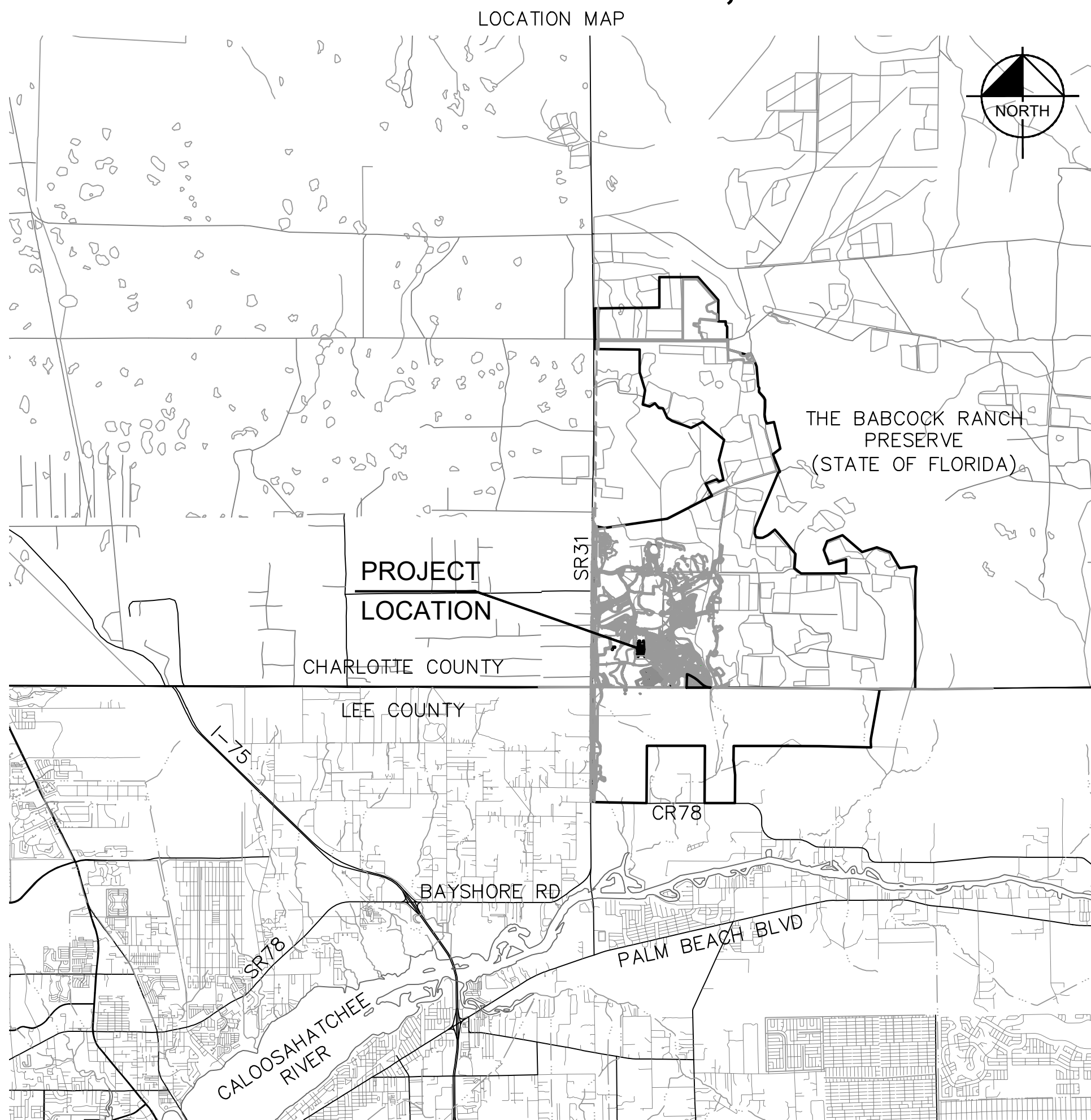


CONSTRUCTION PLANS FOR TOWNWALK

FEBRUARY 16, 2023
LOCATED IN SECTIONS 31,
TOWNSHIP 42S, RANGE 26E
CHARLOTTE COUNTY, FLORIDA



PROPERTY INFORMATION

FOLIO #	422631411010
ORDINANCE #	2006-058
ZONING	BOZD

Sheet List Table

SHEET NUMBER	SHEET TITLE
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APPLICANT:
PARK SQUARE ENTERPRISES, LLC
5200 VINELAND RD SUITE 200
ORLANDO, FL 32811
PHONE: 407-529-3048

ENGINEER:
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FORT MYERS, FLORIDA 33901
PHONE: 239-271-2650
CONTACT: DAVID K. MERCER, P.E.

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

ENVIRONMENTAL CONSULTANT:
HORNER ENVIRONMENTAL PROFESSIONALS, INC.
4252 HAY ROAD
LUTZ, FLORIDA 33559
PHONE: (813) 907-9500
CONTACT: W. PERRY HORNER

UTILITY COMPANIES:

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

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

GAS
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P.O. BOX 2562
TAMPA, FL 33601
PHONE: (813) 275-3700

TELEPHONE
CENTURY LINK, INC.
1020 EL JOBEAN RD.
PORT CHARLOTTE, FL 33948
PHONE: (941) 629-9311

CABLE TELEVISION
CENTURY LINK, INC.
1020 EL JOBEAN RD.
PORT CHARLOTTE, FL 33948
PHONE: (941) 629-9311

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

CALL 2 WORKING DAYS
BEFORE YOU DIG



IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

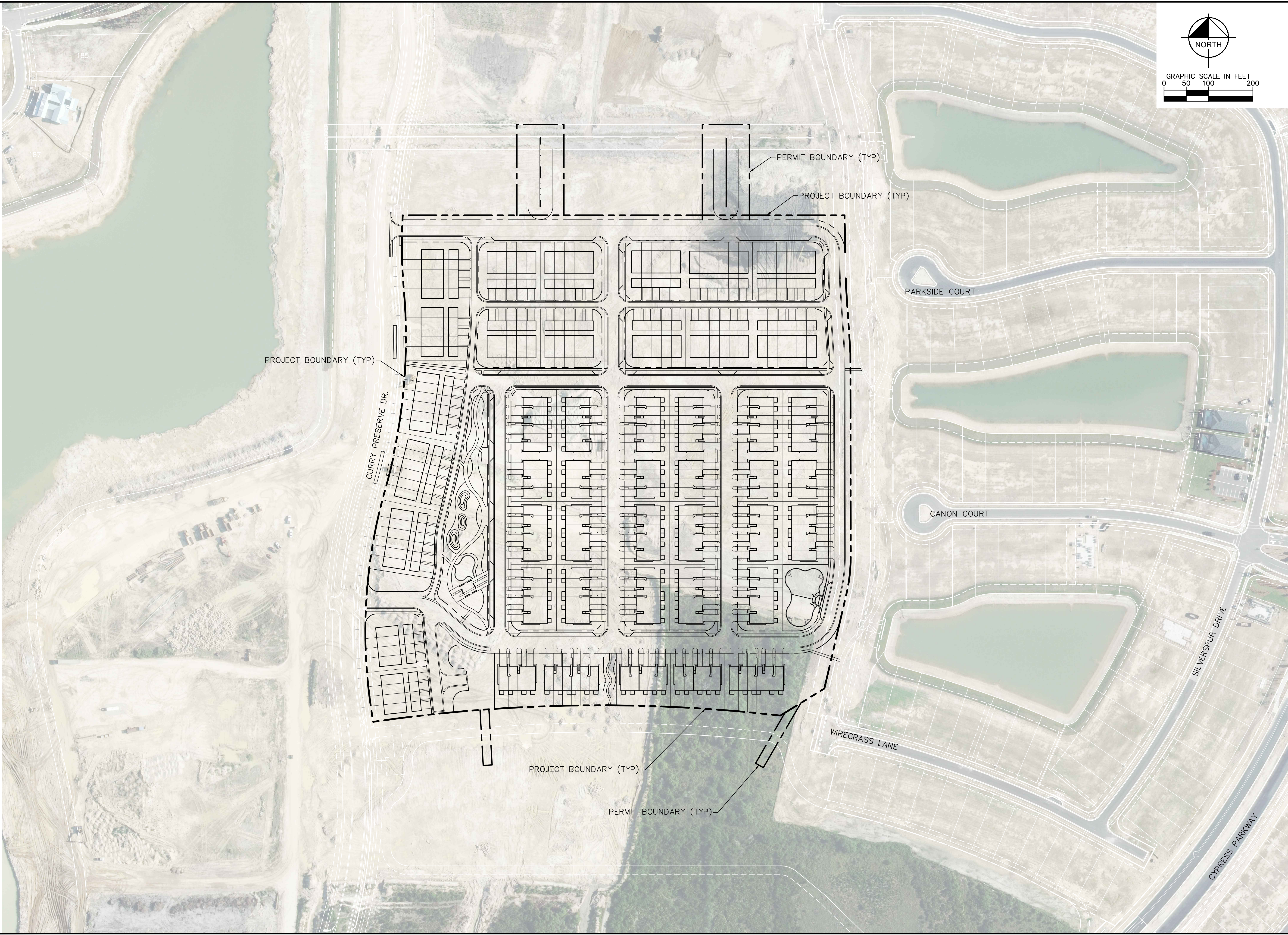
PREPARED BY
Kimley»Horn

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DAVID K. MERCER, P.E.
FLORIDA P.E. LICENSE NUMBER # 90785
CA # 00000696

DATE

Settled By: Long, Iyer Sheet: SERIC-TOWNHOMES 148265011 - Bbbcock Ranch Townhomes/CAD/PlanSheets-C-03 AERIAL LOCATION.dwg
 C3 January 24, 2023 05:05:00pm
 R: N: M: Civil 148265011 - Bbbcock Ranch Townhomes/CAD/PlanSheets-C-03 AERIAL LOCATION.dwg
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KHA PROJECT 148265011	DATE JANUARY 24, 2023
SCALE AS SHOWN	DESIGNED BY KHA
	DRAWN BY KHA
	CHECKED BY ANW

AERIAL LOCATION MAP

TOWNWALK
PREPARED FOR
PARK SQUARE ENTERPRISES, LLC

CHARLOTTE COUNTY FLORIDA

SHEET NUMBER
C-03

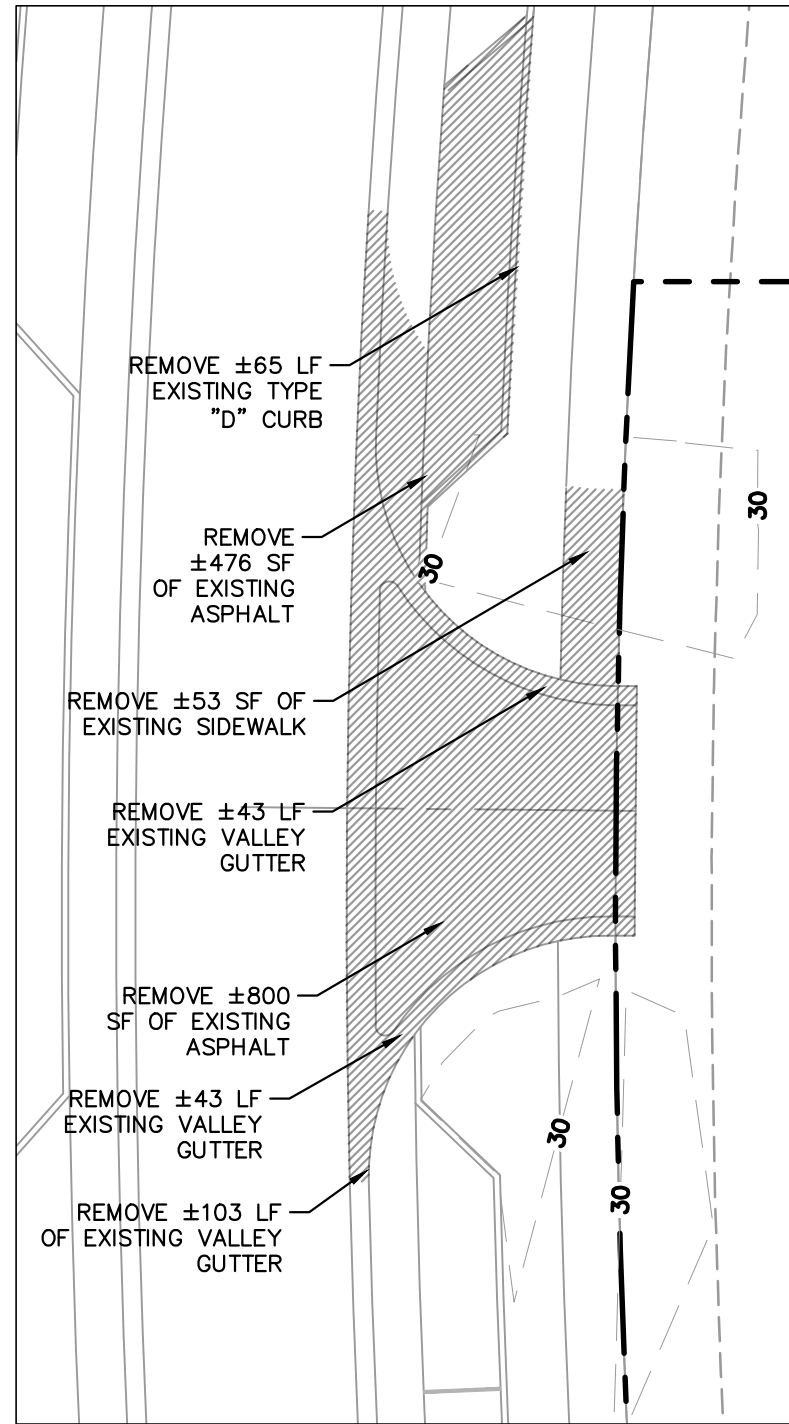
No.	REVISIONS	DATE	BY
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REVISIONS

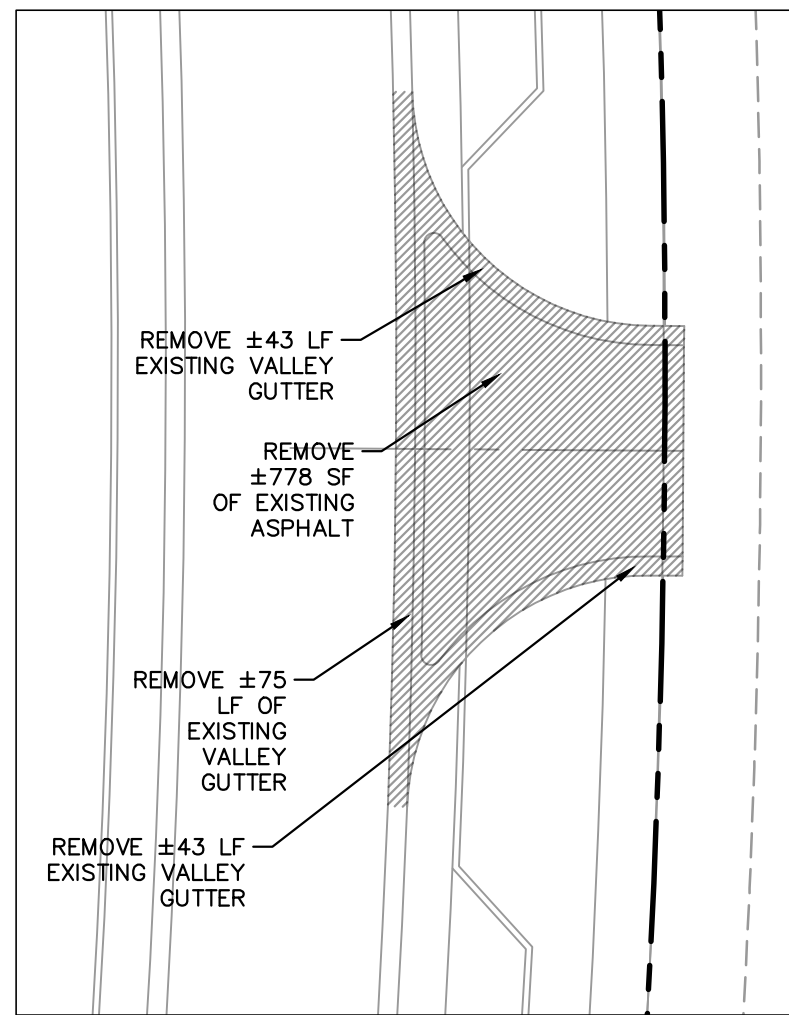
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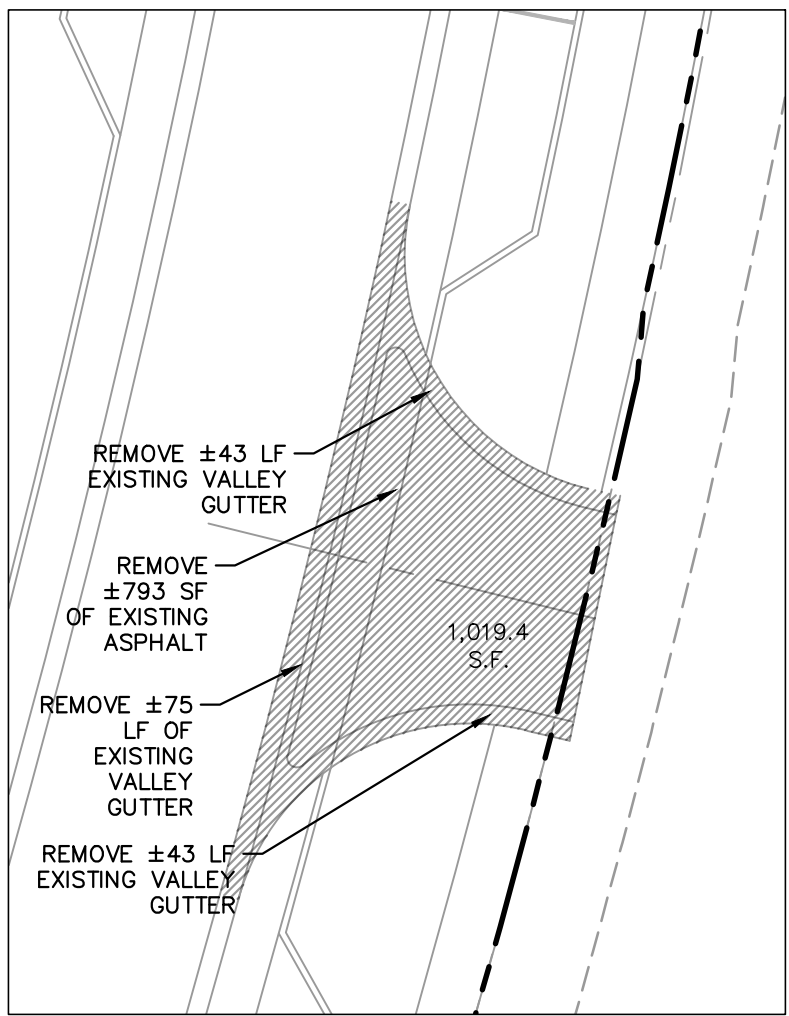
Plotted By: Long, Tyler Sheet Set: 048032151- Babcock Ranch Townhomes CAD/PlanSheets C-04 EXISTING CONDITIONS.dwg January 24, 2023 05:06:34pm K:\VTM-Civil\148265011- Babcock Ranch Townhomes CAD/PlanSheets C-04 EXISTING CONDITIONS.dwg © 2023 KIMLEY-HORN AND ASSOCIATES, INC. shall be without liability to Kimley-Horn and Associates, Inc. if this document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



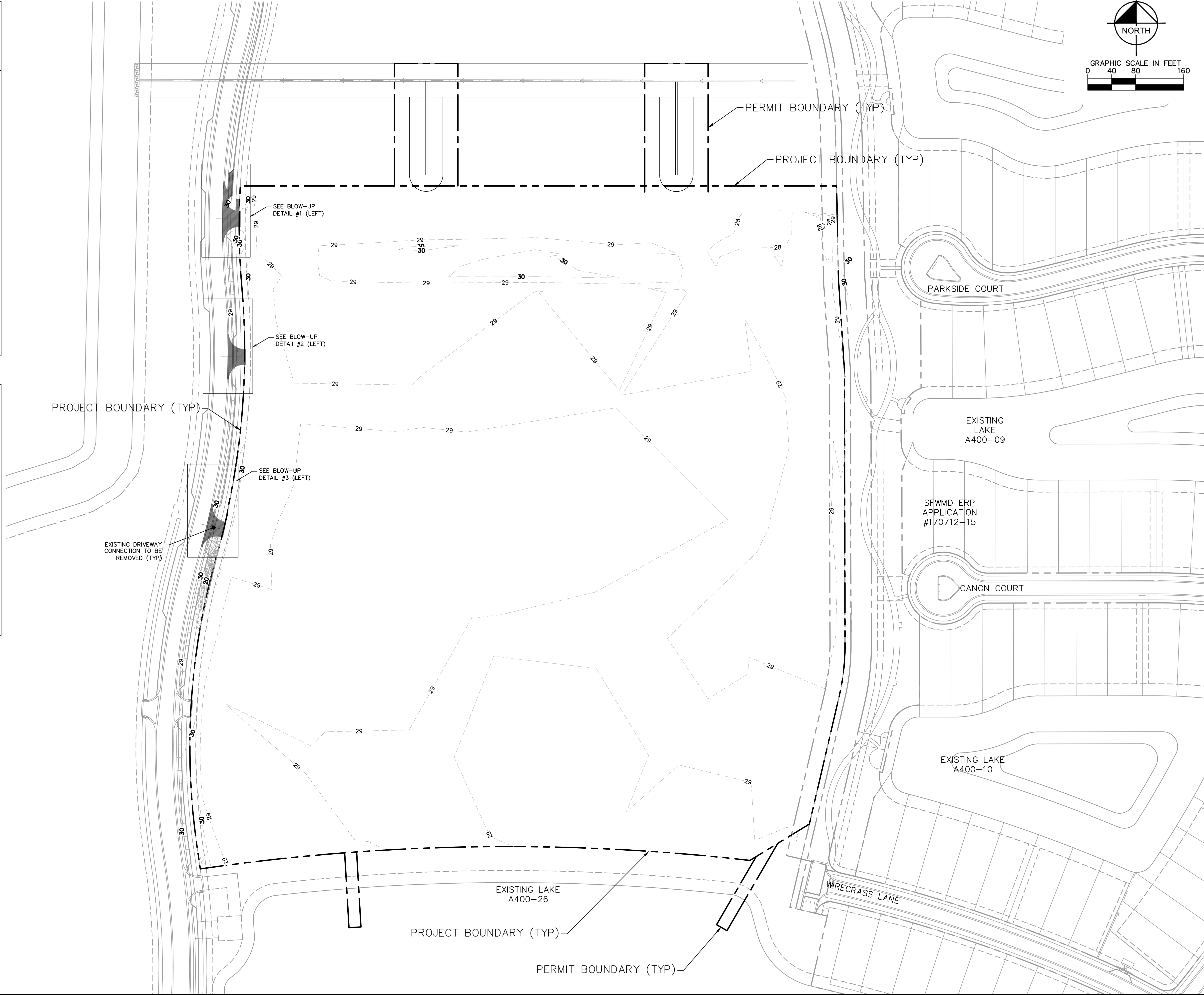
BLOW-UP DETAIL #1
SCALE: 1"=20'



BLOW-UP DETAIL #2
SCALE: 1"=20'



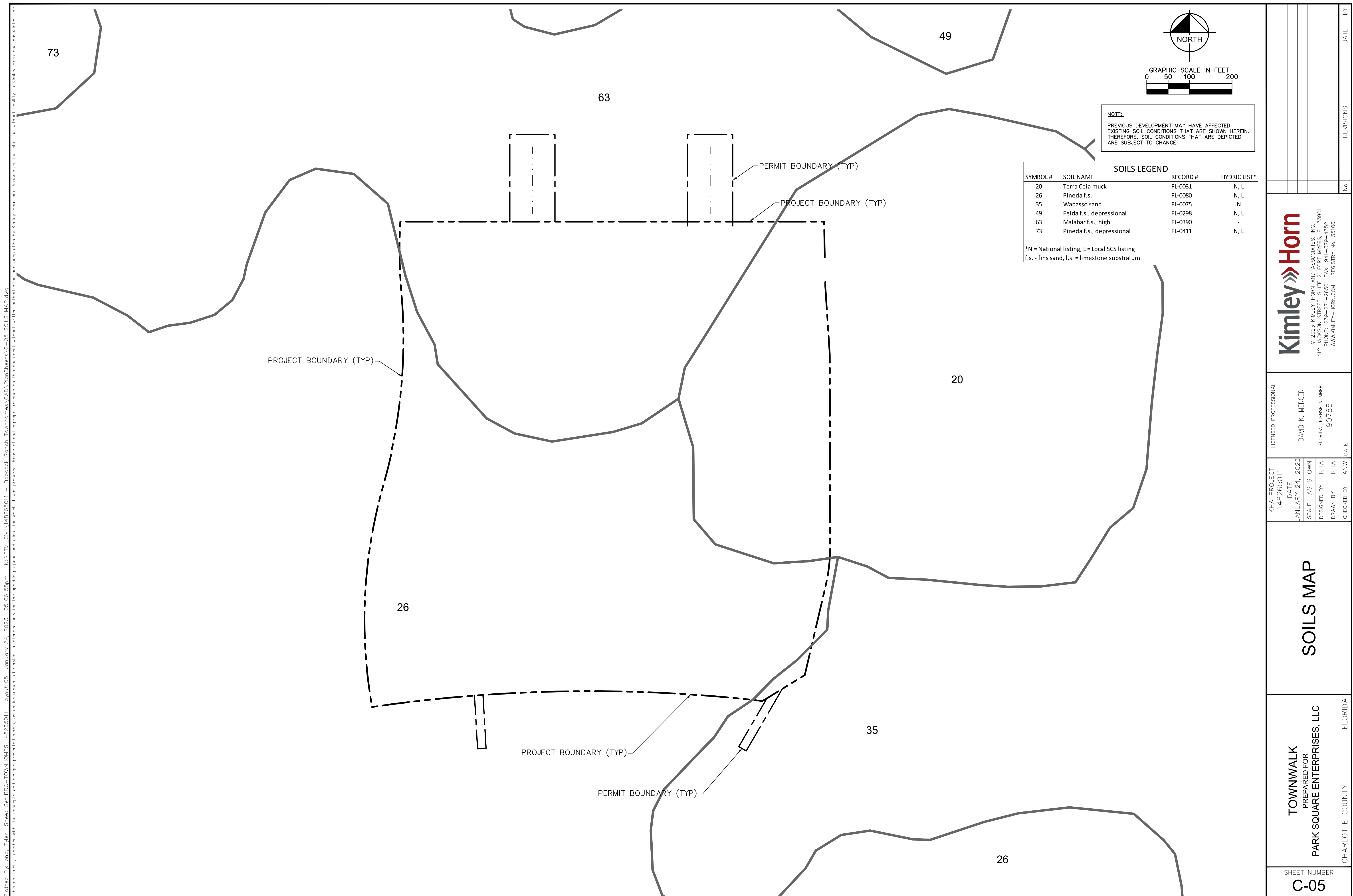
BLOW-UP DETAIL #3
SCALE: 1"=20'



