

# CONSTRUCTION PLANS

for

# RIVERVIEW II AT 1523 PERIWINKLE WAY

## SANIBEL, FLORIDA

### VICINITY MAP

SCALE: 1" = 500'



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- 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.

PERMITTING SET

**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 PARAGRAPH 20.8) 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.

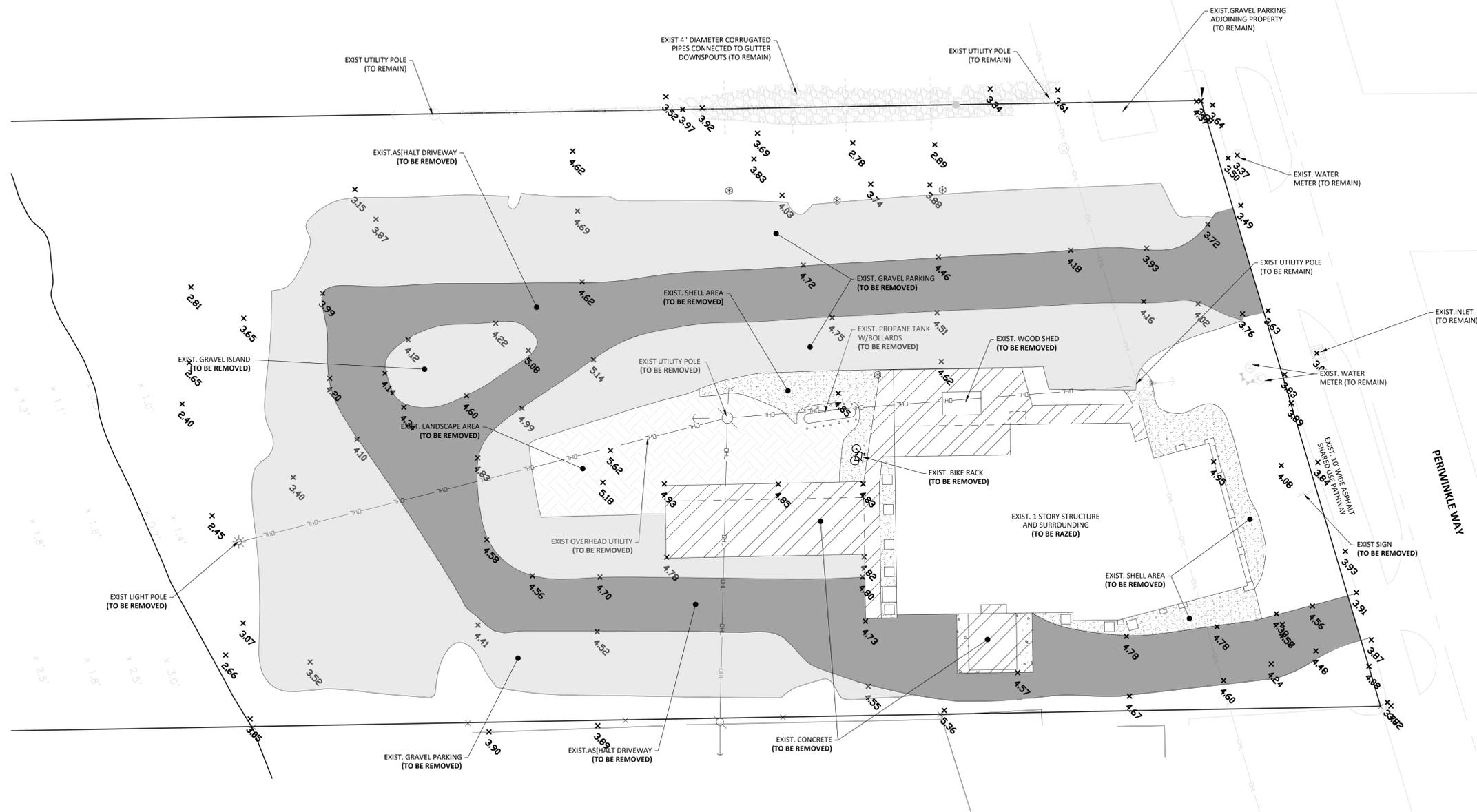
33. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH 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.

P:\Projects\25\301\_2500789\_000\_Riverview\_II\_Housing\_and\_Urban\_Developme\06\_CAD\_Plans\C2\_0\_GENERAL\_NOTES.dwg Plotted: Jan 13, 2026 12:22:04 by gfehrhaber

		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 1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901 Phone: 239.206.5093 WWW.DRMP.COM	CONSTRUCTION PLAN FOR		PROJECT NO.: 301.2501366.000 DATE: JANUARY 2026 SCALE: NA SHEET: C2.0	
		DRAWN BY	SCF			<b>RIVERVIEW II AT</b> <b>1523 PERIWINKLE WAY</b>			GENERAL NOTES
		CHECKED BY	SCF			CITY OF SANIBEL, LEE COUNTY, FLORIDA			
		APPROVED BY	SCF			DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE			
NO.	REVISIONS	DATE				Stephen C. Fehrhaber, PE Florida P.E. No. 98609			

PERMIT SET

I:\Projects\25\301.2500789.000\_Riverview\_II\_Housing\_and\_Urban\_Development\CAD\Plans\C3.0\_EXISTING\_CONDITIONS.dwg Plotted: Jan 13, 2026 12:21pm by sfelhaber



LEGEND	
	EXIST. OVERHEAD ELECTRIC
	EXIST. ASPHALT DRIVEWAY (TO BE REMOVED)
	EXIST. GRAVEL PARKING (TO BE REMOVED)
	EXIST. CONCRETE (TO BE REMOVED)
	EXIST. SHELL (TO BE REMOVED)
	EXIST. LANDSCAPE AREA (TO BE REMOVED)
	EXIST. SPOT GRADE

