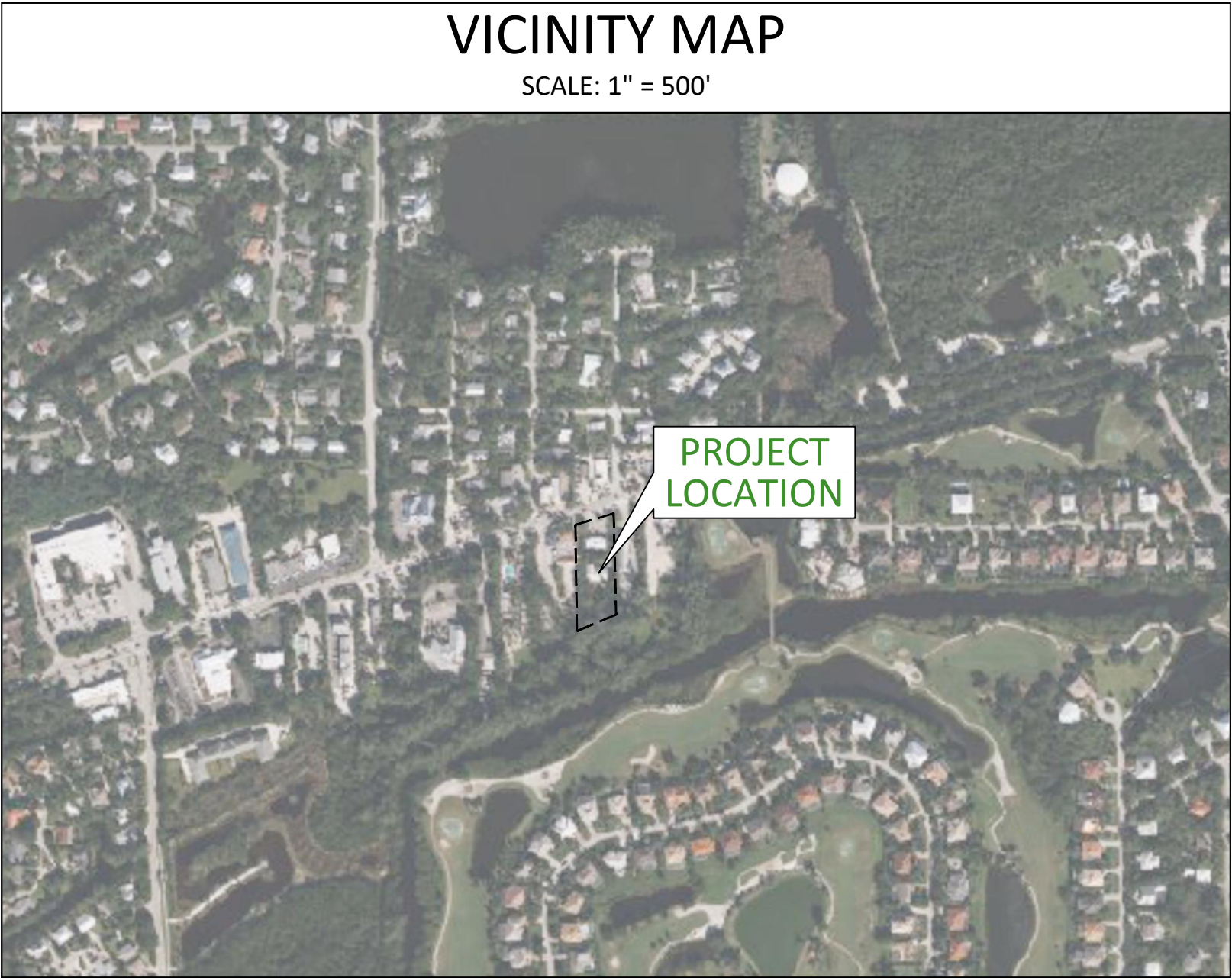


CONSTRUCTION PLANS

for

RIVERVIEW CHR AT 1517 PERIWINKLE WAY

SANIBEL, FLORIDA



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.

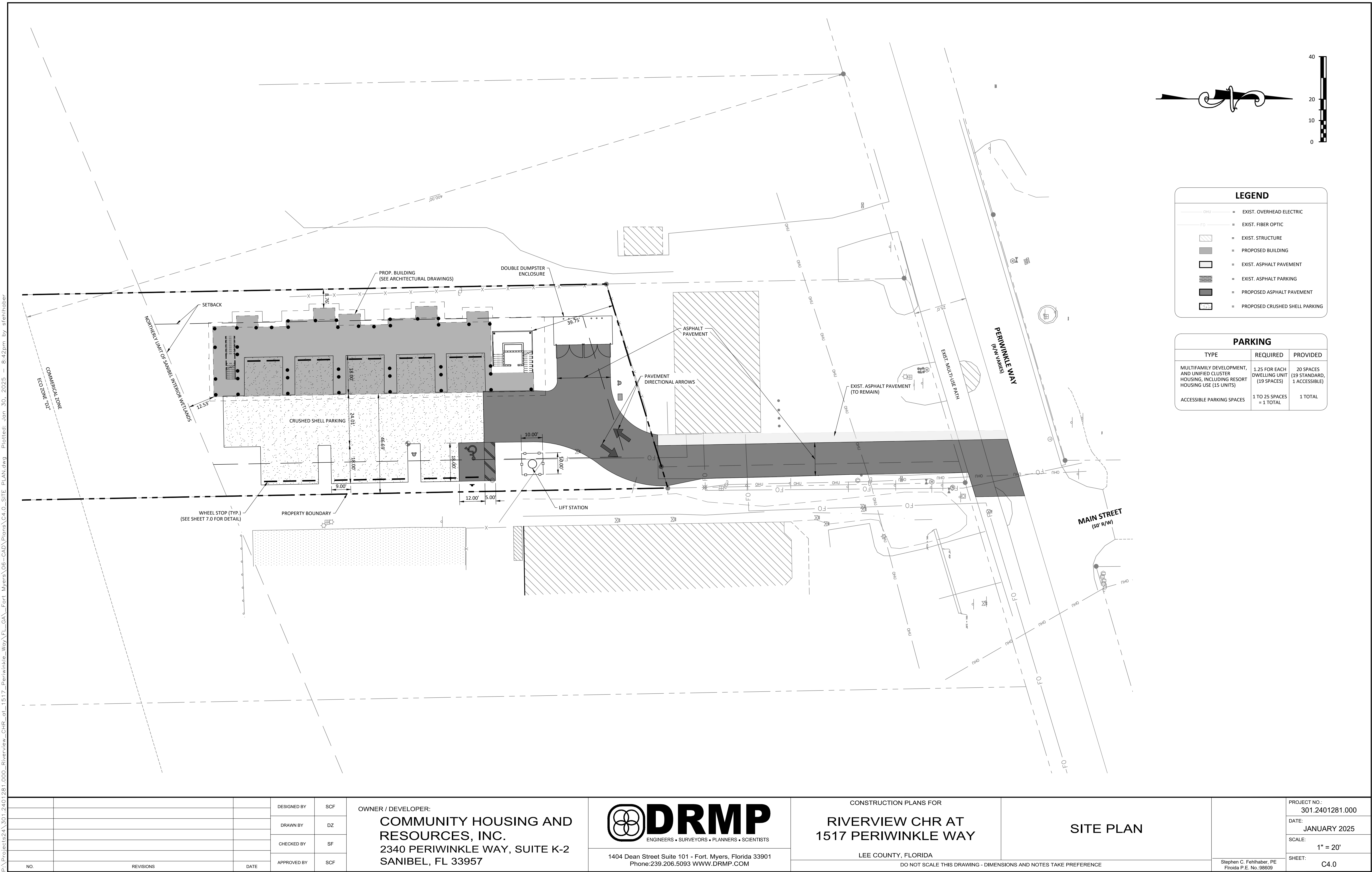
STEPHEN C. FEHLHABER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 98609.

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.

