Blackburn Creek
Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817
Phone 407-723-5900; Fax 407-723-5901
www.blackburncreekcdd.com

The meeting of the Board of Supervisors for the **Blackburn Creek Community Development District** will be held **Tuesday, May 13, 2025, at 11:00 a.m.** located at **6853 Energy Ct, Lakewood Ranch, FL 34240. The following is the proposed agenda for this meeting**.

Call in number: 1-844-621-3956
Passcode: 2538 286 6774 #

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Consideration of the Minutes of the April 8, 2025, Board of Supervisors' Meeting
2. Consideration of Resolution 2025-04, Approving a Preliminary Budget for FY 2026 and Setting a Public Hearing Date
3. Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees
4. Review and Consideration of PFM Fee Increase letter
5. Letter from the Supervisor of Elections – Sarasota County
6. District Engineer Project Update
    a. Inspected Curb Inlets and Manholes- Phase 3
    b. Stormwater System Inspection Phase 3
7. Ratification of Payment Authorization No. 237 & 238
8. Review of District Financial Statements

Other Business

- Staff Reports
    - District Counsel
    - District Engineer
    - District Manager
    - District Accountant
- Audience Comments
- Supervisors Requests

Adjournment

pfm

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes of the April 8, 2025, Board of Supervisors Meeting

MINUTES OF MEETING

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Tuesday, April 8, 2025, at 11:00 a.m.
6853 Energy Ct., Lakewood Ranch, FL 34240

Board Members Present via Speaker or in Person:

Kevin Johnson	Chairperson
Kirk Fegley	Vice Chairperson
Michael Sprout	Assistant Secretary
Phil Davis	Assistant Secretary
James Sverapa	Assistant Secretary

Also Present via Speaker or in Person:

Venessa Ripoll	District Manager- PFM Group Consulting LLC	
Rick Montejano	Accountant - PFM Group Consulting LLC	(via phone)
Gazmin Kerr	ADM - PFM Group Consulting LLC	(via phone)
Andy Cohen	District Counsel	
Robert Dvorak	District Engineer	(via phone)

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

The Board of Supervisors' Meeting for the Blackburn Creek CDD was called to order at approximately 11:00 a.m. by Ms. Ripoll. She proceeded with roll call and confirmed quorum. Those in attendance are outlined above either in person or via speaker phone.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of the Minutes of the March 11, 2025, Board of Supervisors Meeting

The Board reviewed the minutes. It was noted there should be a change on page 2 regarding the permit change, Developer needs to be changed to Master HOA.

On MOTION by Mr. Davis, seconded by Mr. Fegley, with all in favor, the Board approved the Minutes of the March 11, 2025, Board of Supervisors' Meeting, with noted changes.

District Engineer Project Update

a. Review of the Annual Inspection Report

b. Update on Finn Outdoor

i. Final Costs and Completion Update

c. HOA Maintenance Recommendations

Mr. Dvorak gave a project update. He stated the annual project has been completed satisfactorily by Finn Outdoor and invoices can be paid. The skimmer was also installed. A field inspection report will be given to the Board once it is complete and has been reviewed. The storm sewer system overview will also be included in that report. There is ongoing progress in the construction for River Road and culverts have been installed in time for rainy season. Lastly, Mr. Dvorak compiled and sent a response to the HOA regarding the barrier and crossing, but the HOA has not replied.

There was a brief discussion on the response that was sent to the HOA. Mr. Dvorak gave an overview. He noted he included a recommendation to repair or remove the footbridge that has been disintegrating. Ms. Ripoll sent the response to the Board.

Mr. Cohen read the letter from the Master HOA stating that Solitude has been hired to clean out the entire Alligator Creek Waterways. However, it was noted this is not the same area.

There was also a discussion regarding what has already been cleaned out by the HOA and what has yet to be completed. It was noted that if the HOA is going to keep these areas, they have to maintain them.

It was noted there has been no update on the permitting from the HOA.

Mr. Dvorak noted this report was for Phase 3. The older communities were done first.

There was a brief discussion on when to setup the next year's contract. Mr. Dvorak noted it could be done in the fall and have the work done in April. He will bring a proposal for Finn Outdoor to the September meeting.

Ms. Ripoll stated that once the report is in final form, it will be placed on the District's website.

Ms. Ripoll gave an overview of the Finn Outdoor invoices, one for $30,000 and one for $7,000. She requested ratification.

On MOTION by Mr. Fegley, seconded by Mr. Johnson, with all in favor, the Board ratified the Finn Outdoor Invoices for Final Costs and Completion.

Discussion of the 2015 Bond Refund

Mr. Montejano gave an overview to the Board. He noted for the 2015 Bond refund, it has to be 12 years before moving forward.

Review and Consideration of VGlobalTech Fee Increase

Ms. Ripoll stated VGlobalTech is increasing their fee from $135 a month to $145 a month. They have not increased in several years. This increase will start in October 2025 with the new fiscal year.

On MOTION by Mr. Davis, seconded by Mr. Sverapa, with all in favor, the Board approved the VGlobalTech Increase.

Ratification of the Fishkill Invoice from Atlantic Recovery Services, Inc.

Ms. Ripoll stated this was necessary due to the smell of the dead fish. This vendor can be used in the future if needed.

Mr. Sprout suggested communicating to the residents that this was completed. He also suggested speaking with the HOA to possibly split the cost in the future, as the ponds are their responsibility and stormwater drains are the CDD responsibility. Ms. Ripoll stated there have been multiple email communications with the HOA in which they felt the CDD was responsible. It was noted the HOA contract with Solitude does not cover this service.

Mr. Johnson stated the community does know that the CDD took care of this service.

Ms. Ripoll stated it can be approached differently in the future as she hopes for better communication with the new General Manager.

There was a brief discussion regarding whose responsibility it was and the timeline of it being completed. It was noted this was done for the public good.

There was also a brief discussion on how this invoice will be itemized in the budget.

On MOTION by Mr. Fegley, seconded by Mr. Sprout, with all in favor, the Board ratified the Fishkill Invoice from Atlantic Recovery Services, Inc.

Ratification of Payment Authorization No. 236

Ms. Ripoll stated these are for contractual obligations. This is solely for ratification.

On MOTION by Mr. Sverapa, seconded by Mr. Davis, with all in favor, the Board ratified Payment Authorization No. 236.

Review of District Financial Statements

Ms. Ripoll stated that the District financials were through March 2025.

Mr. Montejano gave an overview of the financials and stated the assessments are at 93% collected.

There was a brief discussion regarding the carry forward revenue.

On MOTION by Mr. Fegley, seconded by Mr. Sverapa, with all in favor, the Board approved the District Financials.

THIRD ORDER OF BUSINESS **Staff Reports**

District Counsel – Mr. Cohen noted he will not be present at the May meeting. His partner will be in attendance.

District Engineer – No report.

District Manager – Ms. Ripoll stated that the next meeting will be May 13, 2025. This will be the proposed budget meeting.

FOURTH ORDER OF BUSINESS **Audience Comments and Supervisor Requests**

There were no further comments or supervisor requests at this time.

FIFTH ORDER OF BUSINESS **Adjournment**

There was no additional business to discuss. Ms. Ripoll requested a motion to adjourn.

ON MOTION by Mr. Davis, seconded by Mr. Fegley, with all in favor, the April 8, 2025, Meeting of the Board of Supervisors of the Blackburn Creek Community Development District was adjourned at approximately 11:31 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-04, Approving a Preliminary Budget for FY 2026 and Setting a Public Hearing Date

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Blackburn Creek Community Development District (**"District"**) prior to June 15, 2025, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____**, 2025**

HOUR: _____

LOCATION: _____
_____
_____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Sarasota County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF MAY 2025.

ATTEST:

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By: _____
Its: _____

Exhibit A: FY 2025/2026 Proposed Budget

Blackburn Creek CDD

FY2026 Proposed Preliminary Budgets

March 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900

Blackburn Creek CDD

FY2026 Proposed O&M Budget

	Year To Date FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues		
On/Off Roll Assessments	$ 370,000.00	$ 350,000.00
Carry Forward Revenue	100,010.96	100,100.00
Net Revenues	**$ 470,010.96**	**$ 450,100.00**
General & Administrative Expenses		
Supervisor Fees	$ 12,000.00	**$ 14,000.00**
Public Officials' Insurance	3,300.00	3,444.00
Trustee Services	16,000.00	16,000.00
Management	36,300.00	**39,930.00**
Engineering	12,000.00	**24,000.00**
Disclosure	15,000.00	15,000.00
District Counsel	20,000.00	**15,000.00**
Assessment Administration	15,000.00	15,000.00
Reamortization Schedules	1,000.00	1,000.00
Audit	5,500.00	5,500.00
Arbitrage Calculation	1,000.00	1,000.00
Postage & Shipping	450.00	450.00
Legal Advertising	3,500.00	2,500.00
Bank Fees	250.00	250.00
Miscellaneous	200.00	200.00
Office Supplies	250.00	-
Web Site Maintenance	2,820.00	**3,420.00**
Dues, Licenses, and Fees	175.00	175.00
Stormwater Reserve	214,421.70	213,256.00
Stormwater Maintenance	69,790.67	**75,000.00**
General Insurance	4,700.00	**4,975.00**
Hardscape Maintenance	29,910.29	-
Total General & Administrative Expenses	**$ 463,567.66**	**$ 450,100.00**
Total Expenses	**$ 463,567.66**	**$ 450,100.00**
Income (Loss) from Operations	$ -	$ -

Blackburn Creek CDD
Budget Item Descriptions
FY 2025 – 2026

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector, but it can also be collected via a direct bill (referred to as Off Roll) from the district.

Carryforward Cash

Anticipated unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to $200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Directors' & Officers' (D&O) or Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Blackburn Creek CDD
Budget Item Descriptions
FY 2025 – 2026

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Tax Preparation Fees:

Creating and issuing 1099s to independent contractors.

Arbitrage Calculation

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Blackburn Creek CDD
Budget Item Descriptions
FY 2025 – 2026

Bank Fees

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Office Supplies

General office supplies as they relate to the District.

Web Site Maintenance

Website maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Stormwater Reserve

Expenses related to the effort to reduce runoff of rainwater into streets and lawns.

Stormwater Maintenance

Expenses related to the effort to reduce runoff of rainwater into streets and lawns. Funds from the Carryforward Surplus are anticipated to be used towards this expense.

General Insurance

General liability insurance.

Hardscape Maintenance

Expenses related to the purchase or maintenance of hard, yet "movable," parts of landscape, such gravel, paving, and stones. Funds from the Carryforward Surplus are anticipated to be used towards this expense.

Interest Income

Funds received from investments or banking entity.

Blackburn Creek CDD
Proposed FY 2026
Debt Service Budgets

	Proposed Series 2015A-1 FY 2026 Budget	Proposed Series 2015A-2 FY 2026 Budget	Proposed Series 2018A-1 FY 2026 Budget	Proposed Series 2018A-2 FY 2026 Budget	Proposed Series 2019A-1 FY 2026 Budget	Proposed Series 2019A-2 FY 2026 Budget	Proposed Series 2023 FY 2026 Budget
REVENUES:							
Special Assessments	$ 304,881.25	$ 109,062.50	$ 829,824.25	$ 145,056.00	$ 295,451.25	$ 133,080.00	$ 366,468.40
TOTAL REVENUES	**$ 304,881.25**	**$ 109,062.50**	**$ 829,824.25**	**$ 145,056.00**	**$ 295,451.25**	**$ 133,080.00**	**$ 366,468.40**
EXPENDITURES:							
Interest 11/01/2025	$ 80,637.50	$ 28,281.25	$ 222,727.25	$ 39,294.00	$ 78,958.75	$ 36,260.00	$ 82,473.60
Interest 05/01/2026	80,637.50	28,281.25	222,727.25	39,294.00	78,958.75	36,260.00	82,473.60
Principal 05/01/2026	65,000.00	25,000.00	166,000.00	28,000.00	60,000.00	25,000.00	122,000.00
TOTAL EXPENDITURES	**$ 226,275.00**	**$ 81,562.50**	**$ 611,454.50**	**$ 106,588.00**	**$ 217,917.50**	**$ 97,520.00**	**$ 286,947.20**
EXCESS REVENUES	**$ 78,606.25**	**$ 27,500.00**	**$ 218,369.75**	**$ 38,468.00**	**$ 77,533.75**	**$ 35,560.00**	**$ 79,521.20**
Interest 11/01/2026	$ 78,606.25	$ 27,500.00	$ 218,369.75	$ 38,468.00	$ 77,533.75	$ 35,560.00	$ 79,521.20

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Review and Consideration of Persson, Cohen, Mooney, Fernandez, & Jackson P.A., CPI Attorney Fees

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Venice

April 15, 2025

Venessa Ripoll, District Manager
PFM Group Consulting, LLC.
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

RE: CPI Attorney Fees – Blackburn Creek Community Development District

Dear Venessa:

Pursuant to our fee agreement with the Blackburn Creek Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. The applicable CPI for this year's adjustment is 2.3%. The adjusted hourly rate we are requesting is as follows: $311.00 per hour.

Thank you for your attention to this matter. As always, we value our continued working relationship with you and the District. Should you have any questions, please feel free to contact me.

Sincerely,

Andrew H. Cohen
Signed electronically

AHC:mk

cc: Kevin Johnson, Chairman

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Review and Consideration of PFM Fee Increase Letter

April 21, 2025

Mr. Kevin Johnson
Chairman of the Board of Supervisors
Blackburn Creek Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Johnson:

Thank you for the opportunity to continue serving as District Manager to the Blackburn Creek Community Development District (the "District"). The agreement in place between our firm and the District dated January 9, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting an increase in our annual fee for District Management services from $36,300 to $39,930 for Fiscal Year 2026.

Please note this change will be effective on the billing for October 2025, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,
PFM GROUP CONSULTING LLC

Senior District Manager

Accepted by:

(Signature)

(Print Name)

(Date)

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Letter from the Supervisor of Elections – Sarasota County

Ron Turner
Supervisor *of* Elections
Sarasota County: Our County. Our Vote.

April 15, 2025

Vanessa Ripoll

350 Quadrangle Blvd. Suite 270

Orlando FL 32817

Subject: Registered Electors

Dear Vanessa:

Listed below is the total number of registered electors for the Blackburn Creek Community Development District as of April 15, 2025.

Voters: 2676

Sincerely,

Ron Turner

Supervisor of Elections

Sarasota County, Florida

RT/ajw

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

District Engineer Project Update

a. Inspected Curb Inlets and Manholes- Phase 3

b. Stormwater System Inspection Phase 3

Blackburn Creek CDD

Marked Plan Set Documents of Inspected Curb Inlets and Manholes - Phase 3

March 2025

536 4th Ave. S, Unit 4 St. Petersburg, Fl 33701 D. (813) 361-1466 www.bdiengineers.com

Plotted By: Jeff Sheet Set: Grand Palm Phase 3A Layout: B-4A PAVING GRADING AND DRAINAGE PLAN October 27, 2016 09:26:10am \\Phx\c\Civil 2015\15011-Grand Palm 3A_4B\Drainage\B-4A.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GRAND PALM PHASE 1Ca CONSTRUCTION PLANS

MATCH LINE SEE AT LEFT

MATCH LINE SEE AT RIGHT

MATCH LINE SEE SHEET B-4B

MATCH EXISTING ROAD, CURB AND SIDEWALK WITH SMOOTH TRANSITION GRAND PALM PHASE 1C(a) CONSTRUCTION PLANS

PROPRIETORS COURT

TYPE "M" CURB

5' CONCRETE SIDEWALK (TYP.)

25' DRAINAGE EASEMENT

10' UTILITY EASEMENT

20' DRAINAGE EASEMENT

8' DRAINAGE EASEMENT

CONSERVATION AREA DO NOT DISTURB

EXISTING CS-W-1 CONTRACTOR TO REVISE EXISTING STRUCTURE BY CLOSING BOTH SIDE WINDOWS FRONT WINDOW TO REMAIN

EXISTING POND 12 GRAND PALM PHASE 1Ca

FES (2.69) INV.N~~2.66~~

(165) ~~179~~ LF 30" STORM PIPE

(30) ~~36~~ LF 18" STORM PIPE

(28) ~~28~~ LF 18" STORM PIPE

(170) ~~174~~ LF 24" STORM PIPE

OKALOOSA DRIVE

WETLAND "L"
N.P. 8.0
S.H.W.L. ~~8.5~~
F.W.L. 9.6
PRESERVE AREA
DO NOT DISTURB

WETLAND "V"
N.P. 8.5
S.H.W.L. 9.0
F.W.L. 9.4
PRESERVE AREA
DO NOT DISTURB

30' WETLAND BUFFER

PROJECT BOUNDARY

170 FLORIDA POWER AND LIGHT EASEMENT O.R. BOOK 982 PAGE 637

4 WIRE FENCE

FENCE CORNER 1.2' EAST & 0.3' NORTH

CWL=7.5
10OYR=9.5±

POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007384
8111 Blaikie Court, N. Suite 1E
Sarasota, Fl. 34240
Phone: (941) 378-4797
Fax: (941) 378-0058

JEFFERY B. MORROW, P.S.M.
FL CERT. NO. 6296
DATE: 8/17/16

JEFFERY B. MORROW LICENSE NO. 6296 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

LEGEND
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- x0.0 RECORD DRAWING NON PAVED & PAVED ELEVATION
- 6.17 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 MIN. FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

12-4A
TYPE M INLET
RIM: ~~9.96~~ (10.20)
INV IN: ~~5.42~~ (5.60)
INV OUT: ~~4.92~~ (5.05)

12-4B
TYPE M INLET
RIM: ~~9.96~~ (10.24)
INV OUT: ~~5.48~~ (5.90)

12-5A
TYPE M INLET
RIM: ~~9.96~~ (10.12)
INV IN: ~~4.01~~ (4.59)
INV OUT: ~~3.81~~ (3.54)

12-5B
TYPE M INLET
RIM: ~~9.96~~ (10.18)
INV OUT: ~~4.87~~ (4.76)

NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

Transferred to Operation

FILE OF RECORD
Southwest Florida Water Management District
OCT 28 2016 10150077
Received Sarasota RSB

24192.011

Imaged As Is

No.	REVISIONS	DATE	BY
1	ADJUSTED LOT LINES	9/14/2015	RBK

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 000006896

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER 41224

KHA PROJECT	048119072
DATE	DEC. 2014
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RBK
CHECKED BY	TMS
DATE:	

RECORD DRAWING PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3A

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4A

MATCH LINE SEE SHEET B-4D

MATCH LINE SEE SHEET B-4A

MATCH LINE SEE SHEET B-4C

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- x0.0 RECORD DRAWING NON PAVED & PAVED ELEVATION
- (6.12) PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 MIN. FINISH FLOOR ELEVATION
- (CR) CURB RAMP (PER FDOT INDEX #304)

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM D949
3. JOINTS SHALL BE WATER TIGHT.
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

POND 13
CWL=7.5
100YR=9.5±

12-3A
TYPE M INLET
42"X60"N INSIDE SIZE
RIM: ~~9.86~~ (10.08)
INV IN: ~~1.26~~ (1.21)
INV OUT: ~~1.26~~ (1.21)

12-3B
TYPE M INLET
42"X60"N INSIDE SIZE
RIM: ~~9.86~~ (10.08)
INV IN: ~~1.26~~ (10.21)
INV OUT: ~~1.26~~ (10.21)

13-2A
TYPE M INLET
42"X72" INSIDE SIZE
RIM: 9.76
INV IN: ~~2.46~~ (2.27)
INV OUT: ~~3.46~~ (3.37)

13-2B
TYPE M INLET
42"X72" INSIDE SIZE
RIM: 9.76
INV IN: ~~3.46~~ (3.28)
INV OUT: ~~0.58~~ (0.68)

13-3A
TYPE M INLET
RIM: ~~9.86~~ (10.09)
INV IN: ~~1.25~~ (1.21)
INV OUT: ~~0.79~~ (1.04)

13-3B
TYPE M INLET
RIM: ~~9.86~~ (10.19)
INV OUT: ~~1.34~~ (1.80)

POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007384
8111 Blaikie Court, Suite E
Sarasota, Fl 34240
Phone: (941) 379-0027
Fax: (941) 379-0058

SECTION A-A
N.T.S.

