



January 29, 2025

**REVISED February 13, 2025**

City of Sanibel  
Planning Department  
Craig Chandler, Deputy Planning Director  
2475 Library Way  
Sanibel, Florida 33957

RE: Riverview Community Housing & Resources Redevelopment Project  
1517 Periwinkle Way, Sanibel, FL 33957  
Conditional Use Permit Application

Dear Mr. Chandler,

Please accept this application package on behalf of Community Housing & Resources, Inc. requesting approval for the redevelopment and improvements of the community housing project located at 1517 Periwinkle Way. This submittal is inclusive of the following variances and administrative waivers requests:

- **Increase of density to 15 apartment units.** This request is 3 above the exception to single multi-family building for low-income housing. Due to the surrounding properties being commercial, the scale is relative to the site's use.
- **Reduced setbacks on the North, West and East sides.** The prior development was non-conforming, so this redevelopment would remain non-conforming. The intent is to resolve trash maintenance with both properties (7-Eleven and CHR), and accommodate the parking, drive aisle and utilities with the building as designed for 15 apartments.
  - The objective with the redevelopment configuration is to maintain the structure, parking and utilities without impacting the Interior Wetlands Conservation District area to the south of the property.
  - CHR is working on finalizing a trash maintenance agreement with 7-Eleven's ownership and franchisee. CHR proposes that this approval be allowed, stipulating that a recorded agreement would be required as a condition to occupancy release (vs. a condition to variance approval).
    - The required driving aisle width, parking spaces and maintaining existing perimeter trees in the eastern buffer necessitated placement of the structure slightly overlapping the western setback. The overlap is primarily elevated floor balconies; thus, water management and landscaping can still be accommodated in the western setback area. While the design of the balconies serves to enhance the 540 sf of under air, living space for the residents, they also serve to provide a safe, functional location for the condensing units. Due to the building codes for max height and



maintenance requirements, the only other options for the units would be to, a) install them on a stand-alone platform which would be too large to place anywhere on the property; or b) mount them below the windows of the first floor residents' bedroom windows. See representative pictures below for ease of reference.



- Adjustment for landscape buffers sizes were made by relocating plantings, not just ground cover requirements.
- **Angle of light.** The primary areas impacted on adjacent properties are commercial. With the building location being behind the 7-Eleven property, the structure which conforms to the maximum height requirements, primarily will shade the rear parking areas of the VCA and prior Fish House restaurant. Historically the trees along the perimeters of each boundary cast shade in the same areas that will be impacted by the building structure.
- **Access easement width.** The prior approved access easement was non-conforming, and the redevelopment intent is to maintain the same 20' (vs. 22') wide access through the 7-Eleven property to the CHR property without change to the access and utilities easements as currently recorded.
- **Fire drive length of 150' with turnaround.** Fire Marshall Williams and Fire Chief Barbot reviewed and agreed that an FDC at the entry with dry standpipe at mid-way length of the building would best serve the property, so that the fire truck doesn't need to enter property. First response firefighters can immediately attach to the FDC and connect to dry standpipe to more safely fight a fire.



- **Removal of strangler fig tree.** Currently a strangler fig tree exists within the proposed footprint of the building. It has survived the recent storms; however, it's suffered extensive damage and has signs of rot. A replacement of 3:1 ratio is proposed.
- **Reduction of plantings to 85% for use of all native species.** Calculations were used meeting the standards applicable to the property using all native species for resiliency and limited need for maintenance and irrigation, ensuring best opportunity for plantings to thrive.

As you know, community housing is a much-needed resource on Sanibel and Community Housing and Resources, with these approvals, can continue to serve and improve the community of Sanibel.

On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

*Rachel Lee Bielert*

Rachel Lee Bielert

Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR  
Steve Fehlhaber, DRMP  
Carmella Cioffi, MHK Architects  
Katia Olmstead, RS Walsh Landscaping



January 30, 2025

**REVISED February 13, 2025**

City of Sanibel  
Planning Department  
Craig Chandler, Deputy Planning Director  
2475 Library Way  
Sanibel, Florida 33957

RE: Riverview Community Housing & Resources Redevelopment Project  
1517 Periwinkle Way, Sanibel, FL 33957  
Conditional Use Permit Application – General Requirements Narrative

Dear Mr. Chandler,

Please accept this general requirements narrative on behalf of CHR for the redevelopment and improvements of the community housing project located at 1517 Periwinkle Way.

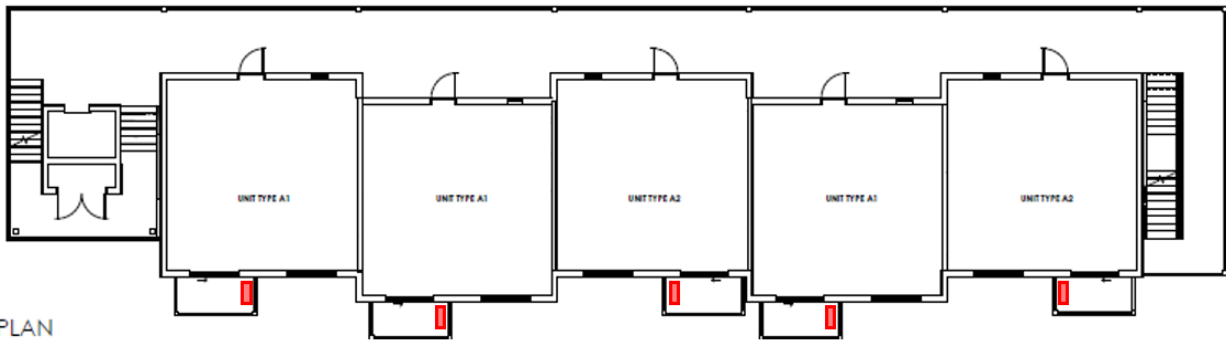
The Riverview redevelopment as proposed meets the requirements for approval of conditional use by meeting the following criteria:

- Riverview CHR's proposed redevelopment supports the adjacent commercial properties, and will not adversely affect the health, safety and welfare of the community. By creating redevelopment of below-market income housing, Riverview offers the community housing for employees who will also be patrons, to support the businesses on the islands. This is a direct support of policy 1.1 in the Sanibel Plan Objectives 1.
  - Riverview's redevelopment does not adversely affect the traffic flow to a significantly greater extent than permitted uses. Per the traffic impact review by Haley Ward, "Because of the unique characteristics of the Sanibel economy and road network system, an increase in affordable units will result in reduced traffic along critical constrained segments because it takes commuters off the bridge and allows for alternate modes of transportation (bicycle/pedestrian). As such, no significant impacts to the roadway system are anticipated."
- Riverview coordinated with the adjoining commercial 7-Eleven development and proposes to utilize a shared dumpster enclosure to better serve the debris removal needs, access and code compliance for both properties. The new structure is designed to be an elevated structure, with habitable units above flood plane, and utilities services proposed include a new lift station for the sewer system, and a new fire sprinkler system with fire department connections providing improved conditions for the property safety and services. This project design directly supports the Sanibel Plan Objective 2.





- The placement and arrangement of the structure promotes the best possible vehicular and pedestrian access, and internal circulation to accommodate parking requirements with one additional space. This minimizes the need for off-site transportation improvements.
- Riverview’s proposed redevelopment project is in accord with the Sanibel Plan, Objective 3 with its internal compatibility with the following factors:
  - The streetscape is minimally impacted because the property is behind the 7-Eleven on Periwinkle, serving to directly support Objective 3, policies 3.7 and 3.8, which ensure ensures compatibility with the character of the community and mixed with commercial developments in a sector to provide for the island workforce.
  - It utilizes open spaces for native landscape plantings which improves the environmental conditions for resiliency, and frames the parking, drive aisle and structures with natural features.
  - The traffic pattern and parking is ensuring the safety of code compliant drive aisle width and more than required parking.
  - Focal points and vistas are in conformance with the island style architecture and native landscaping, preserving and improving the character of the Sanibel community.
  - The setbacks, while impacted with the proposed development are nonconforming on 3 sides, but are slated to be improved to the fullest extent possible with native landscape plantings, and those that cannot fit within the buffers are relocated throughout the site to maximize improved conditions with adjacent properties. The IWCD setback is not impacted with structure or hardscape, but enhanced with the removal of exotics and improved with native species for resiliency.
    - The western setback is impacted primarily with the overhang of the balconies for each of the apartments. While the design of the balconies serves to enhance the 540 sf of under air, living space for the residents, they also serve to provide a safe, functional location for the condensing units. Due to the building codes for max height and maintenance requirements, the only other options for the units would be to, a) install them on a stand-alone platform which would be too large to place anywhere on the property; or b) mount them below the windows of the first floor residents’ bedroom windows. See representative pictures below for ease of reference.





- The use remains consistent with the prior use, with increased density to better serve the community needs.
- The building size is in conformance with standards and styled to support the character of Sanibel's coastal island style.
- The materials used for the building will be Hardie materials and metal roofing with aluminum railing facilitating a design that meets the island style of Sanibel.
- Parking buffering is maximized to the greatest extent possible with the utilization of native landscape throughout.
- The design of the dwelling types meets the needs of the below-market rate housing community with well-designed indoor and outdoor living space for each apartment, ensuring a safe, private, beautiful community.
- Riverview's external compatibility is directly supportive of existing and planned uses of surrounding properties by again, facilitating a multi-family apartment building to provide below-market rate apartment homes for a local employee base, who will also serve as patrons to the adjacent commercial uses.
- Riverview's density is compatible with the physical and environmental characteristics of the site by ensuring that the building, parking and drive aisle does not have an adverse impact on the IWCD area at the south of the property. While the setbacks to the north, east and west are impacted, the native landscape, buffer plantings requirements are redistributed throughout the site to provide compliance with intent, though not the letter, of the codes.
  - Adjacent uses about the Riverview development at the rear portions of each of the properties, thus limiting the impacts to the backsides of their buildings, and parking areas.
  - The new apartment building and its layout provides improved utilities systems with a fire protection sprinkler system providing for the safety, habitability and privacy of the tenants.
  - The availability of utilities and services are adequate to meet the needs for the increase in density and provide for improved conditions than that which existed prior to Hurricane Ian.



- The common areas and design of the building provide a natural environment for the private enjoyment of its residents without adverse effect on neighboring uses.
- Improved energy efficiency is inherently designed into the new building as it will meet all energy code and wind load standards for compliance with the City of Sanibel's criteria.
- Riverview's development is designed to comply with flood elevations and wind loads for improved sustainability relative to environmental hazards.
- Access to and suitability of transportation routes proposed within the site is improved with accommodation of more than required parking, and external transportation systems and routes remain as previously existed.
- Riverview's environmental constraints are suitable for use in the manner proposed without hazards to persons, vegetation, or wildlife, either on or off the site, from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, water level, drainage and topography is designed to be appropriate to the pattern and intensity of the development intended.
- Off-street parking is in compliance with the requirements of the density proposed and designed to ensure safety, as well as able to be maintained such that they allow for sufficient privacy for adjacent uses.

On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

*Rachel Lee Bielert*

Rachel Lee Bielert

Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR  
Steve Fehlhaber, DRMP  
Carmella Cioffi, MHK Architects  
Katia Olmstead, RS Walsh Landscaping



**REVISED February 12, 2025**

City of Sanibel  
Planning Department  
Craig Chandler, Deputy Planning Director  
2475 Library Way  
Sanibel, Florida 33957

RE: Riverview Community Housing & Resources Redevelopment Project  
1517 Periwinkle Way, Sanibel, FL 33957  
Conditional Use Permit Application – Specific Requirements Narrative

Dear Mr. Chandler,

Please accept this specific requirements narrative on behalf of CHR for the redevelopment and improvements of the community housing project located at 1517 Periwinkle Way.

The Riverview CHR project as proposed for increased-density below-market rate housing redevelopment for three (3) units above the maximum residential density established in section 86-91 shall be compatible with and is designed to have no detrimental effect on surrounding lands and actual and permitted uses thereof. If approved for the increased density to fifteen (15) apartment units, Riverview's additional units will be committed to the below-market rate housing program as follows:

- The below market rate housing units permitted as a conditional use must comply in all respects with the requirements of chapter 102, article II.
  - Currently the funding for this project is through the generous donations of the community, and while discussions are in progress for a construction loan with SanCap Bank, currently there is not a mortgage on the property.
- The set aside provisions for either exclusive or preferential assignment to on-island employees, who are financially qualified, of the owner or an entity which transfers such housing or land to the housing foundation, and which maintains a business within the city limits, is not applicable to this project.

On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

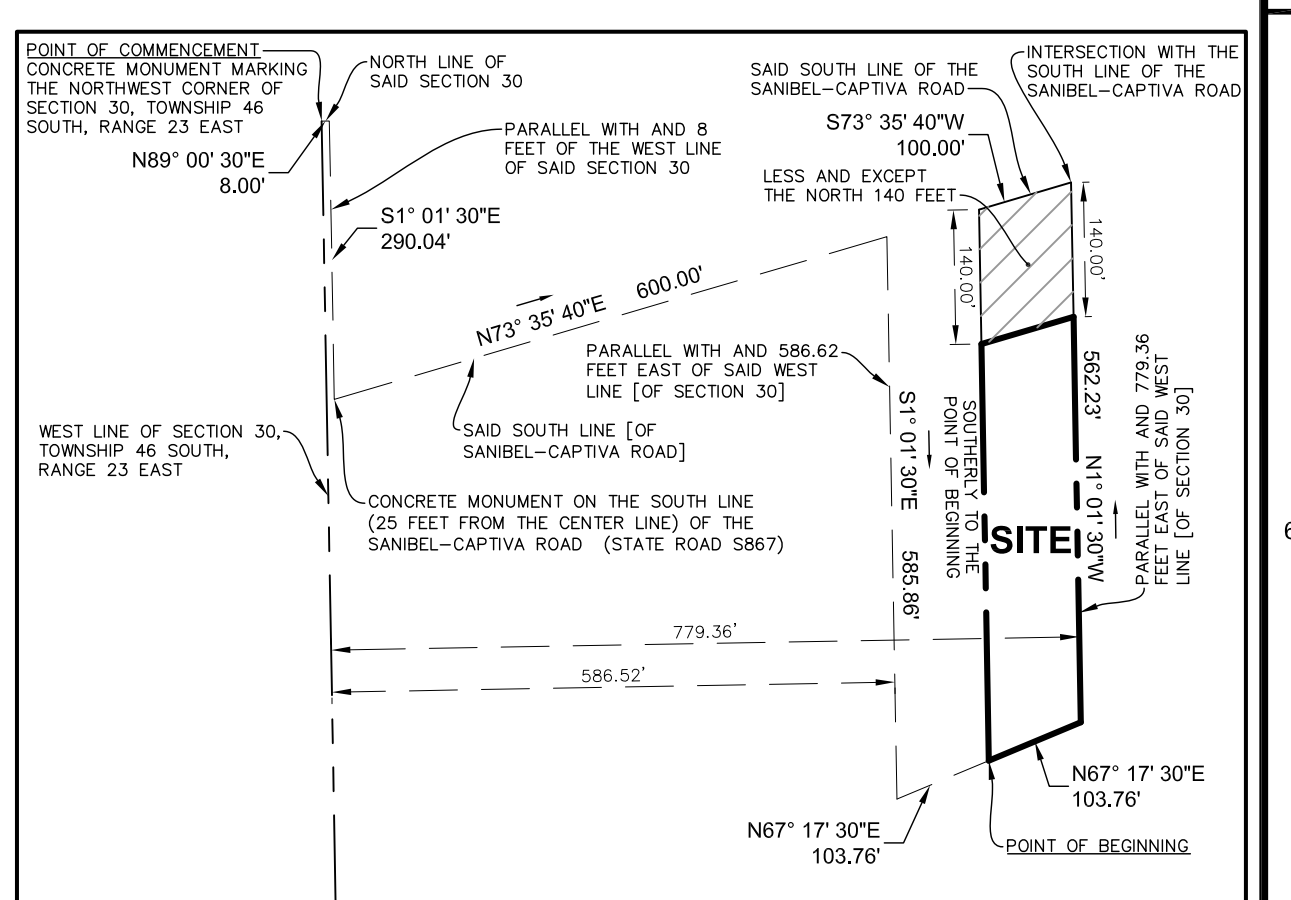
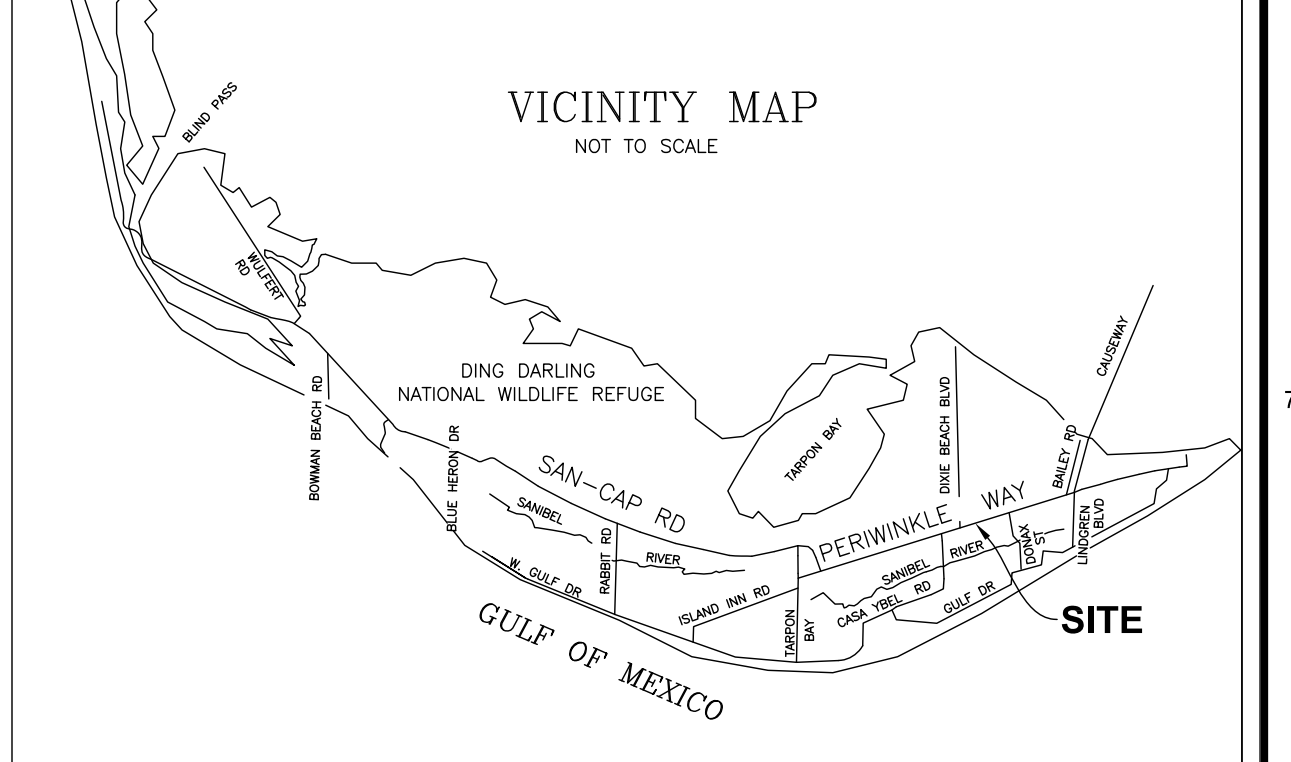
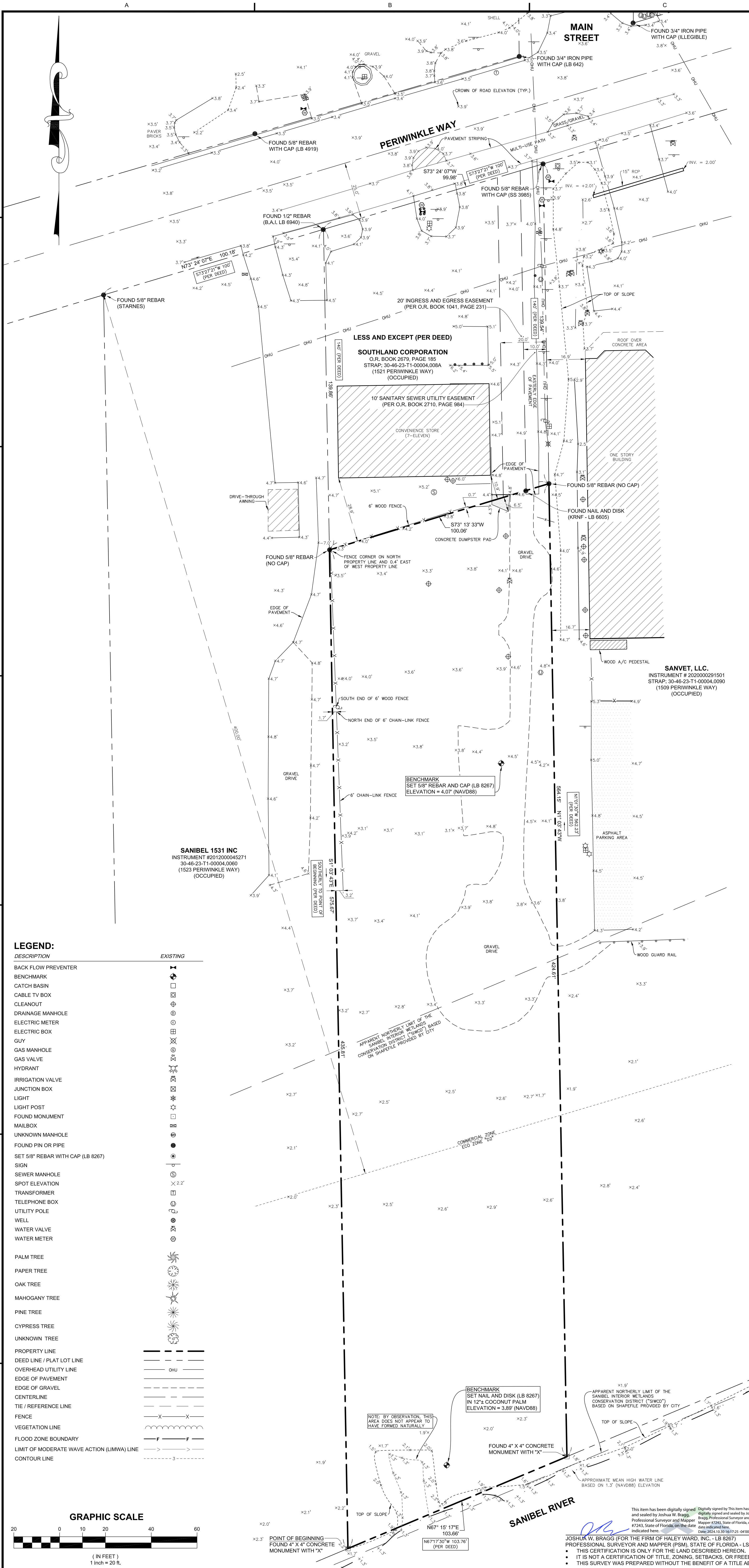
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Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR  
Steve Fehlhaber, DRMP  
Carmella Cioffi, MHK Architects  
Katia Olmstead, RS Walsh Landscaping





**DETAIL OF DEED CALLS**  
(SCALE: 1" = 200')

**RECORD DESCRIPTION:**

(PER INSTRUMENT # 2020000050950)  
A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30, SET BY GUY R. VEAL IN 1926 IN ACCORDANCE WITH THE RETRACEMENTS OF A.W. GILCHRIST, U.S. DEPUTY SURVEYOR IN 1897, RUN N 89°00'00" EAST ALONG THE NORTH LINE OF SAID SECTION 30 FOR 290.04 FEET; THENCE RUN S 1°01'30" E PARALLEL WITH AND 8 FEET EAST OF SAID WEST LINE FOR 600.00 FEET; THENCE RUN N 87°17'30" E FOR 103.76 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE RUNNING N 67°13'00" E FOR 103.76 FEET; THENCE RUN N 1°01'30" W PARALLEL WITH AND 775.36 FEET EAST OF SAID WEST LINE FOR 662.23 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD; THENCE RUN S 73°35'40" W ALONG SAID SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD FOR 100 FEET; THENCE RUN SOUTHERLY TO THE POINT OF BEGINNING OF LANDS HEREIN; LESS AND EXCEPT THE NORTH 140 FEET THEREOF CONVEYED IN O.R. BOOK 1041, PAGE 231, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 20 FEET OF THE NORTH 140 FEET AS SET FORTH IN O.R. BOOK 1041, PAGE 231, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**GENERAL SURVEY NOTES:**

- SURVEY BASED ON THE RECORD DESCRIPTION (NOTED HEREON), FOUND MONUMENTS, AND PREVIOUS SURVEYS FOUND IN THE FILES OF THIS FIRM.
- BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) - REFERENCE FRAME: NAD 83 (2011) WITH THE EASTERLY LINE OF THE SUBJECT PARCEL BEARING N01°03'43"W.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND NGS BENCHMARK "Z-241".
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 10' (NAVD88) PER FLOOD INSURANCE RATE MAP NUMBER 12071C03333 WITH AN EFFECTIVE DATE OF 11/17/2022. (COMMUNITY NAME & NUMBER: CITY OF SANIBEL & 120402; INDEX DATE: 11/17/2022).
- THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
- PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
- UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
- ANY ECOLOGICAL ZONE INFORMATION SHOWN HEREON IS BASED ON MAPS SUPPLIED BY THE CITY OF SANIBEL BEING KNOWN AS THE FUTURE LAND USE MAP SERIES ("FLUMS") AVAILABLE ONLINE AT [HTTPS://SANIBEL.MAPS.ARCGIS.COM/HOME/INDEX.HTML](https://sanibel.maps.arcgis.com/home/index.html). INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON THIS INFORMATION.
- THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- WILDLIFE AND/OR ENVIRONMENTAL ISSUES, IF ANY, ARE NOT ADDRESSED ON THIS SURVEY.
- GENERAL INFORMATION  
STREET ADDRESS: 1517 PERIWINKLE WAY, SANIBEL, FL  
PARCEL STRAP #: 30-46-23-T1-00004-0080
- DATE OF LAST FIELD WORK: 8/21/2024

**SITE AREAS:**

SUBJECT PARCEL CONTAINS 41,440 SQ. FT. (0.95 ACRES), MORE OR LESS, PER DESCRIPTION LESS PORTION LOCATED BELOW APPROXIMATE HIGH WATER LINE OF THE SANIBEL RIVER, BASED ON 1.3' (NAVD88) ELEVATION

PORTION LOCATED WITHIN "COMMERCIAL ZONE"	= 26,533 SQ. FT. ±
PORTION LOCATED WITHIN "D-2"	= 14,868 SQ. FT. ±
THEREFORE, THE COMMERCIAL ZONE IS CONSIDERED THE PREDOMINANT ZONE	

**IMPERVIOUS COVERAGE CALCULATIONS**  
ALLOWABLE: COMMERCIAL ZONE = 45% OF THE PARCEL: 45% OF 41,401 = 18,630 SQ. FT. ±

EXISTING: PAVED ROAD (PART LOCATED ON SUBJECT PARCEL)	= 24 SQ. FT. ±
TOTAL	= 24 SQ. FT. ±

**DEVELOPED COVERAGE CALCULATIONS**  
ALLOWABLE: COMMERCIAL ZONE = 50% OF THE PARCEL: 50% OF 41,401 = 20,700 SQ. FT. ±

EXISTING: IMPERVIOUS AREA (FROM ABOVE)	= 24 SQ. FT. ±
GRAVEL DRIVEWAY (PART LOCATED ON SUBJECT PARCEL)	= 5,542 SQ. FT. ±
TOTAL	= 5,566 SQ. FT. ±

**LEGEND:**

DESCRIPTION	EXISTING
BACK FLOW PREVENTER	⊕
BENCHMARK	⊕
CATCH BASIN	⊕
CABLE TV BOX	⊕
CLEANOUT	⊕
DRAINAGE MANHOLE	⊕
ELECTRIC METER	⊕
ELECTRIC BOX	⊕
GUY	⊕
GAS MANHOLE	⊕
GAS VALVE	⊕
HYDRANT	⊕
IRRIGATION VALVE	⊕
JUNCTION BOX	⊕
LIGHT	⊕
LIGHT POST	⊕
FOUND MONUMENT	⊕
MAILBOX	⊕
UNKNOWN MANHOLE	⊕
FOUND PIN OR PIPE	⊕
SET 5/8" REBAR WITH CAP (LB 8267)	⊕
SIGN	⊕
SEWER MANHOLE	⊕
SPOT ELEVATION	⊕
TRANSFORMER	⊕
TELEPHONE BOX	⊕
UTILITY POLE	⊕
WELL	⊕
WATER VALVE	⊕
WATER METER	⊕
PALM TREE	🌴
PAPER TREE	🌳
OAK TREE	🌳
MAHOGANY TREE	🌳
PINE TREE	🌲
CYPRESS TREE	🌲
UNKNOWN TREE	🌳
PROPERTY LINE	---
DEED LINE / PLAT LOT LINE	---
OVERHEAD UTILITY LINE	OHU
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
CENTERLINE	---
TIE / REFERENCE LINE	---
FENCE	---
VEGETATION LINE	---
FLOOD ZONE BOUNDARY	---
LIMIT OF MODERATE WAVE ACTION (LIMWA) LINE	---
CONTOUR LINE	---

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 20 ft.

