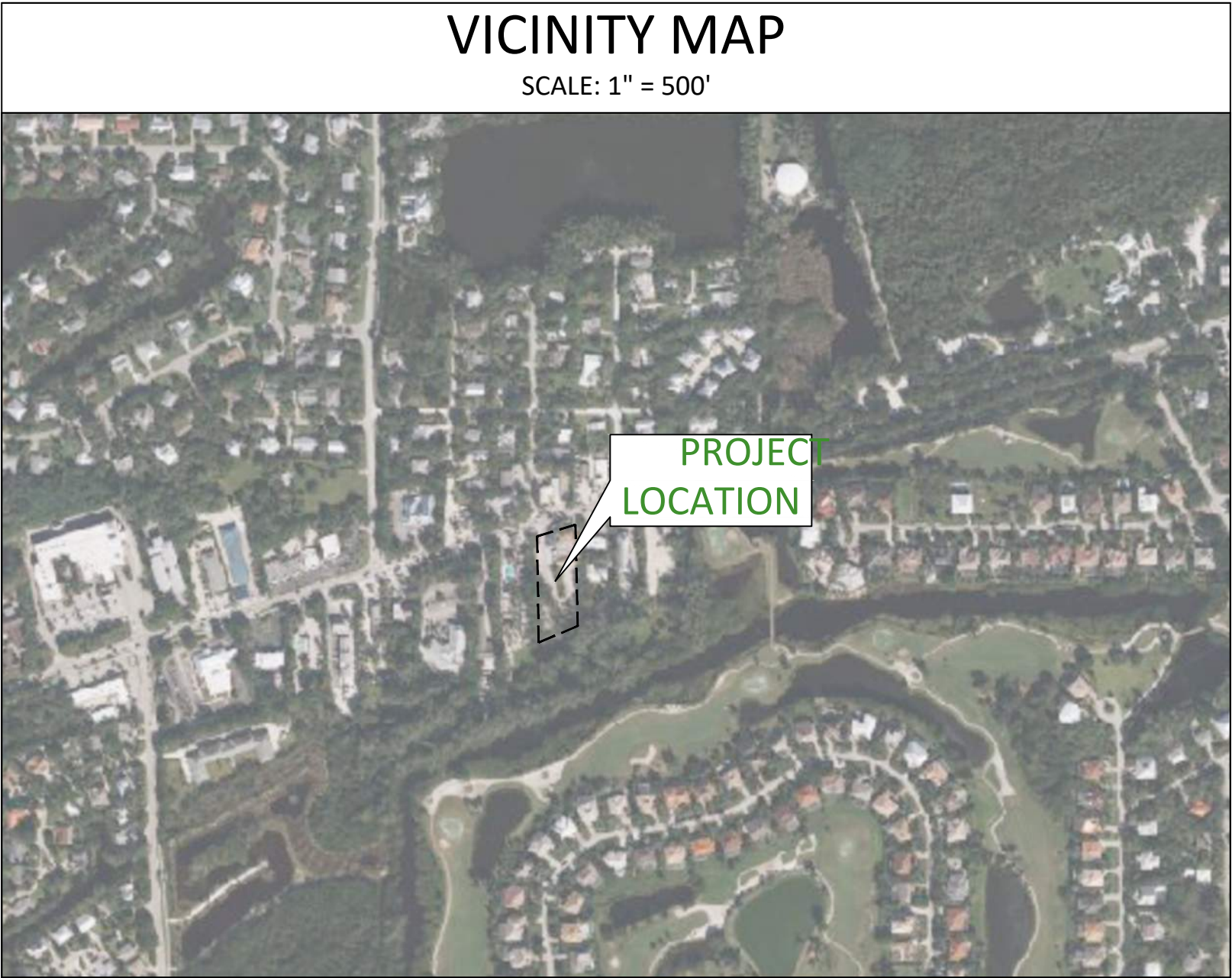


CONSTRUCTION PLANS

for

RIVERVIEW II AT 1523 PERIWINKLE WAY

SANIBEL, FLORIDA



PROJECT SHEET INDEX

- C1.0 COVER SHEET
- C2.0 GENERAL NOTES
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- C7.0 GENERAL DETAILS
- C7.1 UTILITY DETAILS
- C7.2 DRAINAGE DETAILS
- C7.3 LIFT STATION DETAILS
- c8.0 EROSION AND SEDIMENT CONTROL PLAN

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
THE WARD SURVEY GROUP, INC.
MICHAEL A. WARD, PLS 239-245-4555

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
CHRISTOPHER J. LEE ARCHITECTS, INC.
13180 NORTH CLEVELAND AVENUE, SUITE 112
NORTH FORT MYERS, FL 33903
CHRISTOPHER J. LEE, RA 239-482-4272

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



1715 MONROE STREET, SUITE 500, FORT MYERS, FL 33901

JANUARY, 2026

DRMP PROJECT NO. 301.2501366.000

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

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.

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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.
18. 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.

19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. MAINTENANCE OF TRAFFIC IS TO BE PROVIDED BY CONTRACTOR.
26. 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.
27. 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.
28. 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.
29. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT AN EROSION CONTROL PLAN TO MINIMIZE EROSION AND INSURE FUNCTIONING OF STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION.
30. 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.
31. 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.
32. 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

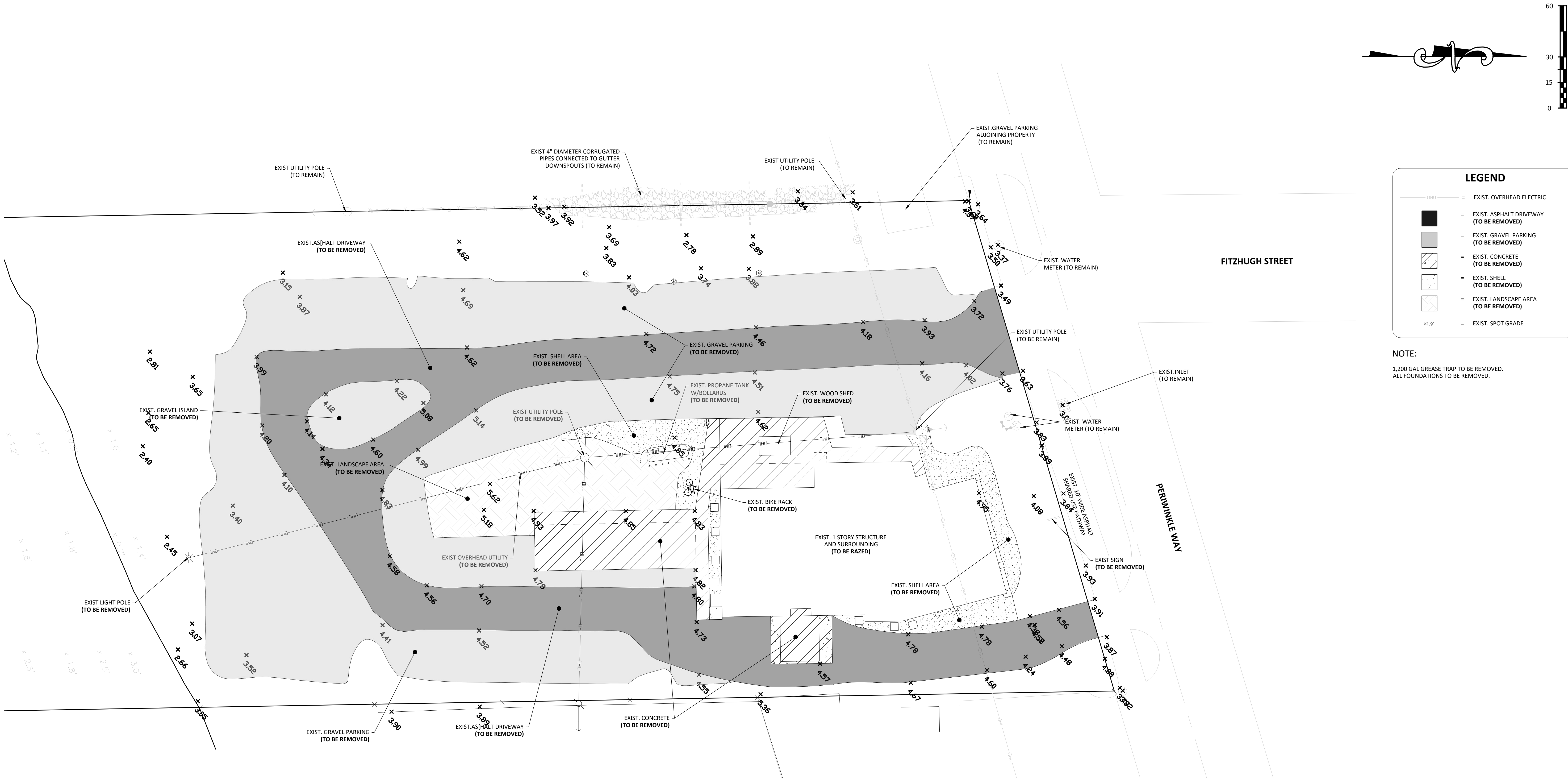
THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF PARAGRAPH 21.7.

33. 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.
34. 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.
35. 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.
36. 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.
37. "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.
38. 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.
39. ANY EXISTING LANDSCAPING TO BE PRESERVED UNLESS OTHERWISE NOTED IN LANDSCAPE PLANS.

			DESIGNED BY	SCF	OWNER / DEVELOPER: COMMUNITY HOUSING AND RESOURCES, INC. 2340 PERIWINKLE WAY, SUITE K-2 SANIBEL, FL 33957		CONSTRUCTION PLAN FOR RIVERVIEW II AT 1523 PERIWINKLE WAY	GENERAL NOTES		PROJECT NO.: 301.2501366.000
			DRAWN BY	SCF						DATE: JANUARY 2026
			CHECKED BY	SCF						SCALE: NA
			APPROVED BY	SCF						SHEET: C2.0
NO.	REVISIONS	DATE					1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901 Phone:239.206.5093 WWW.DRMP.COM	CITY OF SANIBEL, LEE COUNTY, FLORIDA		Stephen C. Fehhaber, PE FtIrolda P.E. No. 98609
							DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE			

PERMIT SET

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NOTE:
1,200 GAL GREASE TRAP TO BE REMOVED.
ALL FOUNDATIONS TO BE REMOVED.

			DESIGNED BY	SCF
			DRAWN BY	SCF
			CHECKED BY	SCF
			APPROVED BY	SCF
NO.	REVISIONS	DATE		

OWNER / DEVELOPER:
**COMMUNITY HOUSING AND
RESOURCES, INC.**
2340 PERIWINKLE WAY, SUITE K-2
SANIBEL, FL 33957



1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
Phone: 239.206.5093 WWW.DRMP.COM

CONSTRUCTION PLAN FOR
**RIVERVIEW II AT
1523 PERIWINKLE WAY**

CITY OF SANIBEL, LEE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE

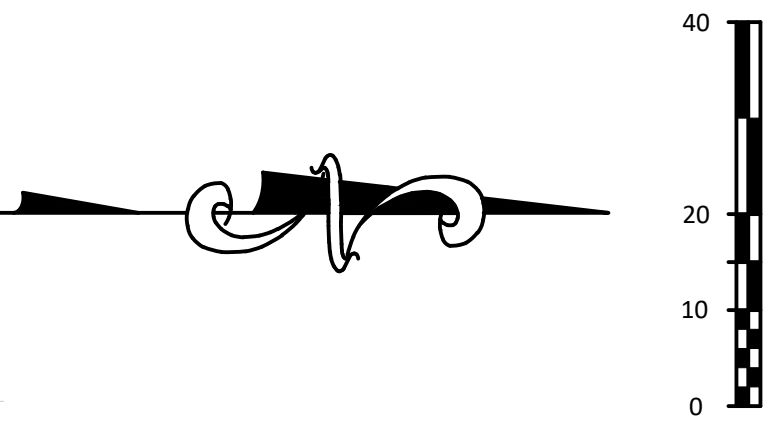
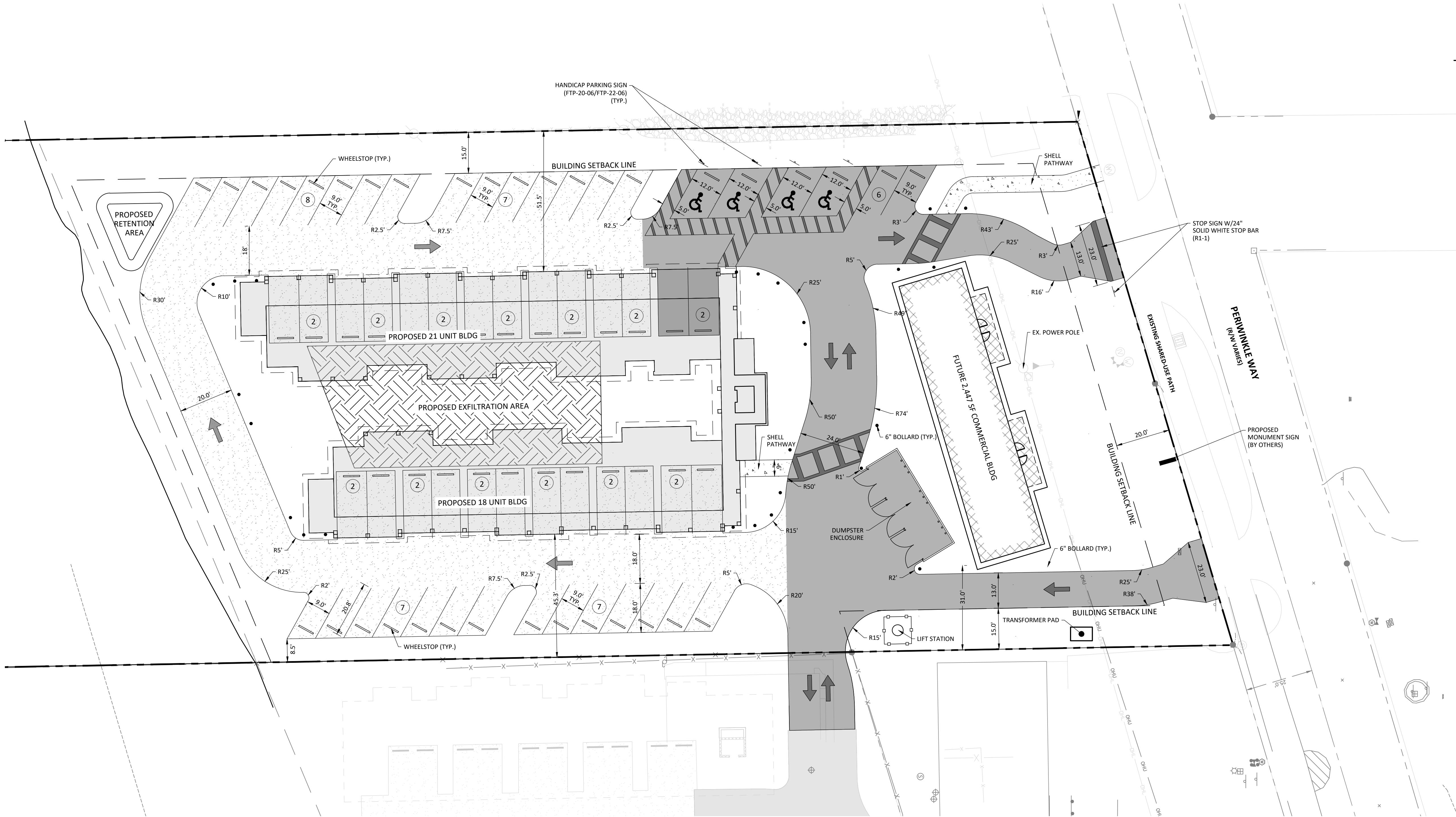
**EXISTING CONDITIONS
AND DEMOLITION PLAN**