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

NO.	REVISIONS	DATE	APPROVED BY	SCF

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

**EXISTING CONDITIONS AND DEMOLITION PLAN**

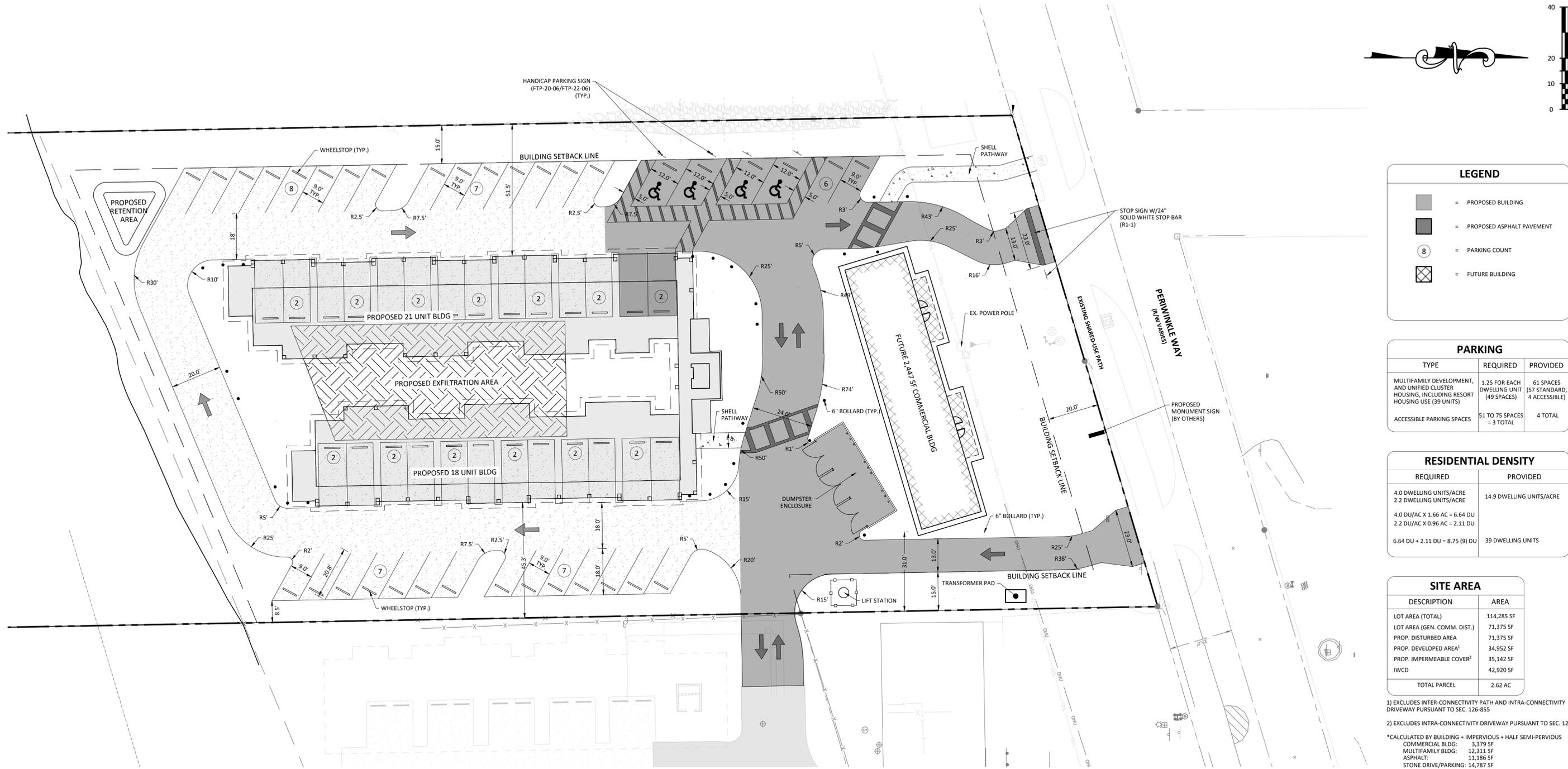
Stephen C. Felhaber, PE  
 Florida P.E. No. 98609

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

PERMIT SET

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE

I:\Projects\25301\2500789\000\_Riverview\_II\_Housing\_and\_Urban\_Developme\06-CAD\Plans\C4\_0\_SITE\_PLAN.dwg Plotted: Feb 04, 2026 2:45pm by stefhaber



LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black;"></span>	= PROPOSED BUILDING
<span style="display: inline-block; width: 15px; height: 15px; background-color: #333333; border: 1px solid black;"></span>	= PROPOSED ASPHALT PAVEMENT
<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; text-align: center; line-height: 15px;">8</span>	= PARKING COUNT
<span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; border-style: dotted;"></span>	= 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 <sup>1</sup>	34,952 SF
PROP. IMPERMEABLE COVER <sup>2</sup>	35,142 SF
IWCD	42,920 SF
<b>TOTAL PARCEL</b>	<b>2.62 AC</b>

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: 11,380 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	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

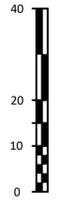
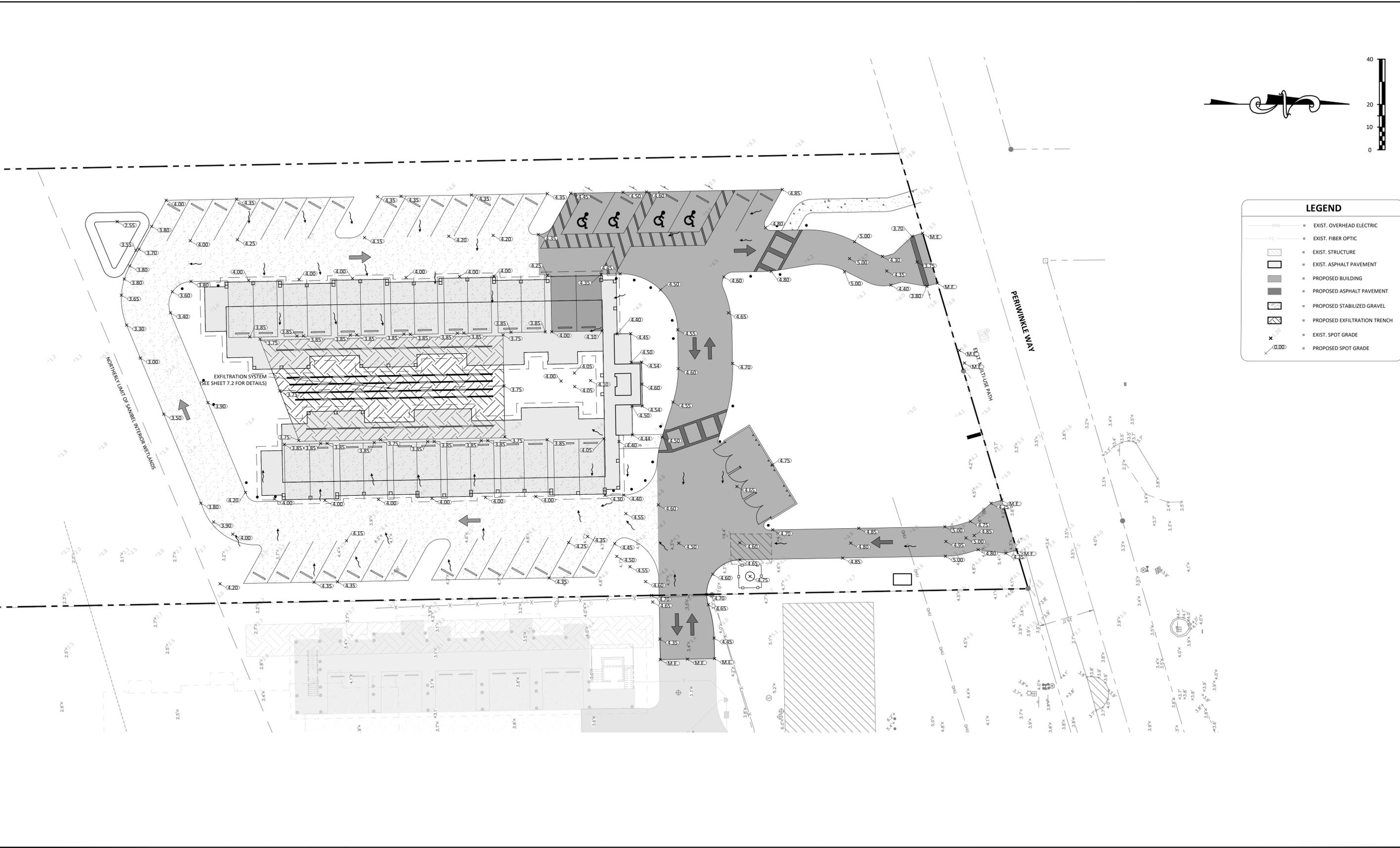
CONSTRUCTION PLAN FOR  
**RIVERVIEW II AT 1523 PERIWINKLE WAY**  
 CITY OF SANIBEL, LEE COUNTY, FLORIDA  
 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE

**SITE PLAN**

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

PERMIT SET

I:\Projects\25\301.2500789.000\_Riverview\_II\_Housing\_and\_Urban\_Development\06-CAD\Plans\C5.0\_PGD.dwg Plotted: Feb 04, 2026 1:55pm by sfehhaber



LEGEND	
	= EXIST. OVERHEAD ELECTRIC
	= EXIST. FIBER OPTIC
	= EXIST. STRUCTURE
	= EXIST. ASPHALT PAVEMENT
	= PROPOSED BUILDING
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED STABILIZED GRAVEL
	= PROPOSED EXFILTRATION TRENCH
	= EXIST. SPOT GRADE
	= PROPOSED SPOT GRADE

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

**PAVING, GRADING,  
 AND DRAINAGE PLAN**

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

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	1" = 20'
SHEET:	C5.0

PERMIT SET

I:\Projects\25\3012500789\000\_Riverview\_II\_Housing\_and\_Urban\_Development\06-CAD\Plans\C6.0\_UTILITY\_PLAN.dwg Plotted: Feb 04, 2026 1:53pm by sfelhaber



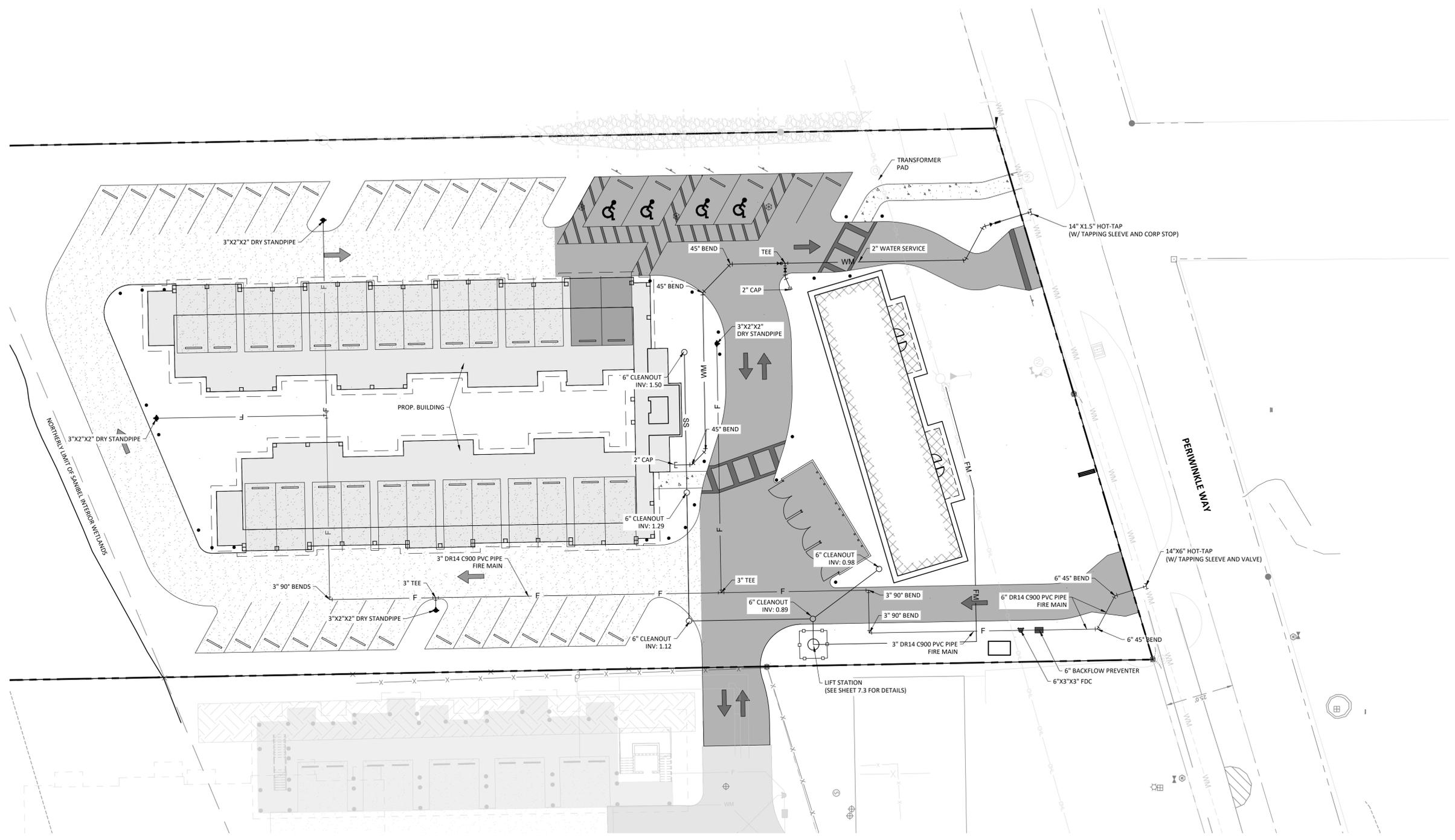
LEGEND	
	EXIST. OVERHEAD ELECTRIC
	EXIST. FIBER OPTIC
	PROPOSED WATER MAIN
	PROPOSED FIRE MAIN
	PROPOSED GRAVITY SEWER
	PROPOSED FORCE MAIN
	EXIST. STRUCTURE
	PROPOSED BUILDING
	DEMO