SHEET NUMBER C-04		TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC		CHARLOTTE COUNTY FLORIDA	
EXISTING CONDITIONS AND DEMOLITION PLAN		KHA PROJECT 148265011		KHA PROJECT 148265011	
DESIGNED BY KHA		DATE JANUARY 24, 2023		KHA PROJECT 148265011	
DRAWN BY KHA		SCALE AS SHOWN		KHA PROJECT 148265011	
CHECKED BY ANW		SFWM ERP APPLICATION #170712-15		KHA PROJECT 148265011	
REVISIONS		KHA PROJECT 148265011		KHA PROJECT 148265011	
No.		KHA PROJECT 148265011		KHA PROJECT 148265011	
DATE		KHA PROJECT 148265011		KHA PROJECT 148265011	
BY		KHA PROJECT 148265011		KHA PROJECT 148265011	

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PHONE: 817-339-3300 FAX: 817-339-3302
WWW.KIMLEY-HORN.COM REGISTRY No. 35108



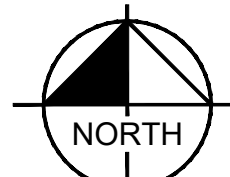
SHEET NUMBER	C-06		
TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC	CHARLOTTE COUNTY FLORIDA		
ZONING AND DEVELOPMENT STANDARDS PLAN	KHA PROJECT 148265011 DATE JANUARY 24, 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY ANW DATE:		
LICENSED PROFESSIONAL	DAVID K. MERCER FLORIDA LICENSE NUMBER 90785		
Kimley»Horn	© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 TEL: 813.441.4000 FAX: 813.441.4001 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		
No.	REVISIONS	DATE	BY

SITE DATA:	
PROPOSED USE:	SINGLE FAMILY ATTACHED
MAXIMUM ALLOWED BUILDING HEIGHT:	38'-0"
PROPOSED BUILDING HEIGHT:	33'-2"
GROSS BUILDING AREA:	±244,760 SF
BUILDING SETBACK: CODE OF ORDINANCES SEC. 3-9-51 (c)	REQUIRED
FRONT:	10
SIDE:	HALF THE BUILDING HEIGHT, BUT NOT LESS THAN 7.5
REAR:	4

CURRY PRESERVE DR

PROJECT BOUNDARY (TYP)-

-PERMIT BOUNDARY (TYP)



GRAPHIC SCALE IN FEET

0 30 60 120

LEGEND

P.U.E	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY

PARKSIDE COURT

EXISTING
LAKE
A400-09

SFWMD ERP
APPLICATION
#170712-15

CANON COURT

EXISTING LAKE
A400-10

PROJECT BOUNDARY (TYP)

PERMIT BOUNDARY (TYP)

TOWNWALK
PREPARED FOR
PARK SQUARE ENTERPRISES, LLC

ZONING AND DATA PLAN

KHA PROJECT	LICENSED PROFESSIONAL
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DAVID K. MERCER

FLORIDA LICENSE NUMBER

90785

CHECKED BY	ANW	DATE:
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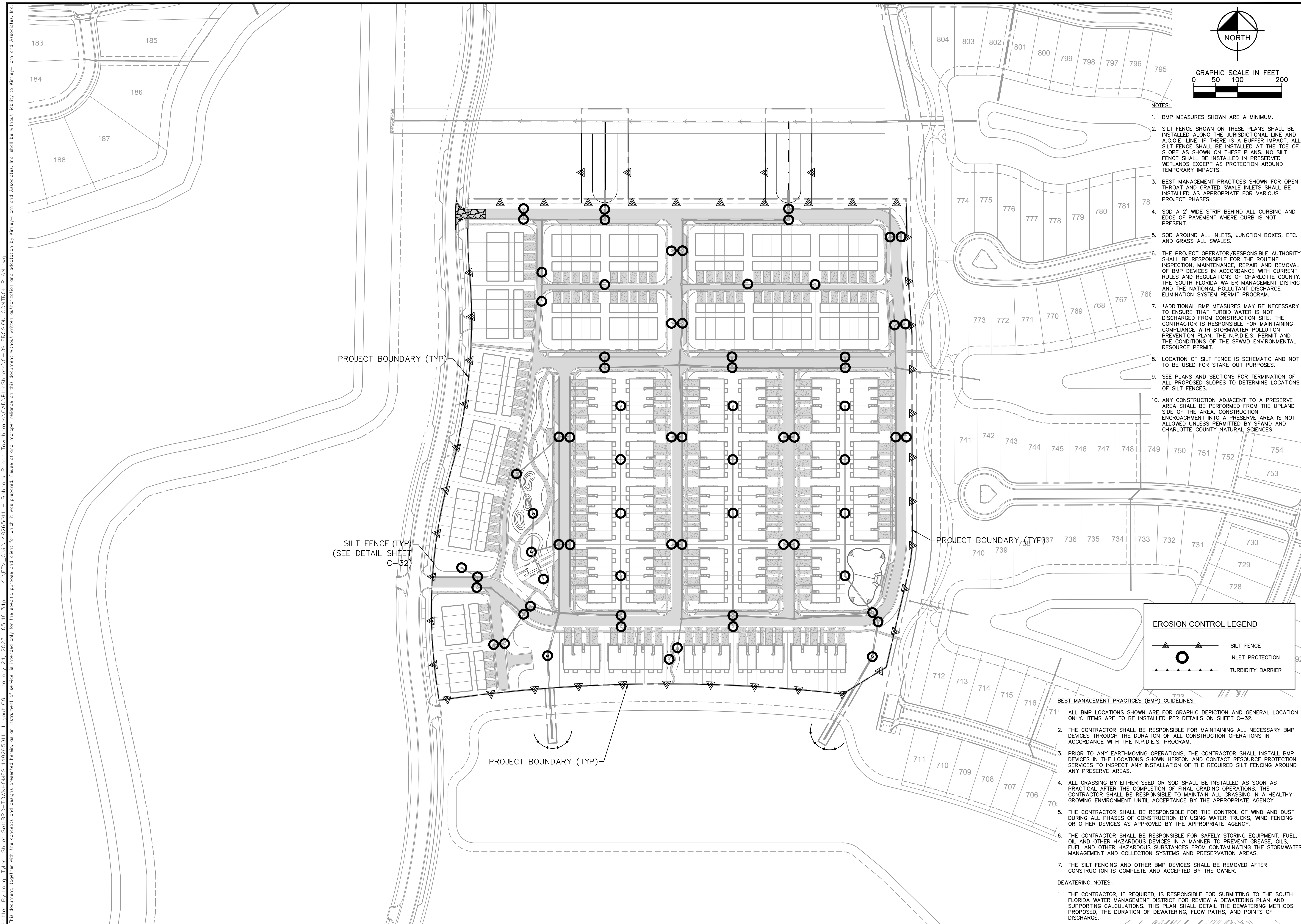
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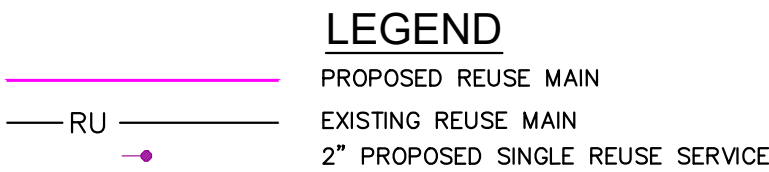
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REGISTRY NO.

No.	REVISIONS	DATE	BY
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DATE	BY
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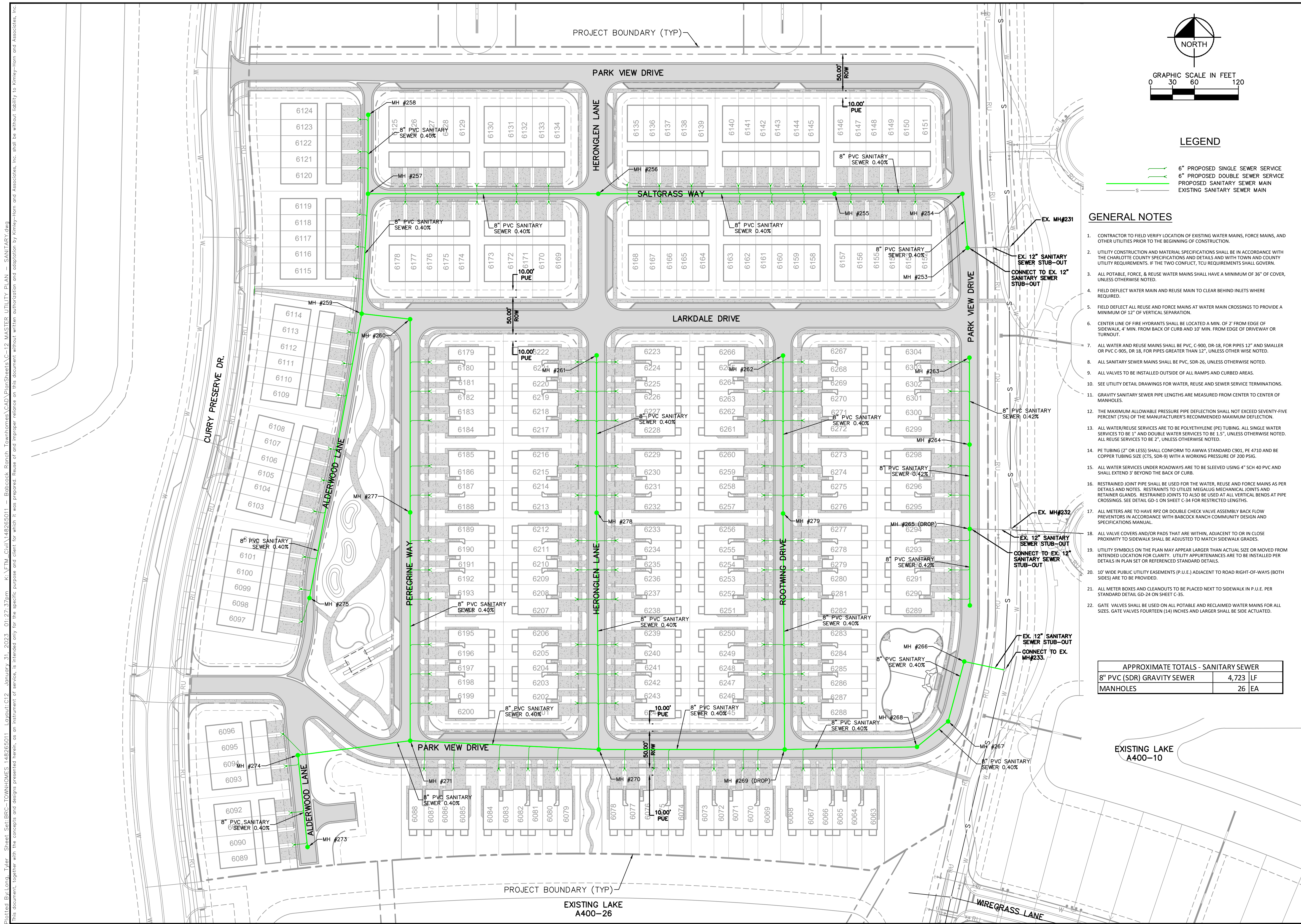


1. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER MAINS, FORCE MAINS, AND OTHER UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. UTILITY CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE COUNTY SPECIFICATIONS AND DETAILS AND WITH TOWN AND COUNTY UTILITY REQUIREMENTS. IF THE TWO CONFLICT, TCU REQUIREMENTS SHALL GOVERN.
3. ALL POTABLE, FORCE, & REUSE WATER MAINS SHALL HAVE A MINIMUM OF 36" OF COVER UNLESS OTHERWISE NOTED.
4. FIELD DEFLECT WATER MAIN AND REUSE MAIN TO CLEAR BEHIND INLETS WHERE REQUIRED.
5. FIELD DEFLECT ALL REUSE AND FORCE MAINS AT WATER MAIN CROSSINGS TO PROVIDE A MINIMUM OF 12" OF VERTICAL SEPARATION.
6. CENTER LINE OF FIRE HYDRANTS SHALL BE LOCATED A MIN. OF 2' FROM EDGE OF SIDEWALK, 4' MIN. FROM BACK OF CURB AND 10' MIN. FROM EDGE OF DRIVEWAY OR TURNOUT.
7. ALL WATER, REUSE, AND REUSE MAINS SHALL BE PVC, C-900, DR-18, FOR PIPES 12" AND SMALLER OR PVC C-905, DR 18, FOR PIPES GREATER THAN 12", UNLESS OTHERWISE NOTED.
8. ALL SANITARY SEWER MAINS SHALL BE PVC, DR-26, UNLESS OTHERWISE NOTED.
9. ALL VALVES TO BE INSTALLED OUTSIDE OF CURB AND CURBED AREAS.
10. SEE UTILITY DETAIL DRAWINGS FOR WATER, REUSE, AND SEWER SERVICE TERMINATIONS.
11. GRAVITY SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF MANHOLES.
12. THE MAXIMUM ALLOWABLE PRESSURE PIPE DEFLECTION SHALL NOT EXCEED SEVEN-FIFTH PERCENT (75%) OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
13. ALL WATER/REUSE SERVICES ARE TO BE POLYETHYLENE (PE) TUBING. ALL SINGLE WATER SERVICES TO BE 1" AND DOUBLE WATER SERVICES TO BE 1.5", UNLESS OTHERWISE NOTED. ALL REUSE SERVICES TO BE 2", UNLESS OTHERWISE NOTED.
14. PE TUBING (2" OR LESS) SHALL CONFORM TO AWWA STANDARD C901, PE 4710 AND BE COPPER TUBING SIZE (CTS, DR-9) WITH A WORKING PRESSURE OF 200 PSI.
15. ALL WATER SERVICES UNDER ROADWAYS ARE TO BE SLEEVED USING 4" SCH 40X AND SHALL EXTEND 3' BEYOND THE BACK OF CURB.
16. RESTRAINED JUNT JOINT SHALL BE USED FOR THE WATER, REUSE AND FORCE MAINS AS PER DETAILS AND NOTES. RESTRAINTS TO JOINTS TO ALCALGO MECHANICAL JOINTS AND CROWNSHAW GLANDS. RESTRAINED JOINTS TO ALSO BE USED AT ALL VERTICAL BENDS AT PIPE CROSSINGS. SEE DETAIL GD-1 ON SHEET C-34 FOR RESTRICTED LENGTHS.
17. ALL METERS ARE TO HAVE RP2 OR DOUBLE CHECK VALVE ASSEMBLY BACK FLOW PREVENTORS IN ACCORDANCE WITH ABOOCH CRAWFORD COMPANY DESIGN AND SPECIFICATIONS MANUAL.
18. ALL VALVE COVERS AND/OR PADS THAT ARE WITHIN, ADJACENT TO OR IN CLOSE PROXIMITY TO SIDEWALK SHALL BE ADJUSTED TO MATCH SIDEWALK GRADES.
19. UTILITY SYMBOLS ON THE PLAN MAY APPEAR LARGER THAN ACTUAL SIZE OR MOVED FOR INTENDED LOCATION FOR CLARITY. UTILITY APPURTENANCES ARE TO BE INSTALLED PER DETAILS IN PLAN SET OR REFERRED STANDARD DETAILS.
20. 10' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) ADJACENT TO ROAD RIGHT-OF-WAYS (BOTH SIDES) ARE TO BE PROVIDED.
21. ALL METER BOXES AND CLEAN-OUTS TO BE PLACED NEAR TO SIDEWALK IN P.U.E. PER STANDARD DETAIL GD-24 ON SHEET C-35.
22. GATE VALVES SHALL BE USED ON ALL POTABLE AND RECLAIMED WATER MAINS FOR ALL SIZES. GATE VALVES FOURTEEN (14) INCHES AND LARGER SHALL BE SIDE ACTUATED.

APPROXIMATE TOTALS - REUSE MAIN		
4" PVC DR-18, C900 WATER MAIN	6,111	LF
4" GATE VALVES	12	EA

EXISTING LAKE
A400-10

SHEET NUMBER		C-11		TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC 14000 PARKWAY CHARLOTTE, NC 28226		FLORIDA		MASTER UTILITY PLAN - REUSE		KHA PROJECT 148265011 DATE JANUARY 24, 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY ANW		LICENSED PROFESSIONAL _____ DAVID K. MERCER FLORIDA LICENSE NUMBER 90785 DATE:		 <p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 TEL: 813.335.3800 WWW.KIMLEY-HORN.COM REGISTRY NO. 33106</p>		No. _____ REVISIONS _____ DATE _____ BY _____	
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PROJECT BOUNDARY (TYP)

PARK VIEW DRIVE

HERONGLEN LANE

SALTGRASS WAY

LARKDALE DRIVE

PARK VIEW DRIVE

WIREGRASS LANE

EXISTING LAKE A400-10

EXISTING LAKE A400-26

HERONGLEN LANE

ROOTHING DRIVE


PEREGRINE WAY

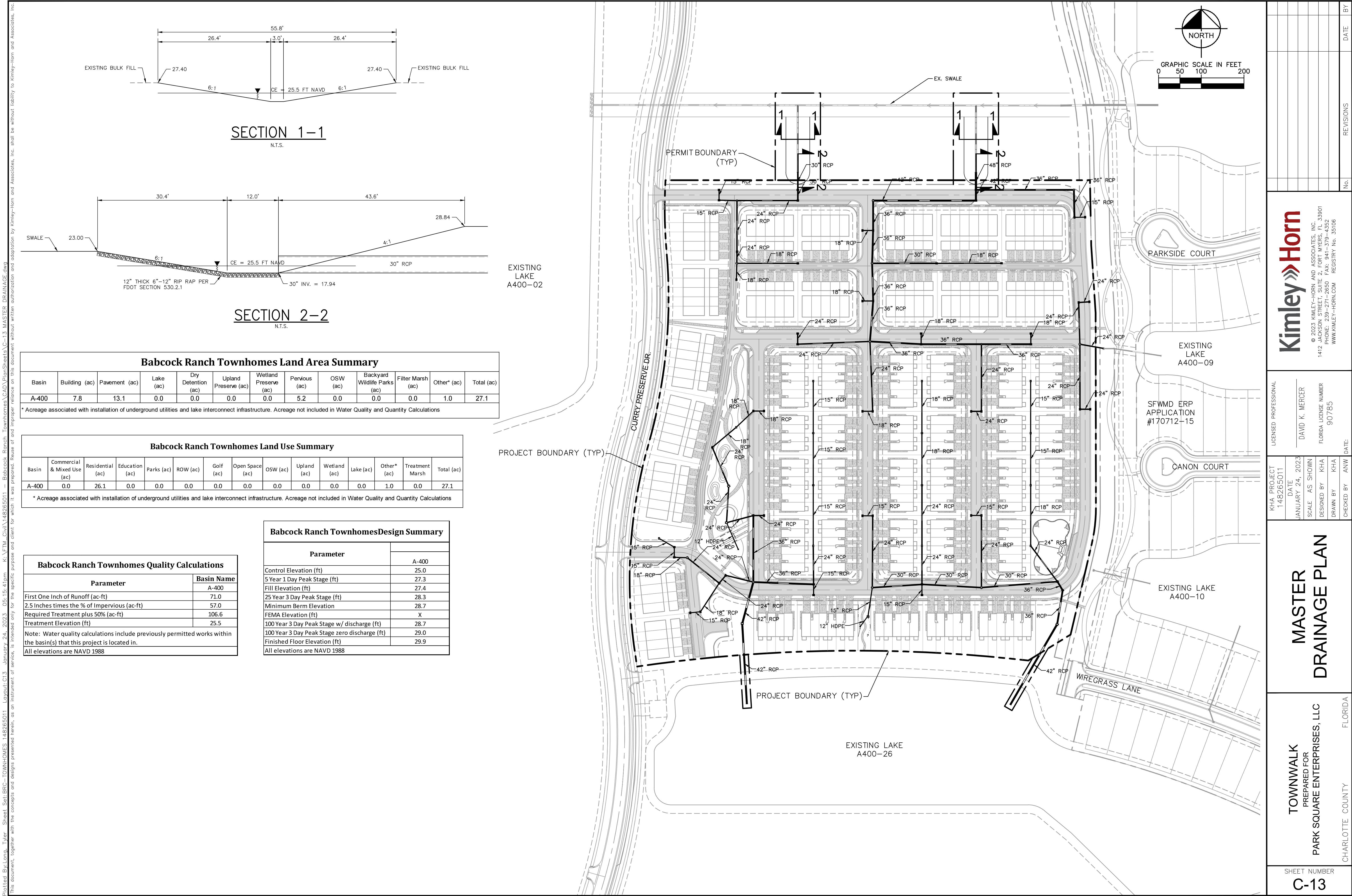
ALDERWOOD LANE

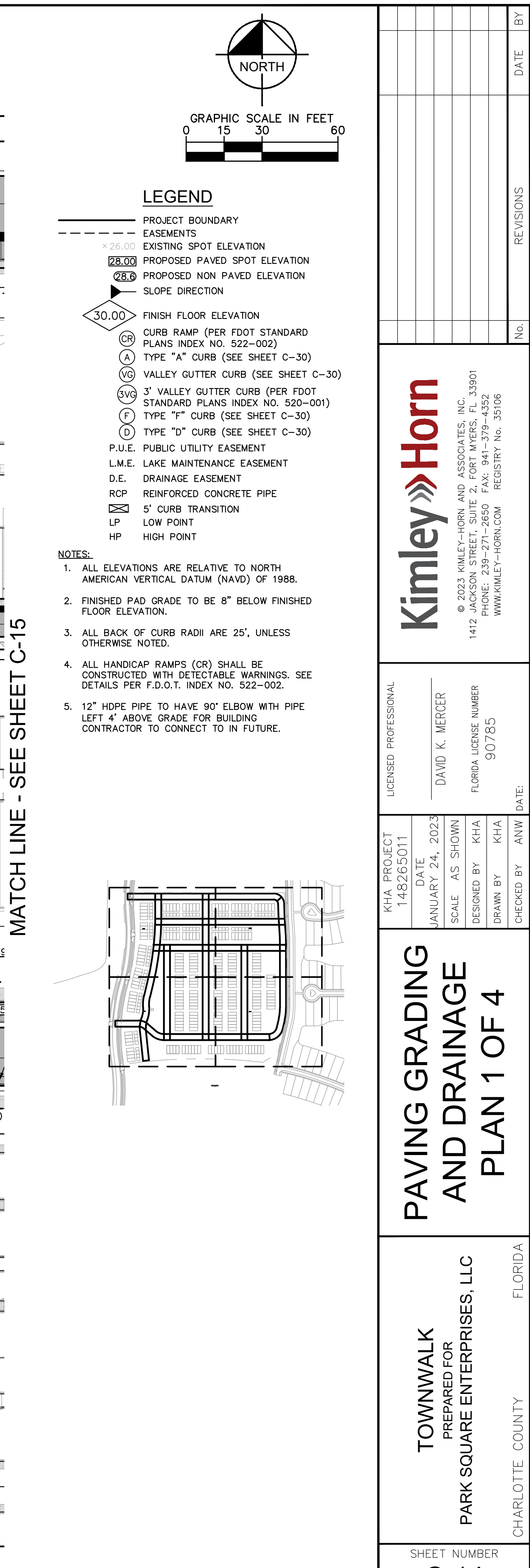
CURRY PRESERVE DR.