P:\Projects\24_301.2401281.000_Riverview_Chr_at_1517_Periwinkle_Way\FL_GA_Fort Myers\06-CAD\Plans\C3.0_EXISTING CONDITIONS.dwg Plotted: Jan 30, 2025 -- 8:42pm by sfenhaber

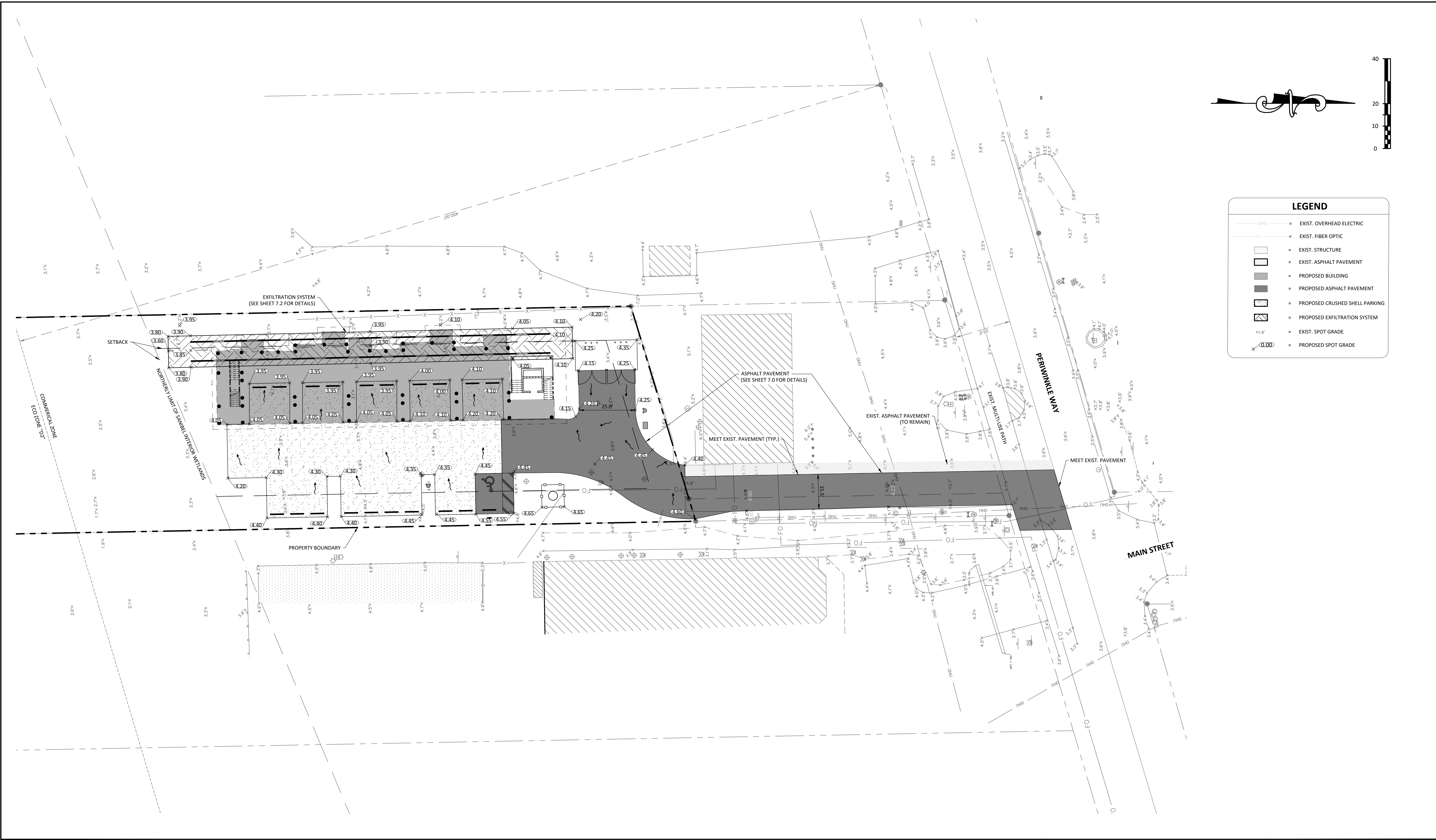


			DESIGNED BY	SCF	OWNER / DEVELOPER: COMMUNITY HOUSING AND RESOURCES, INC. 2340 PERIWINKLE WAY, SUITE K-2 SANIBEL, FL 33957	 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS	CONSTRUCTION PLANS FOR		EXISTING CONDITIONS AND DEMOLITION PLAN	PROJECT NO.: 301.2401281.000
			DRAWN BY	DZ			RIVERVIEW CHR AT 1517 PERIWINKLE WAY			
			CHECKED BY	SF			LEE COUNTY, FLORIDA			
			APPROVED BY	SCF			DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE			
NO.	REVISIONS	DATE				1404 Dean Street Suite 101 - Fort. Myers, Florida 33901 Phone:239.206.5093 WWW.DRMP.COM			Stephen C. Fehhaber, PE Ftlorida P.E. No. 98609	DATE: JANUARY 2025 SCALE: 1" = 30' SHEET: C3.0



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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 EXPANSION SYSTEM
	EXIST. SPOT GRADE
	PROPOSED SPOT GRADE

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
SANIBEL, FL 33957



DRMP
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

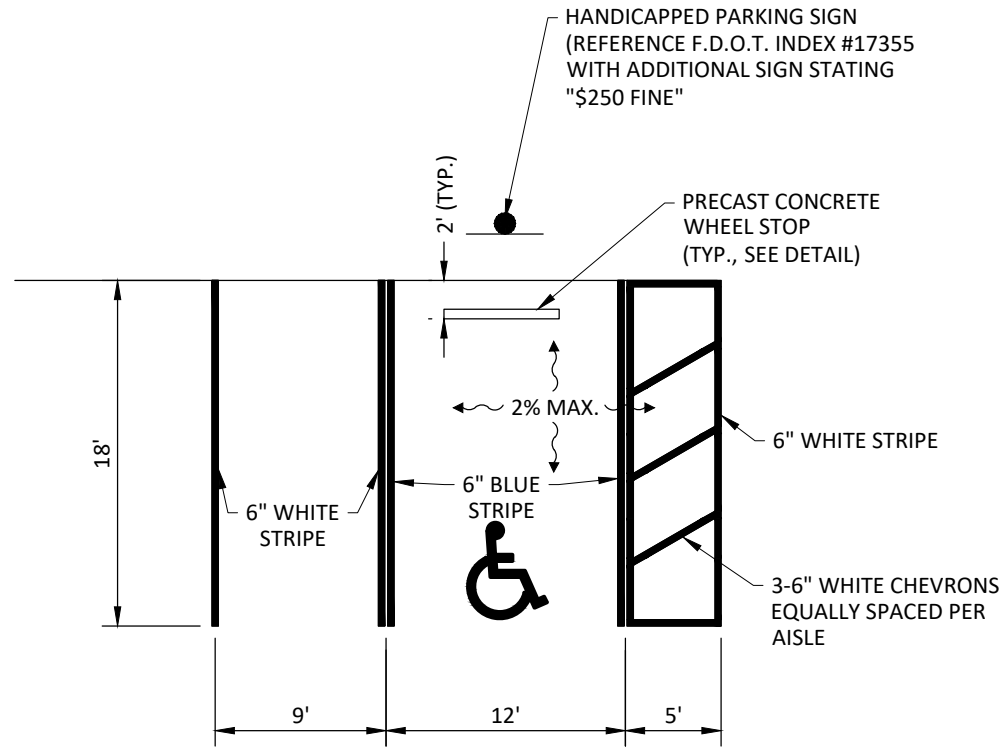
PAVING, GRADING, AND DRAINAGE PLAN

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

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

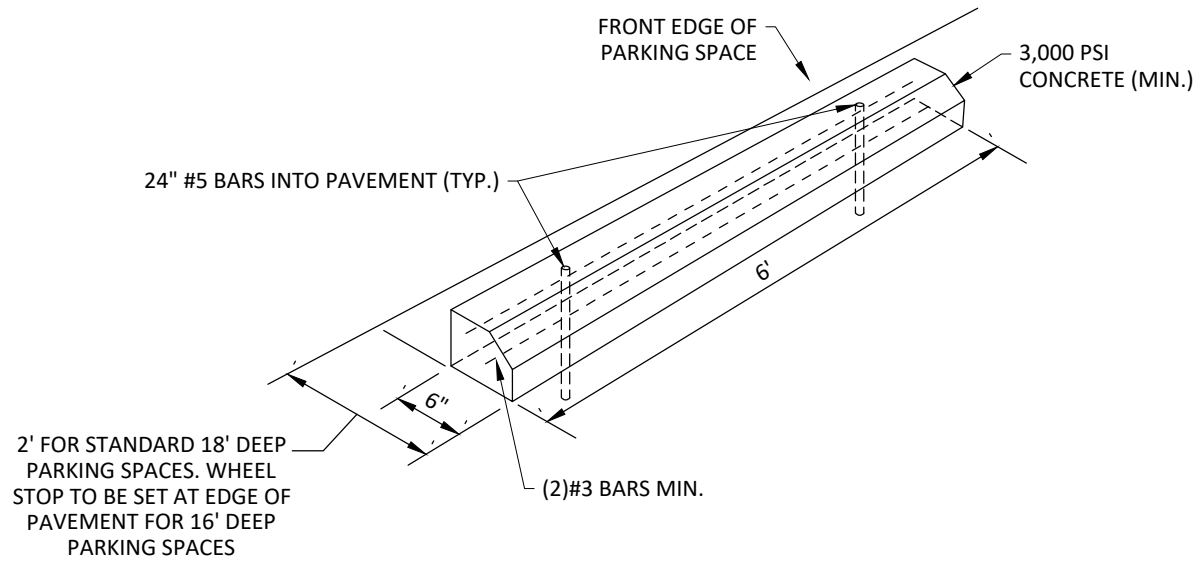
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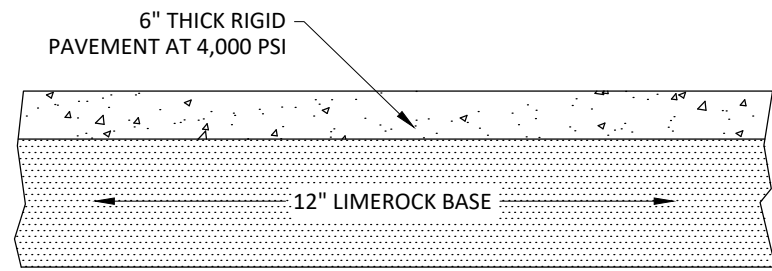