4	2024.10.30	ADDED LIMIT OF THE SWCD BASED ON SHAPEFILE PROVIDED BY CITY	JWB	JAH
3	2024.08.21	ADDED TOP OF SLOPE ALONG RIVER AND 200' OFFSET LINE	JWB	JAH
2	2024.07.23	ADD ADDITIONAL GROUND ELEVATIONS	CMG	JWB
1	2024.05.29	ADDED EXISTING GROUND ELEVATIONS	CMG	JWB

DRAWING ISSUE STATUS

REV.	DATE	DESCRIPTION	BY	CHK.
1	2024.05.29	BOUNDARY SURVEY	CMG	JWB

**BOUNDARY SURVEY**

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
13041 McGregor Boulevard  
Fort Myers, Florida 33919  
239.481.1331  
Florida@haleyward.com

**SURVEY PLAT**  
OF  
A PARCEL OF LAND DESCRIBED IN  
INSTRUMENT #2008000050950  
LYING IN  
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST,  
CITY OF SANIBEL, LEE COUNTY, FLORIDA

DATE	2024.05.29	SCALE	(AS NOTED)
DRAWN BY	CMG/JWB	DESIGNED BY	CHECKED BY
CERTIFICATE OF AUTHORIZATION NO.	EB32664 & LB267	S.T.R. NO.	239-481-1331
PROJECT NO.	2010680.004		
DRAWING NO.			

**V101**

This item has been digitally signed. Digitally signed by Joshua W. Bragg, Professional Surveyor and Mapper (PSM), State of Florida - LS 7243. It is not a certification of title, zoning, setbacks, or freedom from encumbrances. This survey was prepared without the benefit of a title abstract.

JOSHUA W. BRAGG (FOR THE FIRM OF HALEY WARD, INC. - LB 8267)  
PROFESSIONAL SURVEYOR AND MAPPER (PSM), STATE OF FLORIDA - LS 7243  
THIS CERTIFICATION IS ONLY FOR THE LAND DESCRIBED HEREON.  
IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM FROM ENCUMBRANCES.  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.



# CONSTRUCTION PLANS

for

# RIVERVIEW CHR AT 1517 PERIWINKLE WAY

## SANIBEL, FLORIDA

### VICINITY MAP

SCALE: 1" = 500'



### PROJECT SHEET INDEX

- C1.0 COVER SHEET
- C2.0 GENERAL NOTES
- C3.0 EXISTING CONDITIONS
- C4.0 SITE PLAN
- C5.0 PAVING, GRADING, AND DRAINAGE PLAN
- C6.0 UTILITY PLAN
- C7.0 GENERAL DETAILS
- C7.1 UTILITY DETAILS
- C7.2 DRAINAGE DETAILS
- C7.3 LIFT STATION DETAILS

#### UTILITY CONTACTS:

CATV, FIBER, TELEPHONE  
CENTURYLINK  
1319 BLAIRSTOWN ROAD  
TALLAHASSEE, FL 32301  
BILL MCCLOUD 850-815-3144

ELECTRIC  
LEE COUNTY ELECTRIC CO-OP  
PO BOX 3455  
NORTH FORT MYERS, FL 33918  
TOM BAILEY 239-656-2414

#### CONSULTANT CONTACTS:

SURVEY  
HALEY WARD  
13041 MCGREGOR BOULEVARD  
FORT MYERS, FL 33919  
JOSHUA BRAGG, PSM 239-481-1331

CIVIL ENGINEERING  
DRMP, INC.  
1404 DEAN STREET, SUITE 101  
FORT MYERS, FL 33901  
STEPHEN C. FEHLHABER, P.E. 239-206-5093

WATER  
THE ISLAND WATER ASSOCIATION, INC.  
3651 SANIBEL CAPTIVA ROAD  
SANIBEL, FL 33957  
DAN PAOLINO 239-472-1502 x115

SEWER  
CITY OF SANIBEL  
800 DUNLOP ROAD  
SANIBEL, FL 3395  
OISIN DOLLEY 239-472-6397 x503

ARCHITECT  
MHK ARCHITECTURE  
2365 PERIWINKLE WAY  
SANIBEL, FL 33957  
CARMELLA M. CIOFFI, AIA, NCARB 239-331-7092

COMMUNITY HOUSING AND RESOURCES, INC.  
2340 PERIWINKLE WAY, SUITE K-2  
SANIBEL, FL 33957  
ATTN. NICOLE DECKER-MCHALE




1404 DEAN STREET, SUITE 101, FORT MYERS, FL 33901

JANUARY, 2025  
DRMP PROJECT NO. 301.2401281.000

NOTE:  
ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!  
DIAL 811



**Know what's below.  
Call before you dig.**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

STEPHEN C. FEHLHABER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 98609.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN C. FEHLHABER, P.E. ON 2025.01.31 08:19:02-05'00'. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-23.004(3)(e), A DIGITAL SIGNATURE APPLIED TO AN ITEM IN ELECTRONIC FORM SHALL HAVE THE SAME FORCE AND EFFECT AS SIGNING ALL OF THE INDIVIDUAL SHEETS OR PAGES CONTAINED WITHIN THAT ITEM.

**CONDITIONAL USE PLANS (90%)**



**GENERAL NOTES**

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
  - CITY OF SANIBEL PLANNING DEPARTMENT
  - CITY OF SANIBEL UTILITY DEPARTMENT
  - THE ISLAND WATER ASSOCIATION, INC.
  - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
  - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2. THIS DESIGN HAS BEEN BASED UPON GROUND-RUN TOPOGRAPHIC SURVEYS BY HALEY WARD. DRMP, INC. MAKES NO ASSURANCES REGARDING THE ACCURACY OF EITHER SUCH EVALUATION.
3. ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
4. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
5. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
8. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
9. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY UNDERGROUND UTILITIES, NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 72 HOURS PRIOR TO START OF WORK.
10. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE ENGINEER FOR APPROVAL.
11. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE OWNER OR OWNER'S AGENT.
12. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
13. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS OR USE. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
15. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY MANUFACTURER.
16. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
17. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
- 17.1 THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
  - A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
  - B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN

- STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;
- C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
- 17.2 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
  - 17.3 ALL DAMAGE OR LOSS TO ANY PROPERTY REFERRED TO IN CLAUSES 17.1(B) AND 17.1(C) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
  - 17.4 UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
  - 17.5 THE CONTRACTOR SHALL NOT LOAD OR PERMIT ANY PART OF THE WORK TO BE LOADED SO AS TO ENDANGER ITS SAFETY. NO LOAD SHALL BE PLACED ON A ROOF WITHOUT THE APPROVAL OF THE OWNER OR ENGINEER.
  - 17.6 THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
  - 17.7 PERMANENT OPENINGS USED AS THOROUGHFARES FOR THE INTRODUCTION OF WORK AND MATERIALS TO THE STRUCTURE SHALL HAVE HEADS, JAMBS AND SILLS WELL BLOCKED AND BOARDED BY THE CONTRACTOR. OWNER RETAINS THE AUTHORITY, BUT ASSUMES NO DUTY, TO ESTABLISH STANDARDS OF PROTECTION, AND TO REVIEW THE EFFICIENCY OF PROTECTIVE MEASURES TAKEN BY THE CONTRACTOR.
  - 17.8 MAINTENANCE OF TRAFFIC IS TO BE PROVIDED BY CONTRACTOR.
  - 18.1 THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
  - 18.2 THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
  19. ALL WORK PERFORMED UNDER THE CONTRACT, AND ALL EQUIPMENT, APPLIANCES, TOOLS AND LIKE ITEMS USED IN THE WORK SHALL CONFORM TO APPLICABLE SAFETY CODES AND REGULATIONS OF ANY PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT INTERPRETATION OR REGULATION SHALL GOVERN.
  20. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT AN EROSION CONTROL PLAN TO MINIMIZE EROSION AND INSURE FUNCTIONING OF STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION.
  - 21.1 CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL HAZARDOUS MATERIALS (AS DEFINED PARAGRAPH20.8) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.
  - 21.2 CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

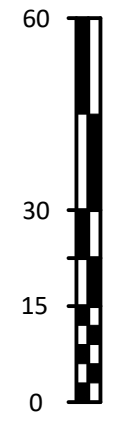
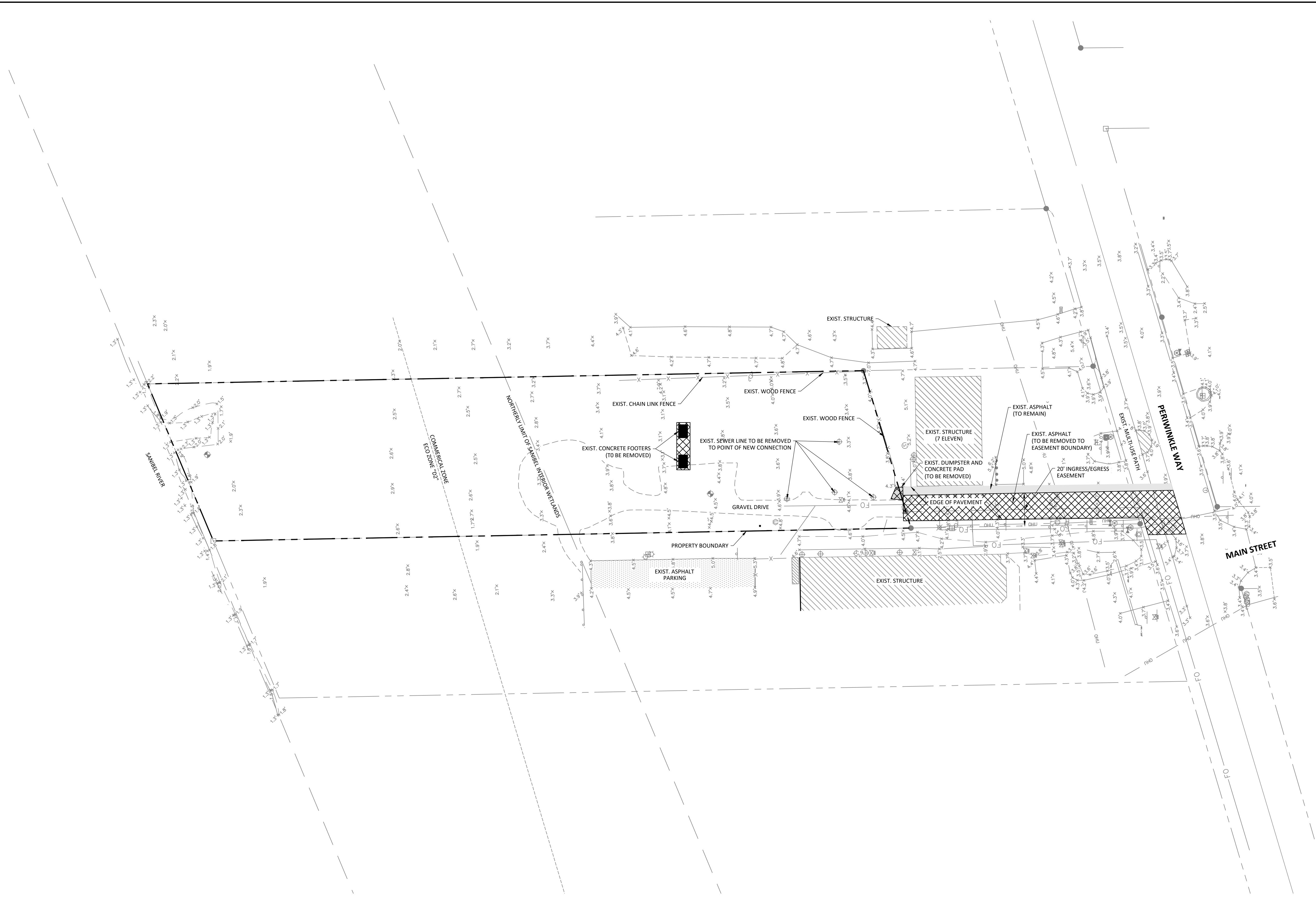
- 21.3 CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF PARAGRAPH 21.7.
- 21.4 CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THIS ARTICLE 21.
- 21.5 SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THIS PARAGRAPH, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
- 21.6 IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER IN WRITING.
- 21.7 IF CONTRACTOR OR ITS SUBCONTRACTORS DO NOT COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH, OWNER MAY, BUT IS NOT OBLIGATED TO, GIVE WRITTEN NOTICE OF VIOLATION TO CONTRACTOR. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS FAIL TO COMPLY WITH THE REQUIREMENTS OF THE PARAGRAPH WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME OWNER ISSUES SUCH WRITTEN NOTICE OF NONCOMPLIANCE OR WITHIN THE TIME OF AN ABATEMENT PERIOD SPECIFIED BY ANY GOVERNMENTAL AGENCY, WHICHEVER PERIOD IS SHORTER, CONTRACTOR SHALL BE IN MATERIAL DEFAULT OF THIS CONTRACT.
- 21.8 "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
22. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
23. ANY EXISTING LANDSCAPING TO BE PRESERVED UNLESS OTHERWISE NOTED IN LANDSCAPE PLANS.

P:\Projects\24\_301\_2401281\_000\_Riverview\_CHR\_at\_1517\_Periwinkle\_Way\FL\_GA\Fort\_Myers\08-CAD\Plans\C2\_0\_GENERAL\_NOTES.dwg Plotted: Jan 30, 2025 - 8:42pm by sfelhaber

		DESIGNED BY	SCF	OWNER / DEVELOPER: <b>COMMUNITY HOUSING AND RESOURCES, INC.</b> 2340 PERIWINKLE WAY, SUITE K-2 SANIBEL, FL 33957	 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 1404 Dean Street Suite 101 - Fort. Myers, Florida 33901 Phone:239.206.5093 WWW.DRMP.COM	CONSTRUCTION PLANS FOR		RIVERVIEW CHR AT 1517 PERIWINKLE WAY LEE COUNTY, FLORIDA DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE	GENERAL NOTES		PROJECT NO.: 301.2401281.000
		DRAWN BY	DZ			DATE: JANUARY 2025					
		CHECKED BY	SF			SCALE: NA					
NO.	REVISIONS	DATE	APPROVED BY			SCF	SHEET: C2.0				
								Stephen C. Felhaber, PE Florida P.E. No. 98609			



P:\Projects\24\_301\_2401281\_000\_Riverview\_CHR\_at\_1517\_Periwinkle\_Way\FLGA\Fort Myers\06-CAD\Plans\C3.0\_EXISTING CONDITIONS.dwg Plotted: Jan 30, 2025 - 8:42pm by stfhabber



LEGEND	
	EXIST. OVERHEAD ELECTRIC
	EXIST. FIBER OPTIC
	EXIST. STRUCTURE
	EXIST. DUMPSTER PAD
	EXIST. ASPHALT PAVEMENT
	EXIST. ASPHALT PARKING
	DEMO
	EXIST. SPOT GRADE

NO.	REVISIONS	DATE	APPROVED BY	SCF

DESIGNED BY	SCF
DRAWN BY	DZ
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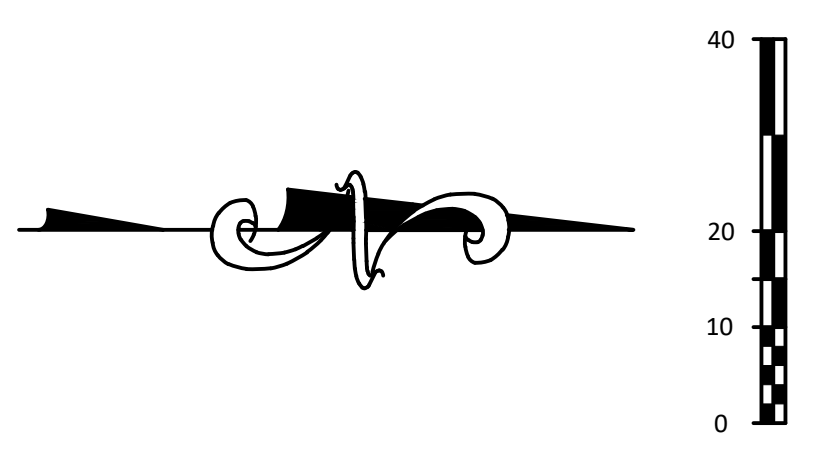
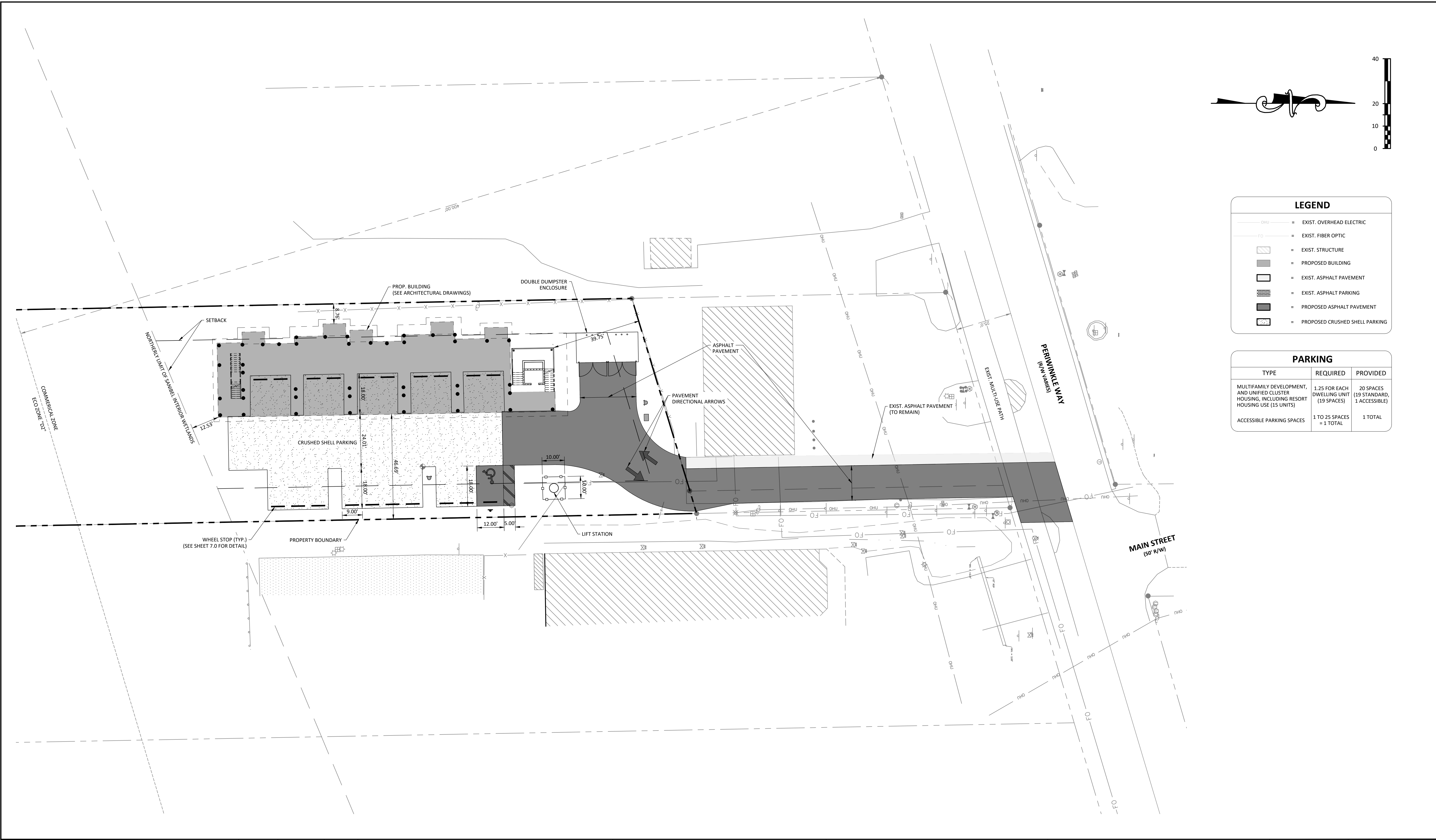
CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
 LEE COUNTY, FLORIDA  
 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

**EXISTING CONDITIONS AND DEMOLITION PLAN**

Stephen C. Fehhaber, PE  
 Florida P.E. No. 98609

PROJECT NO:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	1" = 30'
SHEET:	C3.0

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LEGEND	
	= EXIST. OVERHEAD ELECTRIC
	= EXIST. FIBER OPTIC
	= EXIST. STRUCTURE
	= PROPOSED BUILDING
	= EXIST. ASPHALT PAVEMENT
	= EXIST. ASPHALT PARKING
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CRUSHED SHELL PARKING

PARKING		
TYPE	REQUIRED	PROVIDED
MULTIFAMILY DEVELOPMENT, AND UNIFIED CLUSTER HOUSING, INCLUDING RESORT HOUSING USE (15 UNITS)	1.25 FOR EACH DWELLING UNIT (19 SPACES)	20 SPACES (19 STANDARD, 1 ACCESSIBLE)
ACCESSIBLE PARKING SPACES	1 TO 25 SPACES = 1 TOTAL	1 TOTAL

NO.	REVISIONS	DATE	APPROVED BY	SCF

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CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
 LEE COUNTY, FLORIDA

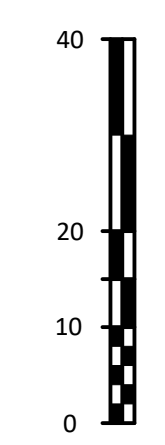
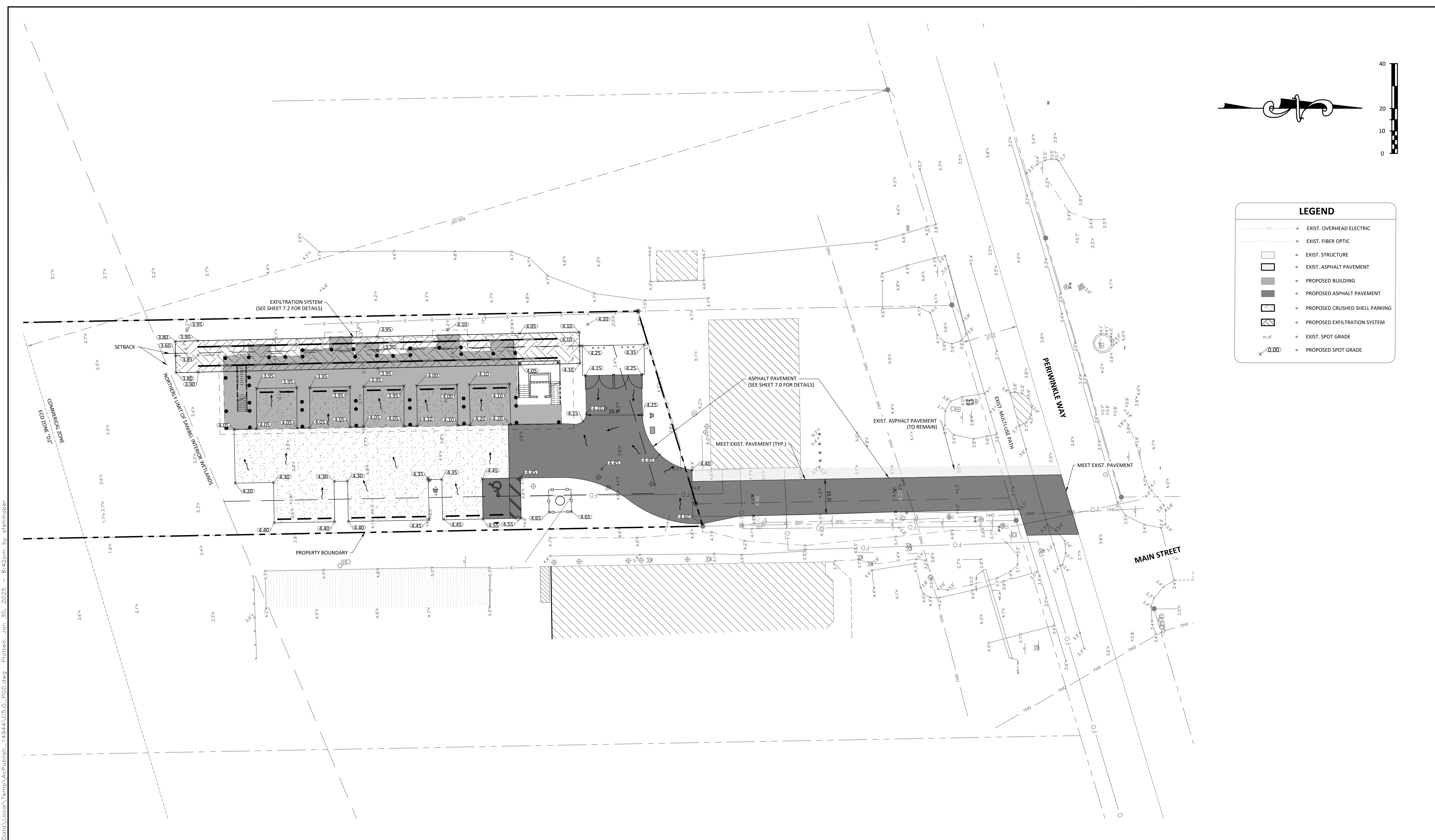
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**SITE PLAN**

PROJECT NO:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	1" = 20'
SHEET:	C4.0

Stephen C. Fehhaber, PE  
 Florida P.E. No. 98609

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LEGEND	
	EXIST. OVERHEAD ELECTRIC
	EXIST. FIBER OPTIC
	EXIST. STRUCTURE
	EXIST. ASPHALT PAVEMENT
	PROPOSED BUILDING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CRUSHED SHELL PARKING
	PROPOSED INFILTRATION SYSTEM
	EXIST. SPOT GRADE
	PROPOSED SPOT GRADE

NO.	REVISIONS	DATE	APPROVED BY	SCF

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CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
 LEE COUNTY, FLORIDA

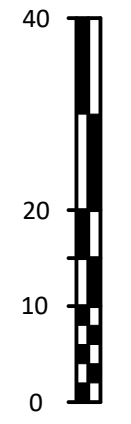
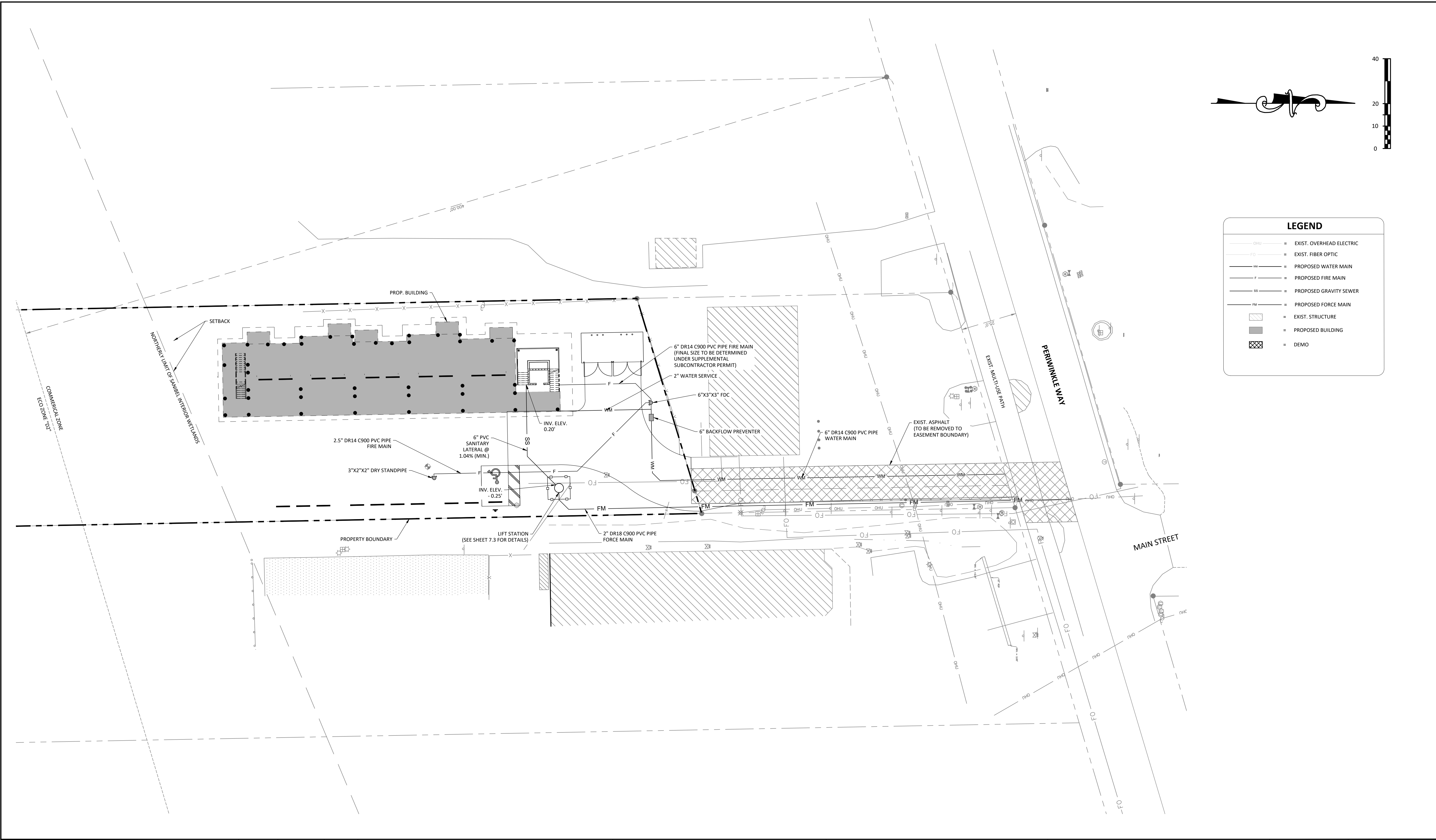
**PAVING, GRADING, AND DRAINAGE PLAN**

