

EXHIBITS

1/23/09

CASE # DC12007-00026

CASE NAME: Pine Shadow Air Park

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ☐ **YES** ☐ **NO**

LOCATION OF BOARDS _____

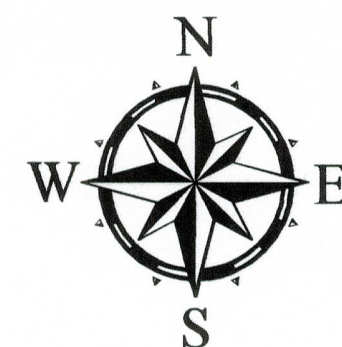
If there are any board exhibits, attach another copy of this form to boards for identification purposes.

**Pine Shadows Air Park
CPD
DCI2007-00026**



Legend

- Subject Property
- Lee County Zoning
- Lee County Utilities



0 150 300
Feet

This map drawn for visual purposes only.
Not to be used for official zoning map.

2007 Aerial Mapped Oct. 29, 2008

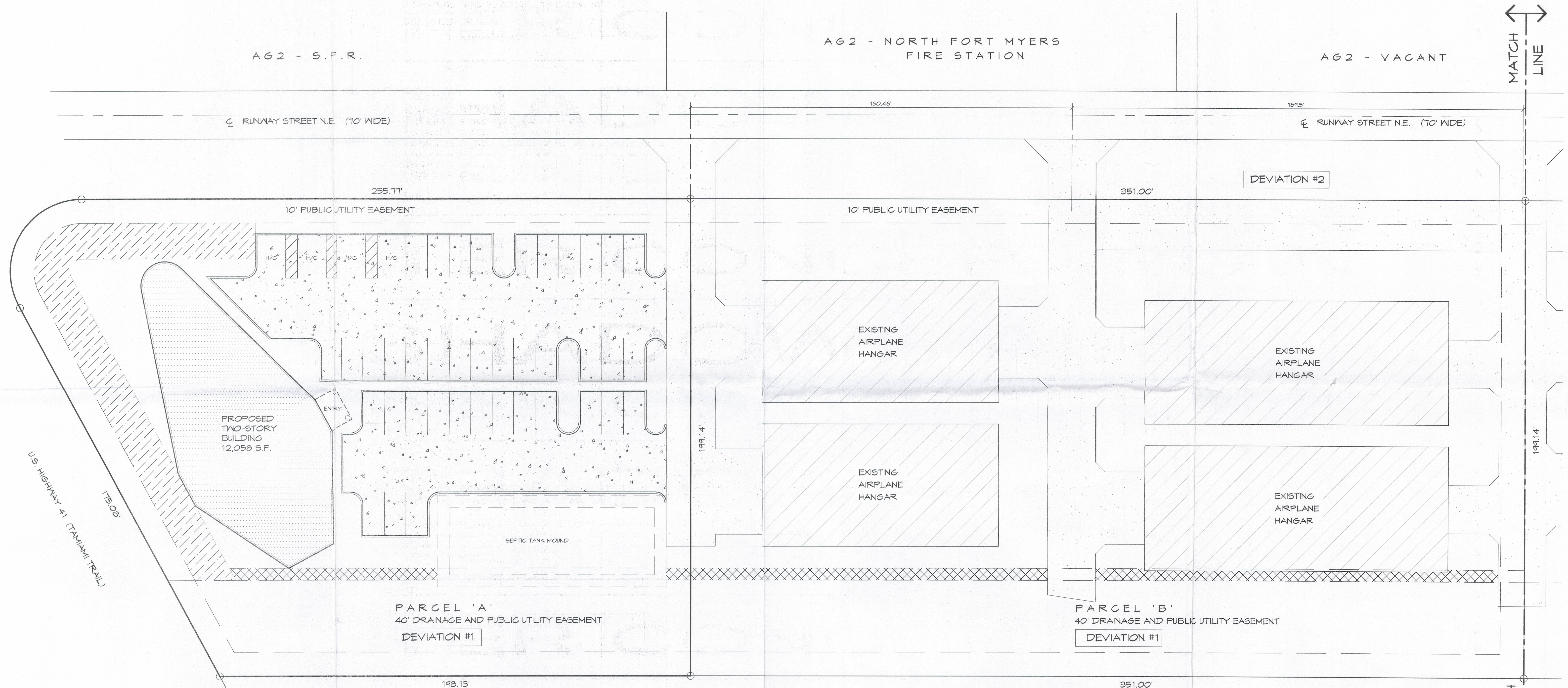


stage 2/17/1
DCI2007-00026

MASTER CONCEPT PLAN

FOR

PINE SHADOWS AIRPARK



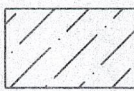
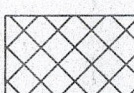
PARCEL 'A'

TOTAL AREA = 1.14± ACRES
 PARKING SPACES PROVIDED = 43 (4 HANDICAP)
 OPEN SPACE REQUIRED = 0.34± ACRES (30%)
 OPEN SPACE PROVIDED = 0.40± ACRES (35%)

ZONED: C.P.D.
 LAND USE: SUBURBAN

MAXIMUM BUILDING HEIGHT = 35' (2 STORY)

LEGEND:

-  15' TYPE 'D' BUFFER
-  5' TYPE 'A' BUFFER WHERE PHYSICALLY POSSIBLE

M.H.P. VACANT - 2020 CONSERVATION LANDS

PARCEL 'B'

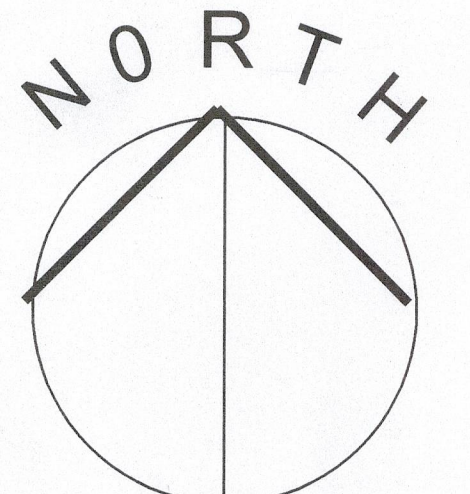
TOTAL AREA = 1.6± ACRES
 TOTAL EXISTING BUILDINGS = 23,512 S.F.
 OPEN SPACE PROVIDED = 0.66± ACRES (41%)

ZONED: C.P.D.
 LAND USE: SUBURBAN

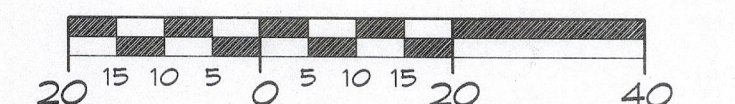
MAXIMUM BUILDING HEIGHT = 25' (2 STORY)

TOTAL PROPERTY:

TOTAL AREA = 4.75± ACRES
 OPEN SPACE PROVIDED = 1.56± ACRES (33%)
 PARCELS ARE NOT ON LEE-TRAN ROUTE



SCALE: 1:20

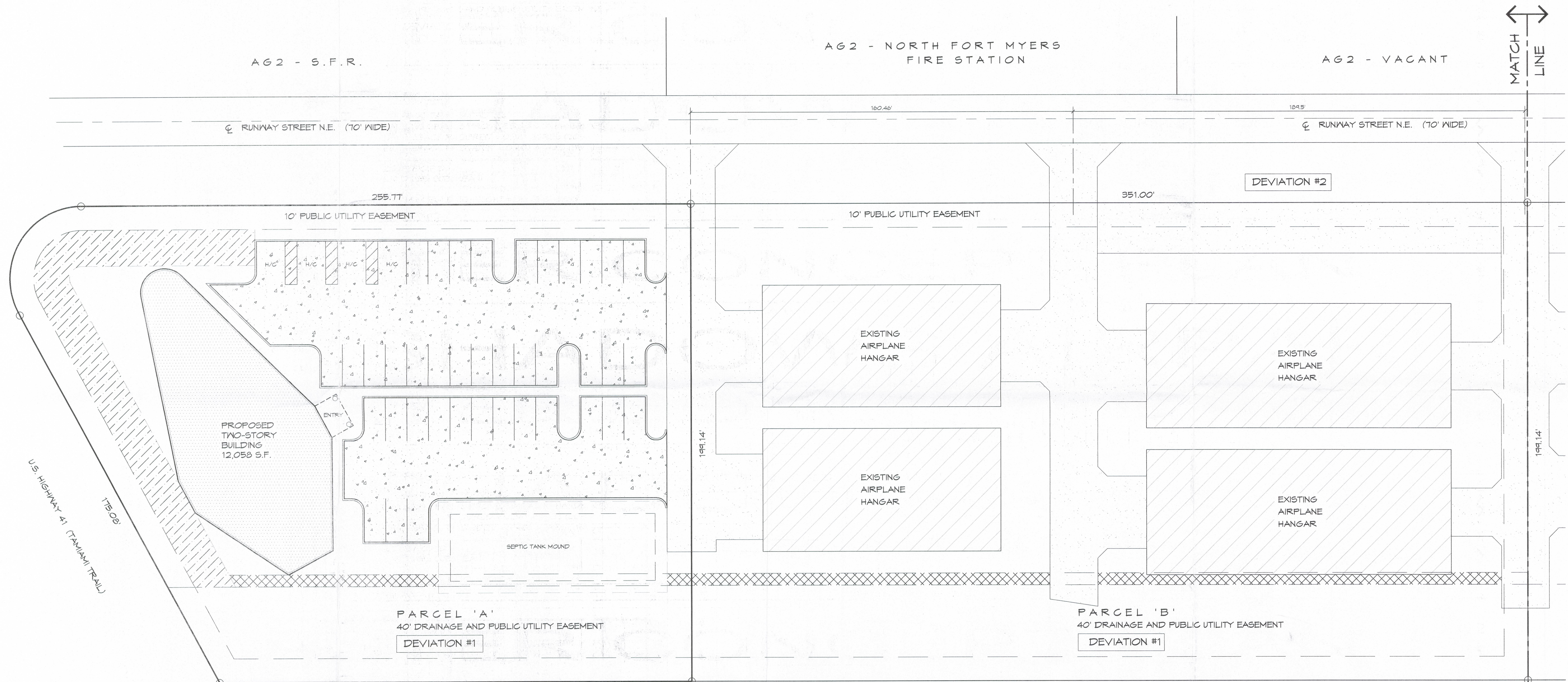


Applicant Exp. #1
 DC/2007-00036

PREPARED BY:

david estes & associates, inc.
 239.995.6231
 08.21.2007

MASTER CONCEPT PLAN FOR PINE SHADOWS AIRPARK



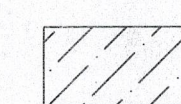
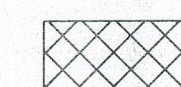
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-  15' TYPE 'D' BUFFER
-  5' TYPE 'A' BUFFER WHERE PHYSICALLY POSSIBLE

M.H.P. VACANT - 2020 CONSERVATION LANDS

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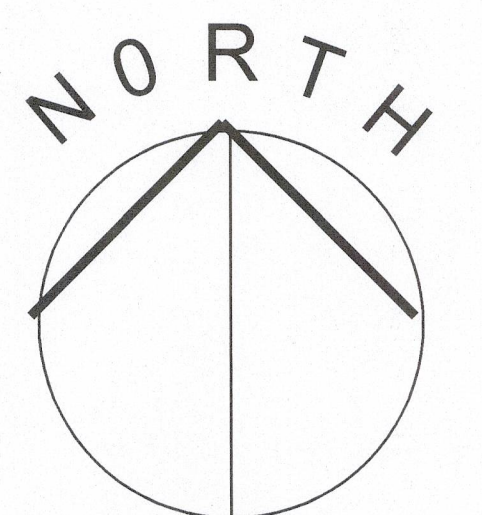
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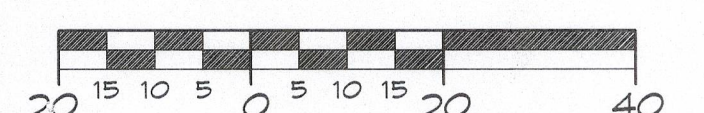
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OPEN SPACE PROVIDED = 1.56± ACRES (33%)
PARCELS ARE NOT ON LEE-TRAN ROUTE



SCALE: 1:20



MATCH LINE

MATCH LINE

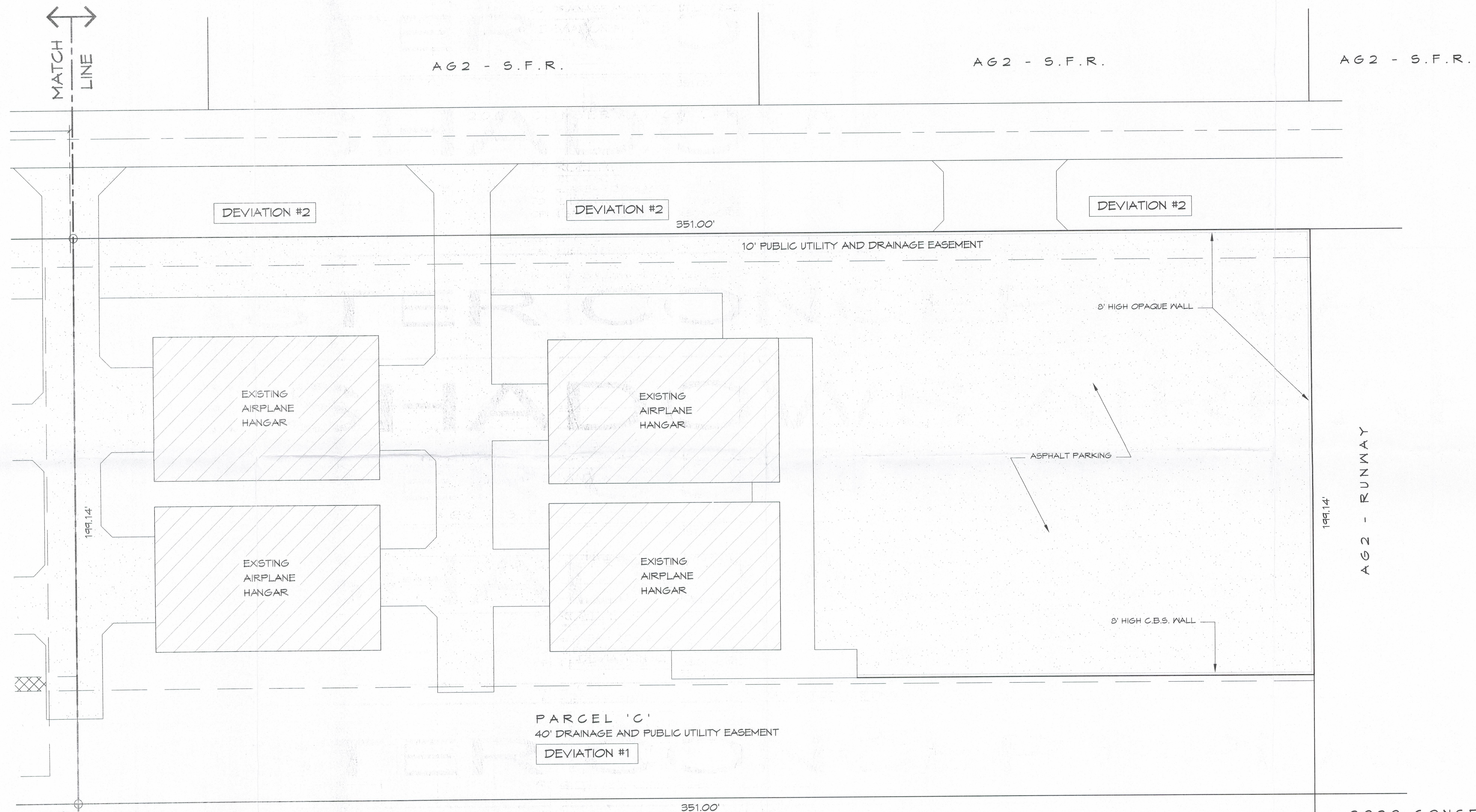
PREPARED BY:

david estes & associates, inc.
239.995.6231
08.21.2007

MASTER CONCEPT PLAN

FOR

PINE SHADOWS AIRPARK



PARCEL 'C'
40' DRAINAGE AND PUBLIC UTILITY EASEMENT
DEVIATION #1

2020 CONSERVATION LANDS - M.H.P. VACANT

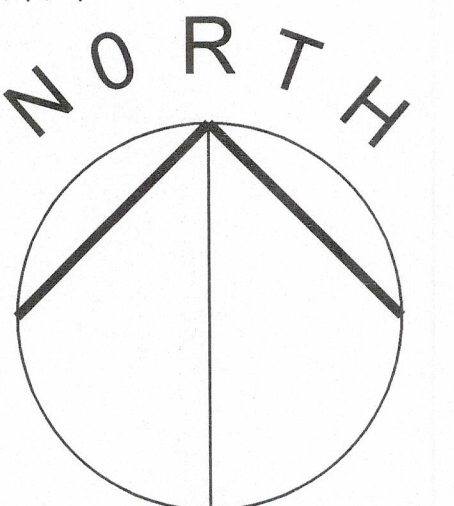
PARCEL 'C'

TOTAL AREA = 2.01± ACRES
TOTAL EXISTING BUILDINGS = 16,606 S.F.
OPEN SPACE PROVIDED = 0.50± ACRES (25%)