Transferred to Operation

Imaged As Is

OCT 28 2016
Received
Sarasota BSB

No.	REVISIONS	DATE	BY
1.	ADDED BERM	4/24/2015	RBK
2.	NEW AMENITY CENTER LAYOUT	8/13/2015	RBK
3.	ADJUSTED LOT LINES	9/14/2015	RBK
4.	ADJUSTED LOT LINES AND ASSOCIATED GRADING	1/05/2016	RBK

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL ENGINEER
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224
DATE:

KHA PROJECT 048119072
DATE DEC. 2014
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RBK
CHECKED BY TMS

RECORD DRAWING PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3A

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4B

Southwest Florida Water Management District

Plotted By:Jeff Sheet Set:Grand Palm Phase 3A Layout:B-4B PAVING GRADING AND DRAINAGE PLAN October 27, 2016 09:29:36am \\Pbs\c\Civil 2015\15011-Grand Palm 3A\Drainage\B-4B.dwg
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MATCH LINE SEE SHEET B-4E

MATCH LINE SEE SHEET B-4B

POND 13A
CWL=7.5
100YR=9.4±

3' WIDE BERM (TYP.)

0.27 AC. LITTORAE SHELF

PROJECT BOUNDARY

GRAND PALM
FUTURE DEVELOPMENT

475 LF 30" STORM PIPE
(173)

28 LF 24" STORM PIPE

48" STORM PIPE

FES
INV. 0.56
(0.62)

FES
INVN-0.16
(0.38)

15' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

10' UTILITY EASEMENT

5' CONCRETE SIDEWALK (TYP.)

TYPE "M" CURB

MEDIAN CURB

13A-3A

13A-3B

GRADE SWALE AT 0.40%

MATCH EXISTING GROUND

11157

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7586 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

13A-3A
TYPE M INLET
RIM: 9.76
INV IN: 0.69
INV OUT: ~~0.19~~ (0.52)

13A-3B
TYPE M INLET
RIM: 9.76
INV IN: 1.75
INV OUT: 0.75

No.	REVISIONS	DATE	BY
1	ADDED BERM, REMOVED EMERGENCY ACCESS	4/24/2015	RBK
2	ADJUSTED LOT LINES	9/14/2015	RBK
3	ADJUSTED LOT LINES AND ASSOCIATED GRADING	1/05/2016	RBK

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224

KHA PROJECT	DESIGNED BY	DRAWN BY	CHECKED BY
048119072	KHA	RBK	TMS
DATE	SCALE		DATE
DEC. 2014	AS SHOWN		

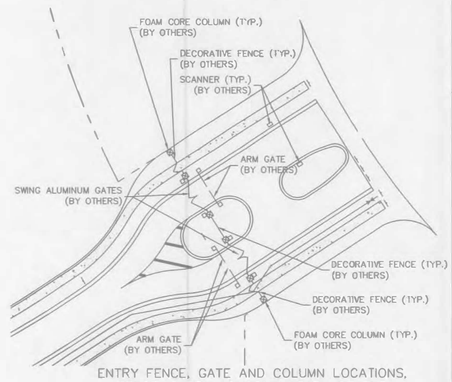
RECORD DRAWING
PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3A

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4C



ENTRY FENCE, GATE AND COLUMN LOCATIONS,
FENCE, GATE AND COLUMNS BY OTHERS

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLANDS LINE
- WETLAND TO BE PRESERVED
- ×0.0 RECORD DRAWING NON PAVED & PAVED ELEVATION
- (6.12) PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 MIN. FINISH FLOOR ELEVATION
- (CR) CURB RAMP (PER FDOT INDEX #304)

JEFFERY B. MORROW
LICENSE
NO. 6296
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

JEFFERY B. MORROW, P.S.M.
FL. CERT. NO. 6296
DATE: 10/28/16

POINT BREAK SURVEYING, LLC
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Sarasota, Fl 34240
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Fax: (941) 378-0058

Transferred to Operation
Southwest Florida Water Management District
OCT 28 2016
Received
Sarasota RSB

Southwest Florida Water Management District
OCT 28 2016
Received
Sarasota RSB

Imaged As Is

Plotted By: Jeff Sheet Set: Grand Palm_3A_AB\Drawings\B-4C.dwg
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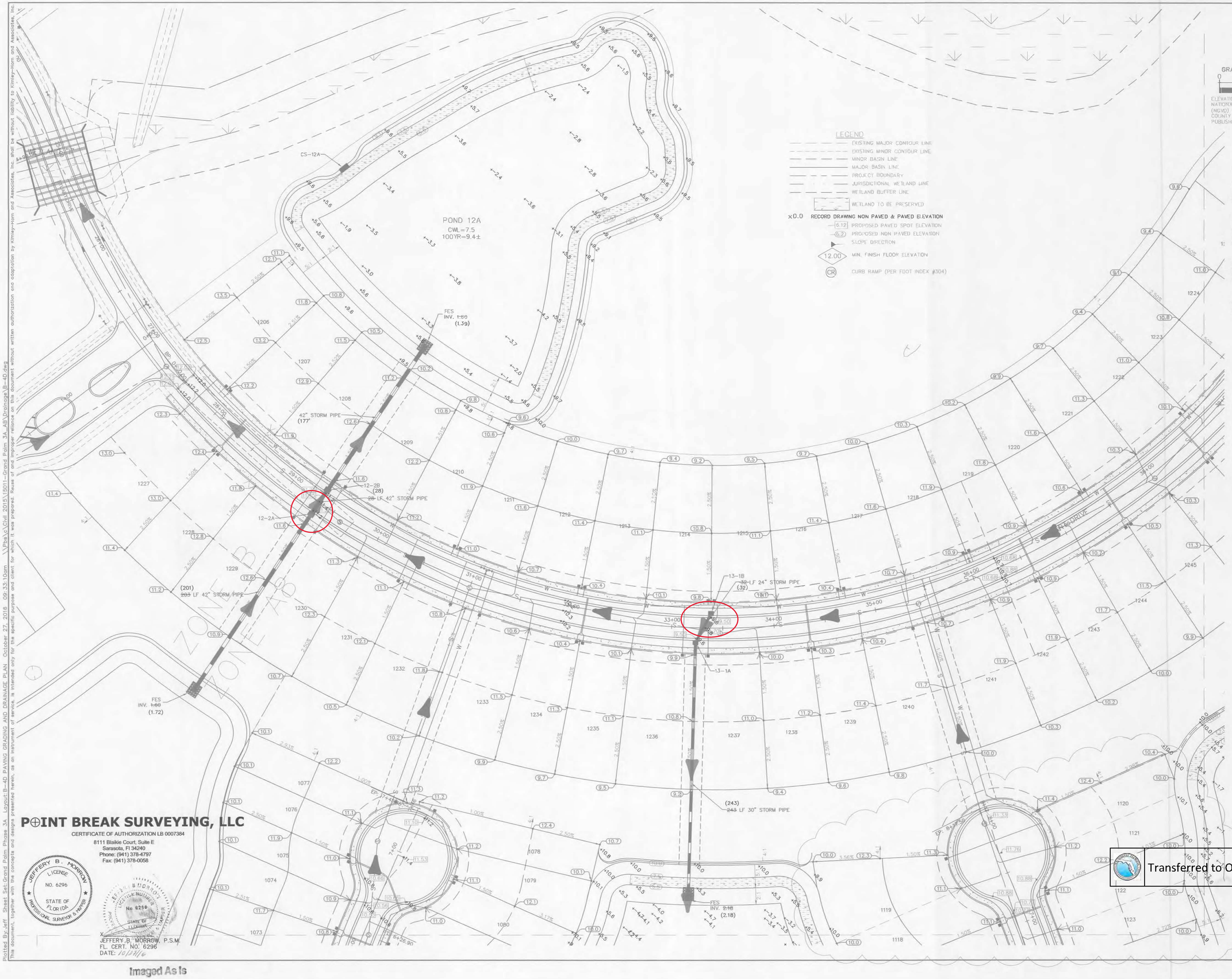

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Sarasota, Fl 34240
Phone: (941) 378-4797
Fax: (941) 378-0058

JEFFERY B. MORROW LICENSE NO. 6296 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

JEFFERY B. MORROW, P.S.M.
FL. CERT. NO. 6296
DATE: 10/21/16

Imaged As Is

Southwest Florida Water Management District
OCT 28 2016

Received Sarasota RSB

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224

KHA PROJECT 048119072	DATE DEC. 2014
SCALE AS SHOWN	DESIGNED BY KHA
DRAWN BY RBK	CHECKED BY TMS

RECORD DRAWING PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3A

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4D

Plotted By: Jeff Sheet Set: Grand Palm Phase 3A Layout: B-4D PAVING GRADING AND DRAINAGE PLAN October 27, 2016 09:33:10am \\Phx\Civil 2015\16011-Grand Palm 3A\Civil\Drainage\B-4D.dwg
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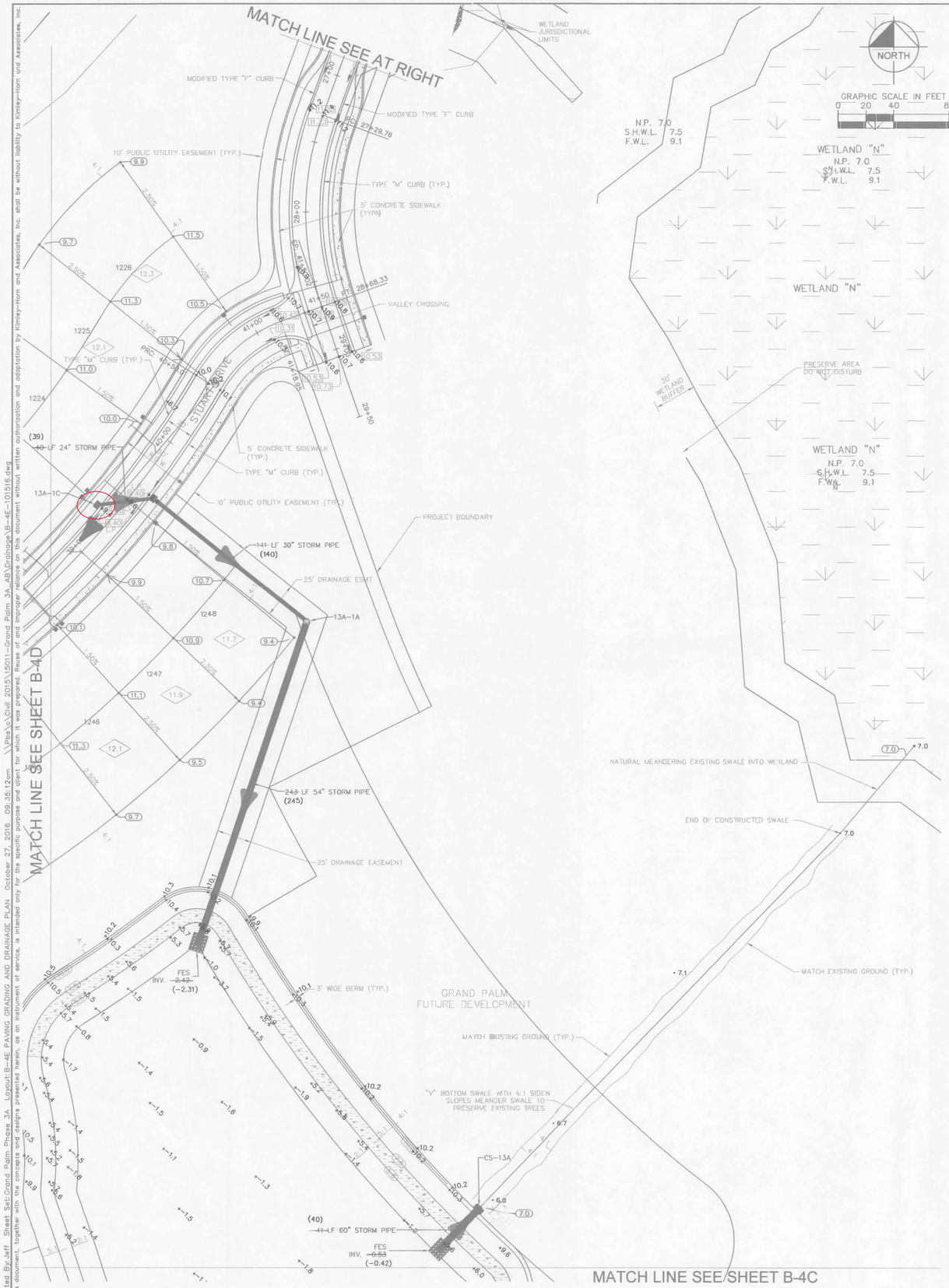
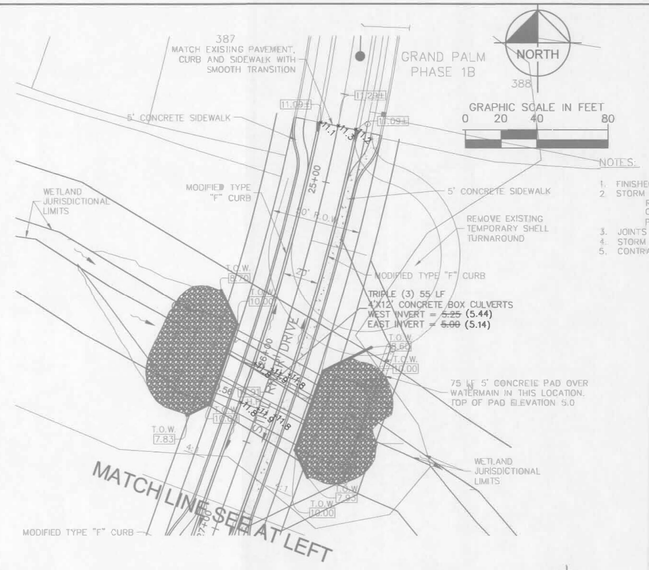




ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

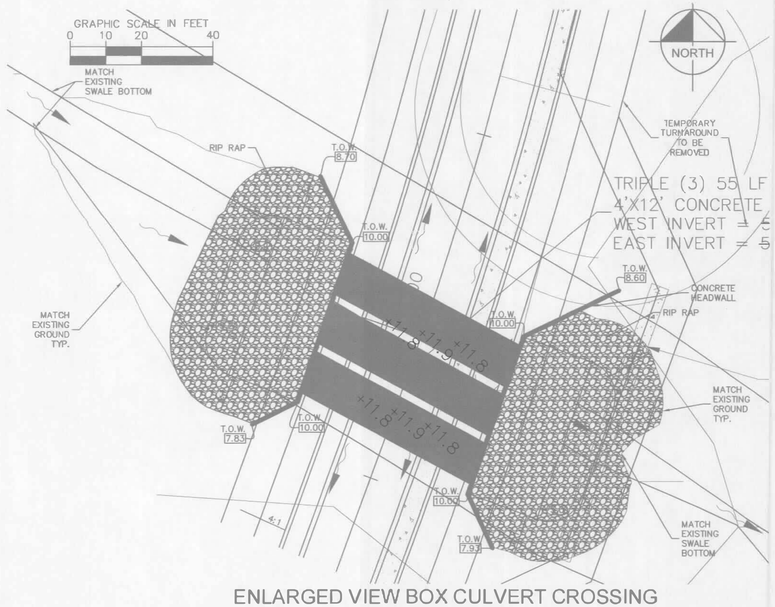
NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

13A-1B
TYPE M INLET
RIM: ~~8.75~~ (9.91)
INV IN: ~~4.51~~ (W) (1.44)
INV OUT: ~~4.01~~ (SE)(1.19)