Stephen C. Felthaber, PE  
 Florida P.E. No. 98609

PROJECT NO.: 301.2401281.000  
 DATE: JANUARY 2025  
 SCALE: 1" = 20'  
 SHEET: C5.0

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LEGEND	
	EXIST. OVERHEAD ELECTRIC
	EXIST. FIBER OPTIC
	PROPOSED WATER MAIN
	PROPOSED FIRE MAIN
	PROPOSED GRAVITY SEWER
	PROPOSED FORCE MAIN
	EXIST. STRUCTURE
	PROPOSED BUILDING
	DEMO

NO.	REVISIONS	DATE

DESIGNED BY	SCF
DRAWN BY	DZ
CHECKED BY	SF
APPROVED BY	SCF

OWNER / DEVELOPER:  
**COMMUNITY HOUSING AND RESOURCES, INC.**  
 2340 PERIWINKLE WAY, SUITE K-2  
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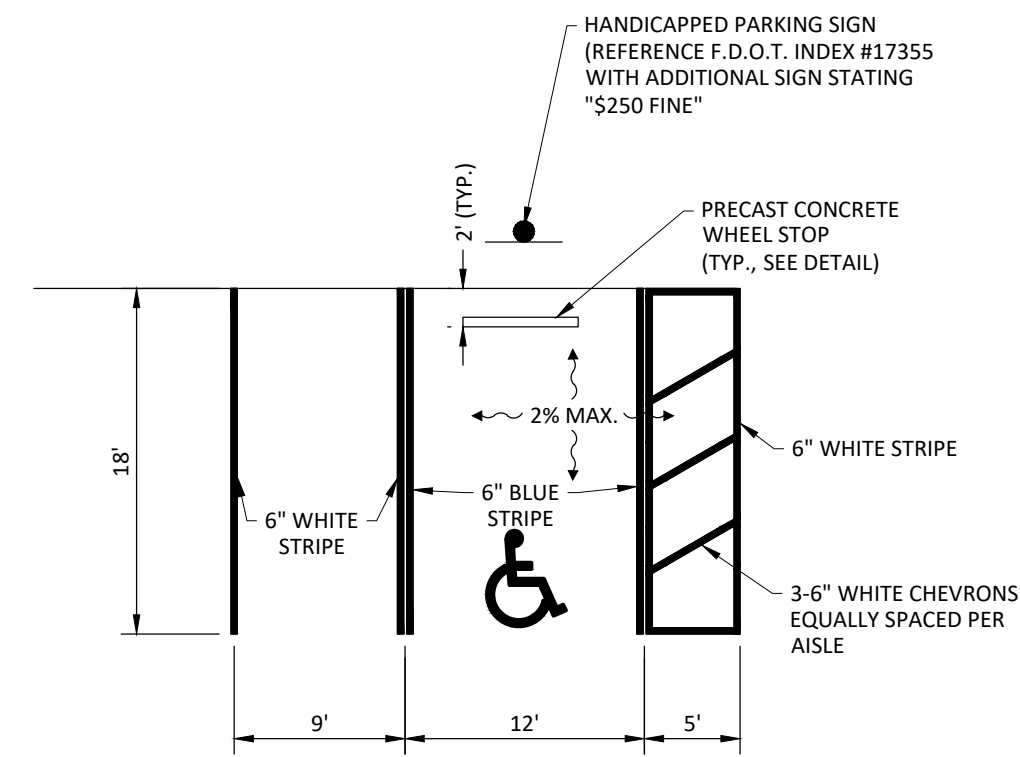
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CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
 LEE COUNTY, FLORIDA  
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**UTILITY PLAN**

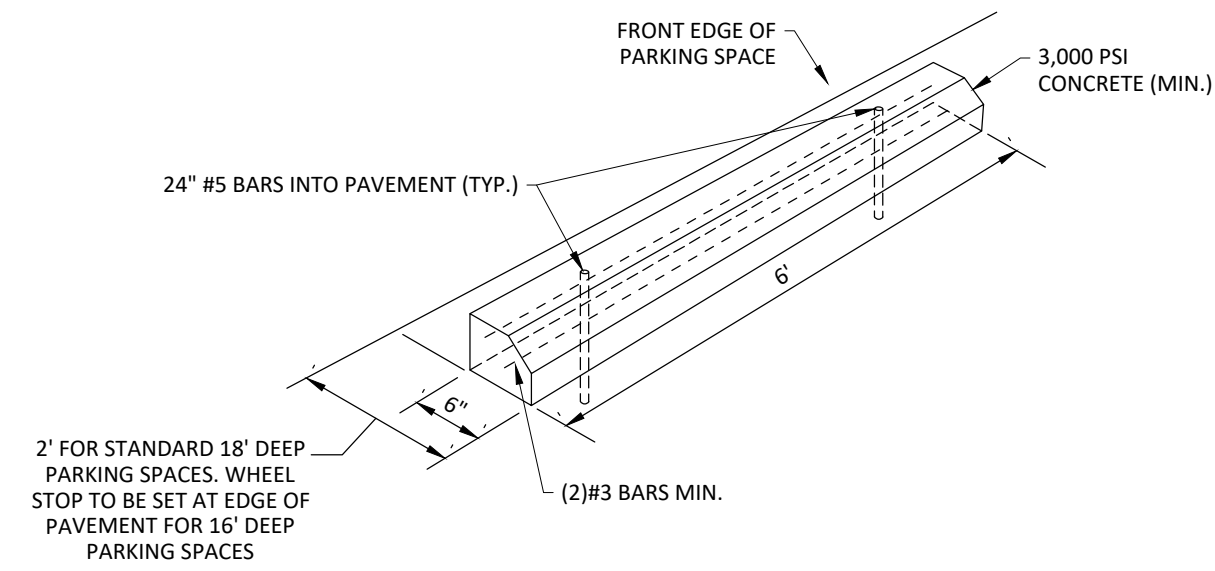
Stephen C. Felhaber, PE  
 Florida P.E. No. 98609

PROJECT NO:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	1" = 20'
SHEET:	C6.0

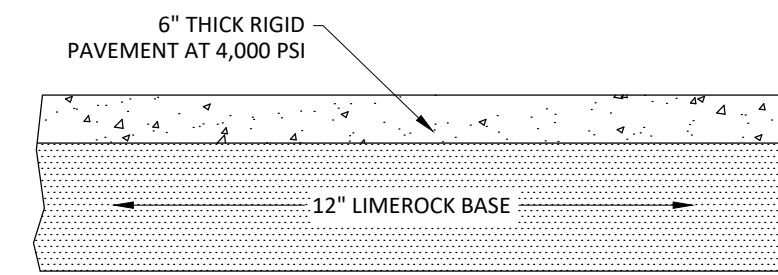


- NOTES:**
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

**PARKING SPACE DETAIL**  
NTS

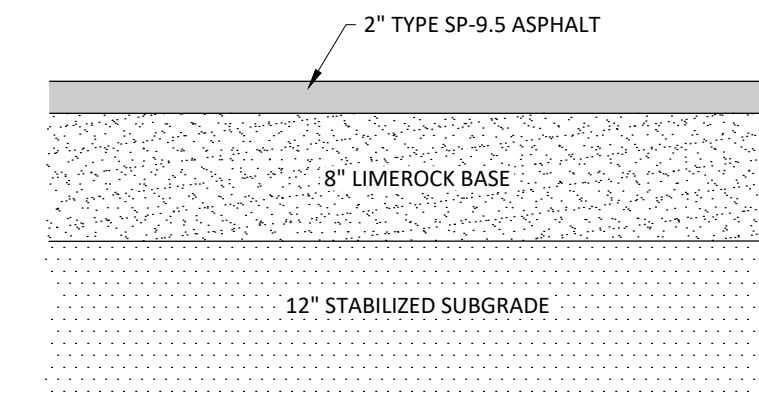


**WHEEL STOP DETAIL**  
NTS



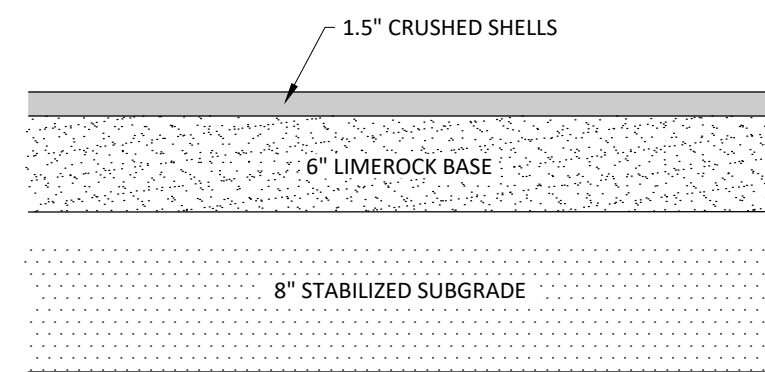
- NOTES:**
1. 12" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180).
  2. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.

**TYPICAL RIGID PAVEMENT SECTION**  
NTS



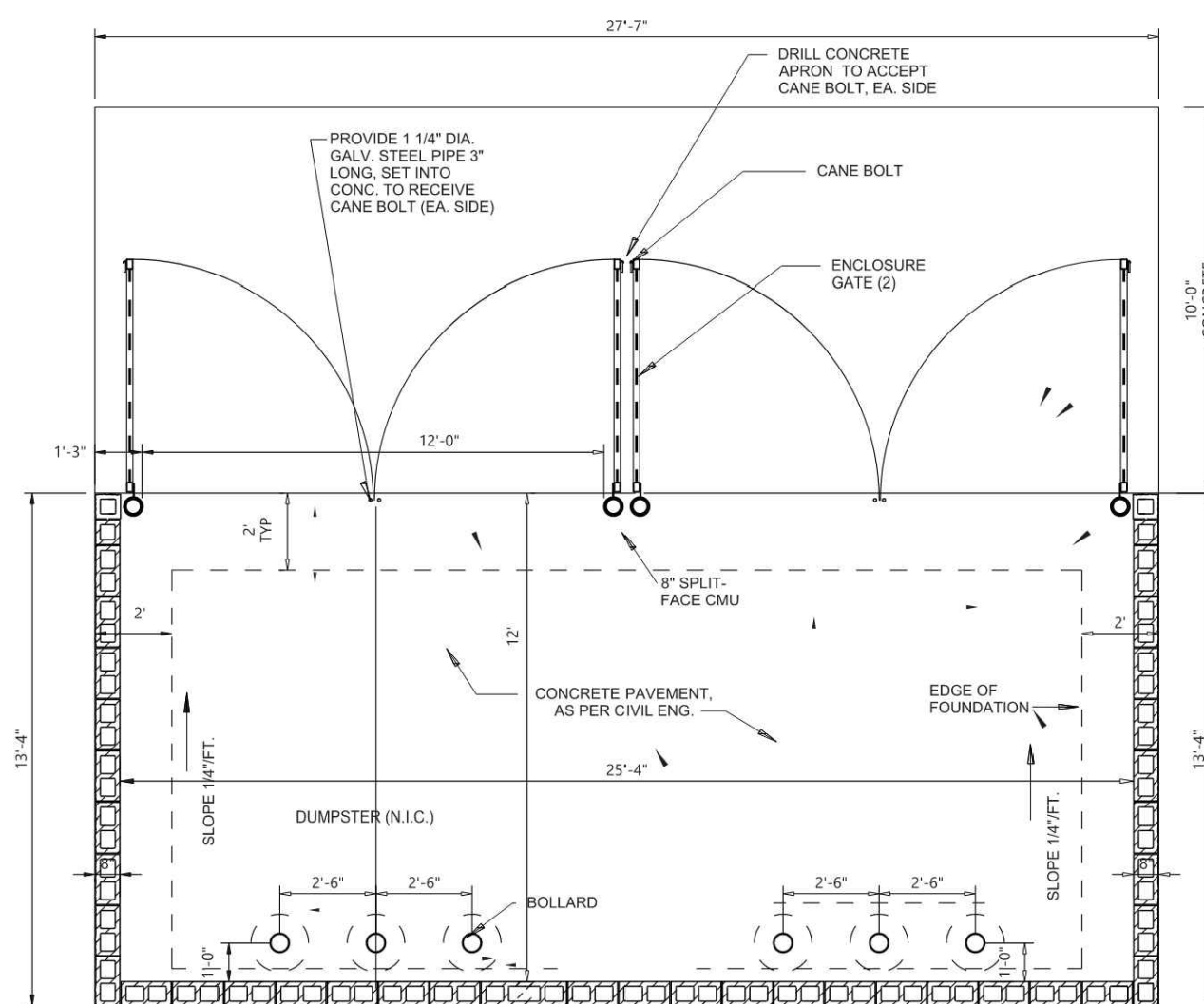
- NOTES:**
1. 8" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (AASHTO T-180)
  2. 12" STABILIZED SUBGRADE (MIN. LBR 40).
  3. STABILIZED SUBGRADE TO EXTEND 12 INCHES BEYOND BACK OF CURB AND WHEN NO CURB IS PRESENT, LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
  4. BID ALTERNATE FOR REPLACEMENT OF ASPHALT IN LIEU OF MILLING AND RESURFACING.

**TYPICAL ASPHALT PAVEMENT SECTION**  
NTS



- NOTES:**
1. 8" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (AASHTO T-180)
  2. 12" STABILIZED SUBGRADE (MIN. LBR 40).
  3. STABILIZED SUBGRADE TO EXTEND 12 INCHES BEYOND BACK OF CURB AND WHEN NO CURB IS PRESENT, LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
  4. BID ALTERNATE FOR REPLACEMENT OF ASPHALT IN LIEU OF MILLING AND RESURFACING.

**TYPICAL CRUSHED SHELLS SECTION**  
NTS



**DUMPSTER DETAIL**  
Scale: NTS

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 SANIBEL, FL 33957

1404 Dean Street Suite 101 - Fort. Myers, Florida 33901  
 Phone: 239.206.5093 WWW.DRMP.COM

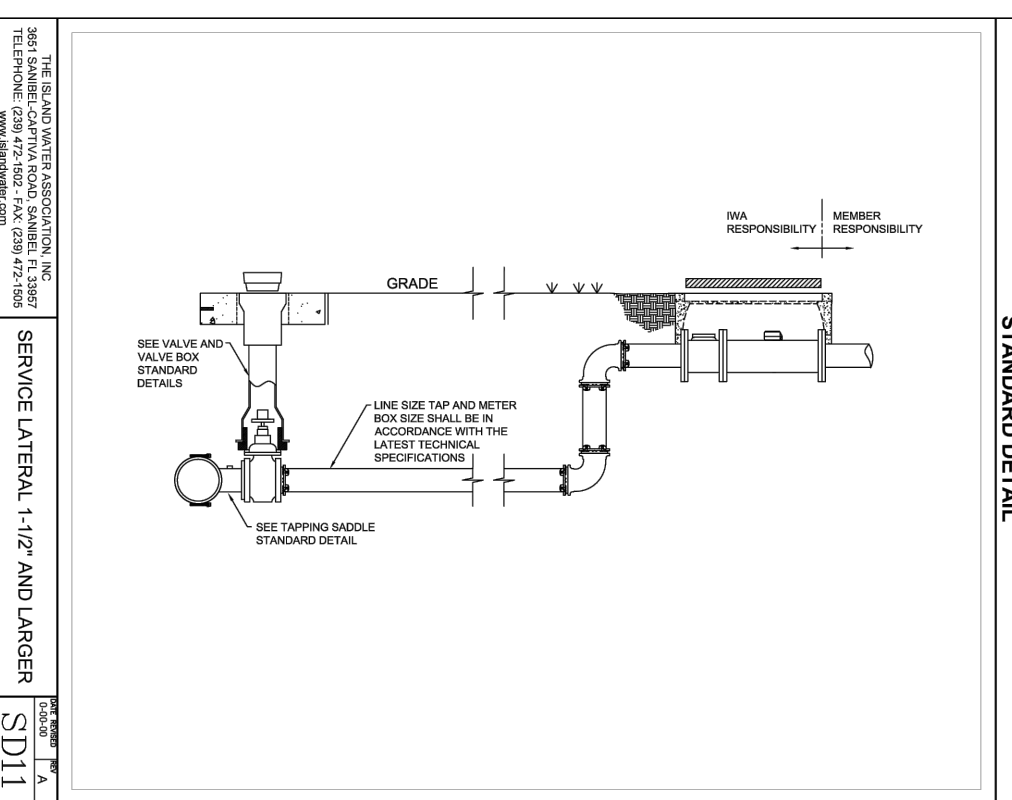
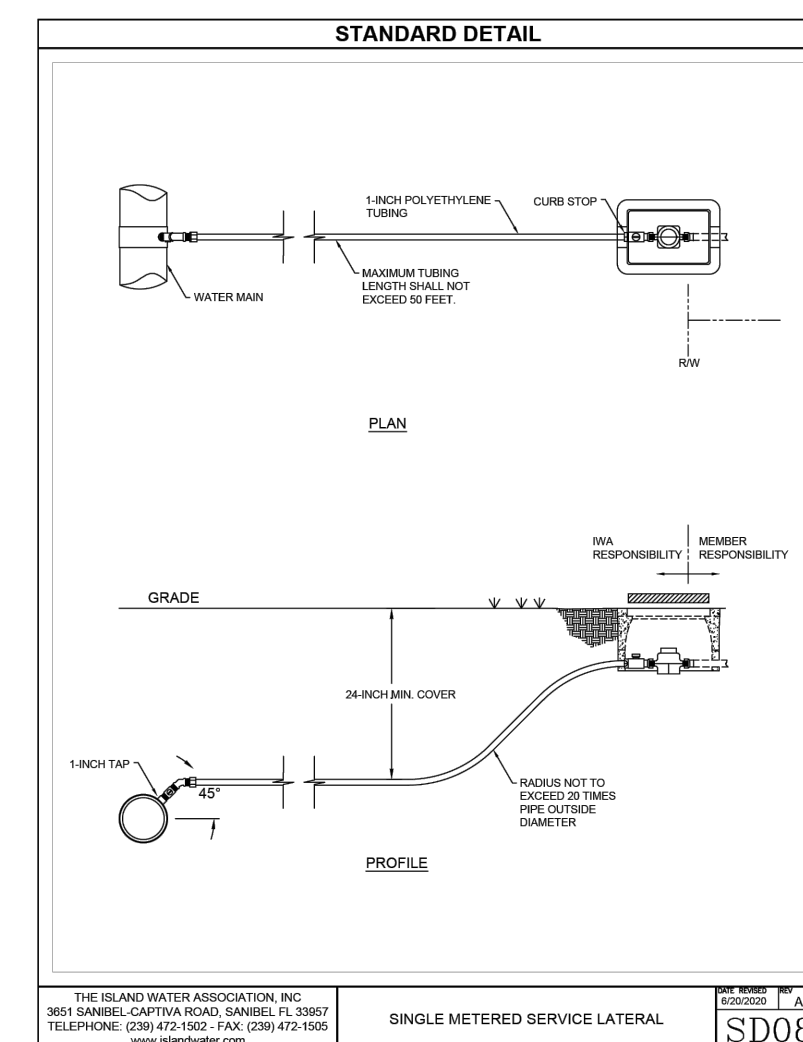
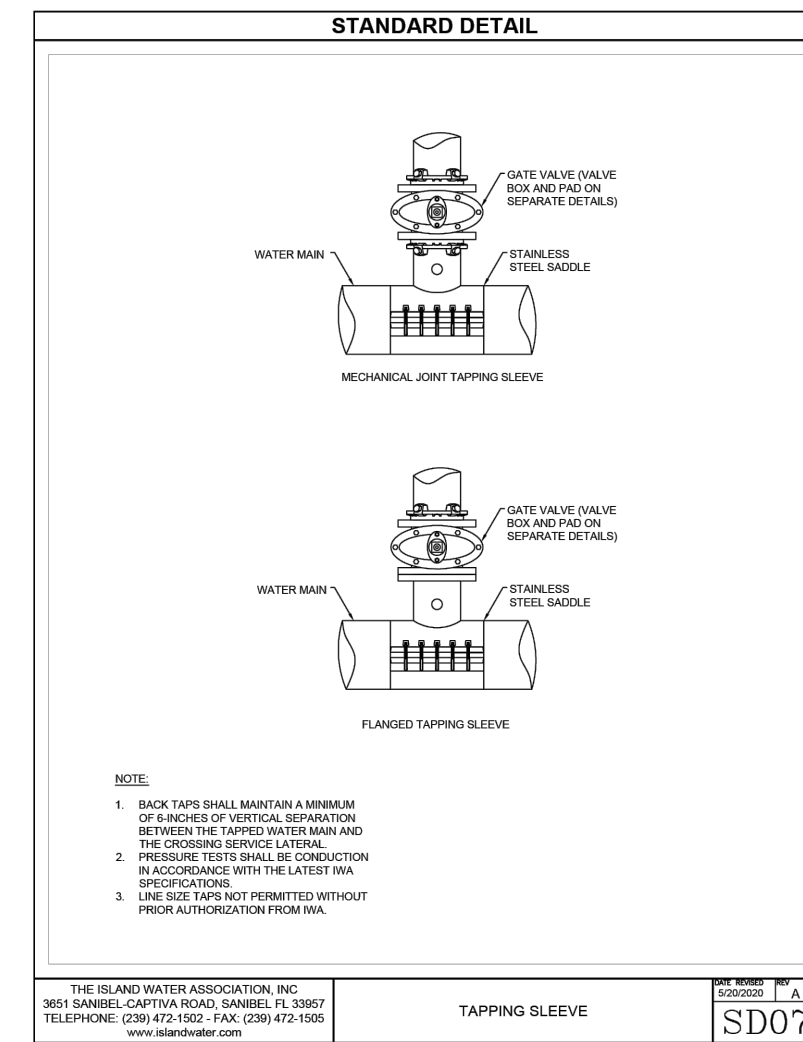
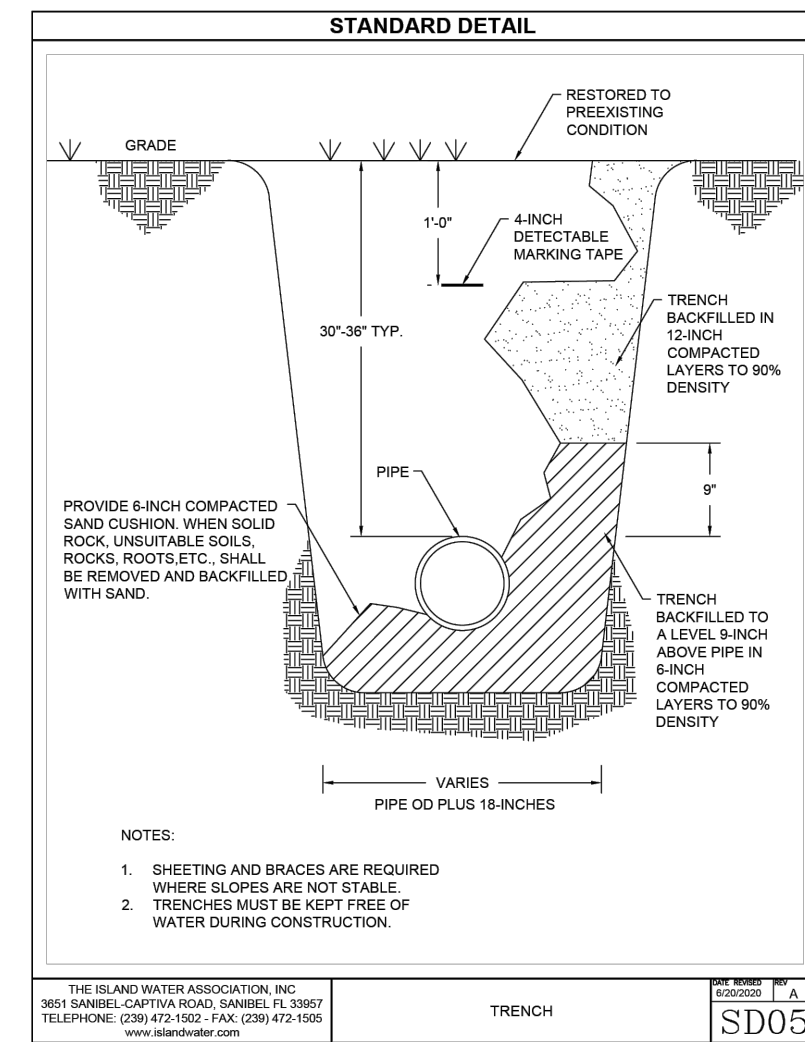
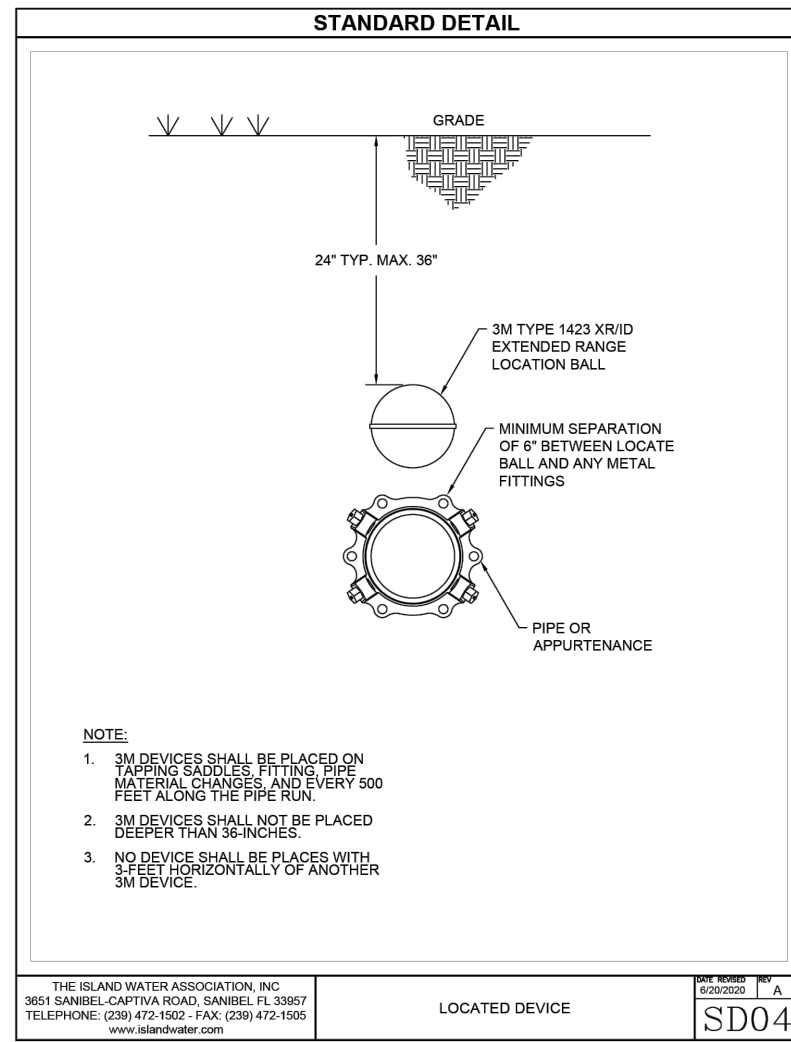
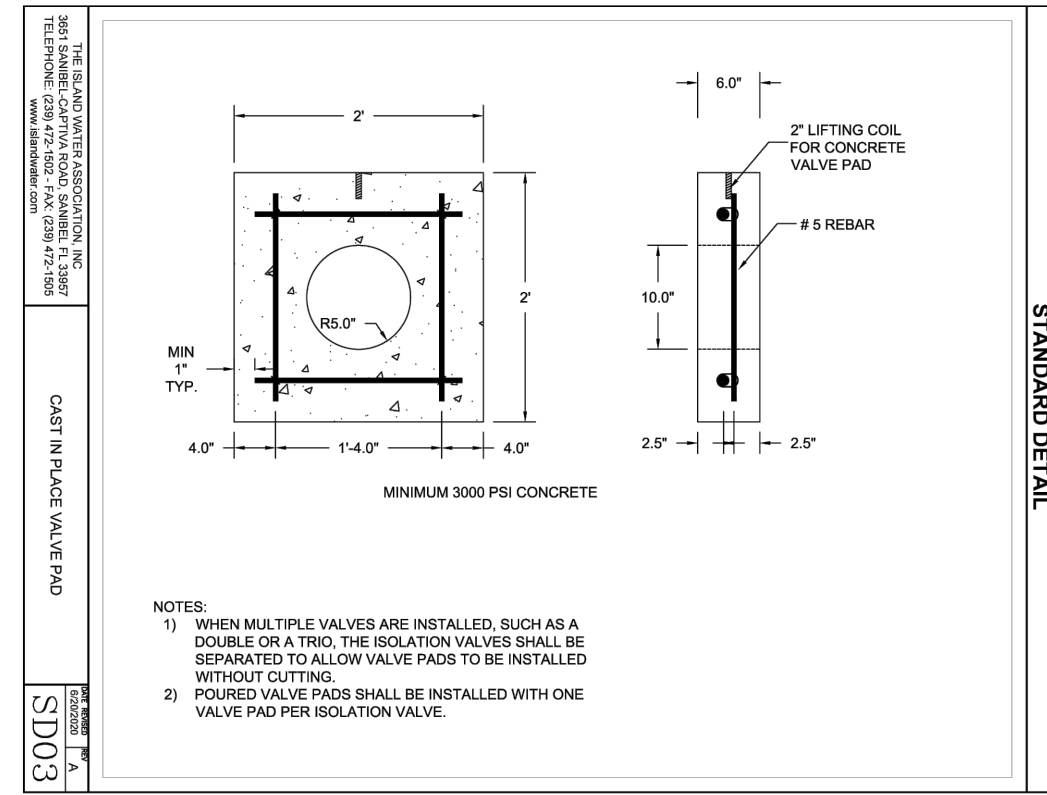
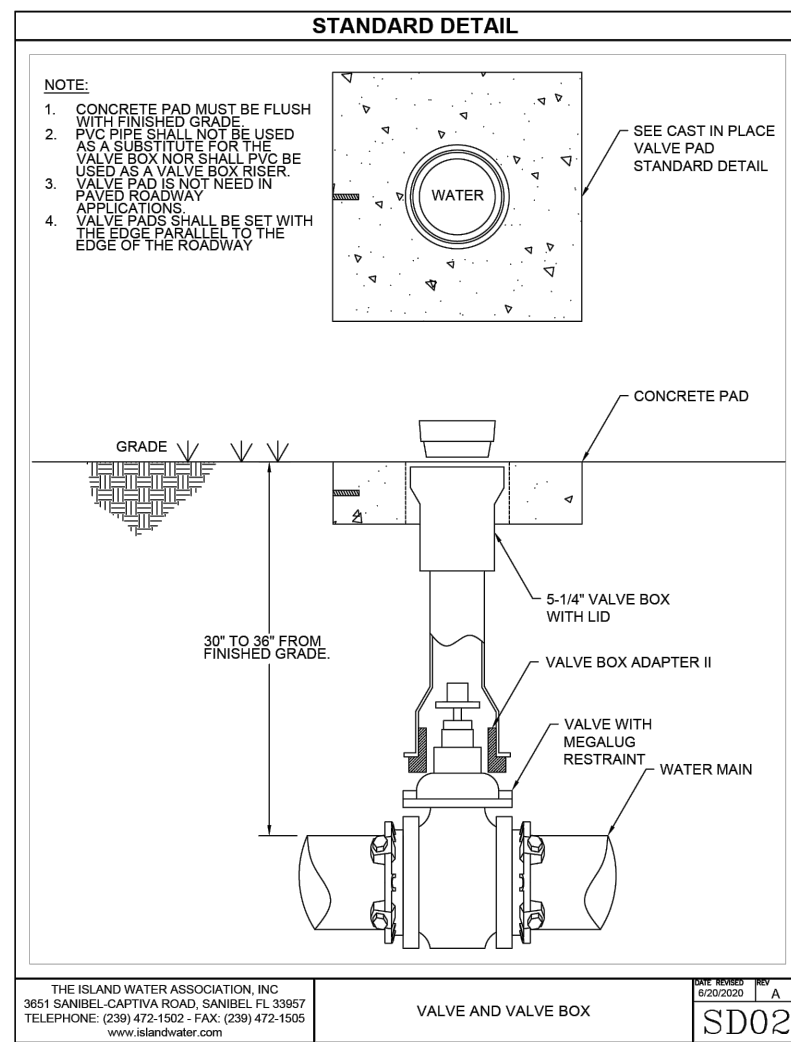
CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
 LEE COUNTY, FLORIDA  
 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

