

# CONSTRUCTION PLANS

# THE RANCHES AT BERN CREEK

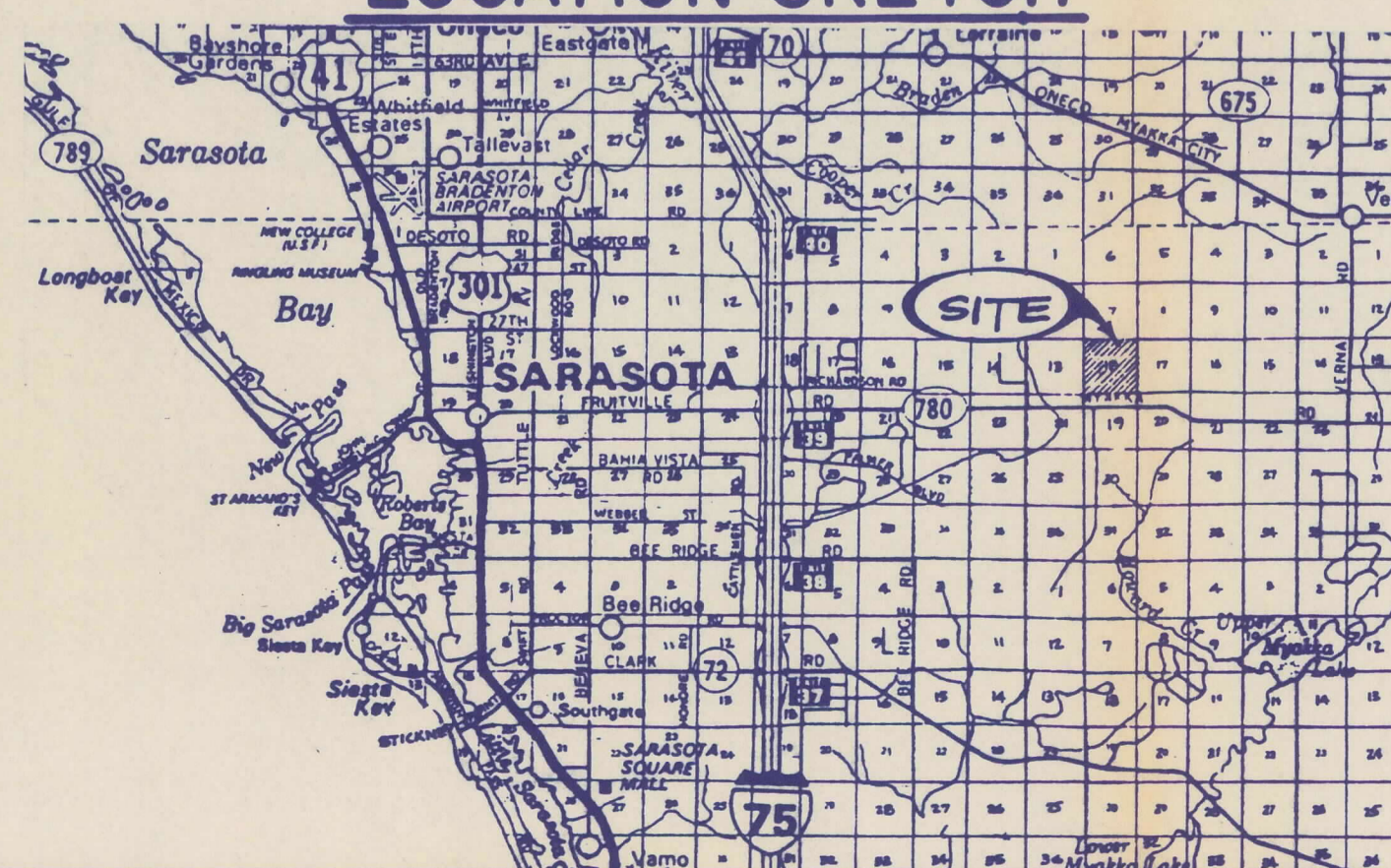
HOUGHTON, GOLLNICK & LIPPERT, INC.  
CONSULTING ENGINEERS  
3905 SOUTH SHADE AVENUE  
SARASOTA, FLORIDA 33581

## INDEX

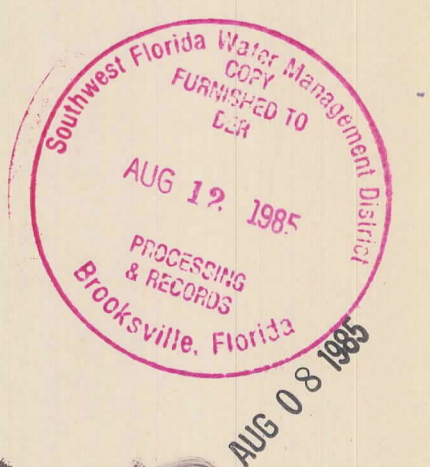
SHEET NO.	DESCRIPTION
1 OF 11	MASTER LAYOUT NORTH
2 OF 11	MASTER LAYOUT SOUTH
3 OF 11	PLAN & PROFILE
4 OF 11	PLAN & PROFILE
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9 OF 11	MISCELLANEOUS DETAILS
10 OF 11	MISCELLANEOUS DETAILS
11 OF 11	DRAINAGE BASIN MAP

*400141*  
*400141*

## LOCATION SKETCH



This Does Not  
Contain Exempt Info



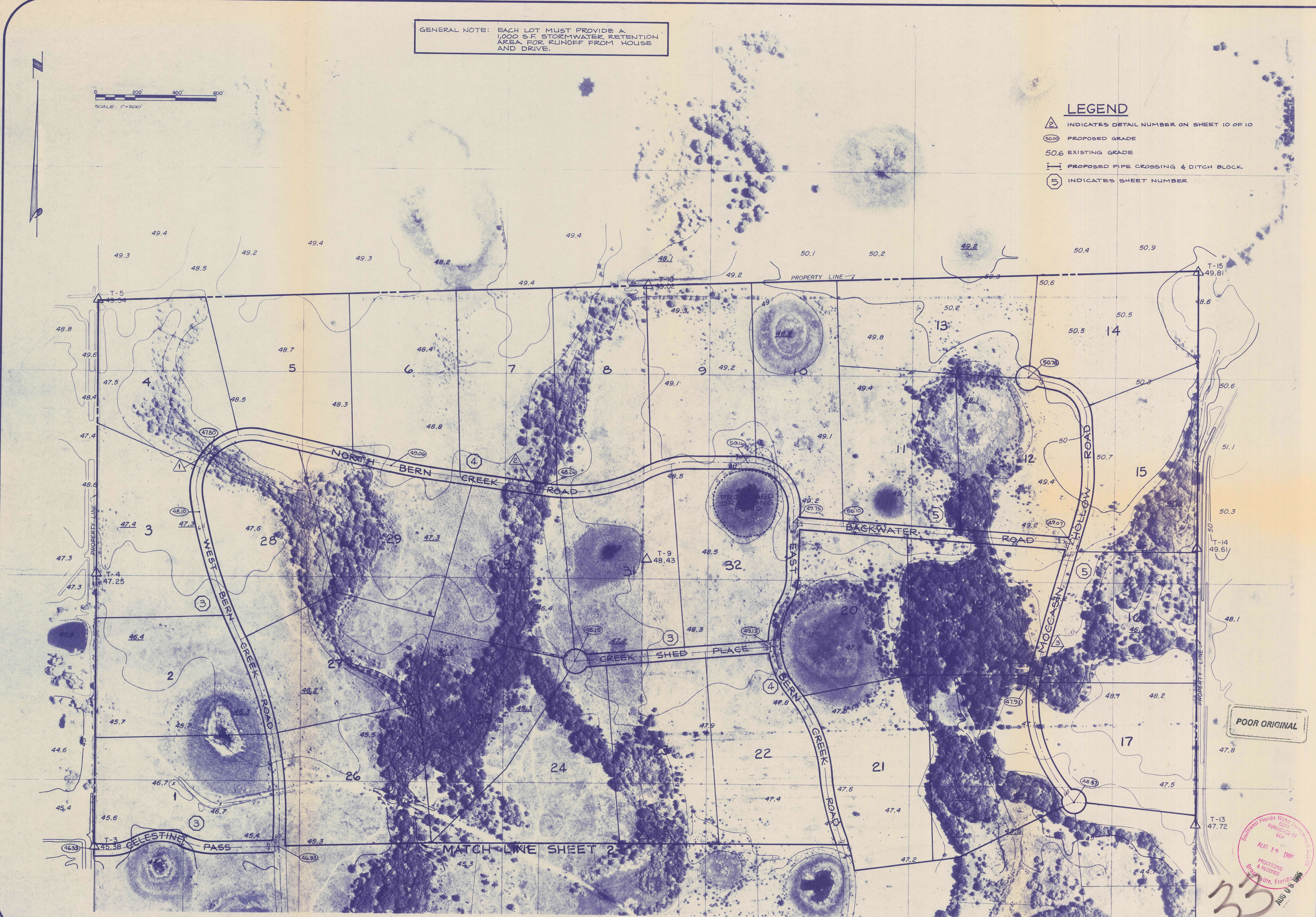
*32*

GENERAL NOTE: EACH LOT MUST PROVIDE A 1,000 S.F. STORMWATER RETENTION AREA FOR RUNOFF FROM HOUSE AND DRIVE.