6124, 6123, 6122, 6121, 6120, 6119, 6118, 6117, 6116, 6115, 6114, 6113, 6112, 6111, 6110, 6109, 6108, 6107, 6106, 6105, 6104, 6103, 6101, 6100, 6099, 6098, 6097, 6096, 6095, 6094, 6093, 6092, 6091, 6090, 6089, 6135, 6136, 6137, 6138, 6139, 6140, 6141, 6142, 6143, 6144, 6145, 6146, 6147, 6148, 6149, 6150, 6151, 6168, 6167, 6166, 6165, 6164, 6163, 6162, 6161, 6160, 6159, 6158, 6157, 6156, 6155, 6154, 6153, 6152, 6151, 6150, 6149, 6148, 6147, 6146, 6145, 6144, 6143, 6142, 6141, 6140, 6139, 6138, 6137, 6136, 6135, 6134, 6133, 6132, 6131, 6130, 6129, 6128, 6127, 6126, 6125, 6124, 6123, 6122, 6121, 6120, 6119, 6118, 6117, 6116, 6115, 6114, 6113, 6112, 6111, 6110, 6109, 6108, 6107, 6106, 6105, 6104, 6103, 6102, 6101, 6100, 6099, 6098, 6097, 6096, 6095, 6094, 6093, 6092, 6091, 6090, 6089, 6088, 6087, 6086, 6085, 6084, 6083, 6082, 6081, 6080, 6079, 6078, 6077, 6076, 6075, 6074, 6073, 6072, 6071, 6070, 6069, 6068, 6067, 6066, 6065, 6064, 6063, 6223, 6224, 6225, 6226, 6227, 6228, 6229, 6230, 6231, 6232, 6233, 6234, 6235, 6236, 6237, 6238, 6239, 6240, 6241, 6242, 6243, 6244, 6245, 6246, 6247, 6248, 6249, 6250, 6251, 6252, 6253, 6254, 6255, 6256, 6257, 6258, 6259, 6260, 6261, 6262, 6263, 6264, 6265, 6266, 6267, 6268, 6269, 6270, 6271, 6272, 6273, 6274, 6275, 6276, 6277, 6278, 6279, 6280, 6281, 6282, 6283, 6284, 6285, 6286, 6287, 6288, 6289, 6290, 6291, 6292, 6293, 6294, 6295, 6296, 6297, 6298, 6299, 6300, 6301, 6302, 6303, 6304, 6305, 6306, 6307, 6308, 6309, 6310, 6311, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6324, 6325, 6326, 6327, 6328, 6329, 6330, 6331, 6332, 6333, 6334, 6335, 6336, 6337, 6338, 6339, 6340, 6341, 6342, 6343, 6344, 6345, 6346, 6347, 6348, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6373, 6374, 6375, 6376, 6377, 6378, 6379, 6380, 6381, 6382, 6383, 6384, 6385, 6386, 6387, 6388, 6389, 6390, 6391, 6392, 6393, 6394, 6395, 6396, 6397, 6398, 6399, 6400, 6401, 6402, 6403, 6404, 6405, 6406, 6407, 6408, 6409, 6410, 6411, 6412, 6413, 6414, 6415, 6416, 6417, 6418, 6419, 6420, 6421, 6422, 6423, 6424, 6425, 6426, 6427, 6428, 6429, 6430, 6431, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439, 6440, 6441, 6442, 6443, 6444, 6445, 6446, 6447, 6448, 6449, 6450, 6451, 6452, 6453, 6454, 6455, 6456, 6457, 6458, 6459, 6460, 6461, 6462, 6463, 6464, 6465, 6466, 6467, 6468, 6469, 6470, 6471, 6472, 6473, 6474, 6475, 6476, 6477, 6478, 6479, 6480, 6481, 6482, 6483, 6484, 6485, 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493, 6494, 6495, 6496, 6497, 6498, 6499, 6500, 6501, 6502, 6503, 6504, 6505, 6506, 6507, 6508, 6509, 6510, 6511, 6512, 6513, 6514, 6515, 6516, 6517, 6518, 6519, 6520, 6521, 6522, 6523, 6524, 6525, 6526, 6527, 6528, 6529, 6530, 6531, 6532, 6533, 6534, 6535, 6536, 6537, 6538, 6539, 6540, 6541, 6542, 6543, 6544, 6545, 6546, 6547, 6548, 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 6558, 6559, 6560, 6561, 6562, 6563, 6564, 6565, 6566, 6567, 6568, 6569, 6570, 6571, 6572, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6580, 6581, 6582, 6583, 6584, 6585, 6586, 6587, 6588, 6589, 6590, 6591, 6592, 6593, 6594, 6595, 6596, 6597, 6598, 6599, 6600, 6601, 6602, 6603, 6604, 6605, 6606, 6607, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6620, 6621, 6622, 6623, 6624, 6625, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636, 6637, 6638, 6639, 6640, 6641, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649, 6650, 6651, 6652, 6653, 6654, 6655, 6656, 6657, 6658, 6659, 6660, 6661, 6662, 6663, 6664, 6665, 6666, 6667, 6668, 6669, 6670, 6671, 6672, 6673, 6674, 6675, 6676, 6677, 6678, 6679, 6680, 6681, 6682, 6683, 6684, 6685, 6686, 6687, 6688, 6689, 6690, 6691, 6692, 6693, 6694, 6695, 6696, 6697, 6698, 6699, 6700, 6701, 6702, 6703, 6704, 6705, 6706, 6707, 6708, 6709, 6710, 6711, 6712, 6713, 6714, 6715, 6716, 6717, 6718

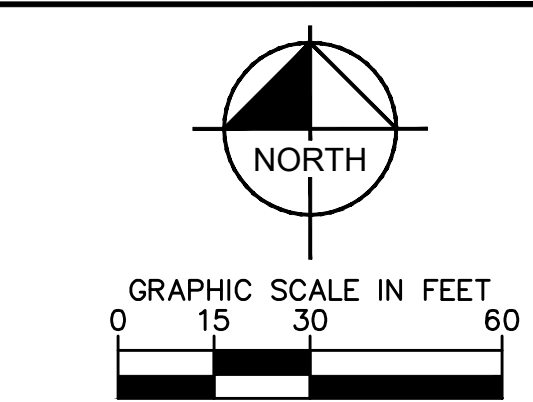
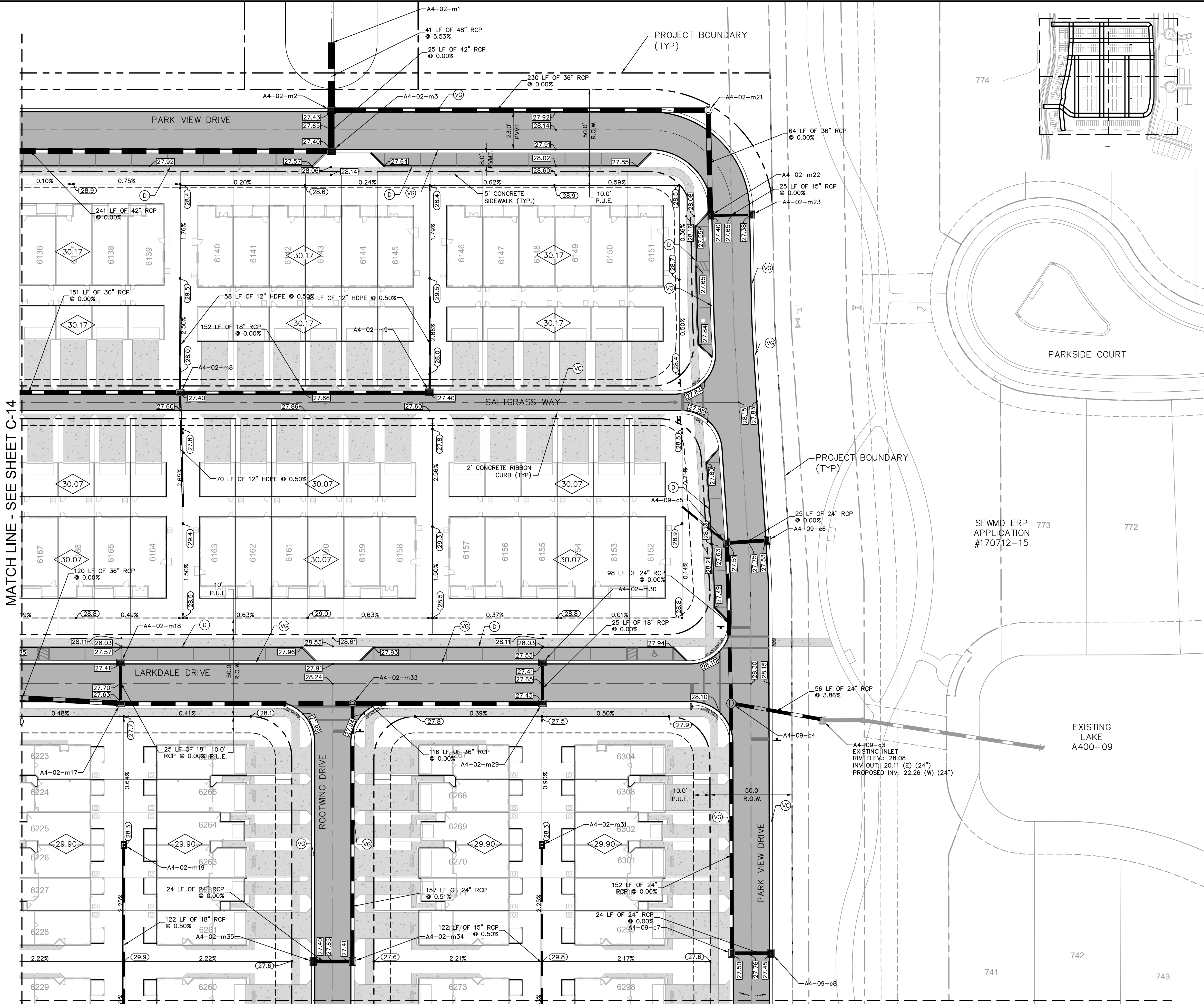
APPROXIMATE TOTALS - SANITARY SEWER		
8" PVC (SDR) GRAVITY SEWER	4,723	LF
MANHOLES	26	EA

TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC CHARLOTTE COUNTY FLORIDA		MASTER UTILITY PLAN - SANITARY		KHA PROJECT 148265011 DATE JANUARY 24, 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY ANW DATE:		LICENSED PROFESSIONAL DAVID K. MERCER FLORIDA LICENSE NUMBER 90785		 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		No.		REVISIONS		DATE		BY	
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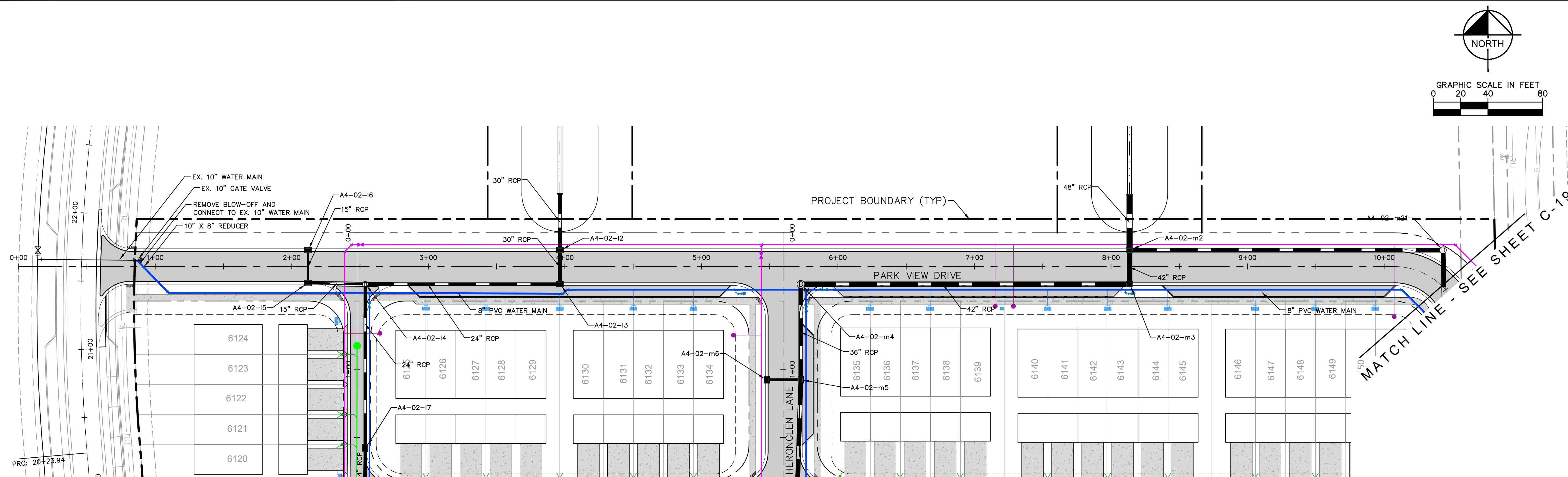
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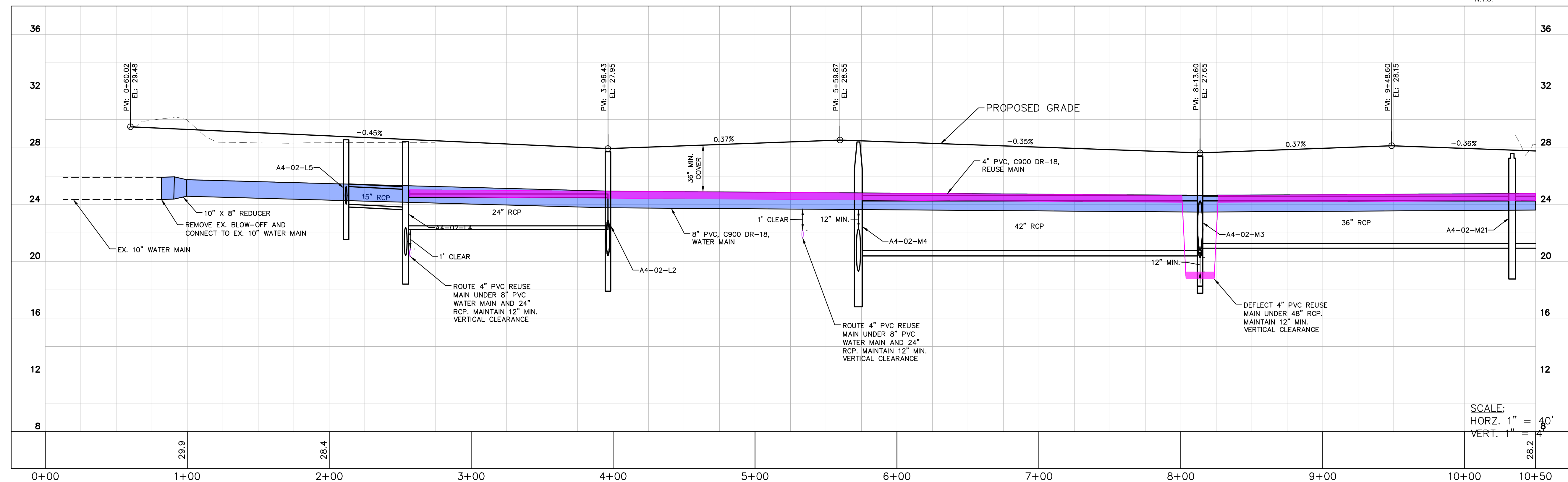
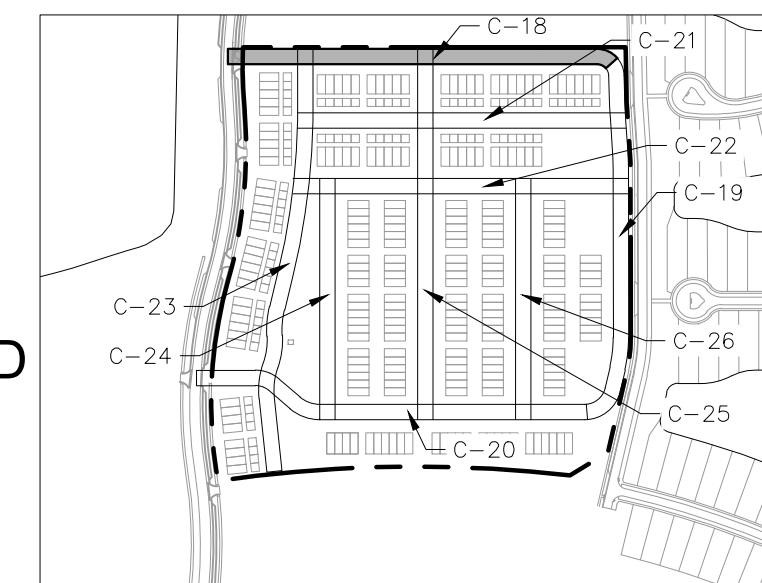
- LEGEND**
- PROJECT BOUNDARY
 - EASEMENTS
 - EXISTING SPOT ELEVATION
 - PROPOSED PAVED SPOT ELEVATION
 - PROPOSED NON PAVED ELEVATION
 - SLOPE DIRECTION
 - FINISH FLOOR ELEVATION
 - CR CURB RAMP (PER FDOT STANDARD PLANS INDEX NO. 522-002)
 - A TYPE "A" CURB (SEE SHEET C-30)
 - VG VALLEY GUTTER CURB (SEE SHEET C-30)
 - SVG 3' VALLEY GUTTER CURB (PER FDOT STANDARD PLANS INDEX NO. 520-001)
 - T TYPE "T" CURB (SEE SHEET C-30)
 - D TYPE "D" CURB (SEE SHEET C-30)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - RCP REINFORCED CONCRETE PIPE
 - 5' CURB TRANSITION
 - LP LOW POINT
 - HP HIGH POINT
- NOTES:**
- ALL ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
 - FINISHED PAD GRADE TO BE 8" BELOW FINISHED FLOOR ELEVATION.
 - ALL BACK OF CURB RADII ARE 25', UNLESS OTHERWISE NOTED.
 - ALL HANDICAP RAMPS (OR) SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS. SEE DETAILS PER F.D.O.T. INDEX NO. 522-002.
 - 12" HDPE PIPE TO HAVE 90° ELBOW WITH PIPE LEFT 4' ABOVE GRADE FOR BUILDING CONTRACTOR TO CONNECT TO IN FUTURE.

A4-02-m2 VALLEY GUTTER RIM ELEV.: 27.43 INV IN: 20.76 (S) (42") INV IN: 21.26 (E) (36") INV OUT: 20.28 (N) (48") BOTTOM ELEV.: 18.26		A4-02-m30 VALLEY GUTTER INLET RIM ELEV.: 27.41 INV IN: 21.24 (S) (24") INV OUT: 22.74 (S) (18") BOTTOM ELEV.: 20.74	
A4-02-m3 VALLEY GUTTER INLET RIM ELEV.: 27.40 INV IN: 20.76 (W) (42") INV OUT: 25.00 (S) (15") BOTTOM ELEV.: 18.76		A4-02-m31 FDOT TYPE C INLET RIM ELEV.: 28.25 INV IN: 25.00 (S) (15") BOTTOM ELEV.: 23.00	
A4-02-m8 VALLEY GUTTER INLET RIM ELEV.: 27.42 INV IN: 22.78 (E) (18") INV IN: 21.24 (E) (12") INV IN: 24.65 (S) (12") INV OUT: 20.10 (W) (30") BOTTOM ELEV.: 18.10		A4-02-m33 JUNCTION BOX RIM ELEV.: 28.08 INV IN: 20.10 (S) (24") INV IN: 21.24 (E) (36") INV IN: 21.24 (W) (12") INV OUT: 21.24 (W) (36") BOTTOM ELEV.: 18.10	
A4-02-m9 VALLEY GUTTER INLET RIM ELEV.: 27.43 INV IN: 24.71 (N) (12") INV OUT: 22.78 (W) (18") BOTTOM ELEV.: 20.78		A4-02-m34 VALLEY GUTTER INLET RIM ELEV.: 27.41 INV IN: 18.95 (W) (24") INV OUT: 20.90 (N) (24") BOTTOM ELEV.: 16.95	
A4-02-m17 VALLEY GUTTER INLET RIM ELEV.: 27.41 INV IN: 22.74 (N) (18") INV IN: 21.24 (E) (36") INV OUT: 19.90 (W) (36") BOTTOM ELEV.: 17.90		A4-02-m35 VALLEY GUTTER INLET RIM ELEV.: 27.40 INV IN: 18.95 (E) (24") BOTTOM ELEV.: 16.95	
A4-02-m18 VALLEY GUTTER INLET RIM ELEV.: 27.41 INV IN: 22.25 (S) (24") INV OUT: 22.74 (S) (18") BOTTOM ELEV.: 20.74		A4-09-c4 JUNCTION BOX RIM ELEV.: 28.17 INV IN: 22.36 (N) (24") INV IN: 22.25 (S) (24") INV OUT: 22.26 (E) (24") BOTTOM ELEV.: 20.25	
A4-02-m19 FDOT TYPE C INLET RIM ELEV.: 28.25 INV IN: 24.75 (S) (18") BOTTOM ELEV.: 22.75		A4-09-c5 VALLEY GUTTER INLET RIM ELEV.: 27.54 INV IN: 22.36 (E) (24") INV IN: 24.82 (NW) (12") INV OUT: 22.36 (S) (24") BOTTOM ELEV.: 20.36	
A4-02-m21 JUNCTION BOX RIM ELEV.: 27.60 INV IN: 21.26 (S) (36") INV OUT: 21.26 (W) (36") BOTTOM ELEV.: 19.26		A4-09-c6 VALLEY GUTTER INLET RIM ELEV.: 27.53 INV IN: 22.36 (N) (24") INV OUT: 22.36 (S) (24") BOTTOM ELEV.: 20.36	
A4-02-m22 VALLEY GUTTER INLET RIM ELEV.: 27.40 INV IN: 18.95 (E) (15") INV OUT: 21.26 (N) (36") BOTTOM ELEV.: 19.26		A4-09-c7 VALLEY GUTTER INLET RIM ELEV.: 27.47 INV IN: 18.95 (E) (24") INV OUT: 22.25 (N) (24") BOTTOM ELEV.: 17.95	
A4-02-m23 VALLEY GUTTER INLET RIM ELEV.: 27.37 INV OUT: 23.01 (W) (15") BOTTOM ELEV.: 21.01		A4-09-c8 VALLEY GUTTER INLET RIM ELEV.: 27.50 INV IN: 19.95 (W) (24") BOTTOM ELEV.: 17.95	
A4-02-m29 VALLEY GUTTER INLET RIM ELEV.: 27.43 INV IN: 22.74 (N) (18") INV OUT: 21.24 (W) (36") BOTTOM ELEV.: 19.24		A4-02-m1 ENDWALL INV IN: 18.00 (S) (48")	

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LISCENSED PROFESSIONAL		DAVID K. MERCER FLORIDA LICENSE NUMBER 90785	
KHA PROJECT 148265011		DATE JANUARY 24, 2023	
SCALE AS SHOWN		DESIGNED BY KHA	
DRAWN BY KHA		CHECKED BY ANW	
TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC		FLORIDA CHARLOTTE COUNTY	
SHEET NUMBER C-15		REVISIONS	
		DATE	



SEE SHEETS C-10 THRU C-12 FOR
ADDITIONAL UTILITY LINE SIZES AND
MATERIAL SPECIFICATIONS



Dictated By: Long, Jyoti. Sheet #BRC-TOWNHOMES 148250511, on statement of service, is intended only for the specific purpose and client for which it was prepared. This document contains confidential and proprietary information and is not to be distributed to any other person without the prior written authorization of Kinley Home and Associates, Inc. K-FTM-CV148250511 - Bascosk Ranch, Townhomes/CAD/PlanSheet C- 20. PARK VIEW DRIVE PLAN AND PROFILE 3 OF 3.dwg.