- NOTES:**
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

PARKING SPACE DETAIL
NTS

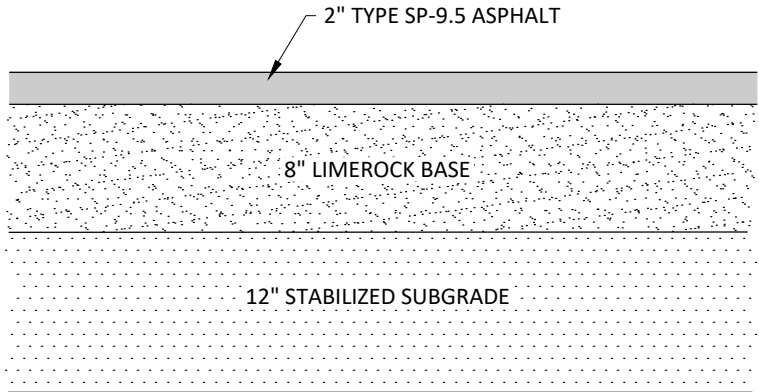


WHEEL STOP DETAIL
NTS



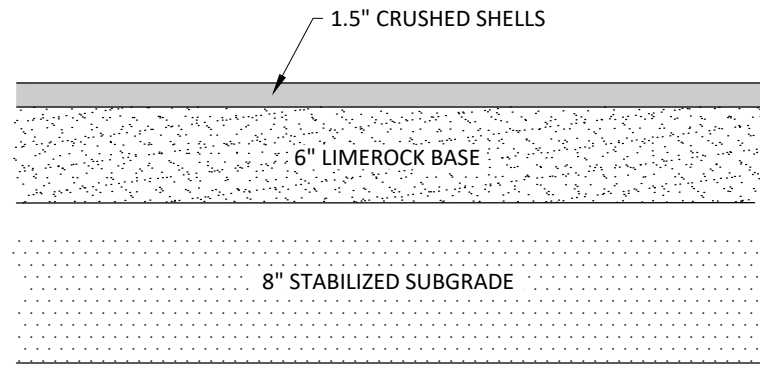
- NOTES:**
1. 12" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180).
 2. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.

TYPICAL RIGID PAVEMENT SECTION
NTS



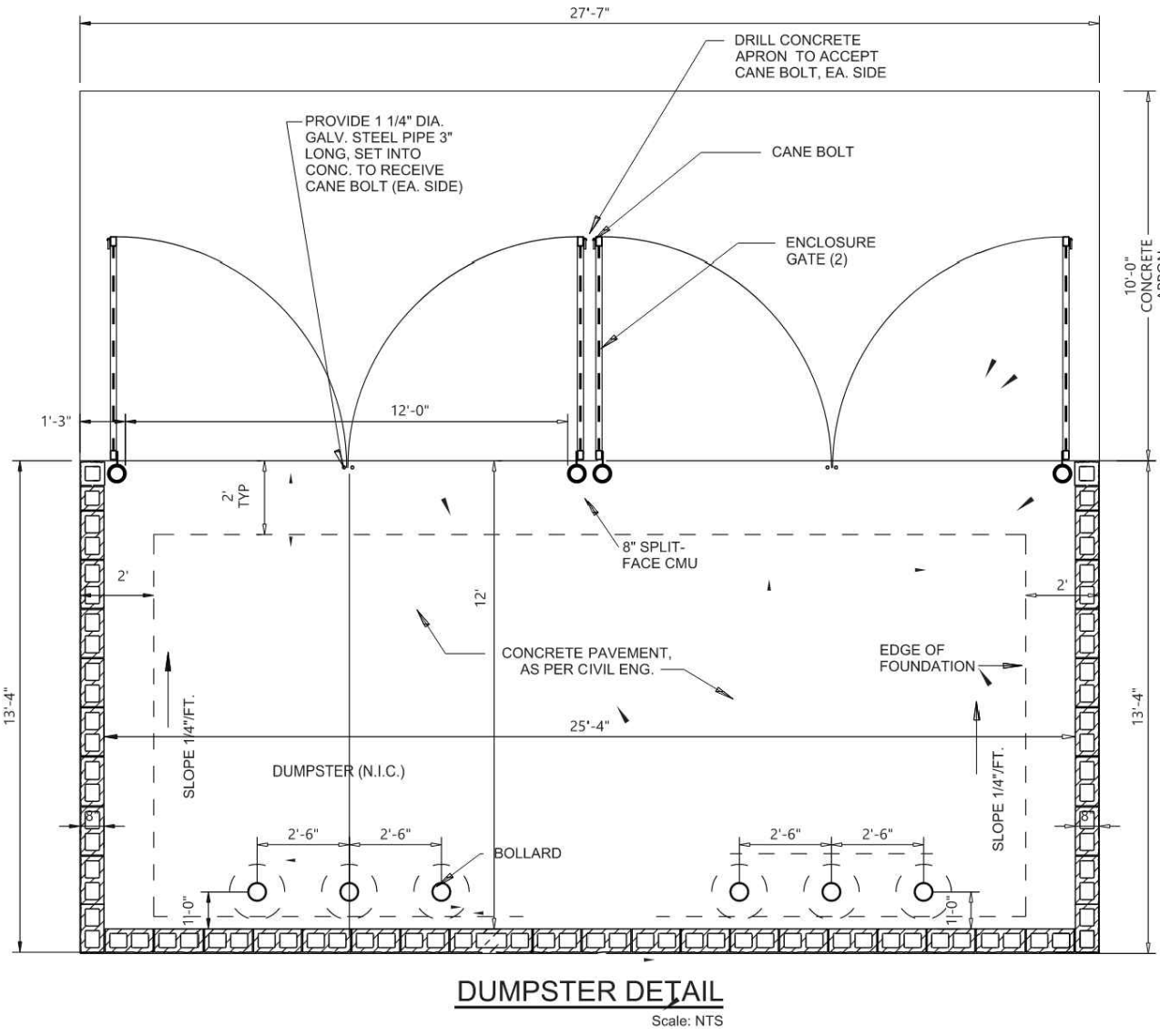
- NOTES:**
1. 8" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (AASHTO T-180).
 2. 12" STABILIZED SUBGRADE (MIN. LBR 40).
 3. STABILIZED SUBGRADE TO EXTEND 12 INCHES BEYOND BACK OF CURB AND WHEN NO CURB IS PRESENT, LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
 4. BID ALTERNATE FOR 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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			DRAWN BY	DZ
			CHECKED BY	SF
			APPROVED BY	SCF
NO.	REVISIONS	DATE		

OWNER / DEVELOPER:

**COMMUNITY HOUSING AND
RESOURCES, INC.**
2340 PERIWINKLE WAY, SUITE K-2
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

