



SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 36-04033-P-02
DATE ISSUED: April 1, 2015

PERMITTEE: J D C PROPERTY GROUP, L L C
4520 MADISON AVE.
SUITE 100
KANSAS CITY, MO 64111

PROJECT DESCRIPTION: This Environmental Resource Permit Modification authorizes construction and operation of a stormwater management system serving 22.49 acres of commercial development for a project known as Treeline Distribution Center.

PROJECT LOCATION: LEE COUNTY, SEC 26 TWP 45S RGE 25E

PERMIT DURATION: See Special Condition No:1.

This is to notify you of the District's agency action for Permit Application No. 140609-1, dated June 9, 2014. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statutes (F.S).

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 18 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 17 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 3 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 1st day of April, 2015, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (<http://my.sfwmd.gov/ePermitting>).

BY: _____

Ricardo A. Valera, P.E.

Bureau Chief - Environmental Resource Compliance
Lower West Coast Service Center

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which does or may affect their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

FILING INSTRUCTIONS

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery, or e-mail. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the District Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the District Clerk's Office at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency decision.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the SFWMD takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the District Clerk within 30 days of rendering of the final SFWMD action.

GENERAL CONDITIONS

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized shall subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S. (2012).
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the "State of Florida Erosion and Sediment Control Designer and Reviewer Manual" (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the "Florida Stormwater Erosion and Sedimentation Control Inspector's Manual" (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" indicating the expected start and completion dates. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
 - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that

GENERAL CONDITIONS

require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other

GENERAL CONDITIONS

uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on April 1, 2020.
2. Operation and maintenance of the stormwater management system shall be the responsibility of PROPERTY OWNERS ASSOCIATION. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.
3. Discharge Facilities:

Basin: North Basin
1-3" dia. CIRCULAR ORIFICE with invert at elev. 20.85' NAVD 88.
406 LF of 36" dia. REINFORCED CONCRETE PIPE culvert.
1-3.1' W X 4.1' L drop inlet with crest at elev. 22.75' NAVD 88.
Receiving body : Lake 1
Control elev : 20.85 feet NAVD 88.

Basin: Lake Basin
1-8.5" W X 4" H RECTANGULAR ORIFICE weir with crest at elev. 22.92' NAVD 88.
1-6.5" W X 3" H RECTANGULAR ORIFICE with invert at elev. 20.85' NAVD 88.
Receiving body : Existing preserve through CB-OF1
Control elev : 20.85 feet NAVD 88.
4. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
5. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
6. Minimum building floor elevation:
BASIN: North Basin - 25.00 feet NAVD 88.
BASIN: West Basin - 25.00 feet NAVD 88.
7. Minimum road crown elevation:
Basin: North Basin - 24.30 feet NAVD 88.
Basin: West Basin - 24.00 feet NAVD 88.
8. Minimum parking lot elevation:
Basin: North Basin - 24.30 feet NAVD 88.
Basin: West Basin - 23.50 feet NAVD 88.
9. The following are exhibits to this permit. Exhibits noted as incorporated by reference are available on the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) under this application number.
Exhibit No. 1.0 Location Map
Exhibit No. 1.1 Basin Boundary Map
Exhibit No. 2.0 Plans, pages 1-10
Exhibit No. 2.1 Storm Water Pollution Prevention Plan, pages 1-7
Exhibit No. 2.2 Urban Stormwater Management Program, pages 1-5
Exhibit No. 3.0 FLUCCS Map
Exhibit No. 3.1 Wetland/OSW Impact Map

SPECIAL CONDITIONS

Exhibit No. 3.2 Letter of Credit Reservation

Exhibit No. 3.3 Big Cypress Fox Squirrel Management Plan

Exhibit No. 3.4 Work Schedule

10. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 36-04033-P unless otherwise specified herein.
11. Prior to commencement of construction and in accordance with the work schedule in Exhibit No. 3.4, the permittee shall submit documentation that 0.15 freshwater herbaceous credits have been deducted from the official ledger for Panther Island Mitigation Bank.
12. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, methods of vegetation clearing, construction dewatering, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, and endangered species protection with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Lower West Coast Service Center at 239-338-2929 to schedule the pre-construction meeting.
13. Prior to construction within the West and East basins, a permit modification will be required to demonstrate consistency with design assumptions. Each basin is required to provide 0.5 inches of dry pre-treatment prior to connection with the master stormwater management system.
14. Prior to the commencement of construction and pursuant to Subsection 62-330.060(3), F.A.C., the permittee shall demonstrate ownership of the project area to the District's Environmental Resource Compliance staff.
15. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.
16. The permittee shall comply with the provisions of the Big Cypress fox squirrel habitat management plan approved for the project site in accordance with Exhibit No. 3.3. Prior to initiating construction activities, the site shall be surveyed for the presence of active Big Cypress fox squirrel nests. A 125 foot radius undisturbed buffer must be maintained around all active nests. Following nesting activities, the nesting tree may be removed following coordination with the Florida Fish and Wildlife Conservation Commission and obtaining all required permits.

Any modifications to this program shall require prior written approval from District staff.

17. Activities associated with the implementation of the mitigation plan shall be completed in accordance with the work schedule attached as Exhibit No. 3.4. Any deviation from these time frames must be coordinated with the District's Environmental Resource Compliance staff, and may require a minor modification to this permit. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.

Last Date For Agency Action: April 4, 2015

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Treeline Distribution Center

Permit No.: 36-04033-P-02

Application No.: 140609-1 **Associated File:** 141103-18 WU Concurrent
141103-20 WU Concurrent

Application Type: Environmental Resource (Construction/Operation Modification)

Location: Lee County, S26/T45S/R25E

Permittee : J D C Property Group, L L C

Operating Entity : Property Owners Association

Project Area: 22.49 acres

Permit Area: 46.56 acres

Project Land Use: Commercial

Drainage Basin: ESTERO BAY

Sub Basin: Six Mile Cypress Slough

Receiving Body: Onsite preserve

Class: CLASS III

Special Drainage District: NA

Total Acres Wetland Onsite: .39

Total Acres Impacted Onsite :	.39
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Offsite Mitigation Credits-Mit.Bank:	.15	Panther Island
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Mitigation Previously Permitted: Yes

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT SUMMARY:

This Environmental Resource Permit Modification authorizes construction and operation of a stormwater management system serving 22.49 acres of commercial development for a project known as Treeline Distribution Center.

This modification expands the permit area to 46.56 acres by incorporating an area located directly north of the original permitted West Basin, which now is divided into the Lake and West basins. The revised stormwater management system includes four basins (North, Lake, West and East), which as originally permitted will continue to have two discharge points through the west and east basins. No changes to the west and east basins are proposed under this application. See Exhibit 1.1 for the location of each basin.

This project involves the construction of a distribution center with associated parking and dry detention facilities within the North Basin and lake expansion within the Lake Basin. Stormwater management plans and details are attached as Exhibit 2.0. In addition, the ownership of the previously permitted area identified as the Lake Basin is being transferred with this application to JDC Property Group, LLC.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, Florida Administrative Code (F.A.C).

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The 22.49-acre project site is located west of Treeline Avenue South and approximately 0.5 miles south of Daniels Parkway, in Fort Myers, Lee County, Florida. The property is bounded on the north and south by existing commercial developments, by Treeline Avenue South to the east, and Jetport Loop and existing commercial developments to the west. A location map is attached as Exhibit 1.

The 22.49 acre site includes two basins, North Basin (17.34 acres) and Lake Basin (5.15 acres). The North Basin area is currently undeveloped and the Lake Basin currently includes Lake 1 (1.6 acres). The project area contains uplands, wetlands, and other surface waters. Please see the Wetlands and Surface Waters section of this staff report for details.

As originally permitted, a 7.72-acre parcel located to the east of the project area, across Treeline Avenue, will remain as part of the permit area. There are no proposed facilities in this parcel area. It is comprised of uplands and one borrow pit (other surface waters).

BACKGROUND:

On August 9, 2001, Application No. 000501-10, Permit No. 36-04033-P authorized the construction of dry and wet detention storm water management facilities to serve 26.34 acres, part of the 29.22 acre commercial project known as Airport Autopark. The 26.34 acre project area was divided into two basins, West (19.0 acres) and East (7.34 acres), split by Treeline Avenue. The West Basin included construction for Lakes 1 and 2, and dry pretreatment facilities to serve overflow parking areas for the nearby Southwest Florida International Airport. The East Basin was authorized for construction of Lake 3 and conceptual approval for three commercial outparcels. The permitted control elevation is 22.0 ft National Geodetic Vertical Datum of 1929 (NGVD) or 20.85 ft North American Vertical Datum of 1988 (NAVD).

The permit was modified in December 2001 (Application No. 011116-6) to extend the due date for offsite mitigation at CREW, and in October 2002 (Application No. 021022-8) for lake reconfiguration, and clearing and filling of both basin areas.

LAND USE:

Construction

Basin : Lake Basin

	Previously Permitted	This Phase	Total Basin	
Lake	1.60	.98	2.58	acres
Pervious			2.57	acres
Total:	1.60	.98	5.15	

Basin : North Basin

	This Phase	Total Basin	
Building Coverage	4.90	4.90	acres
Dry Detention Areas	.75	.75	acres
Pavement	7.85	7.85	acres

Basin : North Basin

	This Phase	Total Basin	
Pervious	3.84	3.84	acres
Total:	17.34	17.34	

WATER QUANTITY :

Discharge Rate :

The proposed project has been designed to provide attenuation under the post development conditions. Discharge from the project's SWMS will be from the wet detention system, through the modified control structure CS-1, and into the onsite existing preserve. The discharge from the site will be limited to a peak allowable rate of 0.06 cfs / acre determined by the capacity of the conveyance system, Six Mile Cypress Basin in Lee County.

As shown in the table below, the proposed project discharge is within the allowable limit for the area.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 11 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NAVD 88)
North Basin	n/a	n/a	n/a	24.29
Lake Basin	2.18	Conveyance Limitation	2.12	24.1

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14 inches

Basin	Peak Stage (ft, NAVD 88)	Proposed Min. Finished Floors (ft, NAVD 88)	FEMA Elevation (ft, NAVD 88)
North Basin	24.71	25	N/A
West Basin	24.65	25	N/A

Road Design :

Road Storm Frequency : 10 YEAR-1 DAY

Design Rainfall: 6.5 inches

Basin	Peak Stage (ft, NAVD 88)	Proposed Min. Road Crown (ft, NAVD 88)
North Basin	23.89	24.3
West Basin	23.89	24

Parking Lot Design :

Parking Lot Storm Frequency : 5 YEAR-1 DAY

Design Rainfall :5.3 inches

Basin	Peak Stage (ft, NAVD 88)	Proposed Min.Parking Elev. (ft, NAVD 88)
North Basin	23.71	24.3
West Basin	23.29	23.5

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NAVD 88)	WSWT Ctrl Elev (ft, NAVD 88)	Method Of Determination
North Basin	17.34	20.85	20.85	Previously Permitted
Lake Basin	5.15	20.85	20.85	Previously Permitted
West Basin	13.85	20.85	20.85	Previously Permitted
East Basin	7.35	20.85	20.85	Previously Permitted

Receiving Body :

Basin	Str.#	Receiving Body
North Basin	North DDCS	Lake 1
Lake Basin	CS-1	Existing preserve through CB-OF1

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NAVD 88)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Lake Basin	CS-1	1	Rectangular Orifice	6.5"	3"				20.85

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Lake Basin	CS-1	1	Rectangular Orifice	8.5"	4"			22.92 (crest)

SWM(Internal) Structures: Note: The units for all the elevation values of structures are (ft, NAVD 88)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
North Basin	North DDCS	1	Circular Orifice				3"		20.85

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
North Basin	North DDCS	1	Reinforced Concrete Pipe		406'	36"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
North Basin	North DDCS	1	Fdot Mod D Drop Inlet	3.1'	4.1'		22.75

WATER QUALITY :

Water quality treatment will be provided in the revised Lake 1. The project provides 6.88 ac-ft of water quality treatment volume for the North and West Basins. The required water quality treatment volume is 4.59 acre feet based on 2.5 inches over the impervious area including an assumption of 80% impervious for the future West Basin.

Pursuant to Appendix E of Volume II, the water quality treatment volume provided includes an additional 50% of treatment volume above the requirements in Section 4.2 of Volume II to provide reasonable assurances that downstream receiving waters will not be adversely impacted. The proposed dry detention system provides the required 0.72 ac-ft of 1/2" dry pretreatment for the North Basin prior to discharge into Lake 1. No nutrient loading analysis was required as this project discharges to Six Mile

Cypress Slough (WBID No. 3258C3); an impaired waterbody at this location.

The project also includes implementation of an Urban Stormwater Management Program (Exhibit 2.2) and a Stormwater Pollution Prevention Plan (Exhibit 2.1) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
North Basin	Pre-Treatment	Dry Detention	.72	.72
Lake Basin	Treatment	Wet Detention	4.59	6.88

WETLANDS:

Wetlands And Other Surface Waters:

The 46.56-acre permit area contains 2.02 acres of wetlands and 2.31 acres of other surface waters (OSW) totaling 4.33 acres. Please see Exhibit 3.0 for wetland and OSW locations. The wetlands can be generally described as hydric improved pasture, exotic wetland hardwoods, and cypress. Additional wetland descriptions are located in the e-permitting file.