**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	APPROVED BY	SCF

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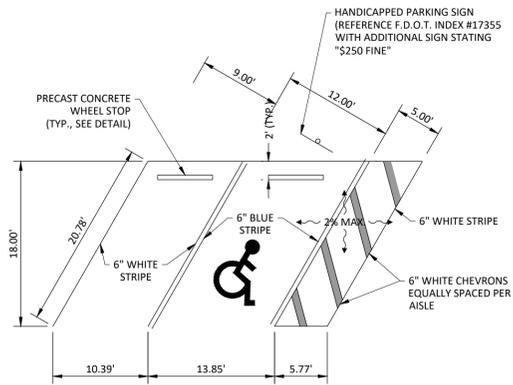
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**UTILITY PLAN**

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

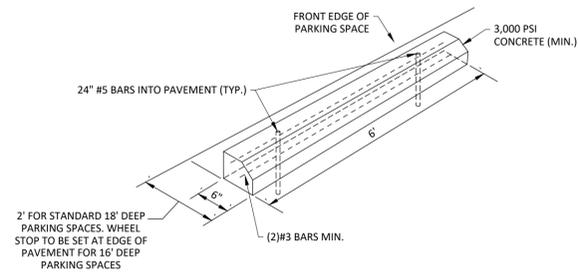
Stephen C. Felhaber, PE  
 Florida P.E. No. 98609

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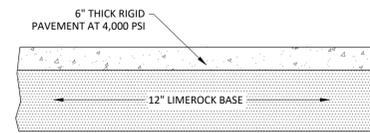


- NOTES:**
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

**PARKING SPACE DETAIL**  
NTS

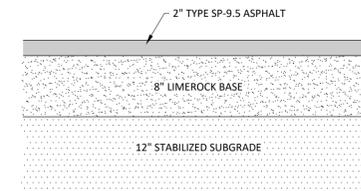


**WHEEL STOP DETAIL**  
NTS



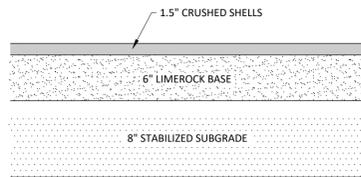
- NOTES:**
1. 12" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180).
  2. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.

**TYPICAL RIGID PAVEMENT SECTION**  
NTS



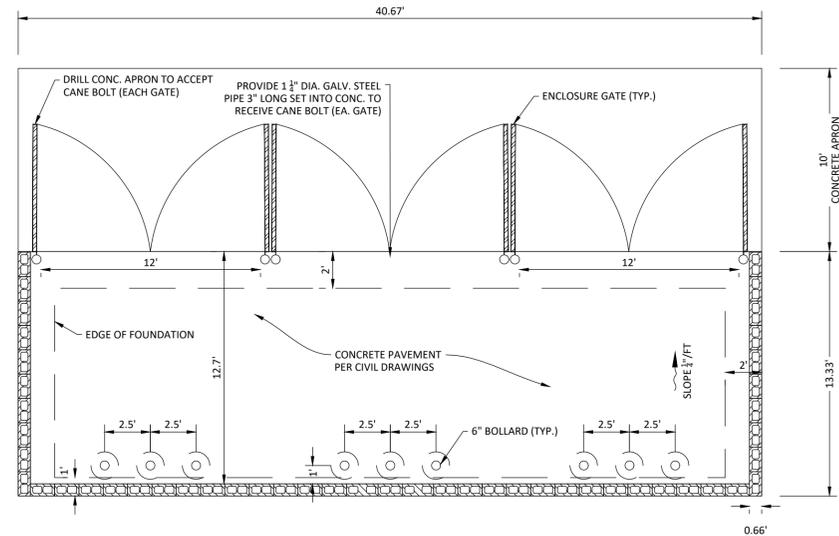
- NOTES:**
1. 8" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (AASHTO T-180)
  2. 12" STABILIZED SUBGRADE (MIN. LBR 40).
  3. STABILIZED SUBGRADE TO EXTEND 12 INCHES BEYOND BACK OF CURB AND WHEN NO CURB IS PRESENT, LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
  4. BID ALTERNATE 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:  
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CONSTRUCTION PLAN FOR  
**RIVERVIEW II AT 1523 PERIWINKLE WAY**

CITY OF SANIBEL, LEE COUNTY, FLORIDA

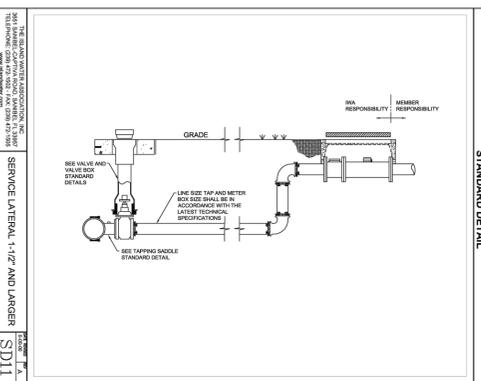
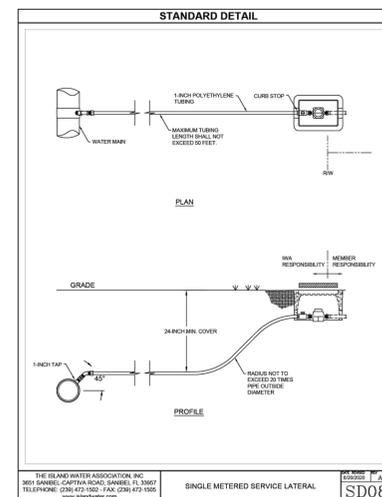
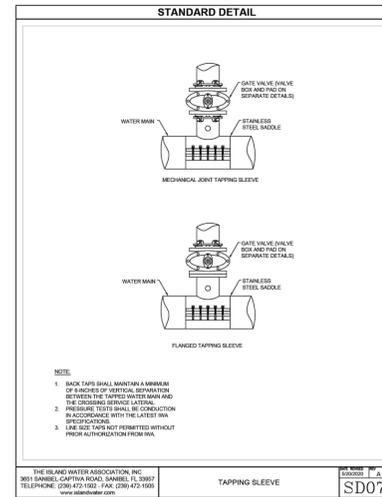
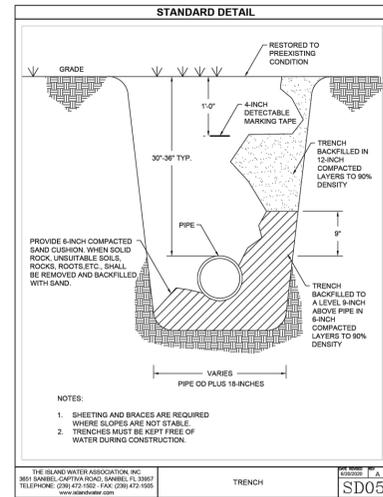
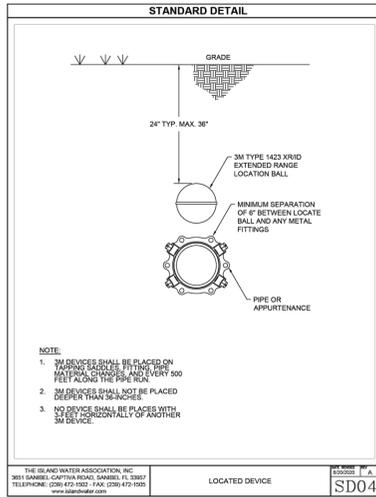
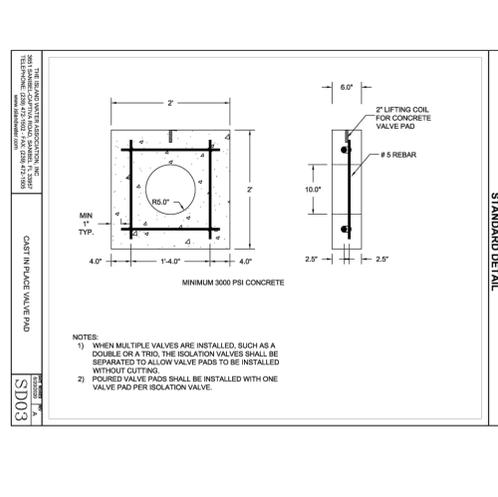
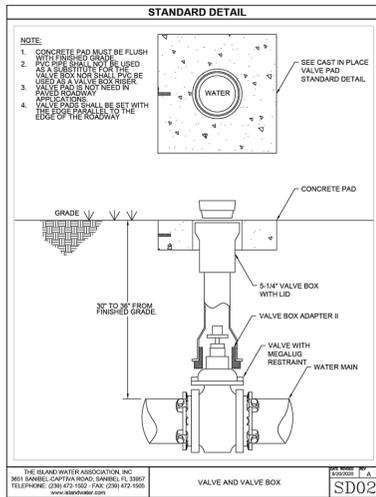
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**GENERAL DETAILS**