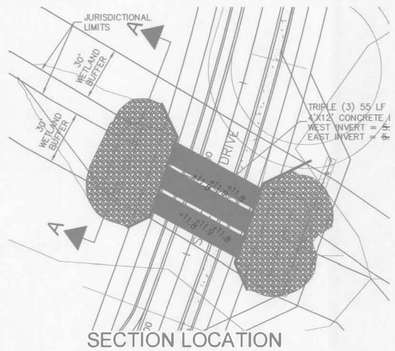
13A-1C
TYPE M INLET
RIM: ~~9.75~~ (9.92)
INV OUT: ~~4.59~~ (E) (1.48)

13A-1A
7' DIA. JUNCTION BOX
RIM ELEV.: ~~8.75~~ (9.09)
INV IN: ~~6.66~~ (-0.01)
INV OUT: ~~4.04~~ -2.01)

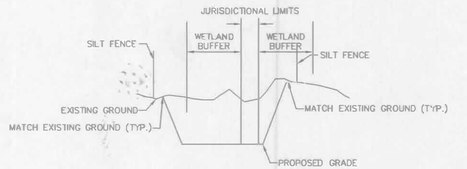
LEGEND
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- x0.0 RECORD DRAWING NON PAVED & PAVED ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 MIN. FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)



ENLARGED VIEW BOX CULVERT CROSSING



SECTION LOCATION



SECTION A-A

NO.	REVISIONS	DATE	BY
1.	REMOVED EMERGENCY ACCESS	4/24/2015	RBK
2.	MOVED BOX CULVERTS AND WATERMAIN	6/1/15	RBK
3.	ADJUSTED LOT LINES	9/14/2015	RBK

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000698

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER 41224

KHA PROJECT 048119072	DATE DEC., 2014	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY RBK	CHECKED BY TMS	DATE:

RECORD DRAWING PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3A

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4E

Transferred to Operation

JEFFERY B. MORROW
NO. 6296
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Southwest Florida Water Management District
OCT 28 2016
Received Sarasota HSB

JEFFERY B. MORROW, P.S.M.
FL. CERT. NO. 6296
DATE: 10/27/16

Imaged As Is

POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007384
8111 Blaikie Court, Suite E
Sarasota, Fl 34240
Phone: (941) 378-4797
Fax: (941) 378-0058

Plotted By: Jeff Sheet Set: Grand Palm Phase 3A Layout: B-4E PAVING GRADING AND DRAINAGE PLAN October 27, 2016 09:35:12pm \\Phxfs\Civil 2015\15011-Grand Palm 3A-AB\Drainage\B-4E-101516.dwg
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

Plotted By: Bryce Taylor - Sheet Set: Grand Palm Phase 3B Construction Plans - Layout: B-4A PAVING GRADING AND DRAINAGE PLAN - August 03, 2015 - 11:29:18am - K:\SAR_CIVIL\048119074 - Ground Dwg: 3B\CAD\PlanSheets\Const\B-4A PAVING GRADING AND DRAINAGE PLAN.dwg
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GRAND PALM PHASE 3A
124B

MATCH EXISTING ROAD, CURB AND SIDEWALK WITH SMOOTH TRANSITION GRAND PALM PHASE 3A

CONNECT TO EXISTING STRUCTURE 13A-1A 7' DIA. JUNCTION BOX

25' DRAINAGE EASEMENT

116 LF 36" STORM PIPE

13A-4A

13A-4B

28 LF 24" STORM PIPE

CONSERVATION AREA (DO NOT DISTURB)

PHASE LIMITS (TYP.)

WETLAND "N"
N.P. 7.0
S.H.W.L. 7.5
F.W.L. 8.8
PRESERVE AREA
DO NOT DISTURB

CS-13A

30' WETLAND BUFFER (TYP.)

400 LF 60" STORM PIPE

CONSERVATION AREA (DO NOT DISTURB)

STICKSNAKER DRIVE

30' DRAINAGE EASEMENT

5' CONCRETE SIDEWALK (TYP.)

EXISTING CS 13A TO BE REMOVED

TYPE "M" CURB (TYP.)

HUNTERS CREEK ROAD

5' CONCRETE SIDEWALK (TYP.)

31 LF 24" STORM PIPE

14-1B

14-1A

10' PUBLIC UTILITY ESMT. (TYP.)

20' DRAINAGE EASEMENT

232 LF 30" STORM PIPE

GRAND PALM PHASE 3A

MATCH LINE SEE SHEET B-4D

MATCH LINE SEE SHEET B-4B

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 FINISH FLOOR ELEVATION
- (CR) CURB RAMP (PER FDOT INDEX #304)

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

13A-4A
TYPE M INLET
4'2"X60" INSIDE SIZE
STA: 31+60.66, 14.00 RT
RIM: 9.96
INV IN: 0.79
INV OUT: -0.21

13A-4B
TYPE M INLET
STA: 31+59.40, -14.00 LT
RIM: 9.96
INV OUT: 0.85

14-1A
TYPE M INLET
STA: 39+93.19, 14.00 RT
RIM: 10.06
INV IN: 3.25
INV OUT: 2.75

14-1B
TYPE M INLET
STA: 39+80.50, -14.00 LT
RIM: 10.06
INV OUT: 3.31

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

No.	REVISIONS	DATE	BY

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224
DATE:

KHA PROJECT 048119074
DATE APRIL 2015
SCALE AS SHOWN
DESIGNED BY RBK
DRAWN BY RBK
CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4A

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

Plotted By: Logan Ryan Shuel Sq:\Grand Palm - Phase 3B\Construction\Plans\Sq•B-4B PAVING GRADING AND DRAINAGE PLAN August 03, 2015 - 06:32pm G:\KSA Civil\048119074 - Grand Palm 3B\Working\Sheets\Const B-4B PAVING GRADING AND DRAINAGE PLAN.dwg
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REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

LEGEND
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 8.12 PROPOSED PAVED SPOT ELEVATION
- 8.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

E-1B
4' DIA. JUNCTION BOX
STA: 51+42.32, 30.00 RT
RIM: 9.34
INV IN: 1.26
INV OUT: 1.26

14-3A
TYPE M INLET
STA: 45+00.26, 14.00 RT
RIM: 10.06
INV IN: 0.98
INV OUT: 0.48

14-3B
TYPE M INLET
STA: 44+65.03, -14.00 LT
RIM: 10.06
INV OUT: 1.07

14-4E
TYPE M INLET
STA: 50+03.97, 14.00 RT
RIM: 10.06
INV IN: 3.53
INV OUT: 3.03

14-4F
TYPE M INLET
STA: 50+03.97, -1N.00 LT
RIM: 10.06
INV OUT: 3.59

MATCH LINE SEE SHEET B-4A

MATCH LINE SEE SHEET B-4C

MATCH LINE SEE SHEET B-4E

WETLAND "N"
N.P. 7.0
S.H.W.L. 7.5
F.W.L. 8.8
PRESERVE AREA
DO NOT DISTURB

30' WETLAND BUFFER

CONSERVATION AREA (DO NOT DISTURB)

WETLAND "F"
N.P. 7.0
S.H.W.L. 7.5
F.W.L. 8.8
PRESERVE AREA
DO NOT DISTURB

GRAND PALM PHASE 1C(b)

O.S.W. 8

PROJECT BOUNDARY

0.01 AC. WETLAND BUFFER IMPACT
0.01 AC. WETLAND BUFFER COMPENSATION

CONSERVATION AREA (DO NOT DISTURB)

WETLAND "D"
N.P. 6.75
S.H.W.L. 7.25
F.W.L. 8.4
PRESERVE AREA
DO NOT DISTURB

0.01 AC. WETLAND BUFFER IMPACT

CS-14

CS-E1C

TYPE "M" CURB (TYP.)

331 LF 60" STORM PIPE

30' DRAINAGE EASEMENT

5' CONCRETE SIDEWALK (TYP.)

45 LF 24" STORM PIPE

20' DRAINAGE EASEMENT

226 LF 30" STORM PIPE

147 LF 30" STORM PIPE

28 LF 24" STORM PIPE

210 LF 36" STORM PIPE

25' DRAINAGE EASEMENT

10' PUBLIC UTILITY EASEMENT (TYP.)

STILL RIVER DRIVE

BEACON SQUARE

RIGHT OF WAY

14-2A
14-3A
14-3B
14-4E
14-4F

E-1B

KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

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No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL ENGINEER
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER 41224
DATE:

KHA PROJECT 048119074
DATE APRIL 2015
SCALE AS SHOWN
DESIGNED BY RBK
DRAWN BY RBK
CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4B

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

Plotted By:Hyppes, Ryan Sheet Set:Grand Palm Phase 3B Xrefs:Layout B-4C PAVING GRADING AND DRAINAGE PLAN August 03, 2015 11:28:07am K:\SAR_Civil\048107.4 Grand Palm 3B\Construction\Sheets\Cover\B-4C PAVING GRADING AND DRAINAGE PLAN.dwg
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MATCH LINE SEE SHEET B-4B

GRAND PALM PHASE 1C(b)

GRAND PALM PHASE 2A

MATCH EXISTING PAVEMENT AND CURB WITH SMOOTH TRANSITION

8' CONCRETE SIDEWALK

55 LF 18" STORM PIPE

28-1A

28-1B

70 LF 24" STORM PIPE

FES INV. 1.24

MODIFIED TYPE "F" CURB

10' PUBLIC UTILITY EASEMENT (TYP.)

CASSENA/ALBERT BEAR LANDING

72 L.F. 5' CONCRETE PAD OVER W.M. IN THIS LOCATION TOP OF PAD ELEV. 4.5

MATCH EXISTING SWALE BOTTOM

MATCH EXISTING GROUND

NO DISTURBANCE WITHIN GRAND TREE DRIP LINE UNLESS APPROVED BY SARASOTA COUNTY

CONCRETE HEADWALL

RIP RAP

(3) 99 LF. 4'(H)x12'(W) BOX CULVERT S.W. INV. ELEV. 4.5 N.E. INV. ELEV. 4.5

12' WIDE SWALE BOTTOM WITH 4:1 SIDE SLOPES

REEDCATED DITCH

POND 28
CWL=5.5
100YR=8.6±

POND 29
CWL=5.5
100YR=9.0±

0.17 AC. LITTORAL SHELF

0.06 AC. O.S.W. IMPACT

FES INV. 1.21

55 LF 18" STORM PIPE

29-1A

29-1B

56 LF 24" STORM PIPE

PROJECT BOUNDARY

O.S.W. 7

O.S.W. 8

O.S.W. 9

WETLAND "BB"
N.P. 6.55
S.H.W.L. 7.05
F.W.L. 8.2
PRESERVE AREA DO NOT DISTURB

30' WETLAND BUFFER

WETLAND "C"
N.P. 7.15
S.H.W.L. 7.65
F.W.L. 8.3

PRESERVE AREA DO NOT DISTURB

0.01 AC. WETLAND BUFFER COMPENSATION

CONSERVATION AREA (DO NOT DISTURB)

0.01 AC. WETLAND BUFFER IMPACT

30' PROJECT BOUNDARY

TYPE "M" CURB

5' CONCRETE SIDEWALK (TYP.)

STILL RIVER DRIVE

15-1A

15-1B

34 LF 24" STORM PIPE

20' DRAINAGE EASEMENT

CS-15A

CS-29

SARASOTA COUNTY LIFT STATION EASEMENT

UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT (TYP.)

8' CONCRETE SIDEWALK

GRAND PALM FUTURE DEVELOPMENT

MATCH LINE SEE SHEET B-4F

ENLARGED VIEW BOX CULVERT CROSSING

66 LF. 5' CONCRETE PAD OVER WATERMAIN IN THIS LOCATION, TOP OF PAD ELEVATION 4.5

10' WIDE PUBLIC UTILITY EASEMENT (TYP.)

CONCRETE HEADWALL

UTILITY EASEMENT

MATCH EXISTINGE GROUND (TYP.)

MATCH EXISTING GROUND (TYP.)

72 L.F. 5' CONCRETE PAD OVER WATERMAIN IN THIS LOCATION, TOP OF PAD ELEVATION 4.5

14' ASPHALT 17.3' MEDIAN 14' ASPHALT

100' RIGHT OF WAY

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

15-1A
TYPE M INLET
STA: 55+34.97, 14.00 RT
RIM: 9.96
INV IN: 5.19
INV OUT: 4.69

15-1B
TYPE M INLET
STA: 55+15.10, -14.00 LT
RIM: 9.96
INV OUT: 5.26

28-1A
TYPE F INLET
STA: 53+28.47, -27.33 LT
RIM: 10.19
INV IN: 6.50
INV OUT: 2.24

28-1B
TYPE F INLET
STA: 53+28.47, 27.40 RT
RIM: 10.19
INV OUT: 6.61

29-1A
TYPE F INLET
STA: 57+77.43, -27.33 LT
RIM: 9.56
INV IN: 5.81
INV OUT: 1.86

29-1B
TYPE F INLET
STA: 57+77.43, 27.33 RT
RIM: 9.56
INV OUT: 5.92

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

NO DISTURBANCE WITHIN GRAND TREE DRIP LINE UNLESS APPROVED BY SARASOTA COUNTY

LEGEND
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- X73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

No.	REVISIONS	DATE	BY

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER 41224
DATE:

KHA PROJECT 048107.4	DATE APRIL 2015
SCALE AS SHOWN	DESIGNED BY RBK
DRAWN BY RBK	CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

FLORIDA
SARASOTA COUNTY

SHEET NUMBER
B-4C

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

MATCH LINE SEE SHEET B-4A

MATCH LINE SEE SHEET B-4E

GRAND PALM PHASE 3A

POND 13A
CWL=7.5
100YR=9.4±

POND 14
CWL=7.0
100YR=9.5±

MATCH EXISTING GROUND

0.44 AC. LITTORAL SHELF

FES INV. 2.29

FES INV. 0.13

FES INV. 1.99

TYPE "M" CURB (TYP.)

MATCH EXISTING POND T.O.B.

5' CONCRETE SIDEWALK (TYP.)

28 LF 24" STORM PIPE

176 LF 30" STORM PIPE

172 LF 30" STORM PIPE

20' DRAINAGE EASEMENT

50' RIGHT OF WAY

HUNTERS CREEK ROAD

10' PUBLIC UTILITY EASEMENT

PROJECT BOUNDARY

CONSERVATION AREA (DO NOT DISTURB)

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

14-8A
TYPE M INLET
STA: 9+75.98, -14.00 LT
RIM: 10.06
INV IN: 5.39
INV OUT: 4.89

14-8B
TYPE M INLET
STA: 9+71.04, 14.00 RT
RIM: 10.06
INV OUT: 5.44

14-7A
TYPE M INLET
STA: 3+71.65, -14.00 LT
RIM: 10.06
INV IN: 0.98
INV OUT: 0.48

14-7B
TYPE M INLET
STA: 3+70.74, 14.00 RT
RIM: 10.06
INV OUT: 1.04

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER 41224
DATE:

KHA PROJECT 048119074	DATE APRIL 2015	SCALE AS SHOWN	DESIGNED BY RBK	DRAWN BY RBK	CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4D

Plotted By:Hope.Dorn Sheet Set:Grand Palm Phase 3B Construction Plans Layout:B-4D PAVING GRADING AND DRAINAGE PLAN August 03, 2015 11:29:19am G:\SWR Civil\048119074 - Grand Palm 3B\CAD\PlanSheets\Const\B-4D PAVING GRADING AND DRAINAGE PLAN.dwg
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

MATCH LINE SEE SHEET B-4D

MATCH LINE SEE SHEET B-4B

MATCH LINE SEE SHEET B-4F

81 LF 60" STORM PIPE
FES INV. 2.32
226 LF 30" STORM PIPE
FES INV. 0.02
FES INV. 0.98
92 LF 42" STORM PIPE
139 LF 42" STORM PIPE
FES INV. 1.94
LITTORAL SHELF SEE SHEET B-4D FOR QUANTITY
28 LF 36" STORM PIPE
113 LF 36" STORM PIPE
83 LF 30" STORM PIPE
28 LF 24" STORM PIPE
188 LF 36" STORM PIPE
128 LF 24" STORM PIPE
151 LF 36" STORM PIPE
272 LF 30" STORM PIPE
28 LF 24" STORM PIPE
TYPE "M" CURB (TYP.)
5' CONCRETE SIDEWALK (TYP.)
10' PUBLIC UTILITY EASEMENT (TYP.)
20' DRAINAGE EASEMENT
25' DRAINAGE EASEMENT
50' RIGHT OF WAY
HUNTERS CREEK ROAD
0.02 AC. WETLAND BUFFER IMPACT
0.02 AC. WETLAND BUFFER IMPACT
WETLAND "E"
N.P. 7.50
S.H.W.L. 8.00
F.W.L. 9.2
PRESERVE AREA
DO NOT DISTURB
30' WETLAND BUFFER
0.04 AC. WETLAND BUFFER COMPENSATION
CONSERVATION AREA (DO NOT DISTURB)
NO DISTURBANCE WITHIN GRAND TREE DRIP LINE UNLESS APPROVED BY SARASOTA COUNTY
CS-E
E-1A

14-4A
6' DIA. JUNCTION BOX
STA: 2+01.07, 145.30 RT
RIM: 9.25
INV IN: 1.18
INV OUT: 1.18

14-4B
TYPE M INLET
42"X60" INSIDE SIZE
STA: 1+67.08, 14.00 RT
RIM: 10.06
INV IN: 1.95
INV OUT: 1.45

14-4C
TYPE M INLET
42"X60" INSIDE SIZE
STA: 1+67.08, -14.00 LT
RIM: 10.06
INV IN: 2.01
INV OUT: 2.01

14-4D
5' DIA. JUNCTION BOX
STA: 49+31.87, 144.41 RT
RIM: 8.40
INV IN: 2.74
INV IN: 2.74
INV OUT: 2.24

14-4G
TYPE M INLET
STA: 20+40.69, -14.00 LT
RIM: 10.06
INV IN: 5.24
INV OUT: 4.74

14-4H
TYPE M INLET
STA: 20+40.69, 14.00 RT
RIM: 10.06
INV OUT: 5.30

14-5A
TYPE M INLET
STA: 16+31.76, -14.00 LT
RIM: 10.06
INV IN: 5.39
INV OUT: 4.89

14-5B
TYPE M INLET
STA: 16+31.76, 14.00 RT
RIM: 10.06
INV OUT: 5.44

15-4B
TYPE M INLET
STA: 1+50.71, -14.00 LT
RIM: 9.96
INV IN: 5.31
INV OUT: 2.88

15-4C
TYPE M INLET
STA: 1+50.71, 14.00 RT
RIM: 9.96
INV OUT: 5.37

E-1A
5' DIA. JUNCTION BOX
STA: 21+38.19, 15.50 RT
RIM: 10.26
INV IN: 1.63
INV OUT: 1.63

LEGEND
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 FINISH FLOOR ELEVATION
- (CR) CURB RAMP (PER FDOT INDEX #304)

NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

No.	REVISIONS	DATE	BY

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
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LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224

KHA PROJECT	048119074
DATE	APRIL 2015
SCALE	AS SHOWN
DESIGNED BY	RBK
DRAWN BY	RBK
CHECKED BY	TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4E

Plotted By: Greg Dunn Sheet Set: Grand Palm Phase 3B Drawing No.: B-4E PAVING GRADING AND DRAINAGE PLAN August 01, 2015 11:30:37am G:\SAR Civil\048119074 Grand Palm 3B\CAD\Plan Sheets Sheet\B-4E PAVING GRADING AND DRAINAGE PLAN August 01, 2015 11:30:37am
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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MATCH LINE SEE SHEET B-4C

MATCH LINE SEE SHEET B-4E

PRESERVE AREA
DO NOT DISTURB
30' WETLAND BUFFER

CS-15A
15-2C
15-2B
15-2A
15-2D
15-2E
15-3A
15-3B
15-4A

220 LF 30" STORM PIPE
85 LF 24" STORM PIPE
280 LF 54" STORM PIPE
28 LF 24" STORM PIPE
137 LF 30" STORM PIPE
192 LF 36" STORM PIPE
28 LF 30" STORM PIPE
78 LF 42" STORM PIPE
173 LF 36" STORM PIPE
30 LF 30" STORM PIPE

POND 15
CWL=7.2
100YR=9.5±
0.18 AC. LITTORAL SHELF

FES INV. 2.43
FES INV. 2.29
FES INV. 1.75
FES INV. 0.22
FES INV. 2.21

MATCH EXISTING GROUND

TYPE "M" CURB (TYP.)
5' CONCRETE SIDEWALK (TYP.)
8' CONCRETE SIDEWALK
10' PUBLIC UTILITY EASEMENT (TYP.)
25' DRAINAGE EASEMENT

STILL RIVER DRIVE
HUNTERS CREEK ROAD
GAINESVILLE PLACE
OBSERVATION BOULEVARD
VALLEY CROSSING

GRAND PALM
FUTURE DEVELOPMENT

CONSERVATION AREA
(DO NOT DISTURB)

PROJECT BOUNDARY

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

15-2A
6' DIA. JUNCTION BOX
STA: 33+18.05, -208.50 LT
RIM: 8.81
INV IN: 3.36
INV IN: 2.86
INV OUT: 2.36

15-2B
TYPE M INLET
STA: 59+00, 14.00 RT
RIM: 9.96
INV IN: 5.16
INV OUT: 4.67

15-2C
TYPE M INLET
STA: 59+00, -14.00 LT
RIM: 9.96
INV OUT: 5.22

15-2D
TYPE M INLET
42"X60" INSIDE SIZE
STA: 33+18.05, -14.00 LT
RIM: 9.96
INV IN: 4.60
INV OUT: 4.10

15-2E
TYPE M INLET
STA: 33+14.04, 14.00 RT
RIM: 9.96
INV OUT: 4.66

15-3A
TYPE M INLET
42"X60" INSIDE SIZE
STA: 27+26.69, -14.00 LT
RIM: 9.96
INV IN: 4.60
INV OUT: 4.10

15-3B
TYPE M INLET
STA: 27+18.54, 14.00 RT
RIM: 9.96
INV OUT: 4.66

15-4A
4' DIA. JUNCTION BOX
RIM ELEV.: 7.53
INV IN: 2.62
INV OUT: 2.62

LEGEND
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224
DATE:

KHA PROJECT	048119074
DATE	APRIL 2015
SCALE	AS SHOWN
DESIGNED BY	REA
DRAWN BY	RBK
CHECKED BY	TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4F

Plotted By: rene.ryon Sheet Set: Grand Palm - Phase 3B Construction plans Layout: B-4F PAVING GRADING AND DRAINAGE PLAN August 06, 2015 11:31:56am
I:\Sarasota\Projects\048119074 - Grand Palm 3B\Civil\Construction Plans\Phase 3B\Plan Sheets\B-4F PAVING GRADING AND DRAINAGE PLAN.dwg
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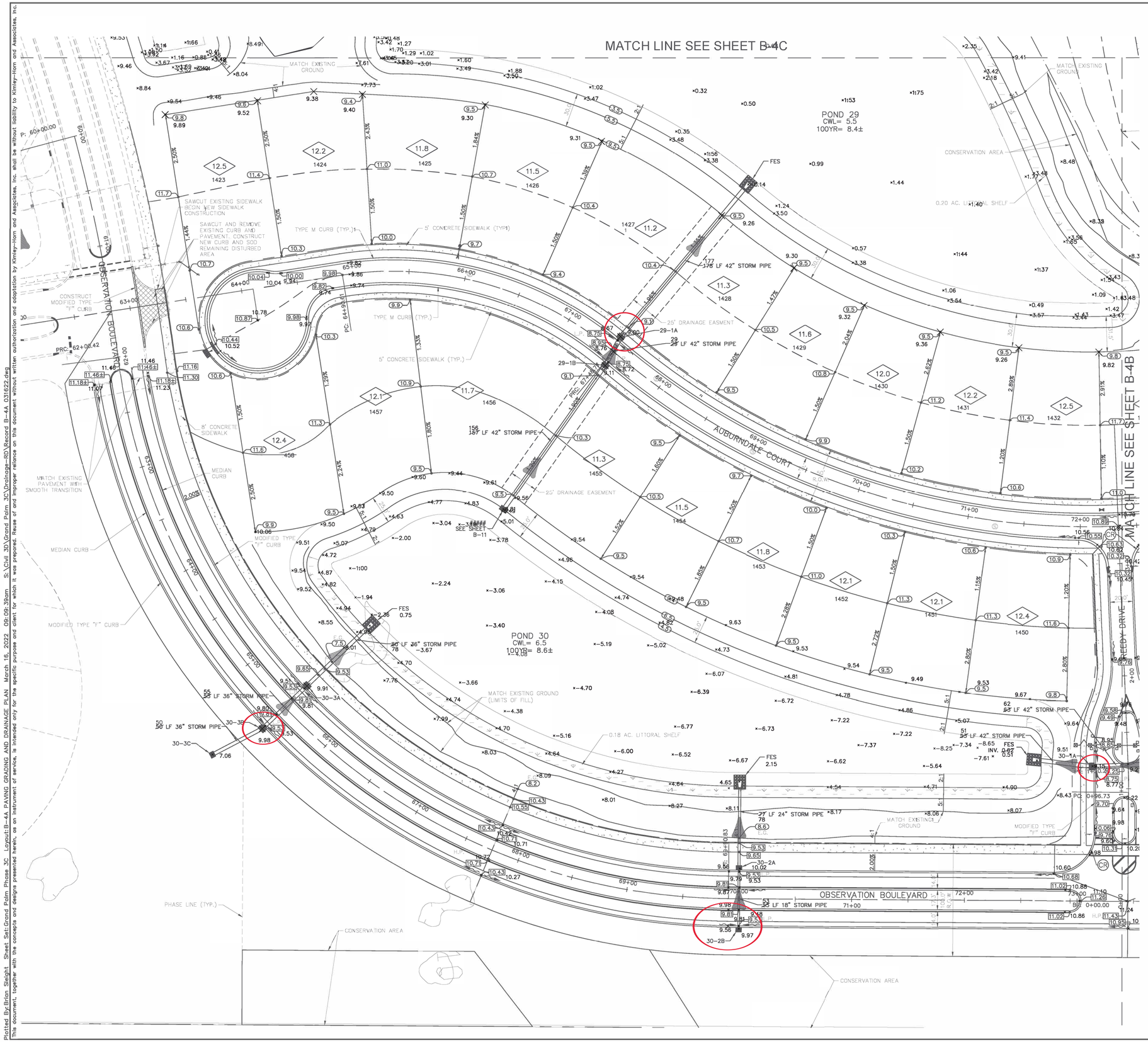

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7508 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- (6.12) PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 MIN. FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT.
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

29-1A
TYPE M INLET 42x60 INSIDE SIZE
STA: 67+45.23, 14.00 LT
RIM: ~~9.11~~ 9.00
INV IN: ~~0.27~~ (SW) 0.15
INV OUT: ~~0.27~~ (NE) 0.15

29-1B
TYPE M INLET 42x60 INSIDE SIZE
STA: 67+50.76, 14.00 RT
RIM: ~~9.11~~ 9.11
INV IN: ~~0.27~~ (SW) 0.26
INV OUT: ~~0.27~~ (NE) 0.26

30-1A
TYPE F INLET 42x60 INSIDE SIZE
STA: 1+21.01, 32.22 LT
RIM: ~~9.11~~ 9.15
INV IN: ~~0.62~~ (W) 0.52
INV OUT: ~~0.62~~ (E) 0.52

30-2A
TYPE F INLET
STA: 69+99.99, 27.34 LT
RIM: ~~9.89~~ 10.02
INV IN: ~~4.82~~ (S) 4.74
INV OUT: ~~4.32~~ (N) 4.07

30-2B
TYPE F INLET
STA: 69+99.99, 27.34 RT
RIM: ~~9.89~~ 9.97
INV OUT: ~~4.95~~ (N) 4.95

30-3A
TYPE F INLET 42x60 INSIDE SIZE
STA: 65+50, 27.34 LT
RIM: ~~9.89~~ 9.91
INV IN: ~~1.92~~ (SW) 1.83
INV OUT: ~~1.92~~ (NE) 1.83

30-3B
TYPE F INLET 42x60 INSIDE SIZE
STA: 65+50, 27.34 RT
RIM: ~~9.89~~ 9.98
INV IN: ~~2.03~~ (SW) 2.06
INV OUT: ~~2.03~~ (NE) 2.06

30-3C
GRATED SWALE INLET
36"X48" INSIDE SIZE
GRATE ELEV.: ~~7.11~~ 7.06
INV OUT: ~~2.36~~ (SW) 2.36

Transferred to Operation

POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007384
811 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
Fax: 9411378-0058

CERTIFICATION:
I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BEARINGS ARE BASED ON DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS FROM MARKERS POSITIONED AND INFORMATION PROVIDED BY CONTRACTOR. DATE OF LAST FIELD MEASUREMENTS: 11-26-18

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JEFFERY B. MORROW P.S.M. LICENSE NO. 6296 STATE OF FLORIDA SURVEYING, SURVEYOR & MAPPER

Digitally signed by Jeff Morrow
Date: 2022.03.16 11:05:47 -04'00'

DocuSigned by:
Jeffery B. Morrow
23186682423640B...

JEFFERY B. MORROW P.S.M
FL CERT. NO. 6296

No.	REVISIONS	DATE	BY
4.	DRAINAGE RECORD DRAWINGS	11/21/2018	JRC
3.	ADDED CONCRETE MAILBOX PAD	8/20/2018	RBK
2.	REVISED LOTTING	7/5/2018	RBK
1.	REV. LAYOUT ADDED CUL DE SACS AND GATED ENTRY	7/3/2018	RBK

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
RYAN R. HOPPE, P.E.
FLORIDA LICENSE NUMBER 79400
DATE:

KHA PROJECT 048119080
DATE OCTOBER 2016
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RBK
CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3C

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4A

Plotted By:Brian Sleight Sheet Set:Grand Palm Phase 3C Layout:B-4A PAVING GRADING AND DRAINAGE PLAN March 16, 2022 08:09:38am S:\Civil 3D\Grand Palm 3C\Drainage-RD\Record B-4A 031622.dwg
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Plotted By:Brian Sleight Sheet Set:Grand Palm Phase 3C Layout:B-4B PAVING GRADING AND DRAINAGE PLAN March 16, 2022 09:21:30am S:\Civil 3D\Grand Palm 3C\Drawings-RD\Record B-4B 031622.dwg

MATCH LINE SEE SHEET B-4C

MATCH LINE SEE SHEET B-4A

WETLAND "ZZ"
N.P. 5.7
S.H.W.L. 6.2
F.W.L. 8.2
PRESERVE AREA
DO NOT DISTURB
30' WETLAND BUFFER

WETLAND "A"
N.P. 5.05
S.H.W.L. 5.55
F.W.L. 8.2
PRESERVE AREA
DO NOT DISTURB

CONSERVATION AREA

NO DISTURBANCE WITHIN GRAND TREE DRIP LINE UNLESS APPROVED BY SARASOTA COUNTY

BASE OF WALL AT EXISTING GROUND

MATCH EXISTING GROUND (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

MEDIAN CURB

MATCH EXISTING GROUND (LIMITS OF FILL)

TYPE M CURB (TYP.)

AUBURNDALE COURT

CREEDY DRIVE

OBSERVATION BOULEVARD

5' CONCRETE SIDEWALK (TYP.)

8' CONCRETE SIDEWALK (TYP.)

MODIFIED TYPE "F" CURB (TYP.)

20' DRAINAGE EASEMENT

CONCRETE MAILBOX

"V" BOTTOM SWALE WITH 4:1 SIDE SLOPES, DAYLIGHT TO EXISTING GROUND ELEV. 6.5

0.22 AC. LITTORAL SHELF

POND 30-1
CWL= 6.5
100YR= 8.6±

30-1-1A
9
TYPE M INLET
STA: 75+53.87, 14.00 RT
~~RIM: 9.11~~ 8.89
INV IN: ~~5.43~~ (N) 4.49
INV OUT: ~~3.93~~ (SE) 3.94

30-1-1B
TYPE M INLET
STA: 75+92.86, 14.00 LT
~~RIM: 9.11~~ 9.10
INV OUT: ~~4.53~~ (S) 4.70

30-1-2A
TYPE F INLET
STA: 83+52.02, 27.34 LT
~~RIM: 9.89~~ 9.98
INV IN: ~~1.65~~ (E) 1.43
INV OUT: ~~1.65~~ (W) 1.43

30-1-2B
TYPE F INLET
STA: 83+52.02, 27.34 RT
~~RIM: 9.89~~ 9.79
INV IN: ~~1.64~~ (E) 1.58
INV OUT: ~~1.64~~ (W) 1.58

30-1-3A
TYPE F INLET
STA: 77+00.01, 27.34 LT
~~RIM: 9.89~~ 9.96
INV IN: ~~4.77~~ (S) 4.51
INV OUT: ~~4.27~~ (N) 4.18

30-1-3B
TYPE F INLET
STA: 77+00.01, 27.34 RT
~~RIM: 9.89~~ 9.98
INV OUT: ~~4.88~~ (N) 4.76

30-1B
TYPE F INLET 42X60 INSIDE SIZE
STA: 14+21.01, 30.49 RT
~~RIM:9.15~~ 9.17
INV IN: ~~0.67~~ (W)
INV OUT: ~~0.62~~ (E)

30-1
TYPE F INLET
STA: 77+00.01, 27.34 RT
~~RIM: 9.89~~ 9.96
INV IN: ~~4.77~~ (S) 4.51
INV OUT: ~~4.27~~ (N) 4.18

30-2
TYPE M INLET
STA: 75+53.87, 14.00 RT
~~RIM: 9.11~~ 8.89
INV IN: ~~5.43~~ (N) 4.49
INV OUT: ~~3.93~~ (SE) 3.94

30-3
TYPE M INLET
STA: 75+92.86, 14.00 LT
~~RIM: 9.11~~ 9.10
INV OUT: ~~4.53~~ (S) 4.70

47 48 LF 24" STORM PIPE
133 134 LF 36" STORM PIPE
87 87 LF 36" STORM PIPE
55 55 LF 36" STORM PIPE
172 172 LF 30" STORM PIPE
53 55 LF 42" STORM PIPE
62 65 LF 42" STORM PIPE
76 77 LF 24" STORM PIPE
55 55 LF 18" STORM PIPE

FES INV. ~~0.95~~ 0.98
FES INV. ~~1.62~~ 1.61
FES INV. 0.62 0.42
FES INV. ~~2.09~~ 2.13

PRC: 77+28.88
PT: 79+20.77
PC: 84+81.02
PT: 82+73.57

Transferred to Operation

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.98 FEET.

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 MIN. FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
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CERTIFICATION:
I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS FROM MARKERS POSITIONED AND INFORMATION PROVIDED BY CONTRACTOR
DATE OF LAST FIELD MEASUREMENTS: 11-26-18

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POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007384
8111 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
Fax: 941-378-0058

JEFFERY B. MORROW LICENSE NO. 6296 STATE OF FLORIDA SURVEYOR & MAPPER

Digitally signed by Jeff Morrow
Date: 2022.03.16 11:04:21 -04'00'

DocuSigned by: Jeffery B. Morrow
231B86B24238408...
JEFFERY B. MORROW P.S.M
FL CERT. NO. 6296

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

ENTRY FENCE, GATE AND COLUMN LOCATIONS (BY OTHERS)

No.	REVISIONS	DATE	BY
1.	REV. LAYOUT ADDED CUL DE SACS AND GATED ENTRY	7/3/2018	RBK
2.	REVISED LOTTING	7/5/2018	RBK
3.	REVISED ELEVATIONS AND SLOPES AT WALL	7/5/2018	RBK
4.	ADDED CONCRETE MAILBOX PAD	6/20/2018	RBK
5.	DRAINAGE RECORD DRAWINGS	11/27/2018	JRC

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
RYAN R. HOPPE, P.E.
FLORIDA LICENSE NUMBER 79400
DATE:

KHA PROJECT 048119080
DATE OCTOBER 2016
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RBK
CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3C

PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4B

DocuSign Envelope ID: 2A957939-9B4F-4DD1-A2F8-CBFEBD904883

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WETLAND "BB"
N.P. 6.55
S.H.W.L. 7.05
F.W.L. 8.2
PRESERVE AREA
DO NOT DISTURB

SOUTH 1/2 O
SOUTHWEST 1/4 OF
TOWNSHIP 39 SOUTH, R

WETLAND "ZZ"
N.P. 5.7
S.H.W.L. 6.2
F.W.L. 8.2

WETLAND "C"
N.P. 7.15
S.H.W.L. 7.65
F.W.L. 8.3
PRESERVE AREA
DO NOT DISTURB

MATCH LINE SEE SHEET B-4A

NOTE:
TOP OF BANK DELINEATIONS SHOWN HEREON HAVE BEEN FIELD LOCATED BY KING ENGINEERING ASSOCIATES, INC.