Hydric pasture wetlands extending over 0.39 acres, were identified within the North Basin as part of this application. The project will result in new direct impacts to these 0.39 acres of wetlands and 0.04 acres of OSW as described in the table below. Exhibit 3.1 identifies the locations of wetlands and OSW that will be impacted. Pursuant to Application No. 000501-10, the 1.46-acre cypress area proposed for preservation in the West Basin was considered 100% secondarily impacted and mitigation was provided to offset the associated functional loss. In addition, 0.17 acres of cypress located in the North Basin, which is being added to the permit under this application, was considered secondarily impacted under the original permit (off-site secondary impacts at the time). Since the 0.17-acre cypress area and the 1.46-acre preserve area have already been considered secondarily impacted, there are no additional secondary wetland impacts proposed for the project area.

To mitigate for the remaining 0.39 acres of direct wetland impacts to hydric improved pasture within the North Basin, the applicant will buy 0.15 freshwater herbaceous mitigation bank credits from Panther Island Mitigation Bank, as depicted in Exhibit 3.2. The amount of mitigation was determined by using the Wetland Rapid Assessment Procedure (WRAP). The final scores can be found in the permit file. No mitigation will be required to offset the 0.04 acres of OSW impacts. The mitigation work schedule is included as Exhibit 3.4.

The 1.46-acres of wetland in the northern portion of the West Basin are being proposed for preservation for Lee County, and are not being utilized for mitigation to offset any wetland impacts associated with the proposed project. A conservation easement, dedicated to the District, maintenance, or monitoring will not be required.

Cumulative Impact Assessment:

The applicant is proposing to impact a total of 0.39 acres of low quality wetlands located in the Estero Bay Basin, and mitigate for said wetland impacts off site, at the Panther Island Mitigation Bank, which is located in the West Collier Basin.

Pursuant to Rule 10.2.8 of the Applicant's Handbook, Volume I, there are no cumulative impacts associated to the Estero Bay Basin as a result of the proposed impacts to low quality wetlands.

Based on the analysis provided and available information, the District has determined that the project will not result in unacceptable cumulative impacts to the Estero Bay Basin. This conclusion is project-specific and does not necessarily apply to any other application.

Wetland Inventory:

The wetland and OSW impacts in the table below reflect only the newly proposed direct impacts. Pursuant to Application No. 000501-10, the 0.17-acre cypress area proposed for impact on Exhibit 3.1 was considered 100% secondarily impacted and mitigation was provided to offset the associated functional loss.

Wetland Inventory :

CONSTRUCTION MOD -Treeline Distribution Center

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
1	ON	600	Direct	.39							.000	.000
2	ON	500	Direct	.04							.000	.000
Total:				.43								.00

<u>Fluc cs Code</u>	<u>Description</u>
500	Water
600	Wetlands

MITBANK		PANTHER ISLAND	
Type Of Credits		Number Of Credits	
		Mitigation Bank Cr Used	
Fresh Water Herbaceous		.15	
Total:		.15	

Fish And Wildlife Issues:

The wetlands and surface waters to be impacted provide habitat for wetland-dependent species including Big Cypress fox squirrels. No aquatic or wetland- dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning. Please refer to Exhibit 3.3 for a Big Cypress fox squirrel management plan. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

CERTIFICATION, OPERATION, AND MAINTENANCE:

Pursuant to Chapter 62-330.310 Florida Administrative Code (F.A.C.), Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all stormwater management systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of stormwater management systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity will be responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that groundwater wells will be used as a source for irrigation water for the project. Water Use Application No. 141103-18 has been submitted and is being processed concurrently for this project.

The applicant has indicated that dewatering is required for construction of this project. Dewatering Application No. 141103-20 has been submitted and is being processed concurrently for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Lee County Utilities.

Waste Water System/Supplier:

Lee County Utilities.

Right-Of-Way Permit Status:

A District Right-of-Way Permit is not required for this project.

Historical/Archeological Resources:

The District has received correspondence dated July 8, 2014 from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded in the project area and the project is therefore unlikely to have an effect upon any such properties. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

DEO/CZM Consistency Review:

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

Third Party Interest:

No third party has contacted the District with concerns about this application.

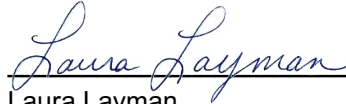
Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

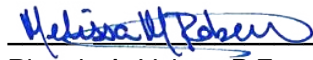
NATURAL RESOURCE MANAGEMENT:



Laura Layman

DATE: 4/1/15 _____

SURFACE WATER MANAGEMENT:

 for

Ricardo A. Valera, P.E.

DATE: 04/01/2015 _____

South Florida Water Management District



LEGEND



GradyMinor

O, Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers
Cert. of Auth. EB 0005151

Land Surveyors
Cert. of Auth. LB 0005151

Planners

Landscape Architects
Business LC 26000296

Bonita Springs: 239.947.1144

www.GradyMinor.com

Fort Myers: 239.690.4380

TREELINE DISTRIBUTION CENTER

BASIN EXHIBIT

SCALE:
1" = 300'
JOB CODE:
JDC TREE
DATE:
FEBRUARY 2015
FILE NAME:
JDC TREE-BASIN EXH

SHEET 1 OF 1

Exhibit No. 1.1

Application No. 140609-1

Page 1 of 1

Treeline Distribution Center

ERP Permit Plans

Located in Lee County
Section 26, Township 45 South, Range 25 East

Owners:

Monty Titling Trust 1

99 High Street
Boston, MA 02110

Airport Gateway LTD

1250 TAMIAMI TRAIL N ST. E 211
NAPLES, FL 34102

Developer:

JDC Property Group, LLC.
Kevin R. Jones
4520 Madison Ave, Suite 100
Kansas City, MO 64111
Tel: (816) 389-5700

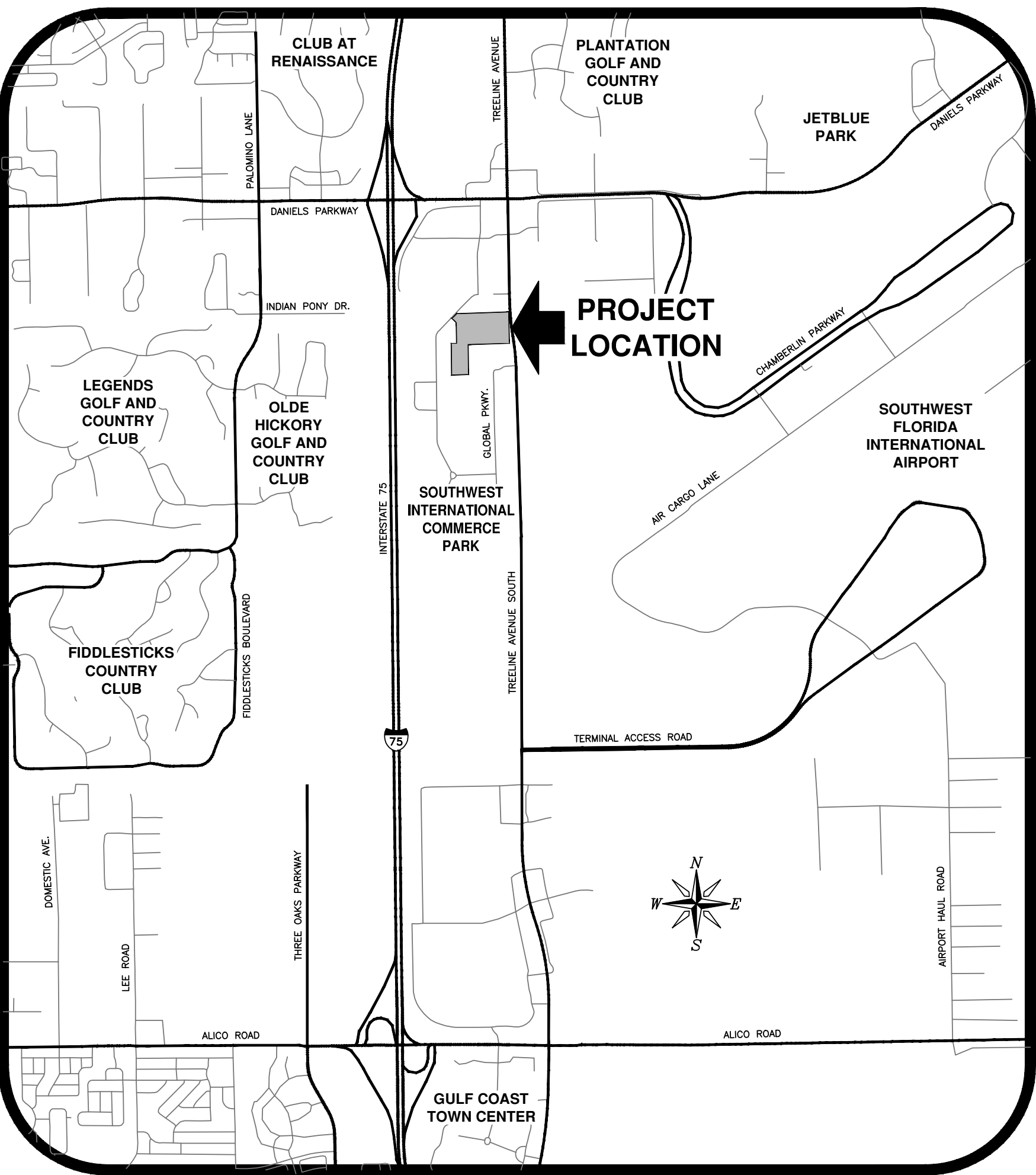
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SECTION 26 NORTH 88°05'39" EAST, A DISTANCE OF 114.79 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUE ALONG SAID LINE NORTH 88°05'39" EAST, A DISTANCE OF 1,131.67 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 759 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 01°04'42" EAST, A DISTANCE OF 659.31 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3198, PAGE 2357 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE SOUTH 88°04'02" WEST, A DISTANCE OF 914.42 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°48'07" EAST, A DISTANCE OF 662.09 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3198, PAGE 2357, THE SAME BEING THE NORTH LINE OF SOUTHWEST INTERNATIONAL COMMERCE PARK AS RECORDED IN INSTRUMENT NUMBER 2006000472395 OF SAID PUBLIC RECORDS; THENCE ALONG SAID LINE SOUTH 87°58'22" WEST, A DISTANCE OF 339.49 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE ALONG SAID WEST LINE NORTH 00°37'05" WEST, A DISTANCE OF 662.70 FEET TO A POINT ON THE SOUTH LINE OF THE LOT 20 JETPORT-INTERSTATE COMMERCE PARK PLAT AS RECORDED IN PLAT BOOK 72, PAGES 6-7 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE NORTH 88°04'02" EAST, A DISTANCE OF 114.95 FEET TO THE EAST LINE OF SAID PLAT; THENCE ALONG SAID EAST LINE AND THE EXTENSION THEREOF NORTH 00°38'14" WEST, A DISTANCE OF 488.48 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3111, PAGE 563 OF SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY NORTH 46°06'40" WEST, A DISTANCE OF 120.25 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF JETPORT LOOP; THENCE ALONG THE SOUTHEAST RIGHT-OF-WAY OF JETPORT LOOP NORTH 43°54'44" EAST, A DISTANCE OF 122.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.49 ACRES, MORE OR LESS.



Location Map

N.T.S.

Prepared by:



GradyMinor

Civil Engineers
Cert. of Auth. EB 0005151

Land Surveyors
Cert. of Auth. LB 0005151

Planners

Landscape Architects
Business LC 26000266

Bonita Springs: 239.947.1144

www.GradyMinor.com

Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Sheet List Table

Dwg. No.	Description
1	COVER SHEET AND INDEX OF DRAWINGS
2	GENERAL NOTES SHEET
3	AERIAL AND EXISTING CONDITIONS PLAN
4	EROSION CONTROL AND CLEARING PLAN
5	OVERALL SITE PLAN
6	SITE, SIGNING AND MARKING PLAN
7	UTILITY PLAN
8	MASTER DRAINAGE PLAN
9	GRADING, PAVING AND DRAINAGE PLAN - NORTH
10	GRADING, PAVING AND DRAINAGE PLAN - SOUTH W/SECTIONS
11	GRADING, PAVING AND DRAINAGE SECTIONS
12	GRADING, PAVING AND DRAINAGE DETAILS
13	UTILITY DETAIL SHEET 1
14	UTILITY DETAIL SHEET 2
15	PUMP STATION DETAIL

CURRENT LEE COUNTY ZONING: AG-2, CPD (ORDINANCE NO. Z-08-057)
PROPOSED LEE COUNTY ZONING: IPD
STRAP: 26-45-25-00-00001.0020
26-45-25-00-00001.001A
ENVIRONMENTAL RESOURCE PERMIT #: 36-04033-P

Revisions

Revision	Date	Description	By
1	01/15	REVISED PER COUNTY COMMENTS	D.B.A.
2	02/15	REVISED PER SFWM COMMENTS	D.B.A.