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

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

**PERMIT SET**



**STANDARD DETAIL**

Restrained Length in feet for Ductile Iron (poly wrapped)

Size	Bend				Dead End	Tee
	45	22.5	11.25	5		
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	Bend				Dead End	Tee
	45	22.5	11.25	5		
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  
30" cover  
150 psi test pressure

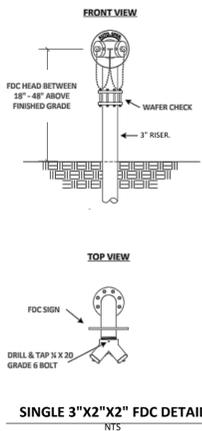
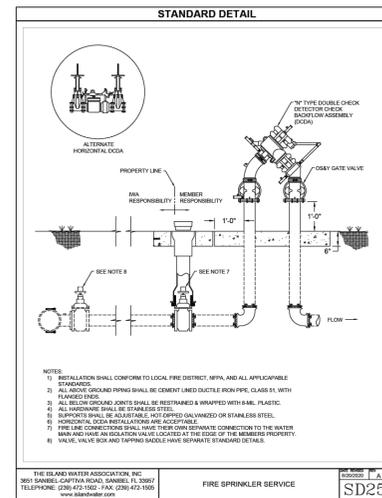
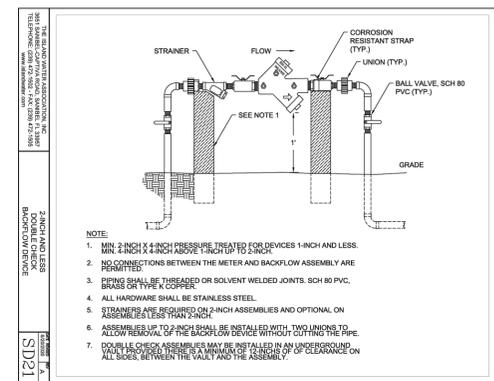
**STANDARD DETAIL**

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	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
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) 3 ft. 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 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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NO.	REVISIONS	DATE	APPROVED BY	SCF

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

OWNER / DEVELOPER:  
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SANIBEL, FL 33957

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CONSTRUCTION PLAN FOR  
**RIVERVIEW II AT 1523 PERIWINKLE WAY**  
CITY OF SANIBEL, LEE COUNTY, FLORIDA

UTILITY DETAILS

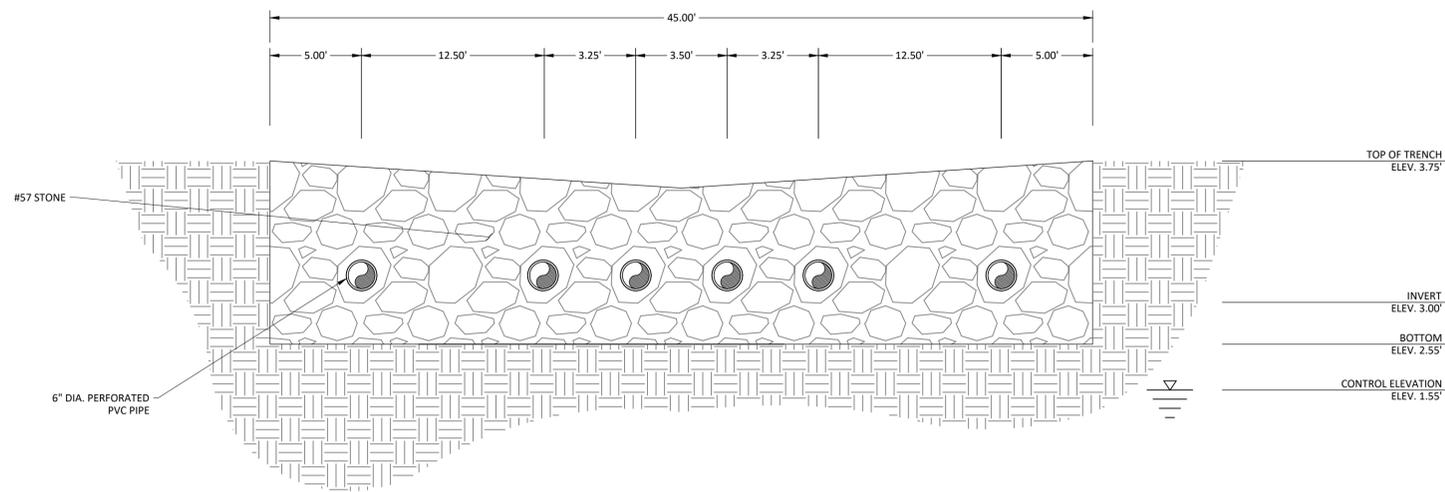
PROJECT NO.: 301.2501366.000  
DATE: JANUARY 2026  
SCALE: NA  
SHEET: C7.1