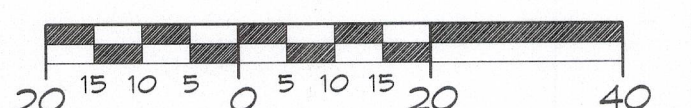
ZONED: C.P.D.
LAND USE: SUBURBAN

MAXIMUM BUILDING HEIGHT = 25' (2 STORY)

2020 CONSERVATION
LANDS - M.H.P. VACANT



SCALE: 1:20



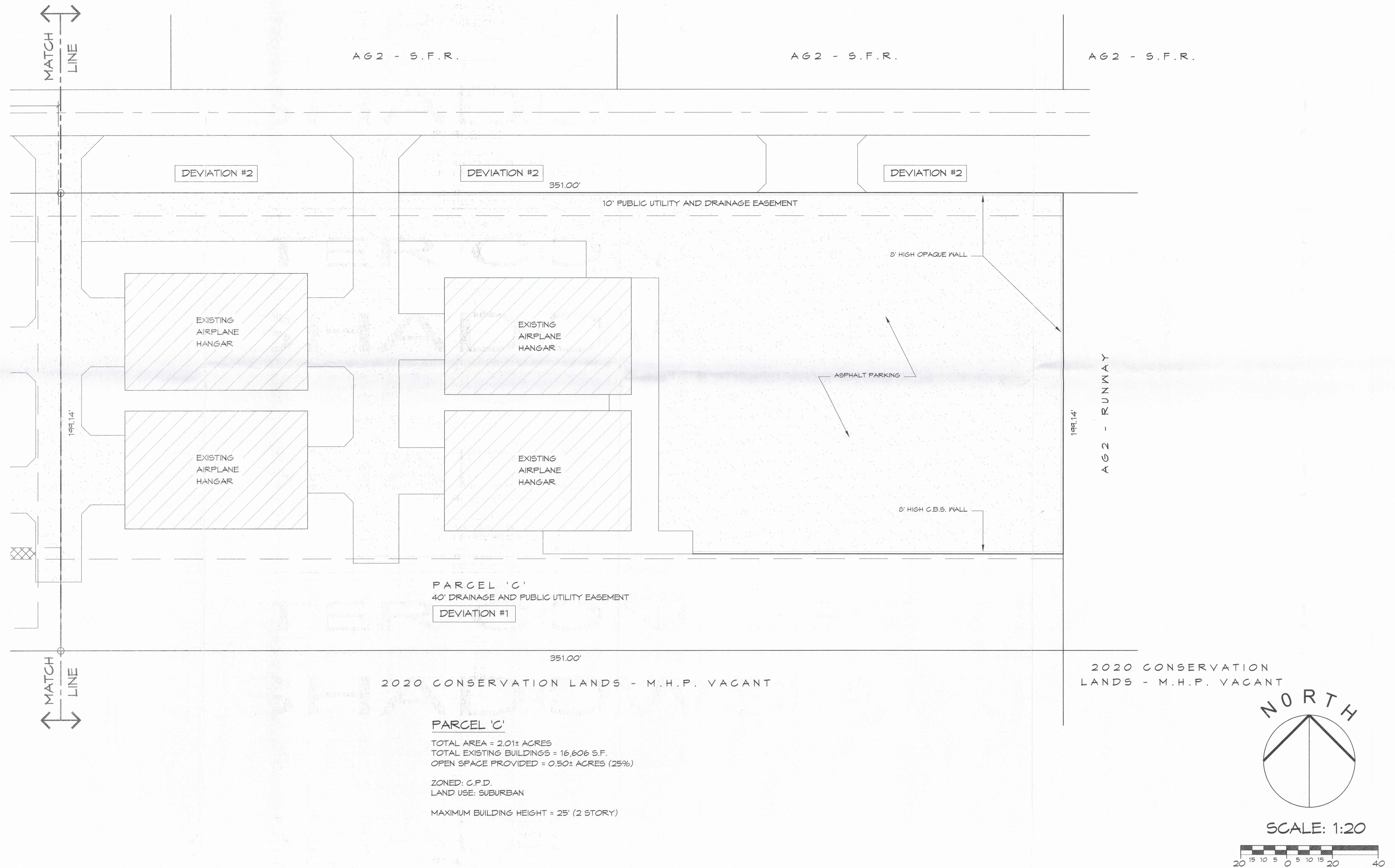
PREPARED BY:

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239.995.6231
08.21.2007

MASTER CONCEPT PLAN

FOR

PINE SHADOWS AIRPARK



PREPARED BY:

david estes & associates, inc.
 239.995.6231
 08.21.2007

001200-000000
001200-000000
001200-000000

DEVELOPMENT PLANS FOR PRAIRIE PINES PRESERVE LEE COUNTY PARKS AND RECREATION

SECTION 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

SECTION NO. 12010 - M.P. 30.392

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND DESIGN STANDARDS BOOKLET (LATEST EDITION).

AT LEAST 72 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT THE LOCAL MAINTENANCE FDOT ENGINEER'S OFFICE TO SECURE GENERAL USE PERMITS AND/OR OTHER PERMITS AS REQUIRED FOR WORKING WITHIN THE DEPARTMENT'S RIGHT-OF-WAY.

APPLICABLE DESIGN STANDARDS MODIFICATIONS: 7-1-06
FOR DESIGN STANDARDS MODIFICATIONS CLICK ON
"DESIGN STANDARDS" AT THE FOLLOWING WEB SITE:
HTTP://WWW.DOT.STATE.FL.US/RDDESIGN/

PROJECT LOCATION

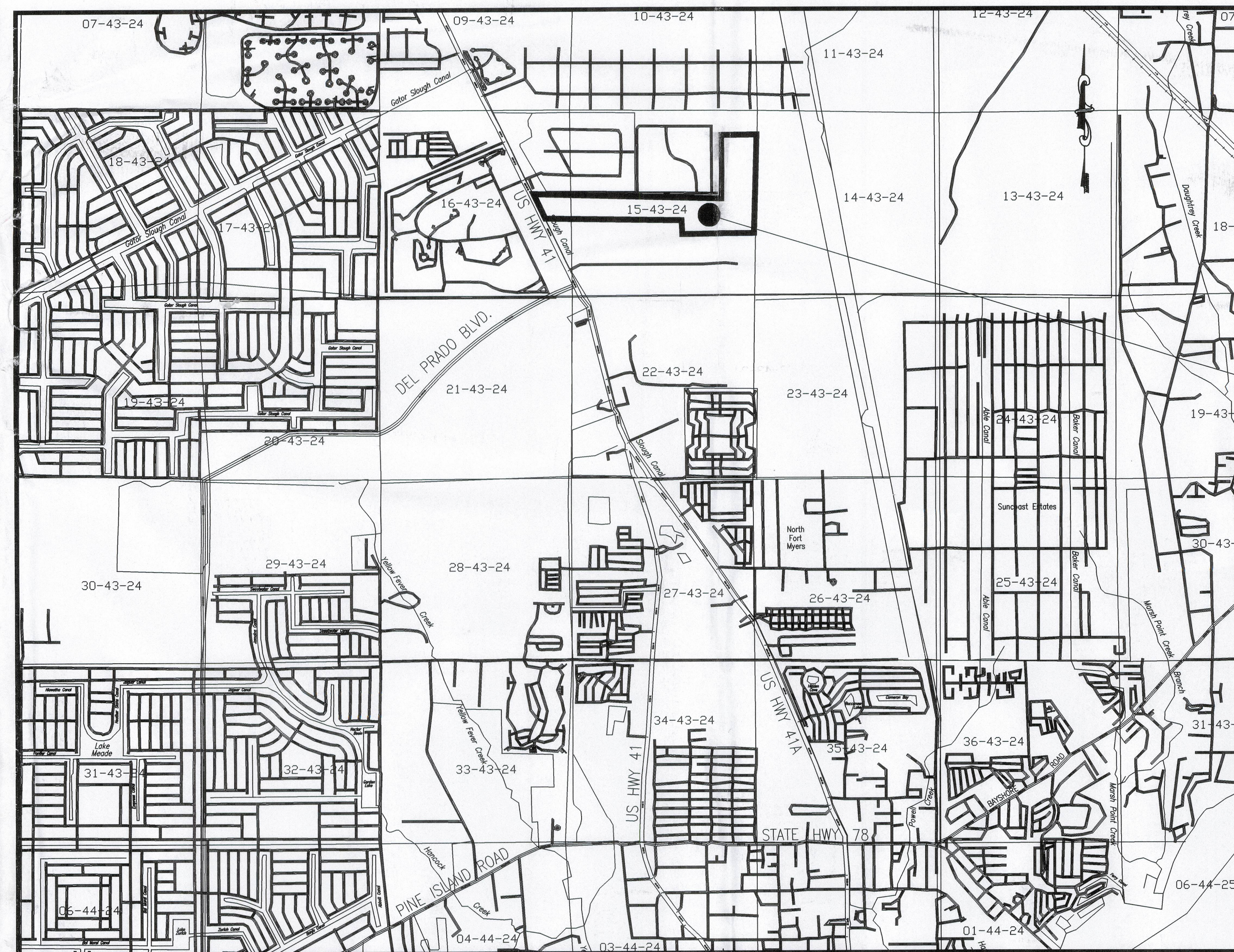
18400 NORTH TAMiami TRAIL
NORTH FORT MYERS, FLORIDA 33903
STRAP NO: 16-43-24-00-00006.0000
STRAP NO: 15-43-24-00-00005.0000
LEE COUNTY, FLORIDA
OR BOOK 1719 PAGE 4703