**LEGEND**

- △ INDICATES DETAIL NUMBER ON SHEET 10 OF 10
- 50.00 PROPOSED GRADE
- 50.6 EXISTING GRADE
- PROPOSED PIPE CROSSING & DITCH BLOCK
- ⑤ INDICATES SHEET NUMBER



POOR ORIGINAL

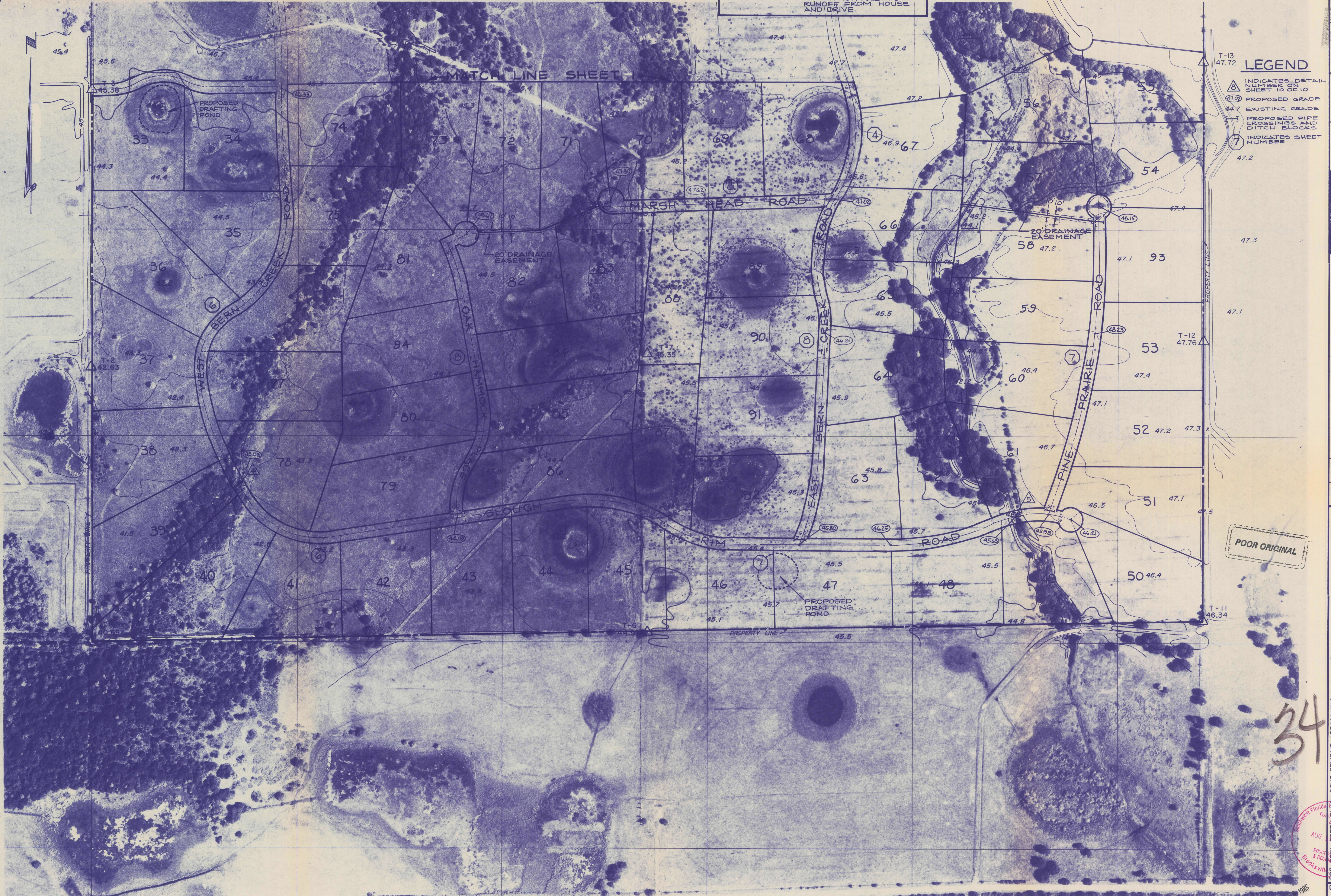
33  
 AUG 19 1985  
 PROCESSING & RECORDS  
 BOCA RATON, FLORIDA  
 AUG 18 1985

	SCALE	DATE	REVISION
	1" = 200'	JAN, 1985	REVISE LOT LAYOUT
TELEPHONE	DRWN.	CHKD.	DATE
922-6584	ALP	LDL	12-27-85
SARASOTA, FL PH: 955-3357		MASTER LAYOUT NORTH	
CONSTRUCTION PLAN		THE RANCHES AT BERN CREEK	
HOUGHTON, GOLLNICK & LIPPERT, INC. — CONSULTING ENGINEERS — SARASOTA, FLORIDA.		DRAWING NUMBER CP-583	
SHEET 1 OF 11		REVISION:	

0 200 400 600 SCALE: 1"=200'

GENERAL NOTE: EACH LOT MUST PROVIDE A 1,000 SF STORMWATER RETENTION AREA FOR RUNOFF FROM HOUSE AND DRIVE.

MATCH LINE SHEET



**LEGEND**

- INDICATES DETAIL NUMBER ON SHEET 10 OF 10
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED PIPE CROSSINGS AND DITCH BLOCKS
- INDICATES SHEET NUMBER

DATE	JAN, 1985
SCALE	1" = 200'
TELEPHONE	922-6584
DRWN. CHG.	ALP
CHKD.	ALP
L.D.I.	



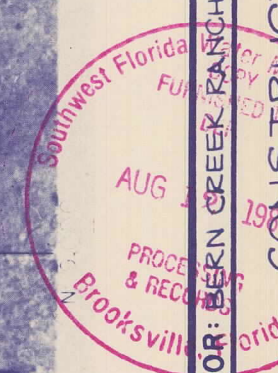
REVISION	
LTR. DATE	1/24/85 REVISE LOT LAYOUT 2/18/85 ADD GENERAL NOTE AND 20' DRAINAGE EASEMENTS

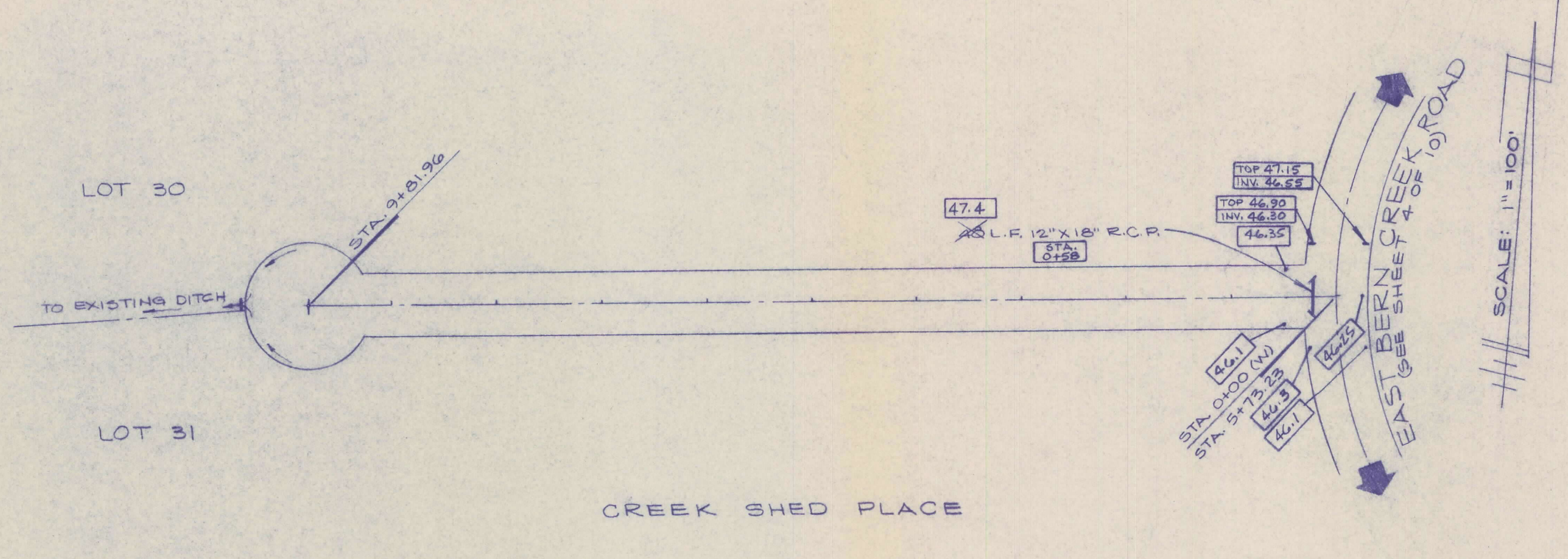
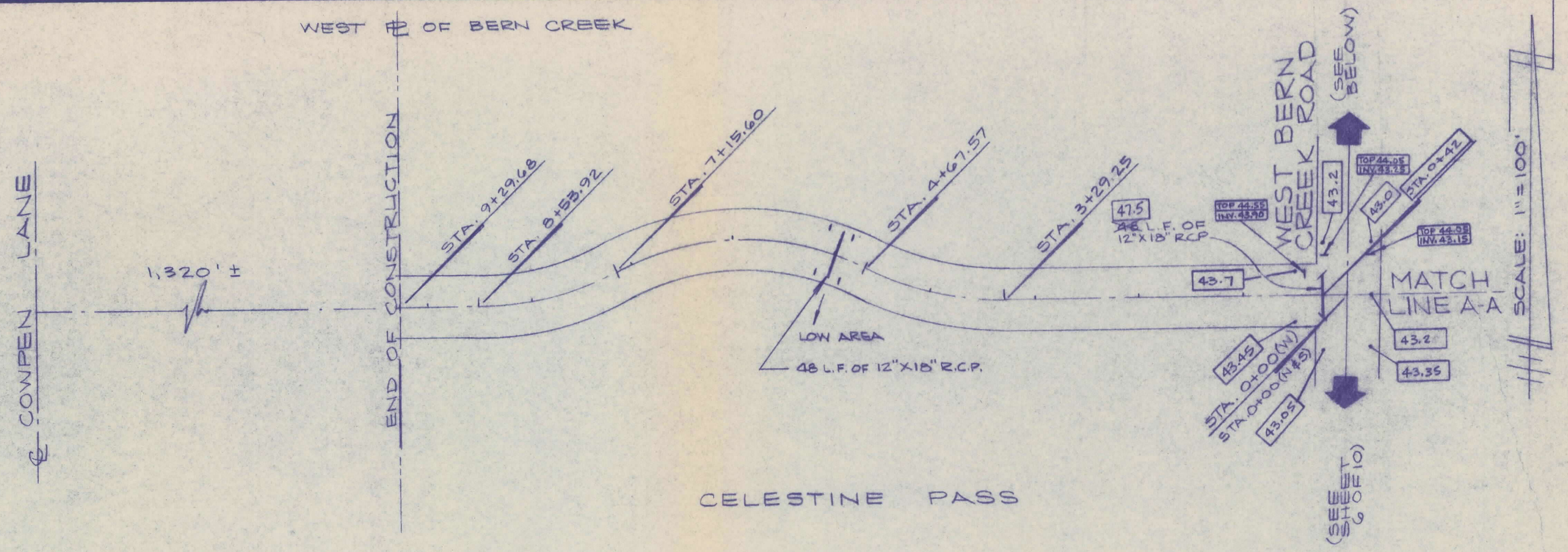
FOR: BERN CREEK RANCH DEVELOPMENT CORPORATION, SARASOTA, FL  
 CONSTRUCTION PLAN MASTER LAYOUT SOUTH  
 THE RANCHES AT BERN CREEK