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

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**EXFILTRATION TRENCH DETAIL**  
NTS



**Riverview II**  
RETENTION CALCULATIONS

**DRAINAGE DATA**

Roof Area	7250 sf
Net Impervious Area	1985 sf
Permeous Disturbed Area	5655 sf
Average Site Grade (ft. - NAVD)	4.10 ft (NAVD)
Control Elevation (FOOT) (ft. - NAVD)	1.55 ft (NAVD)
Average Depth to Water Table (ft)	2.55 ft
5-Year 2-Hour Design Storm Event	2.80 in

**ACCUMULATED DIRECT RUNOFF, Q**

Accumulated Rainfall	P = 2.80 inches
Soil Storage Effect	
- Impermeous Available Soil Storage	S = 0.00 inches
- Permeous Disturbed Available Soil Storage	S = 3.56 inches
- Permeous Undisturbed Available Soil Storage	S = 4.71 inches

**EQUATIONS**

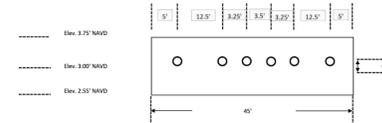
$Q = \frac{(P - 0.2(5))^2}{(P + 0.8(5.5))}$

$Q_A = \text{Area Runoff} / \text{Volume} = Q \times \text{Area}$

**RUNOFF CALCULATIONS**

Impervious Surface	Q = 2.80
Q x A =	3256.1 cf
Permeous Disturbed Surface	Q = 0.77
Q x A =	3768.0 cf
Permeous Undisturbed Surface	Q = 0.53
Q x A =	0.0 cf
Required Retention Volume =	7024.1 cf
Is proposed storage acceptable?	Yes

Trench Area	16,450 sf
Trench x Base Depth	1.8 ft
Trench Storage	5,379 sf
Stone Void Ratio	0.4
Trench Length	300 ft
Pipe Length	88.5 ft
Number of Pipes	5
Pipe Cross-sectional Area	0.982 sf
Trench Cross-sectional Area	24.338 sf
Trench Storage	2,202 sf
Detention Area (Bottom)	231 sf
Detention Area (Top)	545 sf
Detention Depth	1 ft
Detention Area Volume	381 sf
Total Available Storage	8,986 sf



1/12/2026  
Page 1 of 1



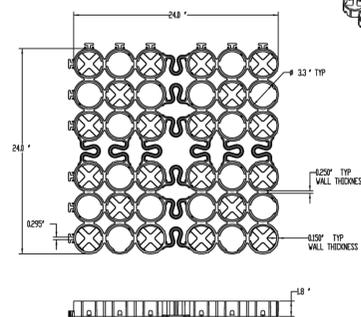
True to your project. True to the environment.  
MADE IN U.S.A.

TRUEGRID PRO PLUS 24" X 24" X18"  
US PATENT NO. 8,734,649

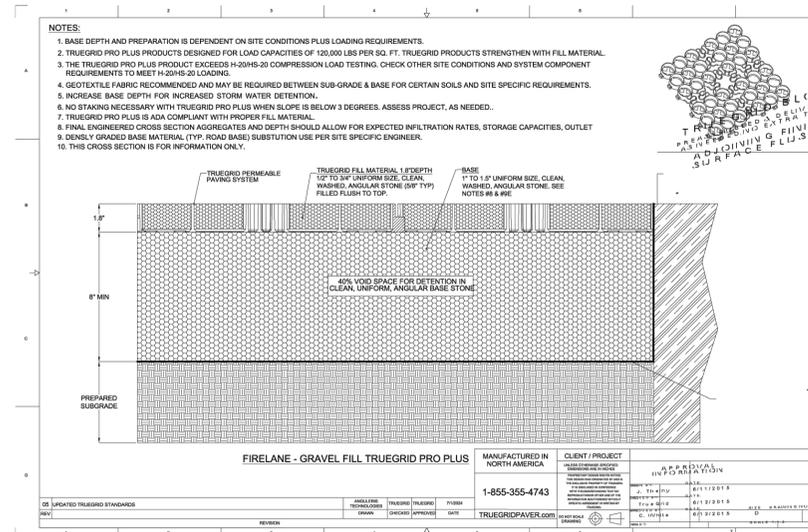
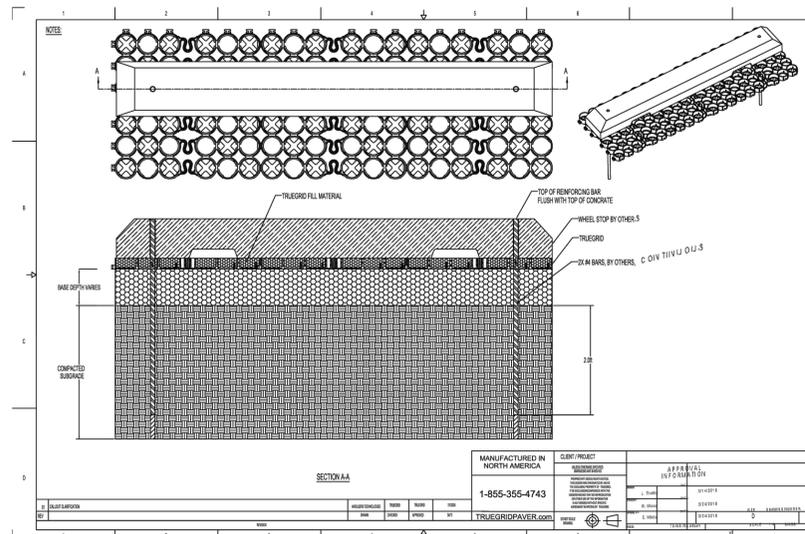
- PROPRIETARY FEATURES:**
- 1) F-ANCHORS FOR STAKING NEEDED
  - 2) 3 POINT MULTIFUNCTION LOKING TABS
  - 3) S-FLEX JOINTS & BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGES
  - 4) DEEP STRENGTH DESIGN

**OTHER:**

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



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



**NOTES:**

1. BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUeGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUeGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. THE TRUeGRID PRO PLUS PRODUCT EXCEEDS H-20HS-20 COMPRESSION LOAD TESTING. CHECK OTHER SITE CONDITIONS AND SYSTEM COMPONENT REQUIREMENTS TO MEET H-20HS-20 LOADING.
4. GEOTEXTILE FABRIC RECOMMENDED AND MAY BE REQUIRED BETWEEN SUB-GRADE & BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUeGRID PRO PLUS WHEN SLOPE IS BELOW 3 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUeGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET
9. DENSELY GRADED BASE MATERIAL (TYP. ROAD BASE) SUBSTITUTION USE PER SITE SPECIFIC ENGINEER.
10. THIS CROSS SECTION IS FOR INFORMATION ONLY.