OWNER / DEVELOPER:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
P.O. BOX 398
FORT MYERS, FLORIDA 33902-0398
PH. (239) 489-1814
CONTACT: ROGER CLARK

INDEX

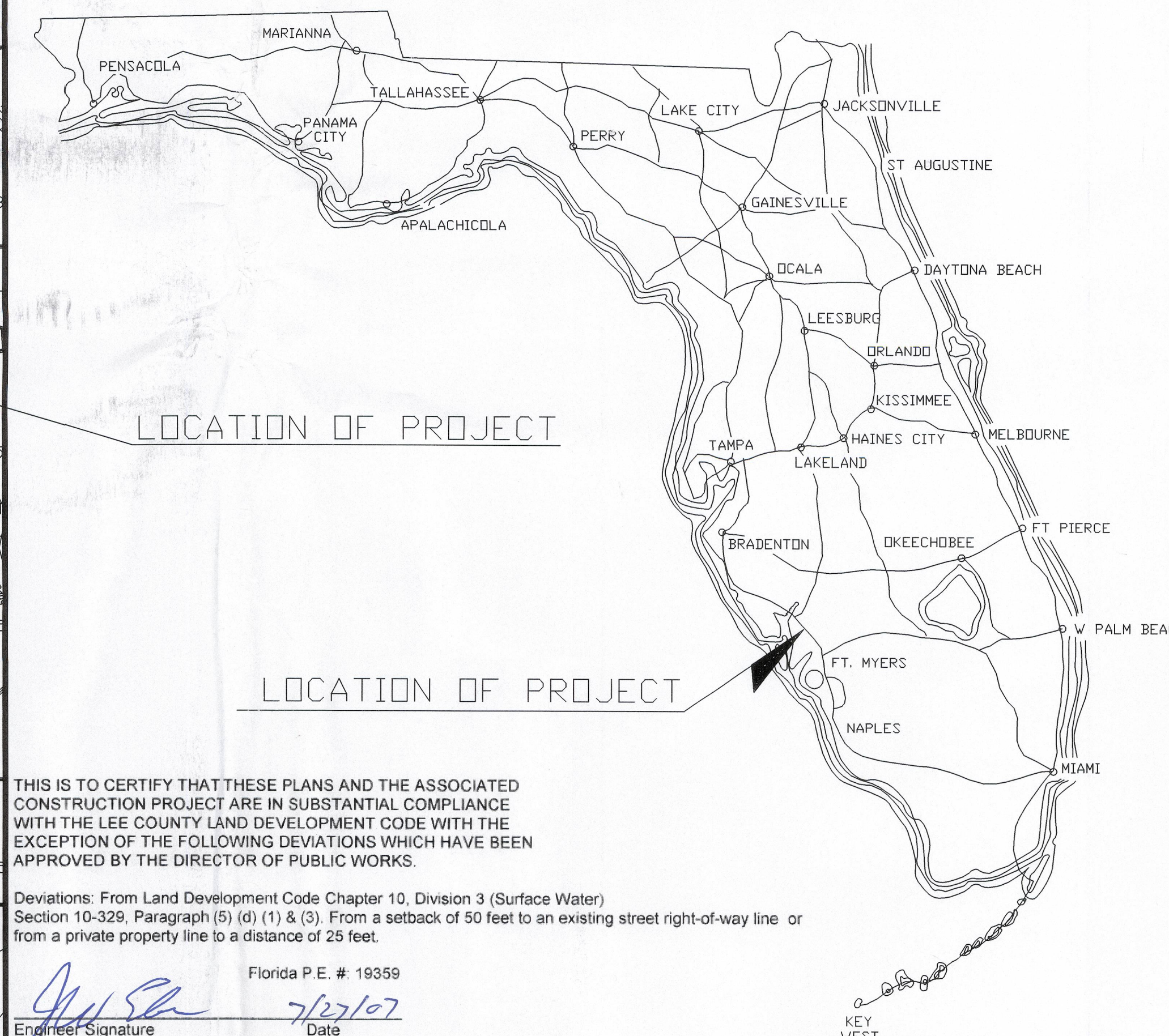
- C-1 COVER SHEET
- C-2 OVERALL PROJECT BOUNDARY WITH AERIAL
- C-3 MASTER DEVELOPMENT ORDER SITE PLAN
- C-4 PROJECT SITE PLAN
- C-5 MASTER DRAINAGE PLAN
- C-6 GRADING AND DRAINAGE PLAN
- C-7 UTILITY PLAN
- C-8 UTILITY PLAN
- TL-1 FDOT TURN LANE PLAN VIEW
- TL-2 TURN LANE CROSS-SECTIONS
- TL-3 TURN LANE CROSS-SECTIONS
- TL-4 TURN LANE CROSS-SECTIONS
- TL-5 TURN LANE CROSS-SECTIONS AND NOTES
- TL-6 CROSS-SECTION OF PROPOSED UTILITY
- D-1 DETAIL SHEET SITE WORK
- D-2 DETAIL SHEET SITE WORK
- D-3 DETAIL SHEET BOARDWALK
- D-4 DETAIL SHEET BOARDWALK
- D-5 DETAIL SHEET BOARDWALK
- D-6 DETAIL SHEET MASTER SITE
- D-7 DETAIL SHEET RAILROAD X-INGS
- D-8 DETAIL SHEET RAILROAD X-ING "A"
- D-9 DETAIL SHEET RAILROAD X-ING "B"
- D-10 DETAIL SHEET WATER AND SEWER
- D-11 DETAIL SHEET LIFT STATION



LOCATION MAP
N.T.S.

JULY 2007

J.W. EBNER CONSULTING JOB NO. 06-113-01



THIS IS TO CERTIFY THAT THESE PLANS AND THE ASSOCIATED CONSTRUCTION PROJECT ARE IN SUBSTANTIAL COMPLIANCE WITH THE LEE COUNTY LAND DEVELOPMENT CODE WITH THE EXCEPTION OF THE FOLLOWING DEVIATIONS WHICH HAVE BEEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

Deviations: From Land Development Code Chapter 10, Division 3 (Surface Water)
Section 10-329, Paragraph (5) (d) (1) & (3). From a setback of 50 feet to an existing street right-of-way line or from a private property line to a distance of 25 feet.

Florida P.E. #: 19359
Engineer Signature: *J.W. Ebner* Date: 7/27/07

Development Order Approved:
Public Works Administration
Director of Public Works: *J.W. Ebner* Date: 7/23/08