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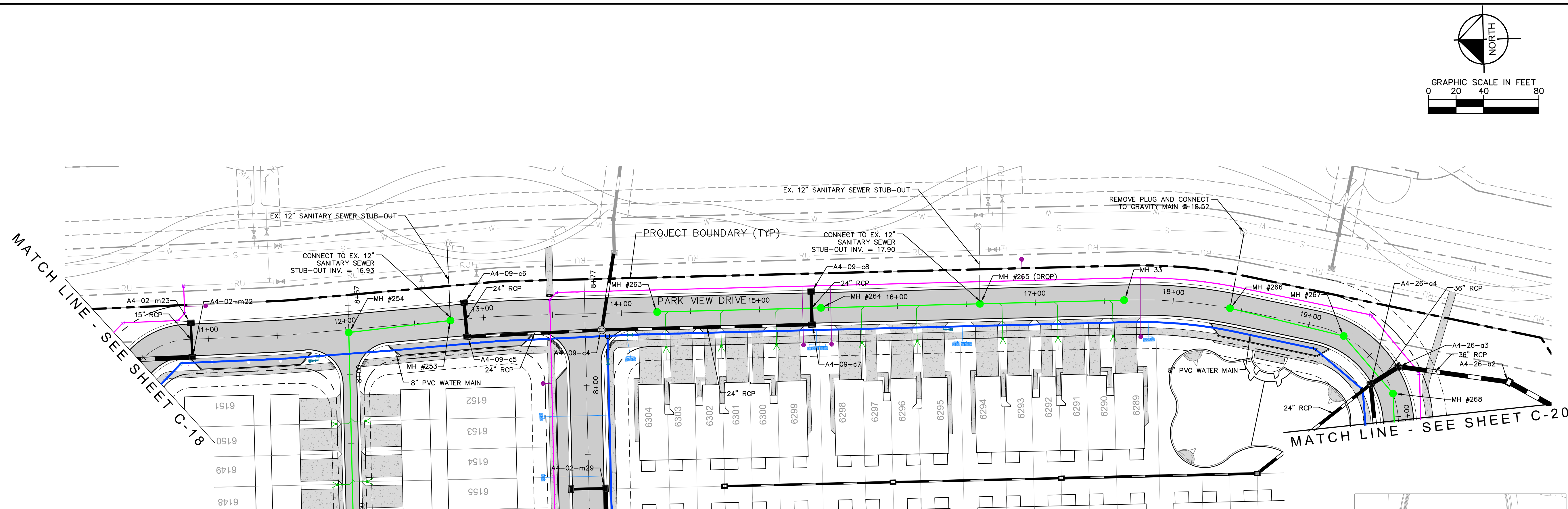
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KHA PROJECT 148265011	LICENSED PROFESSIONAL
DATE JANUARY 24, 2023	DAVID K. MERCER
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 90785
DESIGNED BY KHA	DATE:
DRAWN BY KHA	
CHECKED BY ANW	

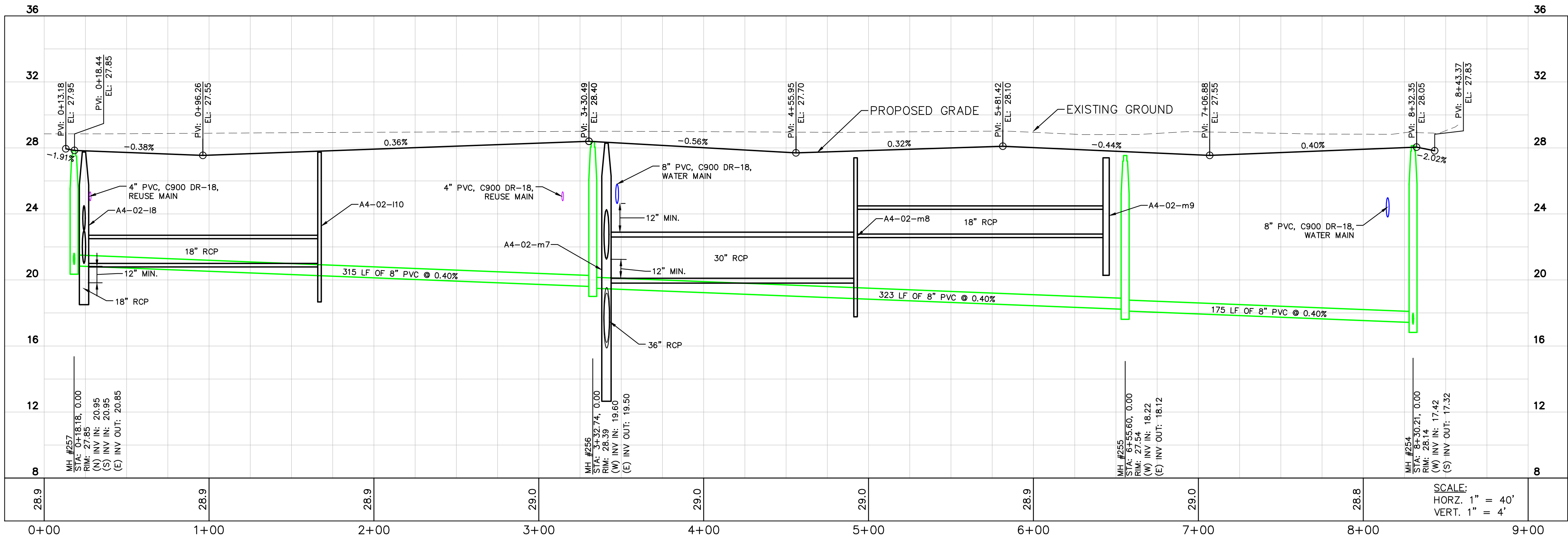
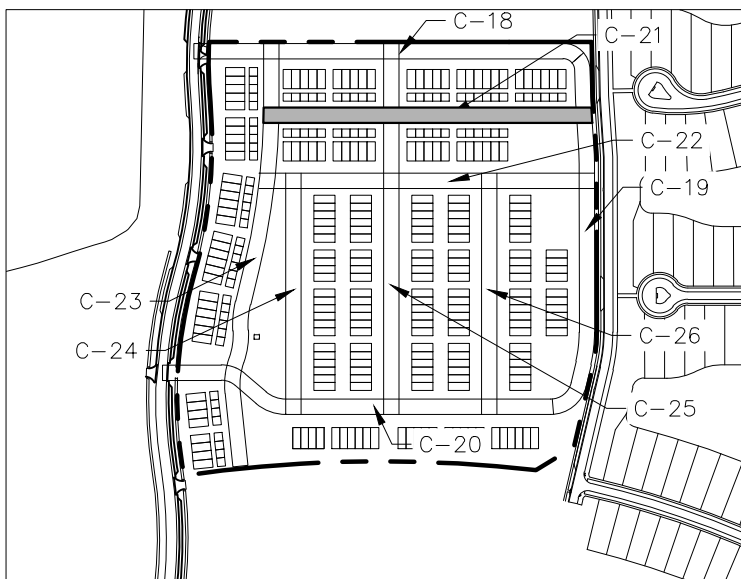
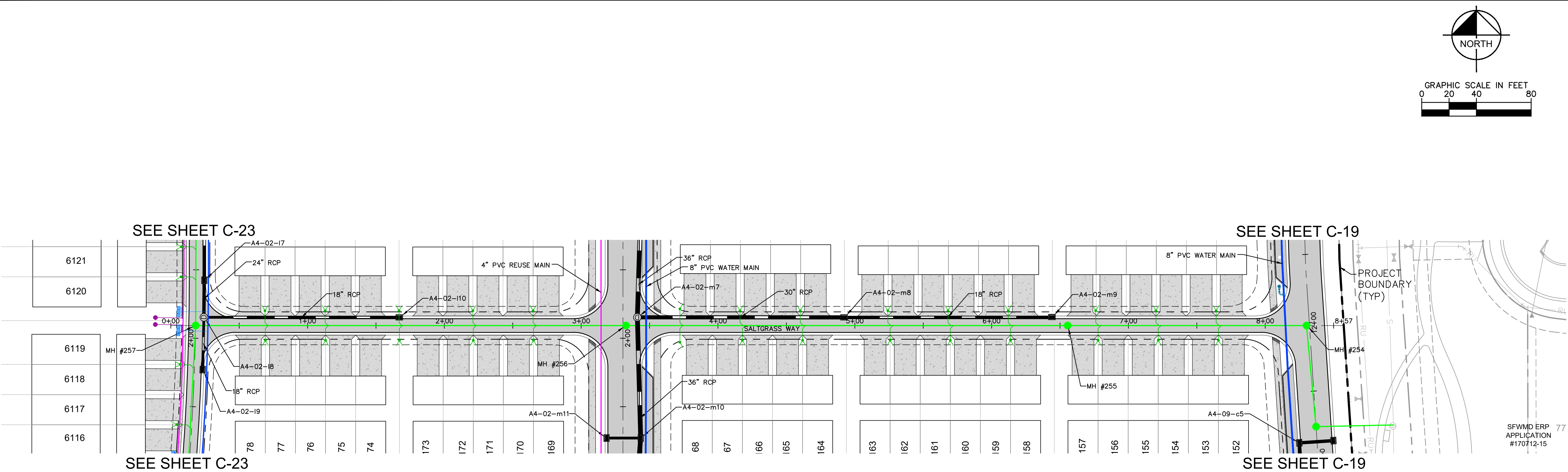
**PARK VIEW
DRIVE PLAN
AND PROFILE 1
OF 3**

TOWNWALK
PREPARED FOR
PARK SQUARE ENTERPRISES, LLC
CHARLOTTE COUNTY FLORIDA

SHEET NUMBER
C-18

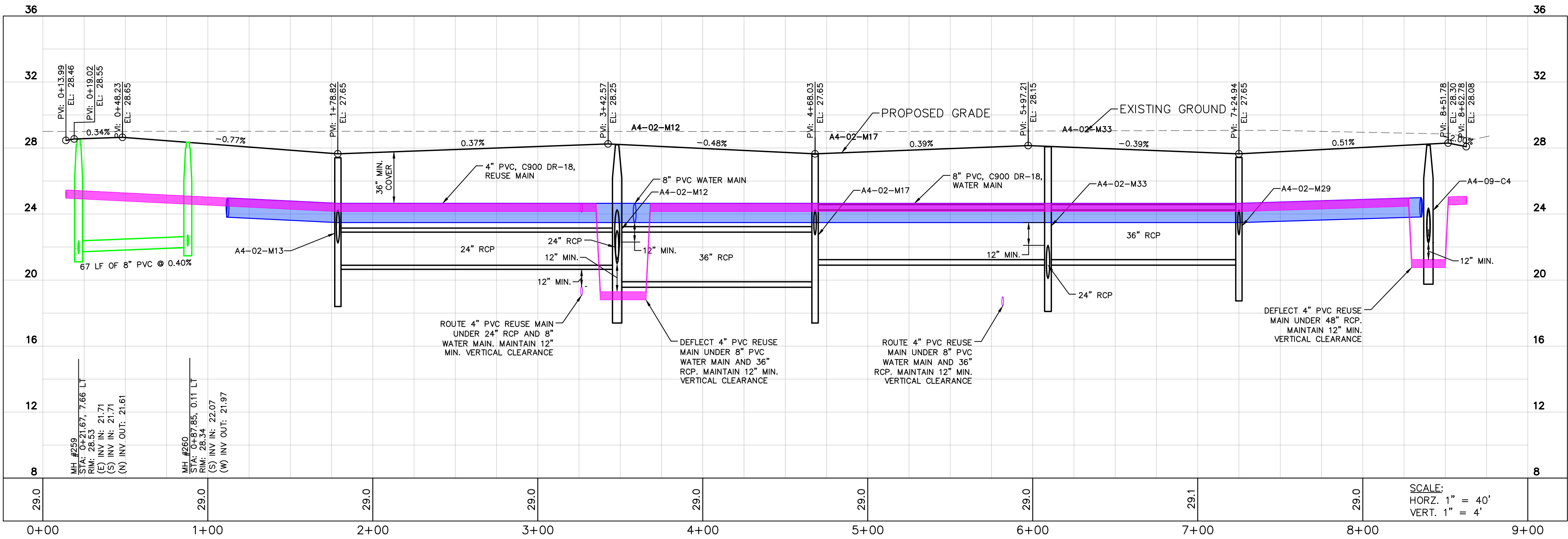
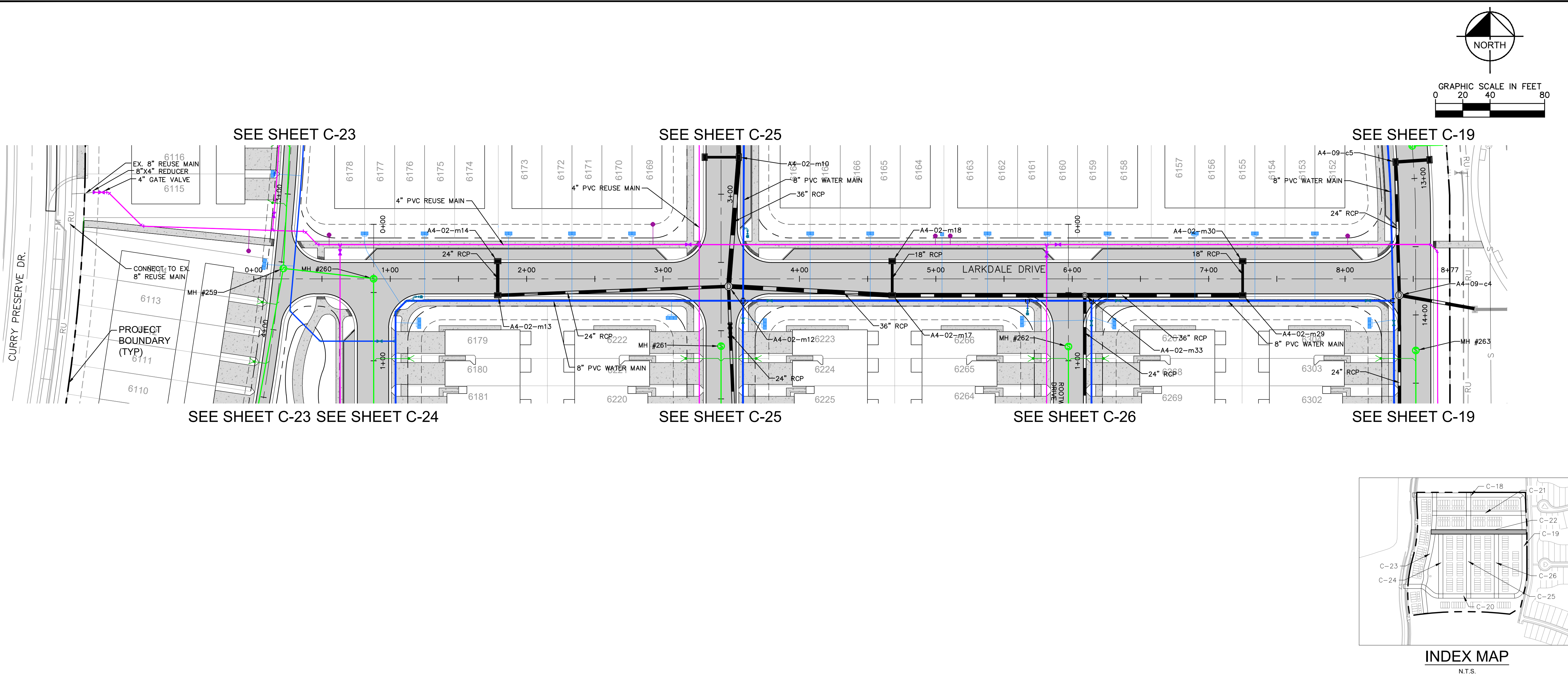


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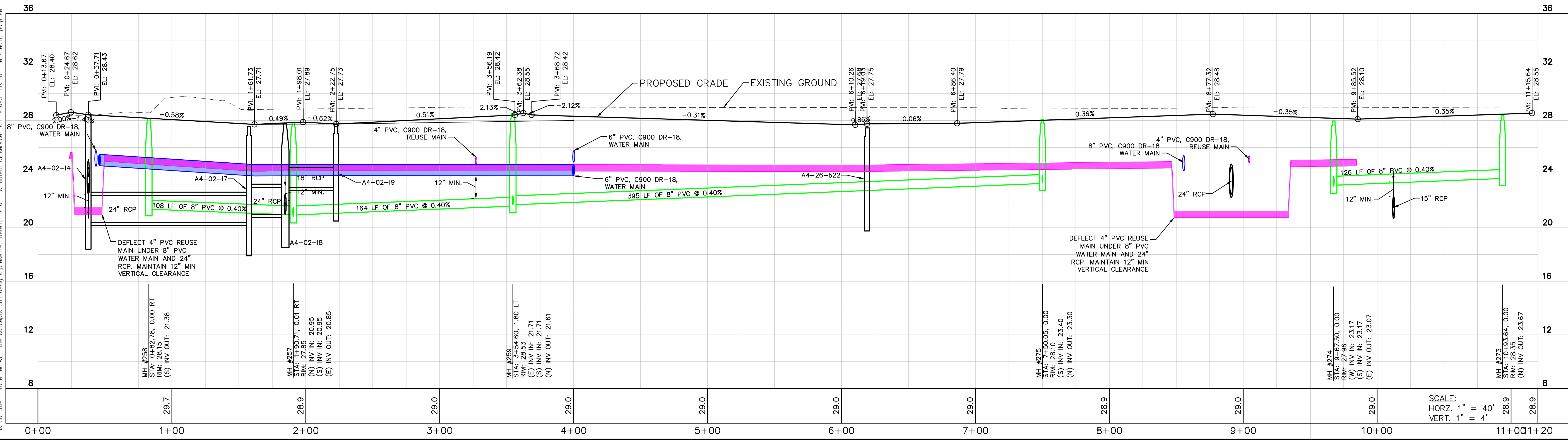
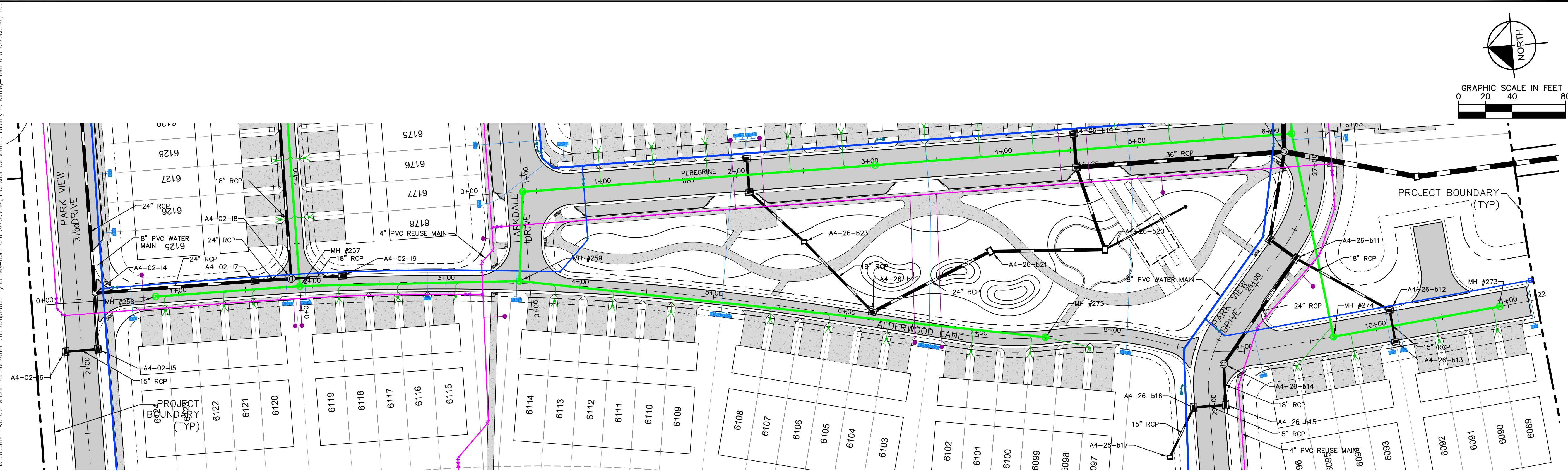
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SALTGRASS WAY PLAN AND PROFILE		LICENSED PROFESSIONAL		DAVID K. MERCER	
		KHA PROJECT 148265011		DATE JANUARY 24, 2023	
TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC		SCALE AS SHOWN		DESIGNED BY KHA	
		DRAWN BY KHA		CHECKED BY ANW	
SHEET NUMBER C-21		FLORIDA		CHARLOTTE COUNTY	

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KHA PROJECT 148265011		DATE JANUARY 24, 2023		No.	
SCALE AS SHOWN		DESIGNED BY KHA		REVISIONS	
DRAWN BY KHA		CHECKED BY ANW		DATE	
				BY	

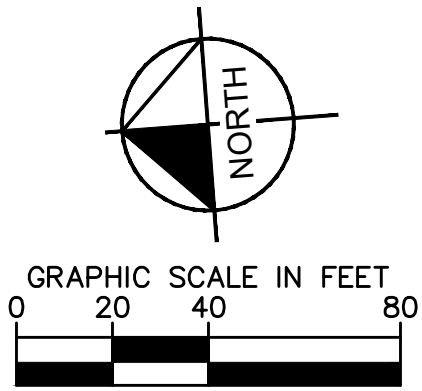
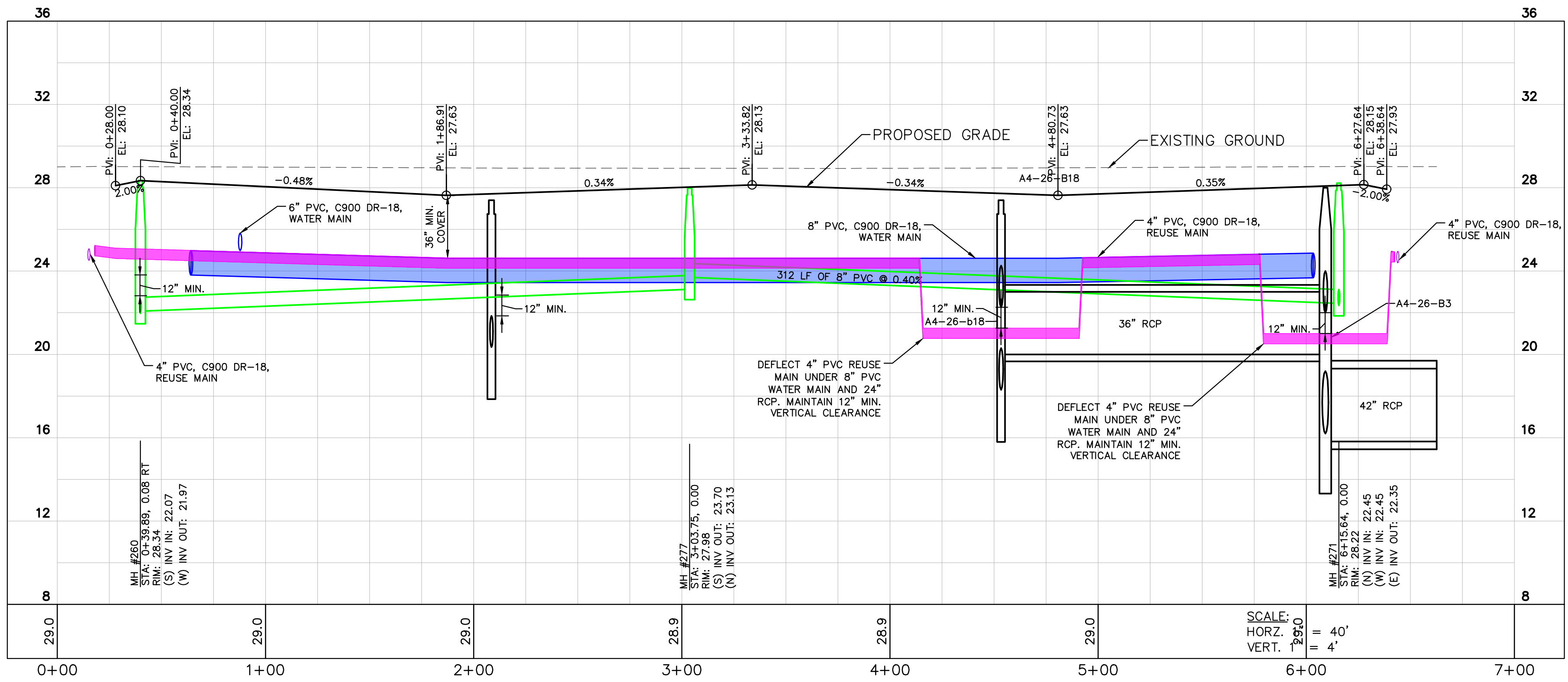
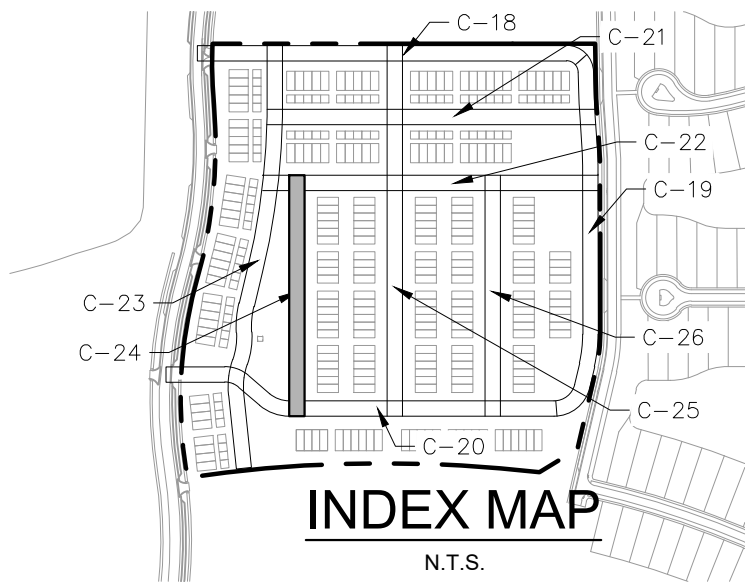
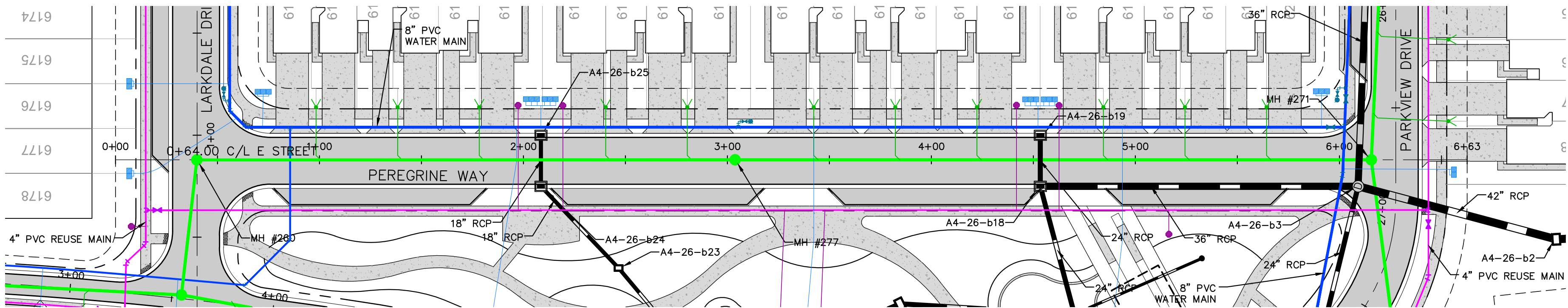
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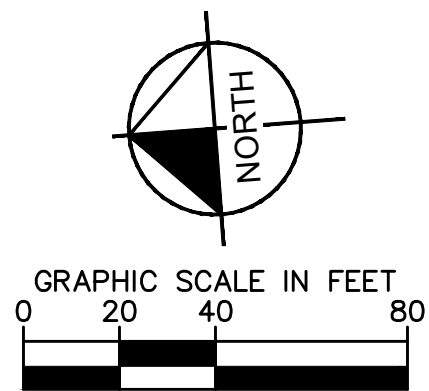
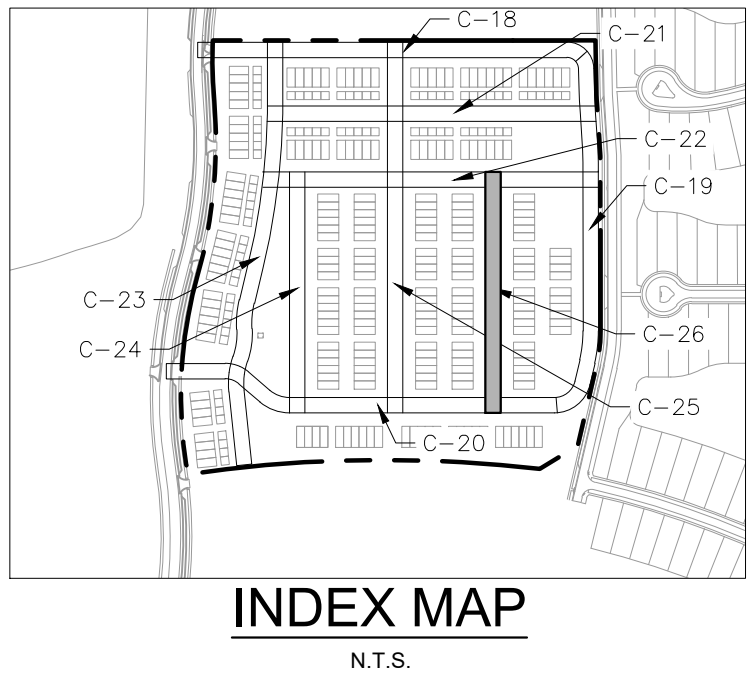
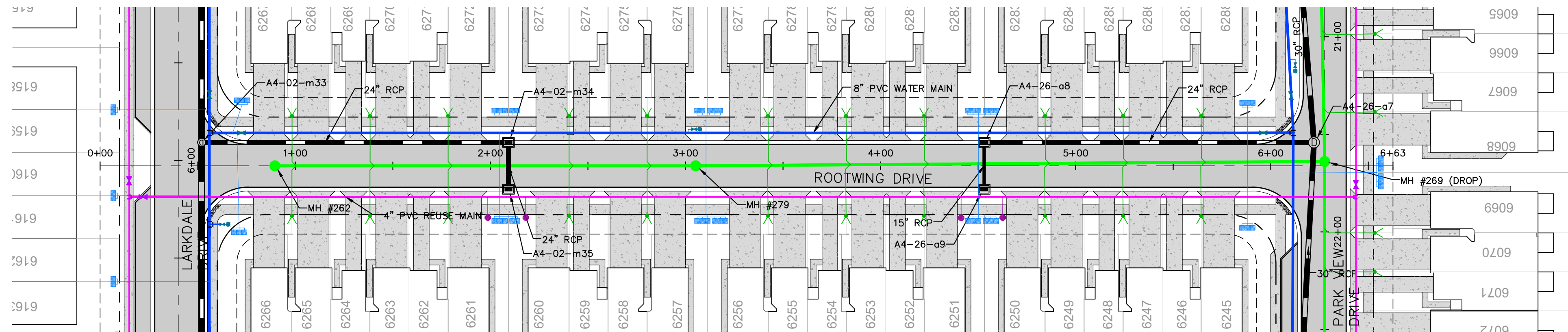
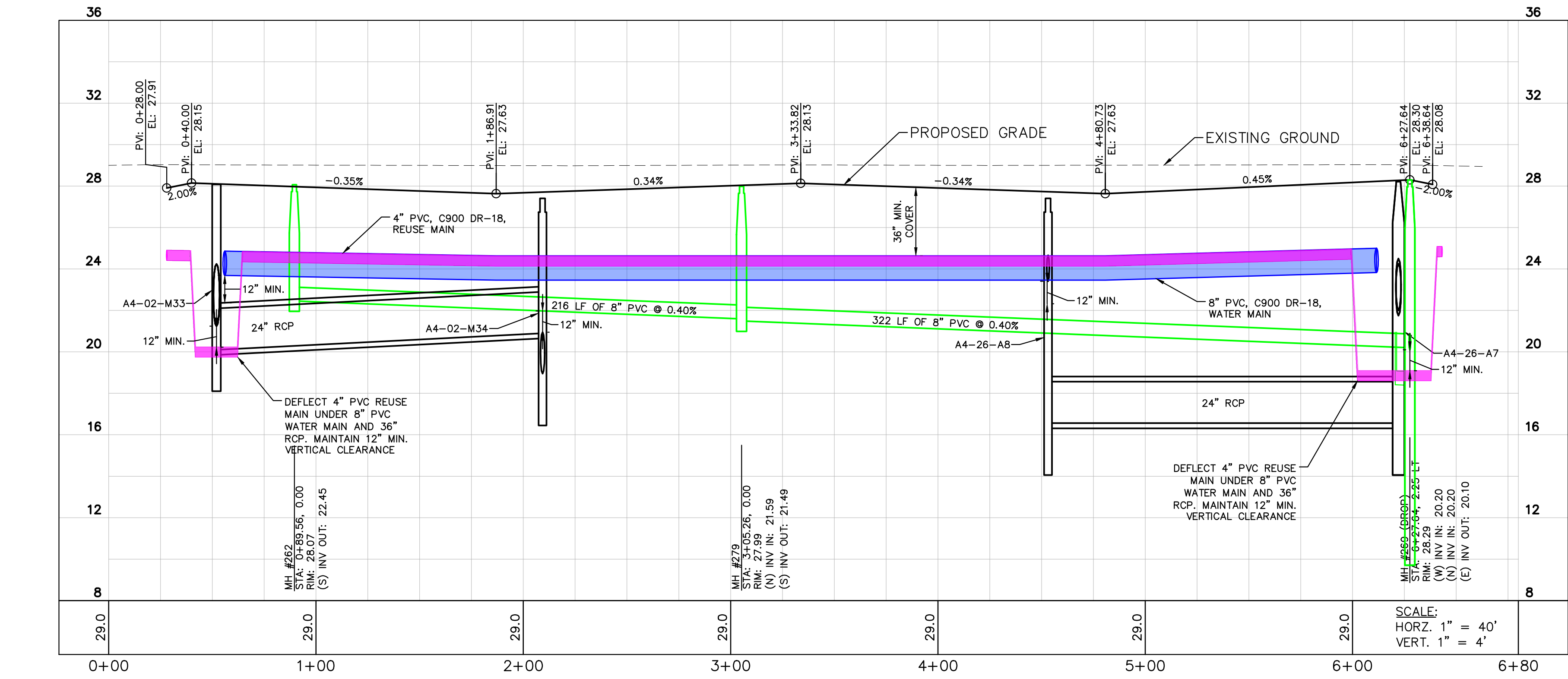
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KHA PROJECT 148265011		DATE JANUARY 24, 2023		LICENSED PROFESSIONAL DAVID K. MERCER	
SCALE AS SHOWN		DESIGNED BY KHA		FLORIDA LICENSE NUMBER 90785	
DRAWN BY KHA		CHECKED BY ANW		DATE	
REVISIONS		DATE		BY	


