OUT
2208	898327.652	645129.166	9.16	6" CLEAN OUT
2235	898267.522	645274.648	10.92	SANITARY MANHOLE
2253	898275.443	644632.901	7.39	SANITARY MANHOLE
2254	898326.584	644720.693	7.78	SANITARY MANHOLE
2255	898345.943	644897.893	9.75	SANITARY MANHOLE
2256	898326.342	645078.662	9.12	SANITARY MANHOLE
2264	898247.061	645218.731	10.32	SANITARY MANHOLE
2317	898578.096	645583.763	10.40	SANITARY MANHOLE
2452	898904.385	645089.423	7.59	SANITARY MANHOLE
2467	898875.191	645589.611	10.42	SANITARY MANHOLE
2468	898910.123	645589.357	9.95	SANITARY MANHOLE
2470	898910.468	645651.568	9.77	SANITARY MANHOLE
2479	898772.967	645766.065	10.53	SANITARY MANHOLE
2811	898877.839	645600.671	12.66	4" 90° BEND
2812	898877.967	645602.832	12.67	4" 90° BEND
2813	898878.245	645601.906	7.93	4" 90° BEND
2815	898875.739	645601.715	10.27	CL LIFT STATION
2851	898721.199	645703.207	7.92	4" PVC FORCEMAIN
2973	898881.858	645600.420	13.31	4" GATE VALVE
2974	898882.009	645602.597	13.30	4" GATE VALVE
2975	898887.751	645601.174	13.31	4" GATE VALVE
2976	898888.661	645601.146	12.70	4" 90° BEND
2977	898884.755	645602.358	12.68	4" 90° BEND
2978	898884.716	645600.242	12.63	4"X4"X4" TEE
2979	898884.841	645601.331	12.63	4"X4"X4" TEE
2980	898926.555	645164.291	7.48	6" CLEAN OUT
2981	898928.601	645284.153	8.12	6" CLEAN OUT
2982	898885.753	645289.567	7.95	6" CLEAN OUT
2983	898887.459	645409.589	9.22	6" CLEAN OUT
2984	898928.990	645404.431	9.59	6" CLEAN OUT
2985	898930.164	645524.517	9.96	6" CLEAN OUT
2986	898888.467	645529.643	9.92	6" CLEAN OUT
2987	898931.249	645644.076	9.70	6" CLEAN OUT
2988	898902.675	645752.235	9.75	6" CLEAN OUT
2989	898802.999	645794.145	10.26	6" CLEAN OUT
2990	898733.019	645707.859	10.74	6" CLEAN OUT
2991	898691.220	645725.103	10.79	6" CLEAN OUT
2992	898647.437	645622.941	10.20	6" CLEAN OUT
2993	898520.509	645557.281	10.66	6" CLEAN OUT
2994	898525.578	645500.986	10.40	6" CLEAN OUT
2995	898436.538	645471.533	10.06	6" CLEAN OUT
2996	898440.029	645415.663	10.18	6" CLEAN OUT
2997	898351.359	645386.632	10.23	6" CLEAN OUT
2998	898355.072	645331.553	10.28	6" CLEAN OUT
2999	898251.935	645287.471	10.64	6" CLEAN OUT
3000	898241.351	645174.148	9.68	6" CLEAN OUT
3001	898350.790	645061.171	8.80	6" CLEAN OUT
3002	898365.099	644944.706	9.32	6" CLEAN OUT
3003	898363.456	644826.966	8.60	6" CLEAN OUT
3004	898345.554	644712.310	7.25	6" CLEAN OUT
3005	898290.174	644618.453	7.10	6" CLEAN OUT
3006	898237.260	644624.361	10.03	6" CLEAN OUT