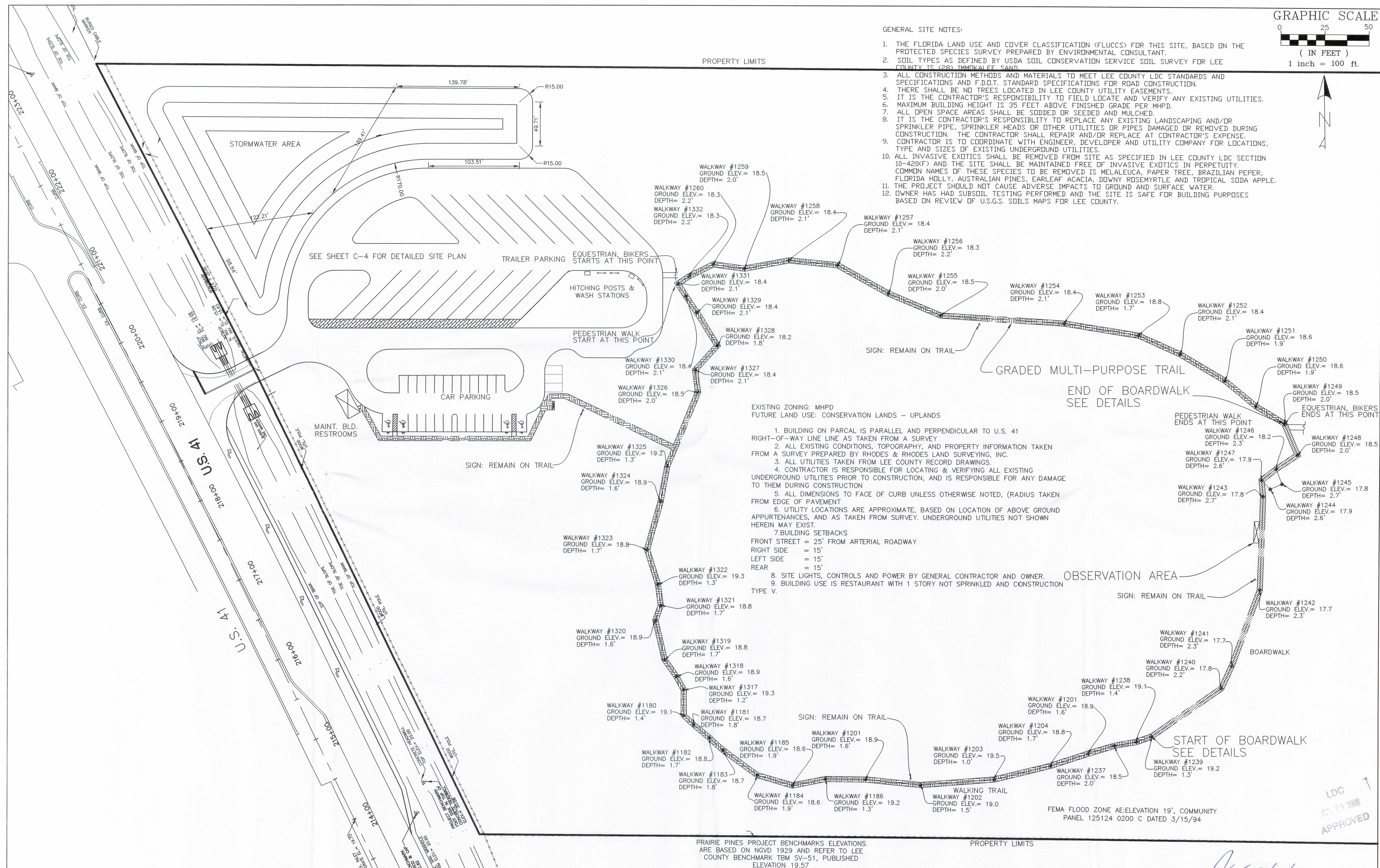
J.W. Ebner Consulting, Inc.
2026 SE 44th Street
Cape Coral, Florida 33904
P/F (239) 540-1793
Mobile (239) 560-0272
Registration No. 19359

J.W. Ebner 7/27/07
JOSEPH W. EBNER, P.E.
Fla. Reg. P.E. No. 19359

LEE COUNTY LDO REVIEW SET

$$1 \text{ inch} = 100 \text{ ft.}$$


1. THE FLORIDA LAND USE AND COVER CLASSIFICATION (FLUCCS) FOR THIS SITE, BASED ON THE PROTECTED SPECIES SURVEY PREPARED BY ENVIRONMENTAL CONSULTANT.
2. SOIL TYPES AS DEFINED BY USDA SOIL CONSERVATION SERVICE SOIL SURVEY FOR LEE COUNTY IS (2B) IMMOKALEE SAND.
3. ALL CONSTRUCTION METHODS AND MATERIALS TO MEET LEE COUNTY LDC STANDARDS AND SPECIFICATIONS AND F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
4. THERE SHALL BE NO TREES LOCATED IN LEE COUNTY UTILITY EASEMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
6. MAXIMUM BUILDING HEIGHT IS 35 FEET ABOVE FINISHED GRADE PER MHPD.
7. ALL OPEN SPACE AREAS SHALL BE SODED OR SEEDED AND MULCHED.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY EXISTING AND/OR DAMAGED AND/OR SPRINKLER PIPE, SPRINKLER HEADS OR OTHER UTILITIES OR PIPES DAMAGED OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE AT CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS TO COORDINATE WITH ENGINEER, DEVELOPER AND UTILITY COMPANY FOR LOCATIONS, TYPE AND SIZES OF EXISTING UNDERGROUND UTILITIES.
10. ALL INVASIVE EXOTICS SHALL BE REMOVED FROM SITE AS SPECIFIED IN LEE COUNTY LDC SECTION 10-420(F) AND THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY.
11. COMMON NAMES OF THESE SPECIES TO BE REMOVED IS MELALEUCA, PAPER TREE, BRAZILIAN PEPPER, HOLY FLORIDA AUBURN, AUSTRALIAN PINES, JACARANDA, JEROME ROSEMYRTLE AND TROPICAL SODA APPLE.
12. THE PROJECT SHOULD NOT CAUSE ADVERSE IMPACTS TO THE GROUND AND SURFACE WATER.
13. OWNER HAS HAD SUBSOIL TESTING PERFORMED AND THE SITE IS SAFE FOR BUILDING PURPOSES BASED ON REVIEW OF U.S.G.S. SOILS MAPS FOR LEE COUNTY.



PROJECT NO.: 06-113-01

SHEET NO.:
C-3

PROPERTY LIMITS

(IN FEET)
1 inch = 25 ft.

1.) 25 FOOT EXCAVATION SETBACK

US 41

LDC
JUL 23 2008
APPROVED

Jan 7/27/07

C-4



PLACED 3' OFFSET FROM PROPERTY SEDIMENT & EROSION CONTROL
USE DETAIL SHOWN ON SHEET D-2 LIMITS AROUND ENTIRE
PROPERTY ON PERIMETER BERM W/ MIN. ELEV. 21.5'

DRAINAGE LEGEND

- DRAINAGE FLOW ARROW
- PROPOSED INLET AND DRAINAGE PIPE
- RCP* REINFORCED CONCRETE PIPE
- PROPOSED DRAINAGE STRUCTURE
- HP/LP* ROADWAY HIGH AND LOW POINT ELEV.
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- STORM MANHOLE
- BENCH MARK LOCATION AND ELEVATION

PRE-TREATMENT AREA #1
TOP OF BANK AREA ELEV. 21' = 0.17 AC.
BOTTOM AREA ELEV. 19' = 0.11 AC.
VOLUME PROVIDED = 0.28 AC.FT.
VOLUME REQUIRED = 0.13 AC.FT.

PRE-TREATMENT AREA #2
TOP OF BANK AREA ELEV. 21' = 0.065 AC.
BOTTOM AREA ELEV. 19' = 0.031 AC.
VOLUME PROVIDED = 0.096 AC.FT.
VOLUME REQUIRED = 0.06 AC.FT.

PRE-TREATMENT AREA #3
TOP OF BANK AREA ELEV. 21' = 0.14 AC.
BOTTOM AREA ELEV. 19' = 0.024 AC.
VOLUME PROVIDED = 0.16 AC.FT.
VOLUME REQUIRED = 0.08 AC.FT.

PRE-TREATMENT AREA #4
TOP OF BANK AREA ELEV. 21' = 0.093 AC.
BOTTOM AREA ELEV. 19' = 0.046 AC.
VOLUME PROVIDED = 0.14 AC.FT.
VOLUME REQUIRED = 0.07 AC.FT.

PRE-DEVELOPED DRAINAGE BASIN DIVIDE

POST-DEVELOPED DRAINAGE BASIN DIVIDE (5.3 AC.)

PRE-DEVELOPED DRAINAGE BASIN DIVIDE (10.1 AC.)

STABILIZED WALKING PATH

BOARDWALK

FEMA FLOOD ZONE AE:ELEVATION 19', COMMUNITY
PANEL 125124 0200 C DATED 3/15/94

PRAIRIE PINES PROJECT BENCHMARKS ELEVATIONS
ARE BASED ON NGVD 1929 AND REFER TO LEE
COUNTY BENCHMARK TBM SV-51, PUBLISHED
ELEVATION 19.57