SOUTH 1/2 OF THE
HWEST 1/4 OF SECTION 20
P 39 SOUTH, RANGE 20 EAST

WETLAND "ZZ"
N.P. 5.7
S.H.W.L. 6.2
F.W.L. 8.2

CONSERVATION AREA

AMENITY CENTER
SEE AMENITY CENTER PLANS FOR GRADING DETAIL

DELAND ROAD

OBSERVATION BOULEVARD

POND 31 (GRAND PALM PHASE 2A)

MATCH LINE SEE SHEET B-4B

Transferred to Operation

N.P.
S.H.W
F.W.

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- (6.12) PROPOSED PAVED SPOT ELEVATION
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- 12.00 MIN. FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:

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31-1A
TYPE F INLET
STA: 91+31.99, 27.31 LT
RIM: ~~9.22~~ 9.27
INV IN: ~~5.15~~ (W) 4.57
INV IN: ~~4.55~~ (S) 4.27
INV IN: ~~5.45~~ (N) 4.42
INV OUT: ~~0.08~~ (N)0.14

31-1AA
YARD DRAIN
GRATE: ~~8.14~~ 8.14
INV OUT: ~~5.51~~ (S)5.45

31-1AC
YARD DRAIN
GRATE: ~~7.77~~ 7.71
INV OUT: ~~5.27~~ (S)5.23

31-1B
TYPE F INLET
STA: 91+31.99, 27.33 RT
RIM: ~~9.22~~ 9.30
INV OUT: ~~4.66~~ (N) 4.65

No.	REVISIONS	DATE	BY
1	REV. LAYOUT ADDED CUL DE SACS AND GATED ENTRY	1/03/2018	RBK
2	DRAINAGE RECORD DRAWINGS	1/21/2018	JRC

Kimley»Horn
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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

KHA PROJECT	048119080
DATE	OCTOBER 2016
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RBK
CHECKED BY	TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3C
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4C

POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007384
8111 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
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JEFFERY B. MORROW P.S.M. NO. 6286 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Jeff Morrow
Date: 2022.03.16 11:04:48 -04'00'

DocuSigned by:
Jeffery B. Morrow
231B96B2242640B...
JEFFERY B. MORROW P.S.M.
FL CERT. NO. 6286

DATE:

BLACKBURN CREEK CDD

STORMWATER SYSTEM INSPECTION
PHASE 3

Prepared for:
Blackburn Creek CDD

Prepared by:
Brletic Dvorak Inc.
436 4th Ave. S., Unit 4
St. Petersburg, FL 33701

March 2025

Contents

1.0 SUMMARY
2.0 EXISITING SITE CONDITIONS
3.0 RECOMMENDATIONS

Appendices

APPENDIX A – MARKED PLAN SETS DOCUMENTS FOR MAINTENANCE WORK

1.0 - SUMMARY:

The Blackburn Creek CDD requested that BDI inspect the stormwater conveyance system in Phase 3 in the Grand Palms Community in preparation for stormwater conveyance system maintenance work for 2025. This includes inlets, pipes, outlets, control structures and swales to determine if the system is operating at full capacity, identify problems problems or issues (if any), and provide recommendations as needed to restore the functionality of the drainage system.

2.0 – EXISTING SITE CONDITIONS:

In March 2025 BDI completed a visual inspections of the Phase 3 drainage system as well as conducted a review of SWFWMD ERP permits and permitted plan sets. While our site inspection did not include a full inspections of the entire length of the storm sewer pipes, we were able to inspect inlets, manholes and end sections to determine if there was any accumulation of sand, silt or debris or anything else that may cause blockage within the system.

The findings from the inspection are presented below:

1. Stormwater curb inlets were found to be in good condition. Man hole covers were pulled to complete a visual inspection inside each structure. No significant signs of sediment or debris were observed.
2. Stormwater pipe end section were found to be in good condition. The MES/FES structures operate in a free flow condition and no significant signs of sediment, debris or vegetation were observed.
3. Control structures were found to be in good condition. Several were observed with accumulation of debris and/or overgrown vegetation in, around and on top of structures.
4. Treatment and conveyance swales and channels were found to be in good condition. There are several swales that have excessive vegetation, sediment and debris buildup that is restricting the free flow of stormwater.
5. A grated ditch bottom inlet was found to be in good condition, however, it has become overgrown with excessive vegetation and debris deposits which is restricting the free flow of stormwater into and out of the structure.
6. The weir structure on pond 12A had water flowing from the wetland tributary into the pond. Based on elevation readings in permitted plan set for permit 24192.011 sheet A-4 and the elevation reading for the opening of the weir found on sheet B-12 of the as built plan set for 24192.011 the water should be flowing out of the pond and not into the pond. This anomaly is resulting in elvated water levels in ponds 12, 12A, 13 and 13A and in the stormwater pipes and curb inlets.
7. There is an unpermitted structure crossing the conveyance swale from pond 12A to south tributary.
8. Remove fallen trees in north tributary at box culvert crossing under Observation Blvd. This is in phase 1 although the trees came down during the storms at the end of the 2024 hurricane season.

In general, the stormwater conveyance system within Phase 3 of Blackburn Creek CDD is in good condtion. We have identified some minor maintenance activities in the following section which will enhance the ability of the system to convey stormwater through community more efficiently.

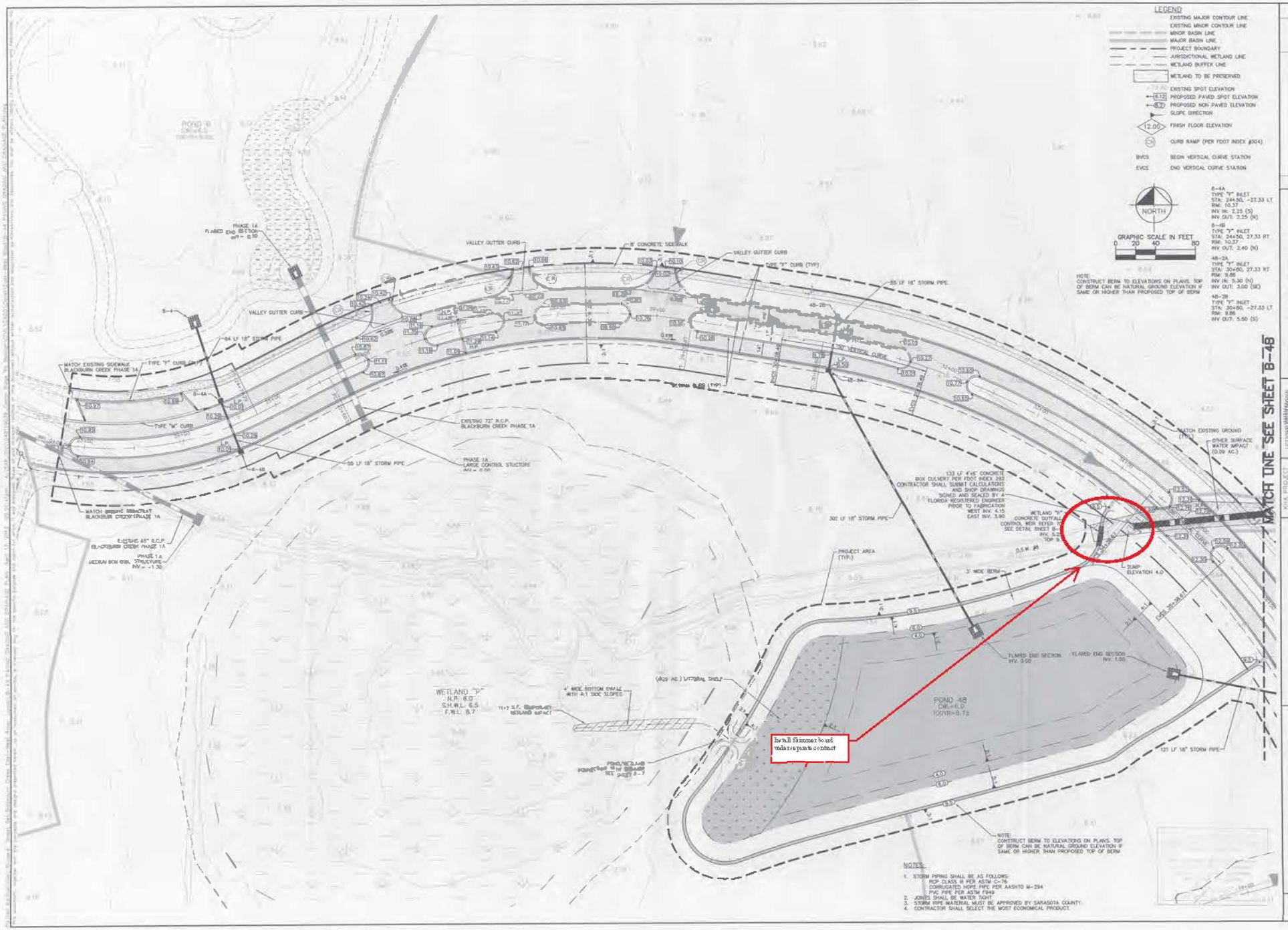
3.0 – RECOMMENDATIONS:

Based on our findings, BDI recommends the following maintenance activities be performed with in the next year:

1. Recommend the removal of vegetation, debris and sediment from control structures, grated swale inlet(s), drainage swales and channels as identified in the following exhibits.
2. Reecommend ongoing annual inspections of the drainage conveyance system in order to identify and mitigate issues at the earliest possible stage.
3. We also recommend that the CDD have regular and ongoing communication with the residents, contractors and vendors regarding the importance of preventing vegetation, debris and sediment from entering into the stormwater system. Implementing the following activities will help maintain the drainage system's ability to convey, attenuate and treat the stormwater within the community.
    a. Eliminate power leaf blowing vegetation and debris into the street and drainage inlets.
    b. Eliminate the application of excess mulch that is prone to movement during storm events.
    c. Incorporate appropriate erosion control measures such as silt fence and inlet protection at active construction sites.
4. Recommend addressing Pond 12A weir to restore outflow of water from pond 12A into the wetland tributary. In addition this structure will need the missing skimmer board replaced.
5. There are two items included in this work that are in phase 2 of the community. Due to their impact on phase 3 conveyance we have included the following; 1) Clearning out an FES that conveys water from a wetland in phase 3 to a conveyance swale in phase 2 that outflows into the south tributary and 2) Clearing out overgrown and invasive vegetation where the south tributary exits along River Rd.
6. Removal of the unpermitted structure at pond 12A

APPENDIX A

Marked Plan Set Documents for Maintenance Work



Kimley-Horn and Associates, Inc.

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REVISIONS | NO. | DATE | BY

KHA PROJECT 048119039
DATE FEB. 2012
SCALE AS SHOWN
DESIGNED BY EHA
DRAWN BY TBK
CHECKED BY STC

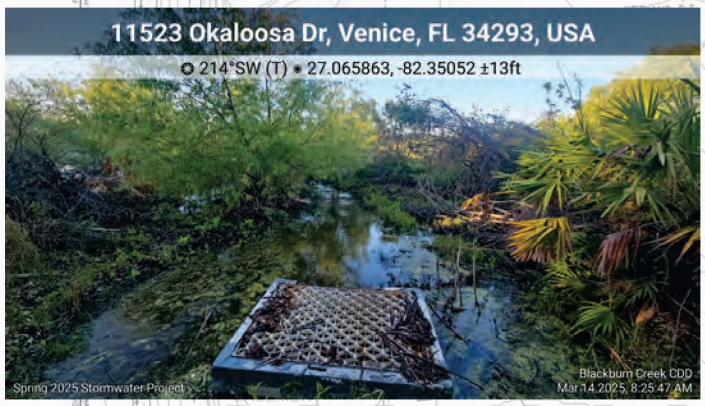
PAVING GRADING AND DRAINAGE PLAN

GRAND PALM EAST-WEST ROAD
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4A

MATCH LINE SEE SHEET B-4A
MATCH LINE SEE SHEET B-4
11716 Hendry Lp, Venice, FL 34293, USA
54°NE (T) • 27.072864, -82.336906 ±9ft
Spring 2025 Stormwater Project
Blackburn Creek CDD
Mar 14 2025, 7:58:24 AM
11716 Hendry Lp, Venice, FL 34293, USA
22°N (T) • 27.07285, -82.33681 ±9ft
Spring 2025 Stormwater Project
Blackburn Creek CDD
Mar 14 2025, 7:58:42 AM
POND 18
121 LF 18" STORM PIPE
55 LF 18" STORM PIPE
58 LF 18" STORM PIPE
FLARED END SECTION
CONCRETE OUTFALL
4' WIDE BOTTOM SWALE WITH 4:1 SIDE SLOPES
(0.05 AC.) LITTORAL SHELF
MEDIAN CURB (TYP.)
EXISTING FLOW PATTERNS IN DITCH (TYP.)
NOTES:
SLOPE DIRECTION
FINISH FLOOR ELEVATION
CURB RAMP (PER FDOT INDEX #304)
BEGIN VERTICAL CURVE STATION
END VERTICAL CURVE STATION
GRAND
RESO
SARASOTA, COUNTY
FLORIDA
SHEET NUMBER
B-4B



Clear out debris and vegetation from around CS; remove willow and other invasive around conveyance swale and CS

MATCH LINE SEE AT LEFT

MATCH LINE SEE AT RIGHT

MATCH LINE SEE SHEET B-4B

POINT BREAK SURVEYING, LLC

Transferred to Operation

FILE OF RECORD

Southwest Florida Water Management District

OCT 28 2016

Received Sarasota RSS

24192.011

Imaged As Is

RECORD DRAWING PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3A

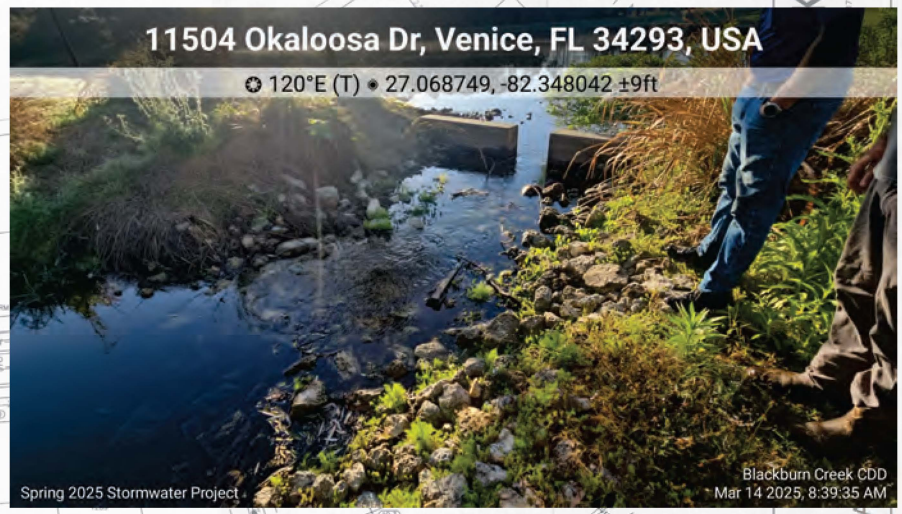
PREPARED FOR RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

B-4A

Water flowing into pond from wetland; Need to determine if weir is set to right elevation; Unpermitted structure over conveyance swale to wetland ditch

POND 12A
CWL=7.5
100YR=9.4±



POINT BREAK SURVEYING, LLC

JEFFERY B. MORROW, P.S.M.
FL. CERT. NO. 6296
DATE: 10/26/16

Transferred to Operation

GRAND PALM PHASE 3A
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC
SARASOTA COUNTY FLORIDA

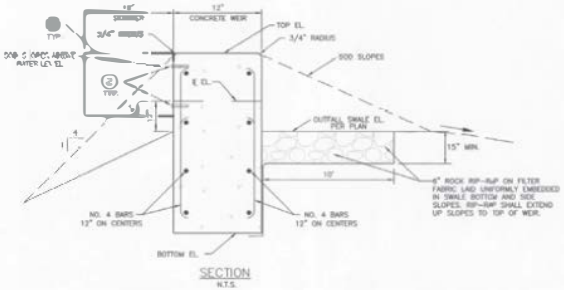
Southwest Florida Water Management District
OCT 26 2016
Received
Sarasota HSB

SHEET NUMBER
B-4D

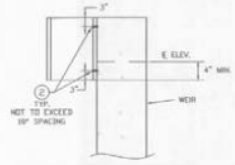
Imaged As Is

NOTES:

1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
2. ALL SIZES TO BE A MINIMUM 3" CLEARANCE UNLESS OTHERWISE NOTED.
3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATION (A-615).
4. 3/4" CHAMFER ALL EXPOSED EDGES.
5. 1/4" THICK ALUMINUM PERFORATED SKIMMER PLATE WITH OPEN TOP AND BOTTOM.
6. 3/8" DIAMETER STAINLESS STEEL EXPANSION ANCHORS, 3" LONG MIN., 2 WITH STAINLESS STEEL WASHERS.



SECTION
N.T.S.



