



**LEE COUNTY**  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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February 12, 2007

**JAMES P. ELLIOT, P.E.**  
**SOURCE, INC.**  
**1334 LAFAYETTE STREET**  
**CAPE CORAL, FL 33904**

**RE: VILLAGES OF PINE ISLAND**  
**DOS830700300D - DO Submittal Small**  
**MO4 Appl. (Minor Change) A**

Dear JAMES P. ELLIOT, P.E. :

Your plans for the above-referenced project have been reviewed and approved for a Minor Change with stipulation(s) for the following:

Delete the sewage treatment plant and drain field, connect waste collection/transmission system to Lee County Utilities force main on Stringfellow Road and modify the private on-site lift station to pump project wastewater to Lee County Pine Island Regional Water Reclamation facility.

**Approval is subject to the following stipulation(s) and/or comment(s):**

**Utilities Short Checklist**

*2) Miscellaneous Items.*

Prior to any utility construction, please revise the plans and submit to LCU showing the followings design considerations:

1. Please provide a note on all the utility plans that states "All on-site utility infrastructures to be privately owned and maintained."
2. Please revise the utility plan to relocate the proposed force main connection out from out from underneath the pavement and into open/green area, 5' from the back of curb/EOP.
3. Revise the utility plan and profile of sheet 4 as it contains force main size conflicting information. Please address the proposed force main tapping sleeve and valve.
4. Prior to LCU's DO approval for the spray irrigation site, there must be a standard 20-year reuse agreement approved by the Board of County Commissioners.
5. A copy of the DEP permit for the proposed lift station and sewage force main.
6. Please provide signed and sealed hydraulic computations and waste water model to LCU showing what impact this project may have on our existing sewer facilities.

Please contact Jessica Gutierrez @ 479-8155 for further information regarding this review.

*8) Recommendations to Address Deficiencies. The TIS must contain recommendations to address any deficiencies noted in the analyses. [10-287(1)]*  
See the previous comment(s).

*8a) The recommendations must adequately address the need for turn lanes, signalization, or added capacity.[10-287(1)]*  
See the previous comment(s).

*9) Concurrency on Pine Island. If the project is on Greater Pine Island, compliance with Lee Plan concurrency policies and the Land Development Code must be demonstrated. Policies relate to traffic impacts and level of service and apply to rezonings and development orders (see Policies 14.2.1 and 14.2.2 and LDC Section 2-48).*

The TIS must include an estimate of the number of trips that will use Pine Island Road from Stringfellow Blvd to Burnt Store Road to travel to or from this development.

*11) Contact. The reviewer may be contacted for additional information regarding this TIS checklist.*

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Development Services Division



Peter J. Eckenrode  
Development Services Director

PJE / SLH

Four plans