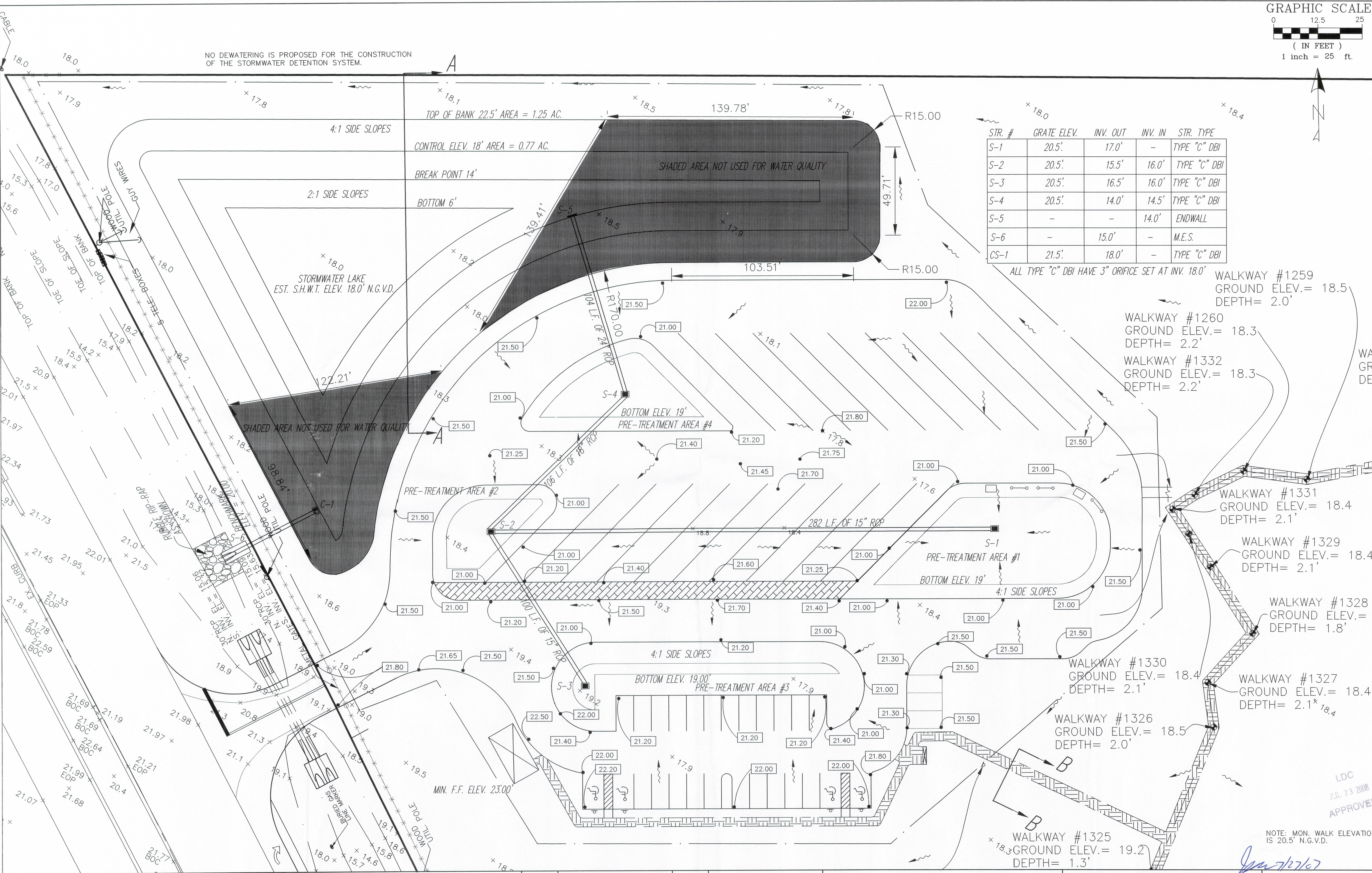
LDC
JUL 23 2008
APPROVED

DETENTION LAKE "A" DATA

TOP OF BANK ELEVATION = 22.5' N.G.V.D.
CONTROL ELEVATION = 18.0' N.G.V.D.
DESIGN HIGH WATER ELEVATION (SFWMD) = 21.43' N.G.V.D.
MIN. ROADWAY ELEVATION = 20.0' N.G.V.D.
DISCHARGE FROM SITE FOR DESIGN STORM = 0.24 CFS
ALLOWABLE DISCHARGE PRE COND. FROM BASIN = 0.53 CFS
MINIMUM ALLOWABLE FINISHED FLOOR ELEVATION = 23.00'
OUTFALL CONNECTED TO FDOT RIGHT-OF-WAY DITCH

NOTE: CONTRACTOR RESPONSIBLE FOR CHANGING, ADJUSTING, AND
MAINTAINING THE EROSION CONTROL DEVICES AND STABILIZING THE
DISTURBED AREAS IN COMPLIANCE WITH THE FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION (FDEP) - NATIONAL POLLUTION
DISCHARGE ELIMINATION SYSTEM (NPDES) POLLUTION STORMWATER
POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE
DURATION OF THE PROJECT. SOUTH FLORIDA WATER
MANAGEMENT DISTRICT (SFWMD) PERMIT, STORMWATER POLLUTION
PREVENTION PLAN (SWPPP), STATUS REPORTS ON EROSION
CONTROL DEVICES AND OTHER REQUIRED INFORMATION OR
PROCEDURES FROM THE SWPPP ARE REQUIRED TO BE MAINTAINED
ON-SITE FOR REVIEW UPON DEMAND FOR COMPLIANCE.

NO DEWATERING IS PROPOSED FOR THE CONSTRUCTION OF THE STORMWATER DETENTION SYSTEM.



STR. #	GRATE ELEV.	INV. OUT	INV. IN	STR. TYPE
S-1	20.5'	17.0'	-	TYPE "C" DBI
S-2	20.5'	15.5'	16.0'	TYPE "C" DBI
S-3	20.5'	16.5'	16.0'	TYPE "C" DBI
S-4	20.5'	14.0'	14.5'	TYPE "C" DBI
S-5	-	-	14.0'	ENDWALL
S-6	-	15.0'	-	M.E.S.
CS-1	21.5'	18.0'	-	TYPE "C" DBI

ALL TYPE "C" DBI HAVE 3" ORIFICE SET AT INV. 18.0'

WALKWAY #1259
GROUND ELEV.= 18.5
DEPTH= 2.0'

WALKWAY #1260
GROUND ELEV.= 18.3
DEPTH= 2.2'

WALKWAY #1332
GROUND ELEV.= 18.3
DEPTH= 2.2'

WALKWAY #1331
GROUND ELEV.= 18.4
DEPTH= 2.1'

WALKWAY #1329
GROUND ELEV.= 18.4
DEPTH= 2.1'

WALKWAY #1328
GROUND ELEV.= 18.4
DEPTH= 1.8'

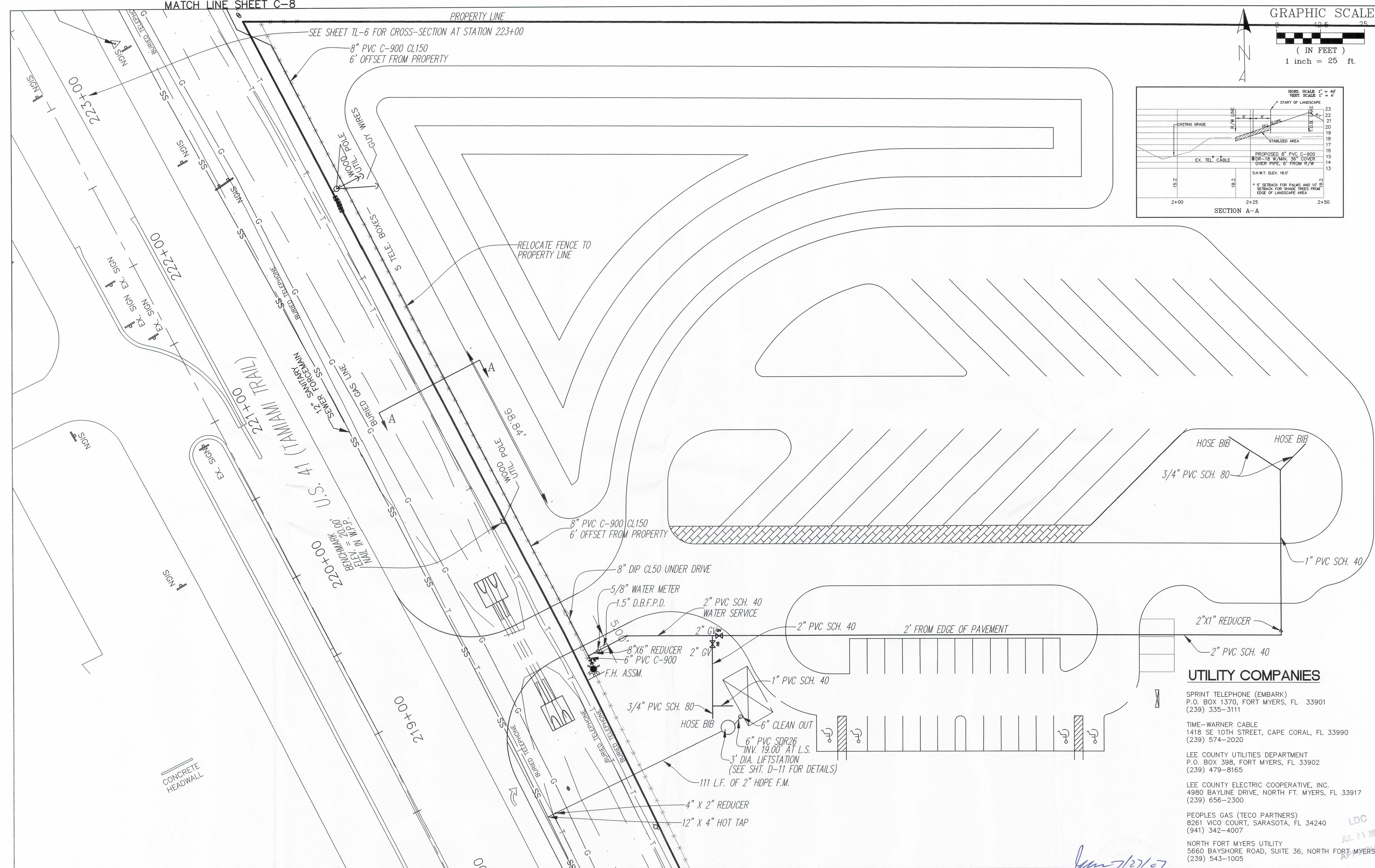
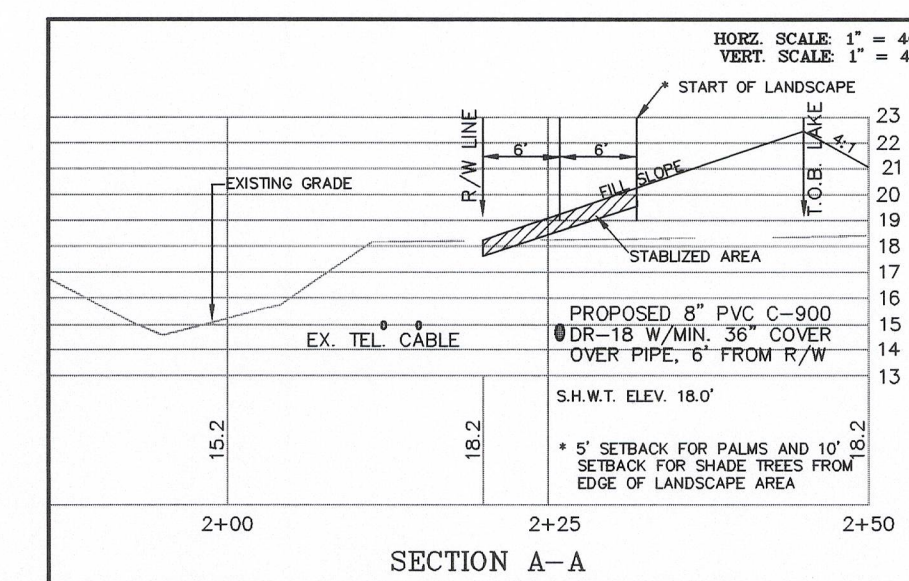
WALKWAY #1330
GROUND ELEV.= 18.4
DEPTH= 2.1'