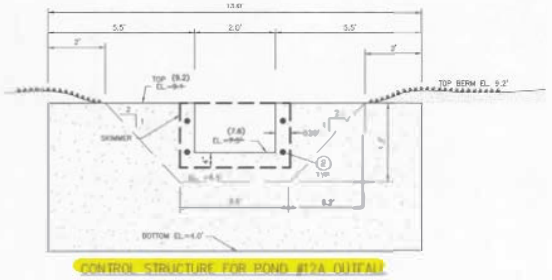
SKIMMER PLATE DETAIL
SIDE VIEW
N.T.S.

NOTES:

1. OUTFALL SWALE BOTTOM SHALL BE 4' WIDE WITH 3:1 SIDE SLOPES THROUGH BUFFER AND 2:1 SIDE SLOPES IN WETLAND.
2. PLANT SWALE BOTTOM WITH SPARTINA BAKERI ON 2' CENTERS (INCLUDE 5 SWALE SLOPES IN WETLAND AREA AND SWALE SLOPES BELOW WATER LEVEL).
3. SOD UPLAND AND BUFFER SWALE SLOPES.

CONCRETE WEIR DETAIL

N.T.S.



CONTROL STRUCTURE FOR POND #12A OUTFALL

N.T.S.

NOTE: PLAN, SECTIONS AND DETAILS SHOWN ARE NOT TO ANY SCALE.

POINT BREAK SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007384
8111 Blaike Court, Suite E
Sarasota, FL 34240
Phone: (941) 378-4797
Fax: (941) 378-0068

Transferred to Operation

Southwest Florida Water Management District
OCT 26 2016
Received
Sarasota Fld

JEFFERY B. MORROW, P.S.M.
FL CERT. NO. 6296
DATE: 10/25/16

Kimley»Horn
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WWW.KIMLEY-HORN.COM CA 00000696

No.	REVISIONS	DATE	BY
1	REVISED PER RAI #1	4/24/2015	TMS

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER 41224

KHA PROJECT	048119072
DATE	DEC. 2014
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	TSH
CHECKED BY	TMS

RECORD DRAWING
CONCRETE OUTFALL CONTROL WEIR DETAILS

GRAND PALM PHASE 3A
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC
SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-12

Imaged As Is

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

Clear debris and vegetation from structure and conveyance swale about 100ft into wetland; native vegetation to remain. remove invasive and nuisance

MATCH LINE SEE SHEET B-4D

MATCH LINE SEE SHEET B-4B

Plotted By:Hoppe, Ryan - Sheet Set:Grand Palm Phase 3B Construction plans - Layout:B-4A PAVING GRADING AND DRAINAGE PLAN - August 03, 2015 - 11:29:13am - K:\SAR_Civil\048119074 – Grand Palm 3B\CAD\PlanSheets\Const\B-4A_PAVING GRADING AND DRAINAGE PLAN.dwg
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Remove nuisance and invasive vegetation and debris from structure and conveyance swale into wetland; about 100ft

Cut down vegetation and remove invasive and nusciance around structure and conveyance swale; remove sediment build up in swale and around structure

MATCH LINE SEE SHEET B-4C

MATCH LINE SEE SHEET B-4E

CONSERVATION AREA (DO NOT DISTURB)

30' WETLAND BUFFER

WETLAND "F" N.P. 7.0 S.H.W.L. 7.5 F.W.L. 8.8 PRESERVE AREA DO NOT DISTURB

WETLAND "D" N.P. 6.75 S.H.W.L. 7.25 F.W.L. 8.4 PRESERVE AREA DO NOT DISTURB

0.01 AC. WETLAND BUFFER IMPACT
0.01 AC. WETLAND BUFFER COMPENSATION

0.01 AC. WETLAND BUFFER IMPACT

PROJECT BOUNDARY

CS-14

CS-E1C

30' DRAINAGE EASEMENT TP24

5' CONCRETE SIDEWALK (TYP.)

TYPE "M" CURB (TYP.)

45 LF 24" STORM PIPE

226 LF 30" STORM PIPE

210 LF 36" STORM PIPE

20' DRAINAGE EASEMENT

25' DRAINAGE EASEMENT

10' PUBLIC UTILITY EASEMENT (TYP.)

STILL RIVER DRIVE

BEACON SQUARE

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

E-1B
4' DIA. JUNCTION BOX
STA: 51+42.32, 30.00 RT
RIM: 9.34
INV IN: 1.26
INV OUT: 1.26

14-3A
TYPE M INLET
STA: 45+00.26, 14.00 RT
RIM: 10.06
INV IN: 0.98
INV OUT: 0.48

14-3B
TYPE M INLET
STA: 44+65.03, -14.00 LT
RIM: 10.06
INV OUT: 1.07

14-4E
TYPE M INLET
STA: 50+03.97, 14.00 RT
RIM: 10.06
INV IN: 3.53
INV OUT: 3.03

14-4F
TYPE M INLET
STA: 50+03.97, -14.00 LT
RIM: 10.06
INV OUT: 3.59

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LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224

KHA PROJECT
048119024
DATE
APRIL 2015
SCALE AS SHOWN
DESIGNED BY RSK
DRAWN BY RSK
CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4B

REVISIONS
NO DATE BY

Rustad Buhagiar, Ryan - Sheet Set\Grand Palm Phase 3B Construction plans - Layout\B-4B PAVING GRADING AND DRAINAGE PLAN August 03, 2015 11:26:33am K:\SAR_Civil\048119024 — Grand Palm 3B\CAD\PlanSheets\
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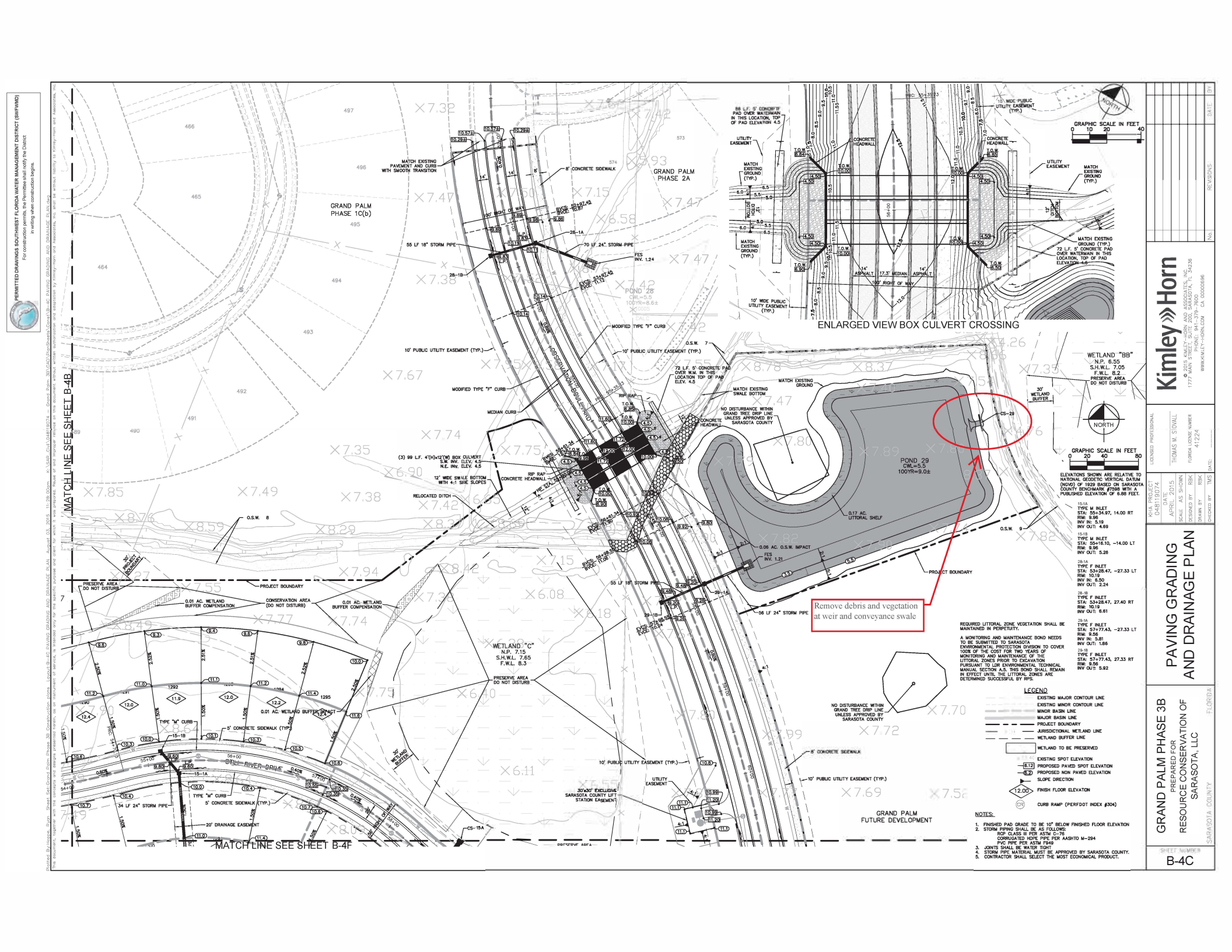
PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.
ENLARGED VIEW BOX CULVERT CROSSING
GRAPHIC SCALE IN FEET
0 10 20 40
NORTH
MATCH LINE SEE SHEET B-4B
MATCH LINE SEE SHEET B-4F
GRAND PALM PHASE 1C(b)
GRAND PALM PHASE 2A
GRAND PALM FUTURE DEVELOPMENT
POND 28 CWL=5.5 100YR=8.6±
POND 29 CWL=5.5 100YR=9.0±
WETLAND "C" N.P. 7.15 S.H.W.L. 7.65 F.W.L. 8.3
WETLAND "BB" N.P. 6.55 S.H.W.L. 7.05 F.W.L. 8.2
PRESERVE AREA DO NOT DISTURB
CONSERVATION AREA (DO NOT DISTURB)
PROJECT BOUNDARY
30' PROJECT BOUNDARY
30' WETLAND BUFFER
0.01 AC. WETLAND BUFFER COMPENSATION
0.01 AC. WETLAND BUFFER IMPACT
0.09 AC. O.S.W. IMPACT
0.17 AC. LITTORAL SHELF
NO DISTURBANCE WITHIN GRAND TREE DRIP LINE UNLESS APPROVED BY SARASOTA COUNTY
Remove debris and vegetation at weir and conveyance swale
STILL RIVER DRIVE
55 LF 18" STORM PIPE
70 LF 24" STORM PIPE
56 LF 24" STORM PIPE
34 LF 24" STORM PIPE
(3) 99 L.F. 4'(H)x12'(W) BOX CULVERT S.W. INV. ELEV. 4.5 N.E. INV. ELEV. 4.5
12' WIDE SWALE BOTTOM WITH 4:1 SIDE SLOPES
RELOCATED DITCH
MODIFIED TYPE "F" CURB
MEDIAN CURB
TYPE "M" CURB
5' CONCRETE SIDEWALK (TYP.)
8' CONCRETE SIDEWALK
10' PUBLIC UTILITY EASEMENT (TYP.)
20' DRAINAGE EASEMENT
30'x30' EXCLUSIVE SARASOTA COUNTY LIFT STATION EASEMENT
72 L.F. 5' CONCRETE PAD OVER W.M. IN THIS LOCATION TOP OF PAD ELEV. 4.5
88 L.F. 5' CONCRETE PAD OVER WATERMAIN IN THIS LOCATION, TOP OF PAD ELEVATION 4.5
MATCH EXISTING GROUND
MATCH EXISTING SWALE BOTTOM
CONCRETE HEADWALL
RIP RAP
FES INV. 1.24
FES INV. 1.21
ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.
15-1A TYPE M INLET STA: 55+34.97, 14.00 RT RIM: 9.96 INV IN: 5.19 INV OUT: 4.69
15-1B TYPE M INLET STA: 55+16.10, -14.00 LT RIM: 9.96 INV OUT: 5.28
28-1A TYPE F INLET STA: 53+28.47, -27.33 LT RIM: 10.19 INV IN: 8.50 INV OUT: 2.24
28-1B TYPE F INLET STA: 53+28.47, 27.40 RT RIM: 10.19 INV OUT: 6.61
29-1A TYPE F INLET STA: 57+77.43, -27.33 LT RIM: 9.56 INV IN: 5.81 INV OUT: 1.86
29-1B TYPE F INLET STA: 57+77.43, 27.33 RT RIM: 9.56 INV OUT: 5.92
REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.
A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION 4.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.
LEGEND
EXISTING MAJOR CONTOUR LINE
EXISTING MINOR CONTOUR LINE
MINOR BASIN LINE
MAJOR BASIN LINE
PROJECT BOUNDARY
JURISDICTIONAL WETLAND LINE
WETLAND BUFFER LINE
WETLAND TO BE PRESERVED
EXISTING SPOT ELEVATION
PROPOSED PAVED SPOT ELEVATION
PROPOSED NON PAVED ELEVATION
SLOPE DIRECTION
FINISH FLOOR ELEVATION
CURB RAMP (PERFDOT INDEX #304)
NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS: RCP CLASS III PER ASTM C-76 CORRUGATED HDPE PIPE PER AASHTO M-294 PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696
LICENSED PROFESSIONAL
THOMAS M. SIDVALL
FLORIDA LICENSE NUMBER 41224
KHA PROJECT 048119074
DATE APRIL 2015
SCALE AS SHOWN
DESIGNED BY RSK
DRAWN BY RSK
CHECKED BY TMS
PAVING GRADING AND DRAINAGE PLAN
GRAND PALM PHASE 3B
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC
SARASOTA COUNTY FLORIDA
SHEET NUMBER B-4C
NO. REVISIONS DATE BY
Plotted By:Hoppe, Ryan Sheet Set:Grand Palm Phase 3B Construction plans Layout:B-4C PAVING GRADING AND DRAINAGE PLAN August 03, 2015 11:28:09am K:\SAR_Civil\048119074 — Grand Palm 3B\CAD\PlanSheets\Cover\B-4C PAVING GRADING AND DRAINAGE PLAN.dwg
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

MATCH LINE SEE SHEET B-4B

MATCH LINE SEE SHEET B-4D

MATCH LINE SEE SHEET B-4F

81 LF 60" STORM PIPE
226 LF 30" STORM PIPE
92 LF 42" STORM PIPE
139 LF 42" STORM PIPE
28 LF 36" STORM PIPE
83 LF 30" STORM PIPE
113 LF 36" STORM PIPE
28 LF 24" STORM PIPE
188 LF 36" STORM PIPE
128 LF 24" STORM PIPE
151 LF 36" STORM PIPE
372 LF 30" STORM PIPE
28 LF 24" STORM PIPE

FES INV. 2.32
FES INV. 0.02
FES INV. 0.98
FES INV. 1.94

LITTORAL SHELF SEE SHEET B-4D FOR QUANTITY

5' CONCRETE SIDEWALK (TYP.)
TYPE "M" CURB (TYP.)
10' PUBLIC UTILITY EASEMENT (TYP.)
20' DRAINAGE EASEMENT
25' DRAINAGE EASEMENT
0.02 AC. WETLAND BUFFER IMPACT
30' WETLAND BUFFER

S. HUNTERS CREEK ROAD

WETLAND "E"
N.P. 7.50
S.H.W.L. 8.00
F.W.L. 9.2
PRESERVE AREA
DO NOT DISTURB

CONSERVATION AREA (DO NOT DISTURB)

No issues to address

14-4A 6' DIA. JUNCTION BOX STA: 2+01.07, 145.30 RT RIM: 9.20 INV IN: 1.18 INV OUT: 1.18
14-4B TYPE M INLET 42"X60" INSIDE SIZE STA: 1+67.08, 14.00 RT RIM: 10.06 INV IN: 1.95 INV OUT: 1.45
14-4C TYPE M INLET 42"X60" INSIDE SIZE STA: 1+67.08, -14.00 LT RIM: 10.06 INV IN: 2.01 INV OUT: 2.01
14-4D 5' DIA. JUNCTION BOX STA: 1+31.87, 144.41 RT RIM: 8.40 INV IN: 2.74 INV IN: 2.74 INV OUT: 2.24
14-4G TYPE M INLET STA: 20+40.69, -14.00 LT RIM: 10.06 INV IN: 5.24 INV OUT: 4.74
14-4H TYPE M INLET STA: 20+40.69, 14.00 RT RIM: 10.06 INV OUT: 5.30
14-4E TYPE M INLET STA: 15+31.76, -14.00 LT RIM: 10.06 INV IN: 5.39 INV OUT: 4.89
14-5B TYPE M INLET STA: 15+31.76, 14.00 RT RIM: 10.06 INV OUT: 5.44
14-4F TYPE M INLET STA: 1+50.71, -14.00 LT RIM: 9.96 INV IN: 5.31 INV OUT: 2.88
15-4C TYPE M INLET STA: 1+50.71, 14.00 RT RIM: 9.96 INV OUT: 5.37
E-1A 5' DIA. JUNCTION BOX STA: 21+35.19, 15.50 RT RIM: 10.28 INV IN: 1.63 INV OUT: 1.63

LEGEND
EXISTING MAJOR CONTOUR LINE
EXISTING MINOR CONTOUR LINE
MINOR BASIN LINE
MAJOR BASIN LINE
PROJECT BOUNDARY
JURISDICTIONAL WETLAND LINE
WETLAND BUFFER LINE
WETLAND TO BE PRESERVED
EXISTING SPOT ELEVATION
8.12 PROPOSED PAVED SPOT ELEVATION
8.2 PROPOSED NON PAVED ELEVATION
SLOPE DIRECTION
12.00 FINISH FLOOR ELEVATION
CR CURB RAMP (PER FDOT INDEX #304)

NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
RCP CLASS III PER ASTM C-76
CORRUGATED HDPE PIPE PER AASHTO M-294
PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

Kimley»Horn
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LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER 41224

KHA PROJECT 048119074
DATE APRIL 2025
SCALE AS SHOWN
DESIGNED BY RSK
DRAWN BY RSK
CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC
SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4E

REVISIONS NO DATE BY

Author: Brundage, Ryan Sheet Set: Grand Palm Phase 3B Construction plans Layout: B-4E PAVING GRADING AND DRAINAGE PLAN August 03, 2025 11:30:37am K:\SAB_Civil\048119074 – Grand Palm 3B\CAD\PlanSheets\Cover\B-4E PAVING GRADING AND DRAINAGE PLAN.dwg
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District
in writing when construction begins.