PHASE 1 - WATERMAIN RECORD POINT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
2545	898926.306	645471.750	7.20	8"X1"X8" TAPPING SADDLE
2829	898925.474	645069.751	7.46	1" POLYTUBE WATER SERVICE
2830	898928.126	645342.911	9.01	1" POLYTUBE WATER SERVICE
2831	898887.611	645349.121	9.05	2" POLYTUBE WATER SERVICE
2833	898888.701	645469.185	10.56	2" POLYTUBE WATER SERVICE
2835	898929.425	645471.693	10.37	1" POLYTUBE WATER SERVICE
2836	898930.407	645583.944	10.11	1" POLYTUBE WATER SERVICE
2840	898925.595	645711.375	9.86	1" POLYTUBE WATER SERVICE
2841	898776.853	645745.578	10.90	2" POLYTUBE WATER SERVICE
2842	898750.147	645777.837	11.06	1" POLYTUBE WATER SERVICE
2844	898649.331	645682.636	11.40	1" POLYTUBE WATER SERVICE
2845	898690.620	645665.982	11.29	2" POLYTUBE WATER SERVICE
2847	898605.636	645581.498	11.00	2" POLYTUBE WATER SERVICE
2848	898574.021	645639.581	10.65	6" GATE VALVE
2850	898572.123	645637.466	13.53	6" FIRE HYDRANT
2855	898498.582	645735.979	12.25	8" 45° BEND
2856	898497.322	645728.437	11.67	8" SAMPLE POINT
2858	898465.191	645771.666	11.80	8" GATE VALVE
2868	898479.885	645513.982	10.81	1" POLYTUBE WATER SERVICE
2869	898482.447	645458.727	10.85	2" POLYTUBE WATER SERVICE
2872	898394.520	645428.630	10.38	1" POLYTUBE WATER SERVICE
2873	898397.482	645374.306	10.52	2" POLYTUBE WATER SERVICE
2874	898309.135	645344.160	10.65	1" POLYTUBE WATER SERVICE
2875	898295.276	645330.542	10.68	1" POLYTUBE WATER SERVICE
2876	898312.164	645289.259	10.89	2" POLYTUBE WATER SERVICE
2877	898227.540	645237.940	10.46	1" POLYTUBE WATER SERVICE
2879	898287.661	645115.544	8.93	1" POLYTUBE WATER SERVICE
2880	898335.638	645112.369	9.17	2" POLYTUBE WATER SERVICE
2881	898359.626	645002.955	9.27	2" POLYTUBE WATER SERVICE
2884	898366.171	644885.752	9.56	2" POLYTUBE WATER SERVICE
2888	898278.695	644667.886	7.15	1" POLYTUBE WATER SERVICE
2889	898234.486	644622.284	7.02	1" POLYTUBE WATER SERVICE
5122	898493.461	645732.304	6.34	4" 45° BEND
5126	898485.563	645690.618	6.25	4" 45° BEND