WALKWAY #1326
GROUND ELEV.= 18.5
DEPTH= 2.0'

WALKWAY #1327
GROUND ELEV.= 18.4
DEPTH= 2.1'

WALKWAY #1325
GROUND ELEV.= 19.2
DEPTH= 1.3'

NOTE: MON. WALK ELEVATION IS 20.5' N.G.V.D.



UTILITY COMPANIES

SPRINT TELEPHONE (EMBARK)
P.O. BOX 1370, FORT MYERS, FL 33901
(239) 335-3111

TIME-WARNER CABLE
1418 SE 10TH STREET, CAPE CORAL, FL 33990
(239) 574-2020

LEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 398, FORT MYERS, FL 33902
(239) 479-8165

LEE COUNTY ELECTRIC COOPERATIVE, INC.
4980 BAYLINE DRIVE, NORTH FT. MYERS, FL 33917
(239) 656-2300

PEOPLES GAS (TECO PARTNERS)
8261 VICO COURT, SARASOTA, FL 34240
(941) 342-4007

NORTH FORT MYERS UTILITY
5660 BAYSHORE ROAD, SUITE 36, NORTH FORT MYERS
(239) 543-1005

LDC
JUL 23 2000
FORT MYERS
APPROV

PRAIRIE PINES PRESERVE

PROJECT NO.: 06-113-01

UTILITY PLAN

SHEET NO.:

C-7

J.W. EBNER CONSULTING, INC.

2025 S.E. 44TH STREET, CAPE CORAL, FLORIDA 33904
(239) 540-1783 FAX (239) 540-1712 EMAIL: JOE19359@YAHOO.COM

SCALE: 1" = 25'

DATE: JULY 2007

JOSEPH W. EBNER, P.E.
FL. REG. # 19359
NOT VALID UNLESS
SIGNED & EMBOSSED SEALED

LEE COUNTY

P.O. BOX 398, FORT MYERS, FL 33902-0398
(239) 489-1814 FAX (239) 489-1816

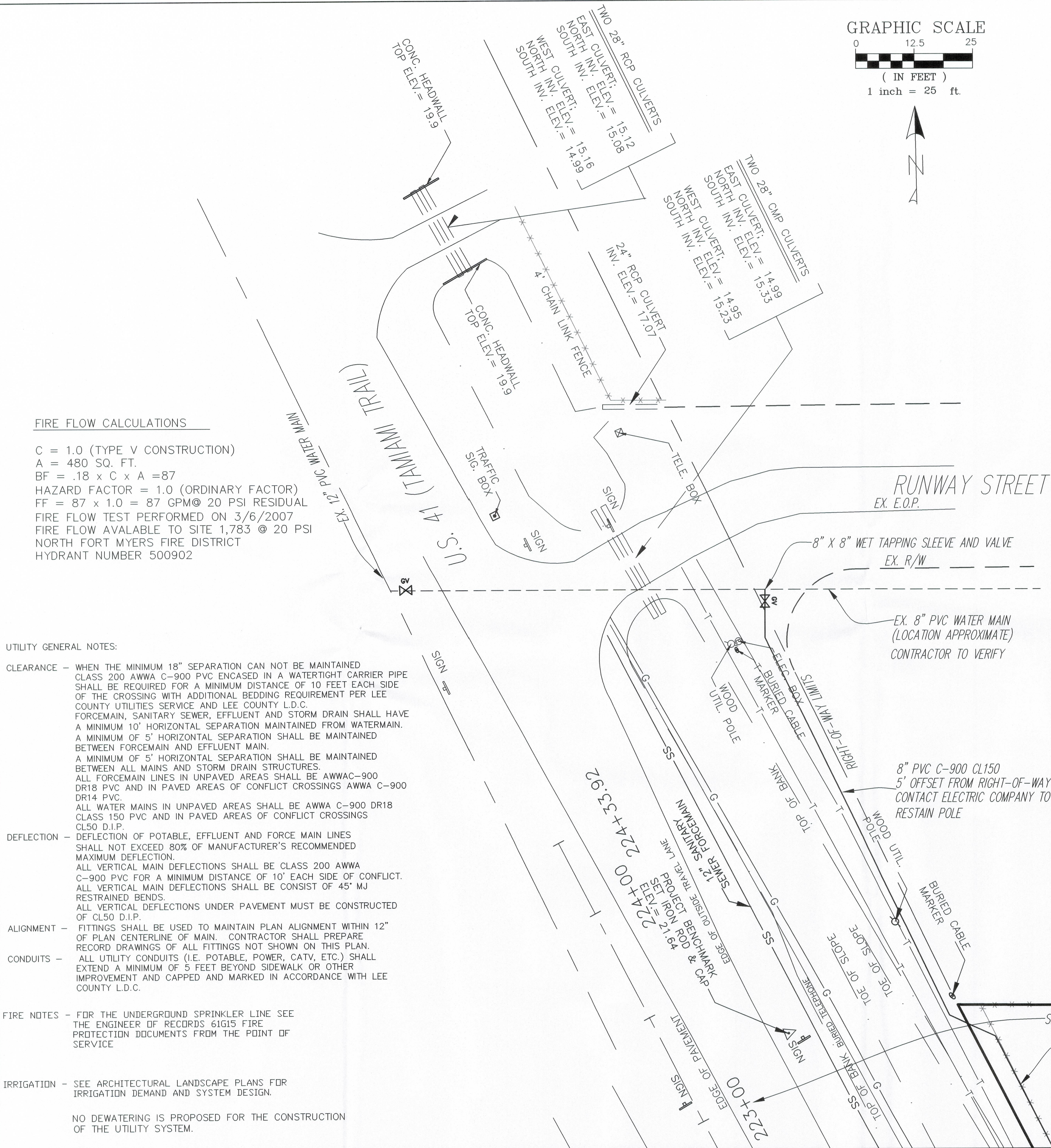
6/6/06	PERMIT REVIEW SET
7/12/07	REVISED PER COUNTY COMMENTS

PERMIT REVIEW SET

7	REVISED PER COUNTY COMMENTS
---	-----------------------------

J.W. EBNER CONSULTING, INC.