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SHEET NUMBER C-26	TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC	ROOTWING DRIVE PLAN AND PROFILE	KHA PROJECT 148265011 DATE JANUARY 24, 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY ANW	LICENSED PROFESSIONAL DAVID K. MERCER FLORIDA LICENSE NUMBER 90785	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 813-437-2650 FAX: 813-437-4602 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108	No.	REVISIONS	DATE	BY

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774

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SIGNING & PAVEMENT MARKING NOTES

- REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.D.O.T. STANDARD PLANS, INDEX NO. 706-001. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
- BI-DIRECTIONAL BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH CHARLOTTE COUNTY FIRE RESCUE DISTRICT STANDARDS.
- STRIPING AND SIGNAGE SHALL COMPLY WITH THE MOST RECENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD PLANS, INDEX NO. 711-001 AND 711-002 AND AS PER SECTION 700, 706, 710 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
- ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKYD THERMOPLASTIC; OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS.
- ALL PROPOSED SIGNS SHALL BE DESIGNED PER FDOT REQUIREMENTS FOR WIND LOADINGS.
- STOP LINES (1) AND CROSSWALKS (1) SHALL BE SEPARATED BY A DISTANCE OF 48", MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
- ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT OF WAY SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH APPENDIX C3 OF THE LDR. THE TAPCO V-LOC V51P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
- ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.

SIGNAGE MARKING LEGEND

A	"STOP" SIGN & POST (R1-1, W/R, 30"x30")
F	STREET NAME SIGNS (2, 1 FOR EACH CROSS ROAD) (D3, W/G, 9"x30" OR 36" BLANK). LETTERING TO BE 6" UPPER AND 4.5" LOWER. TWIST BRACKETS FOR STREET SIGNS. STREET NAME SIGNS SHALL INCLUDE BLOCK NUMBERS.
O	"DO NOT ENTER" SIGN & POST (R5-1, W/R, 30"x30")
H	HANDICAP SIGN & POST (FTP-20-06, FDOT INDEX 700-102 12"x18") AND PARKING FINE SIGN (FTP 22-06, FDOT INDEX 700-102 12" X 6")

PAVEMENT MARKING LEGEND

1	12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
2	24" WIDE SOLID WHITE LINE (STOP BAR)
3	6" WIDE SOLID WHITE LINE (PARKING STRIPE)
4	PAVEMENT ARROW WHITE (STRAIGHT)

KHA PROJECT
148265011

DATE
JANUARY 24, 2023

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

CHECKED BY ANW

LICENSED PROFESSIONAL

DAVID K. MERCER

FLORIDA LICENSE NUMBER
90785

PAVEMENT MARKING AND SIGNING PLAN

TOWNWALK PREPARED FOR
PARK SQUARE ENTERPRISES, LLC

CHARLOTTE COUNTY FLORIDA

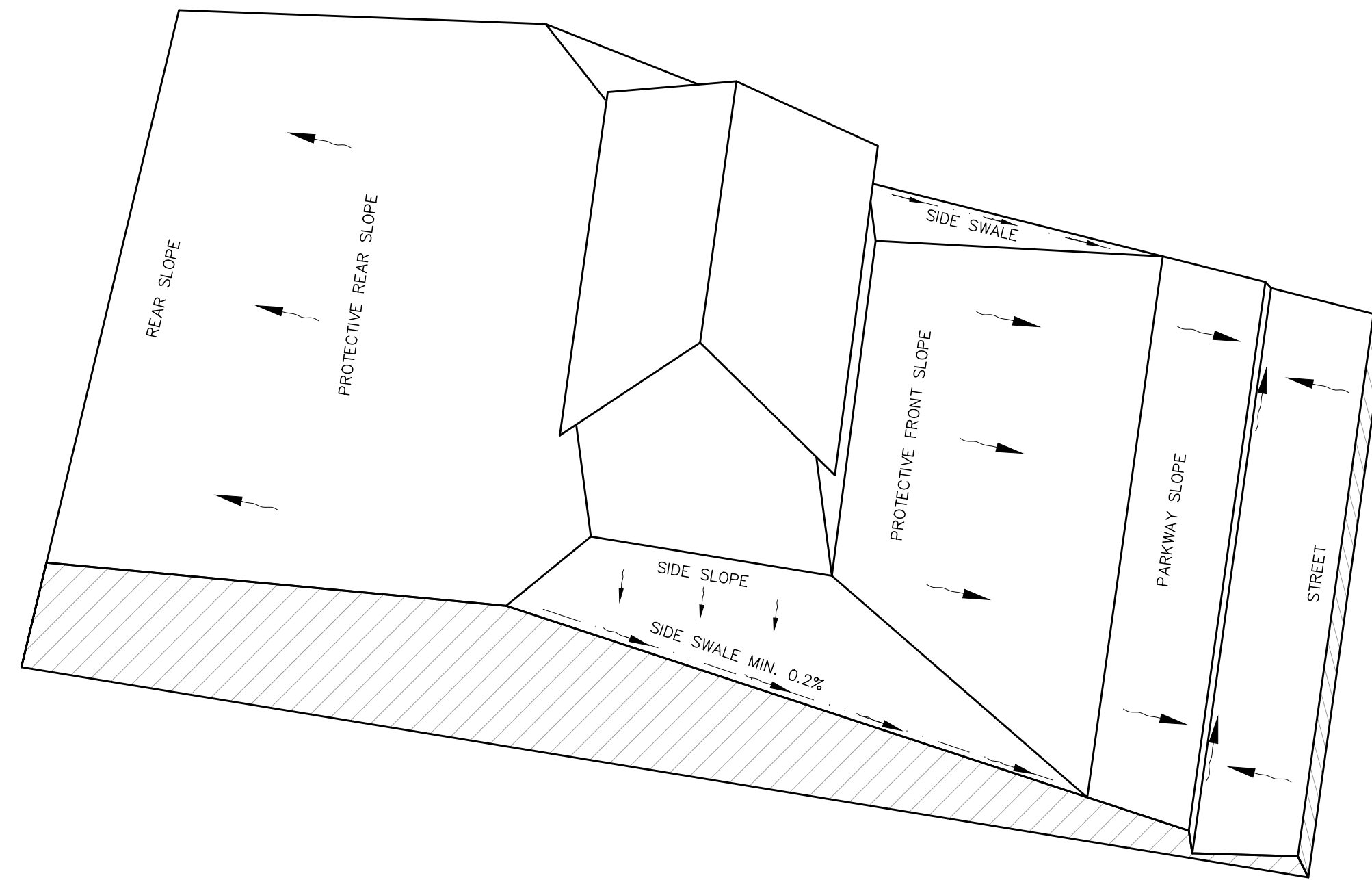
SHEET NUMBER
C-27

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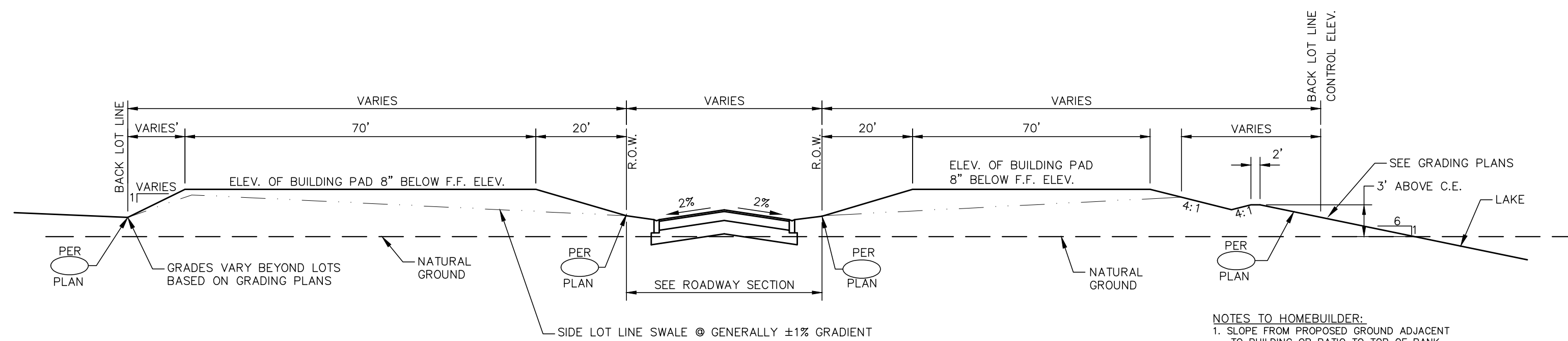
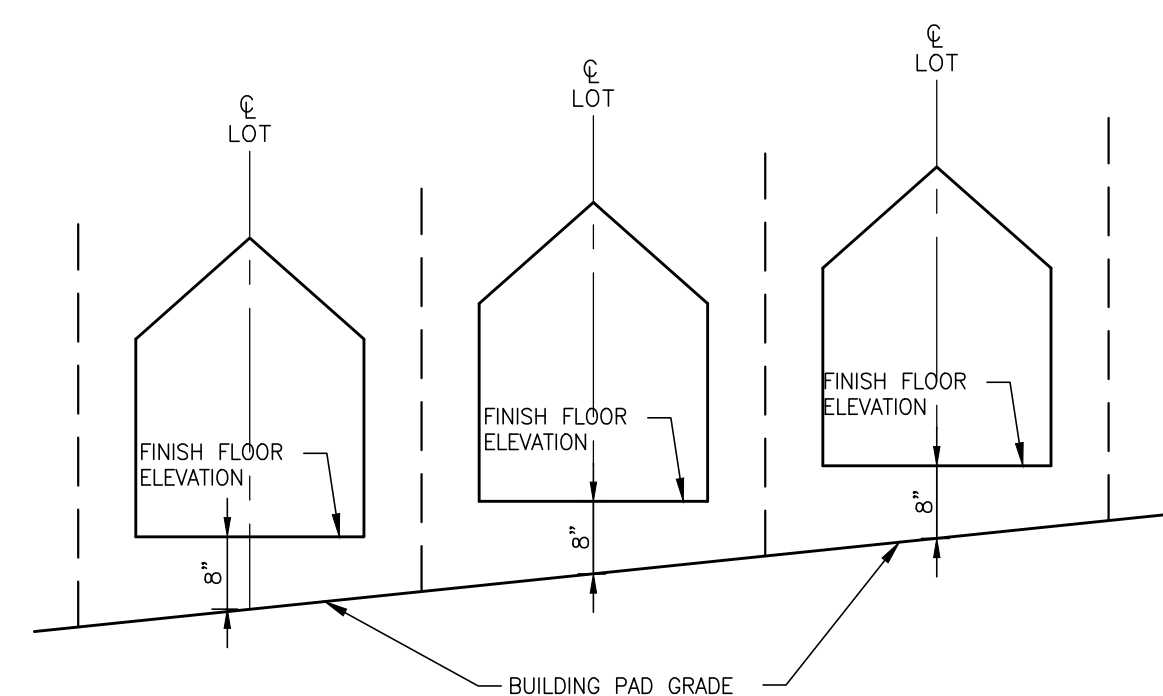
No.	REVISIONS	DATE	BY

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LOT GRADING DETAIL
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)

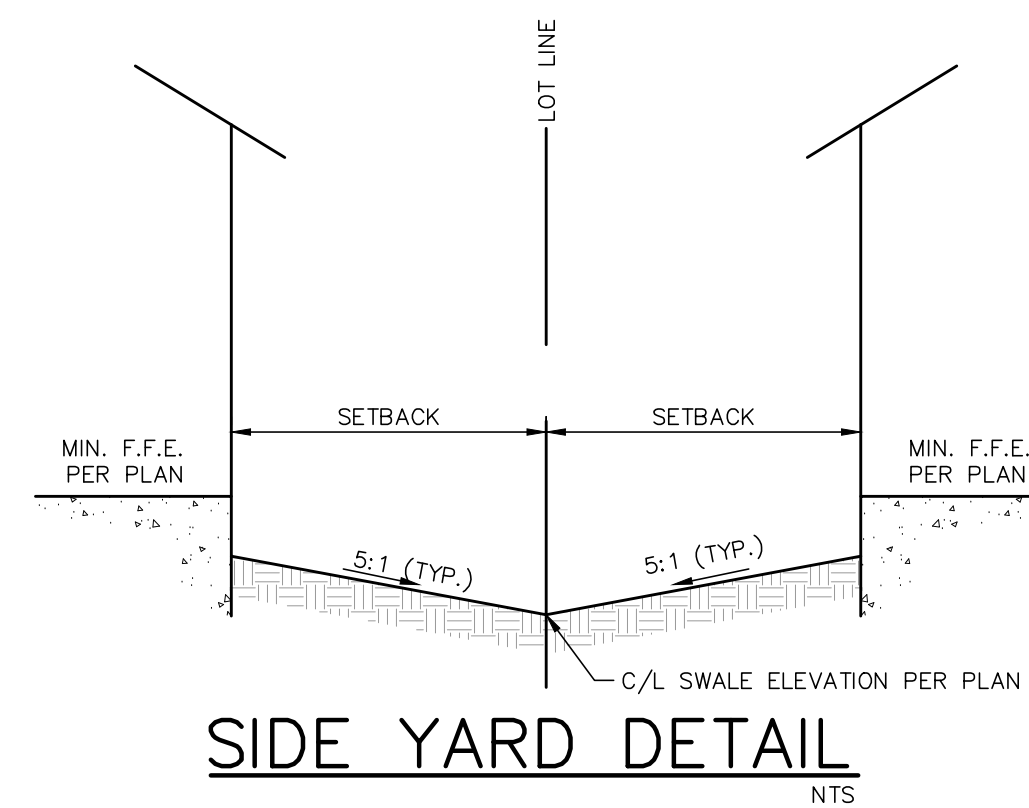
N.T.S.



* NOTE:
SIDE LOT LINE SWALES SHALL BE INSTALLED AT TIME
OF INDIVIDUAL HOUSE CONSTRUCTION BY HOUSE
CONTRACTOR (MIN. GRADIENT 0.20%)

BUILDING PAD/LOT GRADING SECTION

NTS



SIDE YARD DETAIL

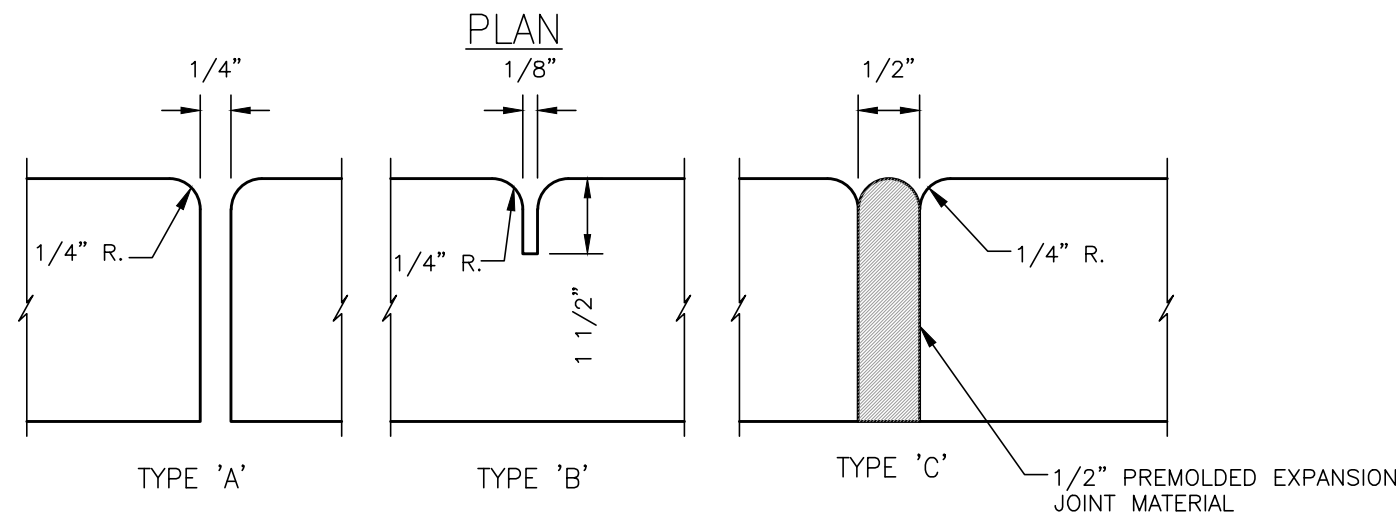
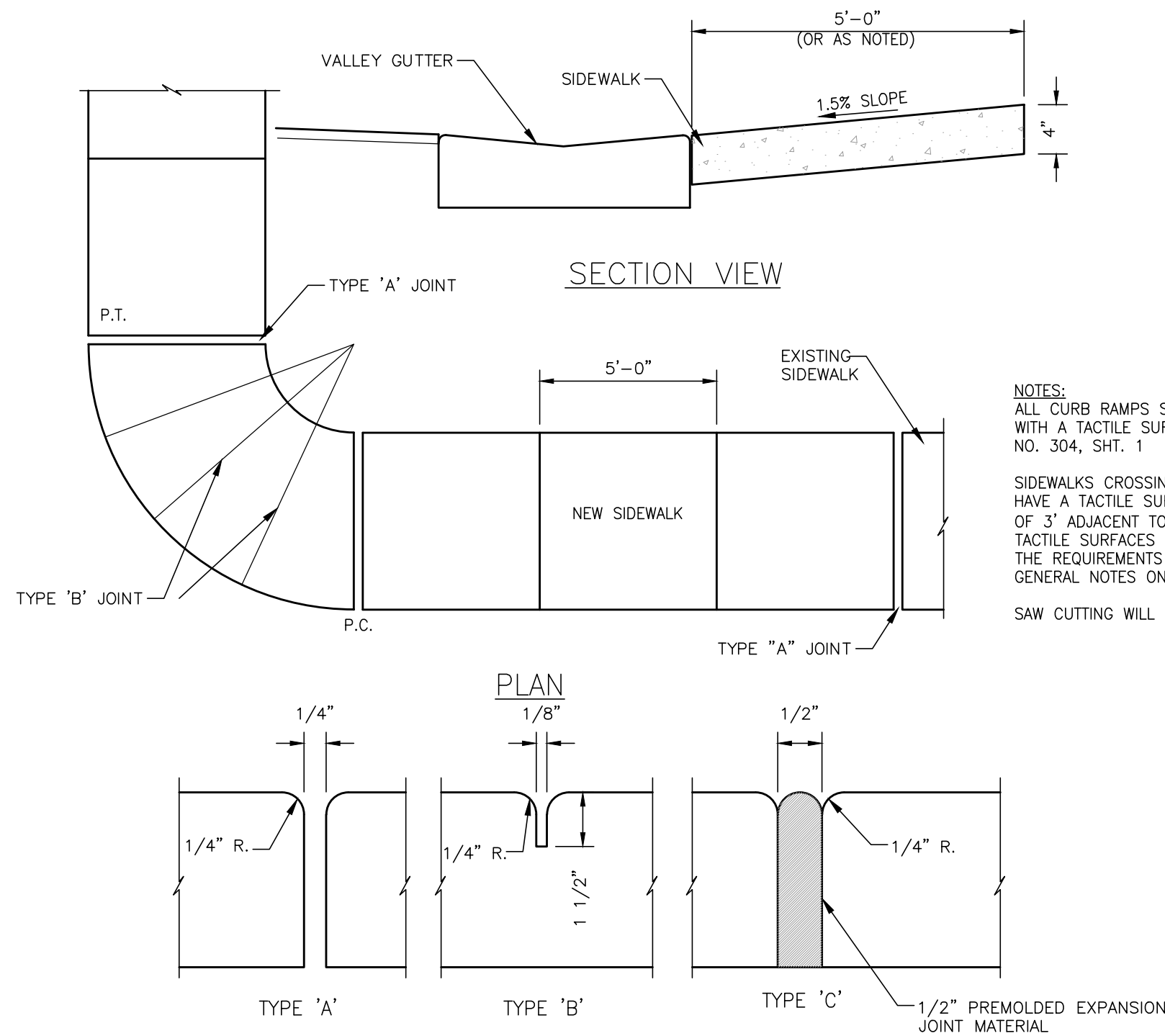
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TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
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AT DRIVEWAYS AND OTHER AREAS	6"