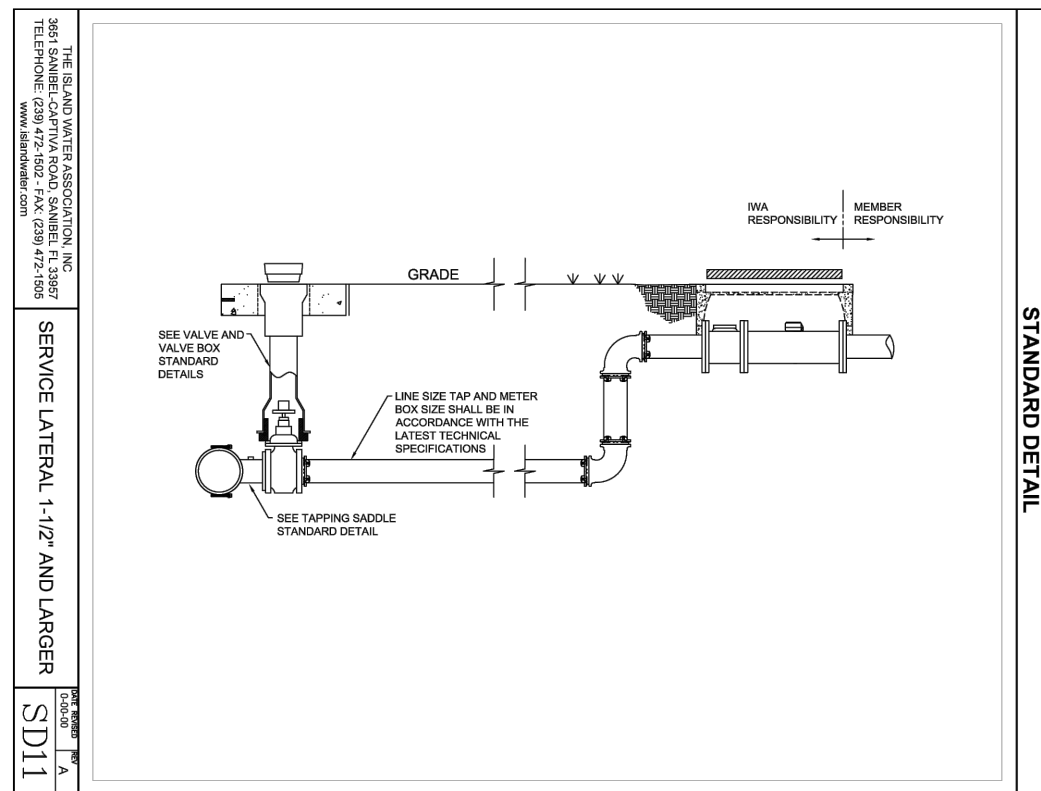
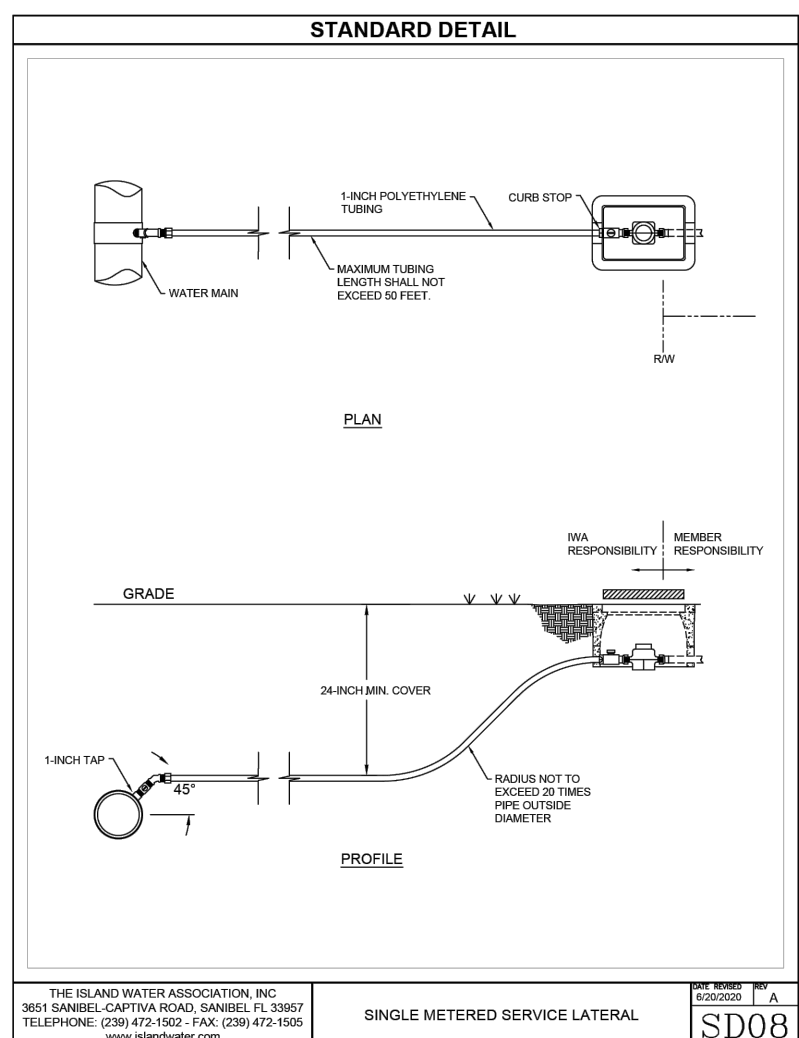
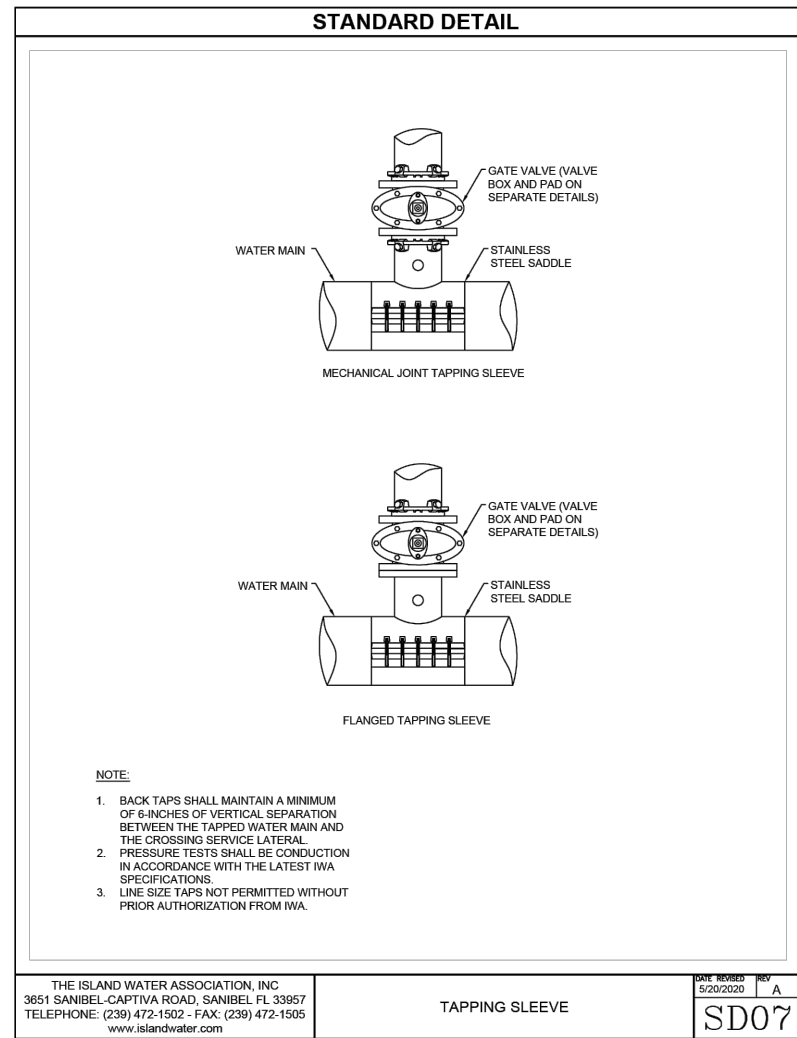
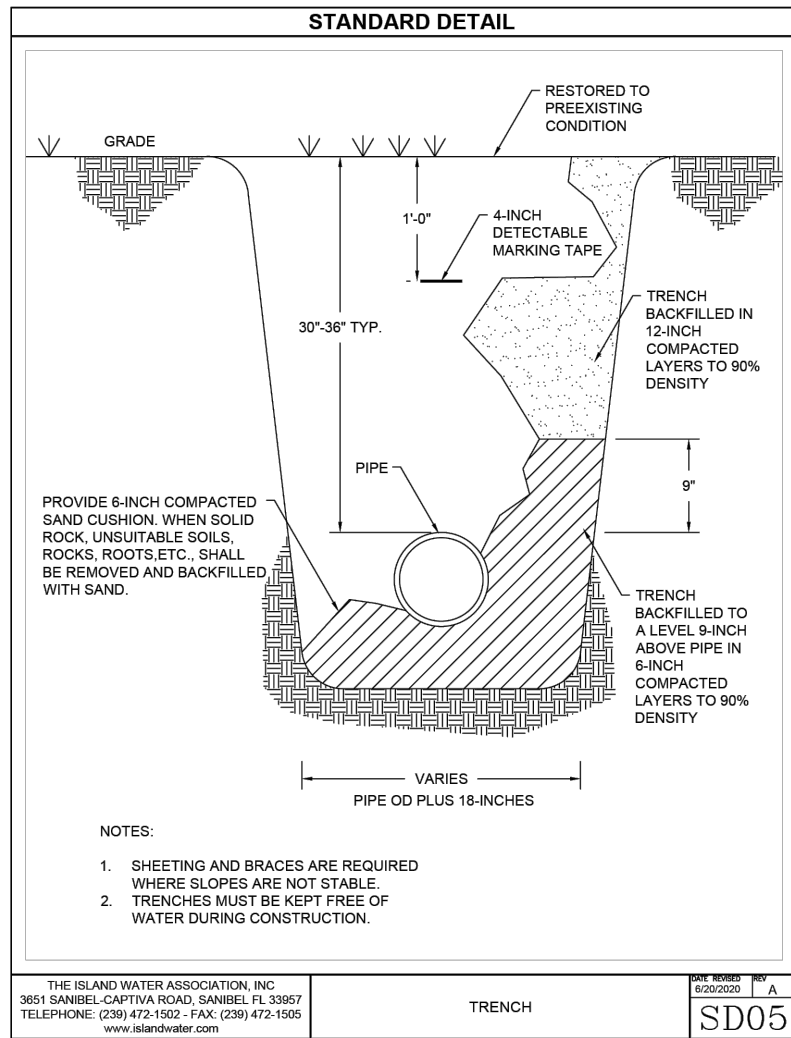