DATE: APRIL, 2014
FILE NAME: JDC TREE-CVR.DWG
JOB CODE: JDC TREE
SHEET NUMBER 1 OF 15

SUBMITTAL
ERP

Treeline Distribution Center
ERP Permit Plans

GradyMinor
BONITA SPRINGS

D. BRENT ADDISON, P.E.
Q. GRADY MINOR & ASSOC., P.A.
3800 VIA DEL REY
BONITA SPRINGS, FL 34134
FLORIDA P.E. LICENSE NO. 70611
EB/LB 0005151

GENERAL NOTES

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). CONVERSION FROM NAVD 88 TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29) = (+)1.148 FEET.
- SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINES AND/OR CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION. REFER TO CLEARING AND EROSION CONTROL PLAN SHEET FOR SILT FENCE CONSTRUCTION INFORMATION, AS APPLICABLE.
- ALL DISTURBED AREAS SHALL RECEIVE SEED AND MULCH, EXCEPT WHERE SPECIFICALLY IDENTIFIED AS A PAY ITEM FOR A PARTICULAR AREA. SEED AND MULCH IS INCIDENTAL TO THE PROJECT.
- UTILIZE SYNTHETIC BALES, TEMPORARY BERMING, SOD, SEED, AND MULCH TO CONTROL EROSION AS REQUIRED OR DIRECTED BY THE OWNER OR ENGINEER OR TO MEET NPDES REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION AND CONTROL OF ANY EROSION, SEDIMENTATION OR SURFACE WATER TURBIDITY CAUSED BY HIS ACTIVITY.
- CONTROL STRUCTURES, SEDIMENT SUMPS AND OTHER FEATURES PERMITTED AS PART OF THE WATER MANAGEMENT SYSTEM SHALL BE CONSTRUCTED AS EARLY AS POSSIBLE IN THE CONSTRUCTION SEQUENCE.
- ALL JUNCTION BOX RIMS AND GRATE INLETS SHALL BE SET AT THE PROPOSED FINISHED GRADE. ENGINEER AND/OR OWNER MAY ADJUST RIM AND GRATE ELEVATIONS IN FIELD.
- DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE DEVELOPMENT ORDER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATION IN PLANS AND/OR SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- INSTALLATION OF SUBSURFACE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATER AND IRRIGATION LINES, SEWER LINES, PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
- CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING WITH LEE COUNTY UTILITIES, LEE COUNTY, OWNER AND ENGINEER PRIOR TO START OF CONSTRUCTION.
- THE FIRE PROTECTION WATER SUPPLY INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN-SERVICE PRIOR TO PLACING COMBUSTIBLE MATERIALS ON SITE. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER, IN ACCORDANCE WITH NFPA 291.
- EXOTIC VEGETATION AS DEFINED BY LEE COUNTY LAND DEVELOPMENT CODE (LDC), SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS. ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS AND DEBRIS (INCLUDING EXISTING STRUCTURES) NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA. WHERE SO DEPICTED BY THE OWNER'S REPRESENTATIVE, TREES AND VEGETATION WITHIN THE CLEARING LIMITS SHALL BE PROTECTED, LEFT STANDING, AND TRIMMED TO PREVENT DAMAGE TO LIMBS AND ROOTS DURING CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIAL EXCAVATED FROM LAKES OR REMOVED FROM FILL AREAS SHALL BE STOCKPILED AND THEN PLACED WITHIN THE PROPOSED PROJECT AS DETERMINED BY OWNER.
- ALL FILL SLOPES SHALL BE PROPERLY COMPACTED AS REQUIRED IN THE SPECIFICATIONS AND SHALL BE SEEDDED OR SODDED AS DIRECTED BY OWNER WITHIN 28 HOURS OF FINAL GRADING.
- THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORD DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FP&L ON THE INSTALLATION OF STREET OR PARKING LOT LIGHTS, UNDERGROUND INSTALLATION, TRANSFORMER INSTALLATION, ETC.
- THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORDS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM AFTER THE EXPIRATION OF THE CONTRACTOR'S WARRANTY PERIOD.
- THE OWNER OR HIS ASSIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MANAGEMENT SYSTEM, OPEN SPACE, COMMON AREAS, AND PRIVATE STREETS.
- THIS PROJECT WILL NOT CAUSE ADVERSE IMPACTS TO GROUND AND/OR SURFACE WATERS.

AGENCIES SERVING THIS SITE

WASTEWATER & WATER SERVICE LEE COUNTY UTILITIES 1500 MONROE STREET 1ST FLOOR FORT MYERS, FL 33901 239-533-8181
ELECTRIC SERVICE FLORIDA POWER AND LIGHT COMPANY 15834 WINKLER ROAD FT. MYERS, FL 33908 800-226-3545 239-353-6020
TELEPHONE SERVICE CENTURY LINK 800-786-6272 239-263-6256
CABLE SERVICE COMCAST 24830 S. TAMiami TR BONITA SPRINGS, FL 34134 800-391-3000 239-432-1807
FIRE AND RESCUE SERVICE SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT 5531 HALIFAX AVE FORT MYERS, FL 33912 239-482-8030
GAS SERVICE TECO GAS 5901 ENTERPRISE PARKWAY FORT MYERS, FL 33905 877-832-6747

UTILITY NOTES

- LEE COUNTY UTILITIES (LCU) STANDARDS AND SPECIFICATIONS TO BE USED AT A MINIMUM.
- SANITARY SEWAGE COLLECTION AND POTABLE WATER SYSTEMS - LEE COUNTY UTILITIES SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE SANITARY SEWER AND POTABLE WATER MAINS AND LATERALS WITHIN THE DESIGNATED PUBLIC UTILITY EASEMENTS AND UP TO CUSTOMER SIDE OF WATER METER. ALL MAINS, LATERALS AND/OR APPURTENANCES NOT LOCATED WITHIN PUBLIC EASEMENTS SHALL BE MAINTAINED BY THE OWNER AND/OR AN ASSOCIATION.
- UNLESS OTHERWISE SPECIFIED, CROSS CONNECTION CONTROL SHALL FOLLOW AWWA REQUIREMENTS.
- ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER MEASURED FROM FINISHED GRADE UNLESS OTHERWISE SHOWN ON PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE MINIMUM COVER, REGARDLESS OF EXISTING GRADE. PERIODIC CHECKS FOR MINIMUM COVER WILL BE MADE BY THE CITY, LCU AND ENGINEER.
- LEE COUNTY UTILITIES, FLORIDA POWER AND LIGHT, CENTURY LINK, COMCAST, ETC., MAY HAVE EXISTING UTILITIES ADJACENT TO AND/OR WITHIN THE PROPOSED CONSTRUCTION AREA. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES AND STORM SEWER SHOWN ON THIS PLAN HAS BEEN PREPARED FROM RECORD DRAWINGS AND FIELD INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION PRIOR TO CONSTRUCTION.
- ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE OR AS OTHERWISE DIRECTED BY THE OWNER.
- DO NOT TIE WATER MAINS IN UNTIL LINES HAVE BEEN CLEARED BY LEE COUNTY DEPARTMENT OF IRRIGATION.
- THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR HIS ASSIG.
- ALL CONDUITS FOR OTHER UTILITIES SHALL BE PLACED A MINIMUM OF 18" VERTICAL AND 5' HORIZONTAL FROM POTABLE WATER, FORCE MAINS & SANITARY SEWER.
- PRIVATELY OWNED ON-SITE WATER LINES 3-INCH IN DIAMETER OR LESS SHALL MEET THE REQUIREMENTS OF ASTM D-1785 (SCH 40) OR ASTM D-2214 (SCH 80). PIPE JOINTS SHALL BE PUSH-ON OR SOLVENT WELDED TYPE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES AND SURVEY MARKERS IN THE AREA.
- WATER MAINS SHALL BE PVC (AWWA C-900) DR-18, EXCEPT DR14 (CLASS 200) UNDER PAVEMENT AND 5' BOTH SIDES.
- ALL PVC GRAVITY SANITARY SEWER PIPE SHALL BE ASTM D3034 SDR 26 UNLESS OTHERWISE SHOWN.
- FORCE MAINS SHALL BE PVC (AWWA C-900) DR-18, EXCEPT DR14 (CLASS 200) UNDER PAVEMENT AND 8' BOTH SIDES.
- ALL WATER MAIN VALVES SHALL CONFORM TO AWWA C-509 RESILIENT SEATED TYPE.
- ALL 8" SANITARY SEWER MAINS TO BE SLOPED AT 0.40% MINIMUM.
- UNDERGROUND CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH LEE COUNTY UTILITIES (239-533-8181) ENGINEERING DEPARTMENT ON THE FOLLOWING APPLICABLE CONSTRUCTION ITEMS:
 - POTABLE WATER DISTRIBUTION
 - CONNECTIONS
 - PRESSURE TESTS
 - FLUSHING AND BACTERIOLOGICAL TESTING.
 - MASTER METER AND BACKFLOW PREVENTER INSTALLATIONS.
 - SANITARY SEWER COLLECTION AND PUMPING SYSTEM
 - COLLECTION SYSTEM INSPECTION
 - LOW PRESSURE AIR TESTING
- ALL VALVES SHALL BE PLACED SUCH THAT VALVE PADS DO NOT LIE WITHIN THE CURB. VALVE PADS SHALL LIE ENTIRELY WITHIN OR OUTSIDE THE SIDEWALK.
- SANITARY LATERALS ARE 6" DIAMETER AT 1.00% MINIMUM SLOPE.
- FIRE HYDRANT TO BE TEMPORARY BACTERIAL SAMPLING POINT. CONTRACTOR RESPONSIBLE FOR MAINTAINING SATISFACTORY ENVIRONMENT FOR SAMPLING.
- TEMPORARY BACKFLOW PREVENTOR OR GAP CONFIGURATION MAY BE REQUIRED BY LOCAL FIRE CONTROL DISTRICT IF CONSTRUCTION WITH COMBUSTIBLE MATERIAL COMMENCES PRIOR TO THE ACCEPTANCE OF THE WATER MAIN BY L.C.U.
- ALL COLD-WATER METERS-DISPLACEMENT TYPE, BRONZE MANI CASE, SIZE 1/2 IN. THROUGH 2 IN. SHALL MEET REQUIREMENTS OF AWWA C700 AND LCU SPECIFICATIONS.
- ALL WATER METER COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM WITH NSF STANDARD 61.
- FITTINGS SHALL BE USED FOR ALL HORIZONTAL AND VERTICAL DEFLECTIONS OF THE PRESSURE MAINS. LCU SPECIFICATIONS DO NOT ALLOW JOINT DEFLECTIONS OF THE PRESSURE MAINS.
- ALL PRESSURE MAINS SHALL BE DEFLECTED WITH BENDS AROUND CATCH BASINS TO MAINTAIN 5' MINIMUM SEPARATION.
- ANY LANDSCAPING DESTROYED DURING MAINTENANCE OF THE WATER AND/OR SEWER SYSTEMS SHALL NOT BE THE RESPONSIBILITY OF THE LCU TO REPLACE.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY UNDERGROUND WORK. OTHER UTILITIES MAY EXIST ON SITE; HOWEVER, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE THIS DETERMINATION.
- CONTRACTOR SERVICE INSTALL REQUIREMENTS:
CONTRACTOR SHALL INSTALL ALL WATER, SEWER, AND STORM SERVICES TO WITHIN 5' OF BUILDING AND COORDINATE ALL SERVICE LOCATIONS AND CONNECTIONS WITH THE BUILDING, PLUMBER, AND FIRE TO WITHIN 1' OF BUILDING AND 12" ABOVE FINAL GRADE. CONTRACTOR IS RESPONSIBLE FOR REMOVING, TERMINATING, PLUGGING, OR CAPPING ALL ABANDONED SERVICES.



SCHEDULE OF DEVIATIONS

DEVIATION 1:

DEVIATION #1 SEEKS RELIEF FROM LDC SECTION 10-261, REFUSE AND SOLID WASTE DISPOSAL FACILITIES, WHICH REQUIRE REFUSE COLLECTION AREAS TO BE SCREENED ON 3-SIDES TO REQUIRE THE REFUSE COLLECTION AREA TO BE SCREENED ON 1-SIDE ONLY WHEN THE AREA IS LOCATED A MINIMUM OF 100 FEET FROM ANY PROPERTY BOUNDARY.

DEVIATION 2:

DEVIATION #2 SEEKS RELIEF FROM LDC SECTION 34-1744, LOCATION AND HEIGHT OF FENCES AND WALLS OTHER THAN RESIDENTIAL PROJECT FENCES, WHICH PERMITS A MAXIMUM FENCE HEIGHT OF 8 FEET FOR COMMERCIAL/INDUSTRIAL PROJECTS, TO PERMIT THE MAXIMUM 8-FOOT FENCE TO BE CONSTRUCTED AND THE HEIGHT MEASURED FROM THE FINISHED GRADE OF THE SITE.