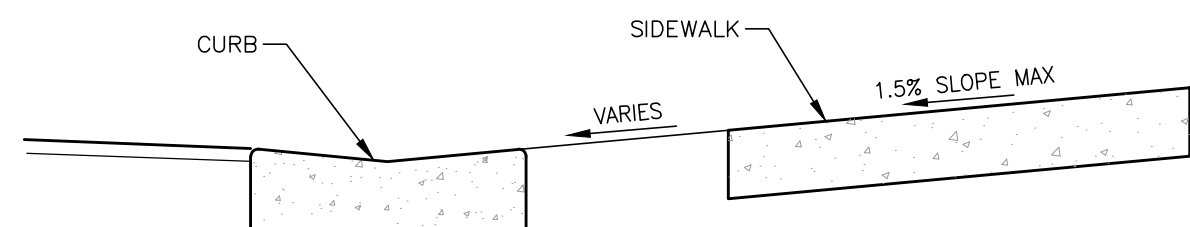
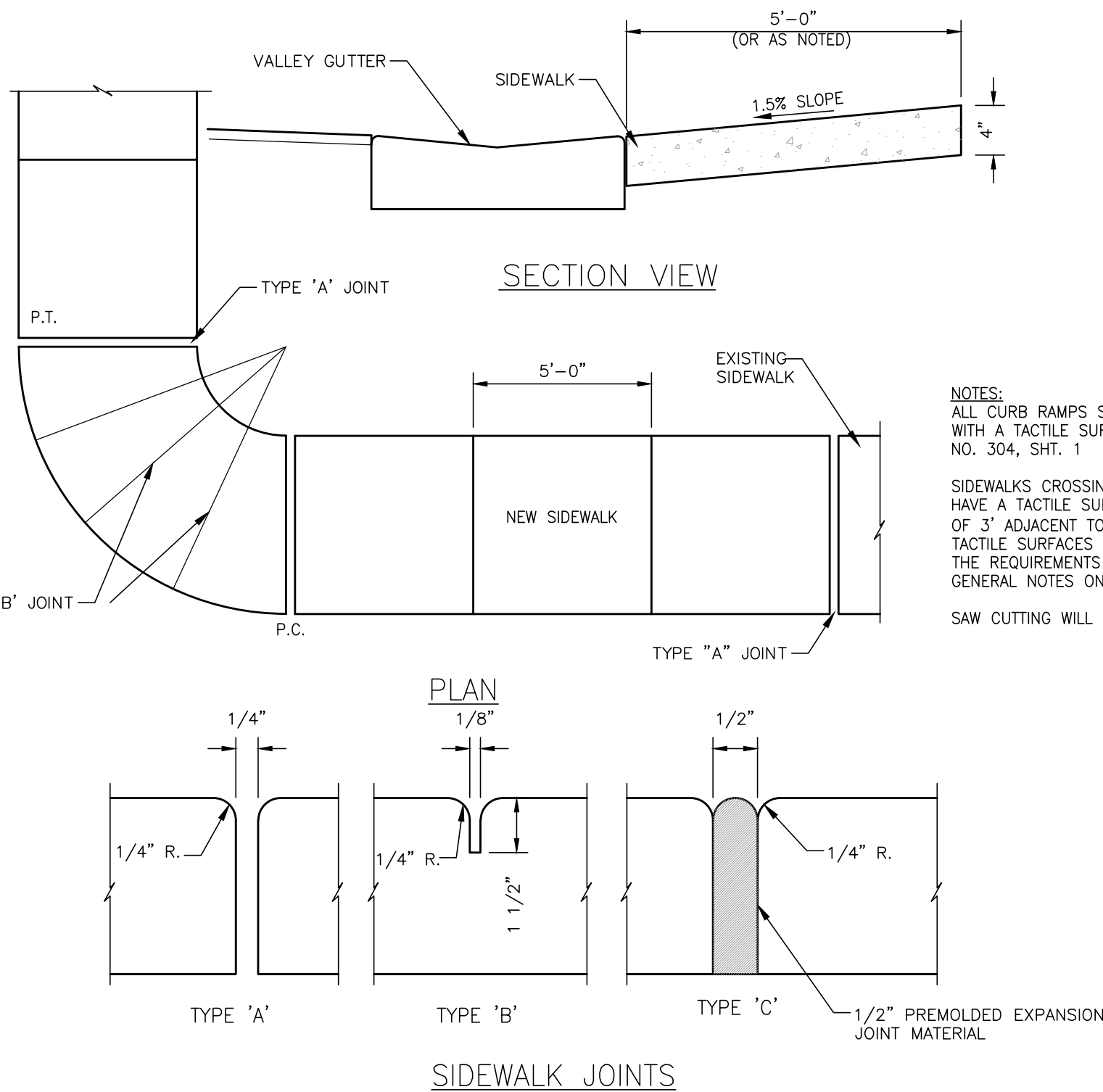
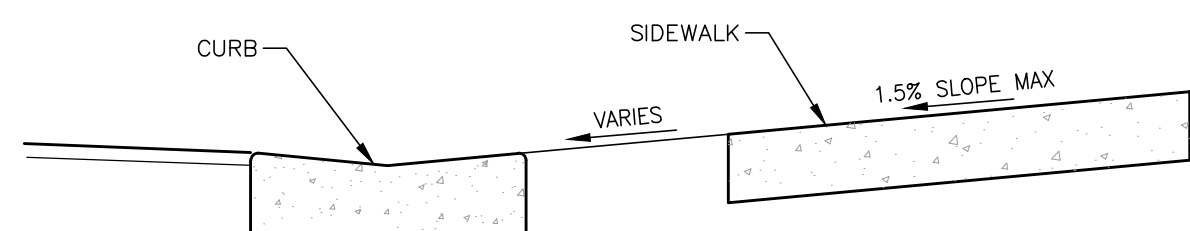
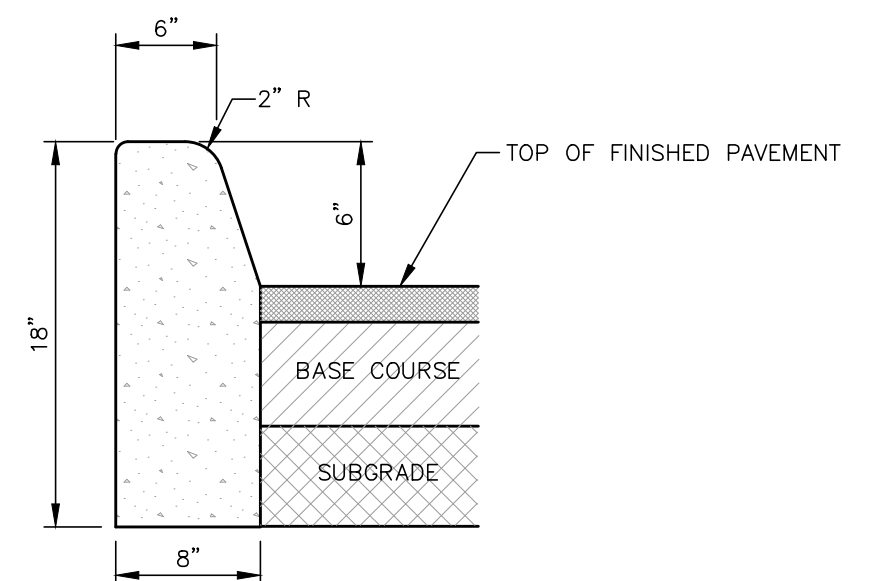
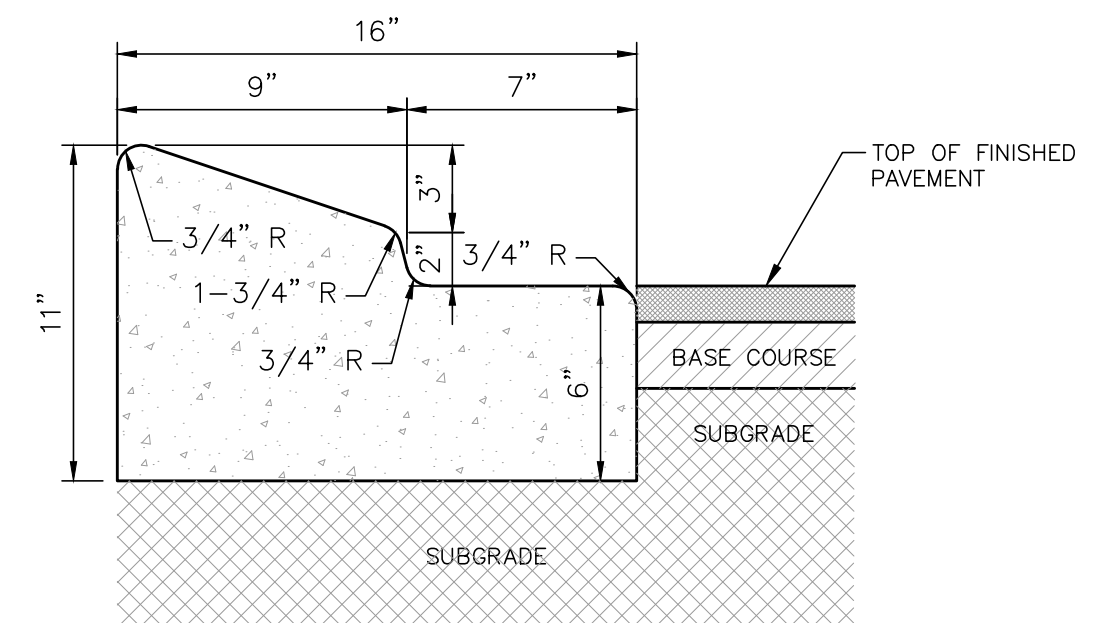
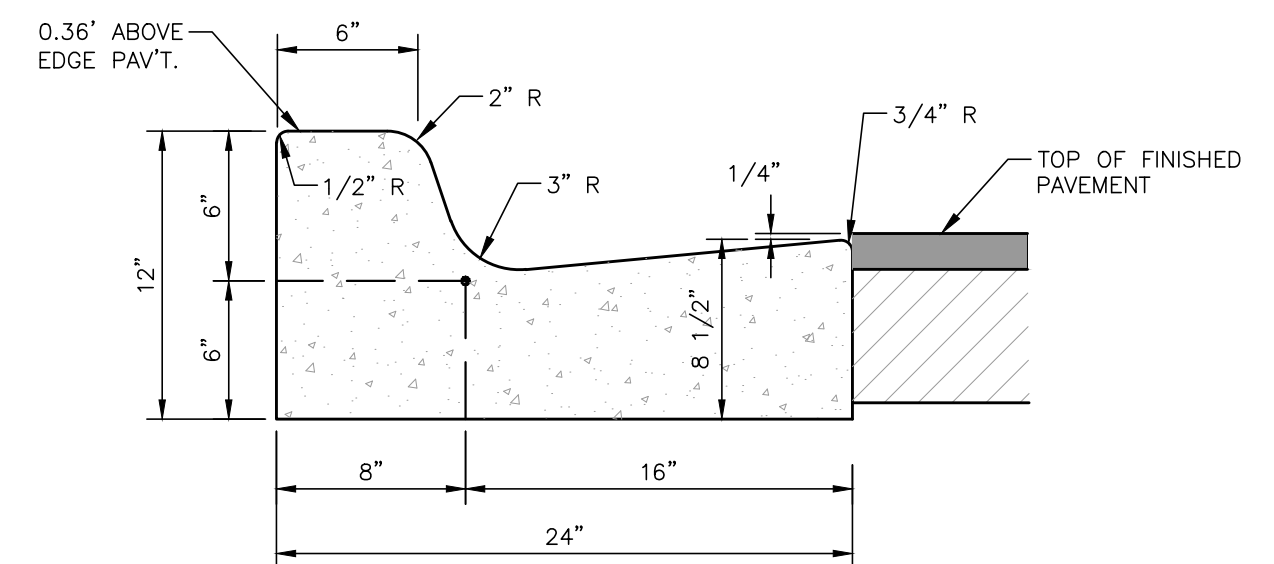
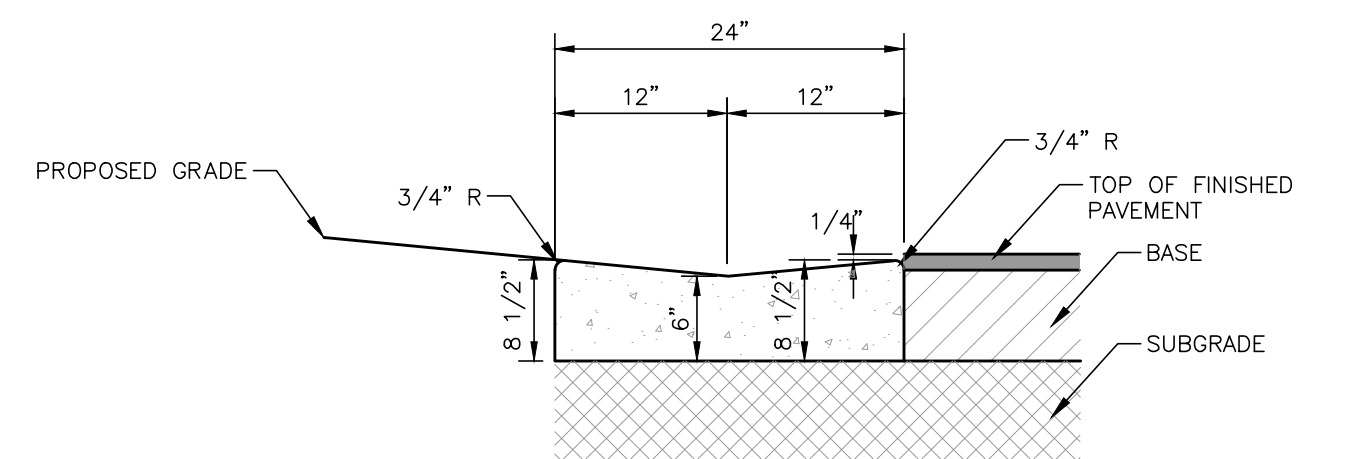
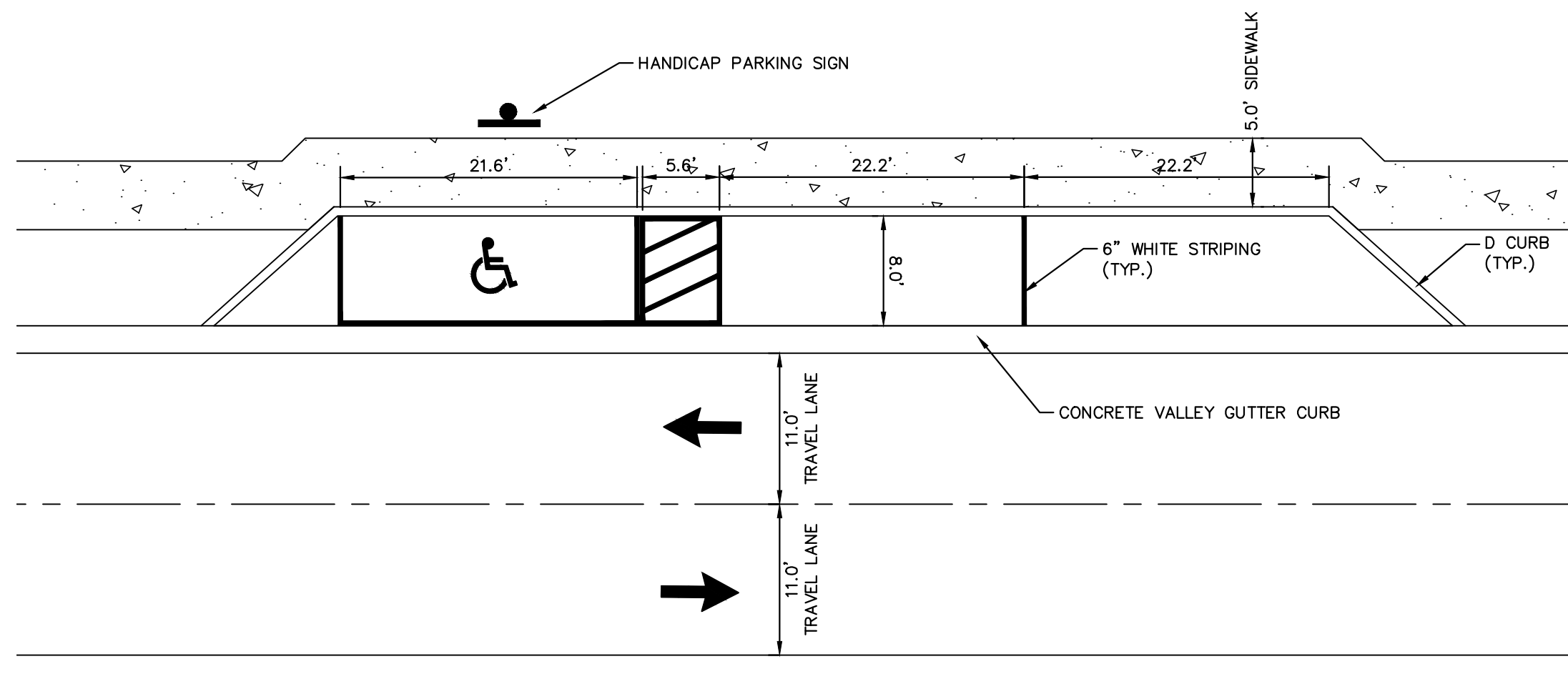
NOTE:
CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS

TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'- 0" CENTER TO CENTER ON SIDEWALKS. (NOT LESS THAN 4' AND NOT GREATER THAN 10')
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS AT INTERVALS NOT GREATER THAN 100'.



NOTES:
ALL CURB RAMPS SHALL BE EMBOSSED
WITH A TACTILE SURFACE PER FDOT INDEX
NO. 304, SHT. 1

SIDEWALKS CROSSING STREETS SHALL HAVE A TACTILE SURFACE FOR A MINIMUM OF 3' ADJACENT TO EACH CROSSING. TACTILE SURFACES SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE GENERAL NOTES ON FDOT INDEX NO. 304.

[illegible]

Kimley»»Horn

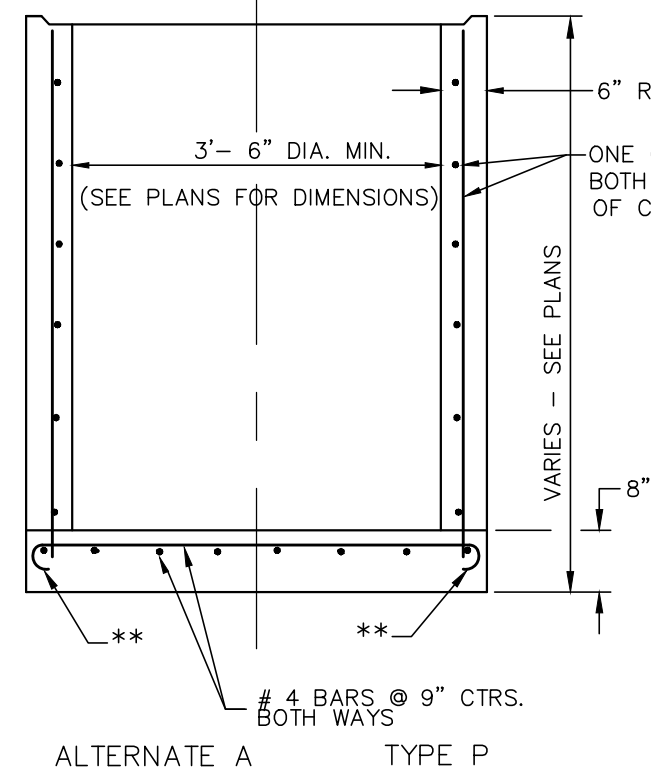
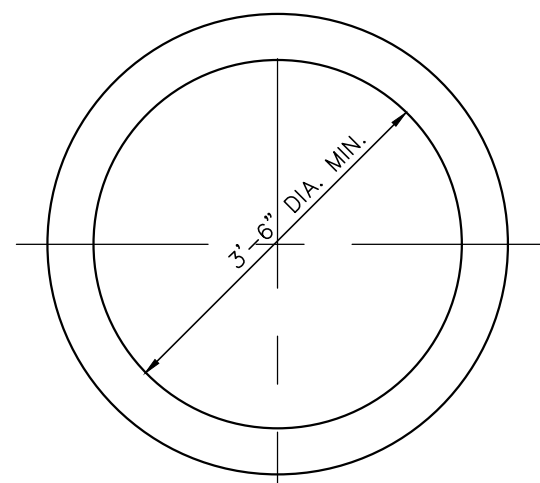
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901
PHONE: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 148265011	LICENSED PROFESSIONAL
DATE JANUARY 24, 2023	DAVID K. MERCER
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 90785
DESIGNED BY KHA	
DRAWN BY KHA	
CHECKED BY ANW	DATE:

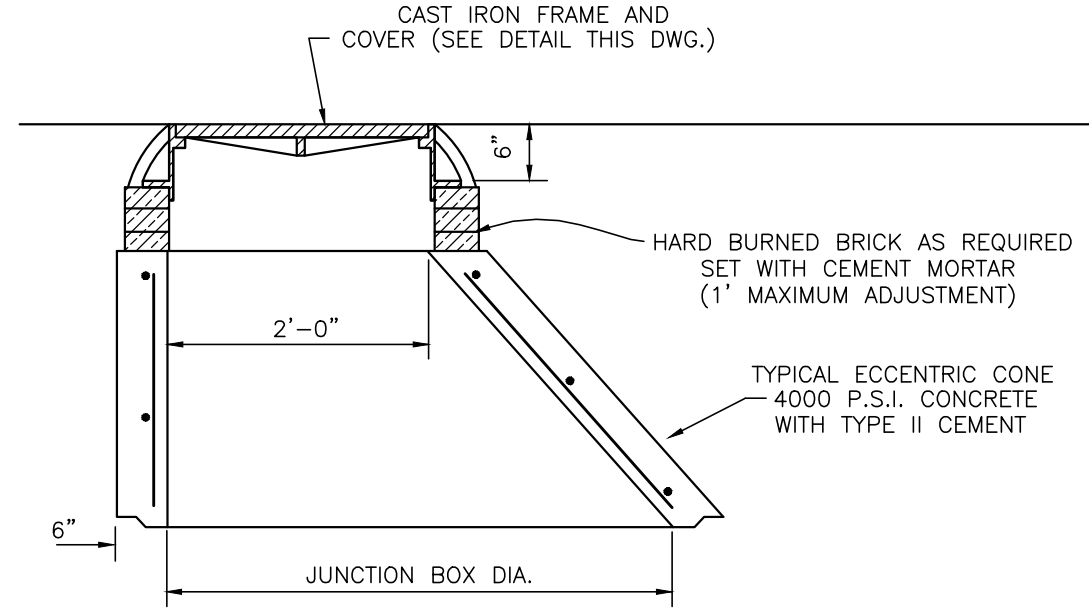
<p>SHEET NUMBER</p> <p>C-30</p>	<p>TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC</p>	<p>PAVING DETAILS</p> <p>CHARLOTTE COUNTY FLORIDA</p>
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NOTE:

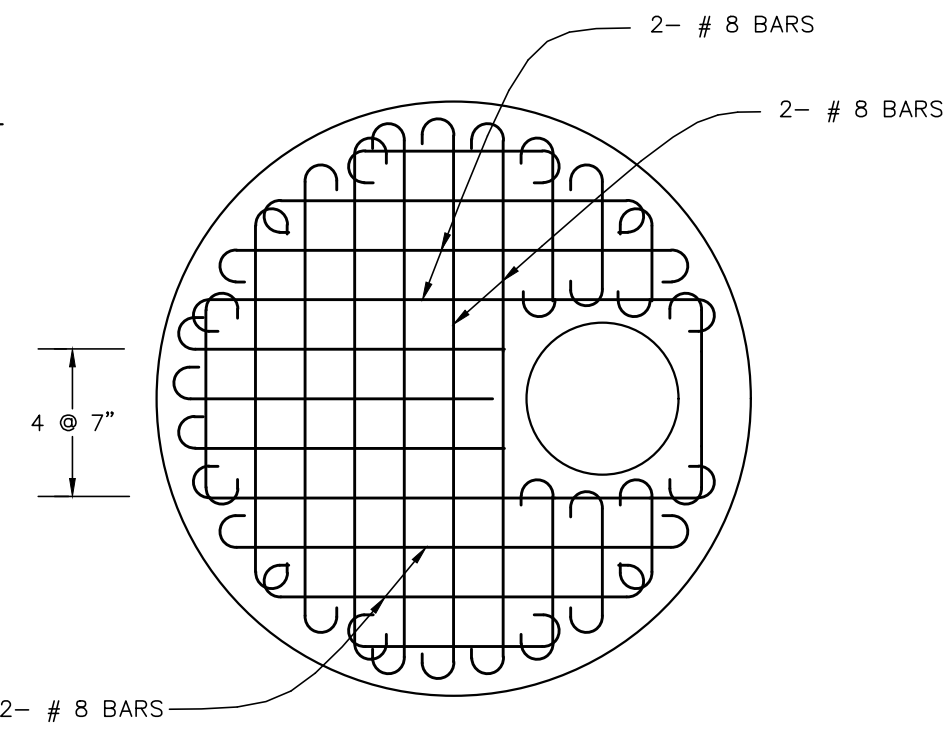
- (1) ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
- (2) REINFORCING SHOWN IS THE MINIMUM REQUIRED. IF DIMENSIONS OF BOX REQUIRES ADDITIONAL REINFORCING, IN ORDER TO CARRY DESIGN LOADS, MANUFACTURER SHALL PROVIDE ADDITIONAL REINFORCING AS REQUIRED.