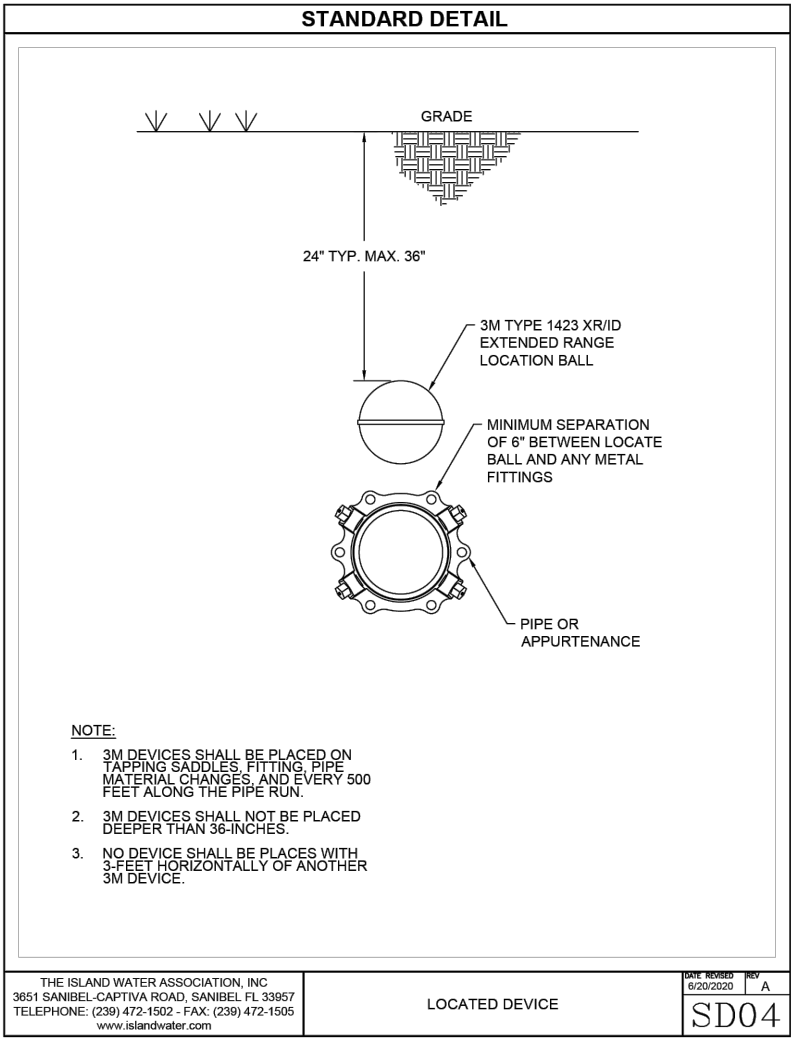
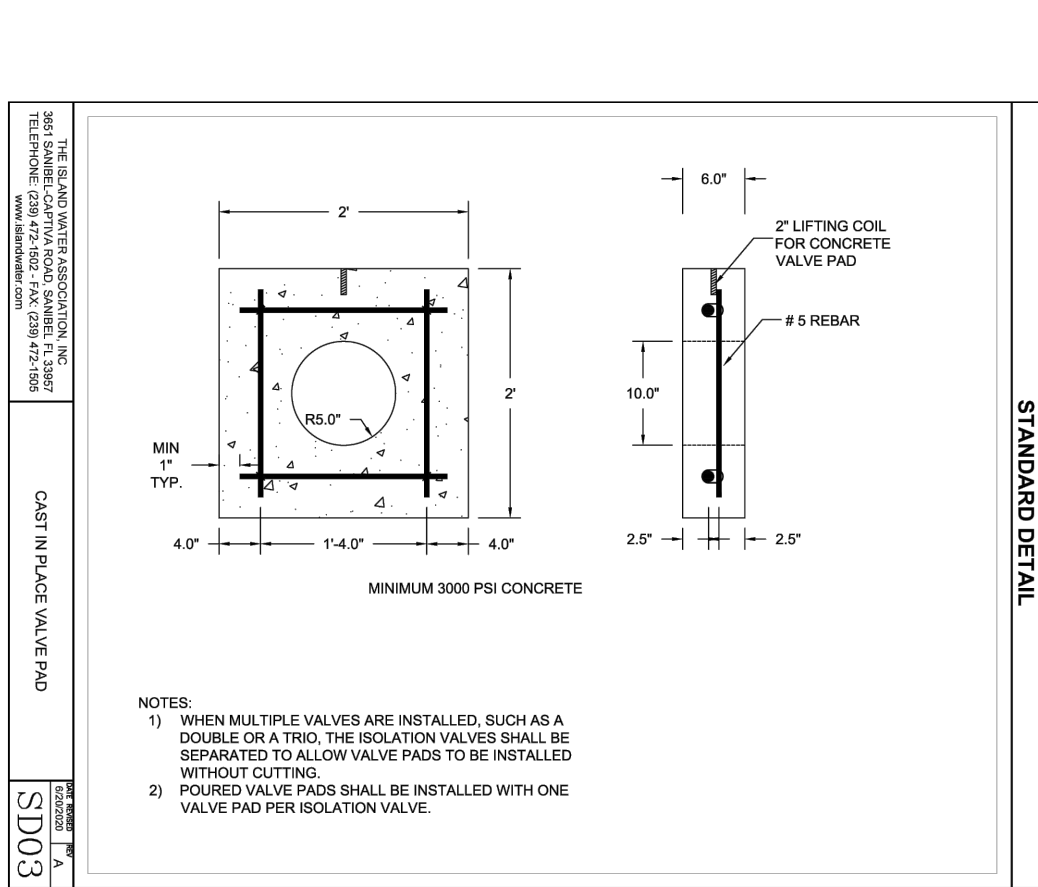
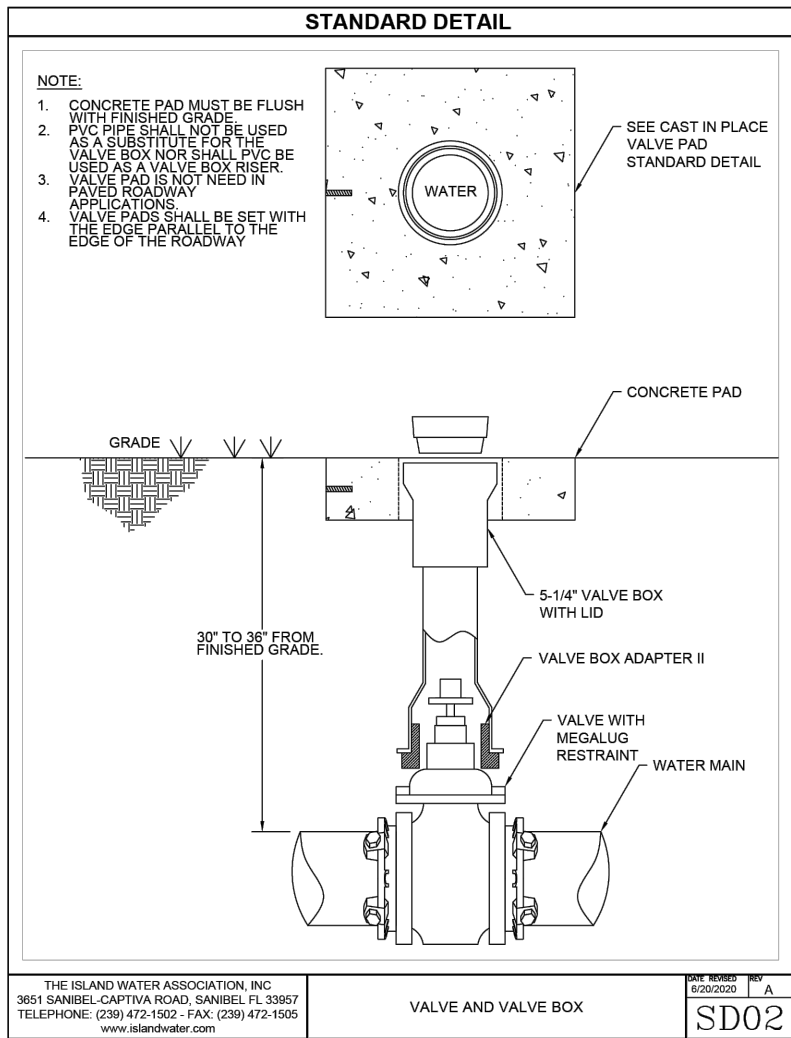
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GENERAL DETAILS