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

PROJECT NO:
301.2501366.000
DATE:
JANUARY 2026
SCALE:
1" = 30'
SHEET:
C3.0

PERMIT SET

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LEGEND	
	= PROPOSED BUILDING
	= PROPOSED ASPHALT PAVEMENT
	= PARKING COUNT
	= FUTURE BUILDING

PARKING		
TYPE	REQUIRED	PROVIDED
MULTIFAMILY DEVELOPMENT, AND UNIFIED CLUSTER HOUSING, INCLUDING RESORT HOUSING USE (39 UNITS)	1.25 FOR EACH DWELLING UNIT (49 SPACES)	61 SPACES (57 STANDARD, 4 ACCESSIBLE)
ACCESSIBLE PARKING SPACES	51 TO 75 SPACES = 3 TOTAL	4 TOTAL

RESIDENTIAL DENSITY	
REQUIRED	PROVIDED
4.0 DWELLING UNITS/ACRE 2.2 DWELLING UNITS/ACRE	14.9 DWELLING UNITS/ACRE
4.0 DU/AC X 1.66 AC = 6.64 DU 2.2 DU/AC X 0.96 AC = 2.11 DU	
6.64 DU + 2.11 DU = 8.75 (9) DU	39 DWELLING UNITS

SITE AREA	
DESCRIPTION	AREA
LOT AREA (TOTAL)	114,285 SF
LOT AREA (GEN. COMM. DIST.)	71,375 SF
PROP. DISTURBED AREA	71,375 SF
PROP. DEVELOPED AREA ¹	34,952 SF
PROP. IMPERMEABLE COVER ²	35,142 SF
IWCD	42,920 SF
TOTAL PARCEL	2.62 AC

1) EXCLUDES INTER-CONNECTIVITY PATH AND INTRA-CONNECTIVITY DRIVEWAY PURSUANT TO SEC. 126-855

2) EXCLUDES INTRA-CONNECTIVITY DRIVEWAY PURSUANT TO SEC. 126-855

*CALCULATED BY BUILDING + IMPERVIOUS + HALF SEMI-PERVIOUS
COMMERCIAL BLDG: 3,379 SF
MULTIFAMILY BLDG: 12,311 SF
ASPHALT: 11,185 SF
STONE DRIVE/PARKING: 14,787 SF
*50%: 7,394 SF
DUMPSTER ENCL.: 682 SF
TOTAL DEVELOPED AREA: 34,952 SF

VEGETATION AREA: 35,761 SF
INTRA-CONNECTIVITY DRIVE: 282 SF
INTER-CONNECTIVITY PATH: 380 SF
*50%: 190 SF

INCLUDING IWCD AREA: 35,142/114,285 = 0.307 = 30.7%
EXCLUDING IWCD AREA: 35,142/71,375 = 0.492 = 49.2%

NO.	REVISIONS	DATE	DESIGNED BY	SCF
			DRAWN BY	SCF
			CHECKED BY	SCF
			APPROVED BY	SCF

OWNER / DEVELOPER:
COMMUNITY HOUSING AND RESOURCES, INC.
2340 PERIWINKLE WAY, SUITE K-2
SANIBEL, FL 33957



1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
Phone: 239.206.5093 WWW.DRMP.COM

CONSTRUCTION PLAN FOR
RIVerview II AT 1523 PERIWINKLE WAY

CITY OF SANIBEL, LEE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE

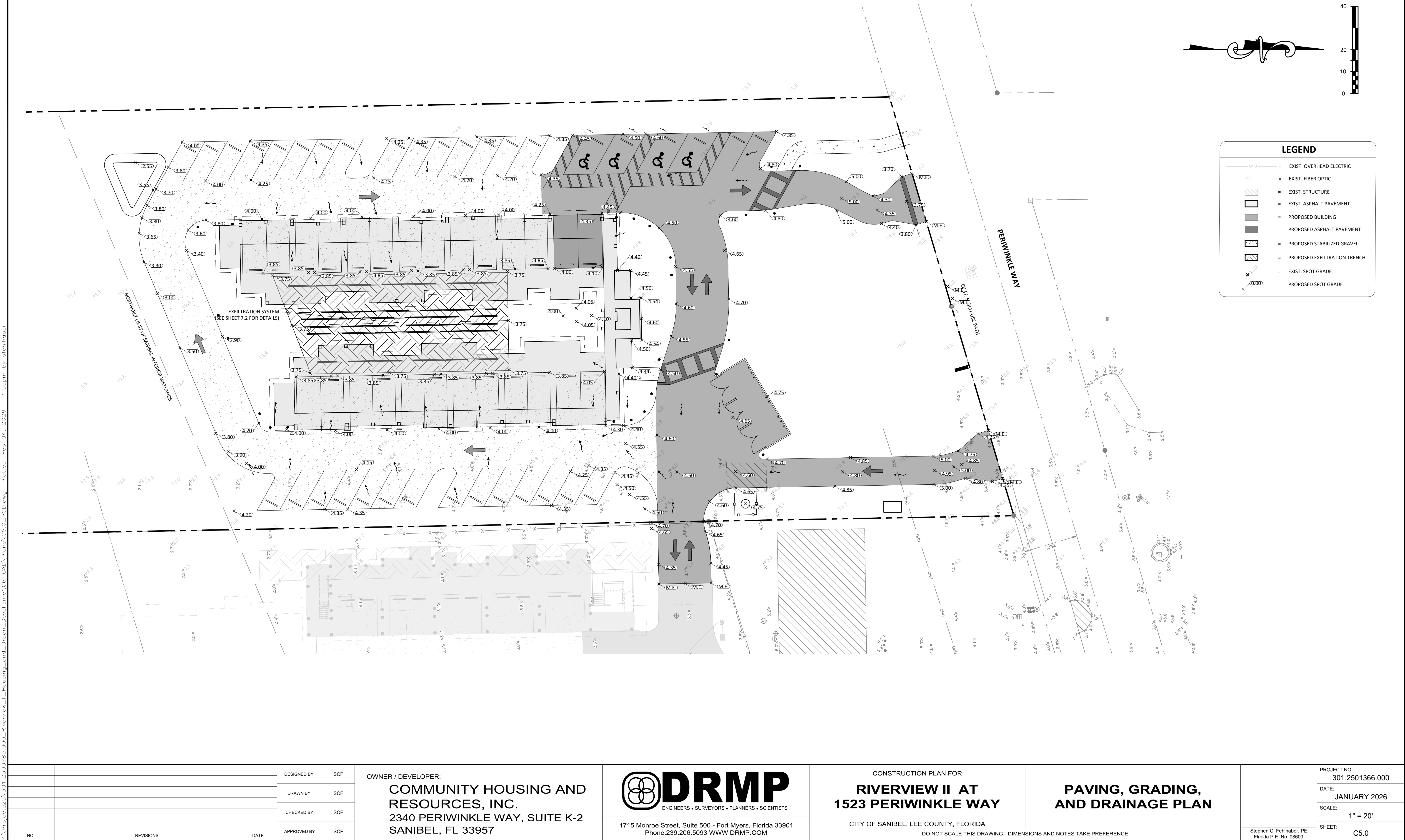
SITE PLAN

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

PROJECT NO.: 301.2501366.000
DATE: JANUARY 2026
SCALE: 1" = 20'
SHEET: C4.0

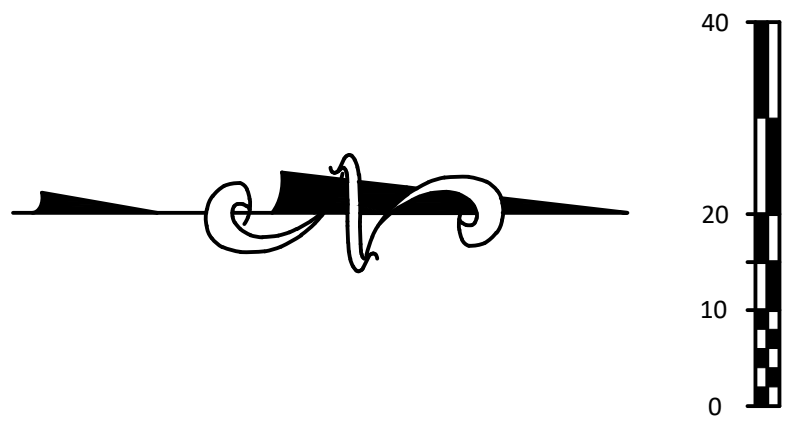
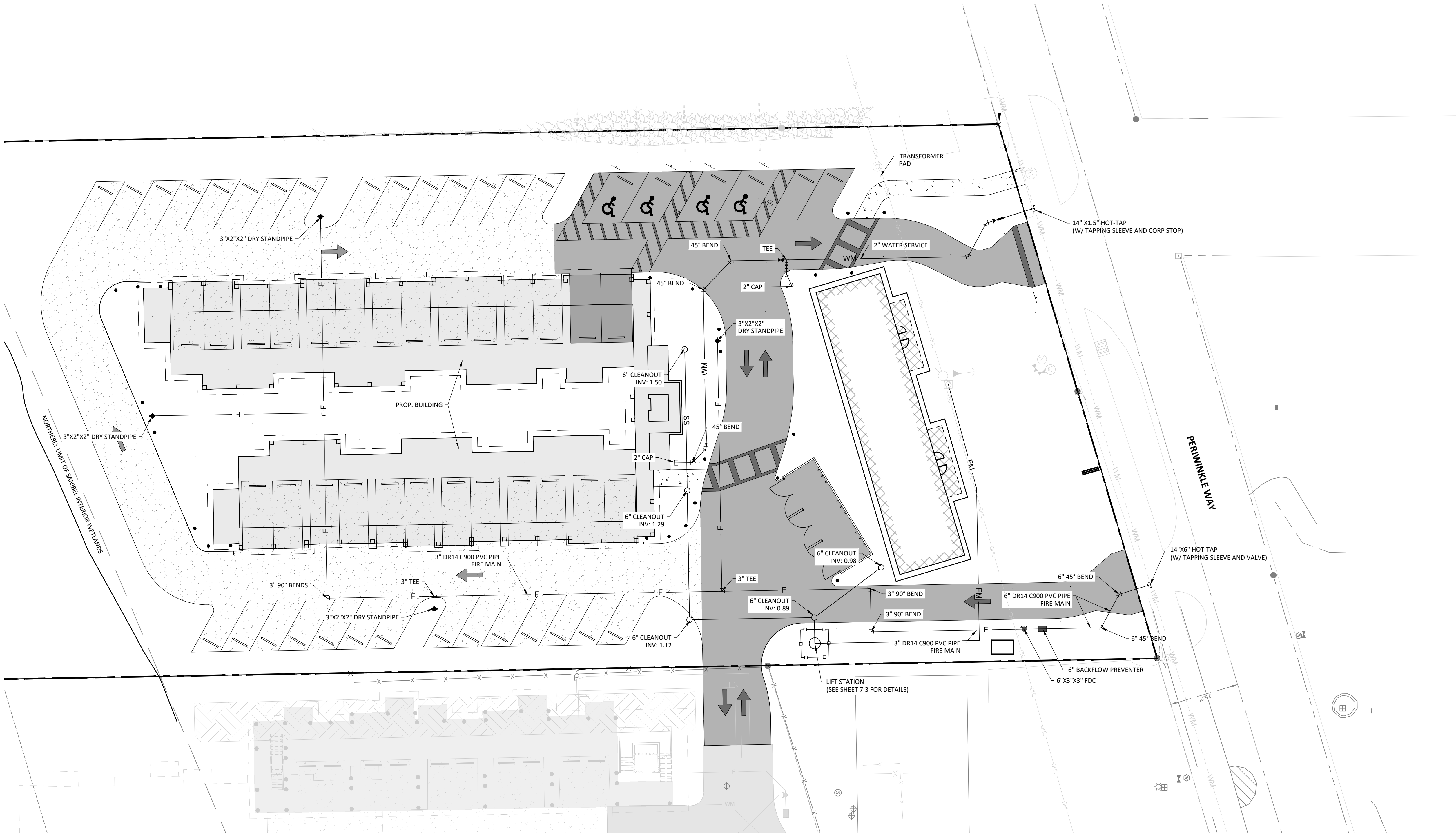
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LEGEND	
	= EXIST. OVERHEAD ELECTRIC
	= EXIST. FIBER OPTIC
	= PROPOSED WATER MAIN
	= PROPOSED FIRE MAIN
	= PROPOSED GRAVITY SEWER
	= PROPOSED FORCE MAIN
	= EXIST. STRUCTURE
	= PROPOSED BUILDING
	= DEMO

NOTE:

14"X6" STAINLESS STEEL TAPPING SADDLE SHALL HAVE A MUELLER GATE VALVE THAT MEETS IWA CONSTRUCTION SPECIFICATION INSTALLED. ASSEMBLY MUST BE PRESSURE TESTED AND WITNESSED BY IWA PRIOR TO HOT-TAPPING. PRE-CAST CONCRETE PAD SHALL BE INSTALLED AROUND VALVE BOX.