DEVIATION 3:

DEVIATION #3 SEEKS RELIEF FROM LDC SECTION 10-415, OPEN SPACE, WHICH REQUIRES 50% OF OPEN SPACE REQUIREMENT THROUGH ON-SITE PRESERVATION OF INDIGENOUS COMMUNITY, TO PERMIT THE CLEARING AND REMOVAL OF 0.46 ACRES OF INDIGENOUS PINE FLATWOOD COMMUNITY AND TO RE-CREATE APPROXIMATELY 0.96 ACRES ON THE SOUTHWEST PORTION OF THE PROPERTY ADJACENT TO THE LAKE, IN GENERAL COMPLIANCE WITH THE ATTACHED MITIGATION AREA EXHIBIT.

DEVIATION 4:

DEVIATION #4 SEEKS RELIEF FROM LDC SECTION 10-291(3), REQUIRED STREET ACCESS, WHICH REQUIRES INDUSTRIAL DEVELOPMENT OF MORE THAN TEN ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS FOR THE DEVELOPMENT, TO PERMIT ONE ACCESS POINT ON JETPORT LOOP ROAD.

DEVIATION 5:

DEVIATION #5 SEEKS RELIEF FROM LDC SECTION 10-329.D(4), WHICH ESTABLISHES LAKE BANK SLOPES FOR EXCAVATIONS TO BE AT A 6:1 RATIO, TO PERMIT THE SUBJECT WATER MANAGEMENT LAKE TO HAVE A LAKE BANK SLOPE AT A 4:1 RATIO.

DEVIATION 6:

DEVIATION #6 SEEKS RELIEF FROM THE LDC §10-329(D)(1)A. REQUIREMENT TO PROVIDE A 50-FOOT SETBACK FOR WATER RETENTION OR DETENTION EXCAVATIONS FROM A PROPERTY OWNER PROPOSED RIGHT-OF-WAY OR EASEMENT FOR A COLLECTOR OR ARTERIAL STREET AND FROM ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A 25-FOOT SETBACK.

PROPERTY DEVELOPMENT REGULATIONS (IPD)

FLOOD ZONE	N/A
FLOOD DESIGNATION:	TRADEPORT
EXIST. ZONING DESIGNATION:	AG-2, CPD 2-08-057
EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	INDUSTRIAL
ADDRESS:	14050 TREELINE AVE. S FORT MYERS, FL 33913
PROJECT ACREAGE:	22.49 ACRES
REQUIRED OPEN SPACE:	4.50 ACRES (20%)
OPEN SPACE PROVIDED:	9.65± ACRES (42.9%)

LEE PLAN NOTE: THE PROPOSED IMPROVEMENTS AND USES ARE CONSISTENT WITH THE LEE PLAN AND TRADEPORT DESIGNATION.

	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	46	35
MAXIMUM LOT COVERAGE	40%	27.8%
BUILDING SETBACKS		
STREET:	50'	180'
TREELINE AVE.	25'	290'
JETPORT LOOP		
SIDE	20'	60'
REAR (W)	15'	191'
WATER BODY	25'	N/A

SITE DATA

	ACRES	S.F.	%
TOTAL SITE AREA:	= 22.49	979,518	100.0
IMPERVIOUS	= 12.75	555,597	56.7
BUILDING(s)	= 4.90	213,508	21.8
PAVEMENT (INCL CURB)	= 7.85	342,089	34.9
PERVIOUS	=		
OPEN SPACE	= 7.16	311,412	31.8
LAKE	= 2.58	112,509	11.5

PARKING CALCULATIONS

PER LEE COUNTY LDC §34-2020

USE	S.F.	CRITERIA	CALCULATION	REQUIRED	PROVIDED
MANUFACTURING AND LIGHT INDUSTRIAL	205,346	1.75/1,500 S.F.	205,346 / 1,500 x 1.75 =	240	
OFFICE	8,162	1/300 S.F.	8,162 / 300 x	27	
HANDICAP SPACES PER FLORIDA BUILDING CODE §11-4.1.2		REQUIRED H/C SPACES BASED ON TOTAL PARKING PROVIDED	TOTAL SPACES = 401 TO 500	9	10
TOTAL (INCL HANDICAP)				267	403

REFUSE AND SOLID WASTE DISPOSAL

PER LEE COUNTY LDC §10-281

SOLID WASTE/RECYCLE	REQUIRED (S.F.)	PROVIDED (S.F.)
BUILDINGS 25,000 S.F.	216 S.F. FOR FIRST 25,000 + 8 S.F. FOR EACH ADDITIONAL 1,000 S.F. = 1,724	COMPACTOR *

* A COMPACTOR IS PROPOSED TO PROVIDE ADEQUATE VOLUME

PERIMETER LANDSCAPE BUFFERING

	ADJACENT USE	REQUIRED	PROVIDED
NORTH SIDE	IPD	NONE	N/A
EAST SIDE	ROW (TREELINE)	15'	15'
SOUTH SIDE	CPD	NONE	N/A
WEST SIDE	IPD ROW (JETPORT)	NONE 15'	N/A 15'

WATER MANAGEMENT SUMMARY

	NORTH BASIN	WEST BASIN	LAKE BASIN
	RAINFALL (IN.)	STAGE (FT-NAVD)	STAGE (FT-NAVD)
5 YEAR 1 DAY	5.3	23.29	23.29
10 YEAR 1 DAY	6.5	23.89	23.55
25 YEAR 3 DAY	10.5	24.26	24.07
25 YEAR 3 DAY (BACK TO BACK)	11.0	24.29	24.11
100 YEAR 3 DAY	14.0	24.71	24.65
CONTROL ELEVATION		20.85	20.85
MINIMUM PARKING LOT ELEVATION		24.30	23.50
MINIMUM ROAD CROWN ELEVATION		24.30	24.00
MINIMUM PERIMETER BERM ELEVATION		24.60	24.30
MINIMUM FINISHED FLOOR ELEVATION		25.00	25.00

LEGEND

				DESIGNED BY:	D.B.A.
				DRAWN BY:	C.P.N.
				APPROVED:	D.B.A.
				JOB CODE:	D.B.A.
				SCALE:	AS SHOWN
2	02/15	REVISED PER SFWM COMMENTS			
1	01/15	REVISED PER COUNTY COMMENTS			
Revision	Date	Description	By		

**GradyMinor**
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Business LC 26000266

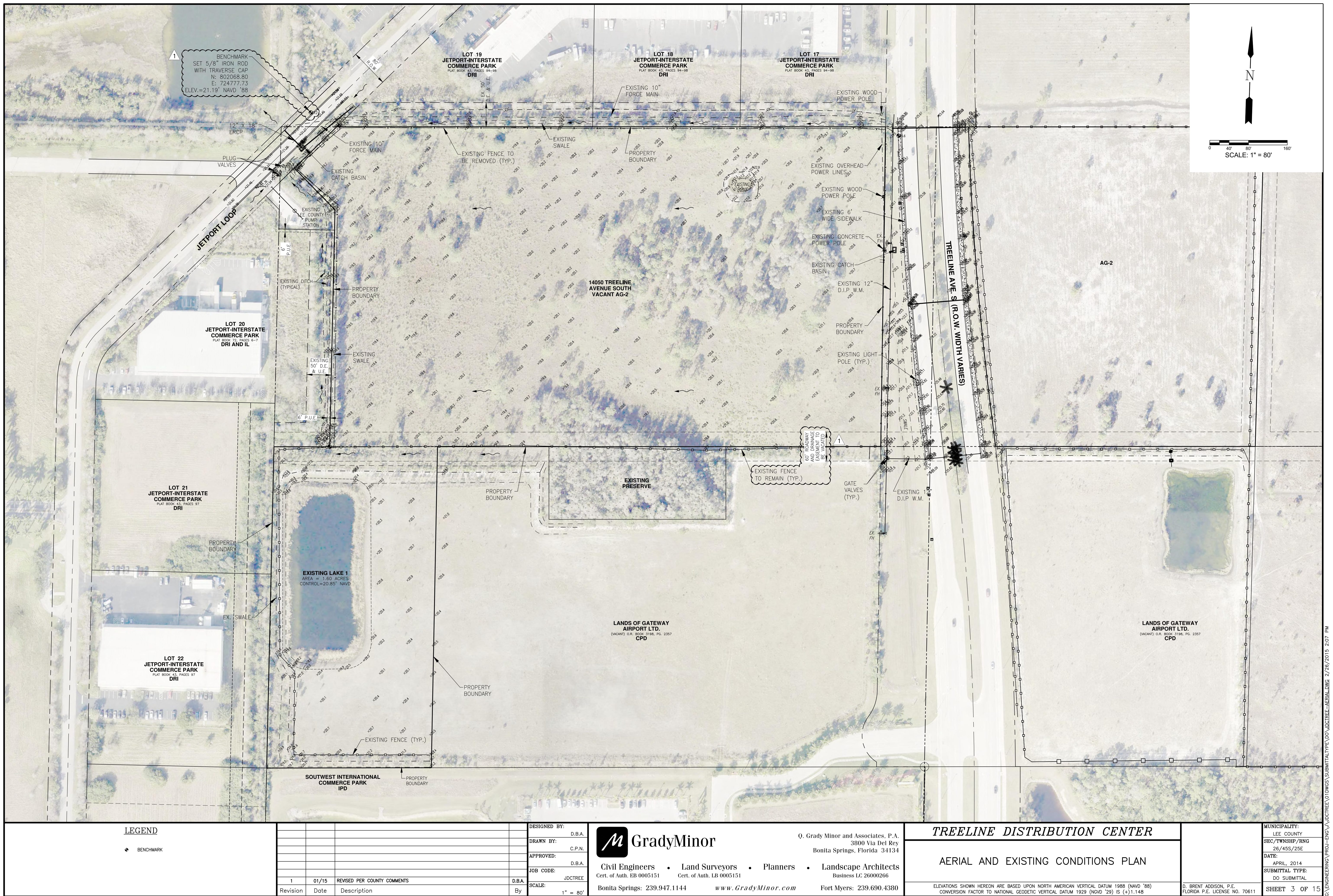
TREELINE DISTRIBUTION CENTER

GENERAL NOTES SHEET

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.148

D. BRENT ADDISON, P.E.
FLORIDA P.E. LICENSE NO. 70611

MUNICIPALITY:
LEE COUNTY
SEC./PINSHIP/RNG
28/45S/25E
DATE:
APRIL, 2014
SUBMITTAL TYPE:
DO SUBMITTAL
SHEET 2 OF 15



LEGEND

◆ BENCHMARK

			DESIGNED BY:	D.B.A.
			DRAWN BY:	C.P.N.
			APPROVED:	D.B.A.
			JOB CODE:	JDC TREE
1	01/15	REVISED PER COUNTY COMMENTS	D.B.A.	
Revision	Date	Description	By	SCALE:
				1" = 80'

**GradyMinor**

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3800 Via Del Rey
Bonita Springs, Florida 34134