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

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

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STANDARD DETAIL									
Restrained Length in feet for Ductile Iron (poly wrapped)									
Size	90	Bend 45	22.5	11.25 Dead End	Tee				
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			

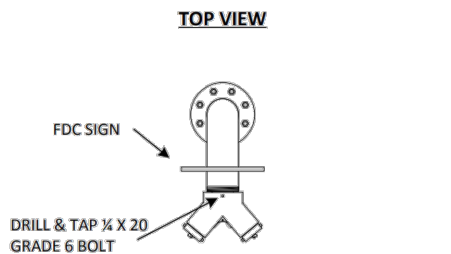
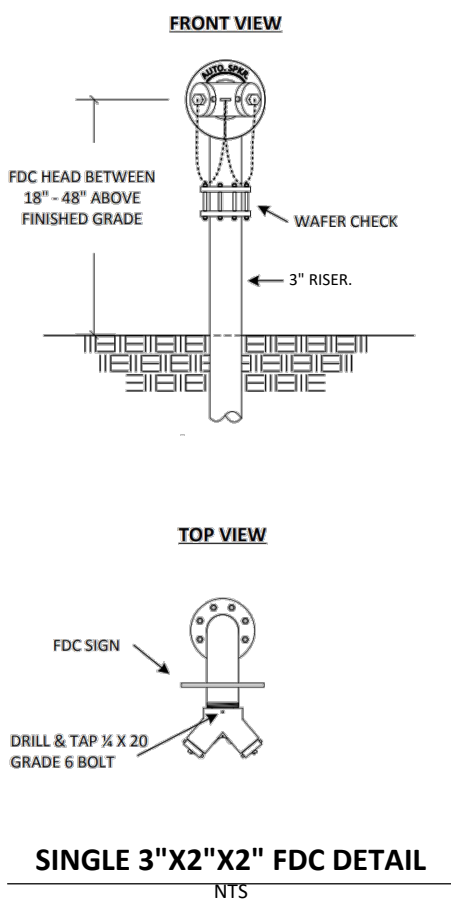
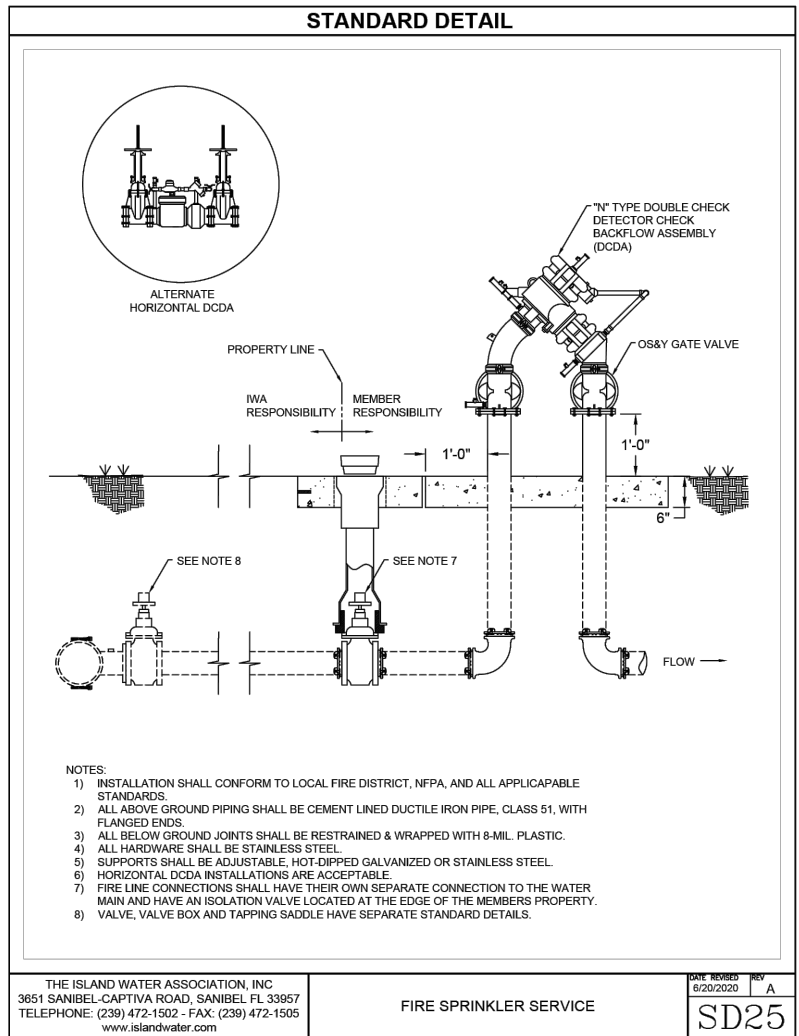
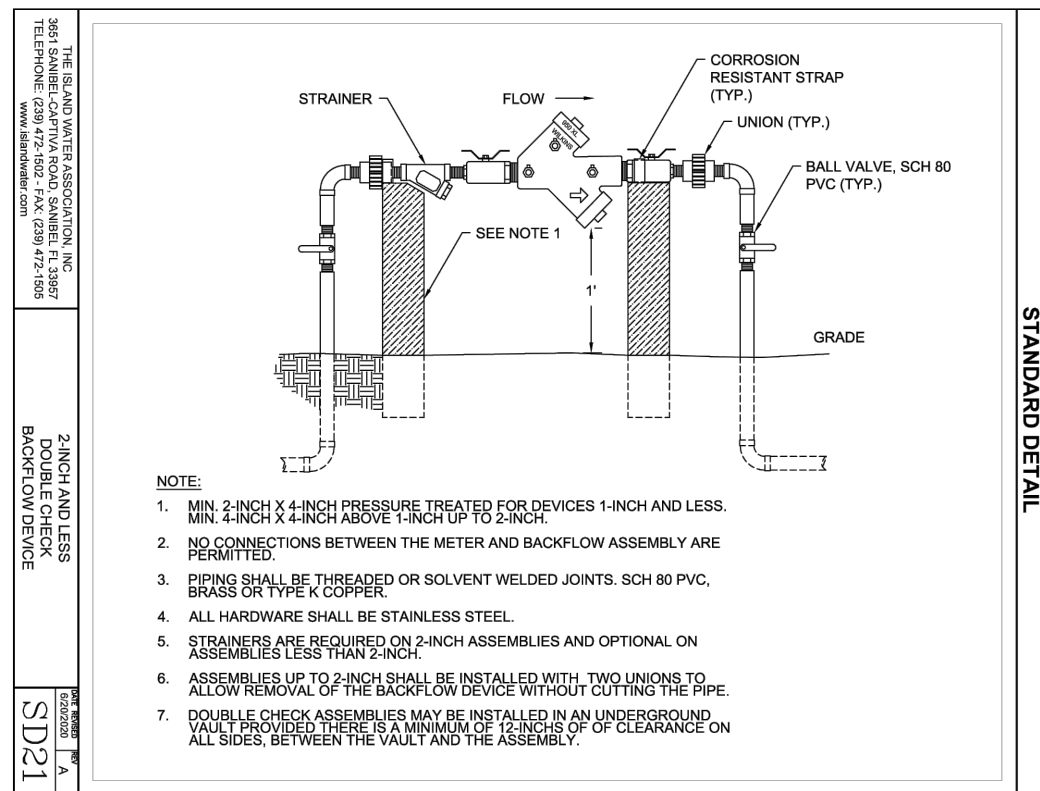
Restrained Length in feet for PVC									
Size	90	Bend 45	22.5	11.25 Dead End	Tee				
4	21	9	5	2	45	1			
6	28	12	6	3	63	1			
8	37	16	8	4	83	7			
10	44	18	9	5	99	21			
12	51	21	11	5	116	36			
14	57	24	12	6	132	50			
16	64	27	13	7	149	65			
20	76	32	16	8	179	92			

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

STANDARD DETAIL									
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314									
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings	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	Alternate 3 ft. minimum	Water Main					
Gravity or Pressure Sanitary Sewer, 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) I.E. for gravity sanitary sewer where 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 3g of 62-556, F.A.C.

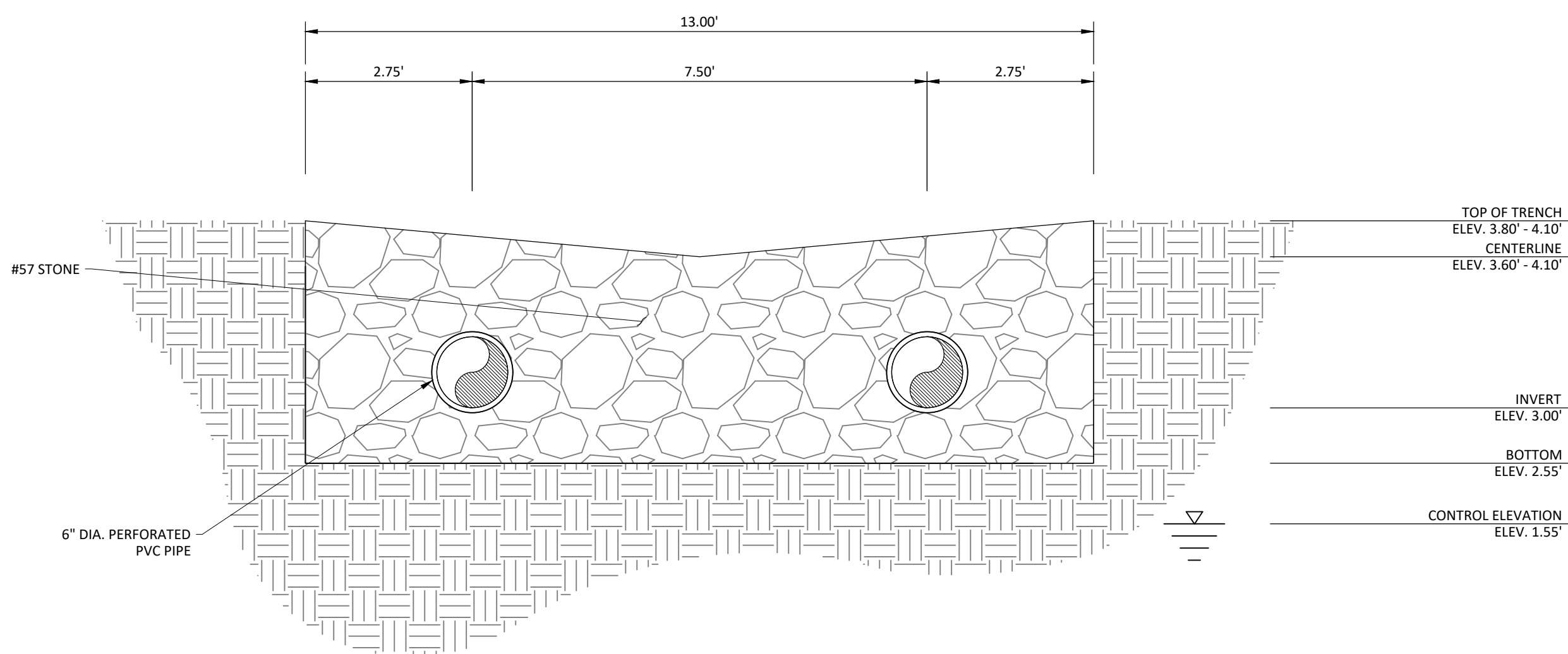
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SINGLE 3\"/>