2025 S.E. 44TH STREET, CAPE CORAL, FLORIDA 33904
(239) 540-1783 FAX (239) 540-1712 EMAIL: JOE19359@YAHOO.COM



FIRE FLOW CALCULATIONS

C = 1.0 (TYPE V CONSTRUCTION)
A = 480 SQ. FT.
BF = .18 x C x A =87
HAZARD FACTOR = 1.0 (ORDINARY FACTOR)
FF = 87 x 1.0 = 87 GPM@ 20 PSI RESIDUAL
FIRE FLOW TEST PERFORMED ON 3/6/2007
FIRE FLOW AVAILABLE TO SITE 1,783 @ 20 PSI
NORTH FORT MYERS FIRE DISTRICT
HYDRANT NUMBER 500902

UTILITY GENERAL NOTES:

- CLEARANCE – WHEN THE MINIMUM 18” SEPARATION CAN NOT BE MAINTAINED CLASS 200 AWWA C-900 PVC ENCASED IN A WATERTIGHT CARRIER PIPE SHALL BE REQUIRED FOR A MINIMUM DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING WITH ADDITIONAL BEDDING REQUIREMENT PER LEE COUNTY UTILITIES SERVICE AND LEE COUNTY L.D.C.
FORCEMAIN, SANITARY SEWER, EFFLUENT AND STORM DRAIN SHALL HAVE A MINIMUM 10’ HORIZONTAL SEPARATION MAINTAINED FROM WATERMAIN. A MINIMUM OF 5’ HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN FORCEMAIN AND EFFLUENT MAIN.
A MINIMUM OF 5’ HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL MAINS AND STORM DRAIN STRUCTURES.
ALL FORCEMAIN LINES IN UNPAVED AREAS SHALL BE AWWAC-900 DR18 PVC AND IN PAVED AREAS OF CONFLICT CROSSINGS AWWA C-900 DR14 PVC.
ALL WATER MAINS IN UNPAVED AREAS SHALL BE AWWA C-900 DR18 CLASS 150 PVC AND IN PAVED AREAS OF CONFLICT CROSSINGS CL50 D.I.P.
- DEFLECTION – DEFLECTION OF POTABLE, EFFLUENT AND FORCE MAIN LINES SHALL NOT EXCEED 80% OF MANUFACTURER’S RECOMMENDED MAXIMUM DEFLECTION.
ALL VERTICAL MAIN DEFLECTIONS SHALL BE CLASS 200 AWWA C-900 PVC FOR A MINIMUM DISTANCE OF 10’ EACH SIDE OF CONFLICT.
ALL VERTICAL MAIN DEFLECTIONS SHALL BE CONSIST OF 45” MJ RESTRAINED BENDS.
ALL VERTICAL DEFLECTIONS UNDER PAVEMENT MUST BE CONSTRUCTED OF CL50 D.I.P.
- ALIGNMENT – FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT WITHIN 12” OF PLAN CENTERLINE OF MAIN. CONTRACTOR SHALL PREPARE RECORD DRAWINGS OF ALL FITTINGS NOT SHOWN ON THIS PLAN.
- CONDUITS – ALL UTILITY CONDUITS (I.E. POTABLE, POWER, CATV, ETC.) SHALL EXTEND A MINIMUM OF 5 FEET BEYOND SIDEWALK OR OTHER IMPROVEMENT AND CAPPED AND MARKED IN ACCORDANCE WITH LEE COUNTY L.D.C.

FIRE NOTES – FOR THE UNDERGROUND SPRINKLER LINE SEE THE ENGINEER OF RECORDS 61G15 FIRE PROTECTION DOCUMENTS FROM THE POINT OF SERVICE

IRRIGATION – SEE ARCHITECTURAL LANDSCAPE PLANS FOR IRRIGATION DEMAND AND SYSTEM DESIGN.

NO DEWATERING IS PROPOSED FOR THE CONSTRUCTION OF THE UTILITY SYSTEM.

LEE COUNTY UTILITIES' NOTES

A. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LEE COUNTY UTILITIES OPERATIONAL MANUAL WHICH IS ON FILE AT THE DIVISION OF LEE COUNTY UTILITIES OFFICE (1500 MONROE STREET, P.O. BOX 398, FORT MYERS, FLORIDA 33902).

B. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.

C. AT THE SITE KEEP AND MAINTAIN ONE RECORD COPY OF ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND ALL TECHNICAL DOCUMENTS SUBMITTED IN GOOD ORDER. AS THE WORK PROGRESSES THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL RECORD ON ONE SET OF REPRODUCIBLE DRAWINGS ALL CHANGES AND DEVIATIONS FROM THE ORIGINAL PLANS. HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT BY OFFSETS AND TIES AT EACH; SEWER, WATER, ELECTRIC, GAS, COMMUNICATION AND OTHER SERVICES BY OFFSET DISTANCE TO PERMANENT IMPROVEMENTS SUCH AS BUILDING AND CURBS.

THESE RECORD DRAWINGS MUST BE CERTIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO PREPARED THE PLANS AND SIGNS AND SEALS THESE PLANS. THE RECORD DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL ALIGNMENT OF ALL WATER, SEWER, AND EFFLUENT REUSE LINES ,VALVES, TEES, BENDS, REDUCERS, HYDRANTS, PUMP STATIONS, SERVICE CONNECTIONS, METER BOXES AND/OR PADS, AND OTHER PERTINENT STRUCTURES. PIPELINE RUNS IN EXCESS OF 152.4M, (500'), WITHOUT FITTINGS SHALL INCLUDE VERTICAL ALIGNMENT INFORMATION AT 152.4M (500') INTERVALS, SAID ALIGNMENT SHALL BE TIED TO PERMANENT IMPROVEMENTS, SUCH AS ROADWAY AND/OR RAILROAD CENTERLINES AND RIGHT-OF-WAY, BUILDING AND PROPERTY CONRNERNS, AND SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF FLORIDA. THE PROFESSIONAL LAND SURVEYOR CAN COORDINATE WITH THE CONTRACTOR TO INSTALL THE NECESSARY APPURTENANCES ON BURIED UTILITIES TO FACILITATE THE SURVEY AFTER CONSTRUCTION IS COMPLETED. IN ADDITION, PROPERTY STRAP NUMBERS AND STREET NAMES SHALL BE SHOWN ON THE PLAN.

ON A CASE BY CASE BASIS, LEE COUNTY UTILITIES MAY WAIVE THE REQUIREMENT FOR CERTIFICATION BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF FLORIDA. HOWEVER, PRIOR CONSENT MUST FIRST BY OBTAINED FROM LEE COUNTY UTILITIES. THE COUNTY SHALL WITH HOLD FINAL ACCEPTANCE OF THE PROJECT UNTIL THE REQUIREMENTS FOR RECORD DRAWINGS AND RELATED RECORDS HAS BEEN MET. RECORD DRAWINGS WITHOUT DETAILED FIELD VERIFIED HORIZONTAL AND VERTICAL LOCATIONS OF ALLL FACILITIES SHOWN WILL BE REJECTED.

D. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. LEE COUNTY UTILITIES SHALL BE NOTIFIED 48 HOURS PRIOR TO PROJECT MOBILIZATION.

E. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

F. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE SUFFICIENT PERSONNEL AND EQUIPMENT ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO SATISFY THE SPECIFICATIONS AND TO COMPLETE WORK.

H. LCU INPSECTION STAFF MAY OBSERVE PROJECT CONSTRUCTION.

I. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION

J. IT IS THE CONSTRCTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.

K. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS, IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND LCU.

L. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH.

M. APPROPRIATE TURBIDITY CONTROL DEVICES (e.g. SILT FENCES, HAY BAILS) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN OCPLIANCE WITH LEE COUNTY'S NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.

N. IN THE EVENT THAT HARD LIMESTONE FORMATION IS ENCOUNTERED, MAKING IT IMPOSSIBLE TO EXCAVATE TO THE DEPTH REQUIRED UNDER THIS CONTRACT, THE CONTRACTOR MAY BE ALLOWED TO REDUCE THE PIPE COVER TO NOT LESS THAN TWO (2) FEET WHILE MAINTAINING THE LCU REQUIRED THICKNESS OF BEDDING UNDER THE PIPE. SUCHDEVIATION FROM THE PLANS MUST BE FIRST APPROVED BY LCU AND THE ENGINEER PRIOR TO THE PIPE LAYING. IF TWO FEET OF COVER OR MORE CAN NOT BE ATTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHOD OF CONSTRUCTION OR PIPE PROTECTION WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY.

O. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STURCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMANGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER.

P. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.

Q. TRAFFIC MUST BE MAINTAINED AT ALLTIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) ADN PER FLORIDA DEPARTMENT OF TRANSPORATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

R. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST 48 HOURS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES AND FDOT AND LCDOT PRIOR TO CONSTRUCTION.

S. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAY, SIDEWALKS, FENCES, ETC., WITH THE SAME THPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.

T. WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.

U. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.

V. ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS ALLOWED.

PROPERTY LINE

SEE SHEET TL-6 FOR CROSS-SECTION AT STATION 223+00

8" PVC C-900 CL150
6' OFFSET FROM PROPERTY

7/25/06 PERMIT REVIEW SET

7/12/07 REVISED PER COUNTY COMMENTS

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PRAIRIE PINES PRESERVE

UTILITY PLAN

PROJECT NO.: 06-113-01

SHEET NO.: C-8