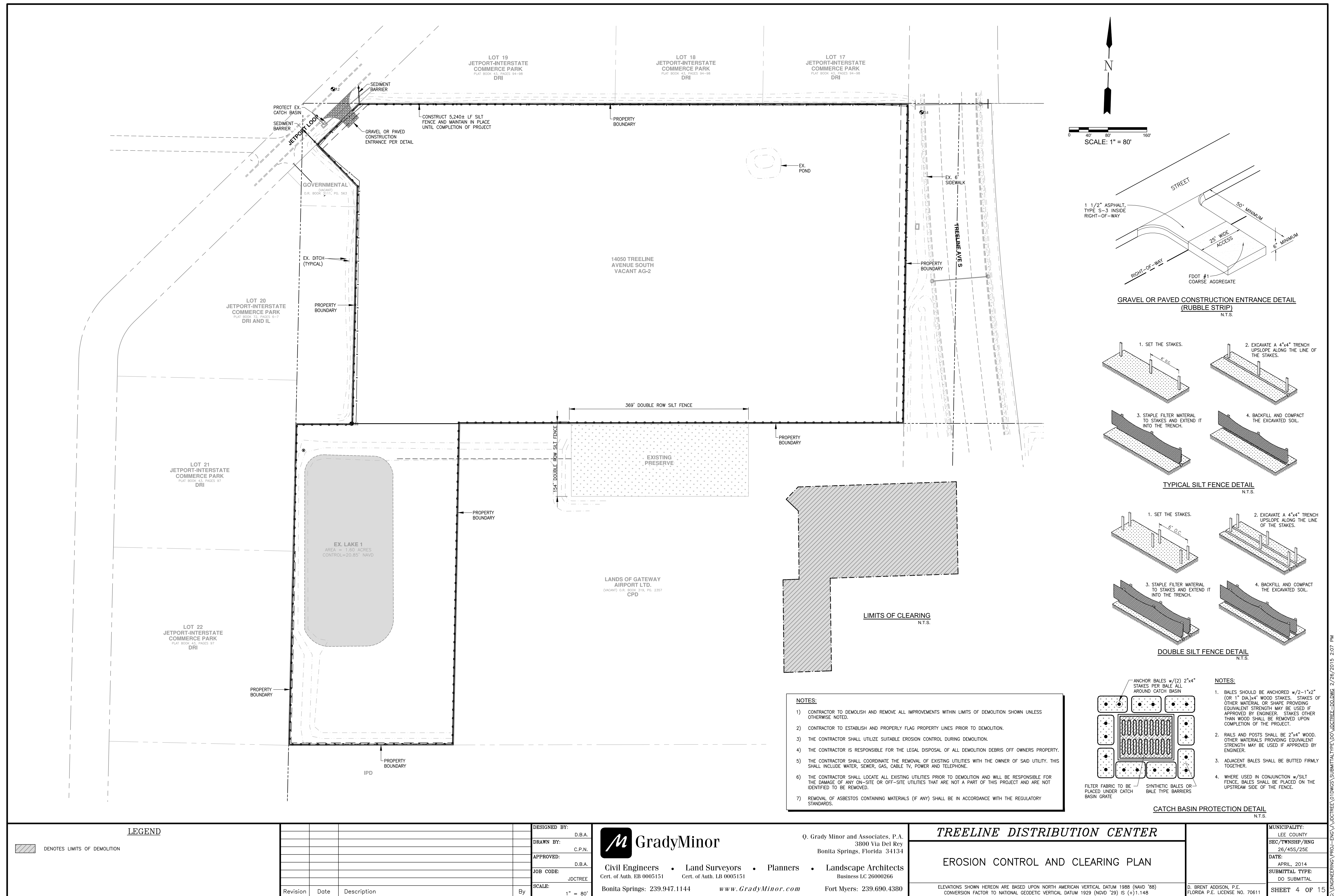
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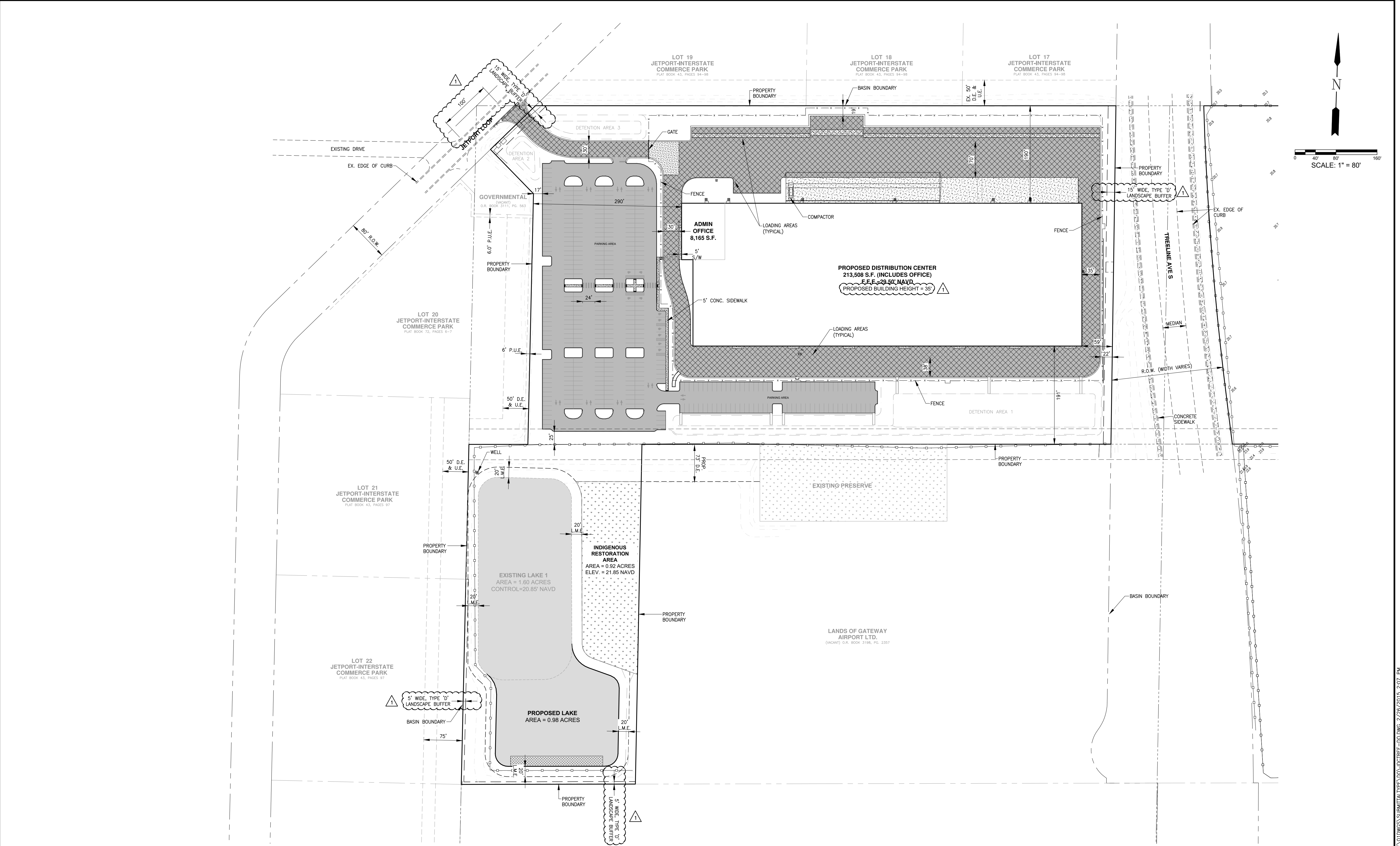
TREELINE DISTRIBUTION CENTER

AERIAL AND EXISTING CONDITIONS PLAN

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETTIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.148

MUNICIPALITY:	LEE COUNTY
SEC./TWP/SHR./RNG	28/45S/25E
DATE:	APRIL, 2014
SUBMITTAL TYPE:	DO SUBMITTAL
SHEET	3 OF 15





LEGEND

[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED HEAVY DUTY PAVEMENT
[Pattern]	PROPOSED CONCRETE IN DRIVE/LOADING AREA
[Pattern]	PROPOSED SIDEWALK (CONCRETE)

			DESIGNED BY:	D.B.A.
			DRAWN BY:	C.P.N.
			APPROVED:	D.B.A.
			JOB CODE:	JDC TREE
1	01/15	REVISED PER COUNTY COMMENTS	D.B.A.	
Revision	Date	Description	By	SCALE:
				1" = 80'

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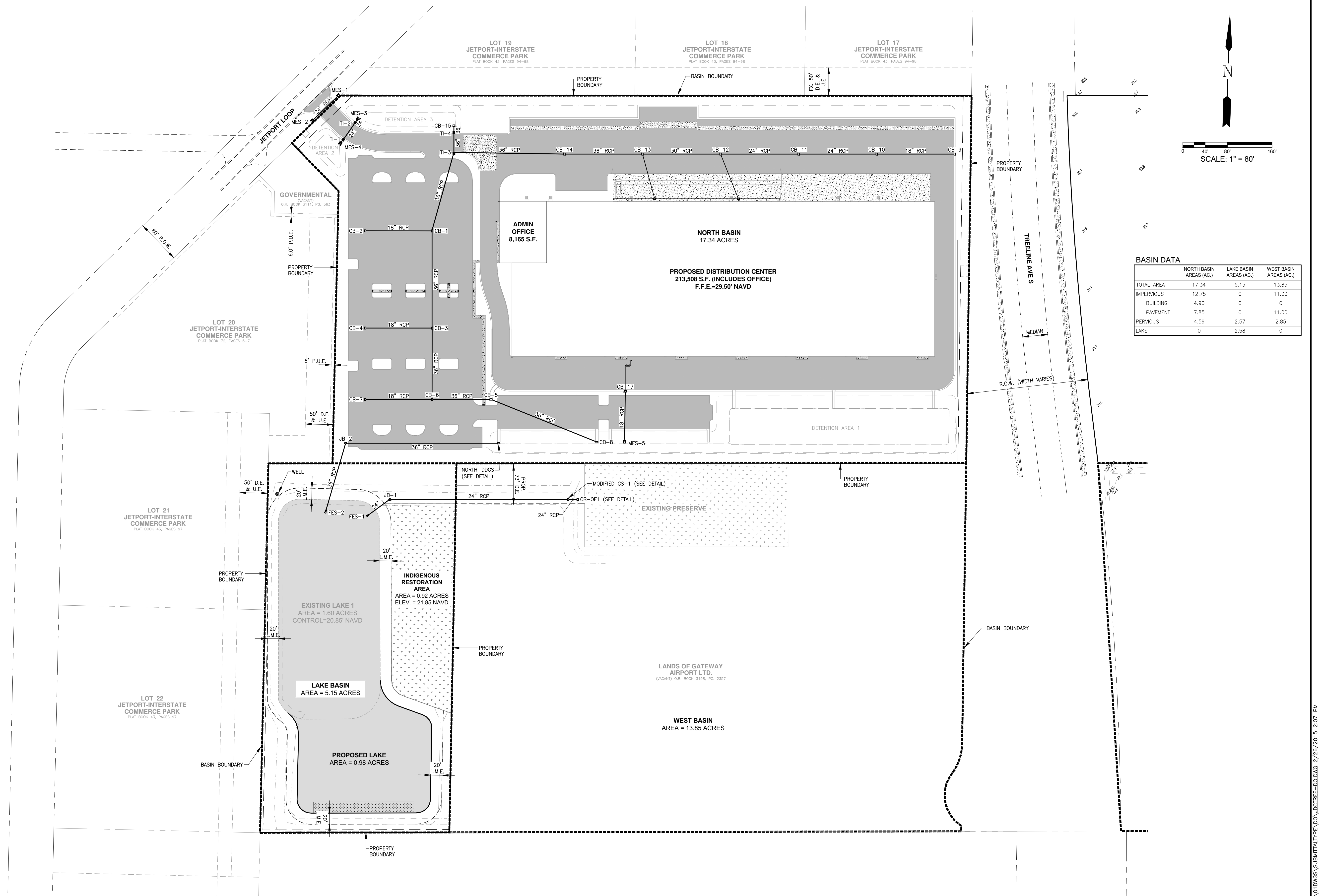
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O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Business LC 26000266

TREELINE DISTRIBUTION CENTER
OVERALL SITE PLAN
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.148

MUNICIPALITY:	LEE COUNTY
SEC./TWP/NSHP./RNG	28/45S/25E
DATE:	APRIL, 2014
SUBMITTAL TYPE:	DO SUBMITTAL
SHEET	5 OF 15



LEGEND

Revision	Date	Description

DESIGNED BY:	D.B.A.
DRAWN BY:	C.P.N.
APPROVED:	D.B.A.
JOB CODE:	JDC TREE
SCALE:	1" = 80'



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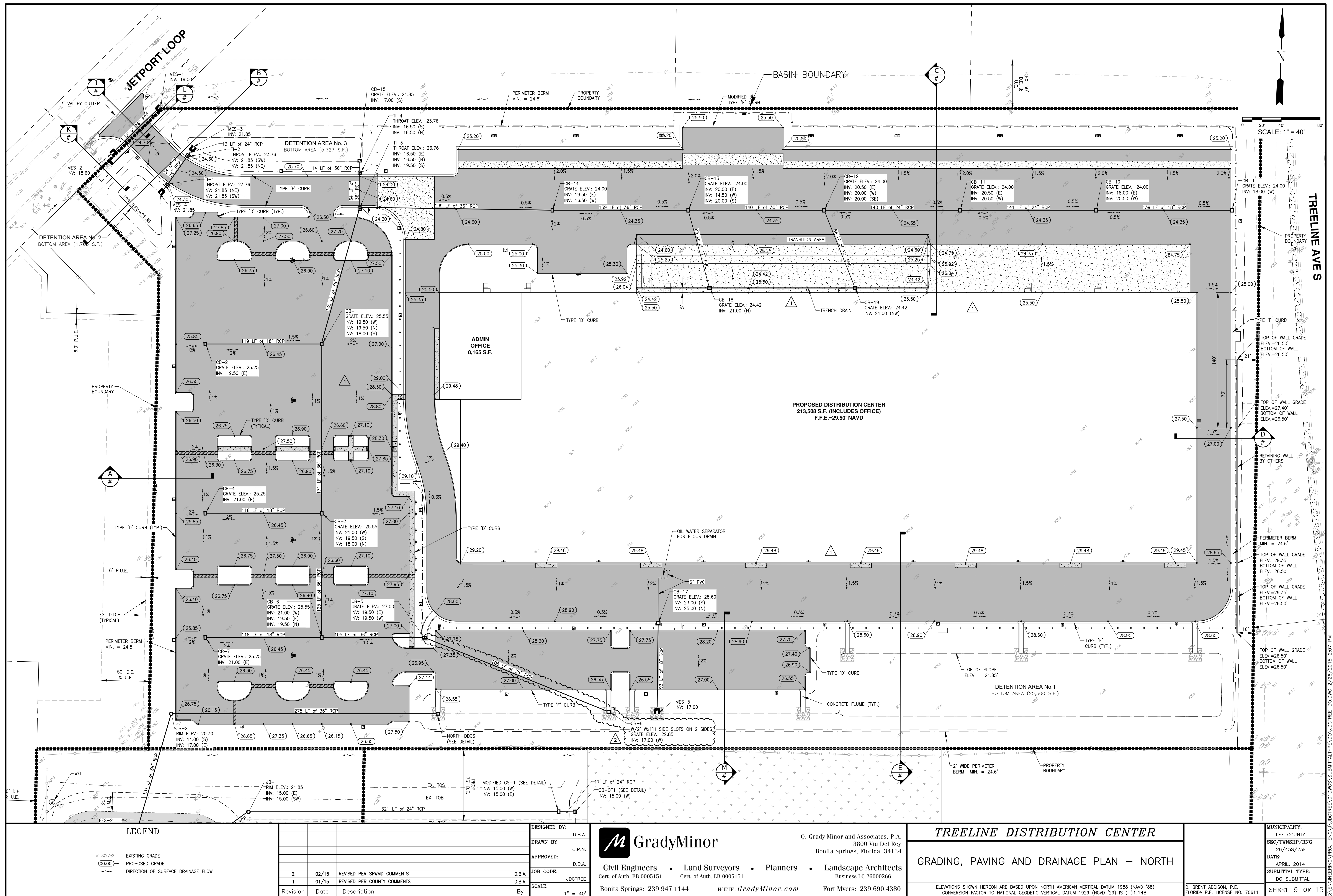
TREELINE DISTRIBUTION CENTER