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			DRAWN BY	DZ			DATE: JANUARY 2025				
			CHECKED BY	SF			SCALE: NA				
			APPROVED BY	SCF			SHEET: C7.1				
NO.	REVISIONS		DATE				LEE COUNTY, FLORIDA			Stephen C. Fehhaber, PE Ftlorida P.E. No. 98609	
							DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE				

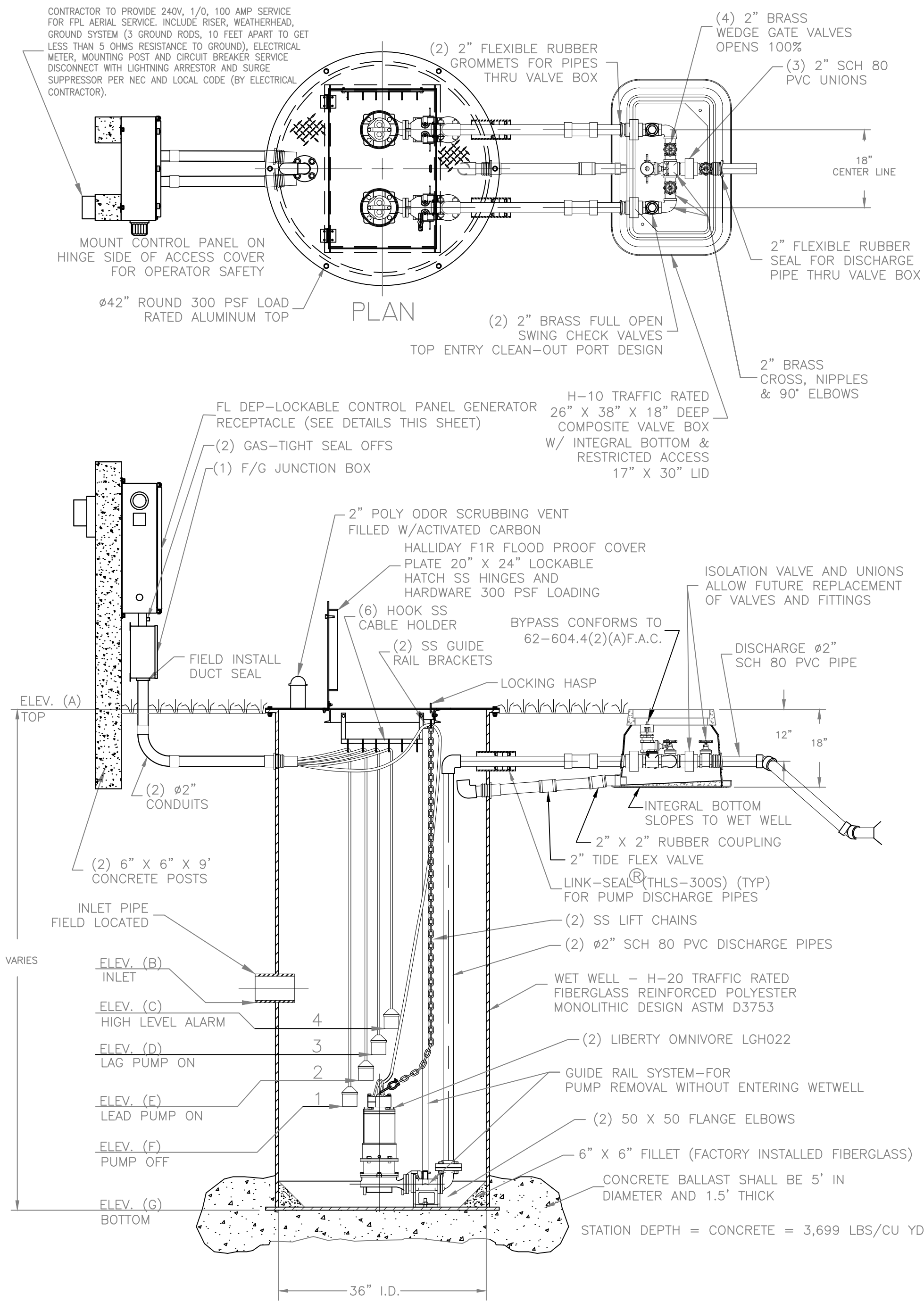
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EXFILTRATION TRENCH DETAIL
NTS

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			DRAWN BY	DZ						DATE: JANUARY 2025
			CHECKED BY	SF						SCALE: NA
			APPROVED BY	SCF						SHEET: C7.2
NO.	REVISIONS	DATE								

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

1. CONCRETE BALLAST SHALL BE 5' IN DIAMETER AND 1.5' THICK
2. 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.
2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
 3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
 4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING – SINGLE ROW AND LOWER BEARINGS – DOUBLE ROW TYPE.
 5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
 6. 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.

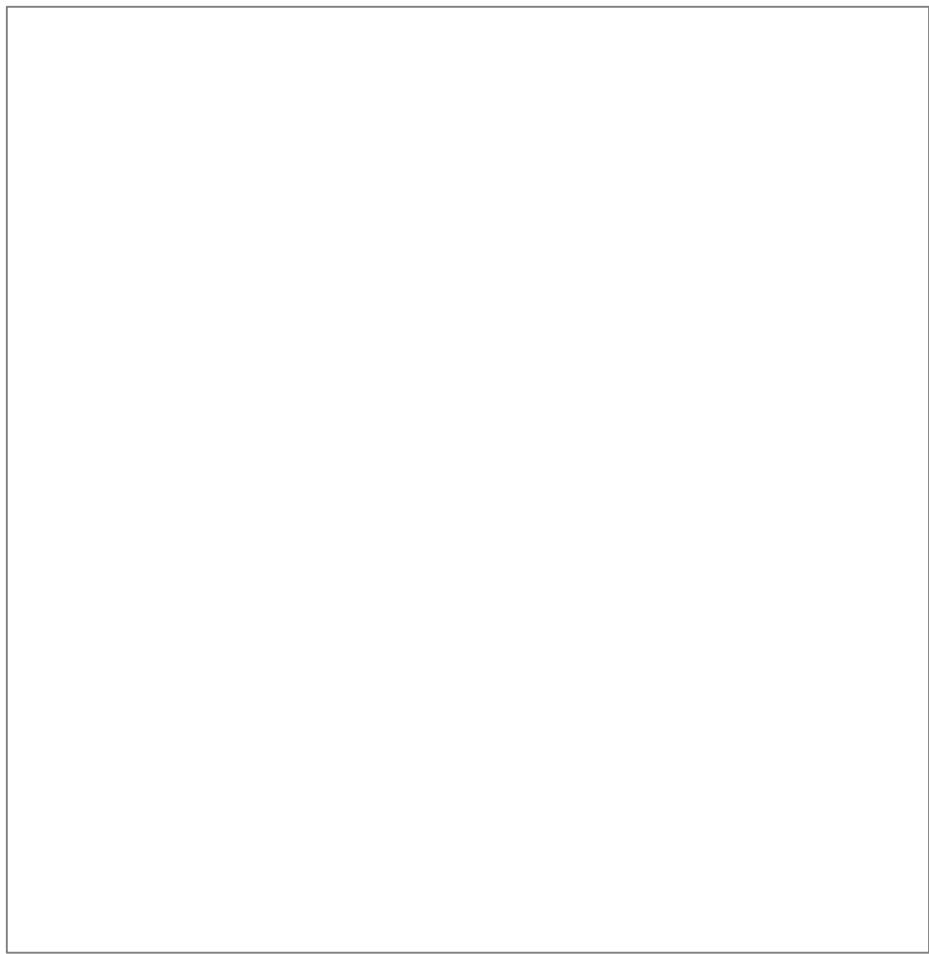
VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

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.