DRAWING NUMBER  
CP-583

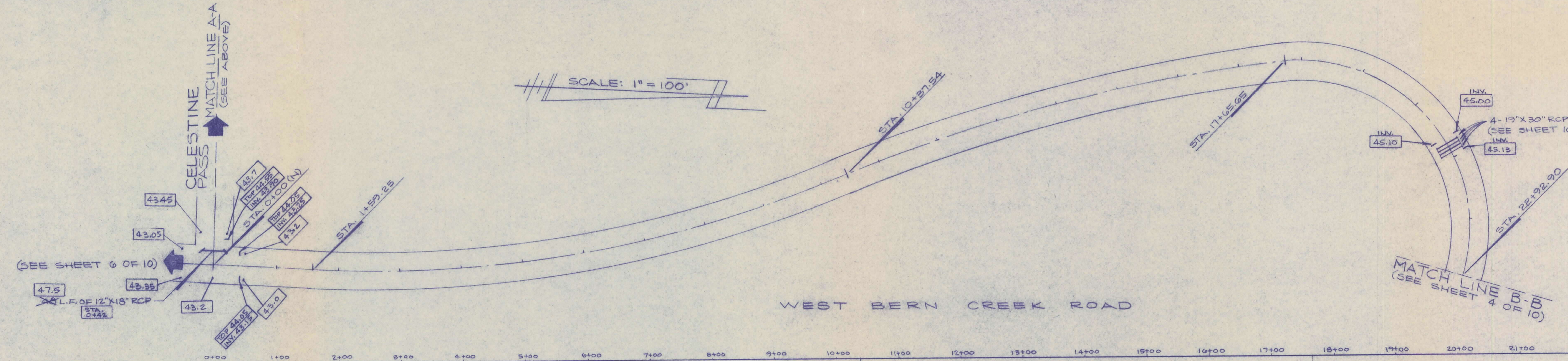
POOR ORIGINAL

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Station	Proposed Grade	Existing Grade	Notes
9+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>END OF CONSTRUCTION STA. 9+29.68</td>	EL. 46.33	EL. 44.03	END OF CONSTRUCTION STA. 9+29.68
8+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>RT. STA. 8+53.92</td>	EL. 46.33	EL. 44.03	RT. STA. 8+53.92
7+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>PRC. STA. 7+15.60</td>	EL. 46.33	EL. 44.03	PRC. STA. 7+15.60
6+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>PRC. STA. 4+67.57</td>	EL. 46.33	EL. 44.03	PRC. STA. 4+67.57
5+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>PRC. STA. 3+29.25</td>	EL. 46.33	EL. 44.03	PRC. STA. 3+29.25
4+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
3+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
2+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
1+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
0+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33



Station	Proposed Grade	Existing Grade	Notes
0+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>P.I. STA. 0+00 (N)</td>	EL. 46.33	EL. 44.03	P.I. STA. 0+00 (N)
1+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>R.C. STA. 1+59.25</td>	EL. 46.33	EL. 44.03	R.C. STA. 1+59.25
2+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
3+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
4+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
5+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
6+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
7+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
8+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
9+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
10+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
11+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
12+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
13+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
14+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
15+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
16+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
17+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
18+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
19+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
20+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
21+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33
22+00 <td>EL. 46.33</td> <td>EL. 44.03</td> <td>EL. 46.33</td>	EL. 46.33	EL. 44.03	EL. 46.33

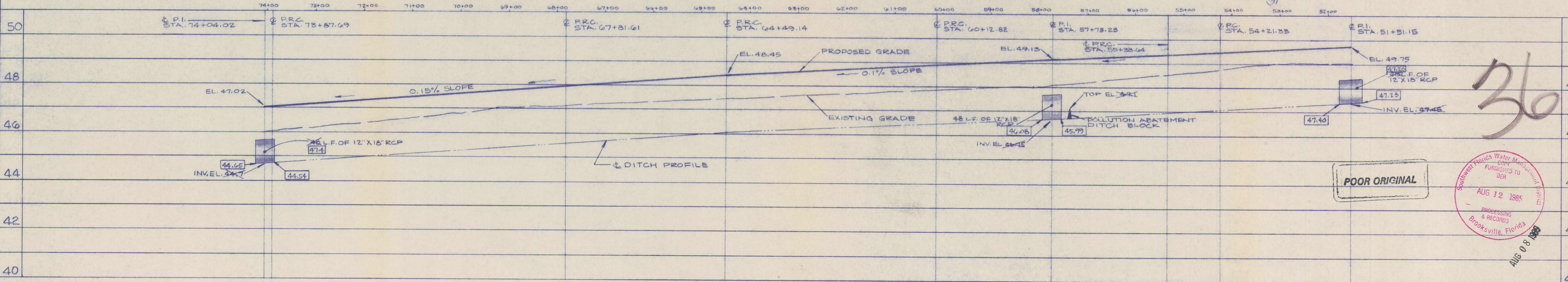
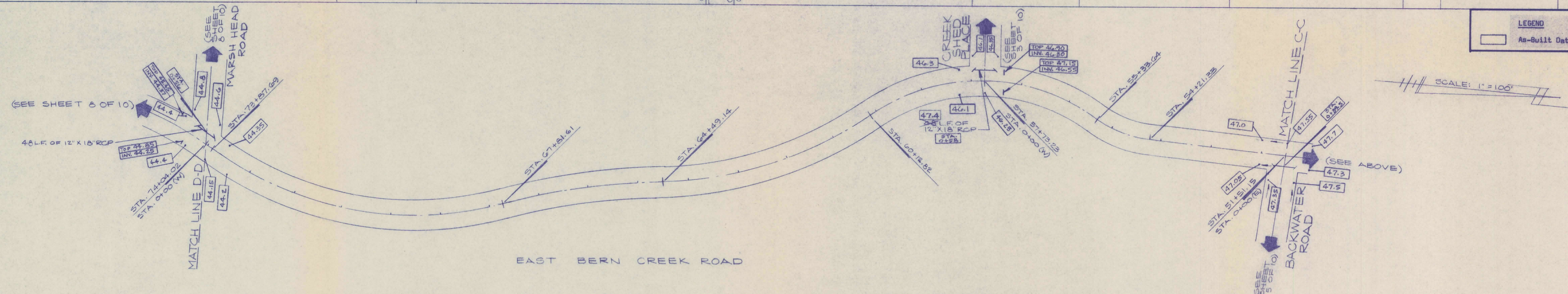
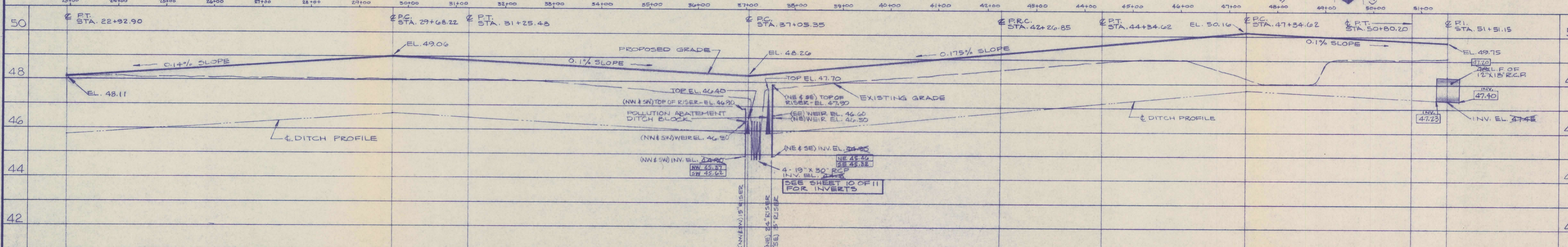
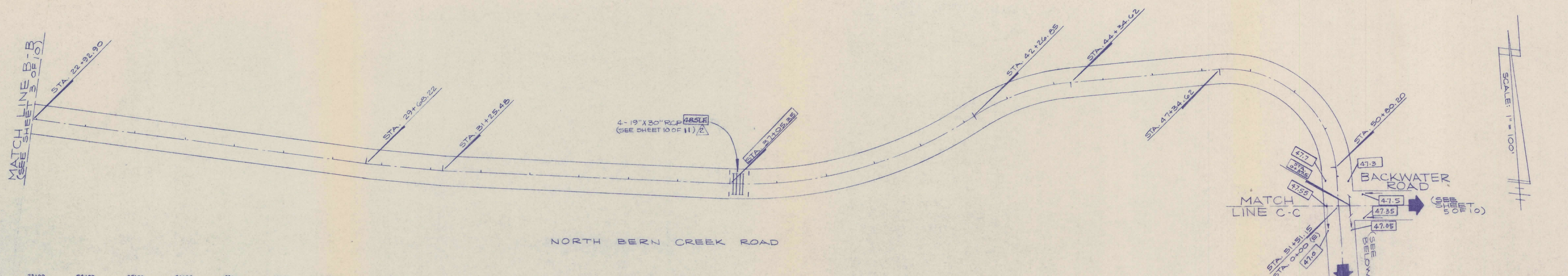
LEGEND  
 [Symbol] As-Built Data

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POOR ORIGINAL

FOR: BERN CREEK RANCH DEVELOPMENT CORPORATION - SARASOTA, FL - PH: 955-5557  
 CONSTRUCTION PLAN & PROFILE  
 THE RANCHES AT BERN CREEK  
 AUG 19 1986  
 BROOKS & BROS. ENGINEERS

DATE: JAN. 1985  
 SCALE: HORIZ. 1"=100' VERT. 1"=2'  
 DRAWN: CHD  
 CHECKED: ALP  
 TELEPHONE: 922-8504  
 HGL CONSULTING ENGINEERS - SARASOTA, FLORIDA.  
 HOUGHTON, GOLLNICK & LIPPERT, INC. - CONSULTING ENGINEERS - SARASOTA, FLORIDA.  
 DRAWING NUMBER: CP-583  
 SHEET 3 OF 11  
 REVISION: E