MATCH LINE SEE SHEET B-4C

MATCH LINE SEE SHEET B-4E

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK #7598 WITH A PUBLISHED ELEVATION OF 6.88 FEET.

STILL RIVER DRIVE

CONSERVATION BOULEVARD

HUNTERS CREEK ROAD

GAINESVILLE PLACE

VALLEY CROSSING

GRAND PALM
FUTURE DEVELOPMENT

POND 15
CWL=7.2
100YR=9.5±
0.18 AC. LITTORAL SHELF

Remove debris in conveyance swale

1785 Still River Dr, Venice, FL 34293, USA
338°NW (T) • 27.066131, -82.336835 ±9ft
Spring 2025 Stormwater Project
Blackburn Creek CDD
Mar 14 2025, 10:25:01 AM

LEGEND
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- EXISTING SPOT ELEVATION
- (8.12) PROPOSED PAVED SPOT ELEVATION
- (8.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- 12.00 FINISH FLOOR ELEVATION
- CR CURB RAMP (PER FDOT INDEX #304)

NOTES:
1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP, CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
THOMAS M. STOVALL
FLORIDA LICENSE NUMBER
41224

KHA PROJECT 048119024
DATE APRIL 2015
SCALE AS SHOWN
DESIGNED BY RSK
DRAWN BY RSK
CHECKED BY TMS

PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3B
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC

SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4F

REVISIONS | NO | DATE | BY

Plotted By: Hogan, Ryan Sheet Set: Grand Palm Phase 3B Construction plans Layout: B-4F PAVING GRADING AND DRAINAGE PLAN August 03, 2015 - 11:31:55am K:\SAR_Civil\048119074 – Grand Palm 3B\CAD\PlanSheets\Const\B-4F PAVING GRADING AND DRAINAGE PLAN.dwg
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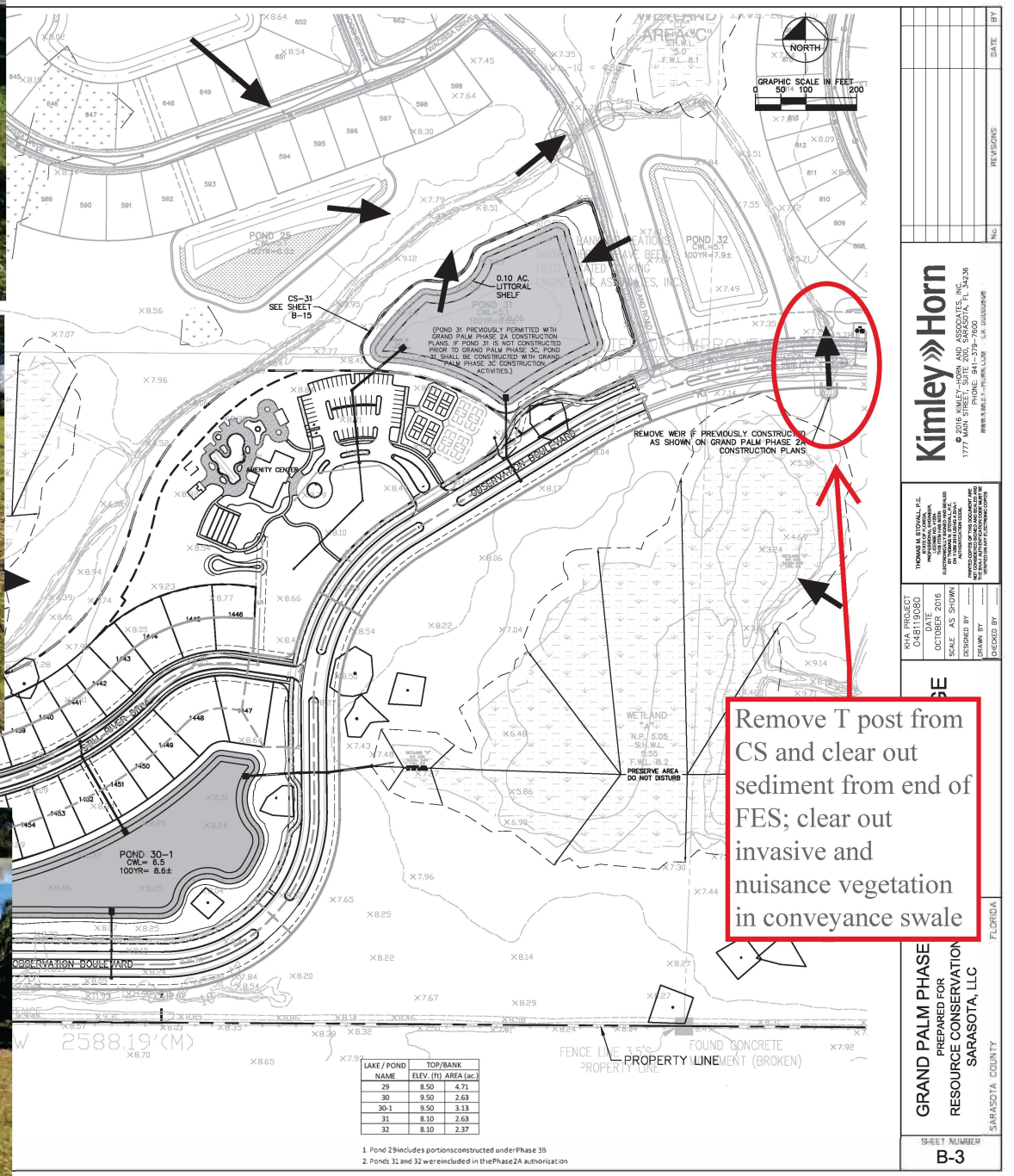
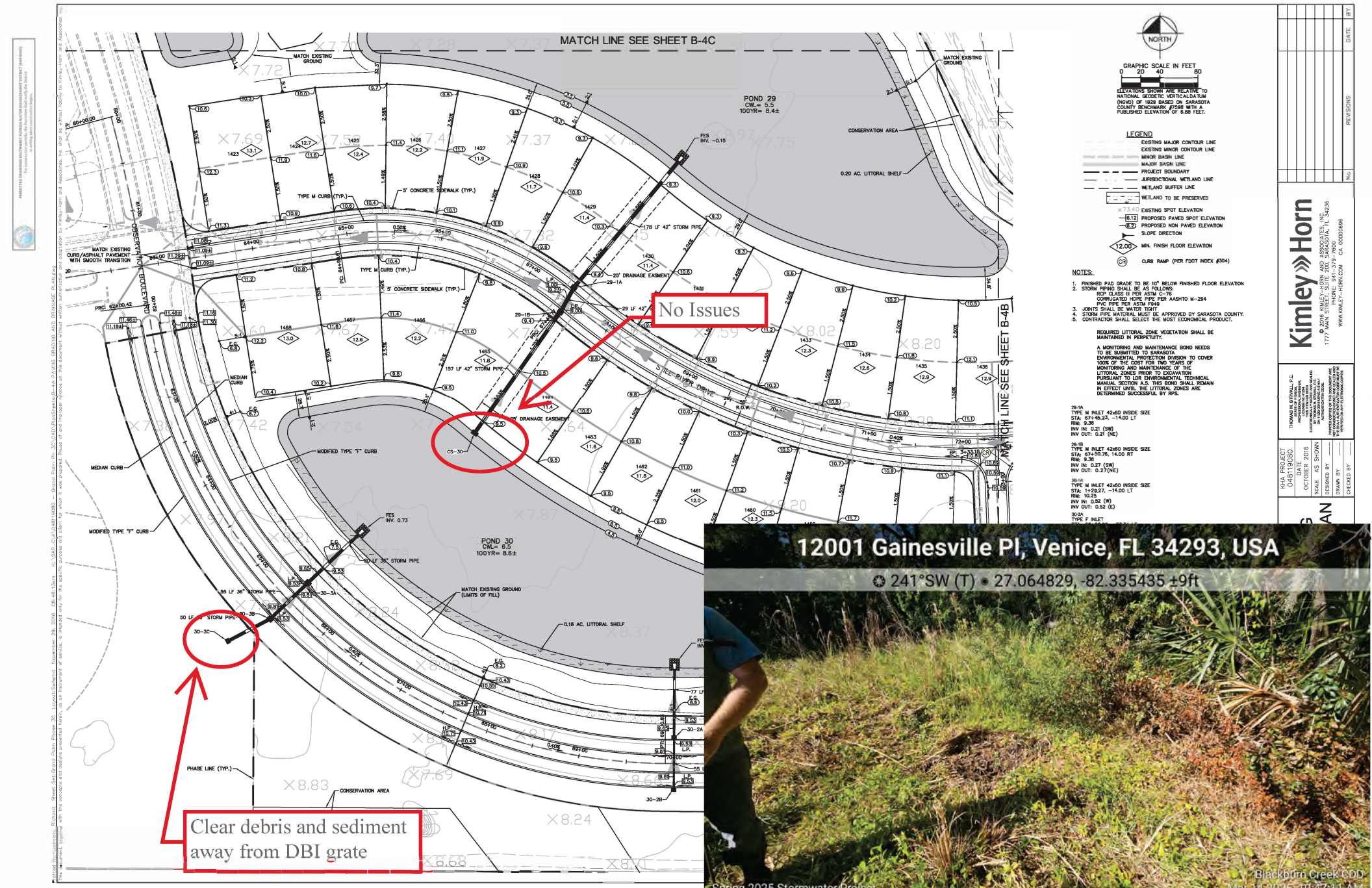
13017 Steinhatchee Loop, Venice, FL 34293, USA
1°N (T) • 27.067586, -82.327525 ±13ft
Spring 2025 Stormwater Project
Blackburn Creek CDD
Mar 14 2025, 11:17:09 AM

13017 Steinhatchee Loop, Venice, FL 34293, USA
187°S (T) • 27.067983, -82.327533 ±13ft
Spring 2025 Stormwater Project
Blackburn Creek CDD
Mar 14 2025, 11:18:54 AM

13017 Steinhatchee Loop, Venice, FL 34293, USA
322°NW (T) • 27.067934, -82.327495 ±9ft
Spring 2025 Stormwater Project
Blackburn Creek CDD
Mar 14 2025, 11:18:17 AM


NORTH
GRAPHIC SCALE IN FEET
0 50 100 200
POND 25
POND 32
POND 30-1
0.10 AC. LITTORAL SHELF
CS-31
SEE SHEET B-15
AMENITY CENTER
OBSERVATION BOULEVARD
REMOVE WEIR IF PREVIOUSLY CONSTRUCTED AS SHOWN ON GRAND PALM PHASE 2A CONSTRUCTION PLANS.
PRESERVE AREA DO NOT DISTURB
PROPERTY LINE
2588.19'(M)
Remove T post from CS and clear out sediment from end of FES; clear out invasive and nuisance vegetation in conveyance swale
LAKE / POND NAME
TOP/BANK ELEV. (ft)
AREA (ac)
29 8.50 4.71
30 9.50 2.63
30-1 9.50 3.13
31 8.10 2.63
32 8.10 2.37
1. Pond 29 includes portions constructed under Phase 3B
2. Ponds 31 and 32 were included in the Phase 2A authorization
Kimley»Horn
GRAND PALM PHASE
PREPARED FOR
RESOURCE CONSERVATION
SARASOTA, LLC
SARASOTA COUNTY FLORIDA
SHEET NUMBER
B-3


MATCH LINE SEE SHEET B-4C
MATCH LINE SEE SHEET B-4B
POND 29
CWL= 5.5
100YR= 8.4±
POND 30
CWL= 6.5
100YR= 8.6±
No Issues
Clear debris and sediment away from DBI grate
12001 Gainesville Pl, Venice, FL 34293, USA
241°SW (T) • 27.064829, -82.335435 ±9ft
Spring 2025 Stormwater Project
Blackburn Creek CDD
Mar 14 2025, 10:47:11 AM

Pull grate out of CS and secure on top; cut new V bottom swales on either side of fallen tree to restore free flow of water

NOTES:

1. FINISHED PAD GRADE TO BE 10" BELOW FINISHED FLOOR ELEVATION
2. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
3. JOINTS SHALL BE WATER TIGHT
4. STORM PIPE MATERIAL MUST BE APPROVED BY SARASOTA COUNTY.
5. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

REQUIRED LITTORAL ZONE VEGETATION SHALL BE MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

30-1-1A
TYPE M INLET
STA: 75+47.21, 14.00 RT
RIM: 8.56
INV IN: 5.21 (N)
INV OUT: 5.21 (SE)

30-1-1B
TYPE M INLET
STA: 75+56.42, -14.00 LT
RIM: 9.56
INV OUT: 5.28 (S)

30-1-2A
TYPE F INLET
STA: 77+00.01, 27.34 RT
RIM: 9.89
INV OUT: 4.88 (N)

30-1B
TYPE M INLET 42X80 INSIDE SIZE
STA: 1+29.27, 14.00 RT
RIM: 10.25
INV IN: 0.47 (W)
INV OUT: 0.47 (E)

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

THOMAS M. STOVALL, P.E.
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 57291
DATE
DIGITALLY SIGNED BY THOMAS M STOVALL P.E.
DN: C=US, E=TOM.STOVALL@KIMLEY-HORN.COM, O=KIMLEY-HORN AND ASSOCIATES, INC., CN=THOMAS M STOVALL P.E.
AUTHENTICATION CODE:
ADOPTED COPIES OF THIS DOCUMENT AND ITS CONTENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST NOT BE VERIFIED ANY ELECTRONIC COPIES.

KHA PROJECT 048119080
DATE OCTOBER 2016
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