14"X1.5" STAINLESS STEEL TAPPING SADDLE SHALL HAVE A BRASS CORPORATION STOP INSTALLED. A 3" PVC CASING IS REQUIRED SHOULD CTS POLY TUBE BE USED.

SERVICE TAPS SHALL BE A MINIMUM OF 3 FEET APART.

NO.	REVISIONS	DATE	DESIGNED BY	SCF
			DRAWN BY	SCF
			CHECKED BY	SCF
			APPROVED BY	SCF

OWNER / DEVELOPER:

COMMUNITY HOUSING AND RESOURCES, INC.

2340 PERIWINKLE WAY, SUITE K-2

SANIBEL, FL 33957



1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
Phone:239.206.5093 WWW.DRMP.COM

CONSTRUCTION PLAN FOR

RIVERVIEW II AT

1523 PERIWINKLE WAY

CITY OF SANIBEL, LEE COUNTY, FLORIDA

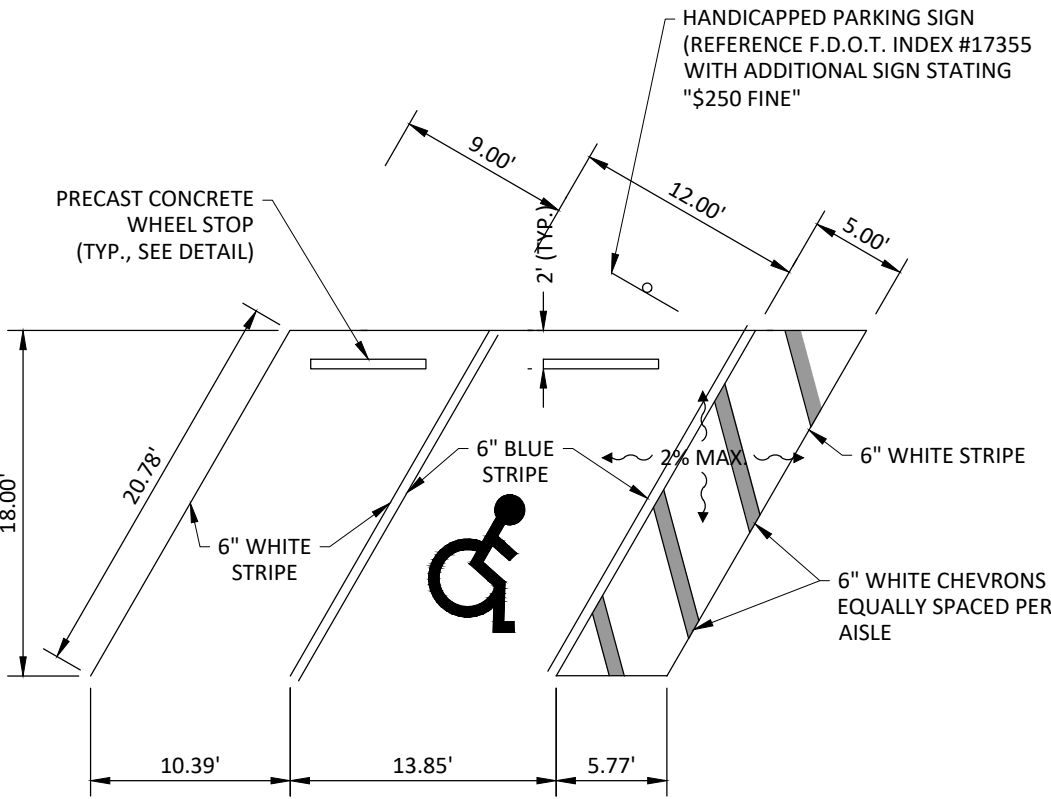
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UTILITY PLAN

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

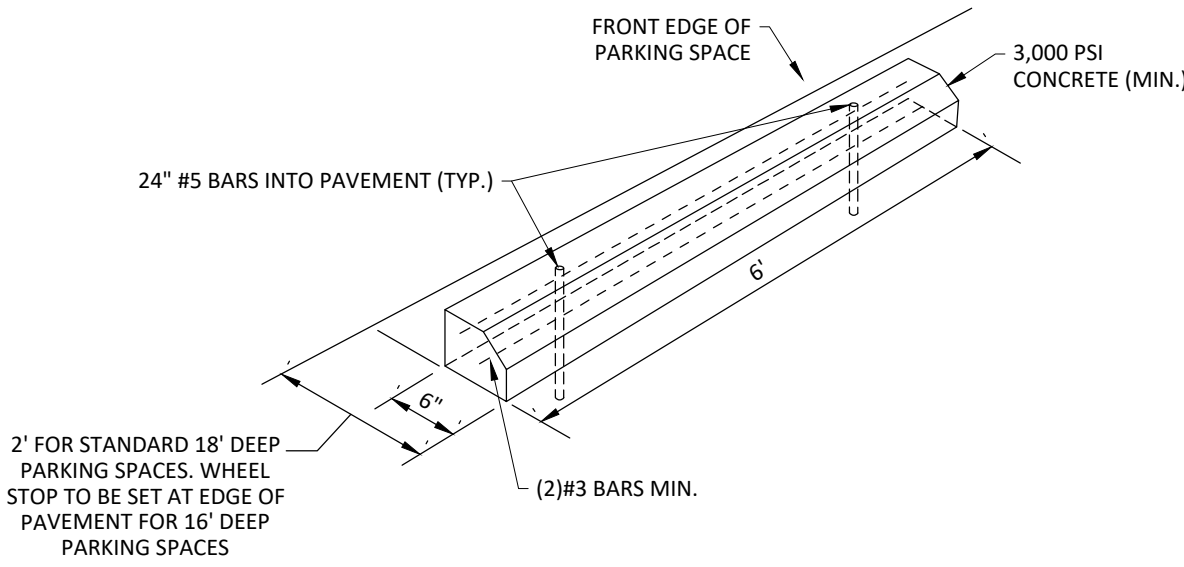
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DATE:	JANUARY 2026
SCALE:	1" = 20'
SHEET:	C6.0

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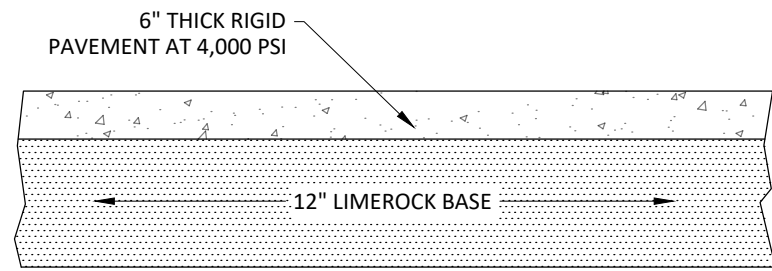


- NOTES:**
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

PARKING SPACE DETAIL
NTS

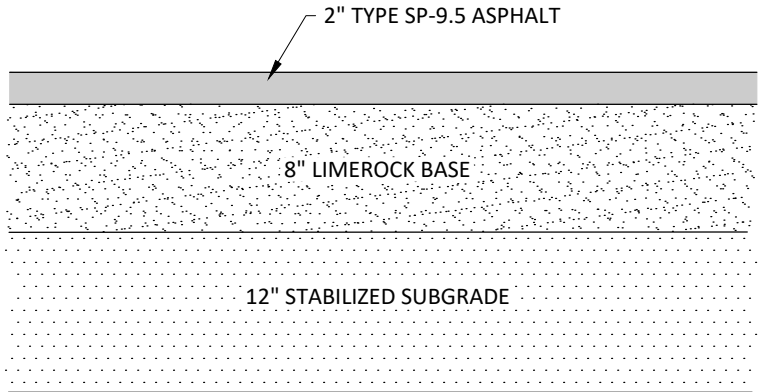


WHEEL STOP DETAIL
NTS



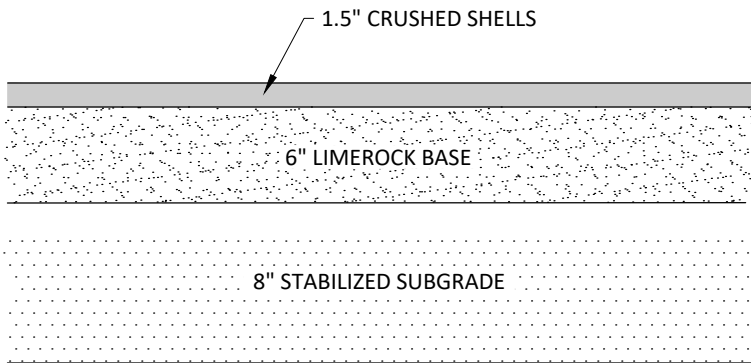
- NOTES:**
1. 12" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180).
 2. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.

TYPICAL RIGID PAVEMENT SECTION
NTS



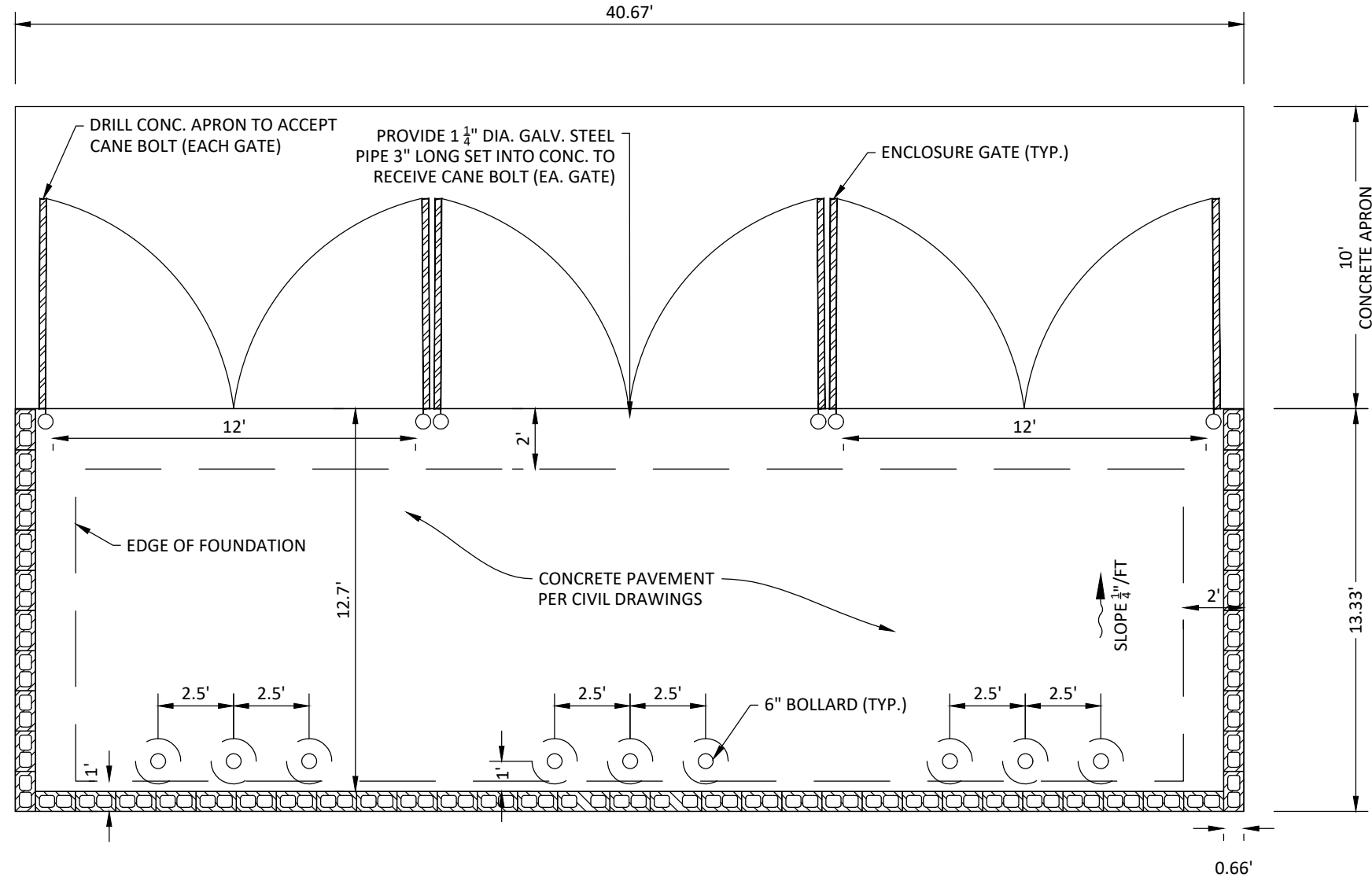
- NOTES:**
1. 8" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (AASHTO T-180).
 2. 12" STABILIZED SUBGRADE (MIN. LBR 40).
 3. STABILIZED SUBGRADE TO EXTEND 12 INCHES BEYOND BACK OF CURB AND WHEN NO CURB IS PRESENT, LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
 4. BID ALTERNATE FOR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