**GENERAL DETAILS**

Stephen C. Fehhaber, PE  
 Florida P.E. No. 98609

PROJECT NO:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	NA
SHEET:	C7.0





Restraint Length in feet for Ductile Iron (poly wrapped)						
Size	Bend			Dead End	Tee	Size
	4	5	11.25			
4	24	10	5	3	69	1
6	34	14	7	4	97	1
8	43	18	9	5	126	10
10	51	22	11	5	151	33
12	60	25	12	6	177	58
14	67	28	14	7	201	80
16	75	31	15	8	225	104
20	89	37	18	9	272	147

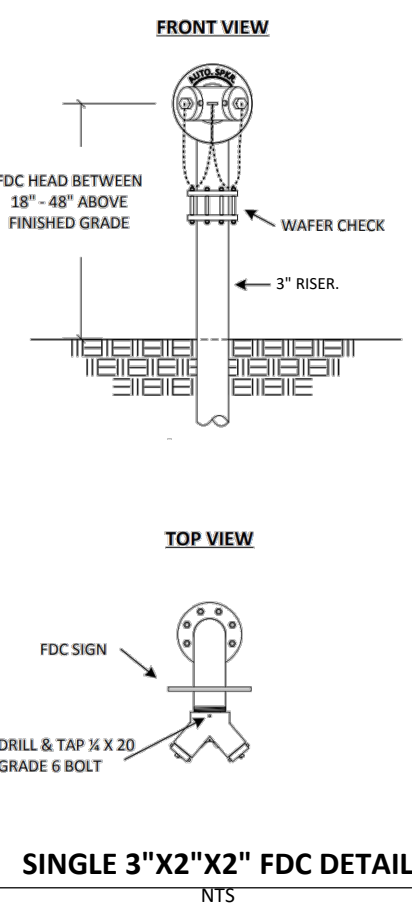
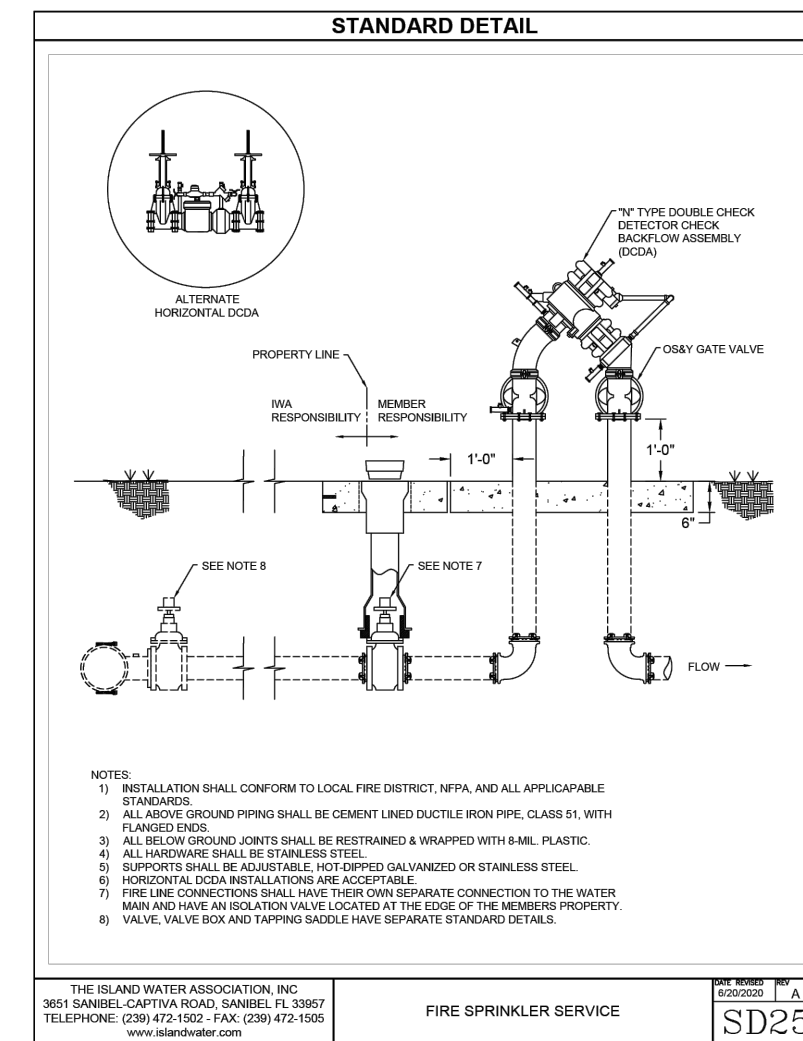
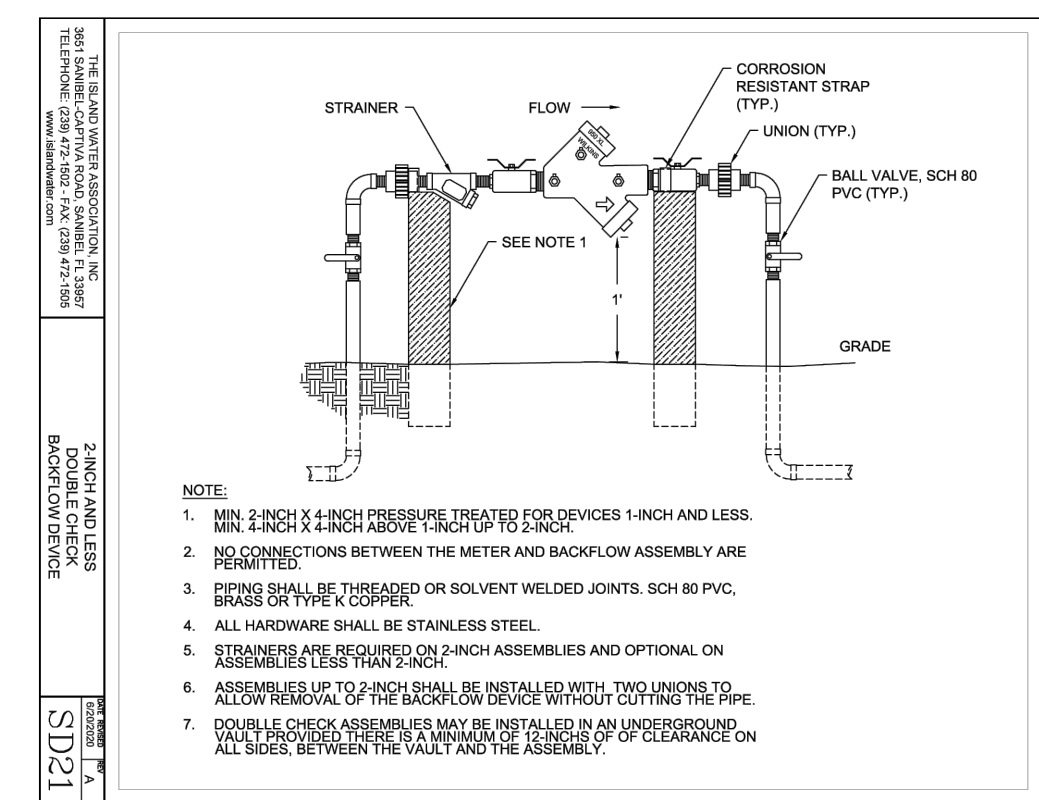
Restraint Length in feet for PVC						
Size	Bend			Dead End	Tee	Size
	4	5	11.25			
4	21	9	5	2	45	1
6	28	12	6	3	63	1
8	37	16	8	4	83	7
10	44	18	9	5	99	21
12	51	21	11	5	116	36
14	57	24	12	6	132	50
16	64	27	13	7	149	65
20	76	32	16	8	179	92

Soil type = SP  
1.5 safety factor  
trench type 3  
30" cover  
150 psi test pressure

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
Other Pipe	Horizontal Separation	Crossing (1)	Joint Spacing @ Crossings
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 5 ft. Minimum	Water Main 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. Minimum	Water Main 12 inches is preferred 6 inches minimum	Water Main
Gravity or Pressure Sanitary Sewer, Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. Minimum (3)	Water Main 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
Other Sewage Treatment & Disposal System	10 ft. Minimum	-	-

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.  
(2) Reclaimed Water regulated under Part III of Chapter 62-610, F.A.C.  
(3) 3 ft. for gravity sanitary sewer when the bottom of the water main is laid at least 65 inches above the top of the gravity sanitary sewer.  
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.  
(5) Additional information under paragraph 3(a) of 62-604, F.A.C.

Disclaimer - This document is for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional requirements.



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DRAWN BY	DZ
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SANIBEL, FL 33957

1404 Dean Street Suite 101 - Fort. Myers, Florida 33901  
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CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
LEE COUNTY, FLORIDA

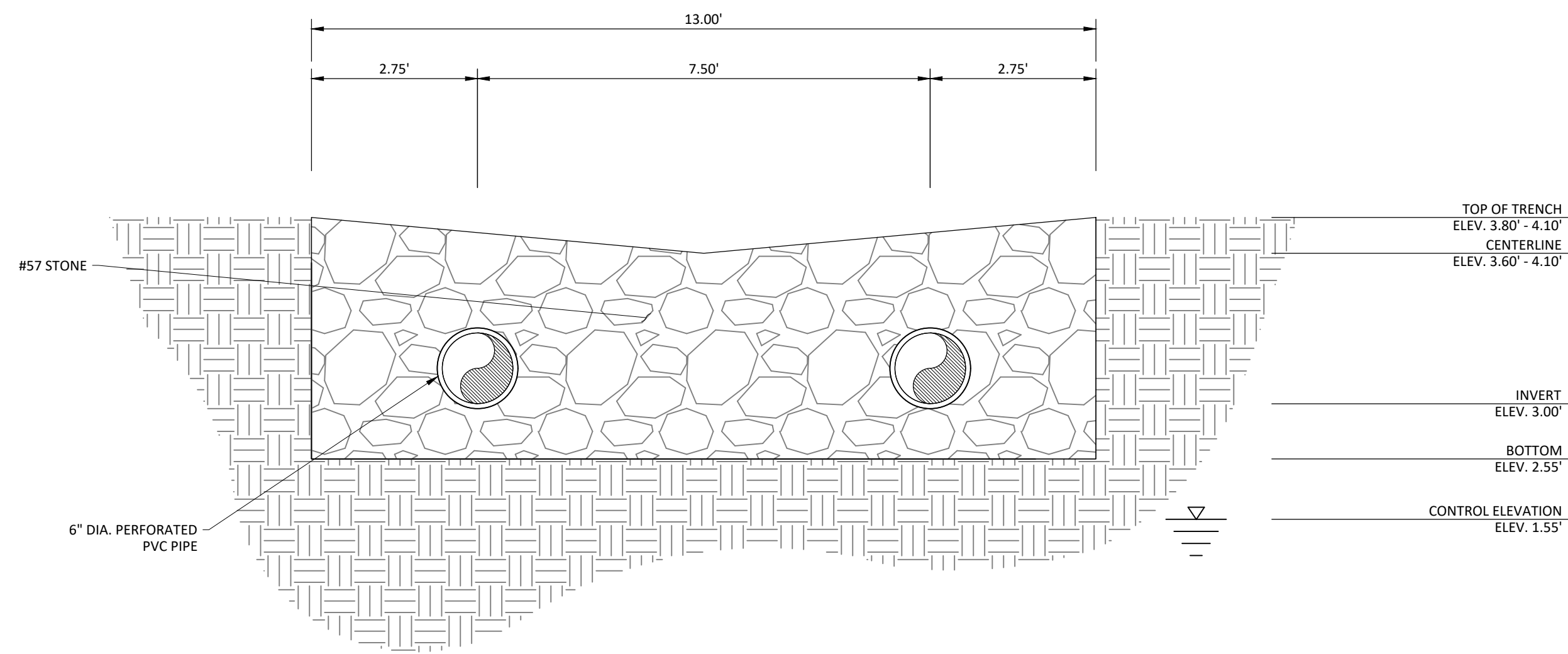
**UTILITY DETAILS**

PROJECT NO.:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	NA
SHEET:	C7.1

Stephen C. Fehhaber, PE  
Florida P.E. No. 98609

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**EXFILTRATION TRENCH DETAIL**  
NTS

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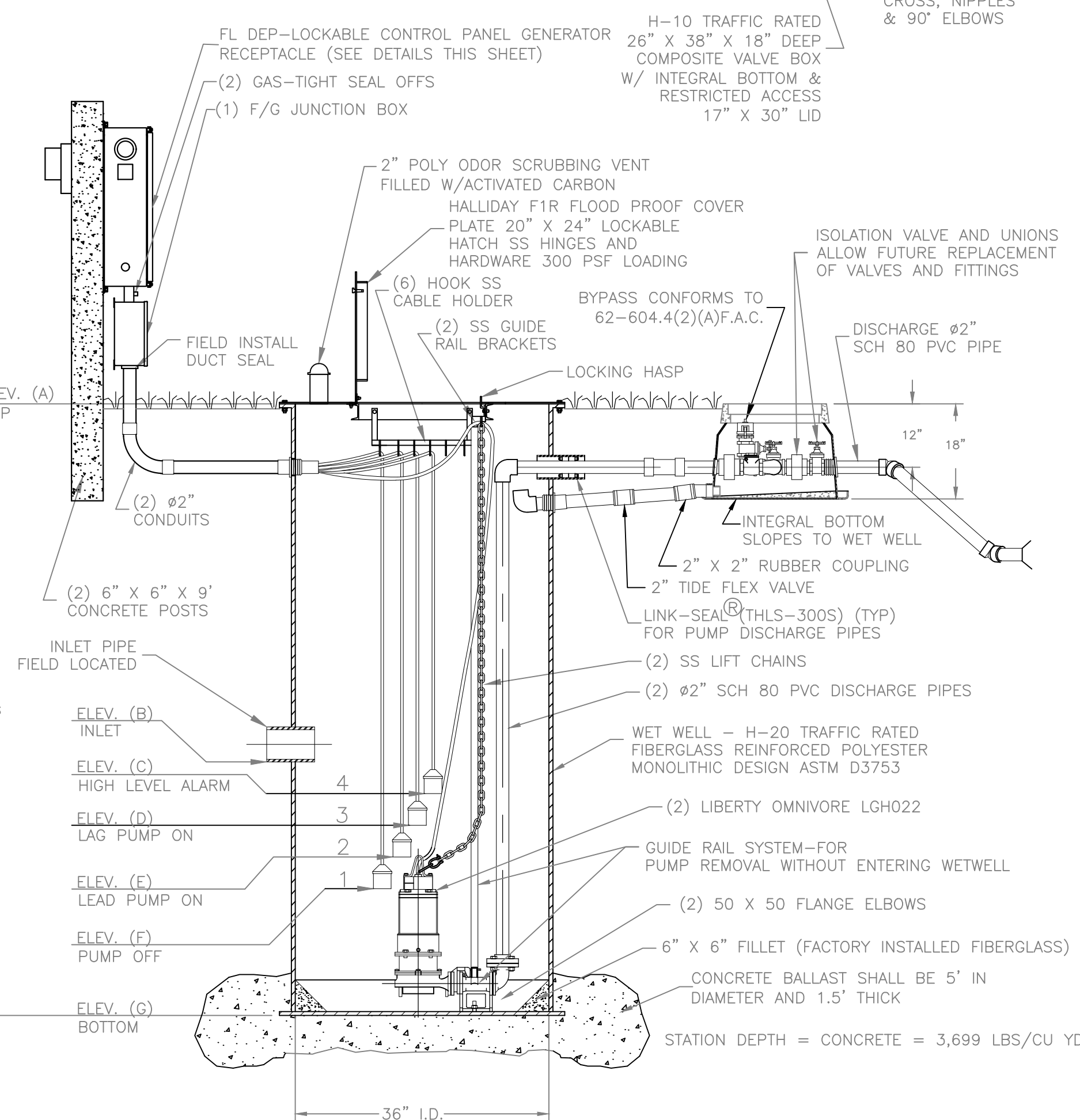
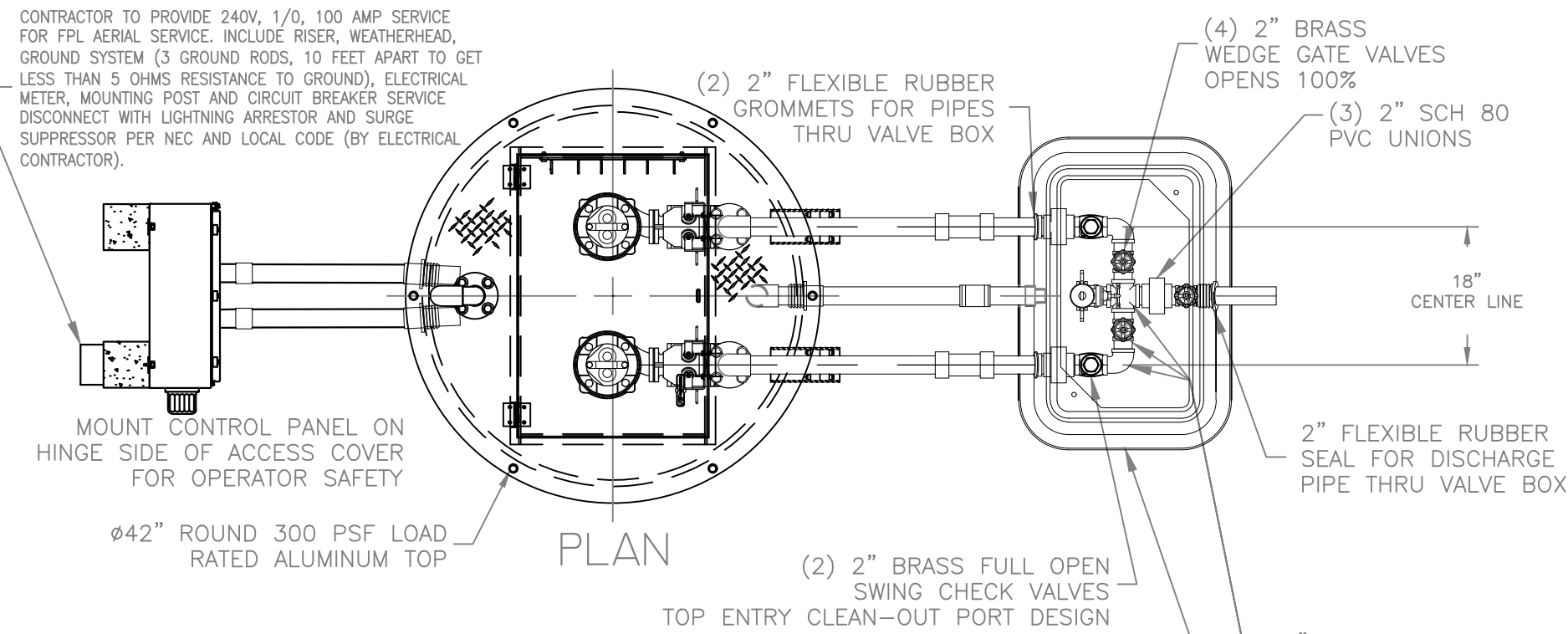
CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
 LEE COUNTY, FLORIDA  
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**DRAINAGE DETAILS**

Stephen C. Felthaber, PE  
 Florida P.E. No. 98609

PROJECT NO.:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	NA
SHEET:	C7.2



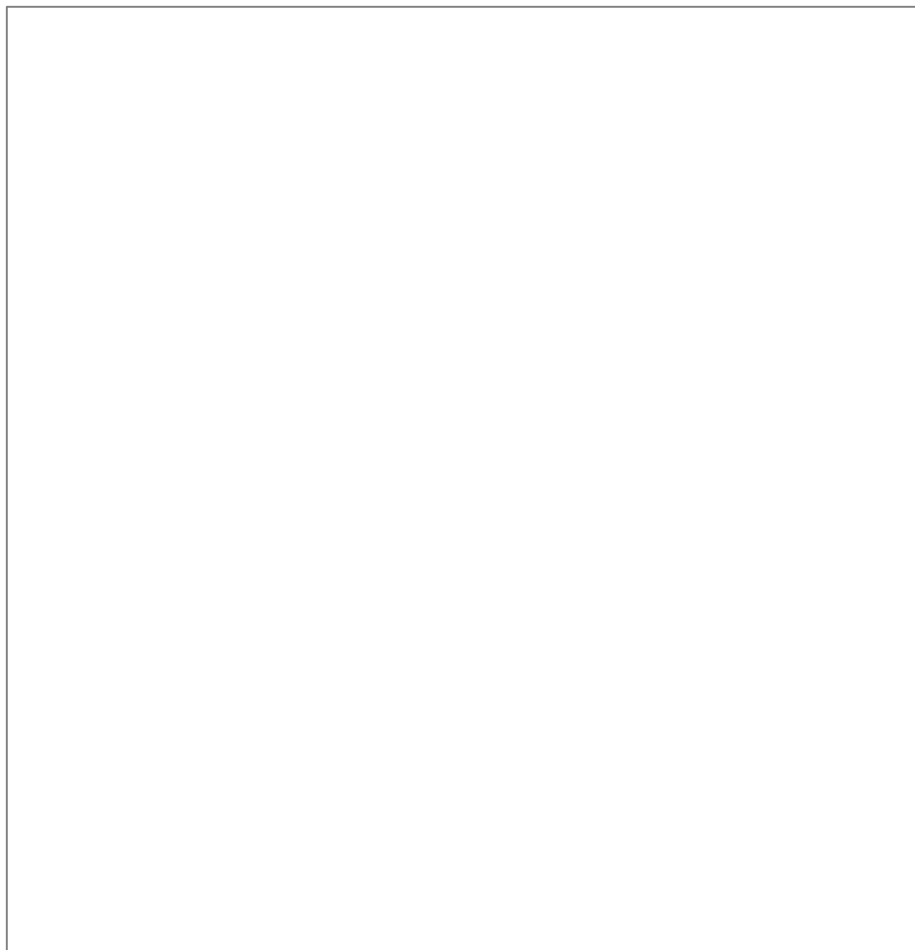


LIFT STATION SEWAGE GRINDER PUMP  
36" DUPLEX STATION - 2" PIPING WITH  
SLIDE RAIL SYSTEM

- CONCRETE BALLAST SHALL BE 5' IN DIAMETER AND 1.5' THICK
  - GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
- FIELD INSTALL BY CONTRACTOR

**GENERAL NOTES**

- SEWAGE GRINDER PUMP:** RATED FOR TWENTY (20) STARTS PER HOUR.
- AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
  - DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
  - HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
  - PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
  - SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 480 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.
- FIBERGLASS WET WELL:** SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.
- ALUMINUM HATCH:** INSTALL HALLIDAY F1R BOLTED COVER PLATE WITH 20" x 24" LOCKABLE/WATERPROOF HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.
- VALVE BOX:** FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID
- ACCESSORIES:** #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.
- VALVES:** SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.
- PIPING:** 2 SCHEDULE 80 PVC.
- FLOAT SWITCHES:** UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO) OR EQUAL
- PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, FRP WET WELL, HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.



LOCATION	MODEL	HP	GPM	FT/TDH	VOLTAGE	PHASE	DISCHARGE	IMPELLER
L.S. 1								

LOCATION	ELEV. (A)	ELEV. (B)	ELEV. (C)	ELEV. (D)	ELEV. (E)	ELEV. (F)	ELEV. (G)
L.S. 1							

**CONTROL PANEL** -SHALL CONFORM TO FL DEP 62-604.42(A) CONTRACTOR TO VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.