PHASE 1 - WATERMAIN RECORD POINT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
177	898242.553	644623.914	5.57	8" GATE VALVE
179	898285.920	644675.390	2.52	8" 45° BEND
180	898294.170	644692.577	2.68	8" 45° BEND
181	898298.655	644702.742	3.50	8" 45° BEND
182	898292.380	644718.602	3.12	8" 45° BEND
183	898313.714	644831.992	4.49	8" PVC WATERMAIN
184	898314.723	644874.506	7.57	6" GATE VALVE
185	898305.819	644874.544	12.44	6" FIRE HYDRANT
189	898315.927	644893.865	7.18	8" GATE VALVE
190	898308.014	645025.818	5.37	8" PVC WATERMAIN
191	898301.734	645066.055	5.43	8" 45° BEND
193	898245.892	645167.756	5.80	8" 45° BEND
195	898219.362	645233.584	13.45	6" FIRE HYDRANT
196	898227.842	645228.356	10.30	1" POLYTUBE WATER SERVICE
198	898229.212	645232.727	8.78	6" GATE VALVE
199	898230.233	645233.189	7.75	8"X6"8" TEE
200	898230.358	645224.801	7.80	8" 45° BEND
209	898354.775	644768.266	8.22	2" POLYTUBE WATER SERVICE
210	898322.439	644661.851	5.82	2" POLYTUBE WATER SERVICE
211	898831.574	645787.660	7.43	8" PVC WATERMAIN
212	898855.957	645783.288	10.93	1" POLYTUBE WATER SERVICE
215	898597.129	645626.692	8.75	8" GATE VALVE
216	898588.112	645617.799	8.51	8" GATE VALVE
218	898476.913	645506.690	7.36	8" PVC WATERMAIN
220	898564.644	645542.633	10.65	2" POLYTUBE WATER SERVICE
229	898890.915	645577.743	9.45	2" POLYTUBE WATER SERVICE
232	898888.281	645230.262	6.60	2" POLYTUBE WATER SERVICE
233	898885.142	645111.970	7.56	2" POLYTUBE WATER SERVICE
234	898921.875	645074.290	5.35	8" GATE VALVE
235	898923.692	645104.354	8.55	1" POLYTUBE WATER SERVICE
236	898925.899	645223.432	6.72	1" POLYTUBE WATER SERVICE
237	898923.724	645242.800	4.95	8" PVC WATERMAIN
239	898924.924	645382.232	5.37	8" PVC WATERMAIN
240	898928.253	645460.024	10.09	1" POLYTUBE WATER SERVICE
241	898936.190	645464.280	13.29	6" FIRE HYDRANT
242	898927.707	645465.157	8.71	6" GATE VALVE
243	898926.171	645464.354	7.25	8"X6"8" TEE
247	898928.360	645693.865	10.32	1" POLYTUBE WATER SERVICE
249	898926.998	645687.756	6.99	8" PVC WATERMAIN
250	898922.811	645159.645	4.83	8" PVC WATERMAIN
251	898927.526	645538.405	7.06	8" PVC WATERMAIN
252	898928.028	645620.474	6.85	8" PVC WATERMAIN
253	898737.069	645764.854	7.44	8" PVC WATERMAIN
254	898666.868	645696.120	7.43	8" PVC WATERMAIN
255	898898.079	645753.748	7.12	8" PVC WATERMAIN
256	898535.626	645565.356	7.39	8" PVC WATERMAIN
257	898415.176	645445.163	7.45	8" PVC WATERMAIN
258	898352.540	645382.740	7.55	8" PVC WATERMAIN
259	898284.111	645314.543	7.64	8" PVC WATERMAIN
260	898315.651	644947.478	5.99	8" PVC WATERMAIN
261	898292.851	645113.903	5.59	8" PVC WATERMAIN
2178	898316.067	644874.710	6.61	8"X6"8" TEE
2505	898279.223	644667.441	3.04	8"X1"X8" TAPPING SADDLE
2506	898287.821	644679.350	2.56	8"X2"X8" TAPPING SADDLE
2507	898303.771	644779.144	3.85	8"X2"X8" TAPPING SADDLE
2508	898315.989	644885.387	6.59	8"X2"X8" TAPPING SADDLE
2509	898311.769	644997.559	5.63	8"X2"X8" TAPPING SADDLE
2510	898297.309	645101.296	5.54	8"X2"X8" TAPPING SADDLE
2511	898230.305	645228.393	7.78	8"X1"X8" TAPPING SADDLE
2512	898231.176	645236.976	7.75	8"X1"X8" TAPPING SADDLE
2513	898285.543	645315.971	7.64	8"X2"X8" TAPPING SADDLE
2514	898297.711	645328.098	7.63	8"X1"X8" TAPPING SADDLE
2515	898311.171	645341.512	7.61	8"X1"X8" TAPPING SADDLE
2516	898370.871	645401.008	7.52	8"X2"X8" TAPPING SADDLE
2517	898396.547	645426.597	7.48	8"X1"X8" TAPPING SADDLE
2518	898455.708	645485.557	7.39	8"X2"X8" TAPPING SADDLE
2519	898482.048	645511.814	7.36	8"X1"X8" TAPPING SADDLE
2520	898538.838	645568.491	7.40	8"X2"X8" TAPPING SADDLE
2521	898578.808	645608.380	7.42	8"X2"X8" TAPPING SADDLE
2522	898651.330	645680.629	7.43	8"X1"X8" TAPPING SADDLE
2523	898663.734	645692.981	7.43	8"X2"X8" TAPPING SADDLE
2524	898751.890	645774.734	7.43	8"X1"X8" TAPPING SADDLE
2525	898754.337	645776.072	7.43	8"X2"X8" TAPPING SADDLE
2526	898855.468	645781.939	7.36	8"X1"X8" TAPPING SADDLE
2527	898922.788	645710.540	7.06	8"X1"X8" TAPPING SADDLE
2528	898926.392	645693.607	7.01	8"X1"X8" TAPPING SADDLE
2529	898291.378	645117.252	5.59	8"X1"X8" TAPPING SADDLE
2530	898927.809	645583.959	6.81	8"X1"X8" TAPPING SADDLE
2531	898927.770	645577.521	13.62	8"X2"X8" TAPPING SADDLE
2532	898926.247	645468.498	7.22	8"X2"X8" TAPPING SADDLE
2533	898926.106	645460.098	7.20	8"X1"X8" TAPPING SADDLE
2534	898924.636	645348.803	5.27	8"X2"X8" TAPPING SADDLE
2535	898924.592	645343.722	5.25	8"X1"X8" TAPPING SADDLE
2536	898923.582	645229.874	4.93	8"X2"X8" TAPPING SADDLE
2537	898923.511	645223.376	4.92	8"X1"X8" TAPPING SADDLE
2538	898922.284	645111.562	4.74	8"X2"X8" TAPPING SADDLE
2539	898922.205	645104.370	4.73	8"X1"X8" TAPPING SADDLE
2541	898593.321	645622.862	7.84	8"X8"X8" TEE
2542	898575.382	645640.815	9.97	8"X6"8" TEE
2543	898497.046	645719.402	11.22	8" 45° BEND
2544	898464.851	645772.053	11.03	16"X8"X16" TAPPING SADDLE

NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.148'

CCU PROJECT NUMBER: 21-1028

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

WILMINGTON LAND COMPANY
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240
PHONE: 941-328-1142

NO.	DATE	REVISION DESCRIPTION	BY

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

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

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA LICENSE # 92103

RECORD COORDINATE TABLES

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-9-2023	3127M	_TABLES	SRS	GAE	TRR	NTS	14

S:\JOBS\3127M\3127M\ENGINEERING\RECORD DRAWINGS\UTILITIES\3127M - 14-TABLES.DWG 8/24/2023 3:10 PM TODD VANA

Attachment 9

Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System

From:	no-reply@dep.state.fl.us
To:	Heather Polito
Cc:	SD_newapps@floridadep.gov; mneal@nealcommunities.com; dave.watson@charlottecountyfl.gov; dave.watson@charlottecountyfl.gov; Steve Sonberg; Heather Polito
Subject:	Wastewater Notification Received - Facility ID: FLA014083
Date:	Friday, September 15, 2023 9:48:46 AM
Attachments:	ATT00001.bin

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Notification Submission

September 15, 2023

Heather Polito

CHARLOTTE COUNTY UTILITIES - BURNT STORE WWTP - FLA014083
17430 BURNT STORE RD
PUNTA GORDA, FL

This is to acknowledge that your Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System was received on **September 15, 2023**.