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			DRAWN BY	SCF
			CHECKED BY	SCF
			APPROVED BY	SCF
NO.	REVISIONS	DATE		

OWNER / DEVELOPER:

**COMMUNITY HOUSING AND
RESOURCES, INC.**
2340 PERIWINKLE WAY, SUITE K-2
SANIBEL, FL 33957



1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
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CONSTRUCTION PLAN FOR
**RIVerview II AT
1523 PERIWINKLE WAY**

CITY OF SANIBEL, LEE COUNTY, FLORIDA

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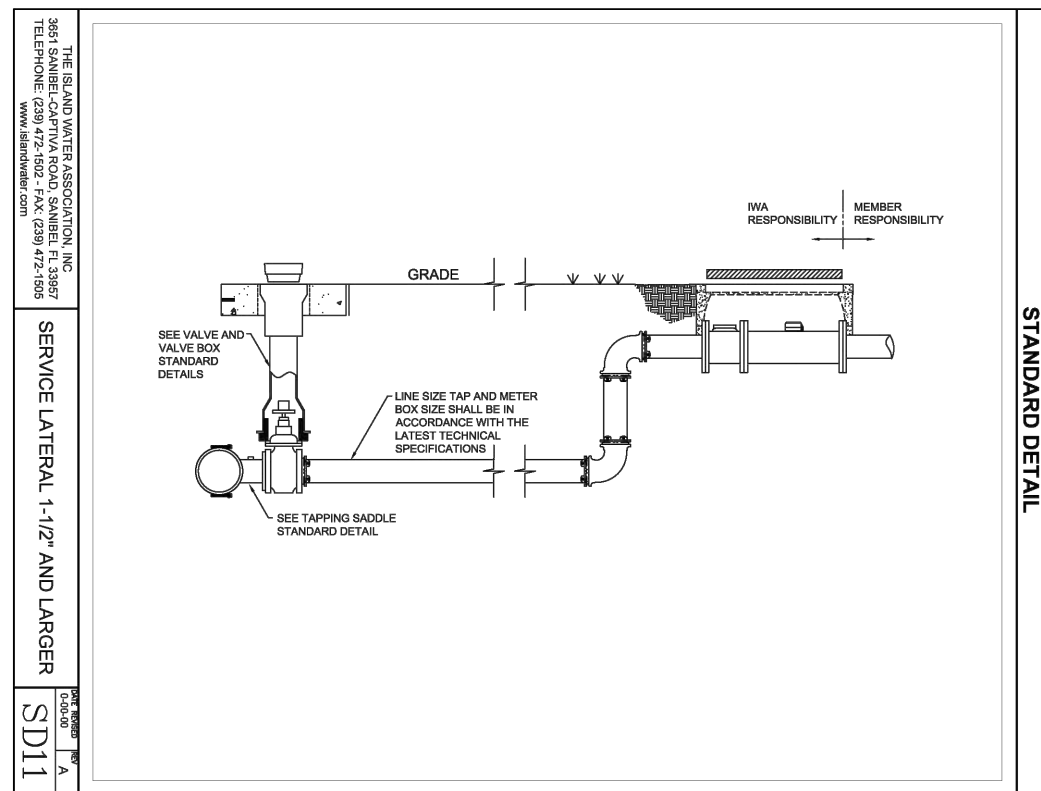
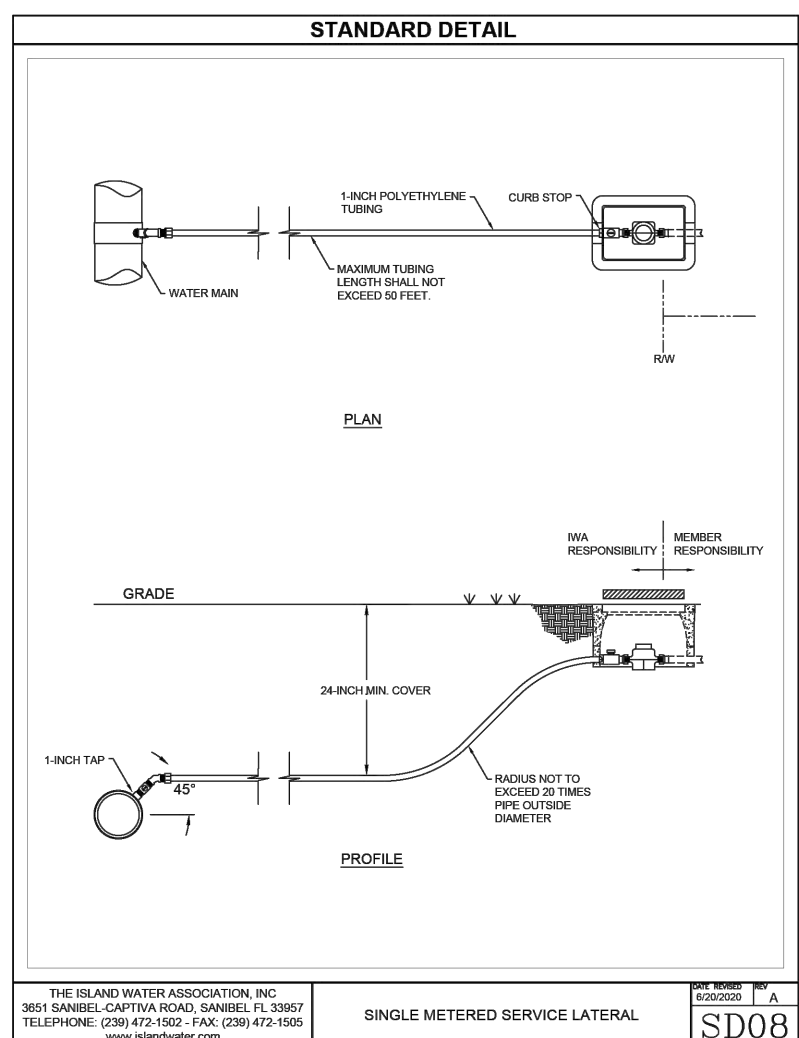
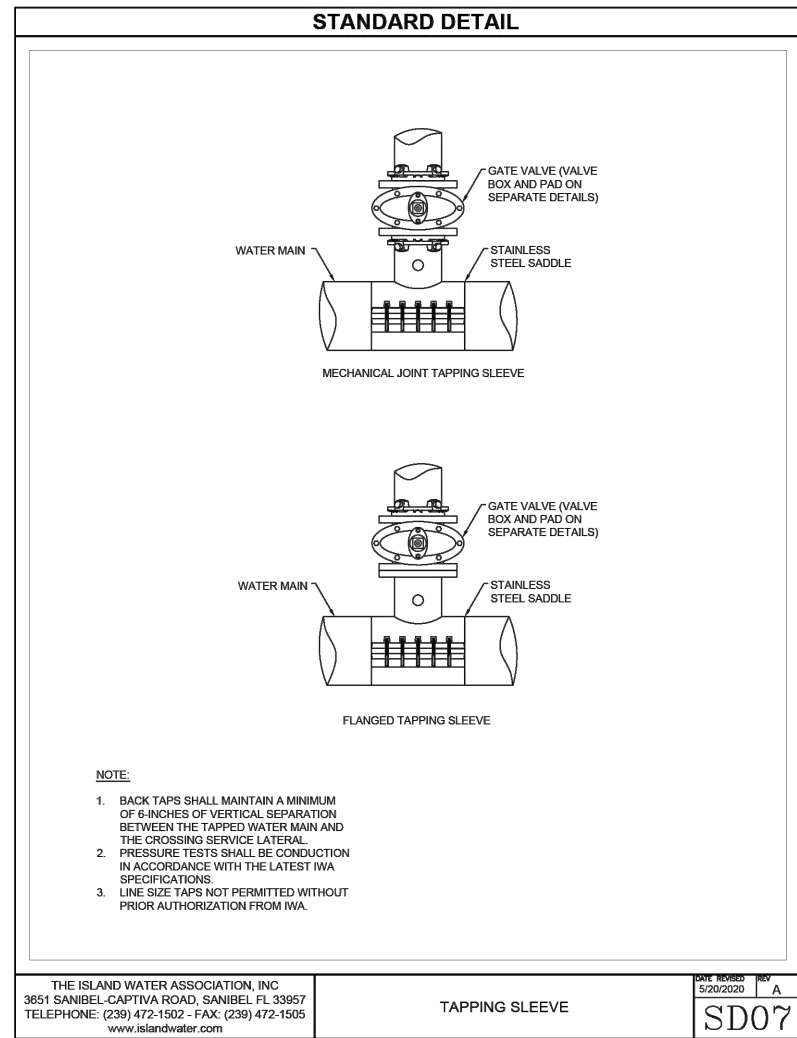
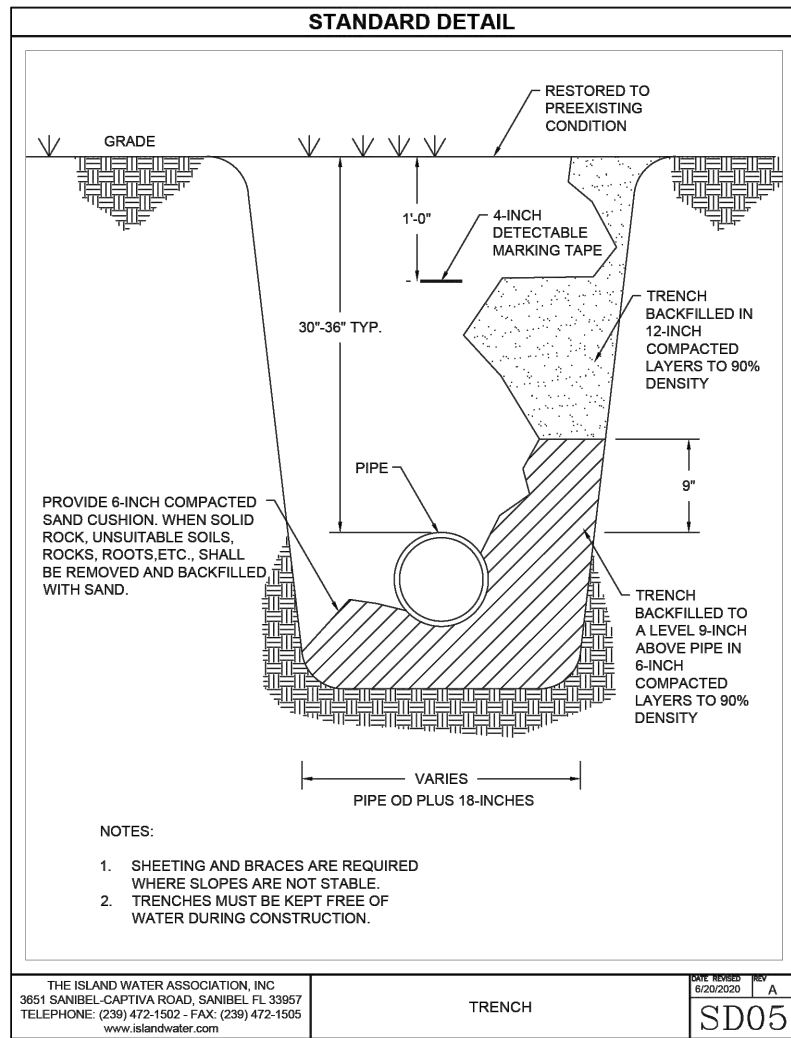
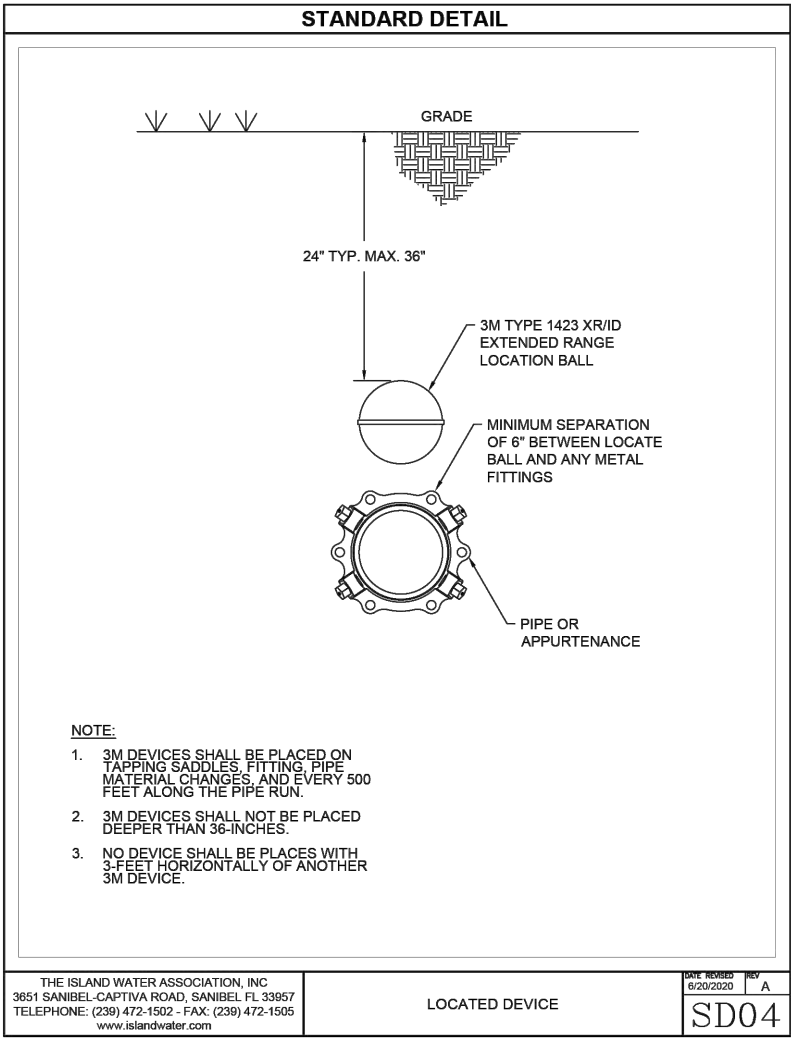
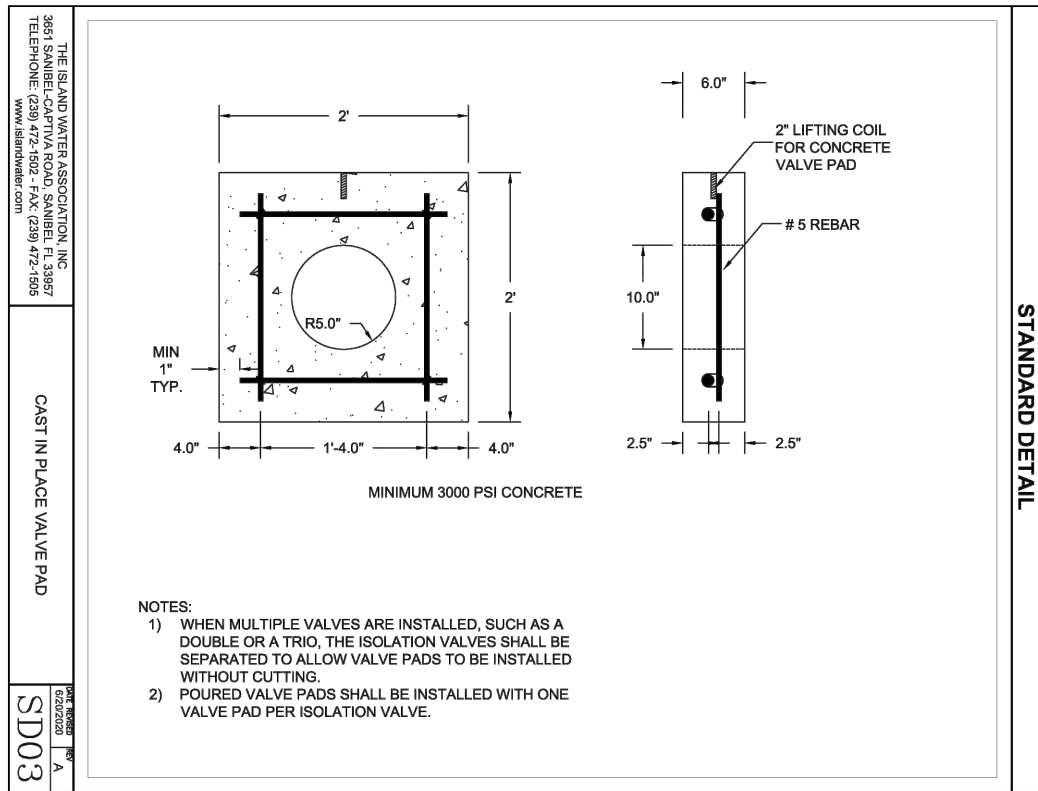
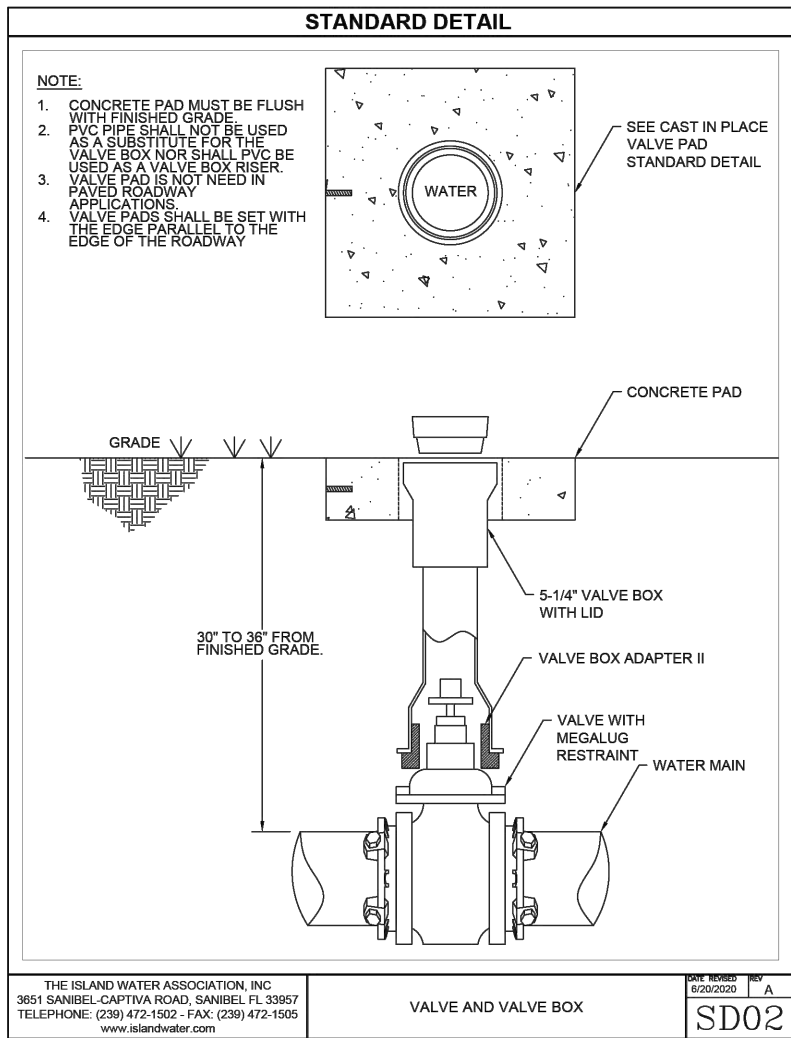
GENERAL DETAILS