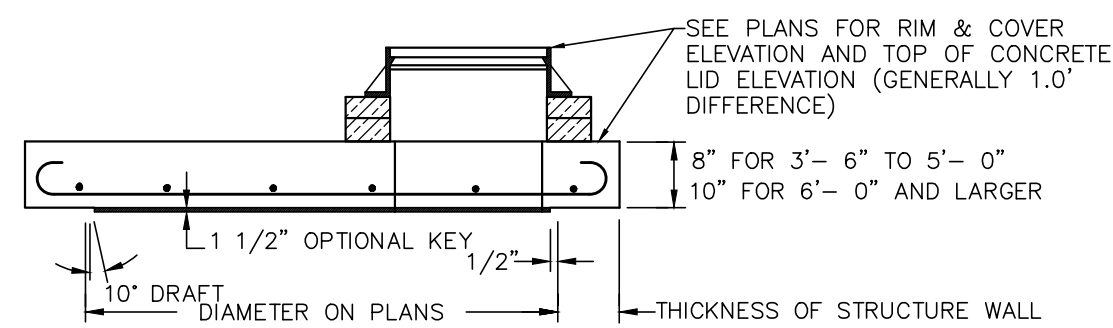
** PERIPHERAL BARS OR STRAIGHT END EMBEDMENTS MAY BE USED
IN LIEU OF STANDARD HOOKS, IN ACCORDANCE WITH DETAILS
INDEX NO. 201, SHT. 3 OF 6.

SECTION

LID SECTION
TYPE 8 (TRAFFIC) (H-20)



LID
REINFORCEMENT PLAN

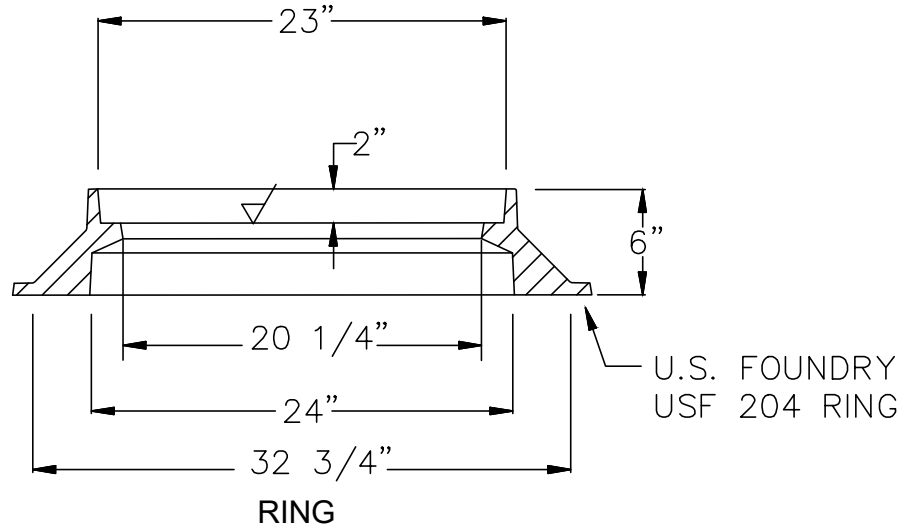


LID SECTION
TYPE 7-T (TRAFFIC) (H-20)

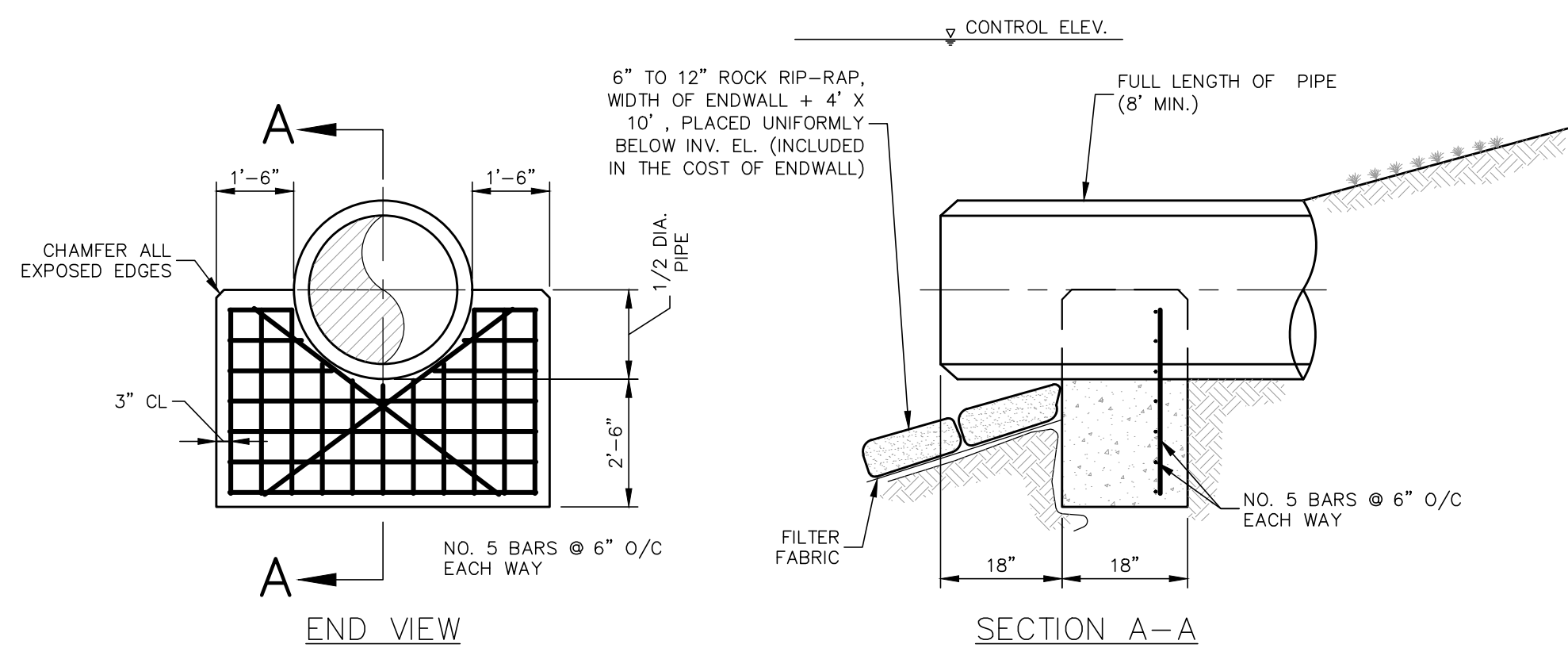
ALL REINFORCEMENT NO. 6 BARS EXCEPT
6" # 8 BARS SHOWN. BARS SPACED @
6" CENTERS BOTH WAYS EXCEPT MIDDLE
BARS @ 7" CENTERS. ALL BARS WITH ACI
STANDARD HOOKS CANTED APPROX. 45°,
OR EMBEDDED IN ACCORDANCE WITH THE
SLAB REINFORCEMENT DETAIL SHOWN
UNDER OPTIONAL CONSTRUCTION JOINTS.
SHT.3 OF 6. EXCEPT ALL # 8 BARS AND
6 BARS AROUND MANHOLE OPENING
SHALL BE HOOKED.



COVER

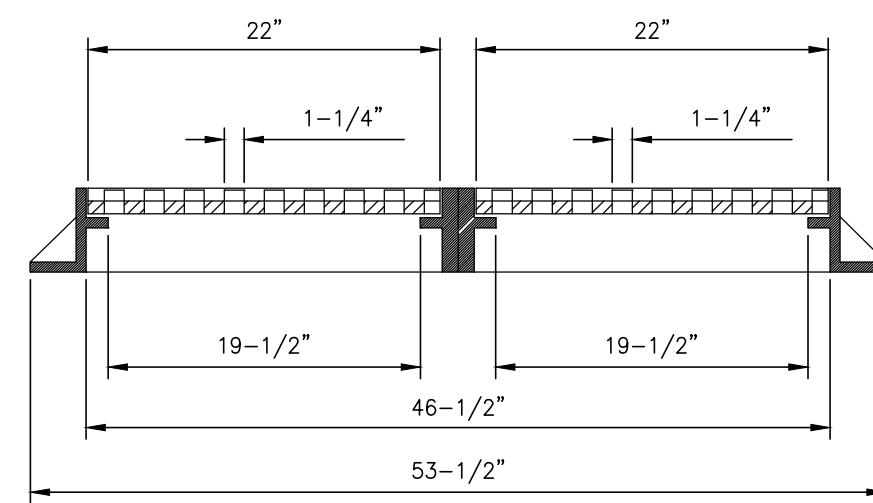


STANDARD JUNCTION BOX
NTS

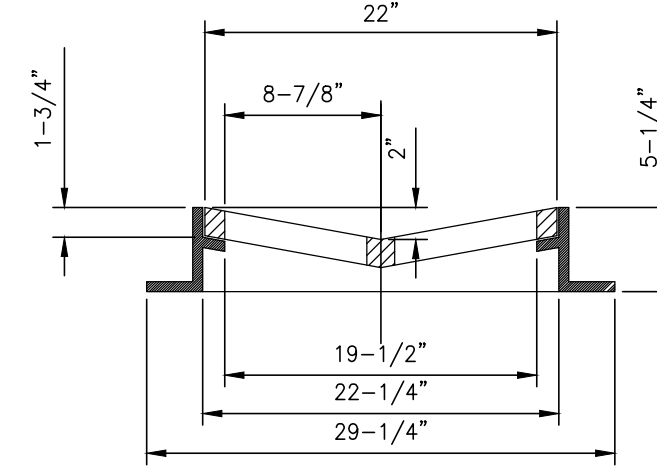


ENDWALL DETAIL

N.T.S.

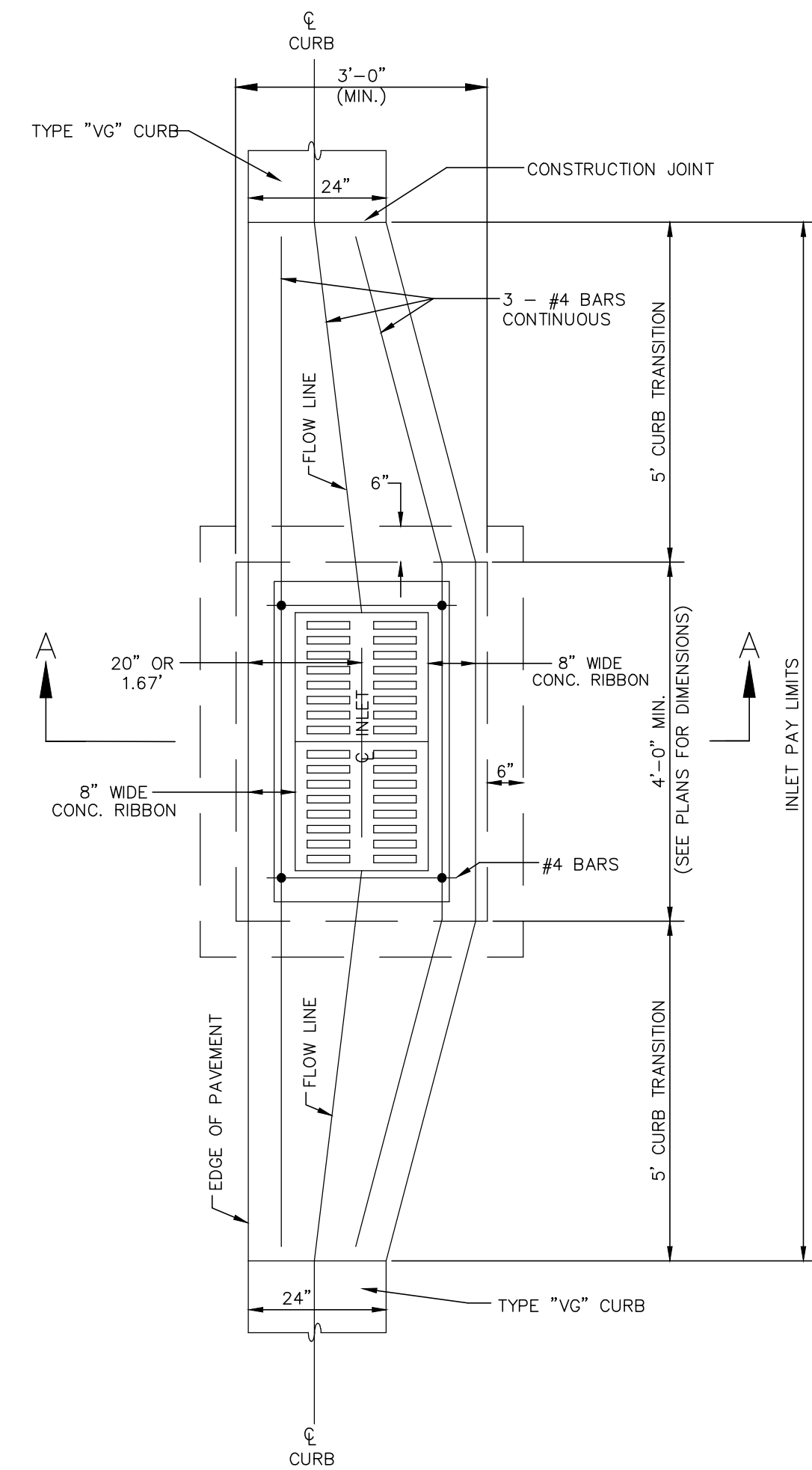


U.S. FOUNDRY NO. 5106 V.G. INLET FRAME
AND NO. 6149 GRATES

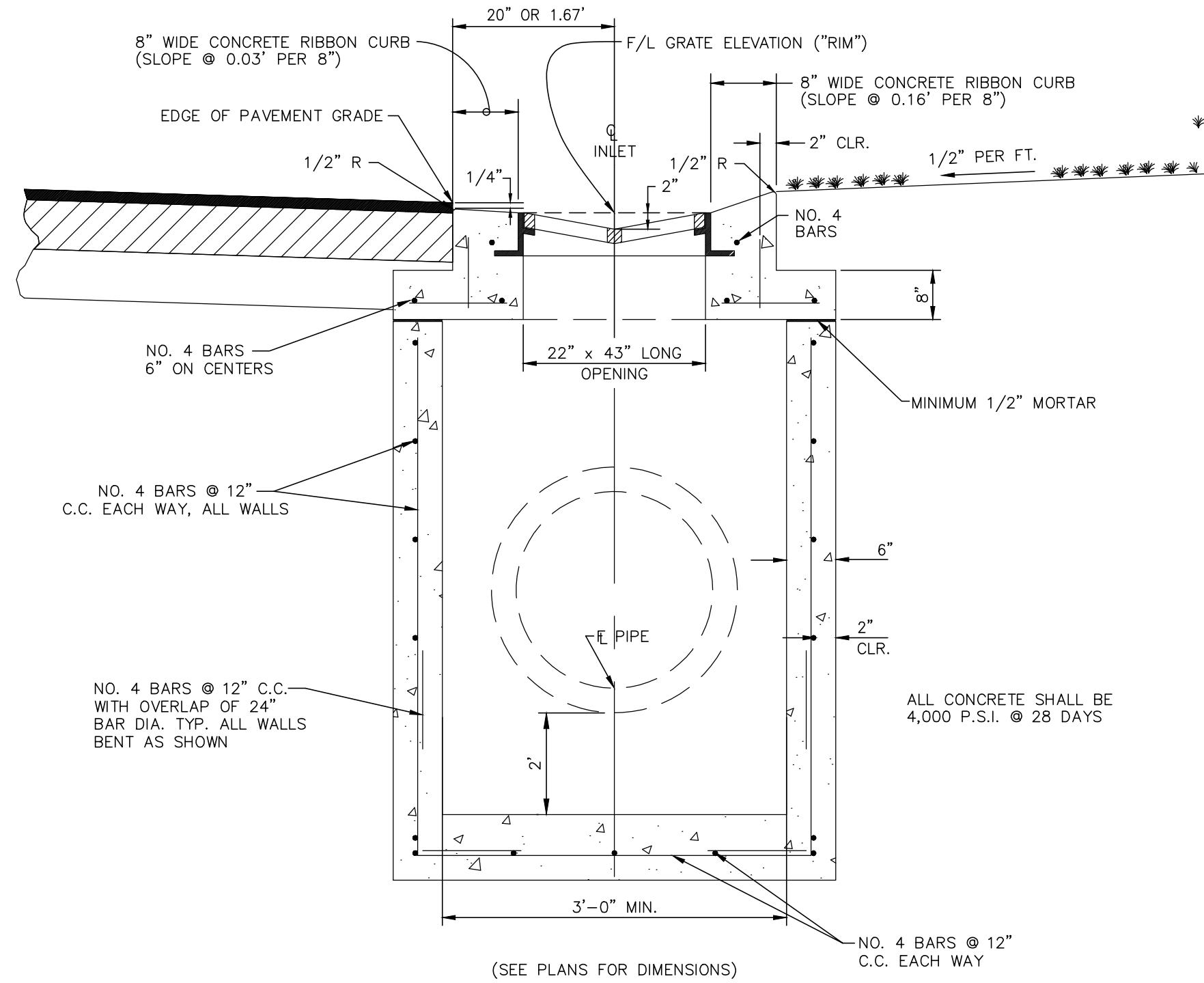


FRAME AND GRATES

COAT GRATES AND FRAME
WITH ASPHALTIC PAINT




PLAN VIEW

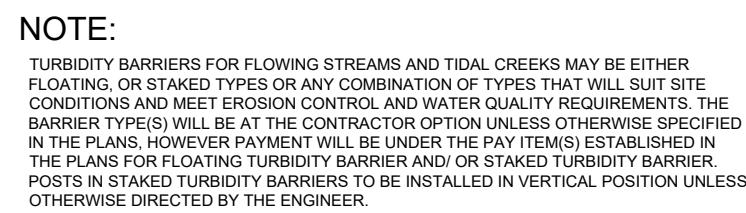
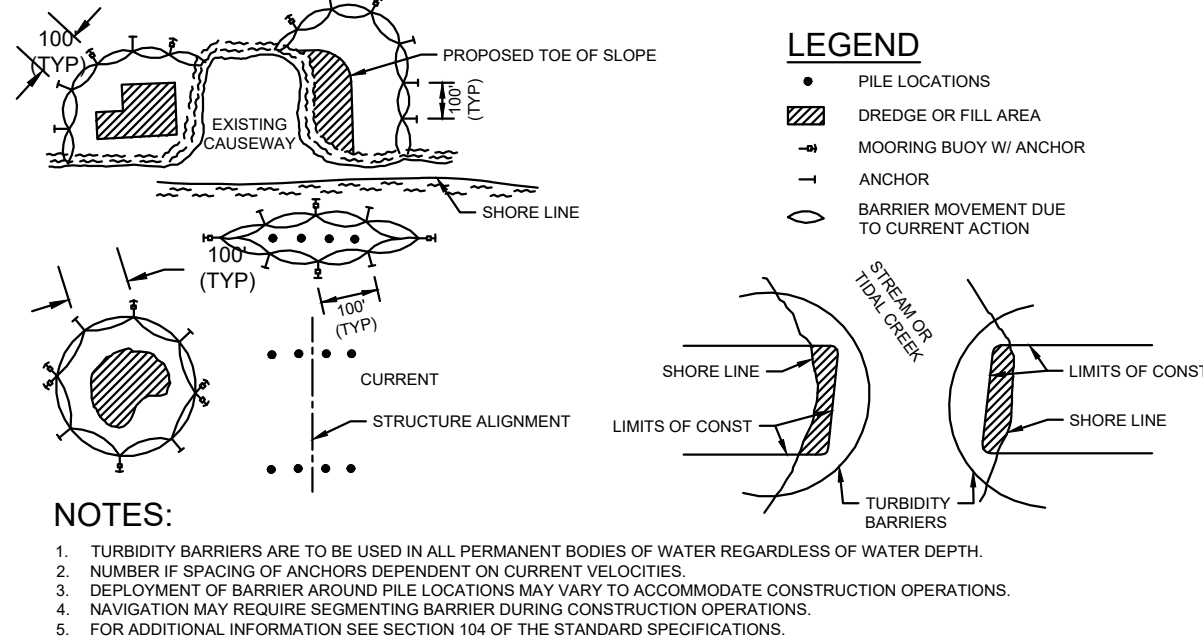
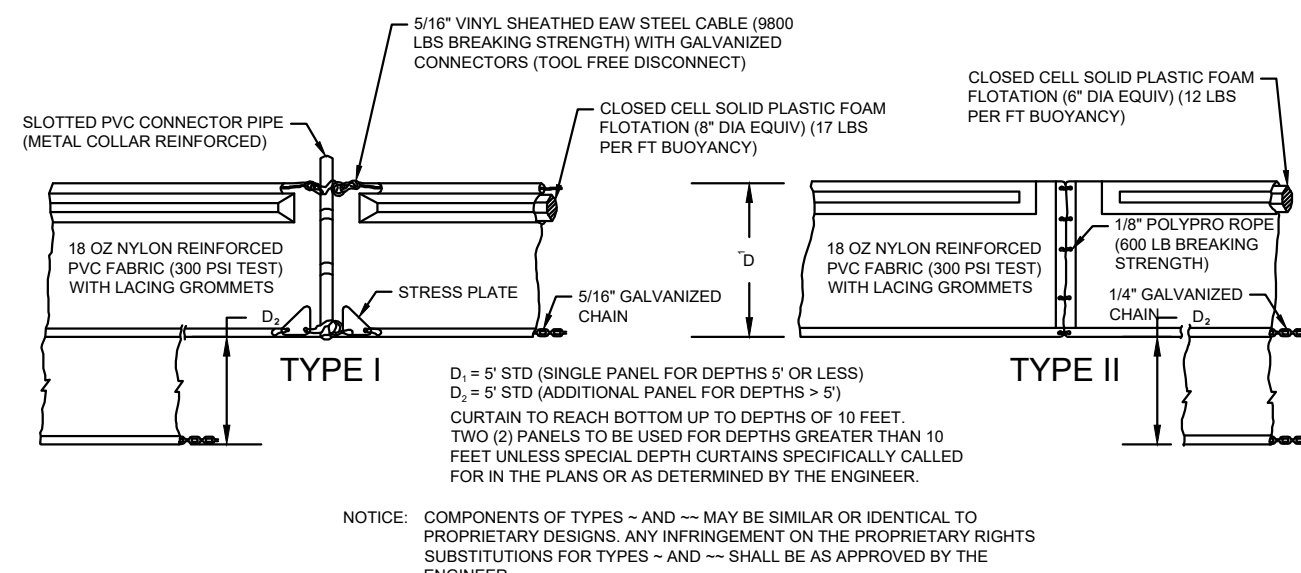
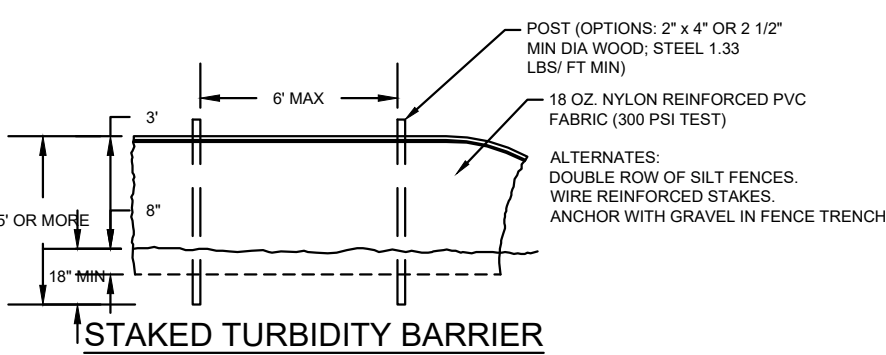
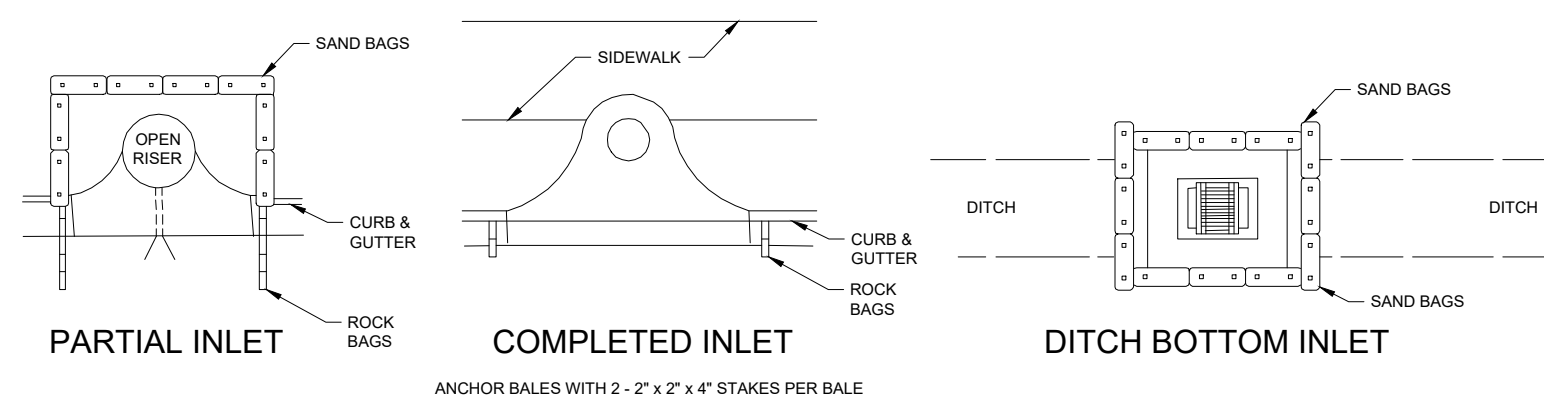
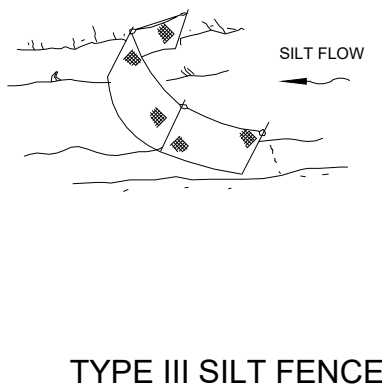
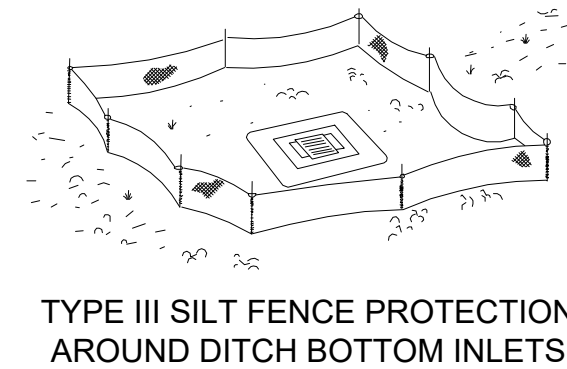
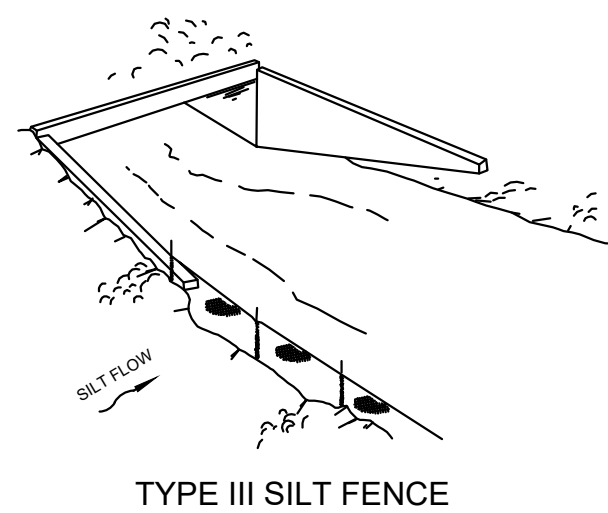
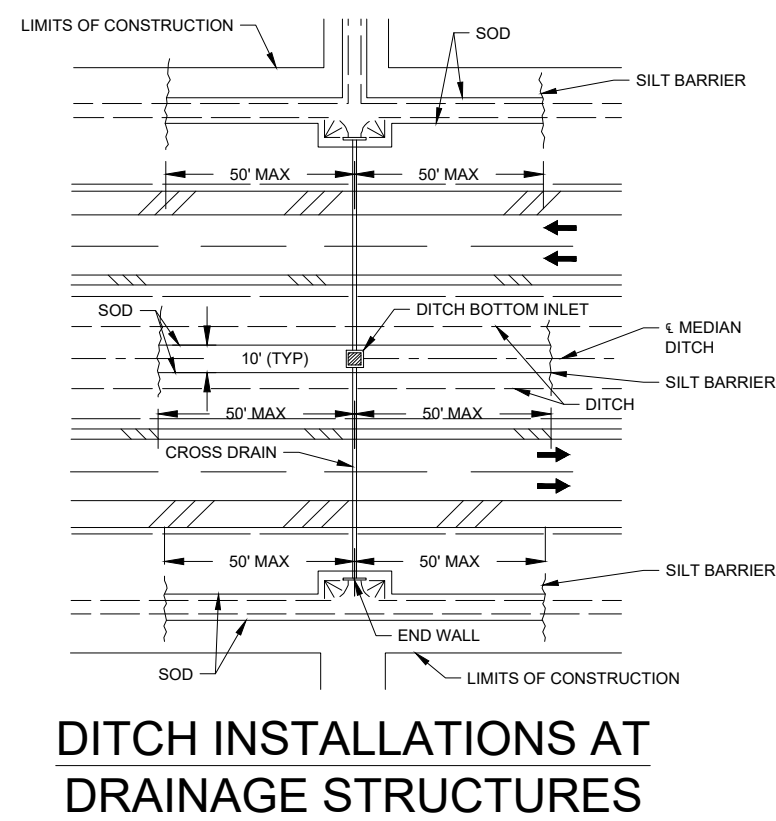
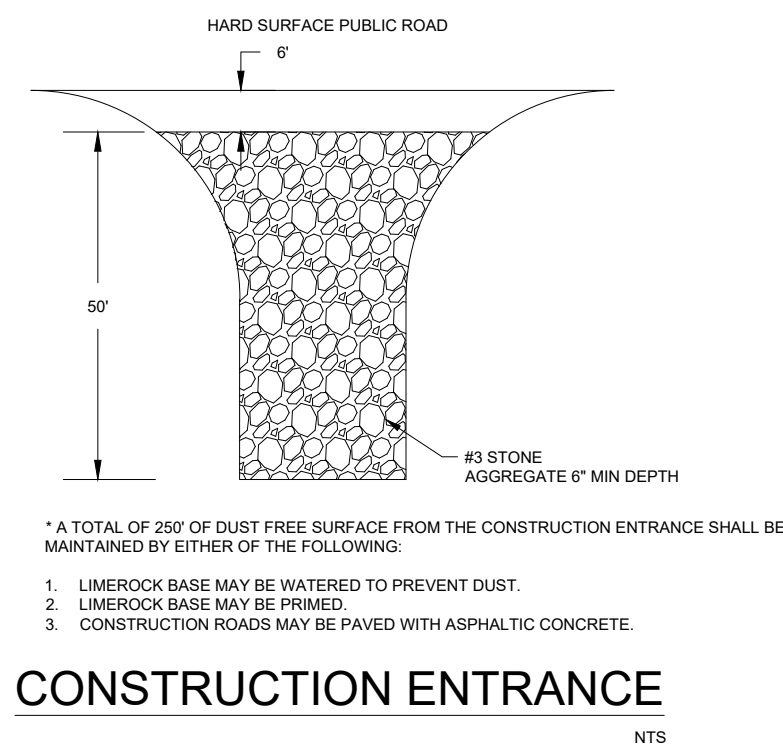
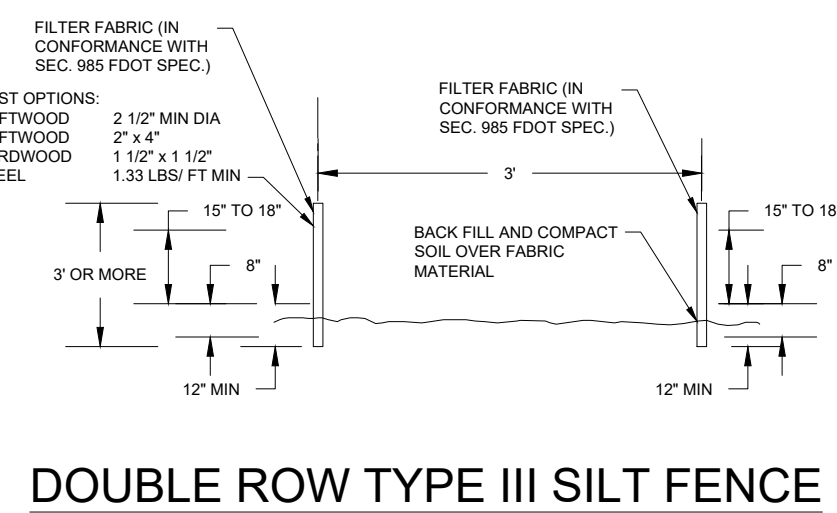
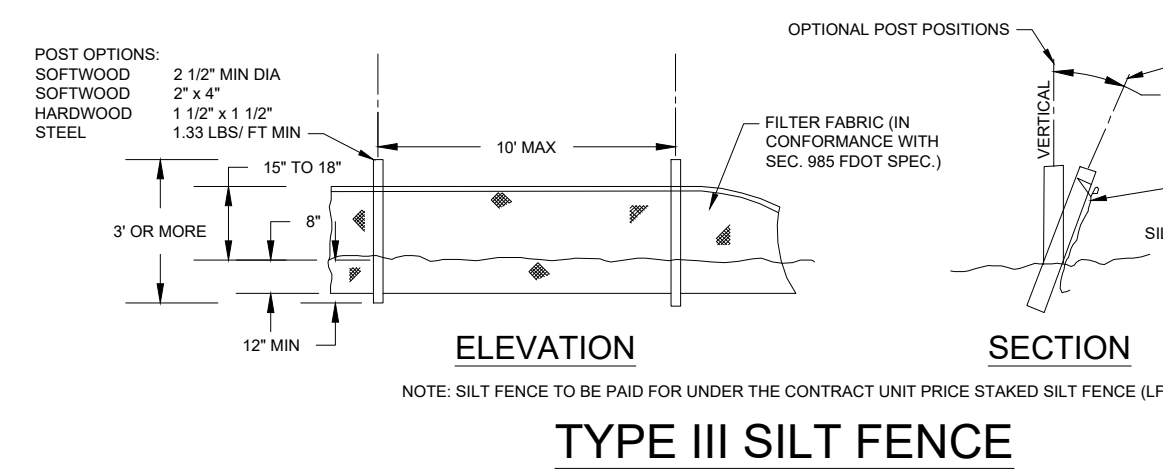


