

Calusa Green, LLC
Application for Planned Development Rezoning

Water and Sewer Availability

The 2050 Plan prohibits extension of water and sewer utility lines outside the Urban Service Area. Since the Calusa Green site is located outside the Urban Service Area, potable water and wastewater service will be provided by a well and septic system.

The following are water and wastewater estimates for the site.

Water

Calculations used to determine water usage are from Charlotte County Ordinance No. 86-25, table insert "Schedule of Daily Rated Gallonage for Various Projects". All numbers are based on gallons per day (gal/day) consumption.

The site will function with one mobile/office trailer, a scale house and a maintenance pole barn. The breakdown analysis is as follows:

1. Office Trailer – 1000 sf
2. Scale house – 400 sf
3. Maintenance Barn – 3200 sf

Total area – 4600 sf

$4600 \text{ sf} / 100 \text{ sf} \times 10 \text{ gal/day} = \mathbf{460 \text{ gal/day}}$

Sewer

Calculations to determine wastewater usage were based on the State of Florida, Department of Health, Chapter 64E-6.889 – Systems Size Determination for Office Buildings: 15 gpd/100 sf of floor area.

The site will function with one mobile/office trailer, a scale house and a maintenance pole barn. The breakdown analysis is as follows:

1. Office Trailer – 1000 sf
2. Scale house – 400 sf
3. Maintenance Barn – 3200 sf

Total area – 4600 sf

$4600 \text{ sf} / 100 \text{ sf} \times 15 \text{ gal/day} = \mathbf{690 \text{ gal/day}}$

Using this calculation the required septic drain field size is **1150 sf** and the minimum septic tank size is **1500 gal**.



Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

May 30, 2012

Gary Bayne
Calusa Green LC
1801 Shreve Street, Suite 113
Punta Gorda, FL 33950
941-637-9655
941-637-1149
gbayne@sedfl.com

Re: Water, Sewer and Reclaimed Water Availability to:

Parcel ID: 402718100001
Legal Desc: ZZZ 184027 P1

Dear Mr. Bayne:

This letter is to confirm our understanding relative to the availability of water, sewer and reclaimed water services to the above referenced site location. Potable water, wastewater and reclaimed water services are not available to the subject property at this time. The nearest utility facilities are over 5 miles from the subject property and may be made available through the extension of Charlotte County Utilities (CCU) utility mains to the property.

Utility services availability is subject to: the execution of a Utility Agreement between the Owner/Developer and Charlotte County Utilities as per the Uniform Extension Policy; if required, the execution of a Reclaimed Water Supply Contract/Agreement between the Owner/Developer and Charlotte County Utilities; and upon fulfillment of each of the following conditions:

1. Owner/Developer shall be solely responsible for the design, funding, construction and installation of all required on-site and off-site utility facilities necessary to provide service to Owner/Developer's site location, which may include up-grading or extending utility facilities in the area.
2. Owner/Developer shall secure all necessary regulatory approvals.
3. All Utility plans must be reviewed and approved by Charlotte County Utilities.
4. A Utility Agreement is fully executed by both parties and all appropriate capacity/connection fees are paid prior to the commencement of construction of any utility facilities.
5. Potable water, sewer and/or reclaimed water plant capacity exists at the time of connection.
6. If required, A Reclaimed Water Supply Contract must be executed by both parties and the reclaimed water must be used for this site's non-potable water needs.

No commitment expressed or implied shall be construed by this letter, nor shall one exist until a Utility Agreement and, if required, a Reclaimed Water Supply Contract have been fully executed by both parties, all fees paid, the necessary approvals by all of the required regulatory bodies have been obtained and all conditions stated above have been met. This letter of confirmation is valid for 3 months from the date of this letter.

Sincerely,


Chris J. D'Urso
Utilities Planner

cc: File / CHRONO
Bruce R. Bullert

UTILITIES

Administration | Business Services
Engineering Services | Operations
25550 Harbor View Road, Suite 1 | Port Charlotte, FL 33980-2503
Phone: 941.764.4300 | Fax: 941.764.4319



Rick Scott
Governor

Steven L. Harris, M.D., M.Sc.
Interim State Surgeon General

May 1, 2012

Kevin Rainey, Project Manager
Southwest Engineering & Design, Inc
660 Charlotte St Suite 8
Punta Gorda, FL 33950

Re: Calusa Green Project

Dear Kevin:

The property for the project appears to be located within the City of Punta Gorda Reservoir Area and would be subject to the requirement of a 200 ft setback of any septic system from surface drainage features that may lead to Shell Creek or its tributaries. You should contact Ms Leslie Silva at the City of Punta Gorda for further information. A septic system permit can be issued in this area if all of the applicable code and statutory requirements can be met. The well would be a Limited Use Public Water System well, regulated by our office. A completed septic system application, designed by a professional engineer, with complete building and plumbing plans and project site plans can be submitted to our office with all fees. The Department of Environmental Protection is the regulatory authority for the wetland issues for the project.

If you have any questions, please contact me at this office.

Sincerely

Robert Feldman
Environmental Specialist