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

PROJECT NO:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	NA
SHEET:	C7.0

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STANDARD DETAIL

Restraint Length in feet for Ductile Iron (poly wrapped)

Size	90	45	22.5	11.25 Dead End	Tee
4	24	10	5	3	69
6	34	14	7	4	97
8	43	18	9	5	126
10	51	22	11	5	151
12	60	25	12	6	177
14	67	28	14	7	201
16	75	31	15	8	225
20	89	37	18	9	272

Restraint Length in feet for PVC

Size	90	45	22.5	11.25 Dead End	Tee
4	21	9	5	2	45
6	28	12	6	3	63
8	37	16	8	4	83
10	44	18	9	5	99
12	51	21	11	5	116
14	57	24	12	6	132
16	64	27	13	7	149
20	76	32	16	8	179

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

THE ISLAND WATER ASSOCIATION, INC.
3811 SANIBEL CAPITAN ROAD, SANIBEL, FL 33957
TELEPHONE: (239) 472-1502 • FAX: (239) 472-1505
www.islandwater.com

EXTERNAL RESTRAINT SCHEDULE

SD15

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
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
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. Minimum	Water Main 12 inches is preferred 6 inches minimum	Alternate 3 ft. minimum
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
Other Sewage Treatment & Disposal System	10 ft. Minimum	—	—

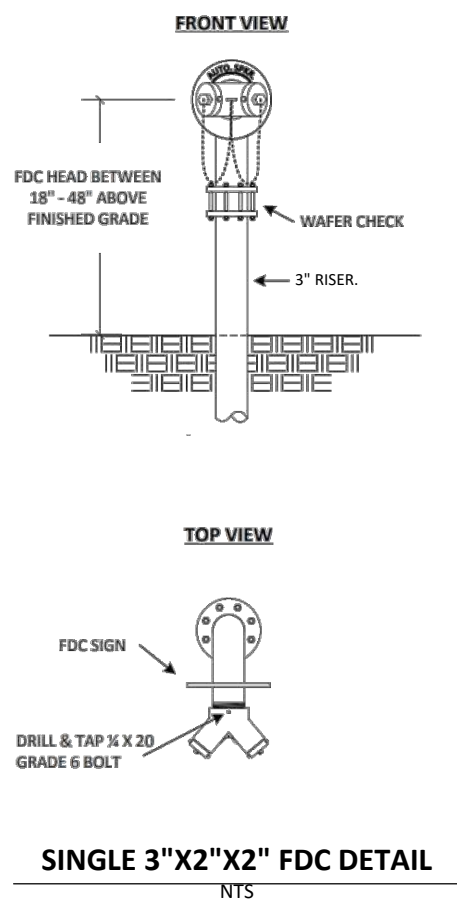
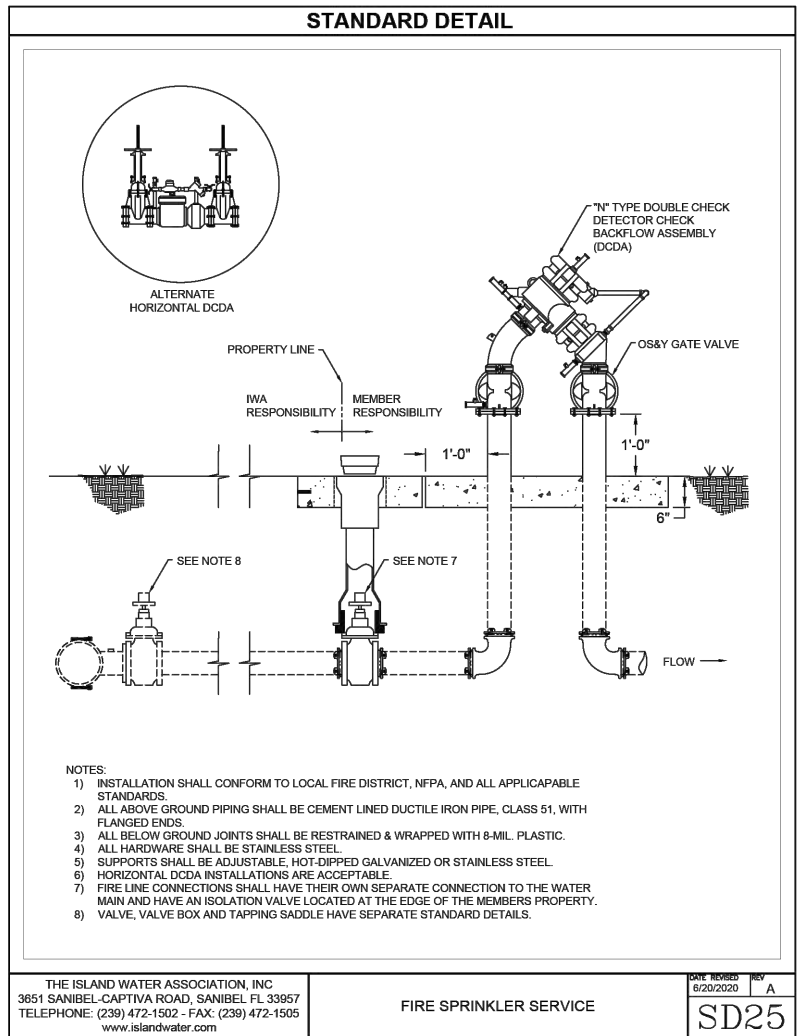
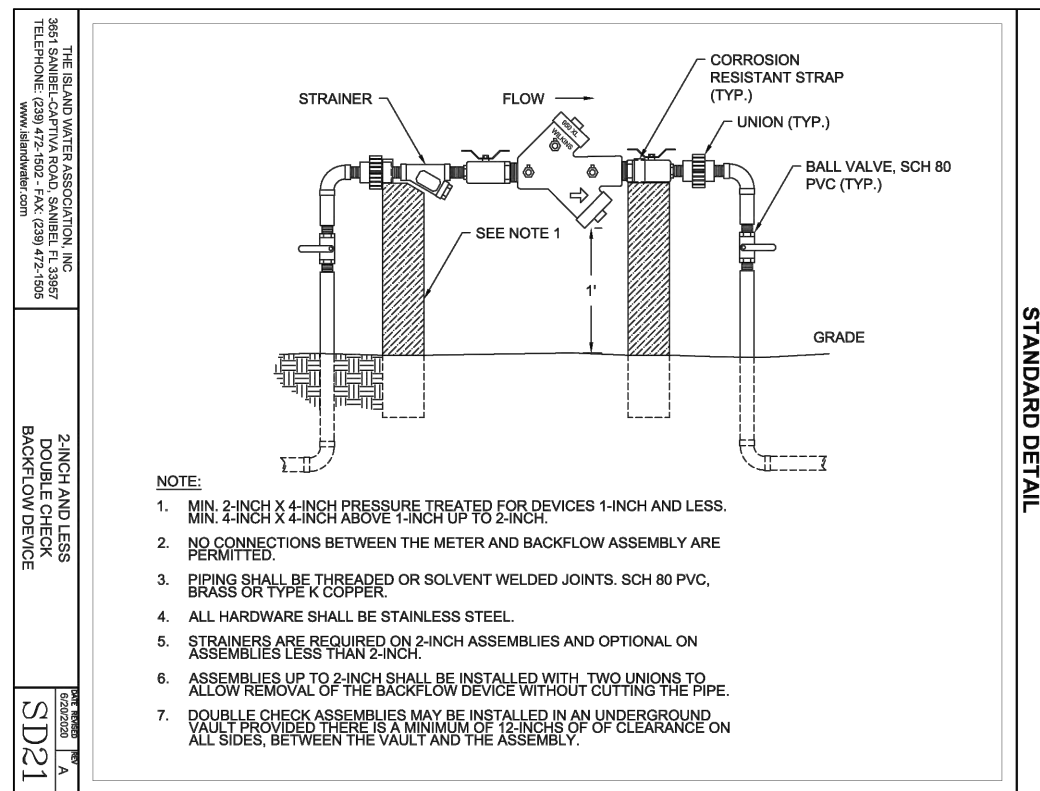
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches
(2) Reclaimed Water regulated under Part III of Chapter 62.610, F.A.C.
(3) I.E. for gravity sanitary sewer where the bottom of the water main is laid at least 65 inches above the 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.