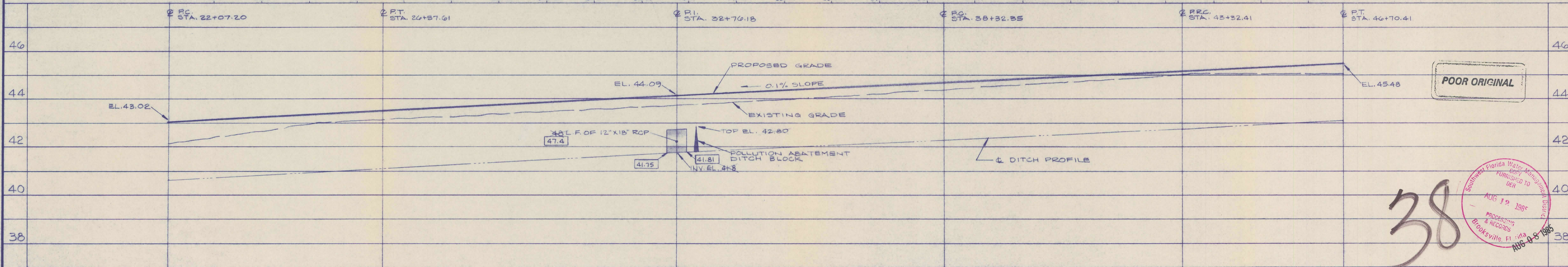
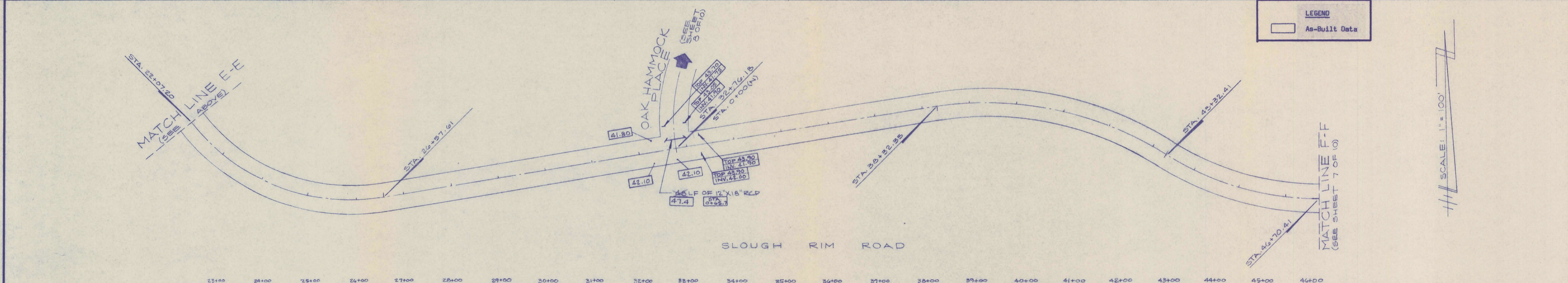
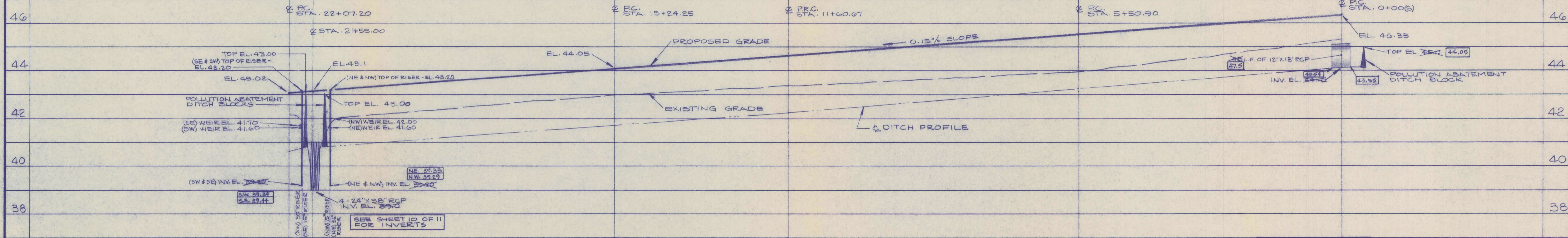
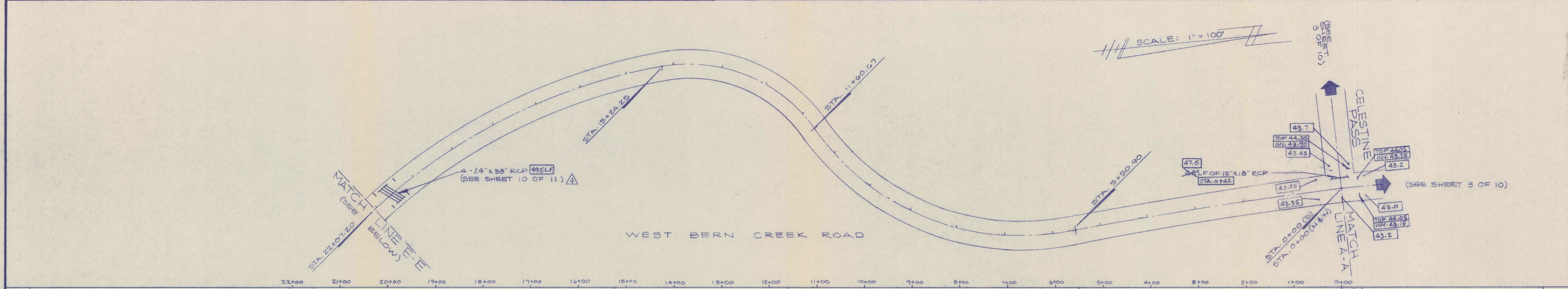
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POOR ORIGINAL

Southwest Florida Water Management District  
 AUG 12 1985  
 PROCESSING & RECORDS  
 BRANCKVILLE, FLORIDA  
 AUG 08 1985

		<b>HOUGHTON, GOLLNICK &amp; LIPPERT, INC. — CONSULTING ENGINEERS — SARASOTA, FLORIDA.</b>	
SCALE	DATE	SCALE	DATE
HOR. 1" = 100'	JAN. 1, 1985	HOR. 1" = 100'	JAN. 1, 1985
VER. 1" = 2'	DRWN. CHKD.	VER. 1" = 2'	DRWN. CHKD.
TELEPHONE	922-8584	TELEPHONE	922-8584
UNLICENSED D. LIPPERT, P.E.	ALP	UNLICENSED D. LIPPERT, P.E.	ALP
FLA. CERT. NO. 23995	LDL	FLA. CERT. NO. 23995	LDL
LTR. DATE (4)		REVISION 2-17-85 ADD. DITCH PROFILE ON PROPOSED HOLLOW AND BACKWATER. 2-17-85 ADD. DITCH PROFILE ON PROPOSED HOLLOW AND BACKWATER. 2-17-85 ADD. DITCH PROFILE ON PROPOSED HOLLOW AND BACKWATER.	
CONSTRUCTION PLAN & PROFILE THE RANCHES AT BERN CREEK		DRAWING NUMBER <b>CP-583</b>	
FOR: BERN CREEK RANCH DEVELOPMENT CORPORATION — SARASOTA, FL — PH: 955-3357		SHEET 4 OF 11 REVISION: C	





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FOR: BERN CREEK RANCH DEVELOPMENT CORPORATION - SARASOTA, FL - PH: 955-5897

PROCESSED & RECORDED

AUG 19 1985

AUG 4 8 1985

DATE: JAN, 1985  
 SCALE: HOR. 1"=100', VER. 1"=20'  
 TELEPHONE: 922-5584  
 DRWN: ALP  
 CHKD: ALP  
 LDI: [blank]

REVISION: [blank]