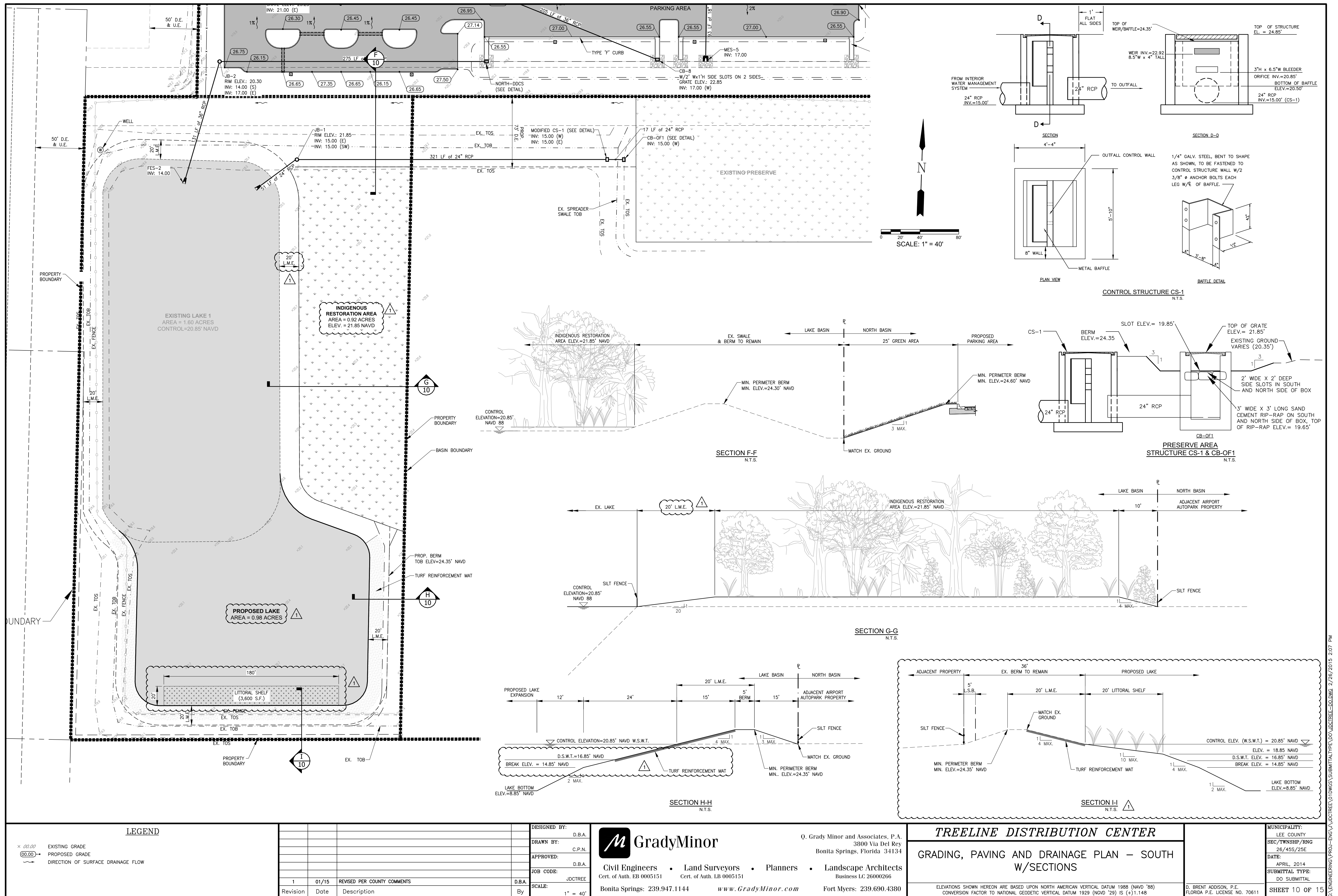
MASTER DRAINAGE PLAN

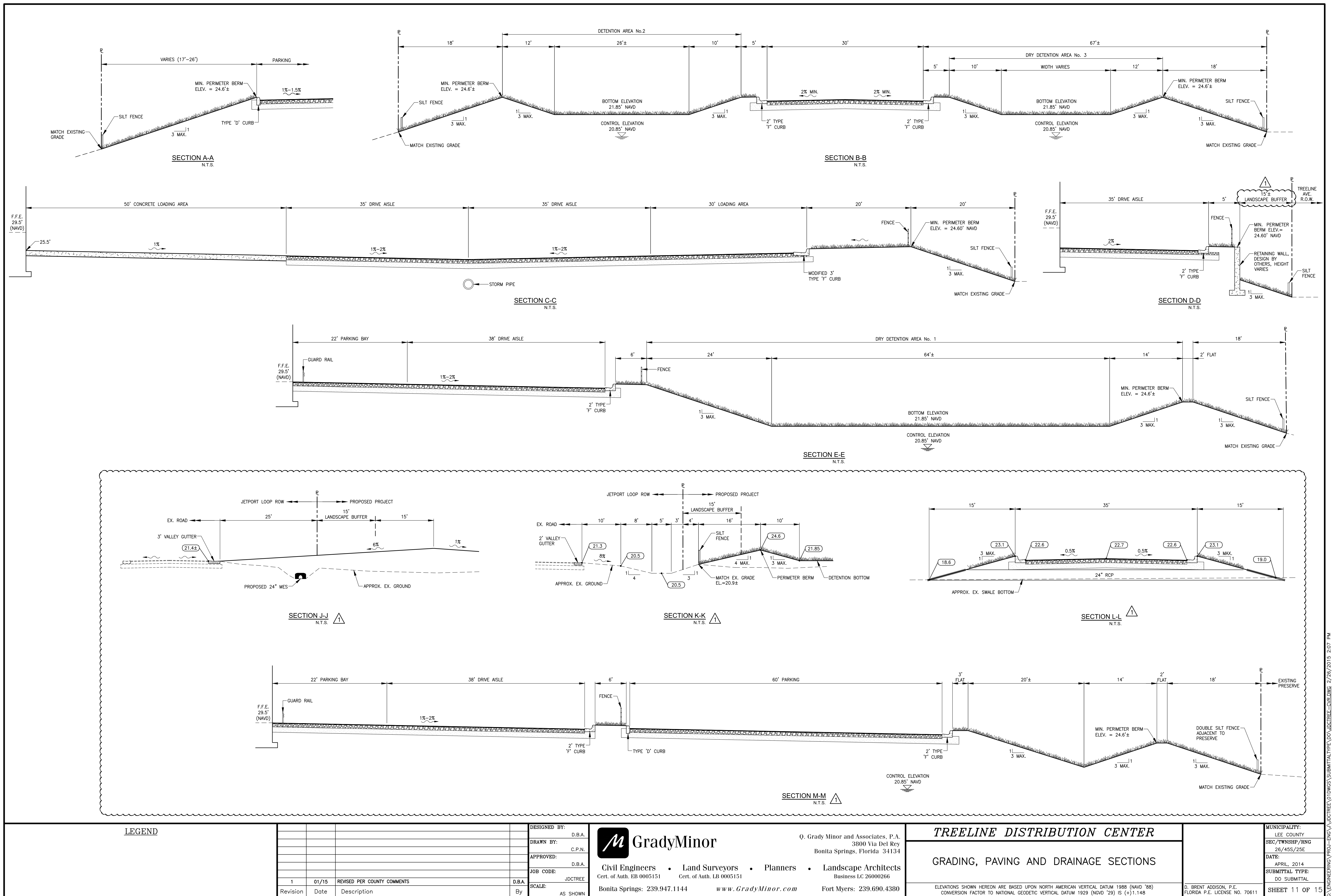
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D. BRENT ADDISON, P.E.
FLORIDA P.E. LICENSE NO. 70611

MUNICIPALITY:	LEE COUNTY
SEC./TWP/SHR./RNG	28/45S/25E
DATE:	APRIL, 2014
SUBMITTAL TYPE:	DO SUBMITTAL
SHEET	8 OF 15







Storm Water Pollution Prevention Plan SWP3

"I certify under penalty of law that this document and all attachments were prepared under my direction or super vision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."


10/9/14

Name (Operator and/or Responsible Authority) Date

Kevin R. Jones, Manager

PROJECT NAME: <p style="text-align: center;">Treeline Distribution Center</p>	Location Information: <p style="text-align: center;">14050 Treeline Avenue South Fort Myers, FL 33913 Parcel No. 26-45-25-00-00001.0020 26-45-25-00-00001.001A</p>
--	---

A site map must be developed and must contain at a minimum, the following information: (SEE CONSTRUCTION PLANS & DETAILS)

1. Drainage patterns.
2. Approximate slopes after major grading activities.
3. Areas of soil disturbance.
4. Outline all areas that are not to be disturbed.
5. Location of all major structural & non-structural controls.
6. The location of expected stabilization practices.
7. Wetlands and surface waters.
8. Locations where storm water may discharge to a surface water or MS4.
(Municipal Separate Storm Sewer System)

Site Description:

Describe the nature of the construction activity:

The project will consist of the construction of a 210,000 square foot distribution facility with the associated parking, utilities and drainage.

Describe the intended sequence of major disturbing activities:

1. Site preparation and install stabilized construction entrance.
2. Install perimeter sediment and erosion controls.
3. Clearing/grubbing.
4. Install stormwater detention system
5. Site grading.
6. Install storm sewer and utilities.
7. Pour concrete slab.
8. Frame building structure.
9. Asphalt & concrete work.
10. Finish building.
11. Stabilize site and landscape.

Total area of the site: 22.49 **Acres**Total area of the site to be disturbed: 22.49 **Acres**

Existing data describing the soil or quality of any storm water discharge from the site:	Per the NRCS existing soil types 1. Immokalee sand 2. Pompano fine sand
Estimate the drainage area size for each discharge point:	1). 36.33 acres
Latitude & Longitude of each discharge point and identify the receiving water or MS4 for each discharge point.	1). Latitude: 26 deg. 32' 20" Longitude: -81 deg. 47' 19" Six Mile Cypress Slough

Give a detailed description of all controls, Best Management Practices (BMP's) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section: All controls shall be consistent with performance standards for erosion and sediment control and storm water treatment set forth in s. 62-40.432, F.A.C., the applicable Storm Water or Environmental Resource Permitting requirements of the Department or a Water Management District and the guidelines contained in the Florida Development Manual: A Guide to Sound Land and Water Management (DEP, 1988) and any subsequent amendments.

During all construction activities silt fences shall be installed to prevent contaminated

run off from entering the public right of way (R-O-W) and adjacent properties.

Storm drain inlet protection shall be provided in all existing and new inlets that may be affected by the runoff from the construction site.

Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geo-textiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations. Etc.

Disturbed areas shall be stabilized immediately after final grade has been attained.

Permanent structures, temporary or permanent vegetation, and mulch, or a combination of these measures, shall be employed as quickly as possible after the land is disturbed.

Temporary vegetation and mulches can be utilized where it is not practical to establish permanent vegetation.

Such temporary measures shall be employed immediately after rough grading is completed if a delay is anticipated in obtaining finished grade.

Contractor shall stabilize roadways, parking areas, and paved areas with gravel sub-base in accordance with the construction plans as planned.

Describe all structural controls to be implemented to divert storm water flow from exposed soils and structural practices to store flows, retain sediment on site or in any other way limit storm water run-off. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, reinforced soil retaining system gabions, coagulating agents and temporary or permanent sediment basins.

All runoff will be directed away from the adjacent property and retained on site. Silt fence will be provided on site around the perimeter at a minimum. Storm drain inlets will be protected once installed.