TBD PERFORMANCE CURVE

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							

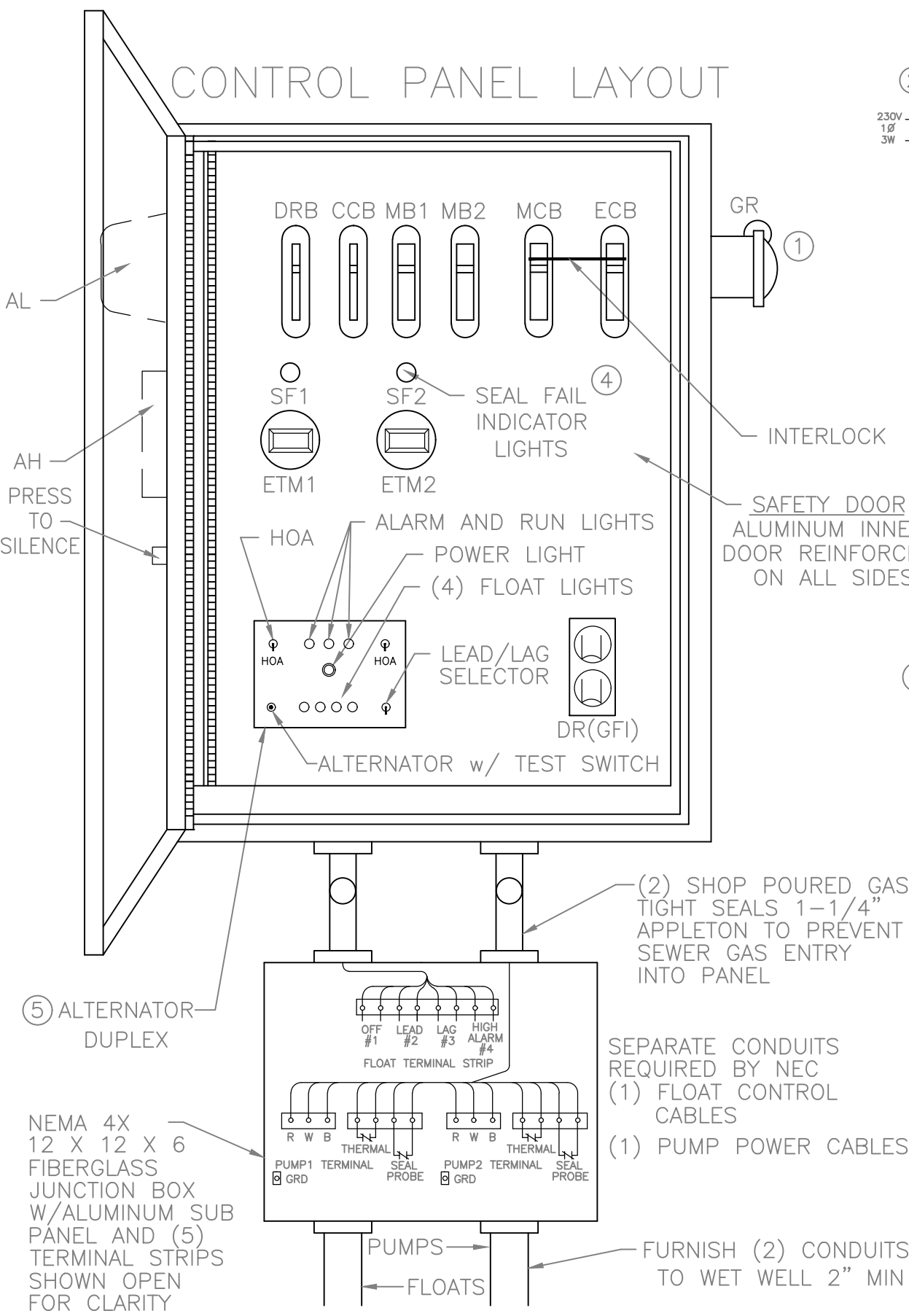
CONTROL PANEL –SHALL CONFORM TO FL DEP 62–604.42(A) CONTRACTOR TO VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.

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.

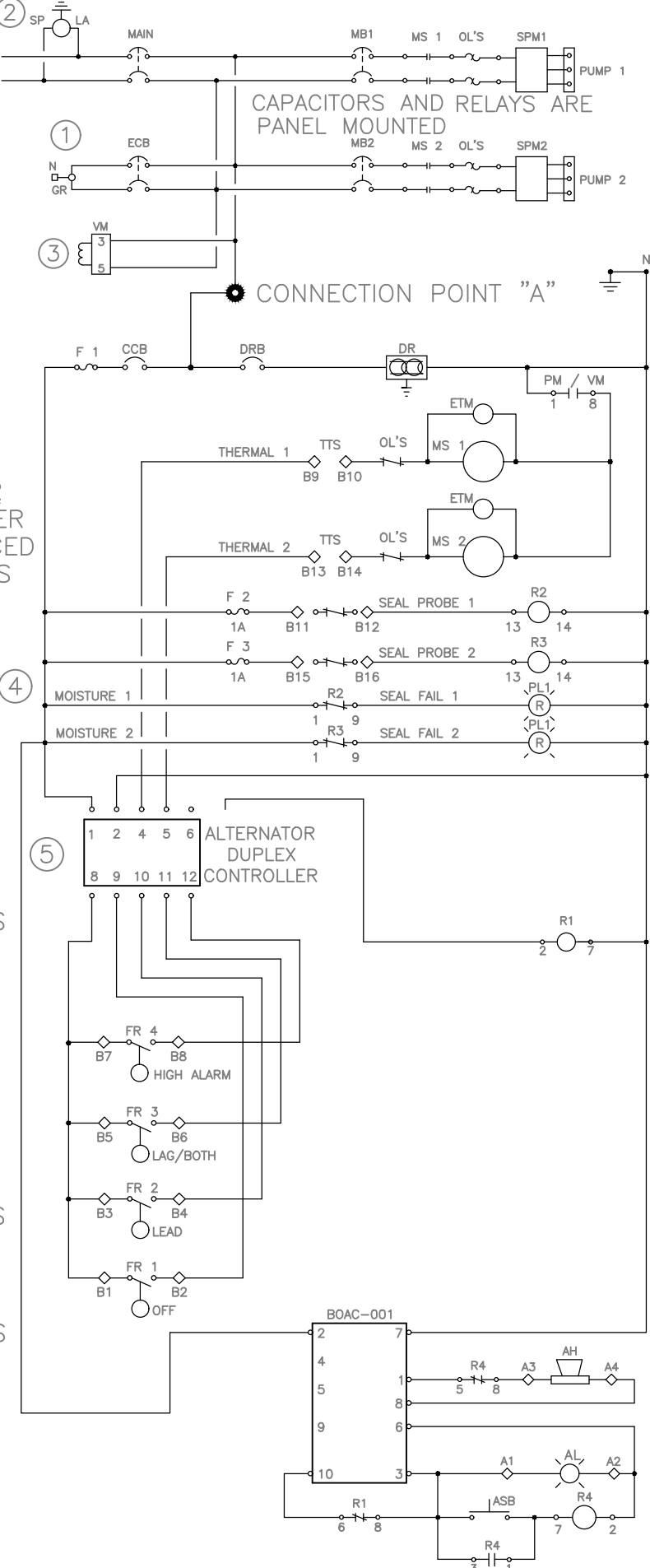
CONTRACTOR TO PROVIDE 240V, 1/0, 100 AMP SERVICE FOR FPL AERIAL SERVICE. INCLUDE RISER, WEATHERHEAD, GROUND SYSTEM (3 GROUND RODS, 10 FEET APART TO GET LESS THAN 5 OHMS RESISTANCE TO GROUND), ELECTRICAL METER, MOUNTING POST AND CIRCUIT BREAKER SERVICE DISCONNECT WITH LIGHTNING ARRESTOR AND SURGE SUPPRESSOR 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.



LEGEND

- AH ALARM HORN
- AL ALARM LIGHT
- ASB ALARM SILENCE BUTTON
- ⑤ ATS ALTERNATOR W/ TEST SWITCH
- ⑥ 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)
- ① 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
- ③ 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
- ④ SF SEAL FAIL (SHAFT)
- SR START RELAY
- ② SP SURGE PROTECTOR
- TTS THERMAL TERMINAL STRIP

SINGLE PHASE WIRING DIAGRAM



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62–604.400

- ① GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
- ② SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
- ③ PHASE PROTECTION SHALL BE PROVIDED
- ④ SHAFT SEAL FAIL DETECTION
- ⑤ ALTERNATOR w/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

NO.	REVISIONS	DATE	APPROVED BY	SCF
			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
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

LIFT STATION DETAILS

PROJECT NO:	301.2401281.000
DATE:	JANUARY 2025
SCALE:	NA
SHEET:	C7.3

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