CONSTRUCTION PLAN  
 PLAN & PROFILE  
 THE RANCHES AT BERN CREEK

DRAWING NUMBER: CP-583

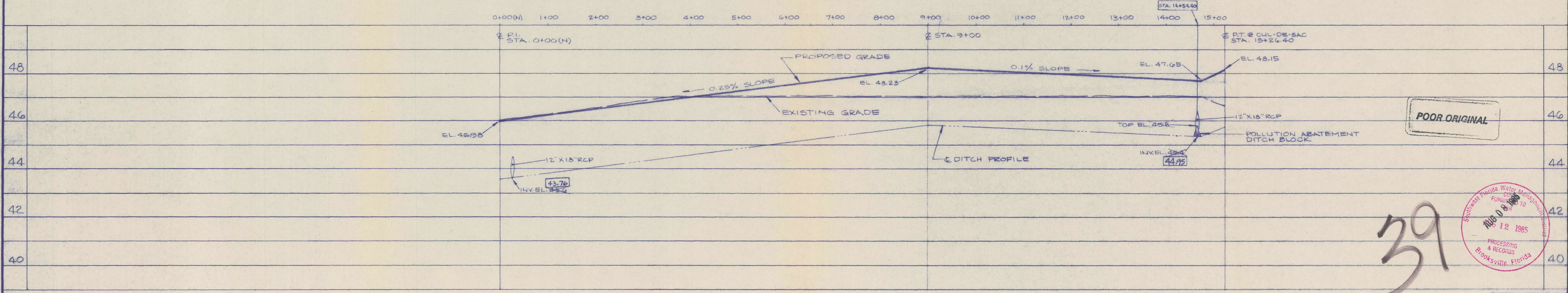
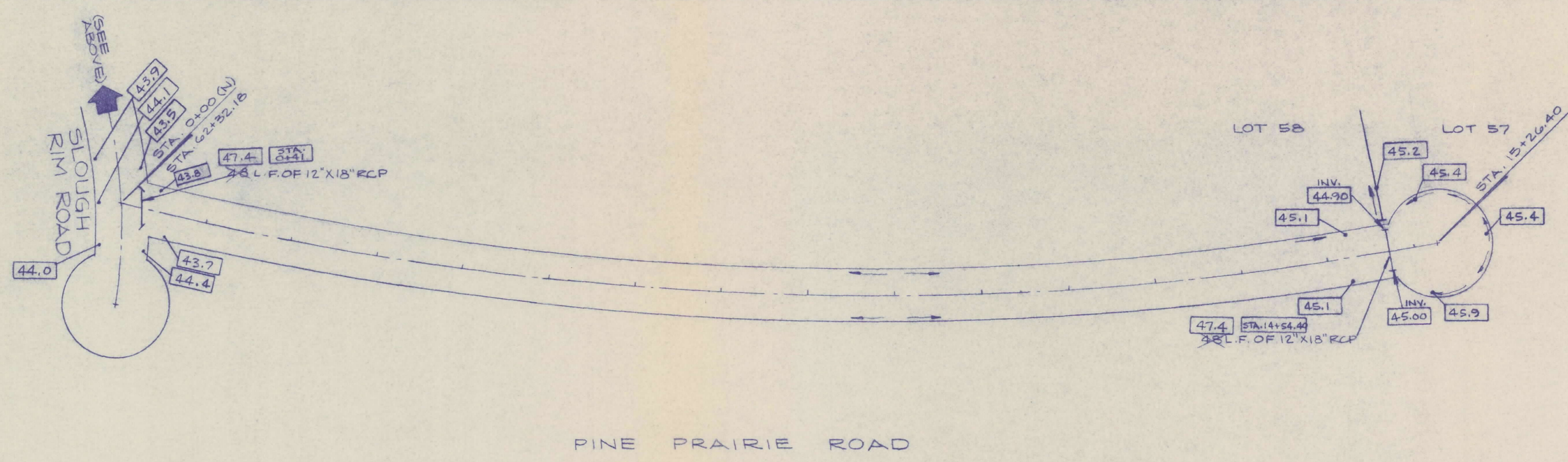
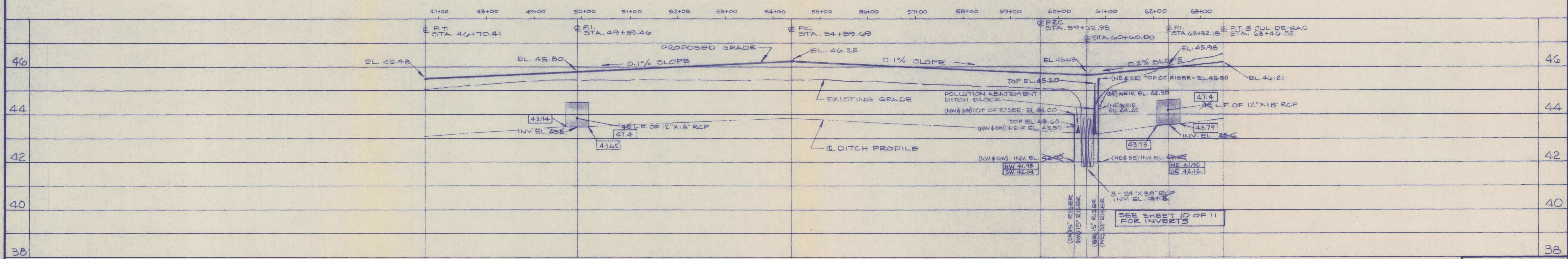
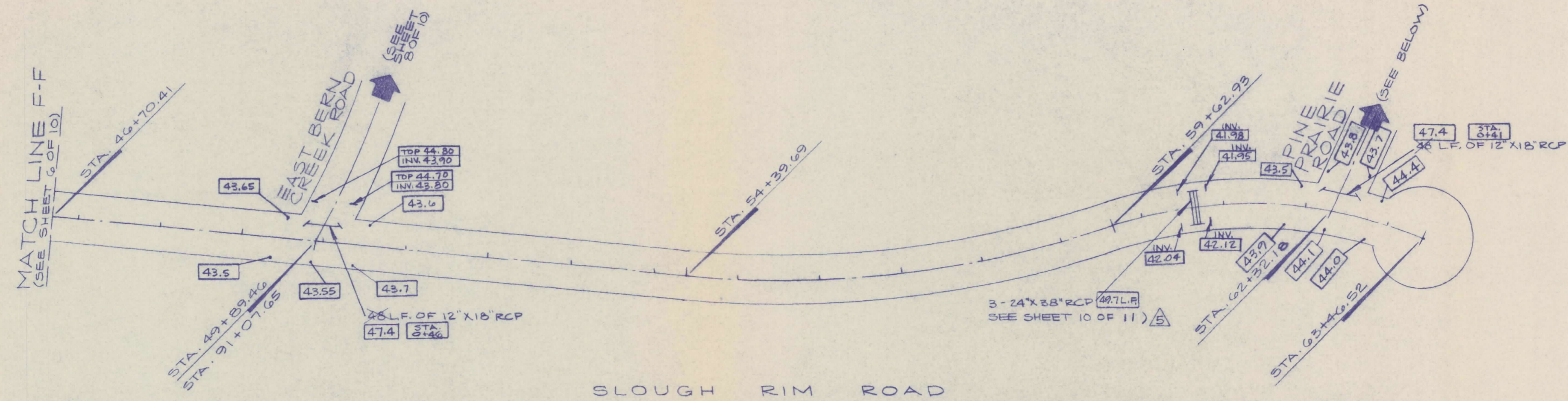
REVISION: B

SHEET 6 OF 11

400141 00



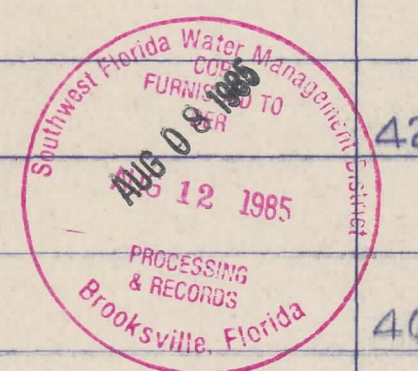
Houghton, Gollnick & Lippert, Inc. - CONSULTING ENGINEERS - SARASOTA, FLORIDA.



LEGEND  
 [Symbol] As-Built Data

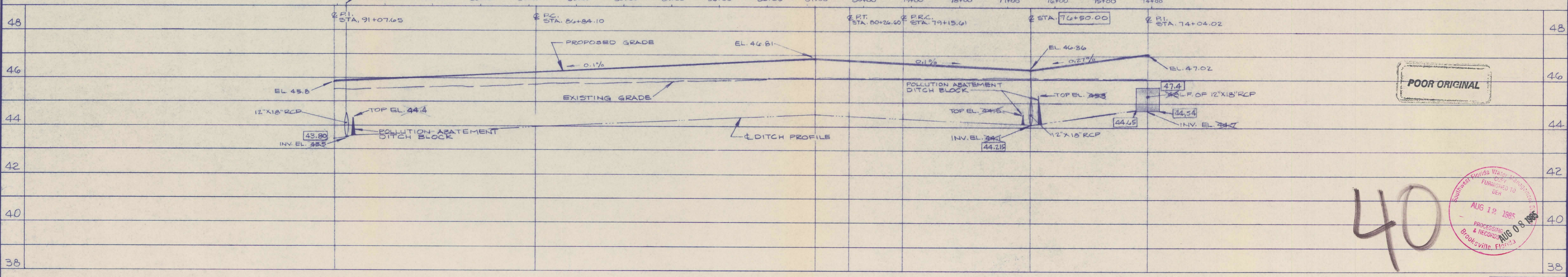
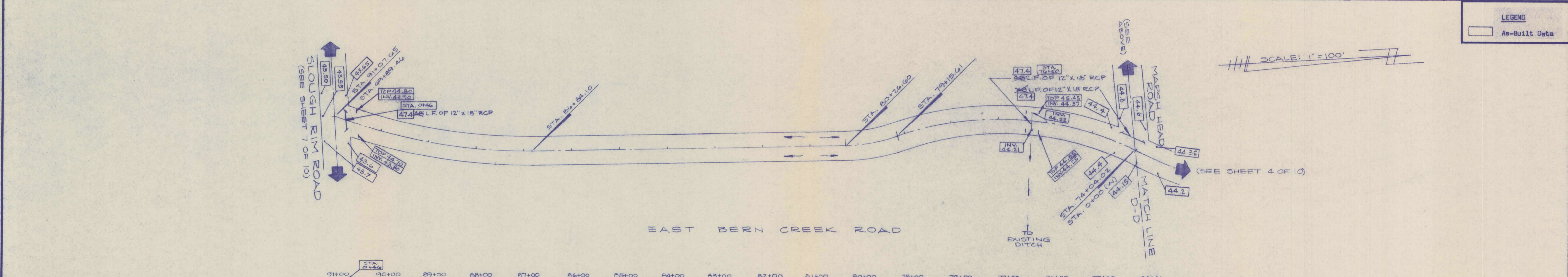
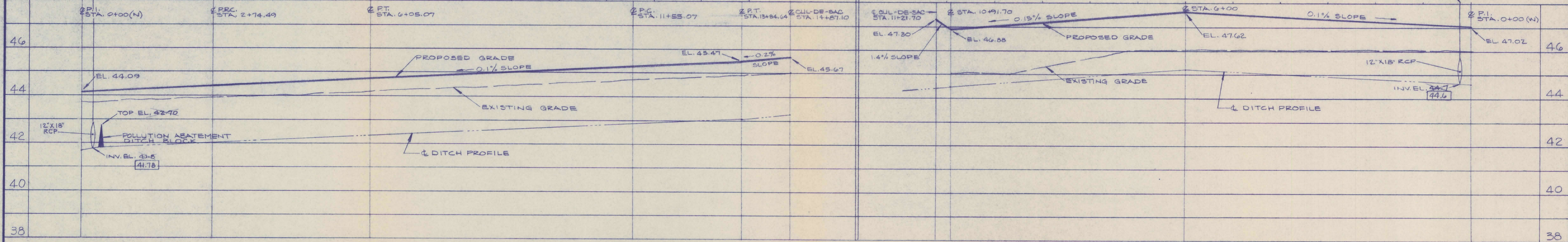
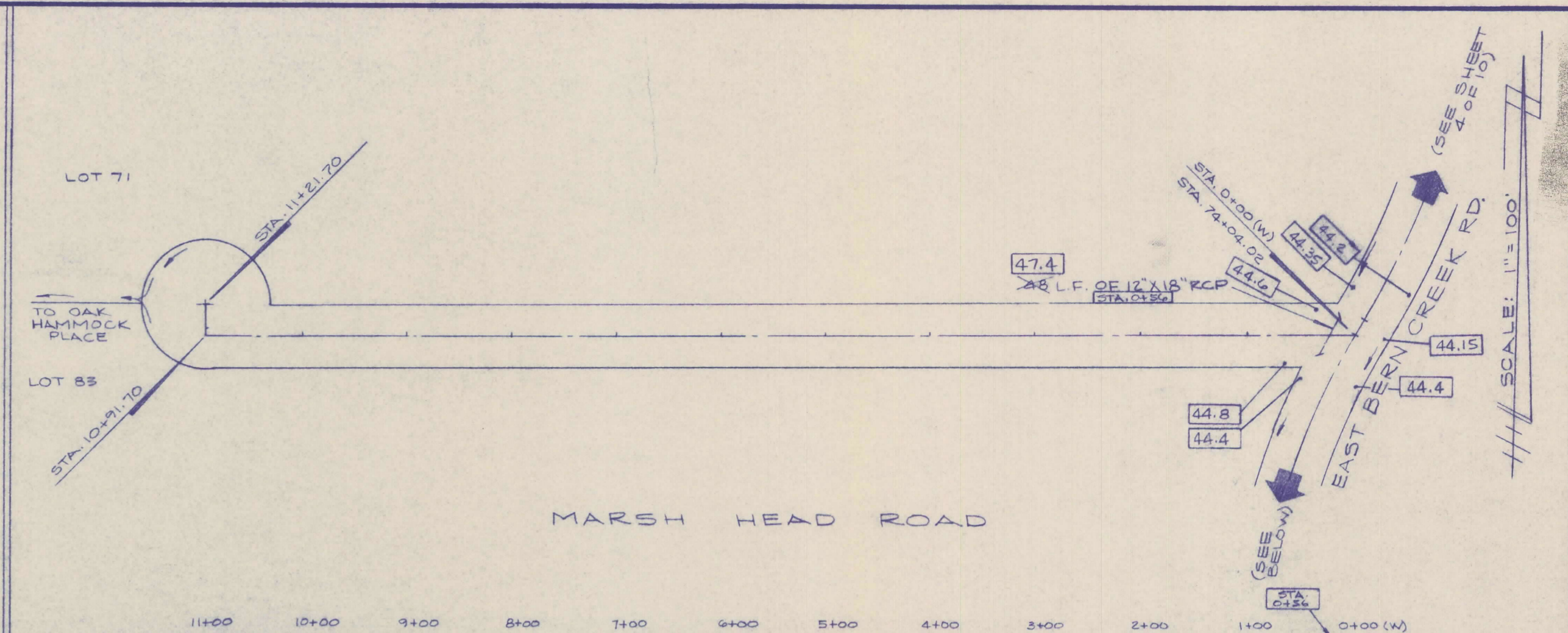
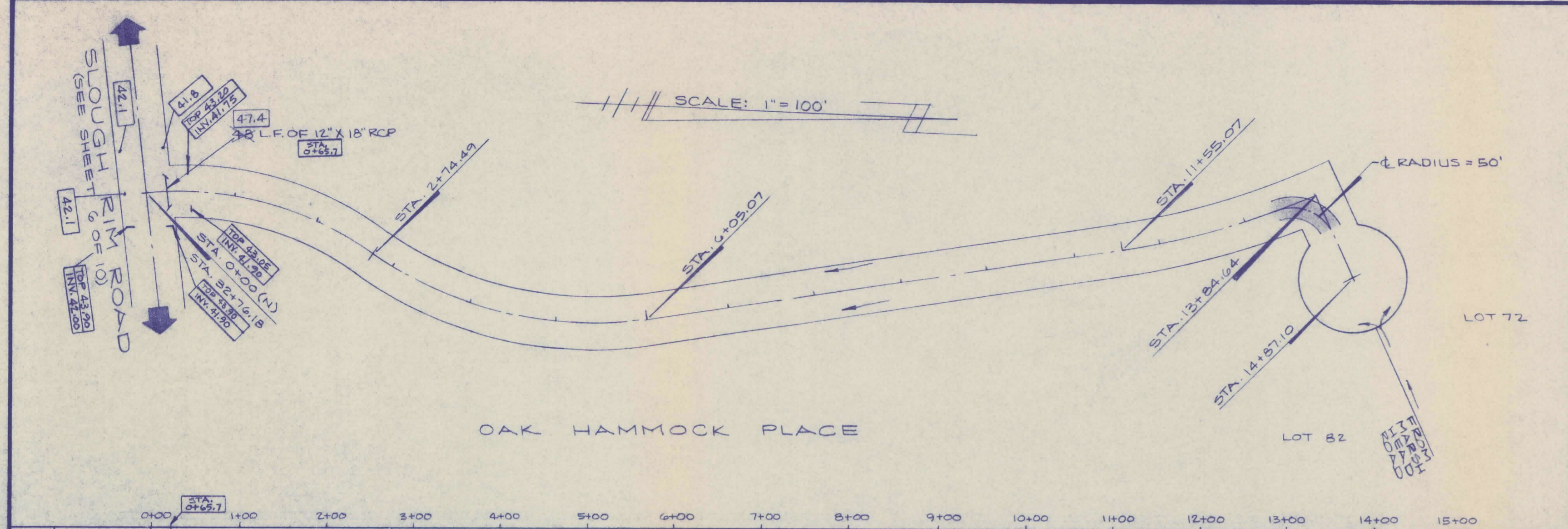
SCALE: 1"=100'