NO.	REVISIONS	DATE	APPROVED BY	SCF

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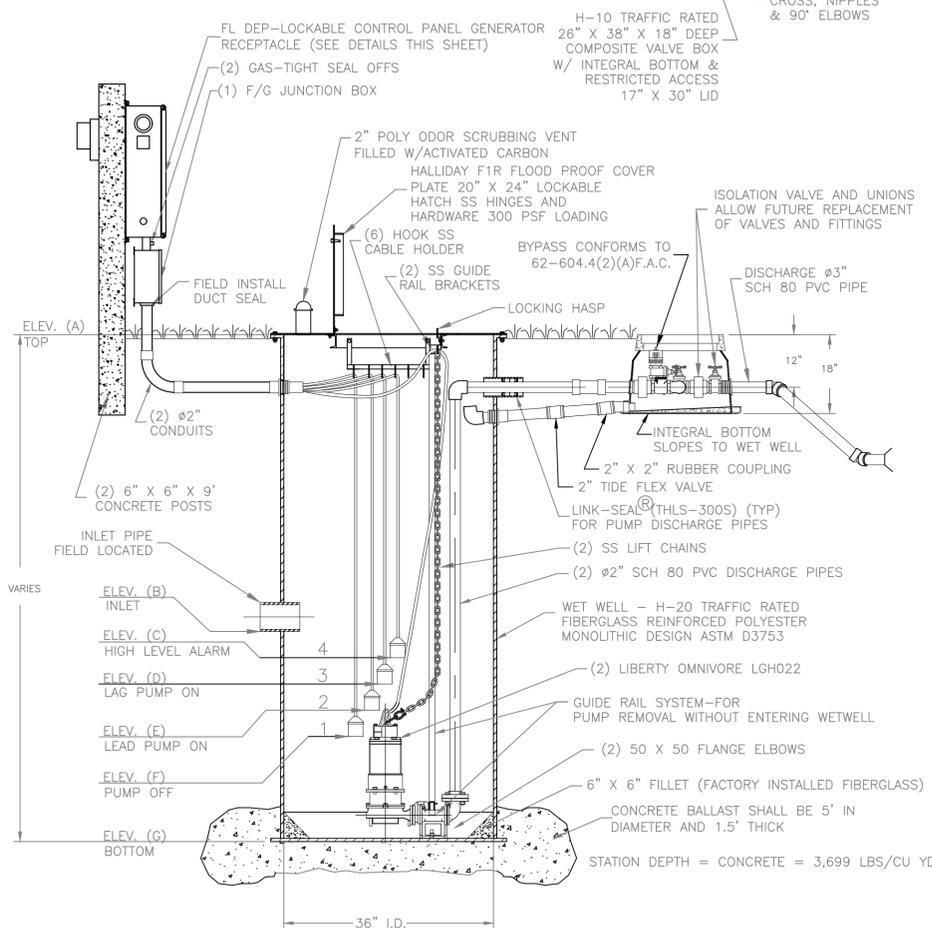
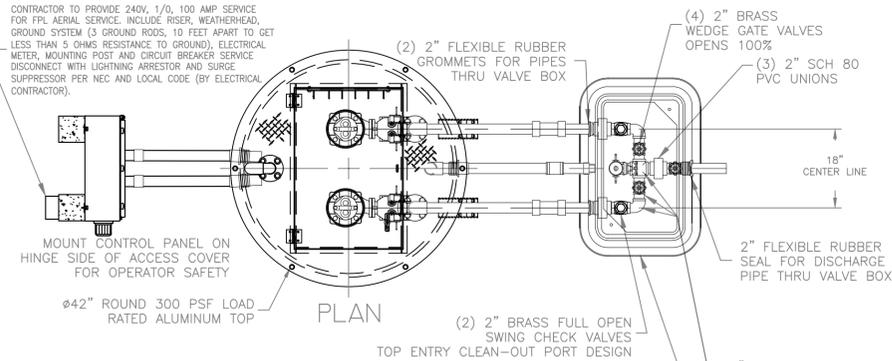
**DRAINAGE DETAILS**

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SHEET: C7.2

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

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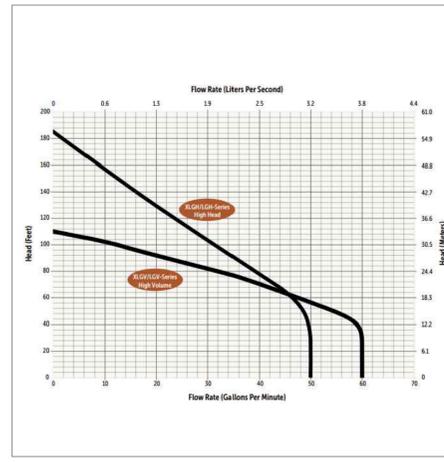


LIFT STATION SEWAGE GRINDER PUMP 36" DUPLEX STATION - 2" PIPING WITH SLIDE RAIL SYSTEM

- 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:** 3 SCHEDULE 80 PVC.
- FLOAT SWITCHES:** UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO) OR EQUAL. PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE MOTORS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, FRP WET WELL, HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

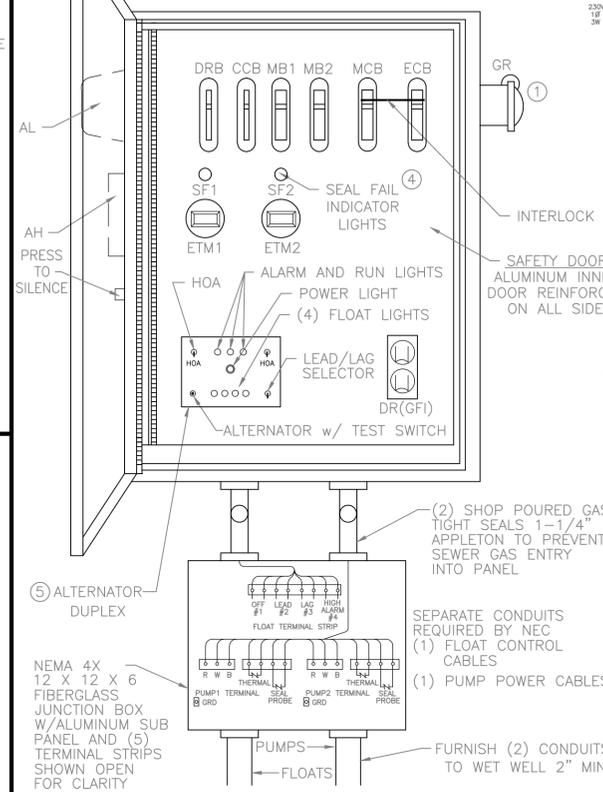


LOCATION	MODEL	HP	GPM	FT/TDH	VOLTAGE	PHASE	DISCHARGE	IMPELLER
L.S. 1	LGH-022	2.5	49	7.4	230	1	2"	OPEN

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.