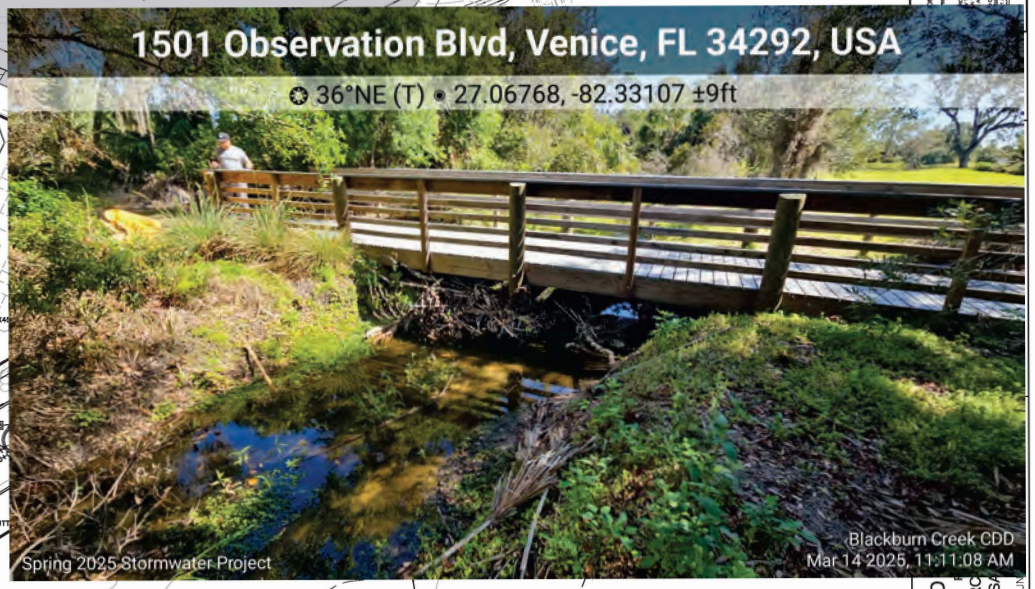
PAVING GRADING AND DRAINAGE PLAN

GRAND PALM PHASE 3C
PREPARED FOR
RESOURCE CONSERVATION OF SARASOTA, LLC
SARASOTA COUNTY FLORIDA

SHEET NUMBER
B-4B

NO.	REVISIONS	DATE	BY

Clear debris in conveyance swale; clear debris from under bridge



CONNECT POND 29 GRAND PALM PHASE 3B CONSTRUCTION PLANS

POND 29
CWL= 5.5
100YR= 8.4±

LITTORAL SHELF SEE SHEET B-4A FOR AREA

MATCH EXISTING GROUND

MATCH LINE SEE SHEET B-4B

CONSERVATION AREA

AMENITY CENTER
SEE SHEET B-4D FOR GRADING DETAIL

6' CONCRETE SIDEWALK

MODIFIED TYPE F CURB

MEDIAN CURB

VALLEY GUTTER

CS-31

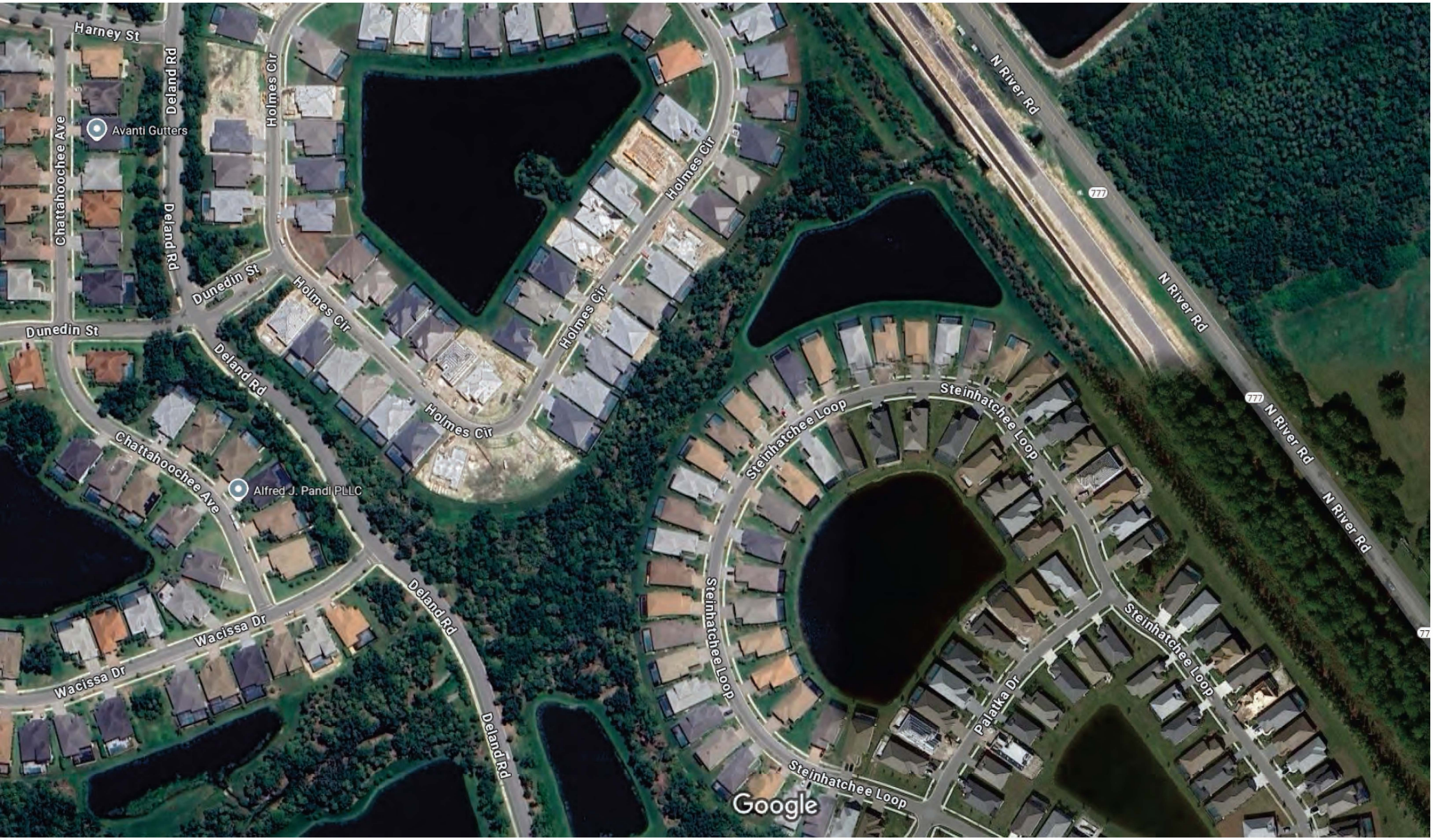
(POND 31 PREVIOUSLY PERMITTED WITH GRAND PALM PHASE 2A CONSTRUCTION PLANS. IF POND 31 IS NOT CONSTRUCTED PRIOR TO GRAND PALM PHASE 3C, POND 31 SHALL BE CONSTRUCTED WITH GRAND PALM PHASE 3C CONSTRUCTION ACTIVITIES.)

MAINTAINED IN PERPETUITY.

A MONITORING AND MAINTENANCE BOND NEEDS TO BE SUBMITTED TO SARASOTA ENVIRONMENTAL PROTECTION DIVISION TO COVER 100% OF THE COST FOR TWO YEARS OF MONITORING AND MAINTENANCE OF THE LITTORAL ZONES PRIOR TO EXCAVATION PURSUANT TO LDR ENVIRONMENTAL TECHNICAL MANUAL SECTION A.5. THIS BOND SHALL REMAIN IN EFFECT UNTIL THE LITTORAL ZONES ARE DETERMINED SUCCESSFUL BY RPS.

GRAND PALM
RESOURCE PLAN
SARASOTA COUNTY

SHEET NUMBER
B-4C


Google Maps
Harney St
Deland Rd
Holmes Cir
Avanti Gutters
Chattahoochee Ave
Deland Rd
Dunedin St
Holmes Cir
Holmes Cir
Holmes Cir
N River Rd
777
N River Rd
Dunedin St
Deland Rd
Holmes Cir
Steinhatchee Loop
Steinhatchee Loop
777
N River Rd
Chattahoochee Ave
Alfred J. Pandi PLLC
N River Rd
Deland Rd
Steinhatchee Loop
Wacissa Dr
Steinhatchee Loop
Wacissa Dr
Palatka Dr
Deland Rd
Steinhatchee Loop
Deland Rd
Google
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025
200 ft

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 237 & 238

BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 237
4/2/2025

Item No.	Payee	Invoice No.	GF FY25
1	**Atlantic Recovery Services** Fish Disposal Services	BCD001	$ 5,362.50
2	**PFM Group Consulting** March District Management Fee	DM-03-2025-04	$ 3,025.00
		SUBTOTAL	**$ 8,387.50**
		TOTAL	**$ 8,387.50**

Blackburn Creek CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

BLACKBURN CREEK
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 238
4/16/2025

Item No.	Payee	Invoice No.	GF FY25
1	**Brletic Dvorak**		
	Engineering Services Through 03/31/2025	1873	$ 3,600.00
2	**Finn Outdoor**		
	Drainage Maintenance	2899	$ 30,000.00
	Control Structure Maintenance	2900	7,100.00
3	**Persson, Cohen, Mooney, Fernandez & Jackson**		
	District Counsel March 2025	5860	$ 684.00
4	**PFM Group Consulting**		
	Re-amortization Service November 2024	135903	$ 500.00
5	**Supervisor Fees - 04/08/2025 Meeting**		
	Michael Sprout	2025.04.08	$ 200.00
	Phil Davis	2025.04.08	200.00
	Kirk Fegley	2025.04.08	200.00
	Kevin Johnson	2025.04.08	200.00
	James Sverapa	2025.04.08	200.00
6	**US Bank**		
	Trustee Service Fees 03/01/2025 - 09/30/2025 (S2018A-1/A-2)	7692193 7692193	$ 4,310.00
7	**VGlobalTech**		
	Q1 ADA Audit	7148	$ 300.00
	April Website Maintenance	7220	135.00
		SUBTOTAL	**$ 47,629.00**
		TOTAL	**$ 47,629.00**

Blackburn Creek CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Review of District
Financial statements

Blackburn Creek CDD

April 2025 Financial Package

April 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900

Blackburn Creek CDD
Statement of Financial Position
As of 4/30/2025

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Capital Projects - 2023	Long Term Debt Group	Total
			Assets					
Current Assets								
General Checking Account	$285,321.77							$285,321.77
Money Market Account	246,219.60							246,219.60
Assessments Receivable	2,282.36							2,282.36
Prepaid Expenses	3,523.89							3,523.89
Assessment Receivable - Off Roll	18,382.10							18,382.10
Assessments Receivable		$9,438.39						9,438.39
Due From Other Funds		7,673.40						7,673.40
Debt Service Reserve 2019A Bond		163,410.00						163,410.00
Revenue 2019A Bond		353,723.93						353,723.93
Interest 2019A1 Bond		1,078.63						1,078.63
Interest 2019A2 Bond		496.79						496.79
Sinking Fund 2019A1 Bond		0.02						0.02
Sinking Fund 2019A2 Bond		0.01						0.01
Prepayment 2019A1 Bond		3,549.91						3,549.91
Prepayment 2019A2 Bond		1,979.74						1,979.74
Assessment Receivable - Off Roll		12,126.41						12,126.41
Assessments Receivable			$9,541.10					9,541.10
Due From Other Funds			7,756.90					7,756.90
Debt Service Reserve 2015A1 Bond			225,650.00					225,650.00
Debt Service Reserve 2015A2 Bond			81,406.25					81,406.25
Revenue 2015A Bond			474,859.45					474,859.45
Prepayment 2015A1 Bond			4,883.37					4,883.37
Prepayment 2015A2 Bond			4,726.52					4,726.52
Assessment Receivable - Off Roll			5,546.84					5,546.84
Revenue 2018A Bond				$743,803.24				743,803.24
Prepayment 2018A1 Bond				61,370.33				61,370.33
Debt Service Reserve 2018A1 Bond				263,456.38				263,456.38
Prepayment 2018A2 Bond				22,916.05				22,916.05
Due from Other Funds				18,294.30				18,294.30
Assessments Receivable				22,502.30				22,502.30
Assessment Receivable - Off Roll				20,413.12				20,413.12
Revenue 2023 Bond					$306,493.51			306,493.51
Prepayment 2023 Bond					658.46			658.46
Interest 2023 Bond					671.01			671.01
Assessment Receivable					10,011.30			10,011.30
Due From Other Funds					8,139.18			8,139.18
Total Current Assets	$555,729.72	$553,477.23	$814,370.43	$1,152,755.72	$325,973.46	$0.00	$0.00	$3,402,306.56
Investments								
Amount Available in Debt Service Funds							$2,715,133.60	$2,715,133.60
Amount To Be Provided							17,818,866.40	17,818,866.40
Total Investments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,534,000.00	$20,534,000.00
Total Assets	$555,729.72	$553,477.23	$814,370.43	$1,152,755.72	$325,973.46	$0.00	$20,534,000.00	$23,936,306.56

Blackburn Creek CDD
Statement of Financial Position
As of 4/30/2025

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Capital Projects - 2023	Long Term Debt Group	Total
Liabilities and Net Assets								
Current Liabilities								
Due To Other Funds	$41,863.78							$41,863.78
Deferred Revenue	2,282.36							2,282.36
Deferred Revenue - Off Roll	18,382.10							18,382.10
Deferred Revenue		$9,438.39						9,438.39
Deferred Revenue - Off Roll		12,126.41						12,126.41
Deferred Revenue			$9,541.10					9,541.10
Deferred Revenue - Off Roll			5,546.84					5,546.84
Deferred Revenue				$22,502.30				22,502.30
Deferred Revenue - Off Roll				20,413.12				20,413.12
Deferred Revenue					$10,011.30			10,011.30
Total Current Liabilities	$62,528.24	$21,564.80	$15,087.94	$42,915.42	$10,011.30	$0.00	$0.00	$152,107.70
Long Term Liabilities								
Revenue Bonds Payable - Long-Term							$20,534,000.00	$20,534,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,534,000.00	$20,534,000.00
Total Liabilities	$62,528.24	$21,564.80	$15,087.94	$42,915.42	$10,011.30	$0.00	$20,534,000.00	$20,686,107.70
Net Assets								
Net Assets, Unrestricted	($2,698.24)							($2,698.24)
Current Year Net Assets, Unrestricted	(62,712.50)							(62,712.50)
Net Assets - General Government	296,739.86							296,739.86
Current Year Net Assets - General Govt	261,872.36							261,872.36
Net Assets, Unrestricted		$338,962.95						338,962.95
Current Year Net Assets, Unrestricted		192,949.48						192,949.48
Net Assets, Unrestricted			$626,688.17					626,688.17
Current Year Net Assets, Unrestricted			172,594.32					172,594.32
Net Assets, Unrestricted				$702,880.50				702,880.50
Current Year Net Assets, Unrestricted				406,959.80				406,959.80
Net Assets, Unrestricted					$136,128.24			136,128.24
Current Year Net Assets, Unrestricted					179,833.92			179,833.92
Total Net Assets	$493,201.48	$531,912.43	$799,282.49	$1,109,840.30	$315,962.16	$0.00	$0.00	$3,250,198.86
Total Liabilities and Net Assets	$555,729.72	$553,477.23	$814,370.43	$1,152,755.72	$325,973.46	$0.00	$20,534,000.00	$23,936,306.56

Blackburn Creek CDD
Statement of Activities
As of 4/30/2025

	General Fund	Debt Service Fund 2019	Debt Service Fund - 2015	Debt Service Fund - 2018	Debt Service Fund - 2023	Capital Projects - 2023	Long Term Debt Group	Total
Revenues								
On-Roll Assessments	$343,194.64							$343,194.64
Off-Roll Assessments	18,382.10							18,382.10
On-Roll Assessments		$265,396.73						265,396.73
Off-Roll Assessments		36,379.22						36,379.22
On-Roll Assessments			$268,284.67					268,284.67
Off-Roll Assessments			16,640.55					16,640.55
On-Roll Assessments				$632,738.34				632,738.34
Off-Roll Assessments				61,239.36				61,239.36
Other Assessments				99,221.41				99,221.41
On roll Assessments					$281,506.54			281,506.54
Total Revenues	$361,576.74	$301,775.95	$284,925.22	$793,199.11	$281,506.54	$0.00	$0.00	$2,022,983.56
Expenses								
Supervisor Fees	$9,000.00							$9,000.00
Public Officials' Insurance	3,061.00							3,061.00
Trustee Services	16,137.69							16,137.69
Management	18,150.00							18,150.00
Engineering	16,710.00							16,710.00
Disclosure Agent	15,000.00							15,000.00
District Counsel	5,679.52							5,679.52
Assessment Administration	15,000.00							15,000.00
Reamortization Schedules	500.00							500.00
Audit	4,900.00							4,900.00
Postage & Shipping	18.58							18.58
Legal Advertising	766.25							766.25
Bank Fees	50.00							50.00
Web Site Maintenance	1,545.00							1,545.00
Dues, Licenses, and Fees	175.00							175.00
Stormwater Maintenance	62,712.50							62,712.50
General Insurance	4,422.00							4,422.00
Interest Payments - 2013A1, 2019A1		$80,383.76						80,383.76
Interest Payments - 2019A2		36,960.00						36,960.00
Principal Payments - 2015A1 bond			$15,000.00					15,000.00
Interest Payments - 2015A1 bond			83,000.00					83,000.00
Interest Payments - 2015A2 bond			28,906.25					28,906.25
Principal Payment - 2018A1 Bond				$110,000.00				110,000.00
Principal Payment - 2018A2 Bond				20,000.00				20,000.00
Interest Payment - 2018A1 Bond				231,437.25				231,437.25
Interest Payment - 2018A2 Bond				41,196.75				41,196.75
Principal Payments S2023					$20,000.00			20,000.00
Interest Payment - S2023					85,764.80			85,764.80
Total Expenses	$173,827.54	$117,343.76	$126,906.25	$402,634.00	$105,764.80	$0.00	$0.00	$926,476.35
Other Revenues (Expenses) & Gains (Losses)								
Interest Income	$11,410.66							$11,410.66
Interest Income		$8,517.29						8,517.29
Interest Income			$14,575.35					14,575.35
Interest Income				$16,394.69				16,394.69
Interest income					$4,092.18			4,092.18
Total Other Revenues (Expenses) & Gains (Losses)	$11,410.66	$8,517.29	$14,575.35	$16,394.69	$4,092.18	$0.00	$0.00	$54,990.17
Change In Net Assets	$199,159.86	$192,949.48	$172,594.32	$406,959.80	$179,833.92	$0.00	$0.00	$1,151,497.38
Net Assets At Beginning Of Year	$294,041.62	$338,962.95	$626,688.17	$702,880.50	$136,128.24	$0.00	$0.00	$2,098,701.48
Net Assets At End Of Year	$493,201.48	$531,912.43	$799,282.49	$1,109,840.30	$315,962.16	$0.00	$0.00	$3,250,198.86

Blackburn Creek CDD
Budget to Actual
For The Month Ending 4/30/2025

	Year To Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage
Revenues					
On/Off Roll Assessments	$ 361,576.74	$ 215,833.31	$ 145,743.43	$370,000.00	97.72%
Carry Forward Revenue	-	54,581.17	(54,581.17)	93,567.66	0.00%
Net Revenues	**$361,576.74**	**$270,414.48**	**$91,162.26**	**$463,567.66**	**78.00%**
General & Administrative Expenses					
Supervisor Fees	$ 9,000.00	$ 7,000.00	$ 2,000.00	$ 12,000.00	75.00%
Public Officials' Insurance	3,061.00	1,925.00	1,136.00	3,300.00	92.76%
Trustee Services	16,137.69	9,333.31	6,804.38	16,000.00	100.86%
Management	18,150.00	21,175.00	(3,025.00)	36,300.00	50.00%
Engineering	16,710.00	7,000.00	9,710.00	12,000.00	139.25%
Disclosure Agent	15,000.00	8,750.00	6,250.00	15,000.00	100.00%
District Counsel	5,679.52	11,666.69	(5,987.17)	20,000.00	28.40%
Assessment Administration	15,000.00	8,750.00	6,250.00	15,000.00	100.00%
Reamortization Schedules	500.00	583.31	(83.31)	1,000.00	50.00%
Audit	4,900.00	3,208.31	1,691.69	5,500.00	89.09%
Arbitrage Calculation	-	583.31	(583.31)	1,000.00	0.00%
Postage & Shipping	18.58	262.50	(243.92)	450.00	4.13%
Legal Advertising	766.25	2,041.69	(1,275.44)	3,500.00	21.89%
Bank Fees	50.00	145.81	(95.81)	250.00	20.00%
Miscellaneous	-	116.69	(116.69)	200.00	0.00%
Office Supplies	-	145.81	(145.81)	250.00	0.00%
Web Site Maintenance	1,545.00	1,645.00	(100.00)	2,820.00	54.79%
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00	100.00%
Stormwater Reserve	-	125,079.36	(125,079.36)	214,421.70	0.00%
Stormwater Maintenance	62,712.50	40,711.23	22,001.27	69,790.67	89.86%
General Insurance	4,422.00	2,741.69	1,680.31	4,700.00	94.09%
Hardscape Maintenance	-	17,447.71	(17,447.71)	29,910.29	0.00%
Total General & Administrative Expenses	**$ 173,827.54**	**$ 270,414.48**	**$ (96,586.94)**	**$463,567.66**	**37.50%**
Total Expenses	**$ 187,749.20**	**$ 270,414.48**	**$ (96,586.94)**	**$463,567.66**	
Income (Loss) from Operations	**$ 187,749.20**	**$ -**	**$ 187,749.20**	**$ -**	
Other Income (Expense)					
Interest Income	$ 11,410.66	$ -	$ 11,410.66	$ -	
Total Other Income (Expense)	**$ 11,410.66**	**$ -**	**$ 11,410.66**	**$ -**	
Net Income (Loss)	**$ 199,159.86**	**$ -**	**$ 199,159.86**	**$ -**	

BLACKBURN CREEK COMMUNITY DEVELOPMENT DISTRICT

Staff Reports