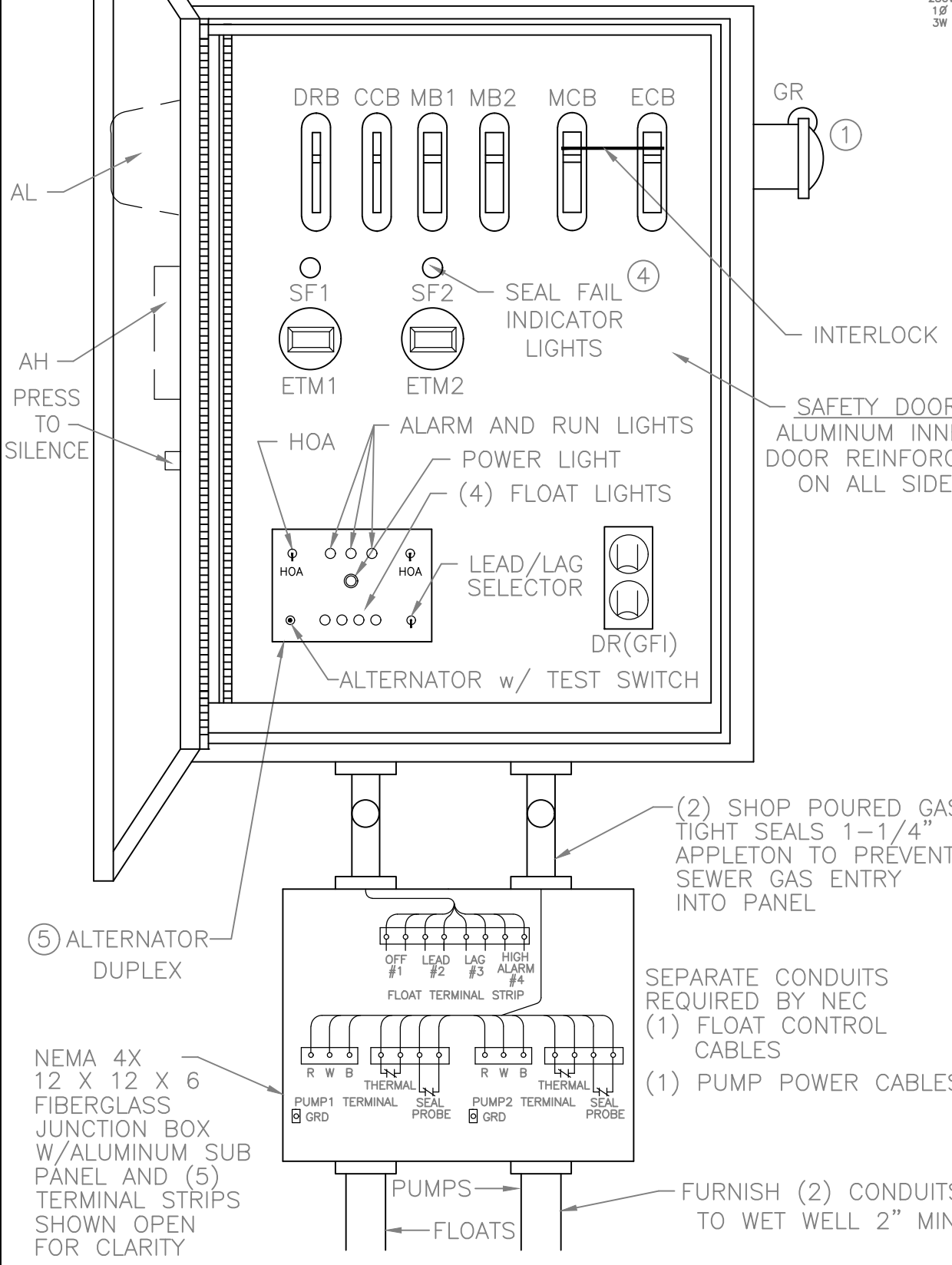
CONTROL PANEL SHALL BE IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

CONTRACTOR TO PROVIDE 240V, 1/0, 100 AMP SERVICE FOR FPL AERIAL SERVICE. INCLUDE RISER, WEATHERHEAD, GROUND SYSTEM (3 GROUND RODS, 10 FEET APART TO GET LESS THAN 5 OHMS RESISTANCE TO GROUND), ELECTRICAL METER, MOUNTING POST AND CIRCUIT BREAKER SERVICE DISCONNECT WITH LIGHTNING ARRESTOR AND SURGE SUPPRESSOR PER NEC AND LOCAL CODE (BY ELECTRICAL CONTRACTOR). CONTRACTOR TO SUBMIT TO ENGINEER AND OWNER THE FINAL LOCATIONS OF TRANSFORMER AND ELECTRICAL SERVICE CONDUIT. THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

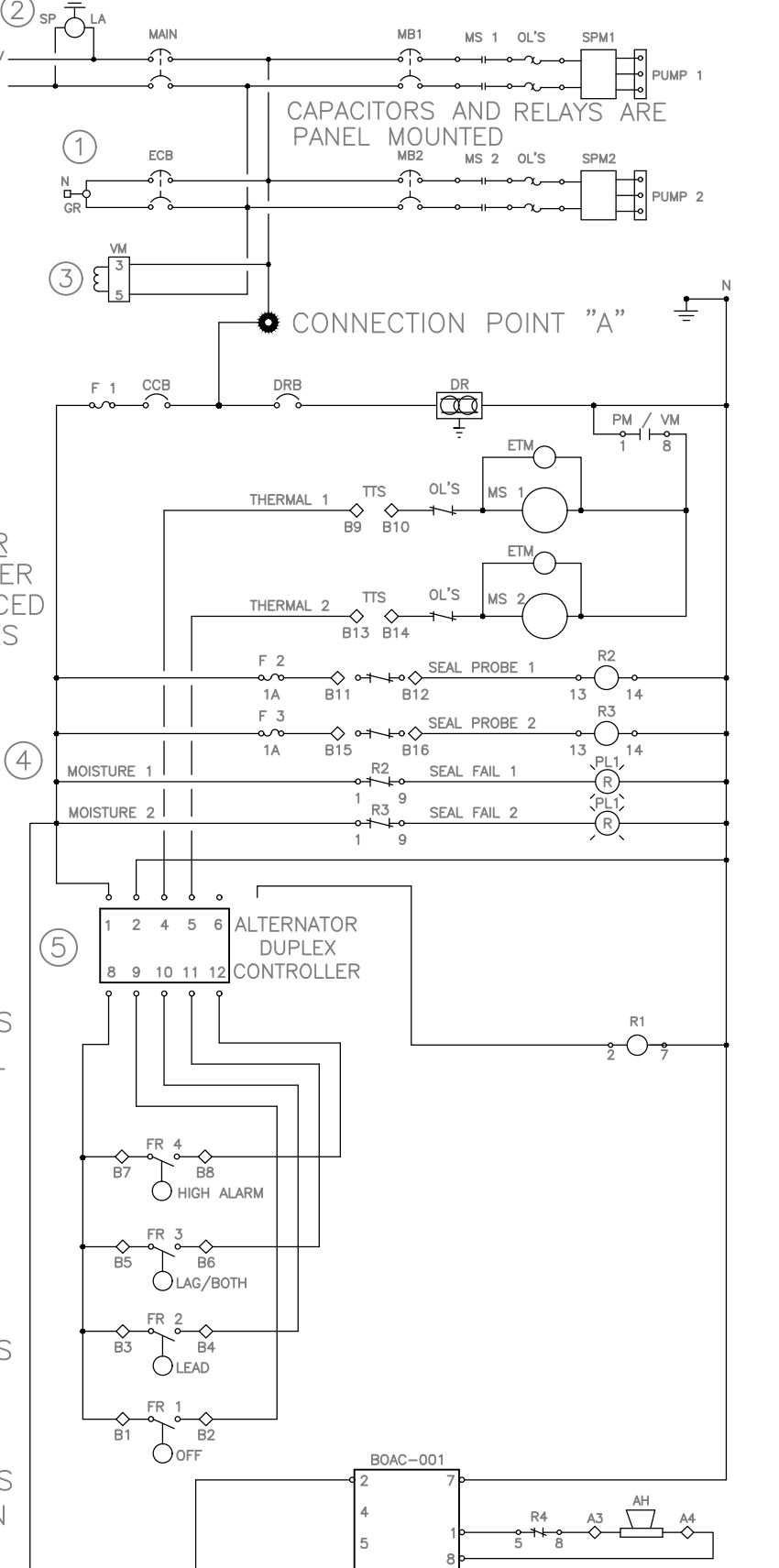
**CONTROL PANEL LAYOUT**



**LEGEND**

- AH ALARM HORN
- AL ALARM LIGHT
- ASB ALARM SILENCE BUTTON
- ATS ALTERNATOR W/ TEST SWITCH
- BBU BATTERY (BACK-UP UNIT)
- CCB CONTROL CIRCUIT BREAKER
- DR DUPLEX RECEPTACLE
- DRB DUPLEX RECEPTACLE BREAKER
- ECB EMERGENCY CIRCUIT BREAKER
- ETM ELAPSED TIME METER
- F FUSE
- FL FLASHER
- FS FLOAT SWITCH (REGULATOR)
- GR GENERATOR RECEPTACLE
- GRD GROUND
- HOA HAND-OFF-AUTOMATIC SELECTOR
- LA LIGHTNING ARRESTOR
- MB MOTOR BREAKER
- MCB MAIN CIRCUIT BREAKER
- MS MOTOR STARTER
- N NEUTRAL
- OL'S OVERLOAD HEATERS
- PM PHASE MONITOR
- PTS PUMP TERMINAL STRIP
- R RELAY
- RC RUN CAPACITOR
- RD DISCHARGE RESISTOR
- RL PUMP RUN INDICATORS
- RTS REGULATOR TERMINAL STRIP
- SC START CAPACITOR
- SF SEAL FAIL (SHAFT)
- SR START RELAY
- SP SURGE PROTECTOR
- TTS THERMAL TERMINAL STRIP

**SINGLE PHASE WIRING DIAGRAM**  
U-RED V-WHITE Y-BLACK



**PANEL WIRING DIAGRAM**

PANELS SHALL CONFORM TO FLORIDA DEP 62-604.400

- GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
- SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
- PHASE PROTECTION SHALL BE PROVIDED
- SHAFT SEAL FAIL DETECTION
- ALTERNATOR w/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

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CONSTRUCTION PLANS FOR  
**RIVERVIEW CHR AT 1517 PERIWINKLE WAY**  
LEE COUNTY, FLORIDA

**LIFT STATION DETAILS**

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Stephen C. Fshhhaber, PE  
Florida P.E. No. 98609

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**MULTI-FAMILY REDEVELOPMENT  
1517 PERIWINKLE WAY, SANIBEL,  
FL 33957**

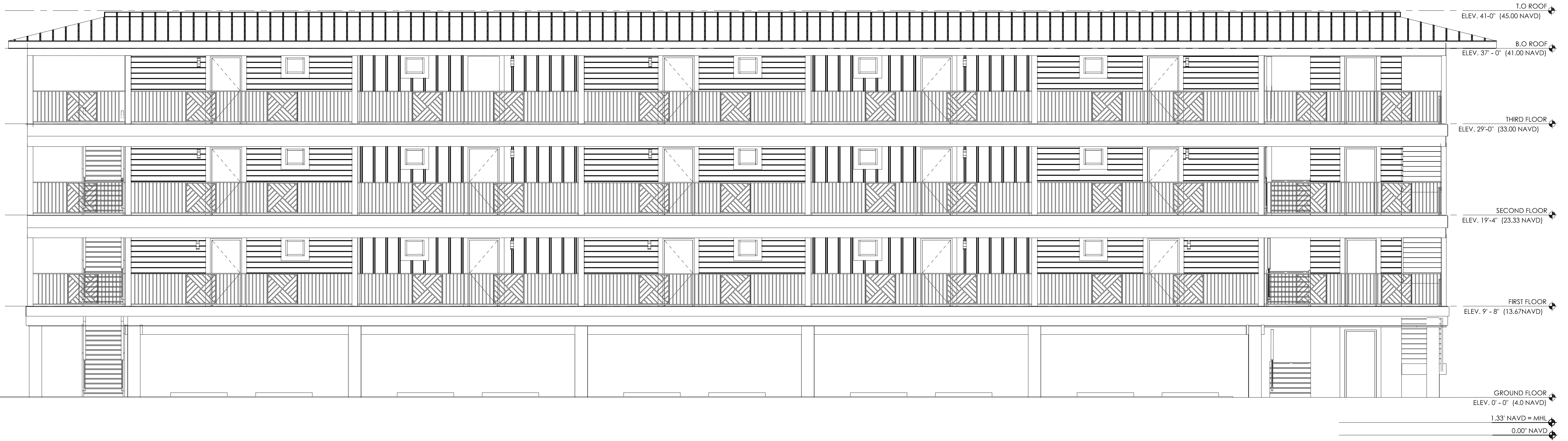
FLORIDA SEAL  
REG# AR 16971

02/07/2025  
90% PROGRESS SET

EXTERIOR  
ELEVATIONS

PHASE 90% CD  
PR NO 23416  
PA/PM CC/PV

**A201**



**1** EXTERIOR ELEVATION NORTH  
SCALE: 3/16" = 1'-0"

EXTERIOR WALLS: STUCCO

**MULTI-FAMILY REDEVELOPMENT  
1517 PERIWINKLE WAY, SANIBEL,  
FL 33957**

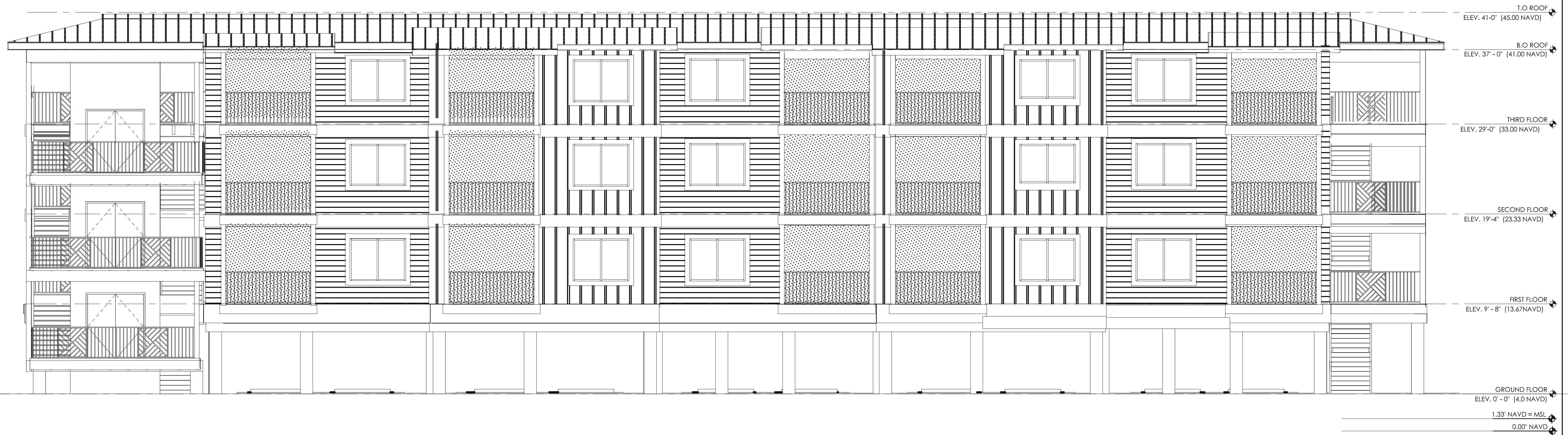
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REG# AR 16771

02/07/2025  
90% PROGRESS SET

EXTERIOR  
ELEVATIONS

PHASE 90% CD  
PR NO 23416  
PA/PM CC/PV

**A202**



**1** EXTERIOR ELEVATION SOUTH  
SCALE: 3/16" = 1'-0"

2/7/2025 2:50:33 PM DRAWN BY: Author

EXTERIOR WALLS: STUCCO

**MULTI-FAMILY REDEVELOPMENT  
1517 PERIWINKLE WAY, SANIBEL,  
FL 33957**

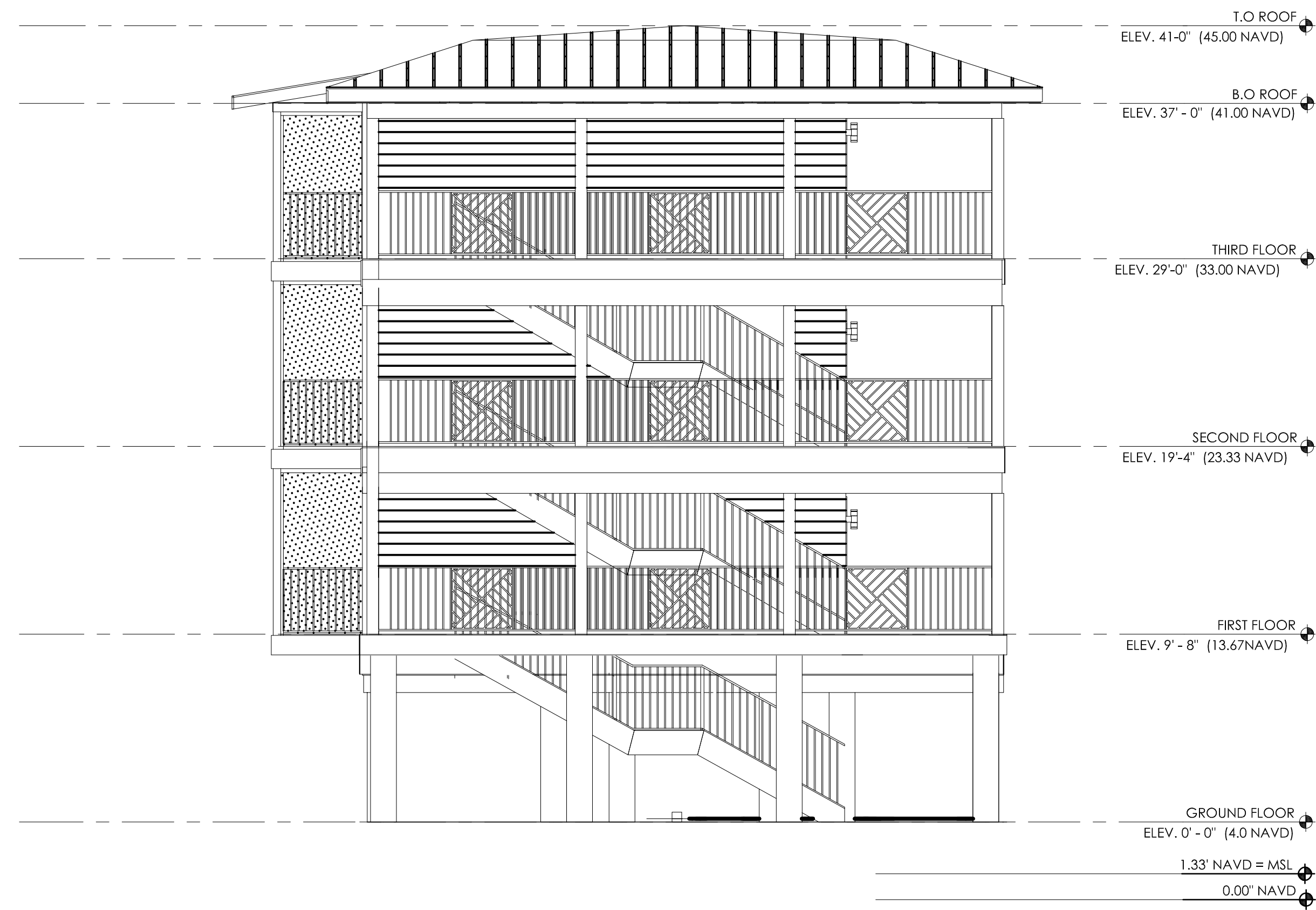
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REG# AR 18771

02/07/2025  
90% PROGRESS SET

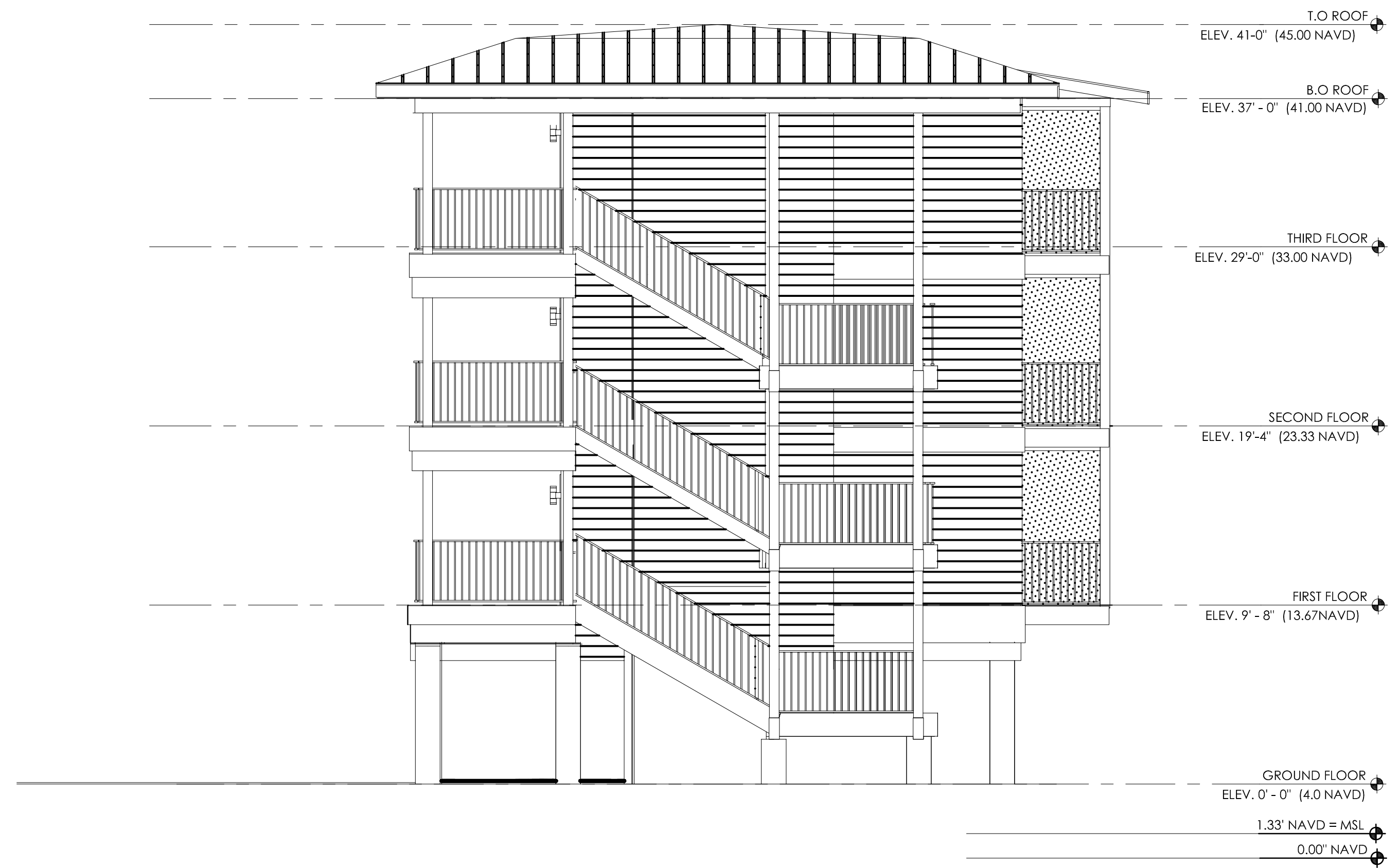
EXTERIOR  
ELEVATIONS

PHASE 90% CD  
PR NO 23416  
PA/PM CC/PV

**A203**



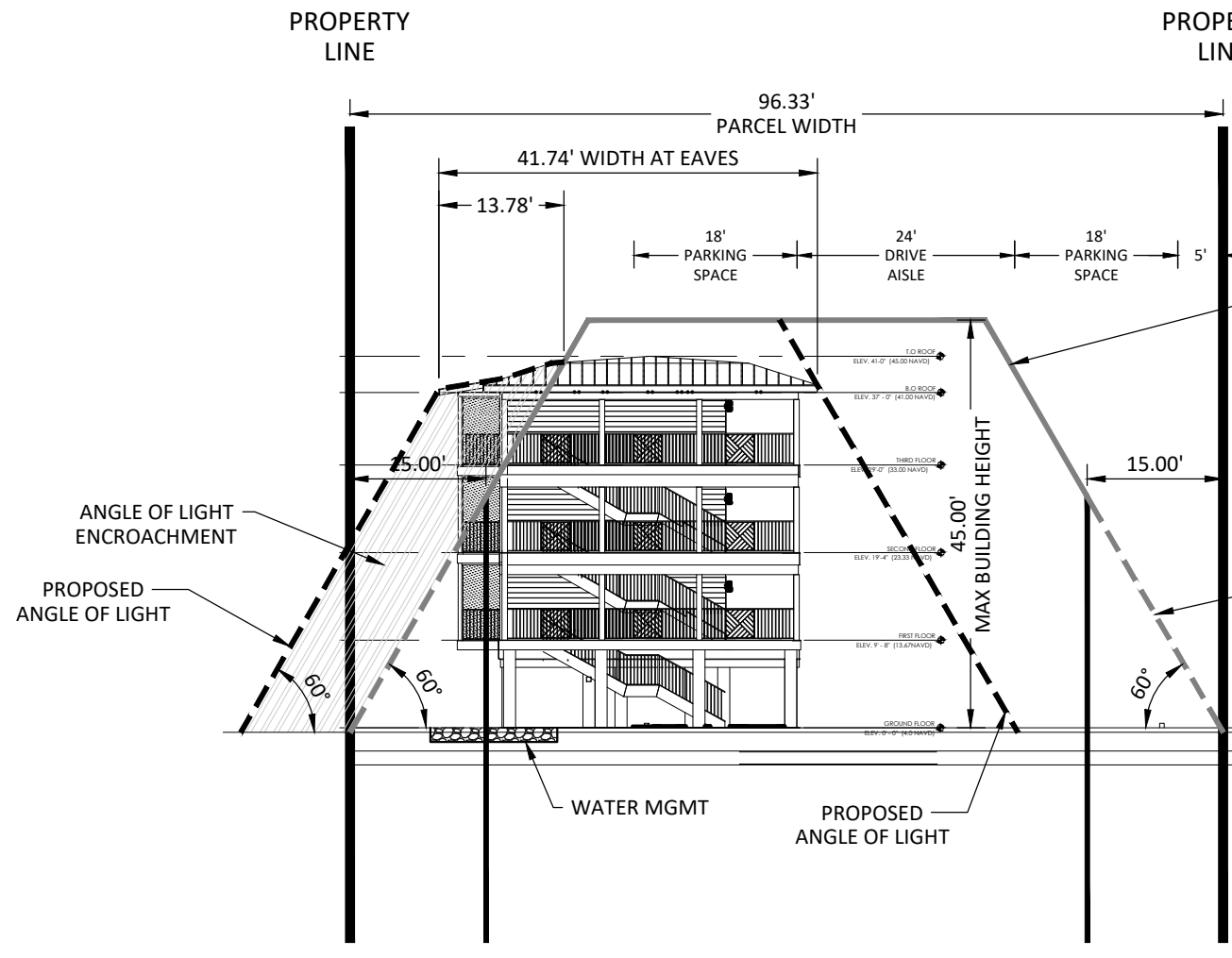
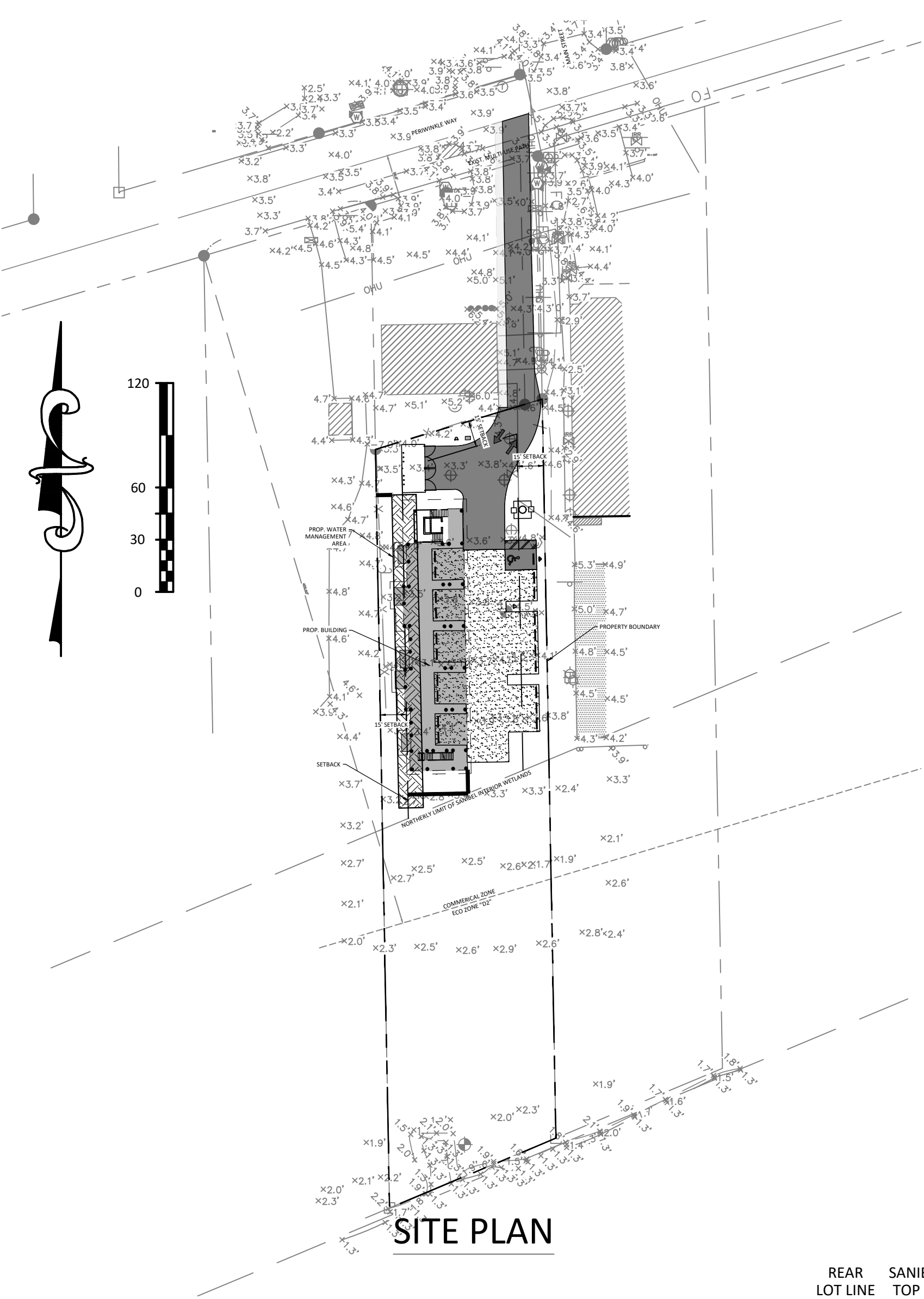
**2** EXTERIOR ELEVATION EAST  
SCALE: 3/16" = 1'-0"