Describe all sediment basins to be implanted for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 FT³ of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.

The dry detention and lake basin on-site will be used as a sediment basin.

Describe all permanent storm water management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.

The site will retain the 25-year storm event.

Silt fence will be provided on the site perimeter.

Describe in detail controls for the following potential pollutants;

Waste disposal, this may include construction debris, chemicals, litter and sanitary wastes.

Construction Debris:

All construction debris will be placed into a dumpster and hauled away. No debris will be buried on site.

Chemicals:

Any chemicals used will be stored in a weatherproof container under lock & key. Material Safety data Sheets (MSDS) will be kept on site for proper disposal/neutralization in the event of a spill. In the event of a "Reportable Spill" the proper contacts will be notified as per the MSDS.

Litter:

A dumpster will be on site and utilized for litter. A daily inspection of the site for litter will be performed to prevent litter from accumulating and/or blowing off-site as litter is a source of pollutant in itself.

Sanitary Wastes:

A State Licensed Certified sanitary waste hauler will be utilized for port-o-johns used on the construction site. The waste containers will be pumped out weekly or on an as needed basis.

Off site vehicle Tracking from construction site entrances/exits:

No soils are anticipated to leave the site, however, to prevent soils from leaving the site a temporary construction entrance & exit will be provided.

A stone stabilized pad located at points of vehicular ingress and egress will be installed to provide an area where mud can be removed from construction vehicles.

The temporary roadbed shall be at least 14 ft. wide for one-way traffic and 20 ft. wide for two-way traffic and 50 ft. long. In the event that soils are tracked onto a public roadway, the affected area will be swept as needed to prevent any unsafe driving conditions on public roadways.

SEE PROJECT SITE PLAN & EROSION CONTROL PLAN FOR ADDITIONAL DETAILS.

The proper application rates of all fertilizers, herbicides & pesticides used at the construction site.

No fertilizers, herbicides or pesticides are anticipated to be used. However, if they

are used the contractor shall administer proper application rates of all fertilizers, herbicides & pesticides used at the construction site.

Any fertilizers, herbicides & pesticides used shall be according to the manufacturer's recommendations as described on the label. All substances shall be kept in its original labeled container.

The storage, application, generation and migration of all toxic substances used at the construction site.

Storage:

No toxic substances are anticipated to be used at the site; however, any substance that is toxic shall be kept in a covered container under lock & key. The site supervisor will be responsible for the substances storage, usage and proper disposal methods of any left over product and/or the empty containers.

Any substance used shall be according to the manufacturer's recommendations as described on the label. All substances shall be kept in its original labeled container. If any substance(s) must be transferred to a new container (due to leakage/breakage etc.) the new container will be sealed and labeled accordingly.

Other: Vehicle maintenance.

Any maintenance done on heavy equipment shall be required to use an impervious material placed under the area to be worked on. The purpose of this is to catch any petroleum products from coming into contact with the ground soils and/or washing away into a surface water or MS4 during a rain event. All oils/greases shall be disposed of properly so as not to contaminate any areas on the construction site.

Provide a detailed description of the maintenance plan for all structural & non-structural controls to assure that they remain in good and effective operating condition.

Regular inspections will occur weekly and within 24 hours of the end of a storm event that is 0.50" or greater as required by Part V.D.4 of the permit.

In event that a BMP needs to be repaired or replaced, the maintenance will be performed within 24 hours. In no case shall the repair take more than 7 days.

Inspections: Describe the inspection and the inspection documentation procedures, as required by Part V.D.4 of the permit. Inspections must occur at least once per week and within 24 hours of the end of a storm event that is 0.50" or greater.

Inspections will occur at least once per week and within 24 hours of the end of a

storm event that is 0.50" or greater as required by Part V.D.4 of the permit.

A qualified Inspector shall be retained during construction activities to inspect all points of possible discharge, storage of materials to rain, pollution control installations and stabilized construction entrances/exits.

Detailed reports of inspections will be produced and filed at the construction site field office.

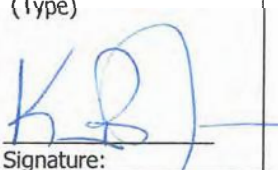
Identify and describe all sources of non-storm water discharges as allowed in Part IV.A.3. of the permit. Flows from fire fighting activities do not have to be listed or described.

Water line flushing.

Wash waters from vehicle washing.(no detergent or degreaser use permitted)

This SWP3 must clearly identify, for each measure identified within the SWP3, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the SWP3 must sign the following certification:

"I certify under penalty of law that I understand and shall comply with, the terms and conditions of the State of Florida Generic Permit for Storm Water Discharge from Large and Small Construction Activities and this Storm Water Pollution Prevention Plan prepared there-under."

Name:	Title:	Company Name, Address, & Phone Number.	Date:
(Type)  Signature:	President	Kevin R. Jones JDC Property Group, LLC 4520 Madison Ave. Suite 100 Kansas City, MO 64111 816-389-5700	
_____ (Type) _____ Signature:			

URBAN STORMWATER MANAGEMENT PROGRAM

for

Treeline Distribution Center

Fort Myers, Florida

1. Introduction

This document provides details of the Urban Stormwater Management Program for the Treeline Distribution Center in Fort Myers, Florida. This plan discusses non-structural controls, intended to improve the quality of stormwater runoff by reducing the generation and accumulation of potential stormwater runoff contaminants at or near the respective sources for each constituent, along with significant structural components of the primary stormwater treatment system. Although many of the methodologies and procedures outlined in this document are general Best Management Practices (BMP's) which can be useful in attenuating pollutants in many types of urbanized settings, the implementation of these practices has been optimized, to the maximum extent possible, to reflect the unique character of the Treeline Distribution Center project and the surrounding hydrologic features.

Pollution prevention guidelines are provided for the areas of (1) nutrient and pesticide management; (2) street sweeping; (3) solid waste management; (4) solid waste management operation; (5) maintenance of the stormwater management and treatment system; and (6) construction activities. A discussion of each of these activities is given in the following sections.

2. Nutrient and Pesticide Management

Nutrient and pesticide management consists of a series of practices designed to manage the use of fertilizers and pesticides so as to minimize loss of these compounds into stormwater runoff and the resulting water quality impacts on adjacent water bodies. Implementation of a management plan will also maximize the effectiveness of the nutrients and pesticides that are applied.

The property owner must commit themselves to the practice of responsible and careful landscape design and maintenance to prevent contamination of surface waters. The guidelines included in this section are intended to help property owners make educated environmental choices regarding the maintenance of the landscaping. These maintenance and management guidelines are meant to promote an attractive project that preserves the health of adjacent waterways and environmental features.

2.1 General Requirements

A landscape plan must be developed for each tract/parcel. The plan must be comprehensive in nature and must promote re-vegetation of each tract/parcel as quickly as possible.

Commercial applicators of chemical lawn products must have a current occupational license, proof of business liability insurance, and proof of compliance with applicable education and

licensing requirements. Individual employees working under the direction of a licensed commercial applicator are exempt from the educational requirements.

All chemical products must be used in accordance with the manufacturer's recommendations. The application of any chemical product within five (5) feet of any surface water including but not limited to ponds, lakes, drainage ditches or canals, is prohibited. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into surface water is prohibited. This rule shall not apply to the use of chemical agents, by certified lake management specialists, for the control of algae and vegetation within the stormwater lakes or ponds.

2.2 Nutrient Management Program

Management and application of nutrients and fertilizers at the Treeline Distribution Center will adhere to the following guidelines:

- A. All fertilizers shall be stored in a dry storage area protected from rainfall and ponding.
- B. No fertilizer containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label (as defined by Chapter 576, Florida Statutes) shall be applied to turf grass unless justified by a soil test.
- C. Fertilizer containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label shall not be applied within 5 feet of the edge of water or within 5 feet of a drainage facility.
- D. All fertilizer shall be applied such that spreading of fertilizer on all impervious surfaces is minimized.
- E. Liquid fertilizers containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label shall not be applied thorough an irrigation system within 10 feet of the edge of water or within 10 feet of a drainage facility.
- F. Liquid fertilizers containing in excess of 2% phosphate/phosphorus (P_2O_5) per guaranteed analysis label shall not be applied through high or medium mist application or directed spray application within 10 feet of the edge of water or within 10 feet of a drainage facility.

2.3 Pest Management Program

Proper maintenance of plants will minimize the ability of pests to successfully attack landscaping. Several general guidelines follow:

- A. Apply fertilizer and water only when needed and in moderate amounts. Excessive amounts of either can cause rapid growth that is attractive to insects and disease.
- B. Mow St. Augustine grass to a height of 3-4 inches. If cut shorter, the plants may become stressed and more vulnerable to pest infestation. Each mowing should remove no more than one-third of the leaf blade, and those cuttings should remain on the lawn to decompose.
- C. It is recommended that pesticides, fungicides, and herbicides be used only in response to a specific problem and in the manner and amount recommended by the

manufacturer to address the specific problem. Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

The use of pesticides, fungicides, or herbicides is limited to products that meet the following criteria:

- A. Must be consistent with the USDA-NRCS Soil Rating for Selecting Pesticides
- B. Must have the minimum potential for leaching into groundwater or loss from runoff
- C. Products must be EPA-approved
- D. The half-life of products used shall not exceed seventy (70) days

3. Street Sweeping

This practice involves sweeping and vacuuming the primary streets to remove dry weather accumulation of pollutants, especially particulate matter, before wash-off of these pollutants can occur during a storm event. This practice reduces the potential for pollution impacts on receiving water bodies by removing particulate matter and associated chemical constituents. Although street cleaning operations are frequently conducted primarily for aesthetic purposes, the primary objective of the street sweeping program for the Treeline Distribution Center is to improve the quality of stormwater runoff generated from impervious traffic areas. Street sweeping activities can be particularly effective during periods of high leaf fall by removing solid leaf material and the associated nutrient loadings from roadside areas where they could easily become transported within stormwater flow.

Street sweeping operations will be performed at the Treeline Distribution Center at a minimum frequency of one event every other month. A licensed vendor using a vacuum-type sweeping device will perform all street sweeping activities. Sweeping activities during each event will include all primary street surfaces. Disposal of the collected solid residual will be the responsibility of the street sweeping vendor.

4. Solid Waste Management

In general, solid waste management involves issues related to the management and handling of urban refuse, litter and leaves that will minimize the impact of these constituents as water pollutants.

Maintenance of adequate sanitary facilities for temporarily storing refuse on private premises prior to collection is considered the responsibility of the building owner/tenant. Local requirements for refuse collection will be brought to the attention of every building owner/tenant at closing for the sale of the property. Information will be distributed as necessary stating specifications for containers, separation of waste by type, where to place containers prior to collection, and established collection schedules.

Fallen tree leaves and other vegetation, along with grass clippings, may become direct water pollutants when they are allowed to accumulate in swales and street gutters. All building owners/tenants will receive periodic educational materials that address proper disposal of leaves and other vegetation to minimize water quality impacts.

5. Stormwater Management and Treatment System

The stormwater management system for the Treeline Distribution Center is designed to maximize the attenuation of stormwater generated pollutants prior to discharge to the off-site systems. Operational details and maintenance requirements of the various system components are given in the following sections.

5.1. Stormwater Inlets, Pipes and Culverts

The grates should be unobstructed and the bottom, inside the inlet, should be clean. Check for any accumulation of sediment, trash such as garbage bags, or debris in the culverts connecting these inlets. Flushing out with a high-pressure hose may clean some sediment. Any noted blockage (due to a possible obstruction, or broken pipe, etc.) should prompt further investigation. Crushed or corroded culverts should be replaced with new ones of the same size.

5.2. Swales and Grassed Water Storage Areas

These provide for conveyance and/or above-ground (or surface) storage of stormwater. With age, these areas usually fill in with vegetation and sediment. Swales may need to be re-graded and/or re-vegetated. It is a good idea to compare the existing slope and dimensions of the swale with the permitted design plans prior to the removal of excess sediment or re-grading. Areas that show erosion should be stabilized with appropriate material such as sod, planting, rock, sand bags, or other synthetic geotextile material.

Regular mowing of grass swales is essential. These areas also improve water quality by catching sediment and assimilating nutrients, and recharge the underground water table. Remove any undesirable exotic vegetation. Culverts underneath driveways should be checked for blockage, and, if necessary, flushed with a high-pressure hose. After a storm, swales may remain wet for an extended period of time. This is normal and the water will recede gradually.

5.3. Ditches or Canals

Fill material, yard waste, clippings and vegetation, sediment, trash, appliances, garbage bags, etc. should be completely removed. Also check to make sure there are no dead trees or any type of obstructions which could block the drainage flow way.

Maintenance cleaning/excavation must be limited to the same depth, width and side slope as approved in the current permit. Making a ditch deeper or wider may trigger a need for a permit modification. Provisions must also be made to prevent any downstream silting or turbidity (*Contact the SFWMD Resource Compliance staff if you are unsure or need clarification.*) Be sure to dispose of all removed material properly so it won't affect any other water storage or conveyance system, environmental area, or another owner's property.