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DATE: JAN., 1985  
 DRAWN: ALP  
 CHECKED: LDJ  
 SCALE: 1"=100'  
 HGL CONSULTING ENGINEERS — SARASOTA, FLORIDA.  
 HOUGHTON, GOLLIK & LIPPERT, INC. — CONSULTING ENGINEERS — SARASOTA, FLORIDA.  
 CONSTRUCTION PLAN & PROFILE  
 THE RANCHES AT BERN CREEK  
 DRAWING NUMBER: CP-583  
 SHEET 7 OF 11  
 REVISION: C





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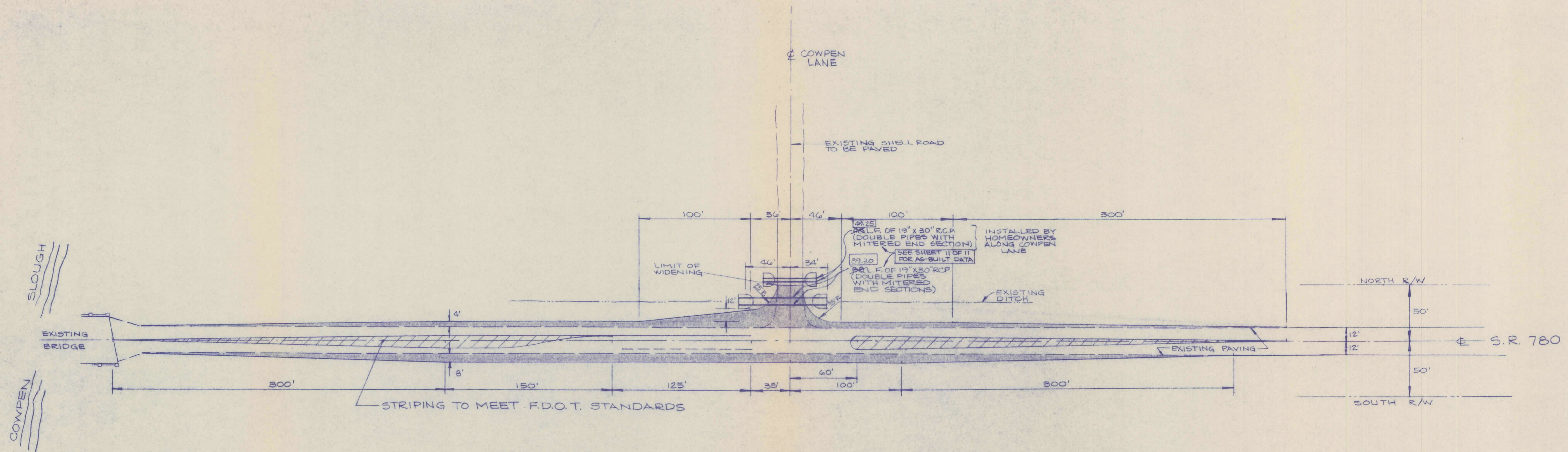
Professional Engineer  
 AUG 12 1985  
 AUG 08 1985  
 BOOKVILLE, FL

DATE: JAN, 1985  
 DRAWN: ALP  
 CHECKED: LLD  
 SCALE: 1" = 100'  
 HORIZONTAL: 1" = 100'  
 VERTICAL: 1" = 2'

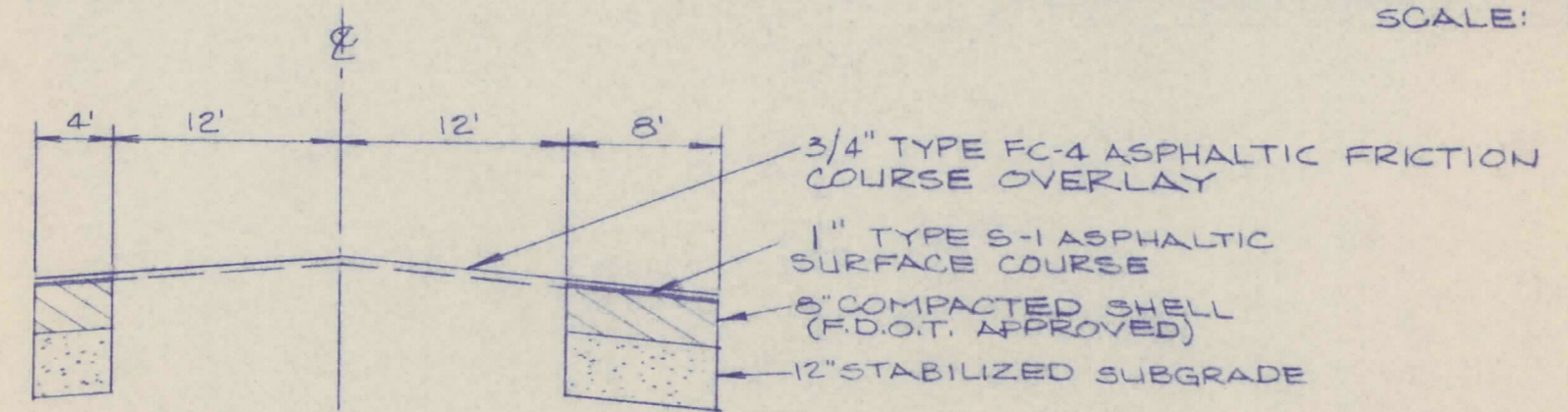
CONSTRUCTION PLAN  
 PLAN & PROFILE  
 THE RANCHES AT BERN CREEK

HOUGHTON, GOLLIK & LIPPERT, INC. — CONSULTING ENGINEERS — SARASOTA, FLORIDA.