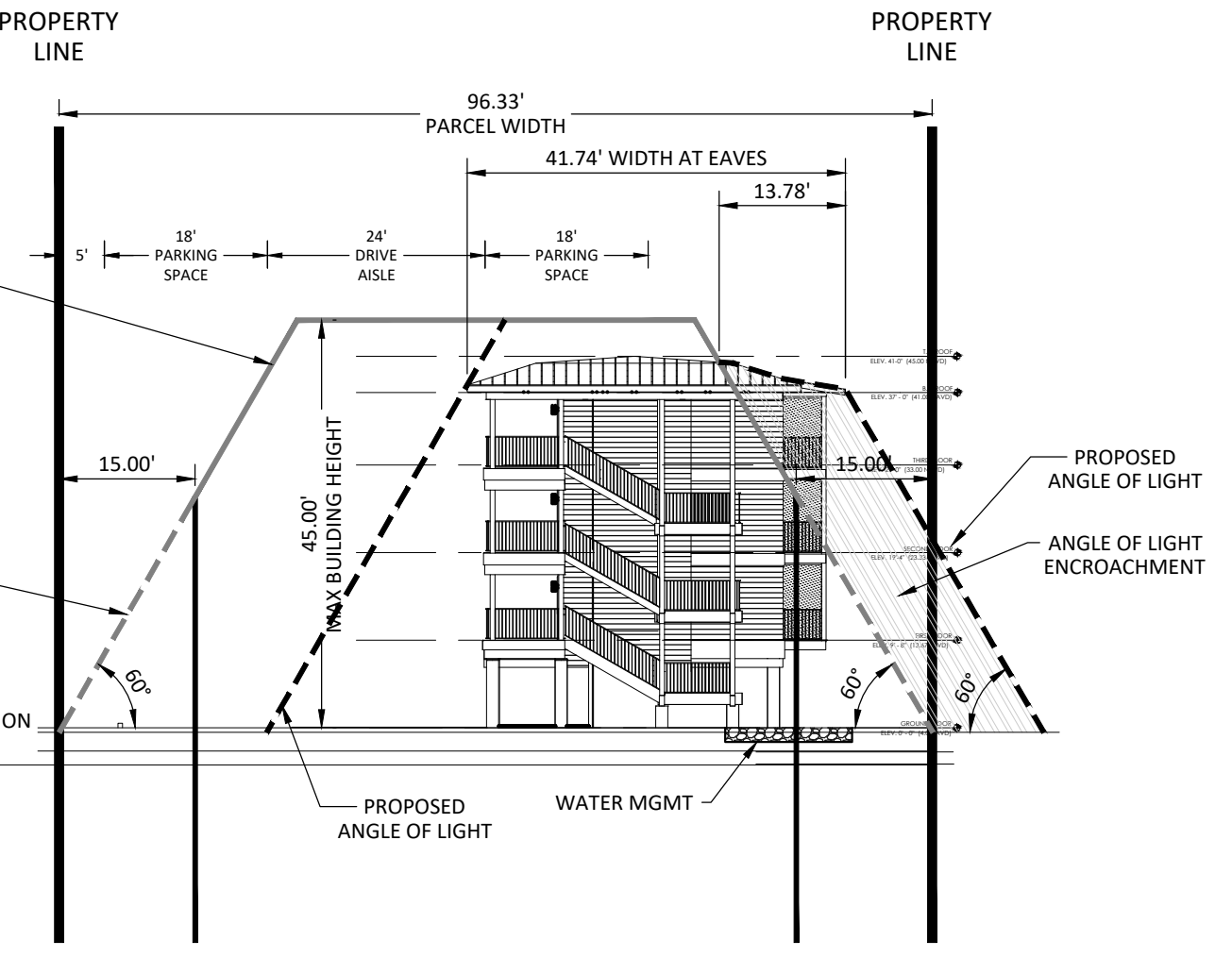
**1** EXTERIOR ELEVATION WEST  
SCALE: 3/16" = 1'-0"

EXTERIOR WALLS: STUCCO

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**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**

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CONSTRUCTION PLANS FOR  
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 LEE COUNTY, FLORIDA

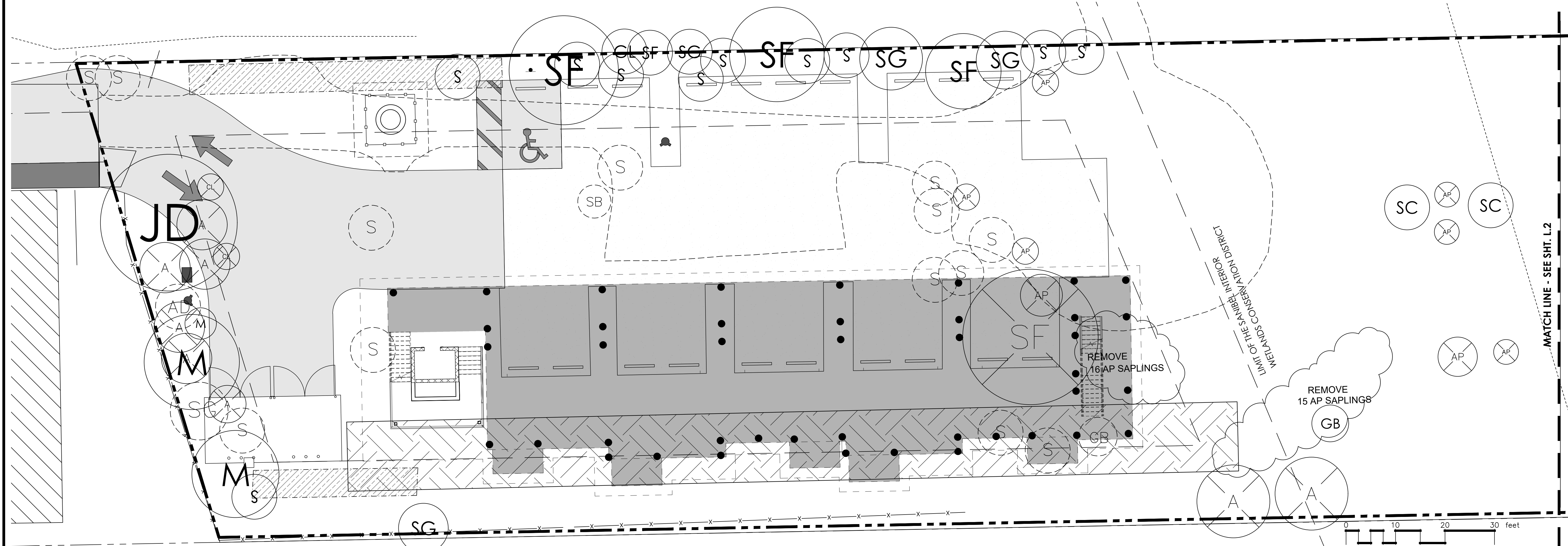
**ANGLE OF LIGHT EXHIBIT**

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PROJECT NO:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	1" = 20'
SHEET:	AOL-1

Stephen C. Fehhaber, PE  
 Florida P.E. No. 98609





**EXISTING VEGETATION NOTES**

- ALL EXISTING SPECIMENS OF PROTECTED SPECIES WILL REMAIN IN PLACE OR BE RELOCATED ON SITE IN DESIGNATED RECEPTOR AREAS AND RELOCATED TO BUFFERS.
- RECEPTOR AREA SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCING.
- TEMPORARY IRRIGATION SHALL BE PROVIDED FOR ALL RELOCATED VEGETATION. SPECIMENS OF PROTECTED SPECIMENS TO BE RELOCATED SHALL BE FLAGGED PRIOR TO RELOCATION AND REMAIN TAGGED UNTIL FINAL SITE INSPECTION.
- ALL CITY REQUIRED INVASIVE EXOTIC VEGETATION WILL BE REMOVED FROM SITE. SITE TO BE KEPT CLEAR OF CITY REQUIRED EXOTICS IN PERPETUITY.
- LARGE INACCESSIBLE INVASIVE EXOTICS MAY BE TREATED WITH CITY APPROVED HERBICIDE AND KILLED IN PLACE.
- ALL INVASIVE EXOTICS TO BE REMOVED PER CITY CODE. INVASIVE EXOTICS PER CITY OF SANIBEL INCLUDE: BRAZILIAN PEPPER (SCHINUS TERBINTHIFOLIUS), MOTHER IN LAW TOUNGUE, INKBERRY (SCEVOLA TACCADA), MELALEUCA (MELALEUCA QUINQUENERVIA), JAVA PLUM (SYNZYGIUM CUMINI), LEAD TREE (LEUCAENA LEUCOCEPHALA), AIR POTATO (DIOSCOREA BULBIFERA), EARLEAF ACACIA (ACACIA AURICULIFORMIS).
- FINAL VEGETATION COUNTS TO BE DETERMINED FOLLOWING EXOTIC REMOVAL. FINAL PLAN SHALL BE MINIMUM 75% NATIVE/25% NON-INVASIVE EXOTIC.
- TRIMMING FOR HEIGHT REDUCTION OF THE FOLLOWING SPECIES IS NOT PERMITTED; JOEWOOD, SEA OATS, BAY CEDAR, CABBAGE PALM.
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**City of Sanibel Natural Resources Department**  
This document was reviewed and approved by:  
**Dana L. Dettmar, Environmental Biologist 03/11/2025**

**EXISTING NATIVE VEGETATION COUNTS**

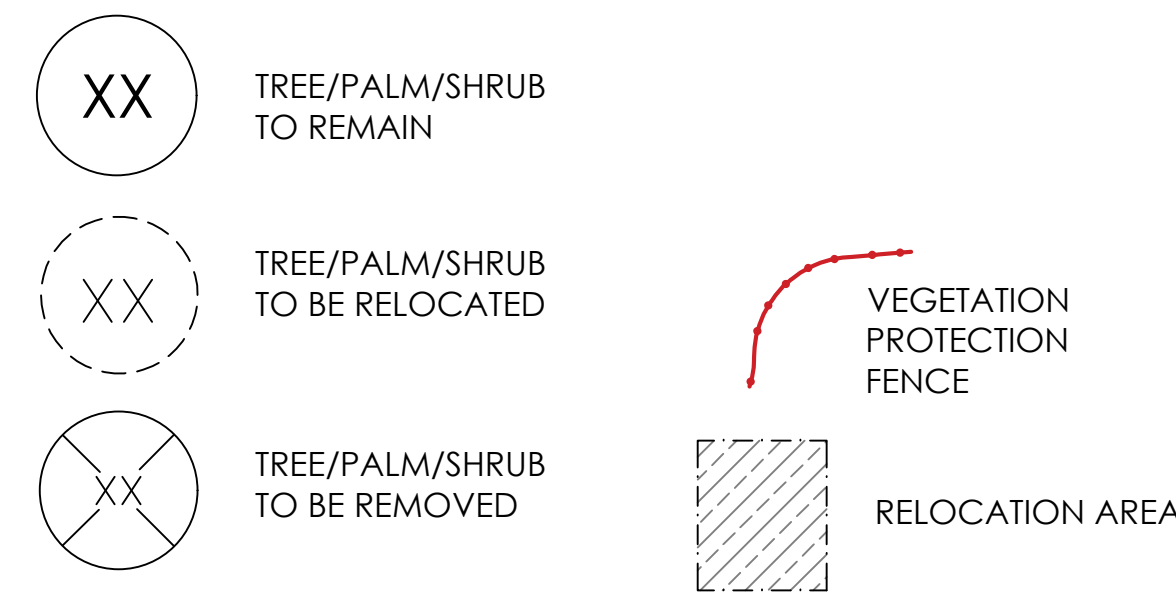
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL	REMAIN	REMOVE	RELOCATE
S	SABAL PALM	SABAL PALMETTO	29	16	0	13
GL	GUMBO LIMBO	BURSELA SIMARUBA	1	1	0	0
SG	SEAGRAPE	COCCO UVIFERA	6	5	0	1
SF	STRANGLER FIG	FICUS AUREA	5	4	1*	0
M	MASTIC	SIDEROXYLON FOETIDISSIMUM	2	2	0	0
GB	GREEN BUTTON	CONOCARPUS ERECTUS	122	121	0	1
SB	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	1	0	0	1
SC	NATIVE INKBERRY	SCAEVOLA PLUMIERI	2	2	0	0
JD	JAMAICAN DOGWOOD	PISCIDIA PISCIPULA	1	1	0	0

\*REMOVE DUE TO HURRICANE DAMAGE. MITIGATE 3 TO 1.

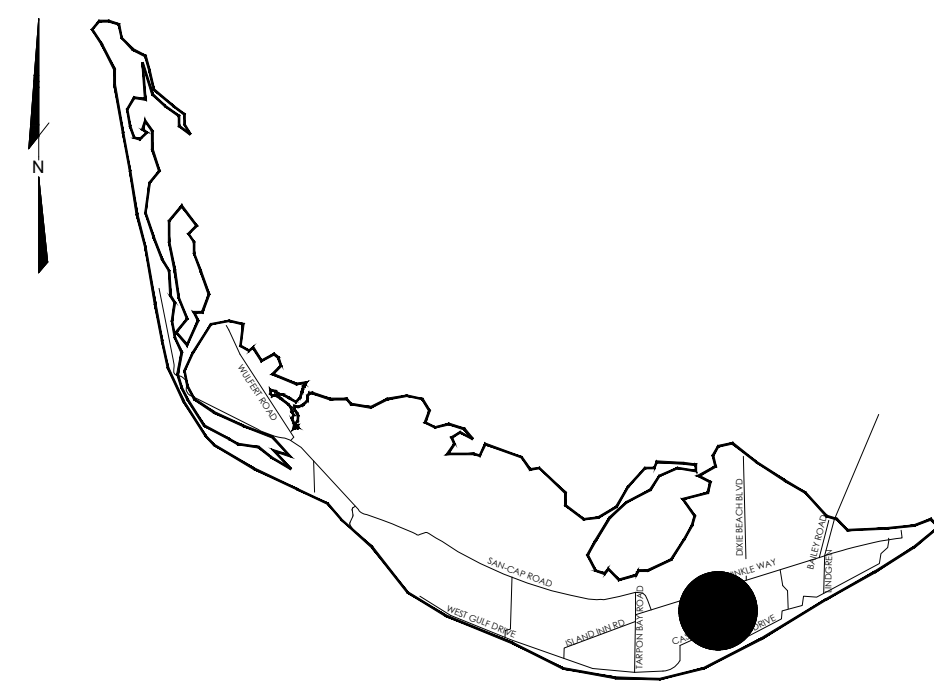
**EXISTING EXOTIC VEGETATION COUNTS**

SYMBOL	COMMON NAME	TOTAL	REMAIN	REMOVE	RELOCATE
MAH	MAHOE	5	0	5	0
AP	AUSTRALIAN PINE	40	0	40	0
CL	CRINUM LILY	2	0	2	0
A	ARECA PALM	8	0	8	0
SYL	SYLVESTER PALM	1	0	1	0
W	WASHINGTONIA PALM	5	0	5	0
AD	CHRISTMAS PALM	1	0	0	1

**LEGEND**



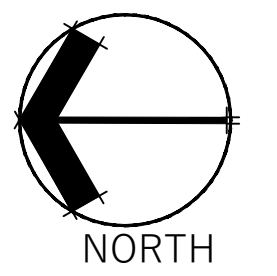
**VICINITY MAP**



**DRAWINGS SCHEDULE**

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- L2 EXISTING VEGETATION PLAN - BACK
- L3 LANDSCAPE PLAN - FRONT
- L4 LANDSCAPE PLAN - BACK
- L5 VEGETATION CALCULATIONS
- L6 LANDSCAPE DETAILS & SPECIFICATIONS

SIGN & SEAL DATE:



DESIGNED BY: KATIA OLMSTEAD

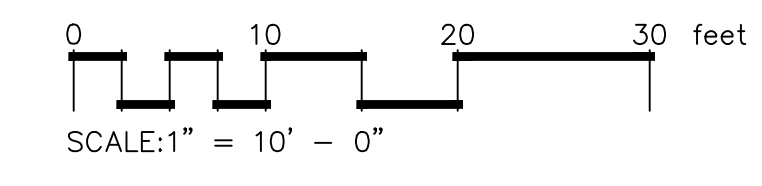
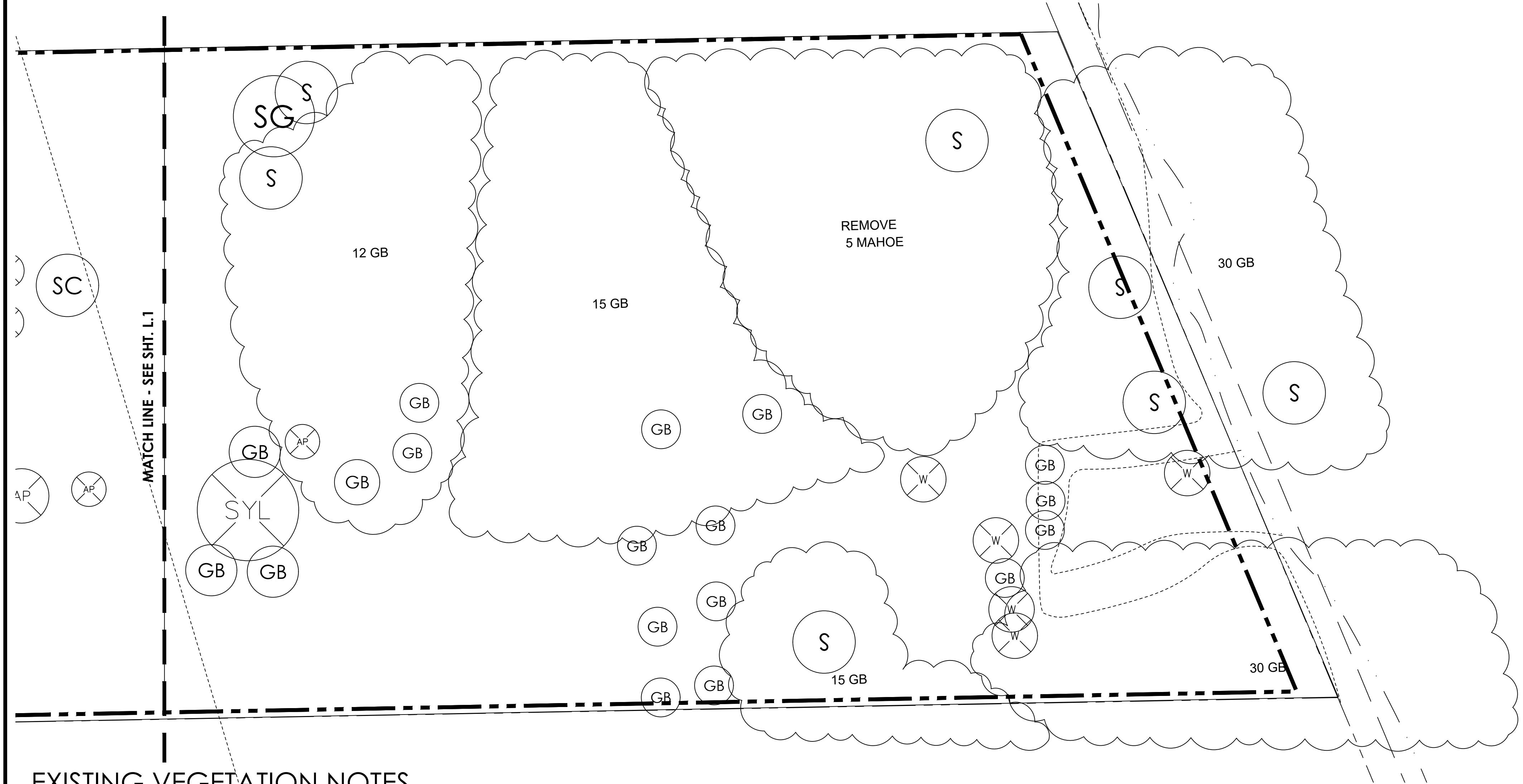
DATE: 02/08/2025

SCALE: 1"=10'-0"

**REVISIONS**

REV	NO.	DATE	DESCRIPTION
REV 1.	11/24/2025		
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REV 4.	XX-XX-XX		
REV 5.	XX-XX-XX		
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REV 7.	XX-XX-XX		
REV 8.	XX-XX-XX		





**EXISTING VEGETATION NOTES**

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- RECEPTOR AREA SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCING.
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**EXISTING NATIVE VEGETATION COUNTS**

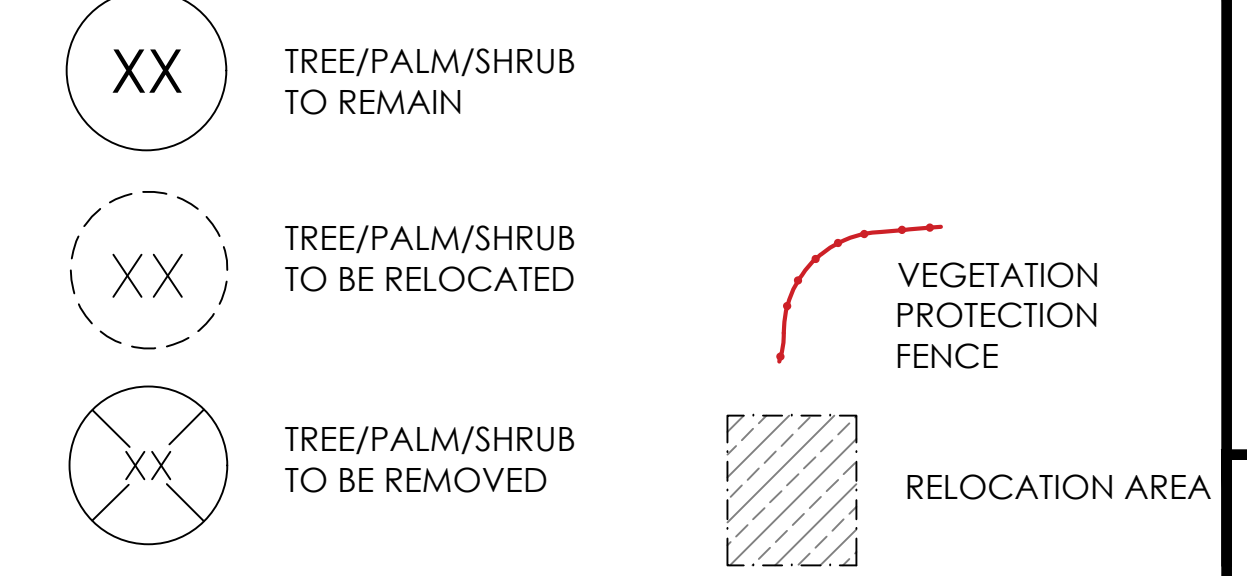
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GL	GUMBO LIMBO	BURSERIA SIMARUBA	1	1	0	0
SG	SEAGRAPE	COCCO UVIFERA	6	5	0	1
SF	STRANGLER FIG	FICUS AUREA	5	4	1*	0
M	MASTIC	SIDEROXYLON FOETIDISSIMUM	2	2	0	0
GB	GREEN BUTTON	CONOCARPUS ERECTUS	122	121	0	1
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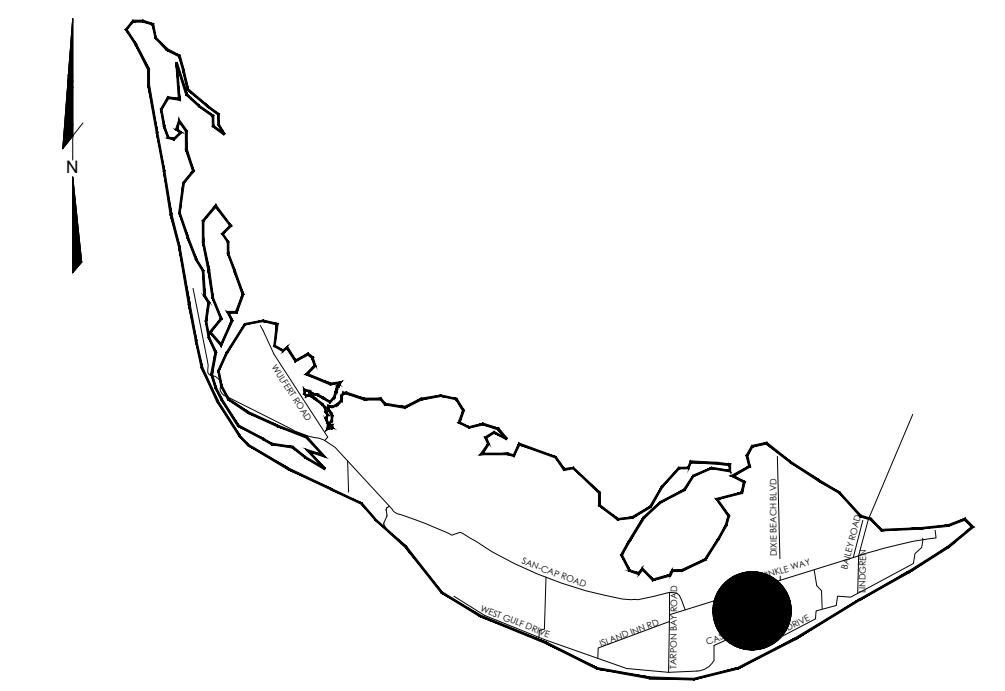
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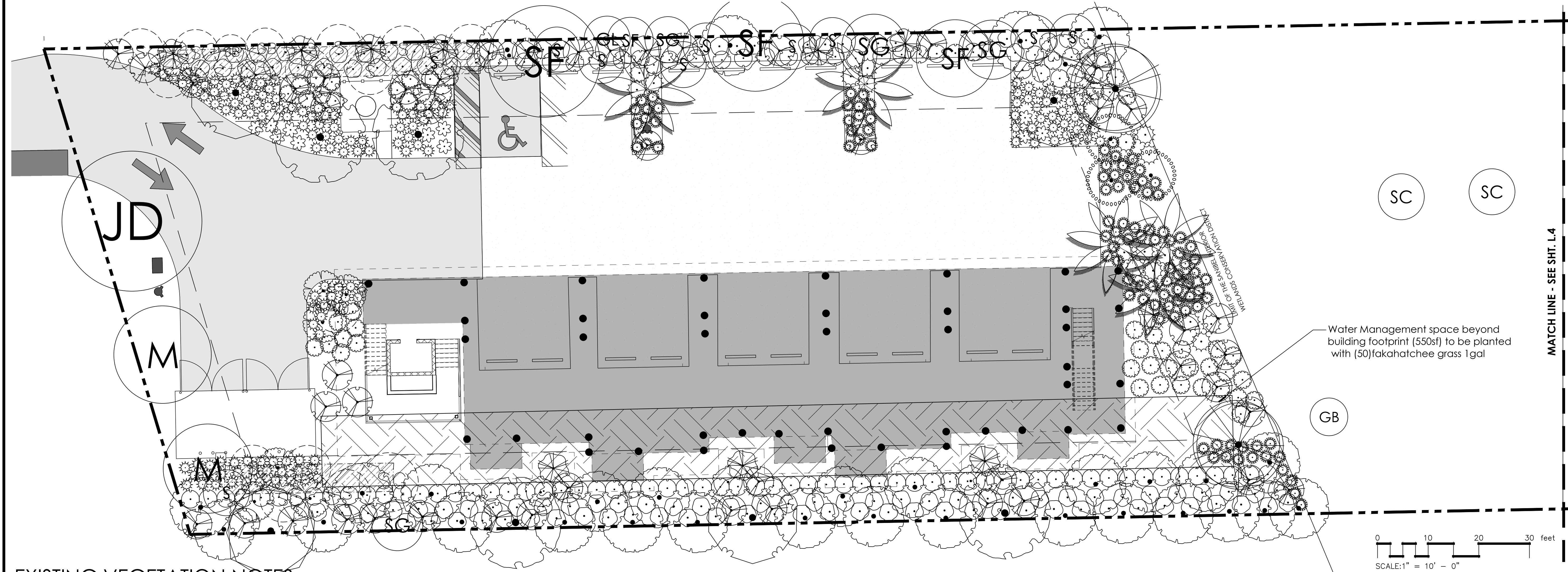
**LEGEND**