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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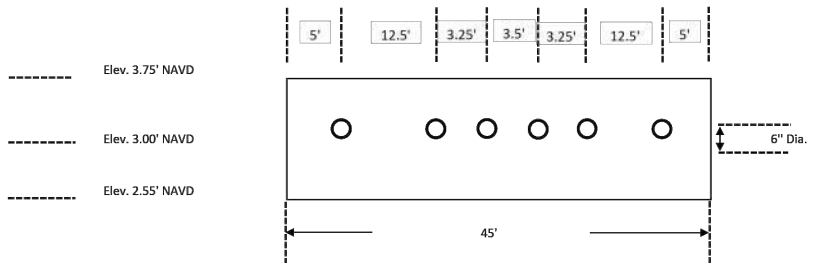
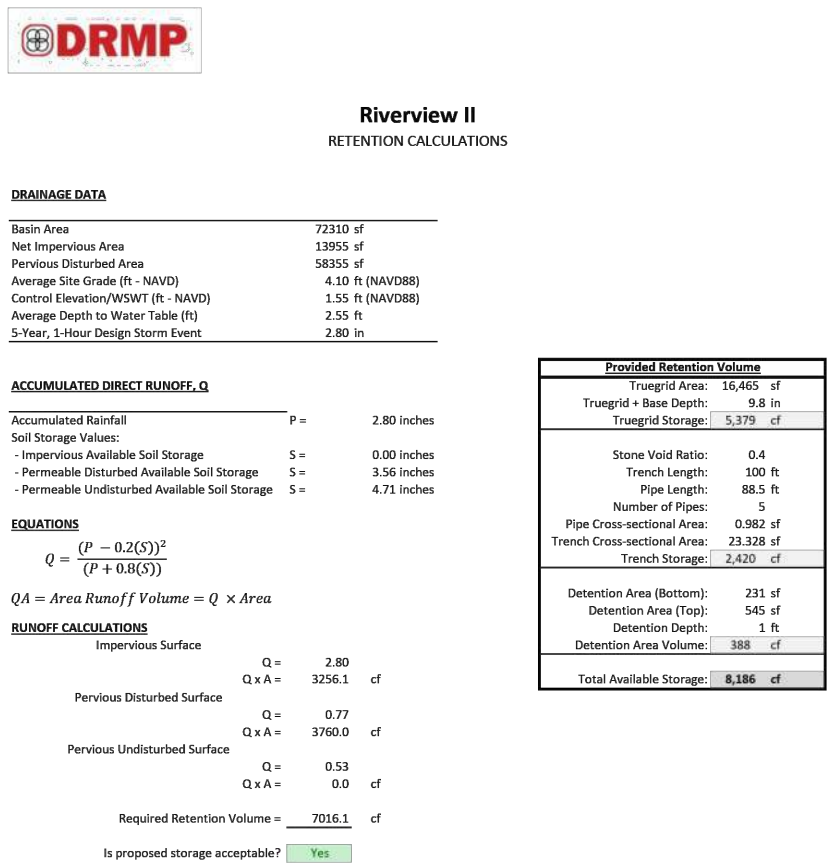
DOUBLE CHECK BACKFLOW DEVICE

SD21



			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 PLAN FOR RIVerview II AT 1523 PERIWINKLE WAY	UTILITY DETAILS	PROJECT NO.: 301.2501366.000 DATE: JANUARY 2026 SCALE: NA SHEET: C7.1
			DRAWN BY	SCF					
			CHECKED BY	SCF					
			APPROVED BY	SCF					
NO.		REVISIONS				1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901 Phone: 239.206.5093 WWW.DRMP.COM	CITY OF SANIBEL, LEE COUNTY, FLORIDA		Stephen C. Fehhaber, PE Florida P.E. No. 98609
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1/12/2025
Page 1 of 1

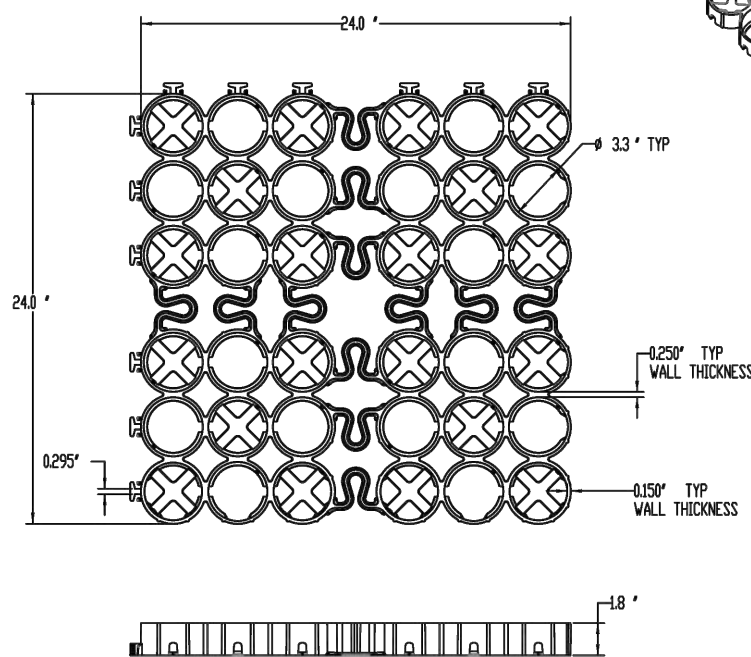


TRUEGRID PRO PLUS 24" X 24" X 1.8"
US PATENT NO. 8,734,049

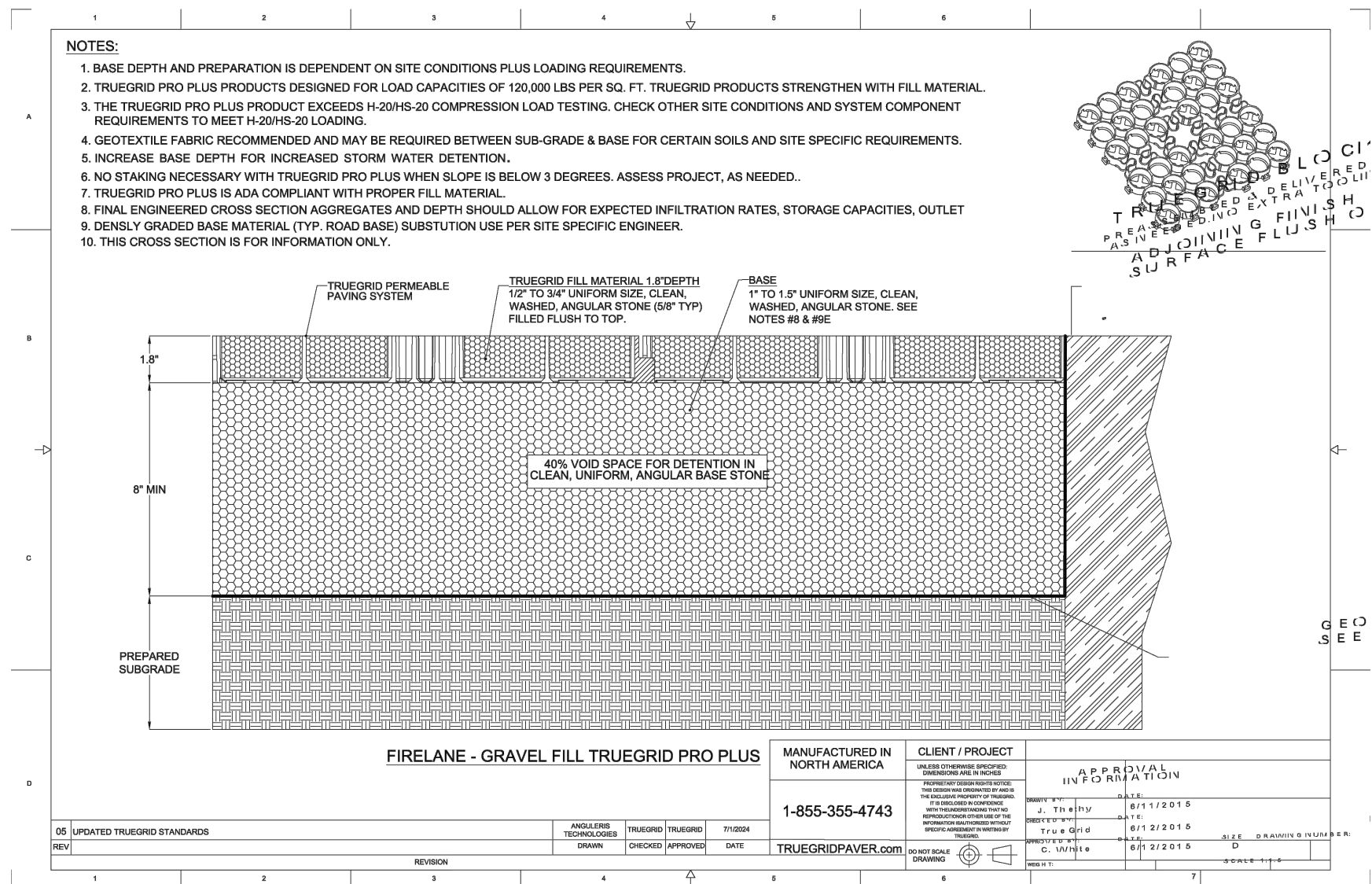
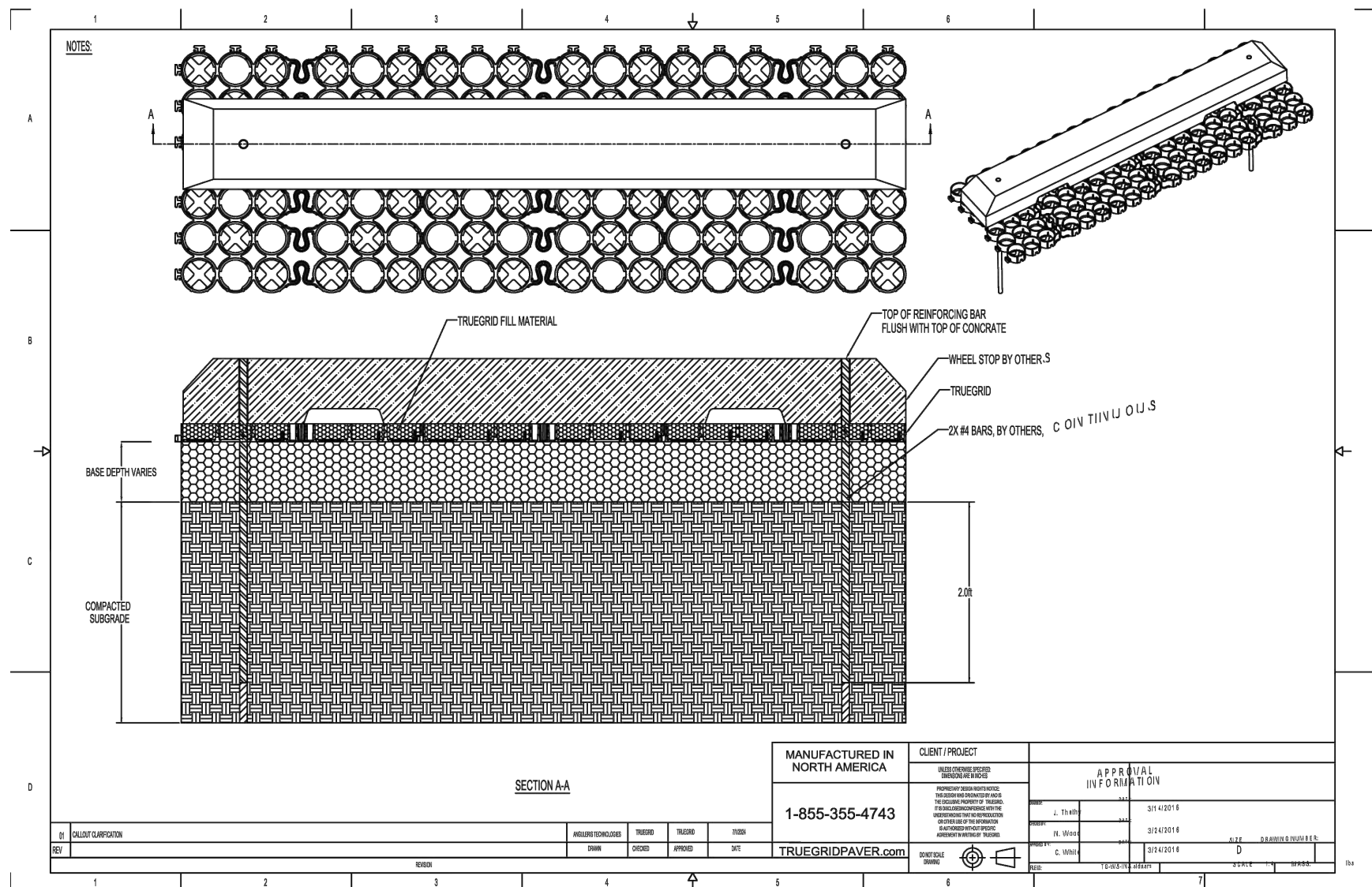
PROPRIETARY FEATURES:

- 1) X-ANCHORS (NO STAKING NEEDED)
- 2) 3 POINT MALE/FEMALE LOCKING TABS
- 3) S-FLEX JOINTS (BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGES)
- 4) HOOP STRENGTH DESIGN

OTHER:
1) 100 % POST-CONSUMER RECYCLED HDPE.
2) DELIVERED IN PREASSEMBLED 4' X 4' SHEET
THAT CAN BE RECONFIGURED, AS NEEDED.



FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT



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			DRAWN BY	SCF
			CHECKED BY	SCF
			APPROVED BY	SCF
	NO.	REVISIONS	DATE	

OWNER / DEVELOPER:

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



1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
Phone:239.206.5093 WWW.DRMP.COM

CONSTRUCTION PLAN FOR
**RIVERVIEW II AT
1523 PERIWINKLE WAY**

CITY OF SANIBEL, LEE COUNTY, FLORIDA

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DRAINAGE DETAILS

Stephen C. Fehlhaber, PE
Florida P.E. No.: 98609

PROJECT NO.:
301 2501366 000

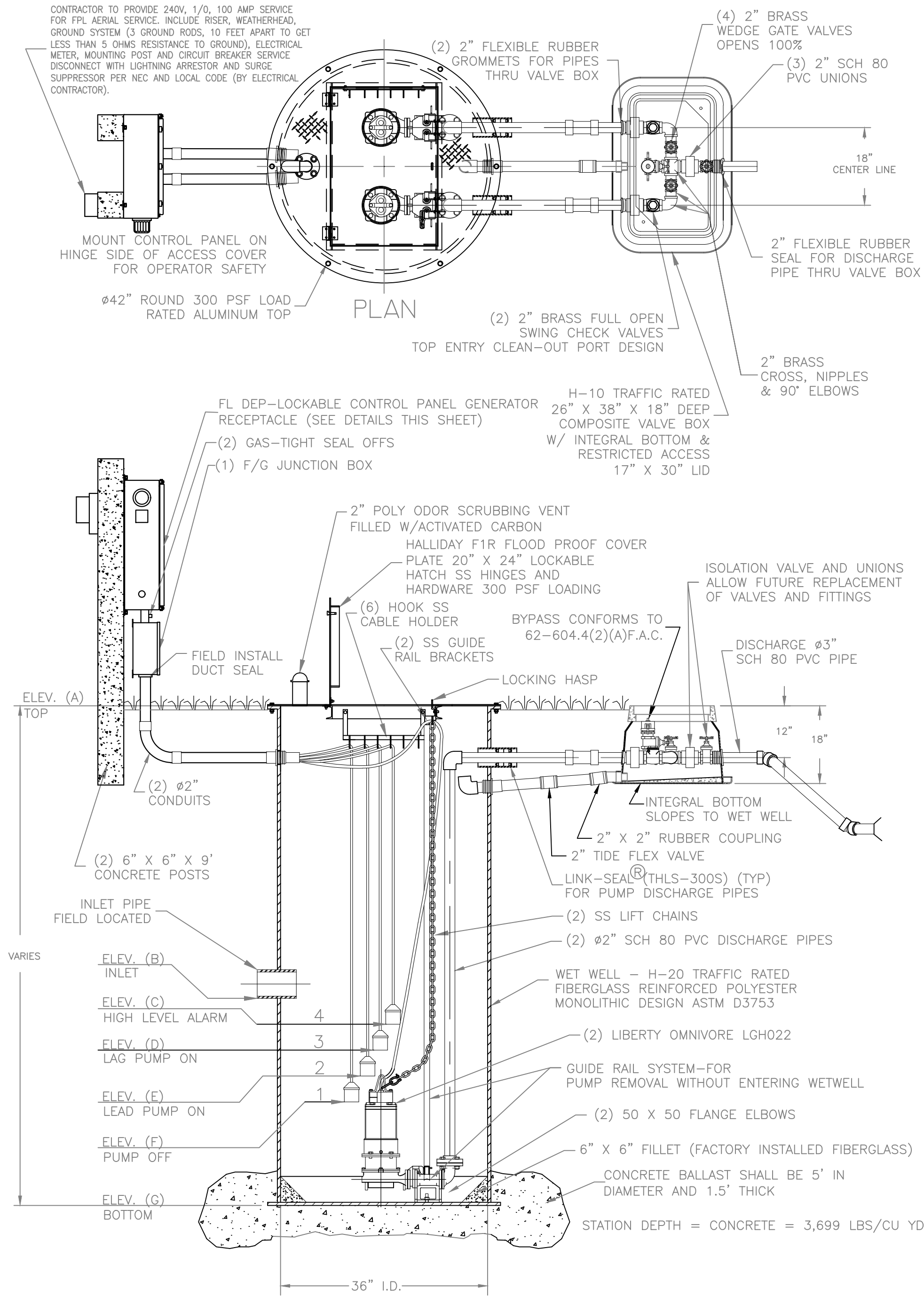
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SCALE: NA

SHEET: C7.2

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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.

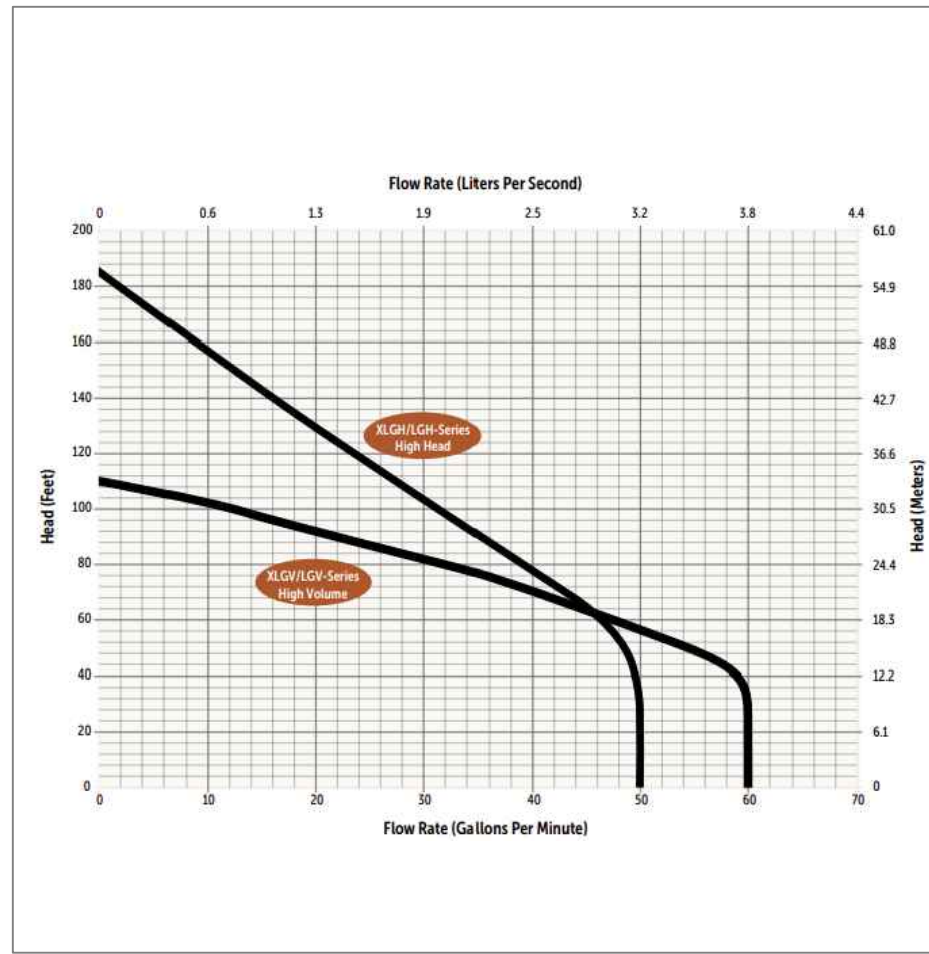
VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

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: 3 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.



LGH-022 PERFORMANCE CURVE

LOCATION	MODEL	HP	GPM	FT/TDH	VOLTAGE	PHASE	DISCHARGE	IMPELLER
L.S. 1	LGH-022	2.5	49	7.4	230	1	2"	OPEN

LOCATION	ELEV. (A)	ELEV. (B)	ELEV. (C)	ELEV. (D)	ELEV. (E)	ELEV. (F)	ELEV. (G)
L.S. 1	4.75	0.83	0.33	-0.17	-0.67	-1.67	-3.17

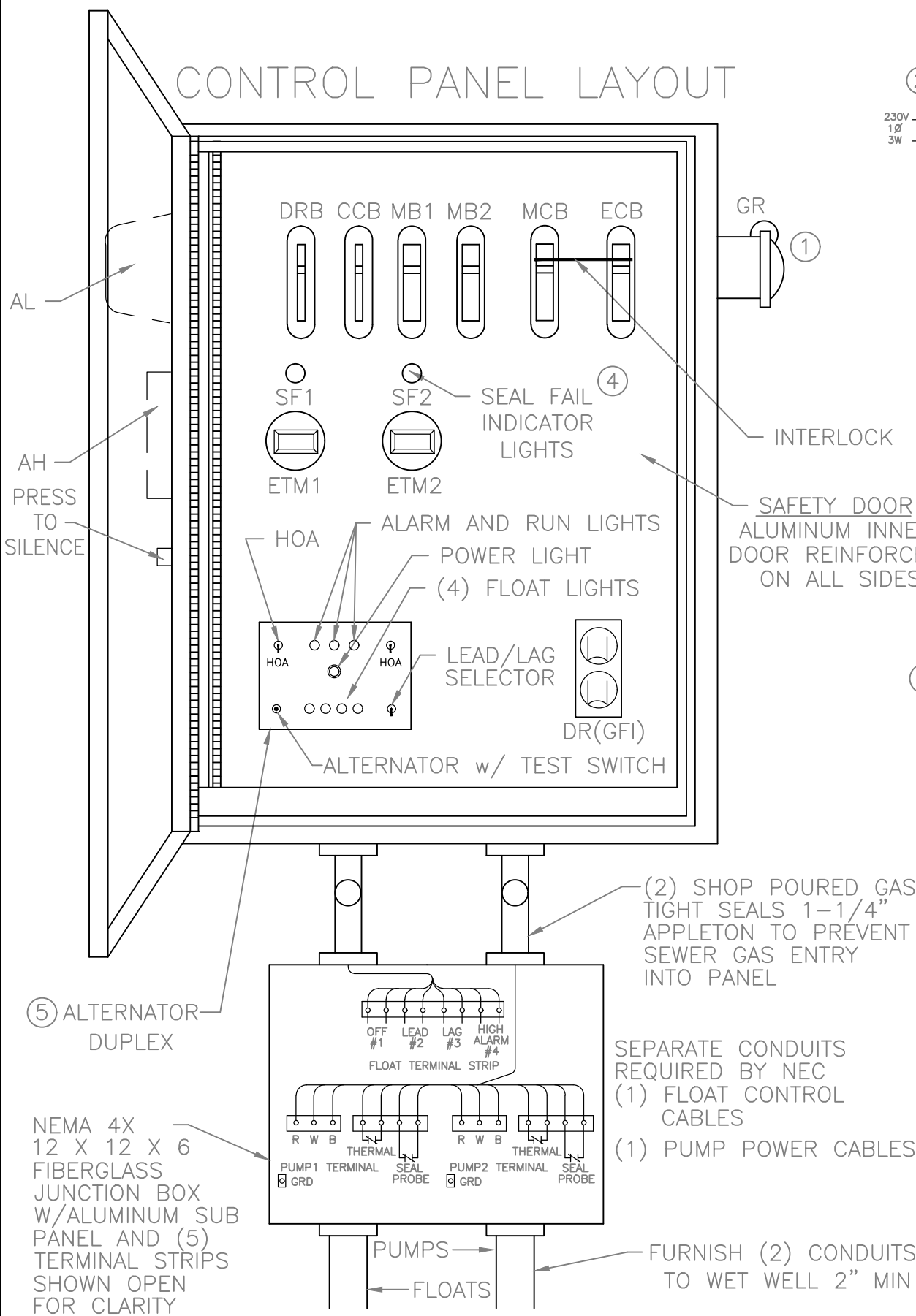
CONTROL PANEL -SHALL CONFORM TO FL DEP 62-604.42(A) CONTRACTOR TO VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.