DRAWING NUMBER: CP-583  
 SHEET 8 OF 11  
 REVISION: C

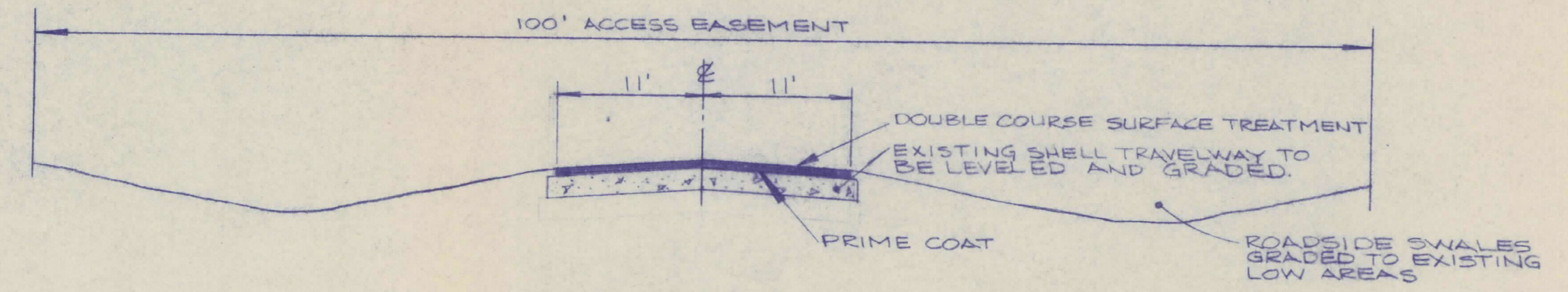


**WIDENING OF S.R. 780**  
SCALE: 1" = 50'

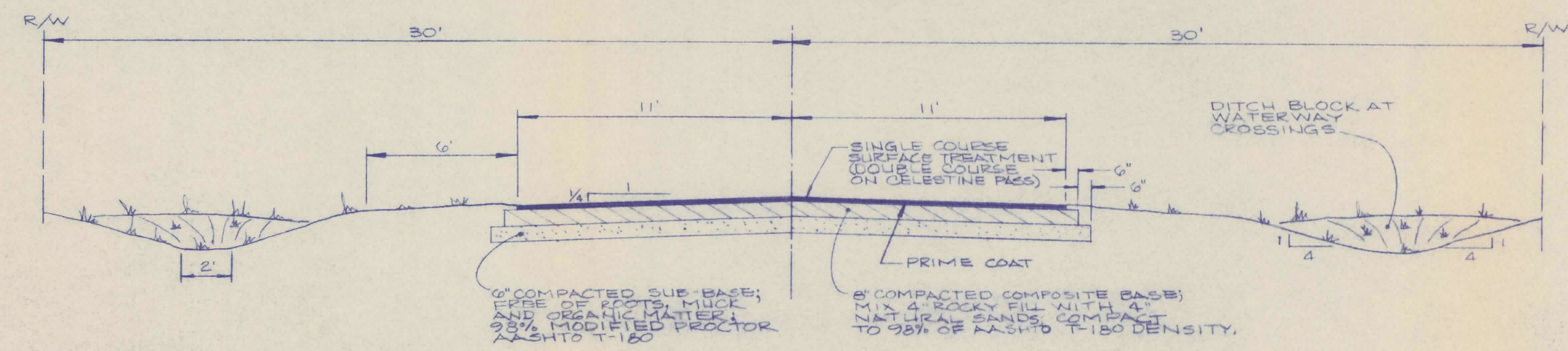


**TYPICAL SECTION FOR S.R. 780**  
SCALE: HOR. 1" = 10', VER. 1" = 3'

**LEGEND**  
As-Built Data

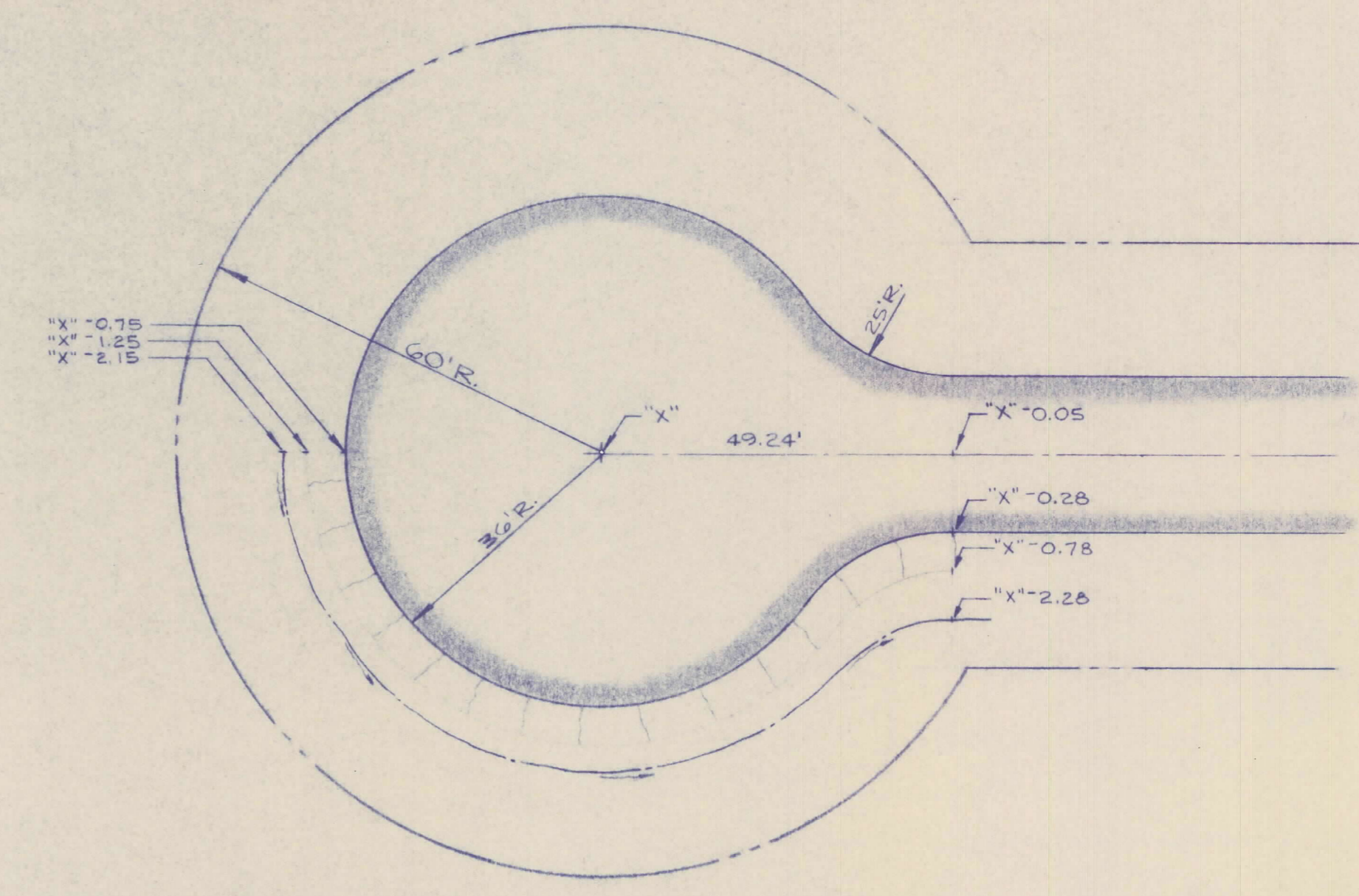


**TYPICAL SECTION WITHIN ACCESS EASEMENT**  
SCALE: HOR. 1" = 10', VER. 1" = 3'



NOTE: ALL DISTURBED AREAS SHALL BE SODDED OR SEEDING AND MULCHED. ALL BOULDERS SHALL BE "SCREENED" FROM ROCKY FILL AND USED IN CONSTRUCTION OF DITCH BLOCKS AND HEADWALLS. SURFACE TREATMENT SHALL CONSIST OF 0.25 GALLONS OF RS-2 ASPHALT 75.7 AND 25 LBS. OF #89 STONE.