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:	44562-055-DWC/CG
Project Name:	Heritage Station
Project Location:	15351 Burnt Store Road, Punta Gorda, FL 33955
Permittee:	Wilmington Land Company
Collection System Owner:	Charlotte County Utilities
Treatment Facility:	CHARLOTTE COUNTY UTILITIES - BURNT STORE WWTP - FLA014083
Clearance Type:	Partial Clearance
Submitter Indicated Substantial Deviations?:	No

Substantial Deviations (when applicable):

Attachments:
File Description: FDEP Plans
File Name: 02_3127M PH1 SS RECORD DRAWINGS 2023-08-24_DS.pdf
File Hash: dc032577fadeba32e53921b4b575f01658efa441a1726d38c95a53c83e5b69f7
Attachments:
File Description: FDEP Wastewater Cert
File Name: 01_3127M FDEP Part. Sewer Cert.pdf
File Hash: 737e9fcdfd150cbaa67c41bc890c964814da681bfc161034f144b42c7593f7ff

All files related to your facility may be viewed at our Departmental Information Portal:
https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA014083/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.

Attachment 10

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 - PARTIAL

September 7, 2023

Wilmington Land Company
Pamela Curran, Vice President
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
mneal@nealcommunities.com

Clearance Type: Partial
Charlotte County
Permit Number: 288914-015-DSGP
PWS Name: Burnt Store Reverse Osmosis Water Treatment Plant
PWS ID: 6080318
Project Name: Heritage Station – Phase 1
Project Location: 15351 Burnt Store Rd., Punta Gorda, 33955

Dear Pamela Curran,

This letter acknowledges receipt of the certification, dated September 7, 2023, for the subject water distribution system extension. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials for the partial work described below 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 partially clearing the system for service. Separate clearance is required for the remainder of the project.

Partial clearance limited to: 130 Single family lots, consisting of 5,788 LF of 8-inch PVC (DR-18) watermain, and 56 LF of 6-inch PVC (DR-18) watermain.

If you have any questions or comments regarding this partial clearance, please contact Brian Eastham by telephone at 239-344-5616 or by email at Brian.Eastham@FloridaDEP.gov.

Sincerely,

Nolin Moon
Environmental Administrator
Florida Department of Environmental Protection
cc:
E. David Watson, P.E., Charlotte County Utilities, david.watson@charlottecountyfl.gov
Steven R. Sonberg, P.E., P.S.M., Banks Engineering, ssonberg@bankseng.com