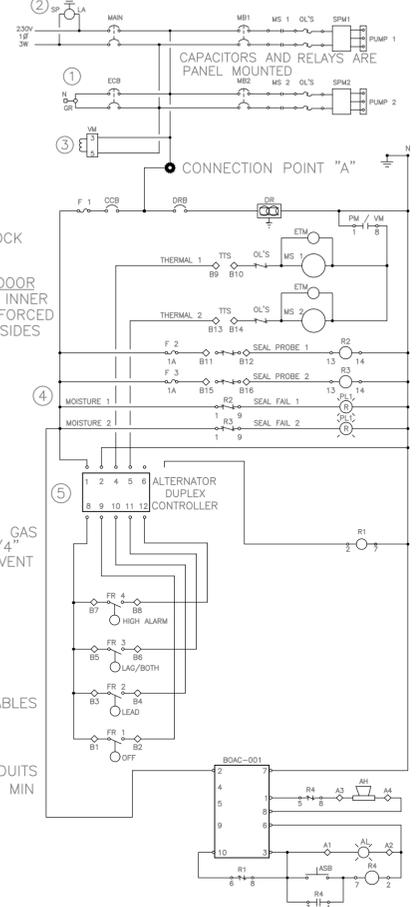
CONTROL PANEL LAYOUT



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



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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NO.	REVISIONS	DATE	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

**LIFT STATION DETAILS**

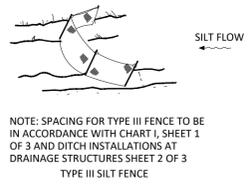
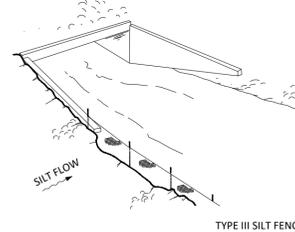
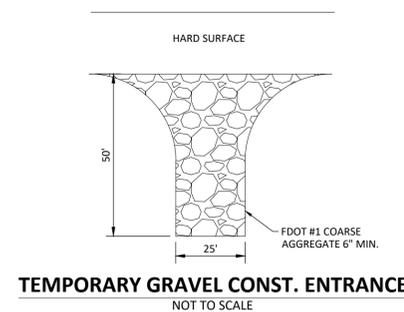
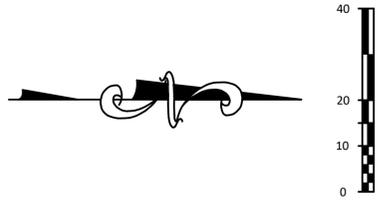
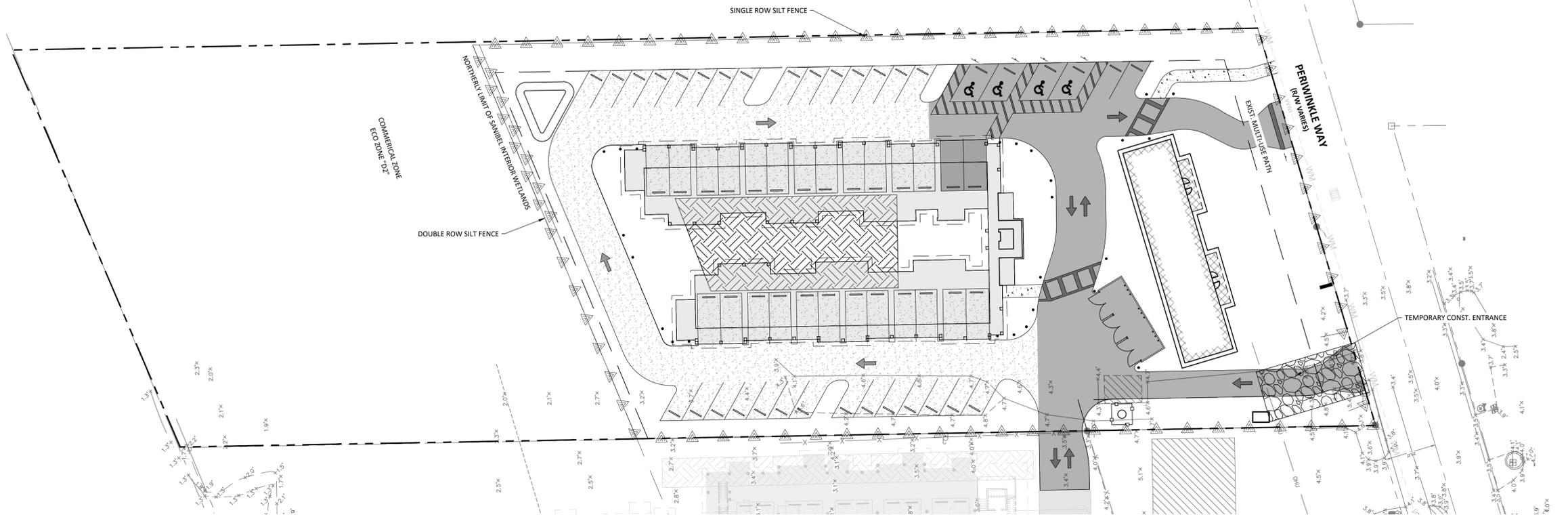
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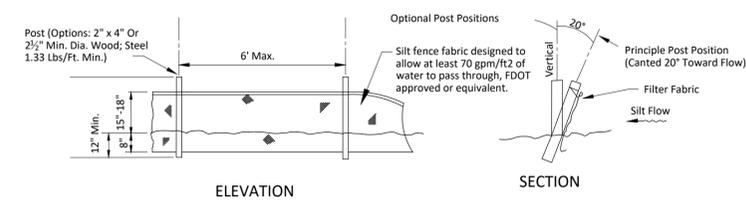
Stephen C. Fehhaber, PE  
 Florida P.E. No. 98609

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**SILT FENCE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
NOT TO SCALE

NO.	REVISIONS	DATE	APPROVED BY	SCF

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 DRAWN BY SCF  
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 APPROVED BY SCF

**OWNER / DEVELOPER:**  
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CONSTRUCTION PLAN FOR  
**RIVERVIEW II AT 1523 PERIWKLE WAY**  
 CITY OF SANIBEL, LEE COUNTY, FLORIDA

**EROSION AND SEDIMENT CONTROL PLAN**

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

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

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