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.

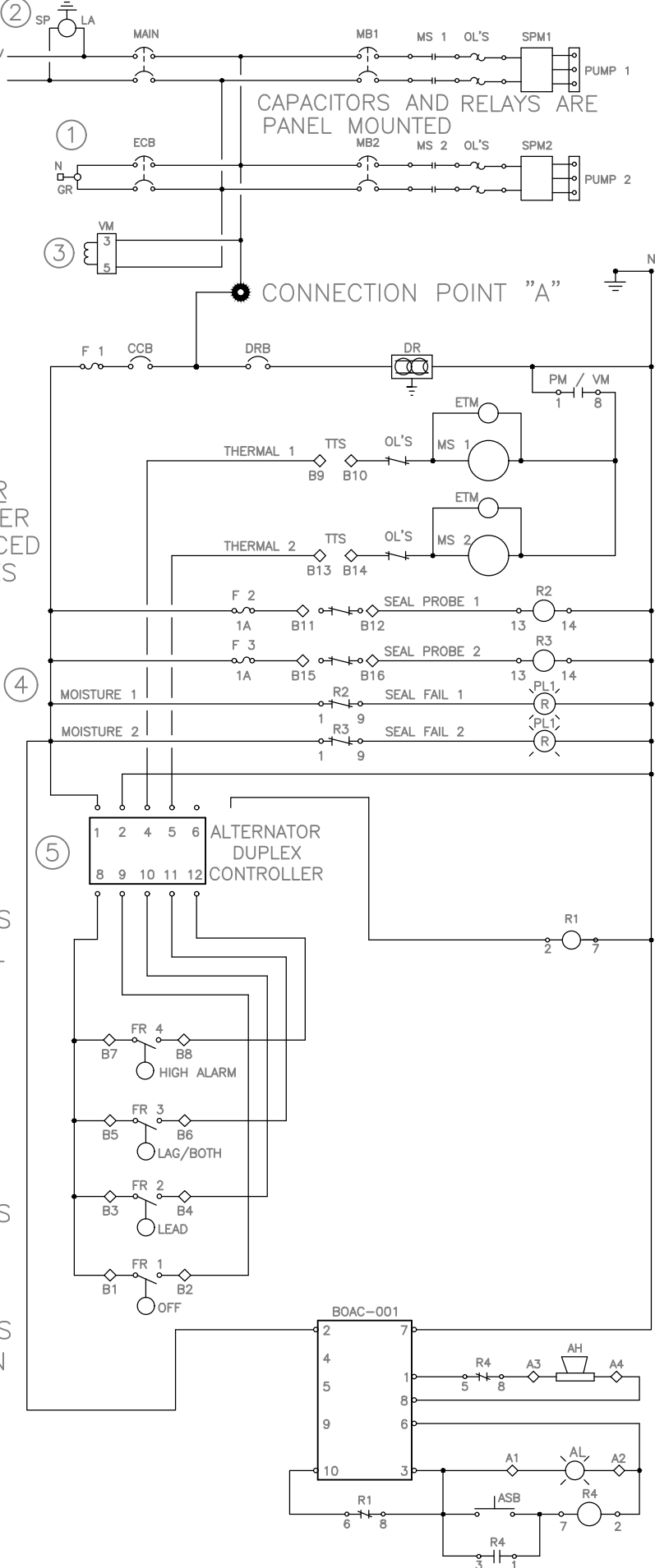
CONTRACTOR TO PROVIDE 240V, 1/0, 100 AMP SERVICE FOR FPL AERIAL SERVICE. INCLUDE RISER, WEATHERHEAD, GROUND SYSTEM (3 GROUND RODS, 10 FEET APART TO GET LESS THAN 5 OHMS RESISTANCE TO GROUND), ELECTRICAL METER, MOUNTING POST AND CIRCUIT BREAKER SERVICE DISCONNECT WITH LIGHTNING ARRESTOR AND SURGE SUPPRESSOR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



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	SCF
			CHECKED BY	SCF
			APPROVED BY	SCF

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CONSTRUCTION PLAN FOR
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1523 PERIWINKLE WAY**

CITY OF SANIBEL, LEE COUNTY, FLORIDA

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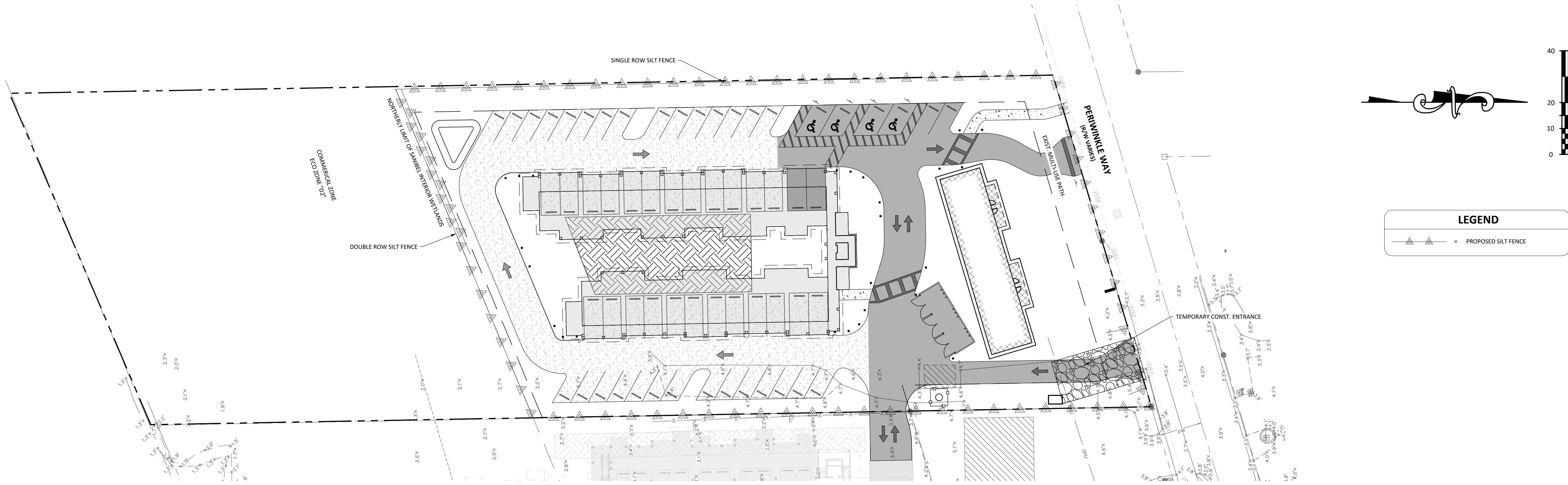
LIFT STATION DETAILS

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

PROJECT NO:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	NA
SHEET:	C7.3

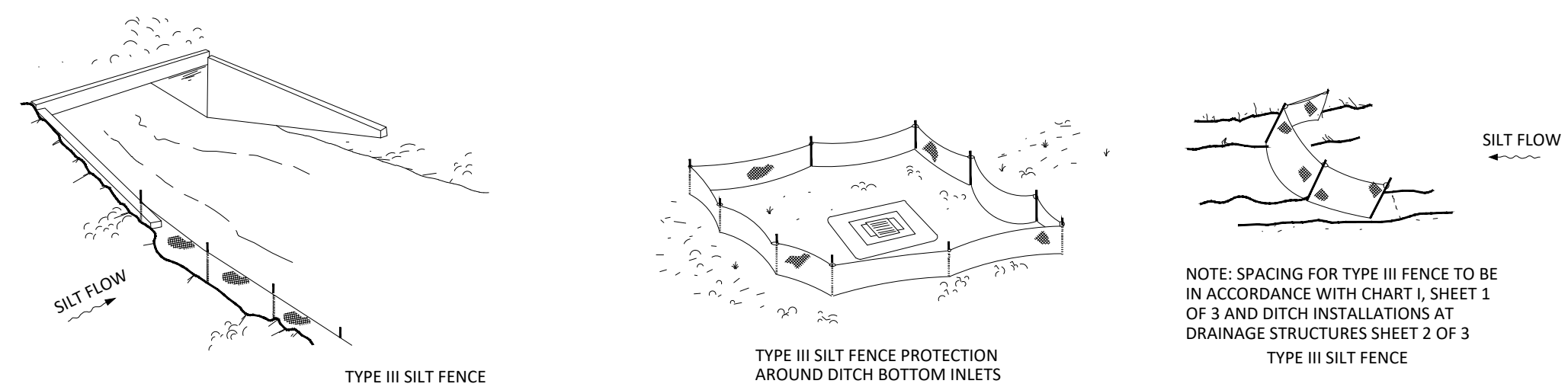
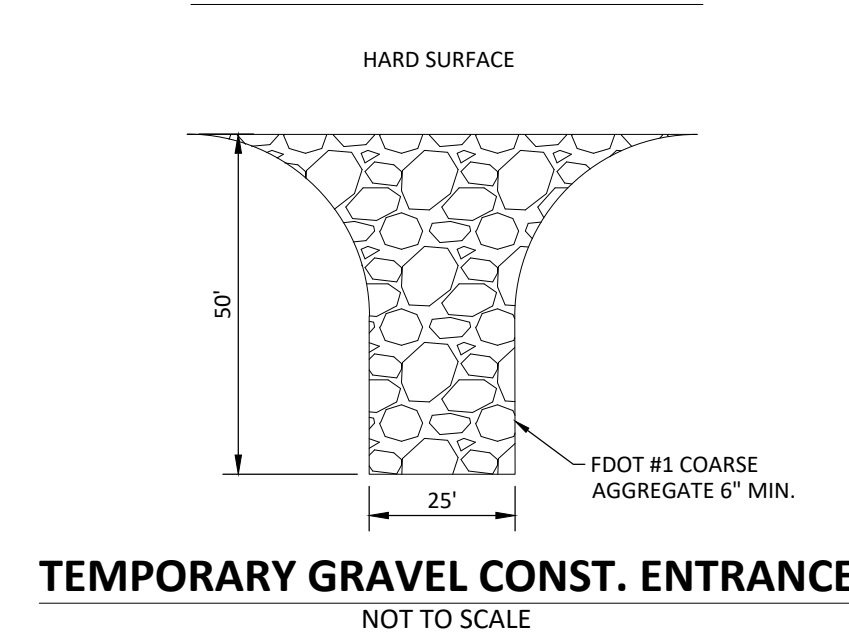
PERMIT SET

P:\Projects\25\301.2500789.000_Riverview_II_Housing_and_Urban_Developme\06-CAD\Plans\08.0_ENS.dwg Plotted: Feb 04, 2026 — 2:58pm by stefhaber

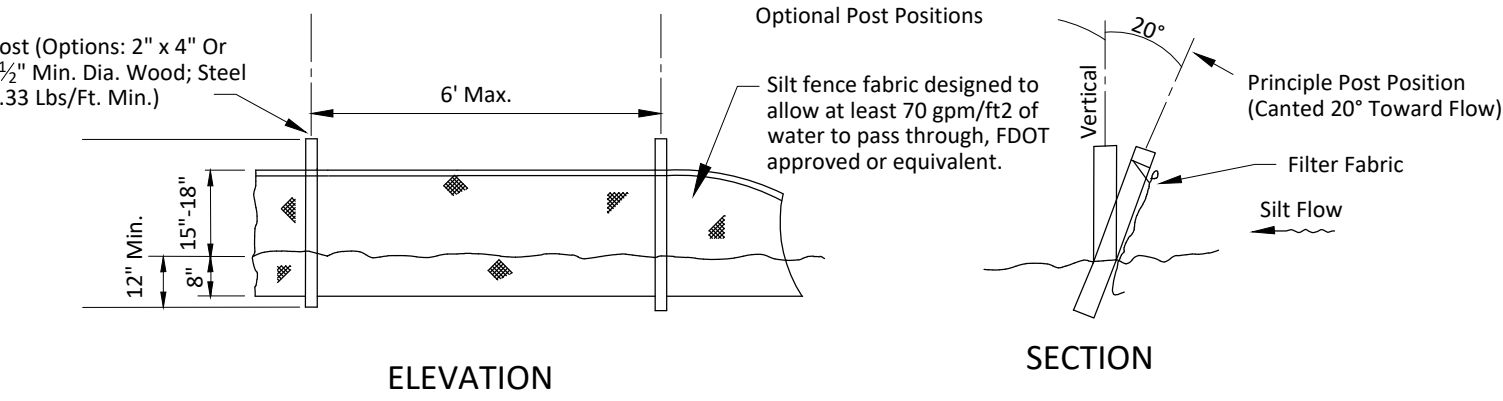


LEGEND

= PROPOSED SILT FENCE



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



SILT FENCE
(FOR INFORMATIONAL PURPOSES ONLY)
NOT TO SCALE

NO.	REVISIONS	DATE

DESIGNED BY	SCF
DRAWN BY	SCF
CHECKED BY	SCF
APPROVED BY	SCF

OWNER / DEVELOPER:
COMMUNITY HOUSING AND RESOURCES, INC.
2340 PERIWINKLE WAY, SUITE K-2
SANIBEL, FL 33957

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
Phone:239.206.5093 WWW.DRMP.COM

CONSTRUCTION PLAN FOR
RIVERVIEW II AT 1523 PERIWINKLE WAY
CITY OF SANIBEL, LEE COUNTY, FLORIDA
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE

EROSION AND SEDIMENT CONTROL PLAN

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

PROJECT NO:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	1" = 20'
SHEET:	C4.0

PERMIT SET