**VICINITY MAP**







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**PLANT SCHEDULE**

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	EUGENIA FOETIDA / SPANISH STOPPER
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	MYRICA CERIFERA / WAX MYRTLE
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK

	ROYSTONIA REGIA / ROYAL PALM
	SIDEROXYLON FOETIDISSIMUM / WILD MASTIC
<b>SHRUBS</b>	
	ALCANTAREA IMPERIALIS 'MALBEC' / MALBEC IMPERIALIS BROMELIAD
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	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
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	SABAL SERRULATA / SAW PALMETTO
	ZAMIA FLORIDANA / FLORIDA COONTIE

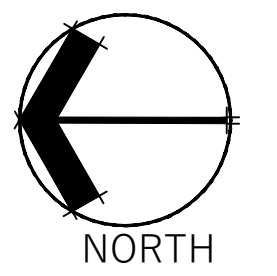
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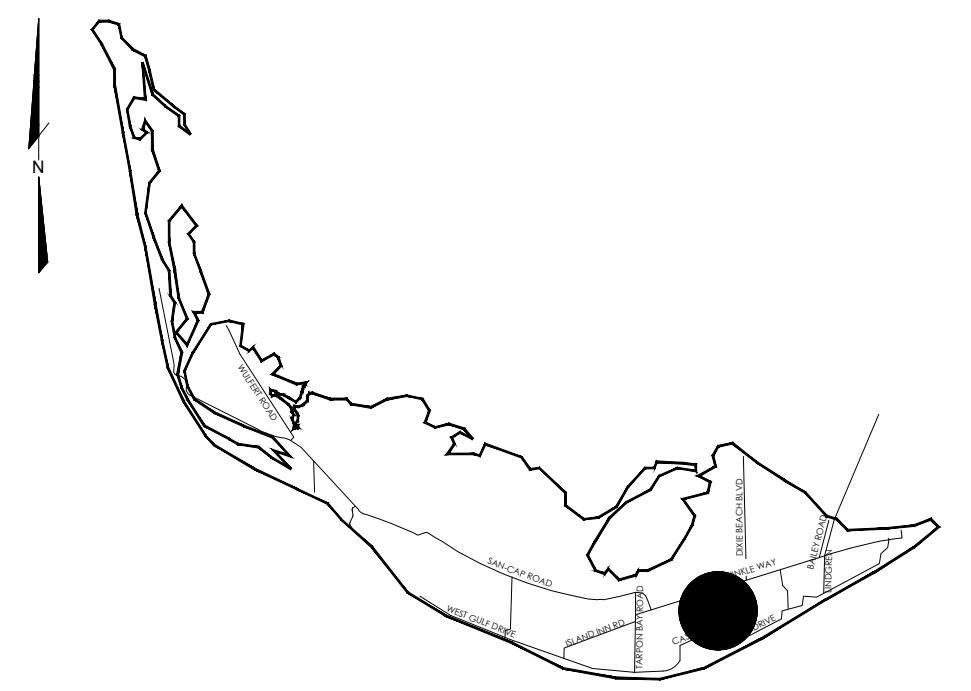


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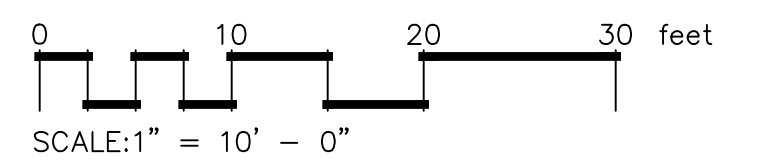
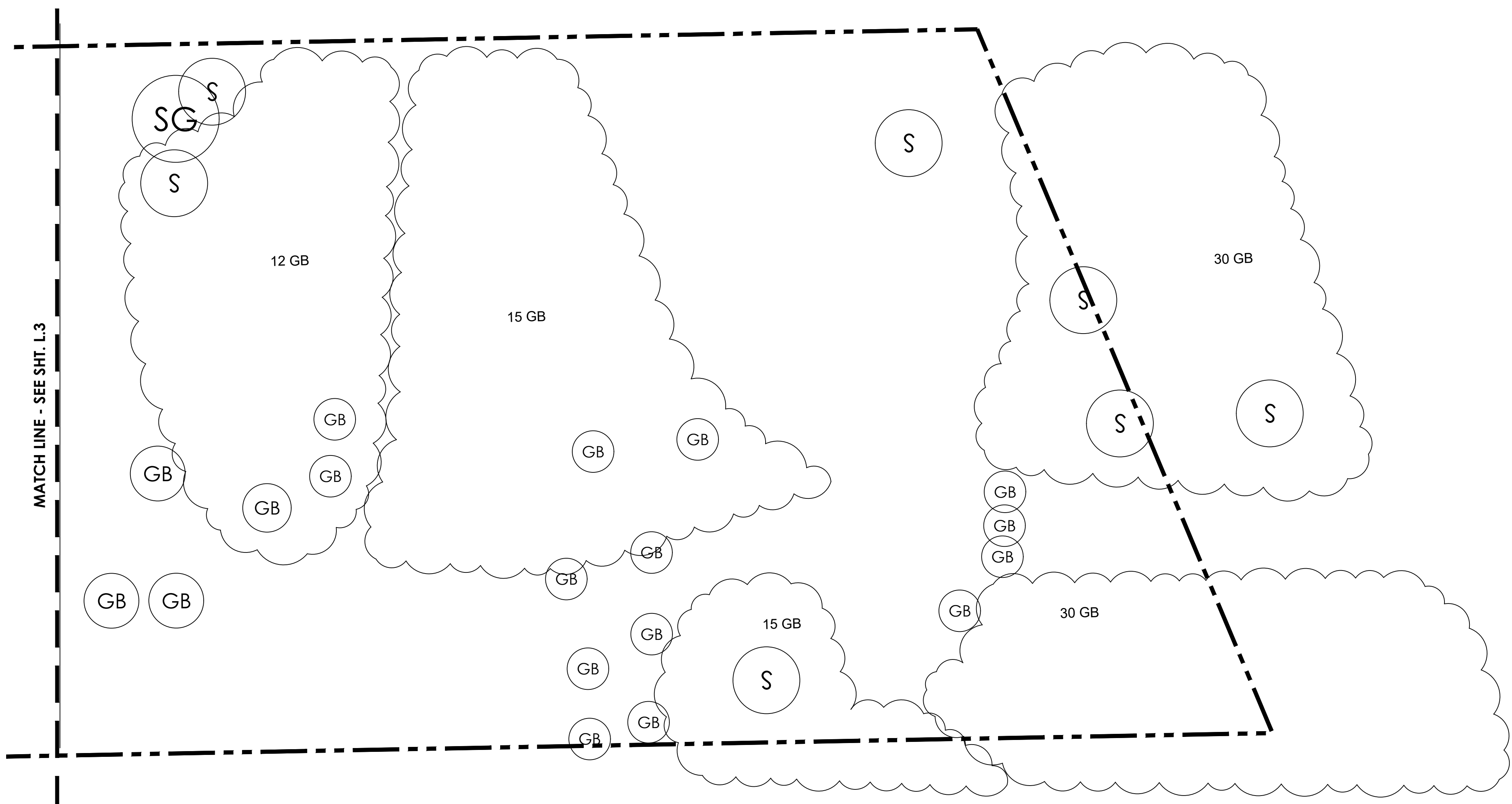
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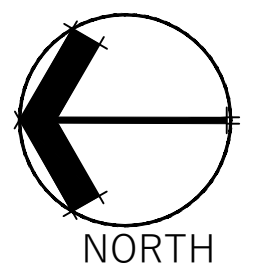
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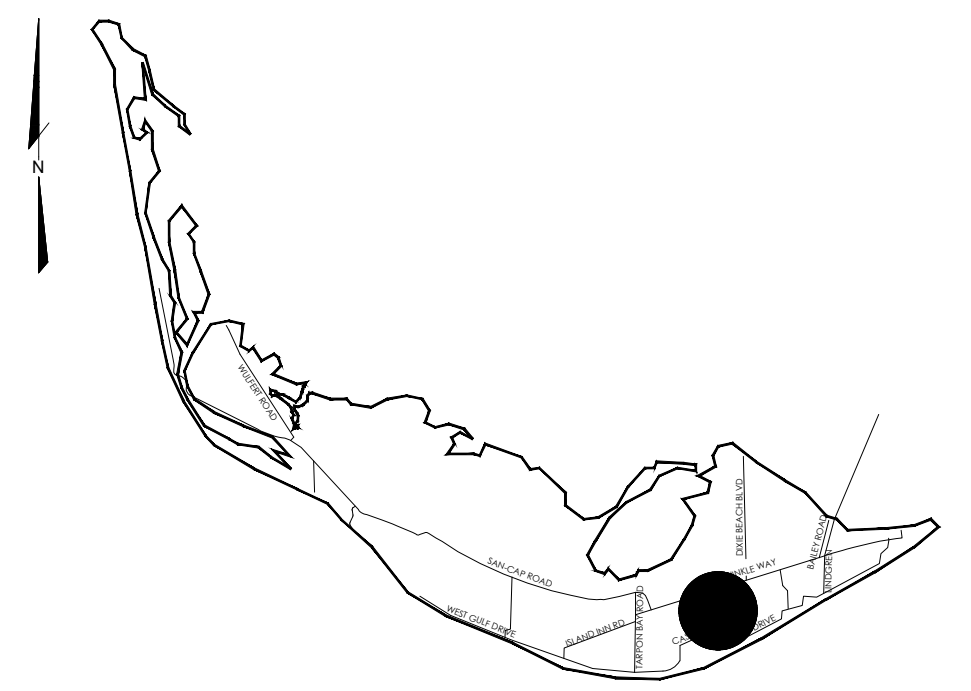
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SIGN & SEAL DATE:



DESIGNED BY: KATIA OLMSTEAD  
DATE: 02/08/2025  
SCALE: 1"=10'-0"

**VICINITY MAP**



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**SOUTH BUFFER AREA CALCULATIONS:**

TOTAL AREA=1575 SF OF REQUIRED PLANTING AREA  
1 LARGE TREE OR MEDIUM TREE PER 75 SQ.FT. OF THE REQUIRED BUFFER AREA, WITH A MINIMUM OF SIX (6) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

1575 SF/75=21 LARGE/MEDIUM TREES TYPICALLY REQUIRED  
21 x .85= 18 (18 LARGE/MEDIUM TREES REQUIRED)

EXISTING LARGE/MEDIUM TREE NUMBERS IN SOUTHERN BUFFER:  
(2) SABAL PALM

2 EXISTING LARGE/MEDIUM TREES (100% NATIVE)

TOTAL LARGE / MEDIUM TREES REQUIRED TO BE INSTALLED:  
16 TREES/PALMS (100% NATIVE)

(8) GREEN BUTTONWOOD  
(2) WILD MASTIC  
(3) AUTOGRAPH TREE  
(3) ROYAL PALM  
(1) STRANGLER FIG

19 TOTAL LARGE/MEDIUM TREES (100% NATIVE)

**EAST BUFFER AREA CALCULATIONS:**

TOTAL AREA=3157.5 SF OF REQUIRED PLANTING AREA  
1 LARGE TREE OR MEDIUM TREE PER 75 SQ.FT. OF THE REQUIRED BUFFER AREA, WITH A MINIMUM OF SIX (6) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3157.5 SF/75=42 LARGE/MEDIUM TREES TYPICALLY REQUIRED  
42 x .85= 36 (36 LARGE/MEDIUM TREES REQUIRED)

EXISTING LARGE/MEDIUM TREE NUMBERS IN SOUTHERN BUFFER:  
(18) SABAL PALM  
(4) STRANGLER FIG  
(1) GREEN BUTTONWOOD  
(2) SEAGRAPE  
(1) GUMBO LIMBO

26 EXISTING LARGE/MEDIUM TREES (100% NATIVE)

TOTAL LARGE / MEDIUM TREES REQUIRED TO BE INSTALLED:  
10 TREES/PALMS (100% NATIVE)

(5) GREEN BUTTONWOOD  
(1) WILD MASTIC  
(2) ROYAL PALM  
(2) STRANGLER FIG

36 TOTAL LARGE/MEDIUM TREES (100% NATIVE)

**WEST BUFFER AREA CALCULATIONS:**

TOTAL AREA=3315 SF OF REQUIRED PLANTING AREA  
1 LARGE TREE OR MEDIUM TREE PER 75 SQ.FT. OF THE REQUIRED BUFFER AREA, WITH A MINIMUM OF SIX (6) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3315 SF/75=44 LARGE/MEDIUM TREES TYPICALLY REQUIRED  
44 x .85= 38 (38 LARGE/MEDIUM TREES REQUIRED)

EXISTING LARGE/MEDIUM TREE NUMBERS IN SOUTHERN BUFFER:  
(5) SABAL PALM  
(2)SEAGRAPE  
(1)WILD MASTIC

8 EXISTING LARGE/MEDIUM TREES (100% NATIVE)

TOTAL LARGE / MEDIUM TREES REQUIRED TO BE INSTALLED:  
30 TREES/PALMS (100% NATIVE)

(26) GREEN BUTTONWOOD  
(1) WILD MASTIC  
(1) LIVE OAK  
(2) GUMBO LIMBO

30 TOTAL LARGE/MEDIUM TREES (100% NATIVE)

**INTERIOR LANDSCAPING CALCULATIONS**

OFF STREET PARKING AREAS SHALL HAVE AT LEAST 20SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE

PARKING SPACES=20  
20 (PARKING SPACE) X 20SF =  
400SF OF INTERIOR LANDSCAPING NEEDED

EACH 200SF OF LANDSCAPED AREA SHALL HAVE AT LEAST ONE LARGE/MEDIUM TREE, FIVE SMALL TREES/MEDIUM SHRUBS AND EIGHT SMALL SHRUBS OR GROUNDCOVER PLANTS AT LEAST 75 PERCENT OF WHICH ARE NATIVE PLANTS LOW GRASSES SUCH AS ST.AUGUSTINE, BAHIA, BERMUDA, AND ZOYSIA GRASSES AND OTHER EXOTIC GRASSES AND VINES SHALL NOT BE USED (SANIBEL MUNI-CODE, SECTION 126-1405)

LARGE/ MEDIUM TREE REQUIREMENTS:  
NEEDED: 2 LARGE/ MEDIUM TREES  
(2) GUMBO LIMBO

2 LARGE/MEDIUM TREE TO BE INSTALLED (100% NATIVE)

SMALL TREE/MEDIUM SHRUBS REQUIREMENTS:  
NEEDED: 10 SMALL TREE/MEDIUM SHRUBS  
(3) KEY THATCH PALM  
(5) SIMPSON STOPPER  
(18) FIREBUSH

26 SMALL TREE/MEDIUM SHRUBS TO BE INSTALLED (100% NATIVE)

SMALL SHRUBS OR GROUNDCOVERS:  
NEEDED: 16 SMALL SHRUBS/GROUNDCOVERS  
(66) COONTIE  
(29) MUHLY  
(11) IMPERIAL BROMELIADS

106 SMALL SHRUBS/GROUNDCOVERS TO BE INSTALLED (89% NATIVE)

1 SMALL TREE / MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA. WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

1575 SF/30=53 SMALL TREES AND MEDIUM SHRUBS TYPICALLY REQUIRED  
53 X .85= 45 (45 SMALL TREES/MEDIUM SHRUBS REQUIRED)

0 EXISTING SMALL TREES/ MEDIUM SHRUBS

TOTAL SMALL TREE/ MEDIUM SHRUBS REQUIRED TO BE INSTALLED:  
45 SMALL TREE/ MEDIUM SHRUBS (100% NATIVE)

(8) COCOPLUM  
(11) SAW PALMETTO  
(20) FIREBUSH  
(1) WAX MYRTLE  
(12) SIMPSON STOPPER

52 TOTAL SMALL TREE/MEDIUM SHRUBS (100% NATIVE)

1 SMALL TREE / MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA. WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3157.5 SF/30=105 SMALL TREES AND MEDIUM SHRUBS TYPICALLY REQUIRED  
105 X .85= 90(90 SMALL TREES/MEDIUM SHRUBS REQUIRED)

EXISTING SMALL TREES/ MEDIUM SHRUBS:  
(1) SILVER BUTTONWOOD

TOTAL SMALL TREE/ MEDIUM SHRUBS REQUIRED TO BE INSTALLED:  
89 SMALL TREE/ MEDIUM SHRUBS (100% NATIVE)

(45) COCOPLUM  
(6) SAW PALMETTO  
(21) FIREBUSH  
(6) WAX MYRTLE  
(19) SIMPSON STOPPER

98 TOTAL SMALL TREE/MEDIUM SHRUBS (100% NATIVE)

1 SMALL TREE / MEDIUM SHRUB PER 30 SQ.FT. OF THE REQUIRED BUFFER AREA. WITH A MINIMUM OF FIVE (5) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3315 SF/30=111 SMALL TREES AND MEDIUM SHRUBS TYPICALLY REQUIRED  
111 X .85= 95 (95 SMALL TREES/MEDIUM SHRUBS REQUIRED)

0 EXISTING SMALL TREES/ MEDIUM SHRUBS

TOTAL SMALL TREE/ MEDIUM SHRUBS REQUIRED TO BE INSTALLED:  
95 SMALL TREE/ MEDIUM SHRUBS (100% NATIVE)

(71) COCOPLUM  
(3) WAX MYRTLE  
(15) SIMPSON STOPPER  
(3) SPANISH STOPPER  
(3) KEY THATCH PALM

95 TOTAL SMALL TREE/MEDIUM SHRUBS (100% NATIVE)

1 SMALL SHRUB / GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA. WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

1575 SF/25=63 SMALL SHRUBS/ GROUNDCOVERS TYPICALLY REQUIRED  
63 X .85= 54 (54 SMALL SHRUBS/ GROUNDCOVERS REQUIRED)

0 EXISTING SMALL SHRUB/GROUNDCOVER:

TOTAL SMALL SHRUBS/ GROUNDCOVERS REQUIRED TO BE INSTALLED:  
54 SMALL SHRUBS/ GROUNDCOVERS (100% NATIVE)

(17) WILD COFFEE  
(17) COONTIE  
(74) MUHLY GRASS

108 TOTAL SMALL SHRUBS/GROUNDCOVER (100% NATIVE)

1 SMALL SHRUB / GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA. WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3157.5 SF/25=126 SMALL SHRUBS/ GROUNDCOVERS TYPICALLY REQUIRED  
126 X .85= 107 (107 SMALL SHRUBS/ GROUNDCOVERS REQUIRED)

0 EXISTING SMALL SHRUB/GROUNDCOVER:

TOTAL SMALL SHRUBS/ GROUNDCOVERS REQUIRED TO BE INSTALLED:  
107 SMALL SHRUBS/ GROUNDCOVERS (100% NATIVE)

(37) WILD COFFEE  
(67) COONTIE  
(10) MUHLY GRASS

114 TOTAL SMALL SHRUBS/GROUNDCOVER (100% NATIVE)

1 SMALL SHRUB / GROUNDCOVER PER 25 SQ.FT. OF THE REQUIRED BUFFER AREA. WITH A MINIMUM OF THREE (3) DIFFERENT SPECIES OF NATIVE PLANTS INCLUDED. BUFFER TO BE 100% NATIVE, ALLOWING USE OF 85% OF REQUIRED PLANTS (SEC.122-49).

3315 SF/25=133 SMALL SHRUBS/ GROUNDCOVERS TYPICALLY REQUIRED  
133 X .85= 113 (113 SMALL SHRUBS/ GROUNDCOVERS REQUIRED)

0 EXISTING SMALL SHRUB/GROUNDCOVER:

TOTAL SMALL SHRUBS/ GROUNDCOVERS REQUIRED TO BE INSTALLED:  
113 SMALL SHRUBS/ GROUNDCOVERS (100% NATIVE)

(62) WILD COFFEE  
(30) COONTIE  
(16) MUHLY GRASS  
(25) FAKAHATCHEE GRASS

133 TOTAL SMALL SHRUBS/GROUNDCOVER (100% NATIVE)

**City of Sanibel Natural Resources Department**

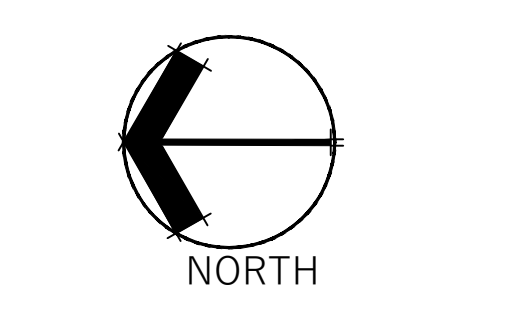
This document was reviewed and approved by:  
**Dana L. Dettmar, Environmental Biologist 03/11/2025**

RIVERVIEW BELOW-MARKET  
HOUSING PROJECT OF SANIBEL CHR  
1517 PERIWINKLE WAY  
SANIBEL, FLORIDA 33957

DRAWINGS SCHEDULE

L1 EXISTING VEGETATION PLAN - FRONT  
L2 EXISTING VEGETATION PLAN - BACK  
L3 LANDSCAPE PLAN - FRONT  
L4 LANDSCAPE PLAN - BACK  
L5 VEGETATION CALCULATIONS  
L6 LANDSCAPE DETAILS & SPECIFICATIONS

SIGN & SEAL DATE:



DESIGNED BY: KATIA OLMSTEAD  
DATE: 02/08/2025  
SCALE: 1"=10'-0"

REVISIONS		
REV 1.	11/24/2024	
REV 2.	01/16/2025	
REV 3.	01/27/2025	
REV 4.	XX-XX-XX	
REV 5.	XX-XX-XX	
REV 6.	XX-XX-XX	
REV 7.	XX-XX-XX	
REV 8.	XX-XX-XX	



PART 1 - GENERAL

1.1 SCOPE  
A. Furnish all labor, materials, supplies, equipment, tools, and transportation, and perform all operations in connection with and reasonably incidental for the installation of the planting. Guarantee/Warranty all plantings as identified on the drawings and specified herein.  
B. Landscaping work includes:  
1. Site Preparation for Planting: including removal of existing plant material.  
2. Planting of Trees, Shrubs, Groundcover, Bedding Plants, Specialty Plantings  
3. Soil testing, amendments and topsoil placement  
4. Fertilizers, herbicides and pesticides  
5. Miscellaneous items such as mulch, staking and guying, and edging.  
C. Related Sections: Other work included in the construction related to this section include:  
1. Irrigation - Section 02913  
2. Lawns - Section 02910  
3. Grounds Maintenance Services - Section 02920

1.2 GENERAL CONDITIONS  
A. All scaled dimensions are approximate. Check and verify all site dimension and receive Owner's approval prior to proceeding with the work under this section.  
B. Coordinate installation of all plant materials to avoid interference with other construction.  
C. Keep the premises clean and free of excess equipment, materials and debris incidental to the work.  
D. Protect work and work of others at all times in the performance of the work.  
E. Carefully note all finish grades before commencing work. Restore any finish grade changed during course of this work to its original or intended grade.

1.3 SUBMITTALS  
A. If this project includes Conditions of the Contract and Division 1 Specifications, submit all documents in accordance with their requirements.  
B. Provide a photograph of each species and specific form of tree or shrub in the planting legend. Each photo shall be in color with a scaled object next to the plant. Label each photograph with the following: Botanical Name, Common Name, Size, Nursery Name, Cost. Submit all photographs to the landscape architect for review and approval a minimum of two (2) weeks prior to beginning of landscape work.  
C. Product literature with certified analysis (if appropriate) for the following: Soil amendments, pesticides, herbicides, growth stimulants, etc.  
D. Firm Qualifications including: Name and Address of Company, Years of Operation, Owner Name, Project Manager Name, Job Supervisor Name, list of five (5) projects of similar size completed within last two (2) years with owner contact information.  
E. Testing reports from qualified independent testing agency (State Extension Service Accepted) following: Existing Soils, Impactsoil. Planting soil. Soils analysis shall indicate percentages of organic matter, inorganic matter (sand, silt, clay), pH, mineral and plant nutrient including micro-nutrient content.

1.4 QUALITY ASSURANCE  
A. Provide quality, size, genus, species and variety of trees and shrubs as indicated on the plans and complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."  
B. Tree and Shrub material shall meet the minimum requirements of Florida No. 1 as specified by the latest edition of Florida Grades and Standards. Plants indicated as specimen shall meet the minimum requirements of "Florida Fancy" as specified by Florida Grades and Standards Part 1 and II.  
C. Measurements: Measure trees and shrubs according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune unless Landscape Architects approval. Take caliper measurements 6 inches above ground for trees up to 4 inch caliper and 12 inches above ground for larger sizes. Measure main body of tree or shrub for height and spread, do not measure to tip of branching.

1.5 DELIVERIES, STORAGE AND HANDLING  
A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site. Storage of materials on site shall be maintained in a clean and orderly manner.  
B. Trees and Shrubs: Protect from sunscald, drying, sweating, whipping and other handling and tying damage. Do not bend or bind branches in a manner as to damage the natural shape or character of the plant. Provide protective cover during delivery and at all times protect plants from wind damage. Do not drop trees or shrubs during delivery. Do not pick up trees from trunk. Any mishandling of plant material leading to damage of material shall be cause for rejection.  
C. Deliver plant material after preparations for planting have been completed. Install immediately. If planting is delayed more than six (6) hours after deliver, set plant material in shade, protect from weather and mechanical damage and protect roots from drying. Water to keep roots moist.

1.6 PROJECT CONDITIONS  
A. Utilities: Determine location of above grade and underground utilities and perform work in a manner, which will avoid damage. Contact SUNSHINE at 1-800-432-4770 at least 48 hours before digging.  
B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, obstructions, or foul smelling soils, notify Landscape Architect prior to planting.

1.7 COORDINATION AND SCHEDULING  
A. Coordinate installation of planting materials with the construction of other trades on site. Contractor shall be responsible to insure proper watering of plant material until acceptance by the owner. Do not knowingly plant trees and shrubs in locations where other construction is planned requiring the removal of the plant.

1.8 WARRANTY  
A. Warrant all Trees, Palms or Specialty Plants for a period of 1 year from the date of owner acceptance against defects including death and unsatisfactory growth (plants with more than 25% dead or damaged structure shall be removed), and for defects resulting from installation techniques contrary to those identified in the contract documents or poor conditions or health of plant from the nursery. Warranty shall be respective to the landscape contractor's maintenance responsibilities.  
B. Warrant all Shrub, Groundcover, and Bedding plants for a period of 3 months from the date of owner acceptance against defects including death or unsatisfactory growth including disease or pest infestation.  
C. Warrantory period shall begin at the date of acceptance by the owner. A letter of acceptance will be provided following the satisfactory completion of all final punch list items.  
D. Rejected plants shall be immediately removed and replaced with a plant meeting the original specification.