**TYPICAL PRIVATE ROAD SECTION**  
SCALE: 1" = 4'



**TYPICAL CUL-DE-SAC DETAIL**  
SCALE: 1" = 20'

"X" =  $\pm$  PROFILE CURVE

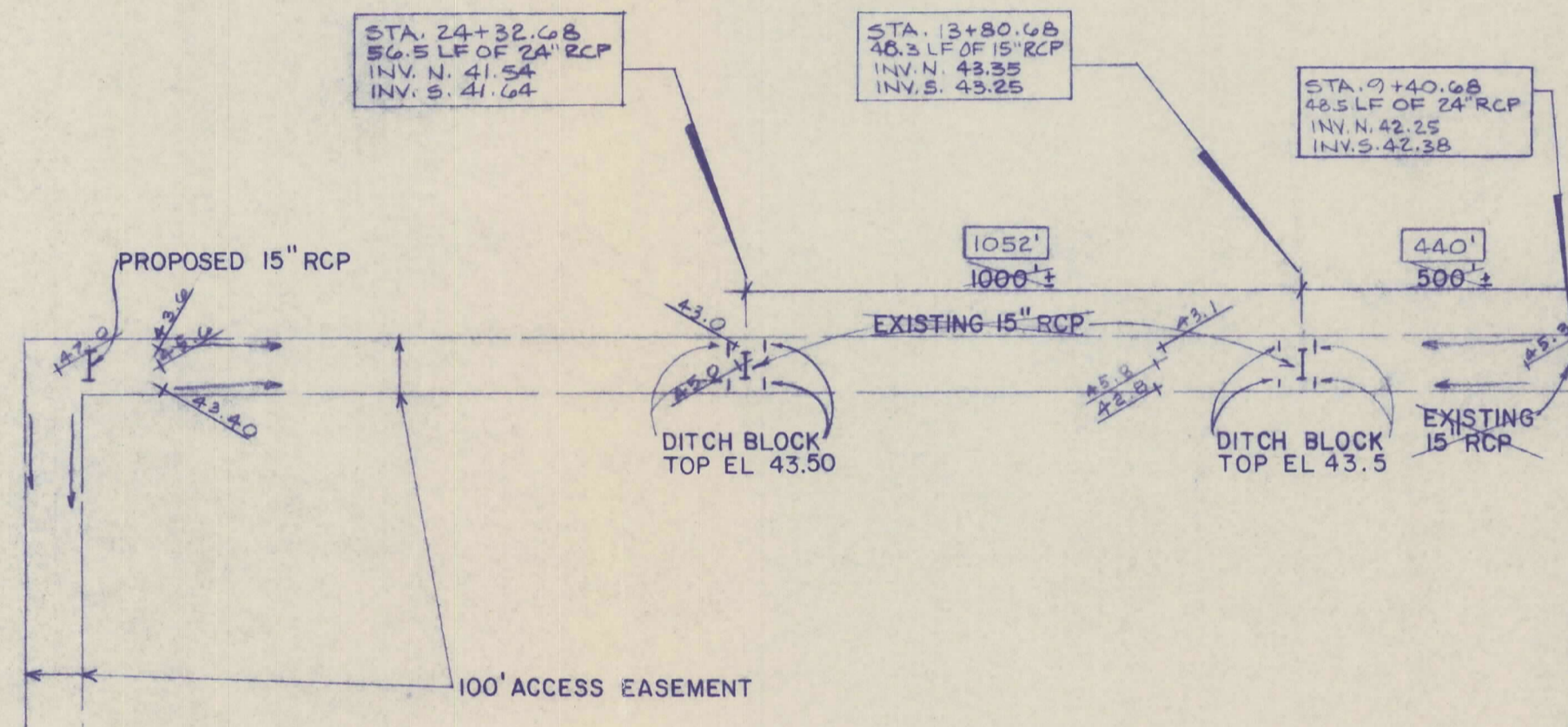
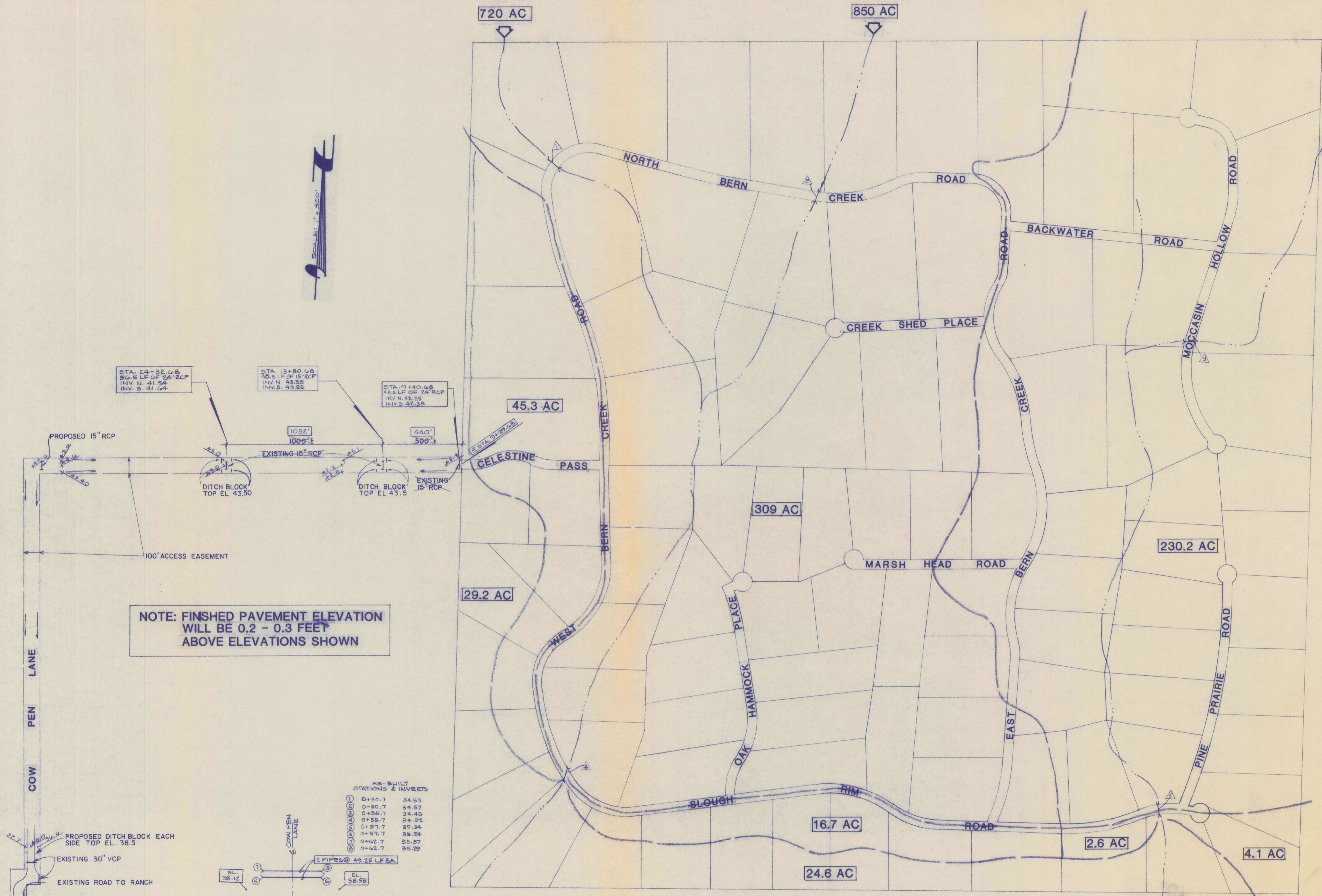
POOR ORIGINAL

Southwest Florida Water Management District  
AUG 12 1985  
PROCESSING & RECORDING  
BROOKSVILLE, FLORIDA

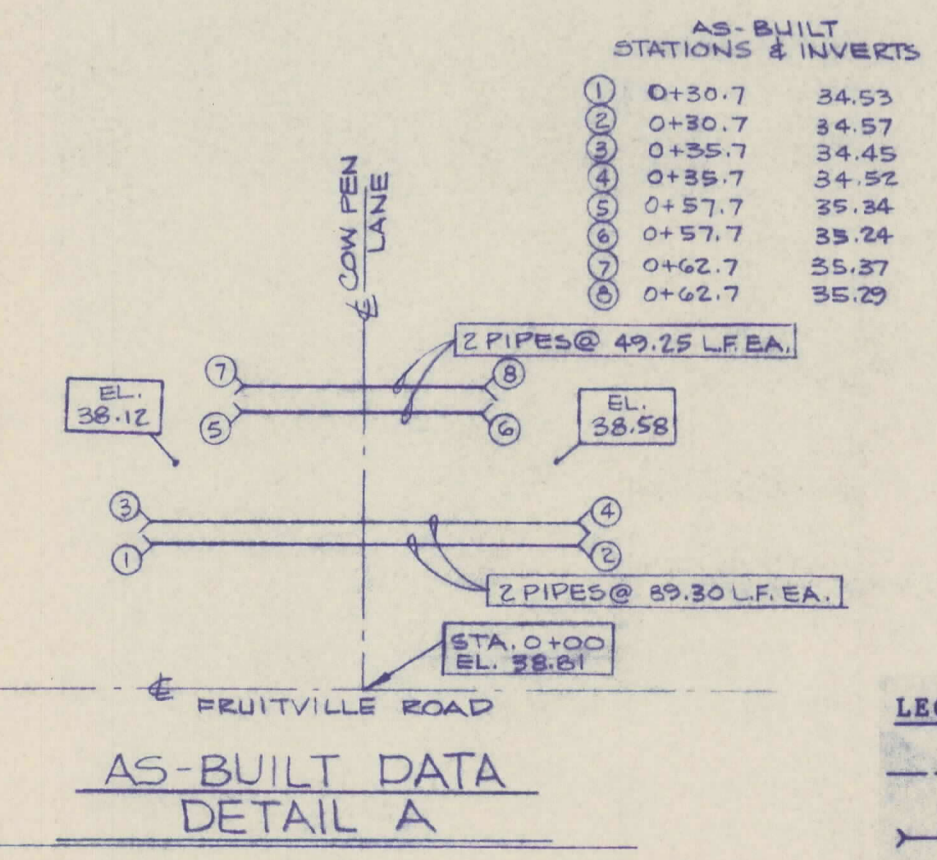
41

	DATE	JAN. 1, 1985	DRWN. CHKD.	ALP	LDL
	SCALE	AS SHOWN	TELEPHONE	922-9584	
REVISION REVISE TYPICAL ROADWAY SECTION TO SHOW FITS AT RAILVILLE ROAD INTERSECTION 6-27-85 5-23-85 6-22-85 AS-BUILT DRAINAGE					
FOR: BERN CREEK RANCH DEVELOPMENT CORPORATION — SARASOTA, FL — PH. 955-5557 CONSTRUCTION PLAN MISCELLANEOUS DETAILS THE RANCHES AT BERN CREEK HOUGHTON, GOLLNICK & LIPPERT, INC. — CONSULTING ENGINEERS — SARASOTA, FLORIDA.					
DRAWING NUMBER					
CP-583					
SHEET 9 OF 11					
REVISION: D					





NOTE: FINISHED PAVEMENT ELEVATION WILL BE 0.2 - 0.3 FEET ABOVE ELEVATIONS SHOWN



AS-BUILT STATIONS & INVERTS

0+30.7	34.53
0+30.7	34.57
0+35.7	34.45
0+35.7	34.52
0+57.7	35.34
0+57.7	35.24
0+62.7	35.27
0+62.7	35.29

- LEGEND
- Approximate Ditch Location
  - Proposed Major Road Crossing
  - Proposed Ridge Line
  - 24.6 AC Acres In Basin
  - △ Crossing Number
  - As-Built Data

REPLACED BY:  
 4 - 19" x 30" R.C.P.  
 2 - IN RIGHT-OF-WAY  
 2 - IN COWPEN LANE EASEMENT

PROPOSED DITCH BLOCK EACH SIDE TOP EL. 35.5  
 N. R/W SR 780 (FRUITVILLE ROAD)

SECTION 18, TWP 36S, RGE 20E

POOR ORIGINAL

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Stamp: AUG 19 1985  
 PROCESSING & RECORDS  
 BROOKSVILLE, FL

FOR: BERN CREEK RANCH DEVELOPMENT CORPORATION - SARASOTA, FL PH. 955-3357

DRAINAGE BASIN MAP  
 THE RANCHES AT BERN CREEK

Houghton, Gollnick & Lippert, Inc. - CONSULTING ENGINEERS - SARASOTA, FLORIDA

DATE: MARCH 1985  
 DRAWN: LUG  
 CHECKED: LDJ  
 SCALE: 1" = 300'

REVISION: B

DRAWING NUMBER: 583

SHEET 11 OF 11

REVISION: B

9/18/85  
 Lawrence D. Lippert, P.E.  
 FLA. CERT. NO. 53985