SECTION "A-A"

VALLEY GUTTER INLET DETAIL

N.T.S.

SHEET NUMBER C-31	TOWNWALK PREPARED FOR PARK SQUARE ENTERPRISES, LLC	FLORIDA	CHARLOTTE COUNTY	DRAINAGE DETAILS	KHA PROJECT 148265011 DATE JANUARY 24, 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY ANW	LICENSED PROFESSIONAL DAVID K. MERCER FLORIDA LICENSE NUMBER 90785 DATE:	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM REGISTRY No. 35168	No.	REVISIONS	DATE	BY

[illegible]

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PHONE: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 148265011	LICENSED PROFESSIONAL
DATE	DAVID K. MERCER
JANUARY 24, 2023	FLORIDA LICENSE NUMBER
SCALE AS SHOWN	90785
DESIGNED BY KHA	
DRAWN BY KHA	
CHECKED BY ANW	DATE:

EROSION CONTROL DETAILS

TOWNWALK
PREPARED FOR
PARK SQUARE ENTERPRISES, LLC

CHARLOTTE COUNTY FLORIDA

GENERAL NOTES:

1. BABCOCK RANCH COMMUNITY DESIGN & SPECIFICATION MANUAL (DSM) AND TCU STANDARD DETAILS SHALL GOVERN ALL UTILITY WORK. UNDER CERTAIN CIRCUMSTANCES THE STANDARD SPECIFICATIONS AND/OR STANDARD DETAILS MAY BE MODIFIED BY THE SPECIAL PROVISION SECTION OF THE CONTRACT DOCUMENTS IN WHICH CASE THE SPECIAL PROVISIONS SHALL PREVAIL. WHEN A CONFLICT EXISTS AMONG THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF TCU SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.

2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL, COUNTY, AND STATE PERMITS PRIOR TO COMMENCING WORK AND SHALL KEEP ONE COPY OF ALL ISSUED PERMITS AT THE SITE AT ALL TIMES DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL ASSURE COMPLIANCE WITH ANY OSHA, EPA, AND/OR OTHER FEDERAL OR STATE OF FLORIDA RULES, REGULATIONS OR OTHER REQUIREMENTS, AS EACH MAY APPLY.

4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE ONE CURRENT COPY OF TCU SPECIFICATIONS AND DESIGN DETAILS AND ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING ENGINEERING DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS, ETC. NO FIELD CHANGES OR DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR TCU WRITTEN APPROVAL.

5. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE CALL" PRIOR TO START OF CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL MARK LOCATIONS OF UTILITIES BY PAINTING AND/OR FLAGGING THE UTILITY ALIGNMENT. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATION(S) TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES COVERING THE PROTECTION OF SUCH WORK AND THE SAFETY MEASURES TO BE EMPLOYED THEREIN.

6. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BRING ENGINEERING DRAWING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.

7. THE CONTRACTOR SHALL CONTACT THE ISD, APPLICABLE COUNTY DEPARTMENTS AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48-HOURS PRIOR TO START OF CONSTRUCTION.

8. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY CUSTOMERS 48 HOURS IN ADVANCE IF WATER AND/OR SEWER SERVICE WILL BE INTERRUPTED DURING CONSTRUCTION.

DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

BABCOCK RANCH
WATER UTILITIES

GENERAL NOTES

PROVIDED FOR INFORMATION
APPROVED FOR FIELD
WORK BY THE
ENGINEER
DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

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

10. THE CONTRACTOR SHALL INSTALL INCIDENTAL FITTINGS REQUIRED TO RESOLVE CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES AS DETERMINED IN THE FIELD UNLESS OTHERWISE SHOWN ON THE PLANS. ALL MATERIALS, EQUIPMENT, AND LABOR TO RESOLVE INCIDENTAL CONFLICTS SHALL BE PAID FOR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS.

11. ALL VALVES AND VALVE BOXES SHALL BE INSTALLED OUTSIDE OF PAVEMENTS, CURB, AND GUTTERS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS OR APPROVED BY TCU.

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

13. THE CONTRACTOR SHALL PUSH HOME ALL SPIGOT ENDS OF PVC AND/OR DI PIPE INTO BELL ENDS WITHIN 1/2" OF THE MANUFACTURER'S INSERTION MARK. IF PIPE IS CUT, THE CONTRACTOR SHALL REPLACE AN INSERTION MARK FROM NEW END OF PIPE AS SHOWN ON THE ORIGINAL PIPE.

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

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

DUCTILE IRON EXTERNAL PROTECTIVE COATING

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

TYPE	COLOR DESIGNATION*
POTABLE WATER LINES	BLUE (PANTONE 287)
POTABLE WATER VALVE CAPS	BLUE (PANTONE 287)
FIRE LINES	ANSI SAFETY RED (PANTONE 485)
FIRE LINE VALVE CAPS	ANSI SAFETY RED (PANTONE 485)
WASTE WATER LINES	ANSI SAFETY GREEN (PANTONE 3415)
WASTE WATER VALVE CAPS	ANSI SAFETY GREEN (PANTONE 3415)
RECLAIMED WATER LINES	PURPLE (PANTONE 522C)
RECLAIMED WATER VALVE CAPS	PURPLE (PANTONE 522C)
FIRE HYDRANTS	ANSI SAFETY YELLOW (PANTONE 109)
FIRE HYDRANT VALVE CAPS	ANSI SAFETY YELLOW (PANTONE 109)
FIRE HYDRANTS (RECLAIMED WATER)	PURPLE (PANTONE 522C)
FIRE HYDRANT VALVE CAPS (RECLAIMED WATER)	PURPLE (PANTONE 522C)

**Equivalent colors matching these colors are acceptable. Provide with Shop Drawing submittal direct color comparisons of color numbers available from manufacturer submitted.*

DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

BABCOCK RANCH
WATER UTILITIES

GENERAL NOTES

PROVIDED FOR INFORMATION
APPROVED FOR FIELD
WORK BY THE
ENGINEER
DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS:

1. OPEN ROAD CUTS REQUIRE PRIOR APPROVAL/PERMIT OF THE ISD, COUNTY, STATE, OR OTHER AGENCY HAVING JURISDICTION. CONSTRUCTION WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION (DOT) RIGHT-OF-WAY SHALL CONFORM TO FLORIDA DOT CONSTRUCTION STANDARDS. THE AGENCY HAVING JURISDICTION SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ALL APPROVED OPEN ROAD CUTS WITHIN ROADWAYS/RIGHT-OF-WAYS.

2. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN TRAFFIC AT THE JOB SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE PERMIT AND SAFETY REQUIREMENTS FOR THE PROJECT. PROPER DETOUR SHALL BE PROVIDED AS NECESSARY.

3. EXCAVATION SHALL BE CONDUCTED IN A MANNER TO CAUSE THE LEAST POSSIBLE INTERRUPTION TO TRAFFIC. WHERE TRAFFIC MUST CROSS EXCAVATIONS, THE CONTRACTOR SHALL PROVIDE SUITABLE BRIDGES AT STREET INTERSECTIONS AND DRIVEWAYS.

4. NOT MORE THAN ONE BLOCK OF EXCAVATION SHALL BE OPEN PER CREW AT ANY ONE TIME, AND THIS DISTANCE SHALL BE REDUCED IF CONSTRUCTION CAUSES EXCESSIVE INTERFERENCE WITH TRAFFIC. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY AT ALL TIMES. ALL EXCAVATED AND/OR STORED MATERIAL SHALL BE REMOVED FROM THE PAVEMENTS AT THE END OF THE WORK DAY UNLESS OTHERWISE PROVIDED FOR IN THE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL CARRY OUT THE WORK SO AS NOT TO DENY UNREASONABLE ACCESS TO PRIVATE PROPERTY. ALL ACCESS SHALL BE RESTORED AT THE END OF THE WORK DAY.

6. ALL UTILITY ACCESS MANHOLES, VALVES, AND FIRE HYDRANTS AND MAIL BOXES SHALL BE ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.

7. ROAD SURFACE RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE BABCOCK RANCH COMMUNITY DESIGN & SPECIFICATION MANUAL (DSM), FLORIDA DEPARTMENT OF TRANSPORTATION, OR OTHER GOVERNING AGENCY REQUIREMENTS.

8. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKINGS DAMAGED DURING THE PROJECT.

DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

BABCOCK RANCH
WATER UTILITIES

GENERAL NOTES

PROVIDED FOR INFORMATION
APPROVED FOR FIELD
WORK BY THE
ENGINEER
DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS:

1. TRAFFIC CONTROL ON ALL ISD, COUNTY, AND STATE HIGHWAY RIGHT-OF-WAYS SHALL COMPLY WITH THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND REQUIREMENTS OF THE STATE AND/OR ANY OTHER LOCAL AGENCY HAVING JURISDICTION.

2. WORK AFFECTING TRAFFIC ON ANY, ISD OR COUNTY, STREET, ROADWAY, RIGHT-OF-WAY, BIKE PATH, OR SIDEWALK REQUIRES THE PREPARATION AND SUBMITTAL OF MAINTENANCE OF TRAFFIC (MOT) PLAN BY THE CONTRACTOR TO THE ISD OR COUNTY ENGINEER. THE MOT PLAN SHALL BE APPROVED BY THE APPROPRIATE ISD OR COUNTY ENGINEER OR HIS/HER DESIGNEE PRIOR TO THE START OF CONSTRUCTION.

3. WORK AFFECTING TRAFFIC ON ANY STATE ROAD OR HIGHWAY REQUIRES THE PREPARATION AND SUBMITTAL OF A MOT PLAN BY THE CONTRACTOR TO THE FDOT. THE MOT PLAN SHALL BE APPROVED BY THE FDOT PRIOR TO THE START OF CONSTRUCTION.

4. THE CONTRACTOR SHALL BE IN FULL COMPLIANCE WITH THE APPROVED MOT PLAN AT ALL TIMES.

5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL SIGNS AND DEVICES, BARRICADES, FLASHERS, ETC. IN WORKING CONDITION AT ALL TIMES.

6. ROAD CLOSURE WHETHER TEMPORARY ON A DAILY BASIS OR PERMANENTLY DURING CONSTRUCTION REQUIRES THE APPROVAL OF A DETOUR PLAN BY THE AGENCY OR AGENCIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SIGNAGE WHEN THE ROADWAY IS TO BE CLOSED OR TRAFFIC WHEN ROAD CLOSURES ARE TEMPORARY. ALL STREETS SHALL BE RE-OPENED DETOURED TO TRAFFIC BY THE END OF THE WORK DAY AND ALL DETOUR SIGNS COVERED OR REMOVED. WHEN ROADS ARE PERMANENTLY CLOSED DURING CONSTRUCTION ACCESS MUST BE PROVIDED TO PROPERTIES LOCATED ON THE CLOSED ROAD AT THE END OF EACH WORK DAY AND ON WEEKENDS.

7. DURING NON-DAY LIGHT HOURS OR RESTRICTED VISIBILITY, THE CONTRACTOR SHALL PROPERLY ILLUMINATE THE WORK BY THE INSTALLATION AND MAINTENANCE OF SUITABLE LIGHTS OR FLARES ESPECIALLY ALONG OR ACROSS THOROUGHFARES.

ENVIRONMENTAL REQUIREMENTS:

1. THE CONTRACTOR SHALL REFER TO TCU STANDARDS SPECIFICATIONS FOR "EROSION AND SEDIMENT CONTROL".

2. PRIOR TO THE START AND DURING CONSTRUCTION ACTIVITIES, FOR AREAS WITHIN AND ADJOINING THE LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROTECTION BARRICADES/SILT FENCES/ADEQUATE MEASURES IN ACCORDANCE WITH ISD, COUNTY, AND STATE REQUIREMENTS FOR ALL DESIGNATED TREES/PLANTS TO BE PROTECTED, WETLANDS, THREATENED AND/OR ENDANGERED SPECIES ETC.

DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

BABCOCK RANCH
WATER UTILITIES

GENERAL NOTES

PROVIDED FOR INFORMATION
APPROVED FOR FIELD
WORK BY THE
ENGINEER
DATE: 1/10/2023
DRAWN BY:
APPROVED BY:

BEDDING, BACKFILL, AND COMPACTION:

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

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

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

3. SAND FOR BEDDING OF THE POLYVINYL CHLORIDE (PVC) GRAVITY SEWER PIPE SHALL BE A DRY SCREENED AND GRADED MATERIAL WITH 95 PERCENT PASSING 1 INCH SIEVE AND NOT MORE THAN FIVE PERCENT PASSING A NO. 200 SIEVE. ALL PVC GRAVITY SEWER PIPE SHALL BE INSTALLED AND BEDDED IN ACCORDANCE WITH ASTM SPECIFICATION D-2321, "RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE".

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

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

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6. BACKFILL MATERIAL PLACED WITHIN ONE FOOT OF PIPING AND APPURTENANCES OR IN THE UPPER SIX INCHES OF ALL BACKFILL AND FILLS SHALL NOT CONTAIN ANY STONES OR ROCKS LARGER THAN ONE INCH IN DIAMETER. EXISTING BACKFILL MATERIAL SHALL MEET THE ABOVE REQUIREMENTS AS APPROVED BY TCU. BROKEN CONCRETE SHALL NOT BE USED. OUTSIDE THE PIPE ZONE, FILL MATERIAL CONTAINING LIME ROCK SHALL HAVE SUFFICIENT SAND TO FILL THE VOIDS IN THE LIME ROCK. NO STONES OR ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE USED IN ANY BACKFILL.

7. MATERIAL SUITABLE FOR BACKFILL IN A PROPERLY DEWATERED TRENCH SHALL NOT BE EXPANSIVE NOR HAVE HIGH ORGANIC CONTENT; SHALL BE FREE OF DEBRIS, LUMPS AND CLODS; AND SHALL MEET THE FOLLOWING REQUIREMENTS:

a. MAXIMUM LIQUID LIMIT SHALL NOT EXCEED 12 AS DETERMINED BY ASTM D423.

b. MAXIMUM PLASTICITY INDEX SHALL NOT EXCEED 35 AS DETERMINED BY ASTM D424.

c. NOT MORE THAN 10% OF WEIGHT SHALL BE FINER THAN 74 MICRON (NO. 200) U.S. STANDARD SIEVE.

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

9. THE CONTRACTOR SHALL COMPACT ALL PORTIONS OF A TRENCH WITHIN 7.5' OF EXISTING EDGE OF PAVEMENT TO 98% DENSITY, AASHTO T-180, AND 98% FOR OTHER AREAS WITHIN THE RIGHT OF WAY. IF MORE STRINGENT COMPACTION REQUIREMENTS ARE SHOWN ON THE PLANS OR IN THE CONTRACT DOCUMENTS THEY SHALL PREVAIL.

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

11. DENSITY TESTS SHALL BE PERFORMED FOR EACH 6" LIFT AT A MINIMUM OF ONE TEST PER 200 FEET OF TRENCH.

12. ALL WELL POINT HOLES UNDER PARKING, DRIVING, OR ROADWAY SURFACES SHALL BE BACKFILLED WITH CONCRETE IMMEDIATELY AFTER PULLING THE WELL POINTS. ALL OTHER WELL POINT HOLES SHALL BE BACKFILLED WITH FDOT NO. 89 STONE IMMEDIATELY AFTER REMOVING THE WELL POINTS UNLESS SPECIFIED OR DIRECTED TO DO OTHERWISE BY TCU.

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MATERIALS AND METHODS OF CONSTRUCTION:

ALL MATERIALS AND CONSTRUCTION METHODS USED IN THE CONSTRUCTION OF TCU'S UTILITIES INCLUDING BUT NOT LIMITED TO PIPING, VALVES, FITTINGS, RESTRAINTS, FIRE HYDRANTS, BLOW-OFFS, GRAVITY SEWER MAINS, MANHOLES, LIFT STATIONS, WATER AND SEWER SERVICES AND ALL ASSOCIATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BABCOCK RANCH COMMUNITY DESIGN & SPECIFICATION MANUAL (DSM) UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

RESTORATION:

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED OR DAMAGED AREAS TO THE SAME OR BETTER CONDITION THAN THAT PRIOR TO THE START OF CONSTRUCTION.

2. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER THAN THE ORIGINAL CONDITION AND GROUND COVER TO THE SATISFACTION OF THE LOCAL OR STATE AGENCY HAVING JURISDICTION.

3. ALL DISTURBED SWALE OR CANAL GRADES SHALL BE RESTORED TO THE GRADES AND ELEVATIONS THAT EXISTED PRIOR TO DISTURBANCE UNLESS OTHERWISE SPECIFIED ON THE ENGINEERING DRAWINGS OR IN THE CONTRACT DOCUMENTS.

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LICENSED PROFESSIONAL

DAVID K. MERCER

FLORIDA LICENSE NUMBER 90785

KHA PROJECT 148265011

DATE JANUARY 24, 2023

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

CHECKED BY ANW

TOWNWALK
PREPARED FOR
PARK SQUARE ENTERPRISES, LLC

FLORIDA
CHARLOTTE COUNTY

SHEET NUMBER
C-33

REVISIONS

No.

DATE

BY

Plotted By: Long, Tyler Sheet Set: BRC-TOWNHOMES 148265011 Layout: C32 SAN SEWER DETAILS January 24, 2023 05:49:16pm K:\VFM-CWN\148265011 - Babcock Ranch Townhomes\CAD\Plan\Sheet\A-C32 RECLAIM WATER DETAILS.dwg This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