PART 2 - PRODUCTS

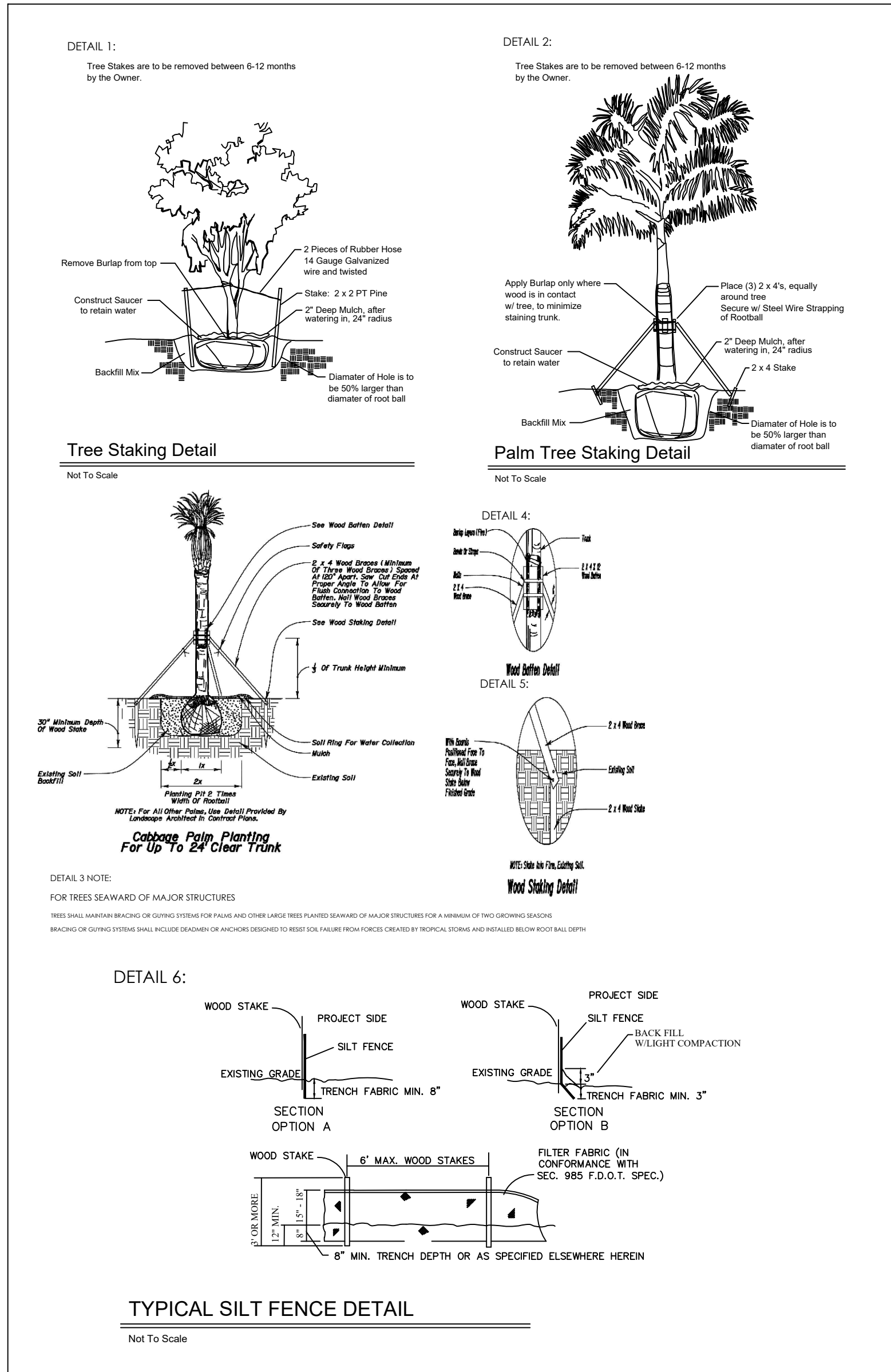
2.1 TREE AND SHRUB MATERIAL  
A. General: Furnish nursery-grown trees and shrubs conforming to ANSI Z60.1, with healthy root systems. Provide well-shaped, fully branched, healthy vigorous stock free of disease, insects, eggs, larvae and defects such as knots, sun scald, injuries, abrasions and discoloration.  
B. Grade: Provide trees and shrubs of sizes and specifications identified and conforming to ANSI Z60.1 for type of trees and shrubs specified on the plan and noted in the plant list. Larger sizes may be substituted for the sizes increased if approved by the landscape architect. Larger sizes shall have proportionate increase in size of root ball or container and be provided without increase in contract price.  
C. Label at least one (1) tree and one (1) shrub of each variety with a securely attached, waterproof tag bearing the legible botanical and common name of the plant.  
D. All Shrub, Groundcover, Specialty and Bedding Plants shall be container grown meeting ANSI Z60.1 limitations for container stock.

2.2 GROUNDCOVERS AND PLANTS  
A. Provide groundcover and plants established and well rooted in removable containers with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size specified.

2.3 TOPSOIL  
A. Topsoil shall meet ASTM D 5268, having a pH range of 5.5 to 7.0, four percent (4%) organic material minimum, free of stones above 1/2" or larger in any dimension, roots, sticks, debris or any other extraneous material harmful to plant growth. Import topsoil shall be from naturally well-drained sites where topsoil occurs at least 4 inches deep. Do not obtain topsoil from bogs or marshes.

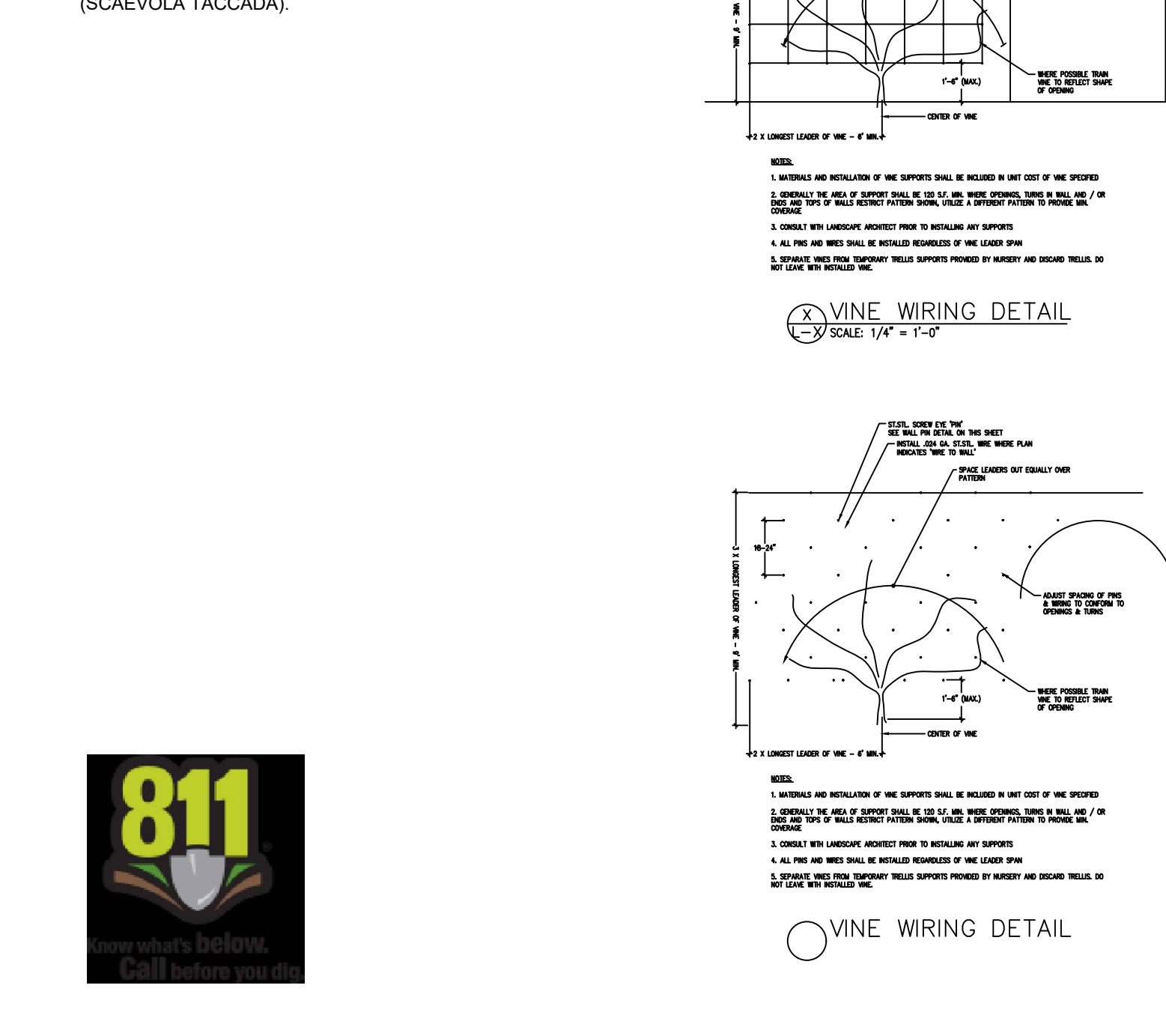
2.4 SOIL AMENDMENTS  
A. Lime: ASTM 5022, class C, agricultural limestone containing a minimum eighty percent (80%) calcium carbonate equivalent, with a minimum ninety-nine percent (99%) passing a No. 8 sieve and a minimum of seventy-five percent (75%) passing a No. 60 sieve. Provide lime in the form of dolomitic limestone.  
B. Aluminum Sulfate: Commercial grade, unadulterated.  
C. Sand: clean, washed, natural, free of toxic materials.  
D. Perlite: Horticultural perlite, soil amendment grade.  
E. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed peat moss (other than sphagnum), peat humus or reed-sedge peat.  
F. Manure: Well-rotted, unleached stable or cattle manure containing not more than twenty-five percent (25%) of volume of straw, sawdust or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed and material harmful to plant growth.  
G. Compost: Native organic compost primarily comprised of leaf matter with wood fines and grass clippings that are decomposed with a pH range of 6 to 7.5.  
H. Herbicides: EPA registered and approved, of type recommended by manufacturer. Caution is the by-word in using any chemical herbicide. Carefully read (and follow) label directions not only for application but also for the plants on which the product may be used (ensure that the plant will not be harmed by application). The herbicide user will be held responsible for damage to neighboring properties resulting from improper use or drift. For serious weed problems consider commercial herbicide applicator.  
1. Apply pre-emergent Herbicide to all bed areas a minimum of two (2) weeks prior to planting.  
l. Water: Potable  
j. BioPlex 4-in-1 planting granules to be used for plant establishment of trees, shrubs, groundcovers, and plants. Available from BioPlex (800)441-3573.

2.5 FERTILIZER  
A. Bone-meal: Commercial, raw, finely ground; minimum of four percent (4%) nitrogen and twenty percent (20%) phosphoric acid.  
B. Superphosphate: Commercial, phosphatic mixture, soluble; minimum of twenty percent (20%) available phosphoric acid.  
C. Commercial Fertilizer: (Peterson Professional). Commercial grade complete fertilizer of neutral character, consisting of fast and slow release nitrogen, fifty percent (50%) derived from natural organic sources of ureaform, phosphorus and potassium in the following composition: 1lb. per 1000 SF of actual nitrogen, four percent (4%) phosphorus and two (2%) potassium, by weight. Provide in amounts recommended by soils test.  
D. Slow-Release Fertilizer: (Osmocote) Granular fertilizer consisting of fifty percent (50%) water-insoluble nitrogen, phosphorus and potassium in the following composition: ten percent (10%) nitrogen, ten percent (10%) phosphorus and ten percent (10%) potassium by weight.

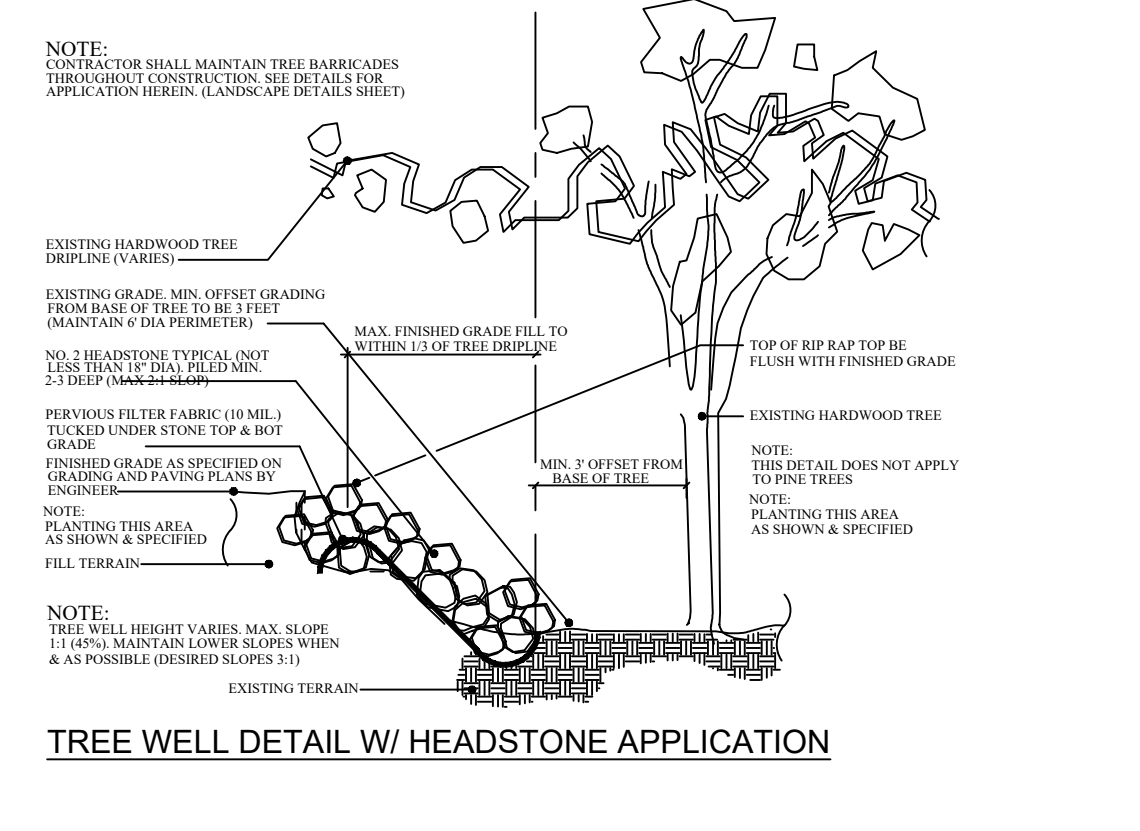
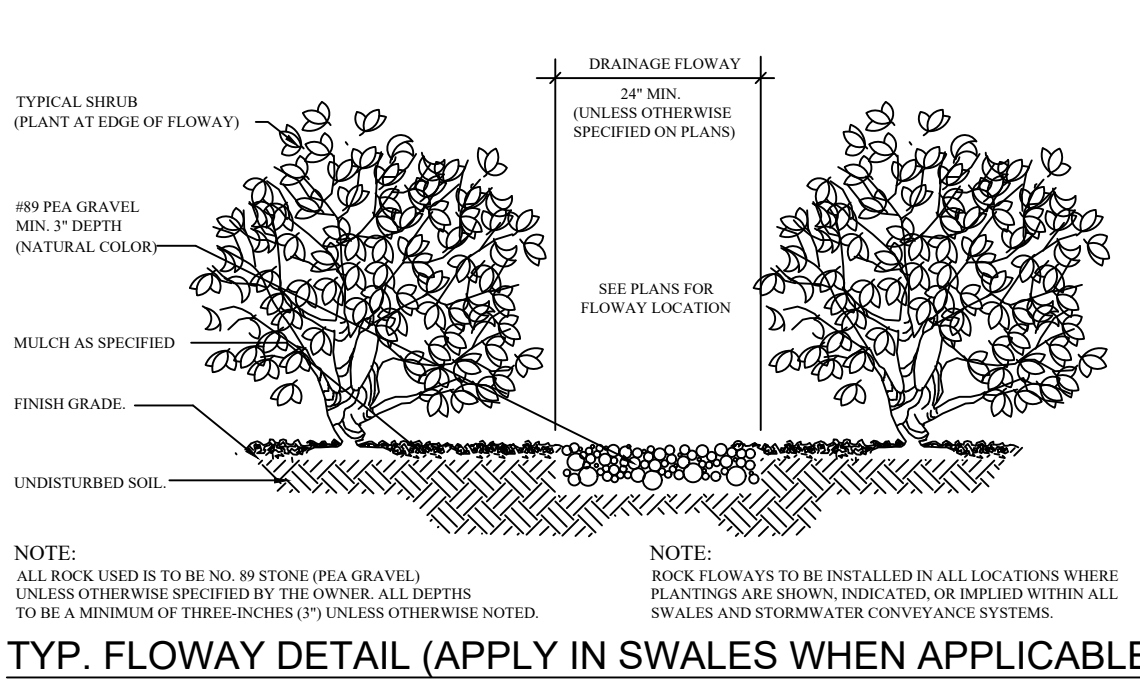
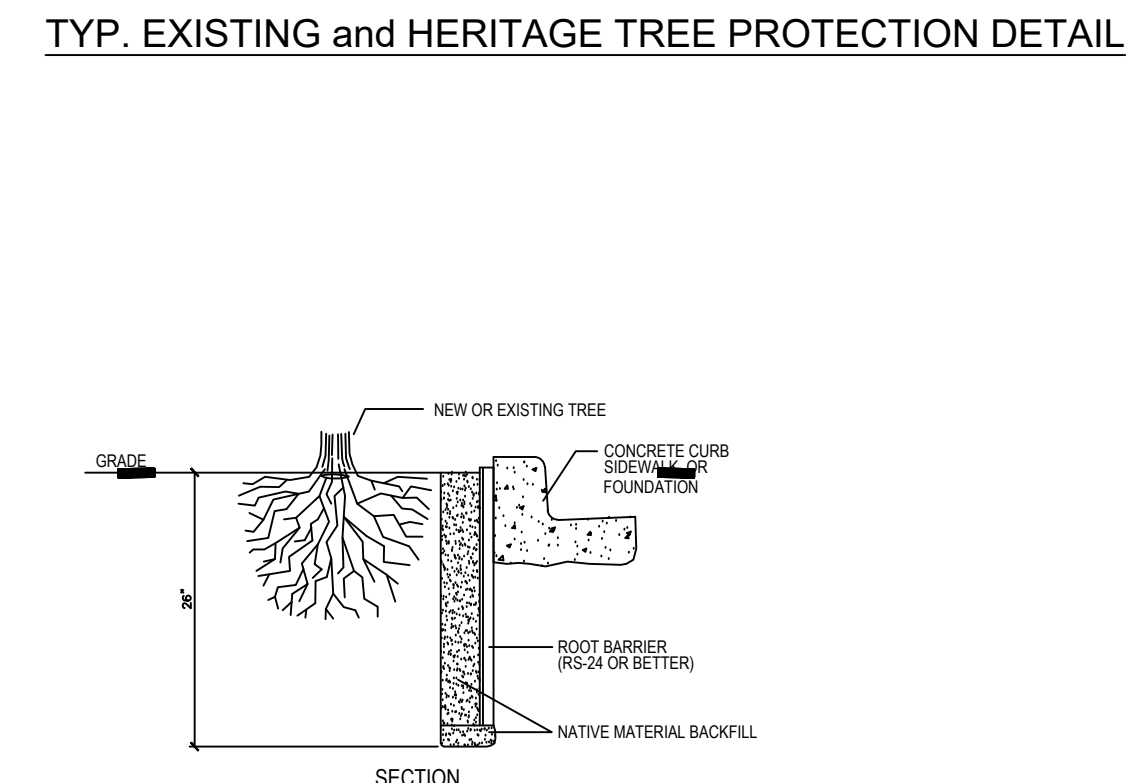
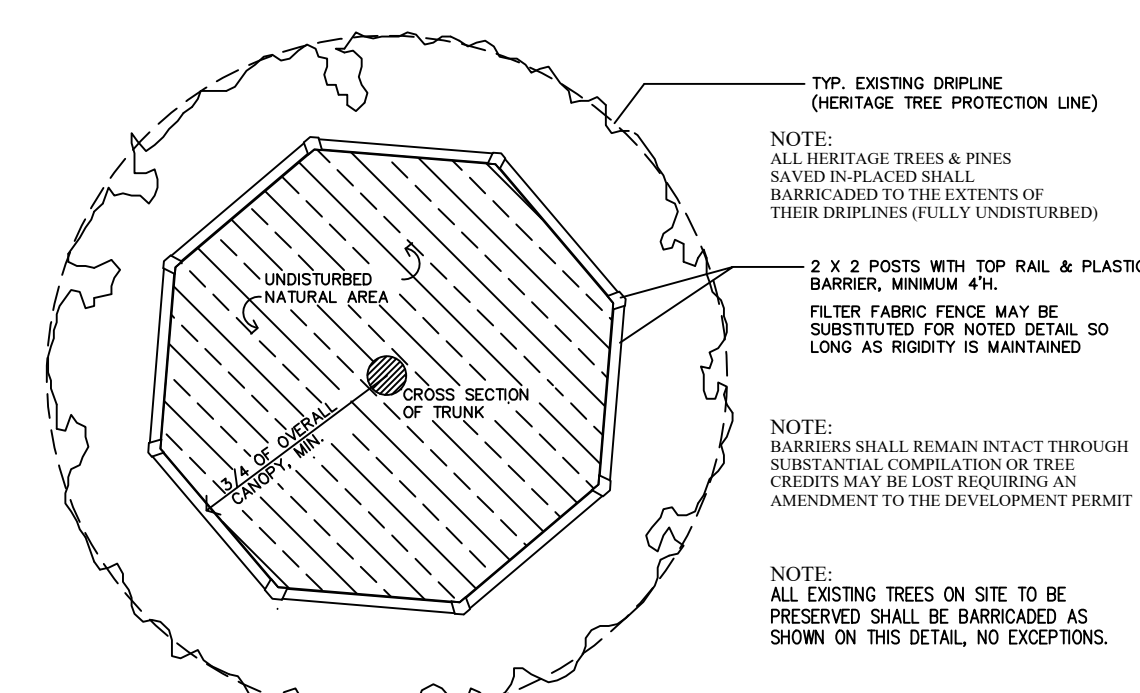
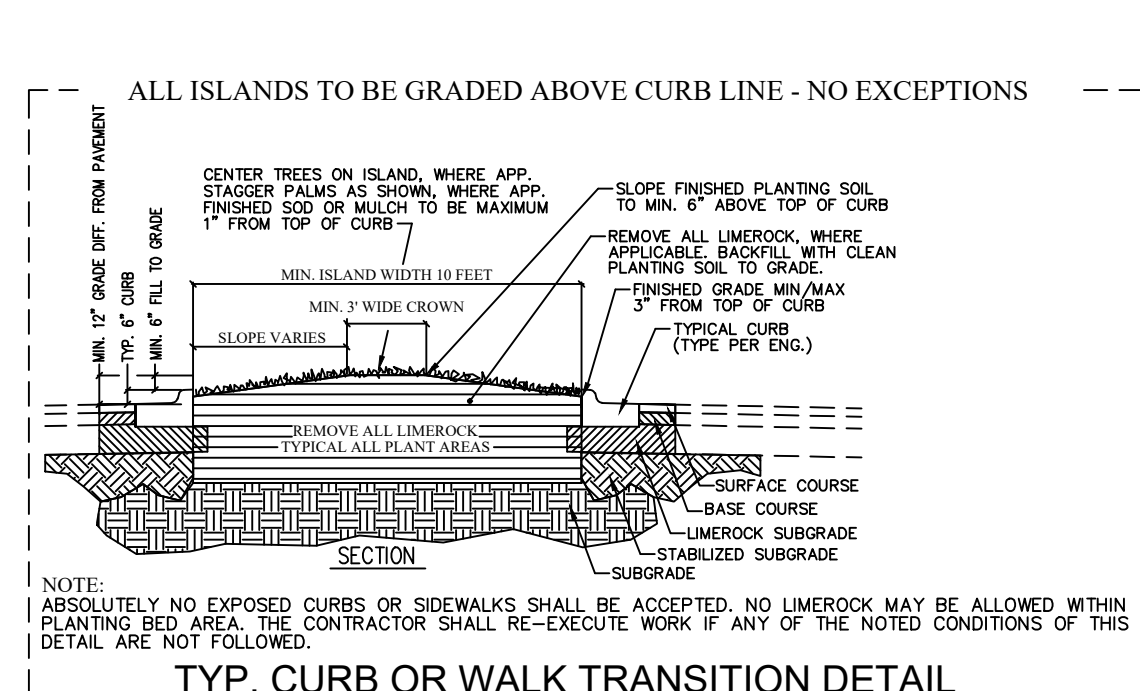
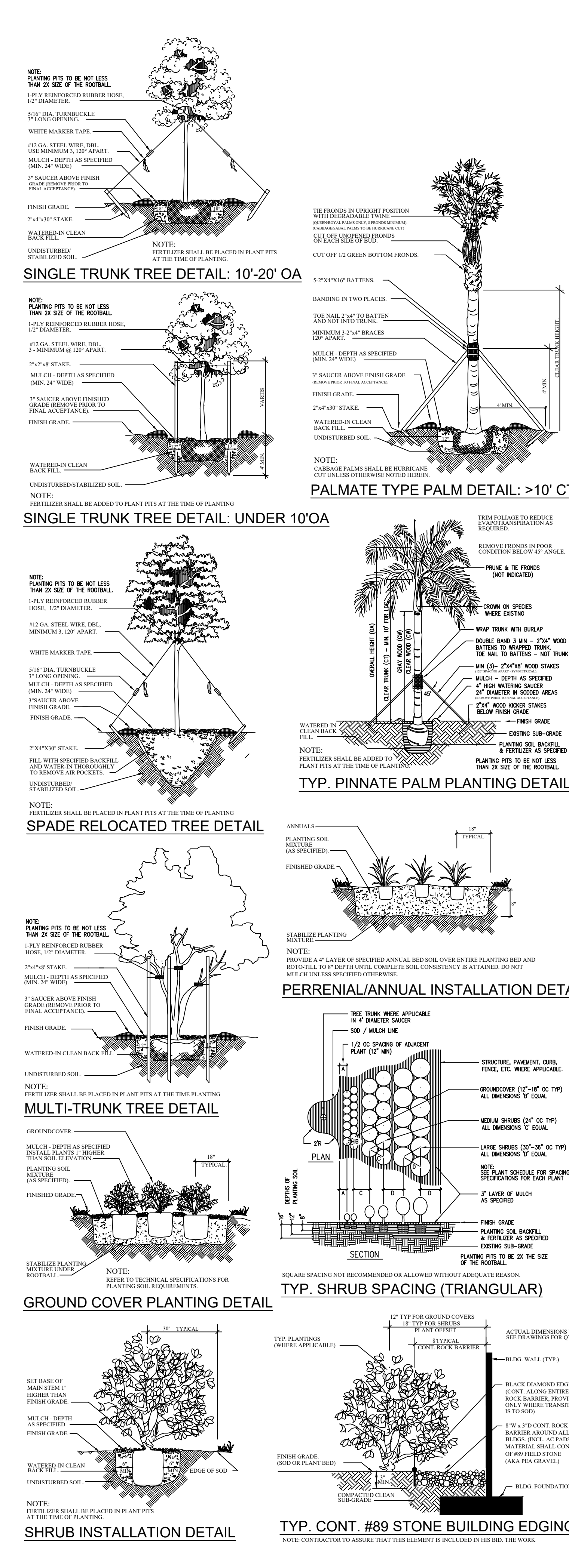


EXISTING VEGETATION NOTES:

- ALL INVASIVE EXOTICS TO BE REMOVED BY HAND.
- ALL INVASIVE EXOTICS TO BE REMOVED PER CITY CODE.
- INVASIVE EXOTICS OCCURRING ON SITE CCCL INCLUDE: AUSTRALIAN PINE (CASUARINA EQUITIFOLIA), BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), MOTHER IN LAW TONGUE (SANSEVIERIA HYACINTHOIDES), INVASIVE SCOFFELERA (SCOFFELERA ACTINOPHYLLA), INKBERRY (SCAEVOLA TACCADA).



LANDSCAPE DETAILS and MINIMUM STANDARDS:



**RS WALSH LANDSCAPING, INC.**  
FLORIDA 33912  
TEL: 239-768-5655  
WWW.RSWALSH.COM

RIVERVIEW BELOW-MARKET  
HOUSING PROJECT OF SANIBEL CHR  
1517 PERIWINKLE WAY  
SANIBEL, FLORIDA 33957

DRAWINGS SCHEDULE

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SIGN & SEAL DATE:

NORTH

DESIGNED BY: KATIA OLMSTEAD

DATE: 02/08/2025

SCALE: NTS

REVISIONS

REV 1.	11/24/2024
REV 2.	01/16/2025
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REV 4.	XX-XX-XX
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