Attachment 11

Public Works Department Approval

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA

OPINION OF PROBABLE COST - BOND REDUCTION #1

PROJECT No. 3127M

27-Oct-23

APPROVED

By Roy Benjamin at 4:09 pm, Oct 29, 2023

Item No.	Description	Quantity	Unit	Unit Price	Extension
	EARTHWORK AND GRADING				
A-1	Silt Fence / Erosion Control	176	LF	$2.80	$492.80
				SUBTOTAL=	**492.80**
	STORM DRAINAGE				
B-1	Type "D" Inlet	2	EA	$6,800.00	$13,600.00
B-2	Type "VG" Inlet	8	EA	$7,900.00	$63,200.00
B-3	24" Yard Drain W/ 12" Grate	7	EA	$4,600.00	$32,200.00
B-4	15" ADS Pipe	1,175	LF	$52.00	$61,100.00
B-5	18" ADS Pipe	563	LF	$76.00	$42,788.00
B-6	24" ADS Pipe	305	LF	$98.00	$29,890.00
B-7	18" R.C.P.	47	LF	$96.00	$4,512.00
B-8	24" R.C.P.	248	LF	$124.00	$30,752.00
B-9	30" R.C.P.	320	LF	$176.00	$56,320.00
B-10	36" R.C.P.	324	LF	$197.00	$63,828.00
				SUBTOTAL=	**$398,190.00**
	ROADWAY & SIDEWALKS				
C-1	1-1/4" Asphalt Type S-I (1st Lift)	5,712	SY	$9.60	$54,835.20
C-2	3/4" Asphalt Type S-III (2nd Lift)	11,779	SY	$8.20	$96,587.80
C-3	8" Shell Base LBR 100	5,712	SY	$11.40	$65,116.80
C-4	12" Subgrade LBR 40	7,314	SY	$4.80	$35,107.20
C-5	Type "V" Curb	4,943	LF	$15.60	$77,110.80
C-6	4" Thick Concrete Sidewalk (5' Wide)	1,415	SY	$52.00	$73,580.00
C-7	12" Sidewalk Subgrade (LBR-40)	1,607	SY	$4.80	$7,713.60
C-8	Sod (Along Side Roads, Sidewalks and Swales, etc.)	6,707	SY	$2.80	$18,779.60
C-9	Seed and Mulch (Housing Tracts, Playgrounds, etc..)	11	AC	$1,400.00	$15,400.00
				SUBTOTAL=	**$444,231.00**
	UTILITIES				
	POTABLE WATER DISTRIBUTION				
D-1	8" DR-18 C900 PVC Potable Watermain & Fittings	3,293	LF	$42.00	$138,306.00
D-2	8" Gate Valve	6	EA	$2,400.00	$14,400.00
D-3	Single Water Service	22	EA	$950.00	$20,900.00
D-4	Double Water Service	26	EA	$1,100.00	$28,600.00
D-5	6" Fire Hydrant Assembly	4	EA	$5,500.00	$22,000.00
D-6	Bacteriological Sample Point	1	EA	$1,400.00	$1,400.00
D-7	Connect to Watermain	1	EA	$6,200.00	$6,200.00
D-8	Locator Balls & Tape	69	EA	$32.50	$2,242.50
				SUBTOTAL=	**$234,048.50**

HERITAGE STATION

CHARLOTTE COUNTY, FLORIDA
OPINION OF PROBABLE COST - BOND REDUCTION #1
PROJECT No. 3127M
27-Oct-23

Item No.	Description	Quantity	Unit	Unit Price	Extension
	WASTEWATER DISTRIBUTION				
E-1	8" Sewer, SDR 26 (0' - 6')	667	LF	$42.00	$28,014.00
E-2	8" Sewer, SDR 26 (6' - 8')	250	LF	$50.00	$12,500.00
E-3	8" Sewer, SDR 26 (8' - 10')	406	LF	$55.00	$22,330.00
E-4	8" Sewer, SDR 26 (10' - 12')	484	LF	$68.00	$32,912.00
E-5	8" Sewer, SDR 26 (12'-14')	234	LF	$86.00	$20,124.00
E-6	Sanitary Sewer Manhole (0' - 6')	3	EA	$10,200.00	$30,600.00
E-7	Sanitary Sewer Manhole (6' - 8')	2	EA	$11,700.00	$23,400.00
E-8	Sanitary Sewer Manhole (8' -10')	3	EA	$13,500.00	$40,500.00
E-9	Sanitary Sewer Manhole (10'-12')	1	EA	$15,000.00	$15,000.00
E-10	Single Sanitary Service	4	EA	$1,100.00	$4,400.00
E-11	Double Sanitary Service	35	EA	$1,300.00	$45,500.00
E-12	All Locator Balls and Marking Tape	45	EA	$32.50	$1,462.50
				SUBTOTAL=	**$276,742.50**
	CONSTRUCTION SUBTOTAL =				**$1,353,704.80**
	MISCELLANEOUS				
F-1	Testing	1	LS	$15,000.00	$15,000.00
				SUBTOTAL=	**$15,000.00**
				CONSTRUCTION TOTAL =	**$1,368,704.80**
				10% CONSTRUCTION CONTINGENCY =	**$136,870.48**
				CONSTRUCTION TOTAL WITH CONTINGENCY =	**$1,505,575.28**

CONSTRUCTION TOTAL WITH CONTINGENCY = $1,505,575.28

APPROVED
By Roy Benjamin at 4:09 pm, Oct 29, 2023