5.4. Outfall Structures (also called the Discharged Control Structure or Weir)

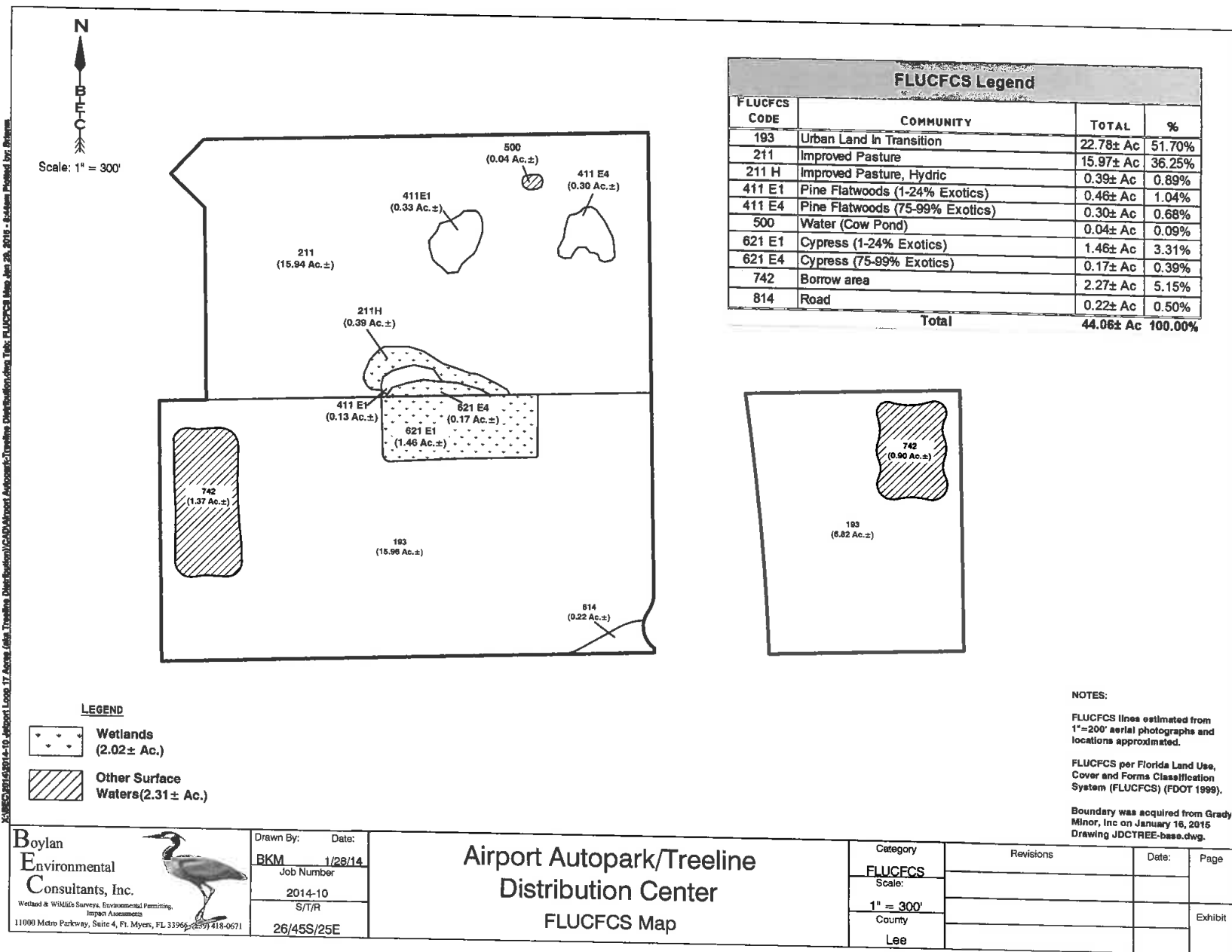
The outfall structures should be routinely inspected to determine if any obstructions are present or repairs are needed. Trash or vegetation impeding water flow through the structures should be removed. The structure should have a "baffle" or trash collector to prevent flow blockage and also hold back any floating oils from moving downstream. Elevations and dimensions should be verified annually with all current permit information. Periodic inspections should then be regularly conducted to make sure these structures maintain the proper water levels and the ability to discharge.

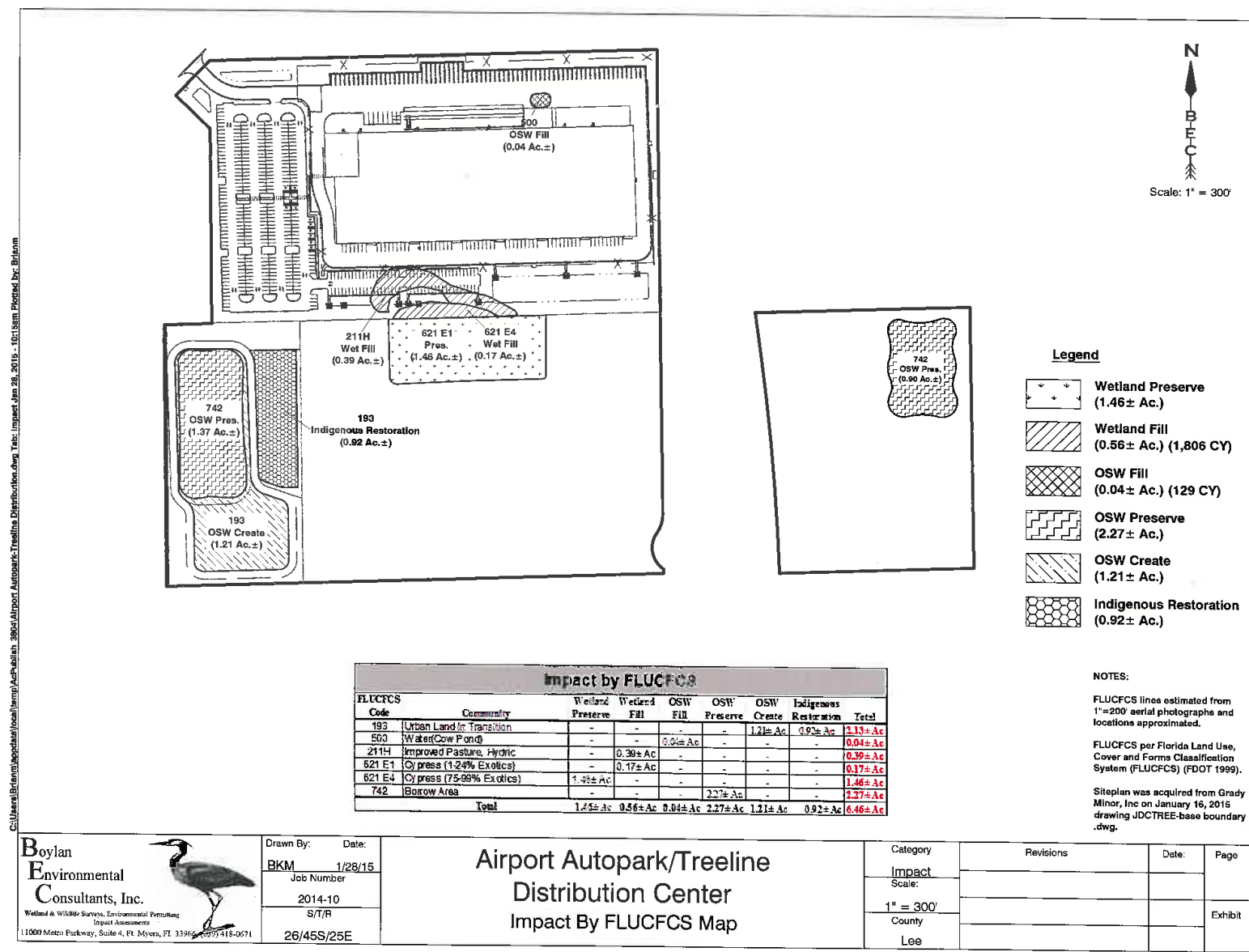
5.5. Earthen Embankments (Dikes and Berms)

Check for proper elevations, width and stabilization. Worn down berms - especially if used by all-terrain vehicles— and rainfall created washouts should be immediately repaired, compacted and re-vegetated.

6. Construction Activities

A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for construction activities to minimize activities contamination that may be caused by erosion and sedimentation during the construction process. The plan includes provisions related to soil stabilization, structural erosion controls, waste collection disposal, offsite vehicle tracking, spill prevention and maintenance and inspection procedures. A copy of the SWPPP is attached hereto and made a part of hereof.





Boylan Environmental Consultants, Inc.
 Wetland & Wildlife Surveys, Environmental Permitting
 Impact Assessments
 11000 Metro Parkway, Suite 4, Ft. Myers, FL 33905 (813) 418-0671

Drawn By: **BKM** Date: **1/28/15**
 Job Number: **2014-10**
 S/T/R: **26/45S/25E**

Airport Autopark/Treeline Distribution Center Impact By FLUCFCS Map

Category	Revisions	Date	Page
Impact			
Scale:			
1" = 300'			
County			Exhibit
Lee			



5747 North Andrews Way
Fort Lauderdale Florida 33309
Telephone 954.642.2427 888.301.1707
Fax 866.433.4057

February 25, 2015

Ms. Laura Layman
Section Leader - Regulation
South Florida Water Management District
2301 McGregor Boulevard
Fort Myers, FL 33901

Re: SFWMD Permit Application No. 140609-1
Project: Treeline Distribution Center
Panther Island Mitigation Bank Letter of Reservation

Dear Ms. Layman:

This is to confirm that JDC Property Group, LLC is purchasing 0.15 freshwater herbaceous mitigation bank WRAP credits from the Panther Island Mitigation Bank for the above referenced project. These credits are reserved accordingly.

Please do not hesitate to call if you have any questions or need further information.

Sincerely,



Desmond Duke

cc: Justin Hojnacki, SFWMD
Stephen Collins, Panther Island Mitigation Bank
Theresa Chu-Bermudez, Boylan Environmental Consultants, Inc.

*Boylan
Environmental
Consultants*

Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessment



Jetport Loop aka Treeline Distribution Center

Section 26; Township 45 South; Range 25 East
Lee County, Florida

Management Plan for Listed Species

Lee County Development Order Application #: DCI2014-00011

September 2014

Project No. 2014-10

11000 Metro Parkway Suite 4
Fort Myers, Florida 33966
(239) 418-0671 phone / (239) 418-0672 fax

Exhibit 3.3
Application No. 140609-1
Page 1 of 13

Jetport Loop aka Treeline Distribution Center Management Plan for Listed Species

INTRODUCTION

The Jetport Loop aka Treeline Distribution Center project is located in portions of Section 26, Township 45 South, and Range 25 East in Lee County, Florida. Specifically, it is situated approximately 0.15 miles south of Jetport Loop and approximately 0.40 east of I-75. The site is bound by Treeline Avenue along its eastern perimeter. Please see the attached Project Location Map **Exhibit A**. On February 24, 2014, a senior environmental scientist from Boylan Environmental Consultants, Inc. made a site inspection.

This property had previously been used as a cow pasture. The site is surrounded by development and roadways on the north and east side along with an undeveloped but disturbed lot on the south side.

GOALS AND OBJECTIVES

During the protected species survey conducted on February 24, 2014, two stick nests were identified on the subject site. Please see the attached Protected Species Survey Map with Aerial **Exhibit B**. This management plan serves to address the presence or potential presence of listed species which may occupy. Additional details or modifications to the management plan may occur as required by regulatory agencies.

SPECIES PRESENCE

The following is a brief description of these protected species which were observed or are anticipated to occur on the property and the proposed management activities. Educational Brochures are attached as **Exhibit C**.

Big Cypress Fox Squirrel

Sciurus niger avicennia

DESCRIPTION: The Big Cypress Fox Squirrel (*Sciurus niger avicennia*) is listed as a threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). The Big Cypress Fox Squirrel is larger than the gray squirrel. The average length of the Big Cypress Fox Squirrel is ten to fifteen inches, not including the tail, which can be up to fourteen inches in length. The fur coat is highly variable, including shades of reddish orange, black, and occasionally tan, with white nose, front toes and ear tips.

HABITAT: The primary habitats used by the Big Cypress Fox Squirrel include; open pine flatwoods, cypress strands, broad-leaf evergreen hammocks, mangroves, oak forests, and suburban habitats including golf courses, and residential areas in native vegetation. These squirrels feed on cypress balls, pine seed and occasionally cabbage palm and saw palmetto berries. The seasonal availability of pine seed and cypress ball production tends to dictate which habitat is most heavily used for foraging. Open understory is a critical factor in determining the use of the habitat. The Big Cypress Fox Squirrels spend a considerable amount of time foraging on the ground with optimal habitat consisting of open park-like atmosphere. The Big Cypress

Jetport Loop aka Treeline Distribution Center
Management Plan for Listed Species

Fox Squirrels are usually active during the day. Nests are constructed for resting, sleeping and breeding. Platform leaf nests in pines, cypress, cabbage palms, and melaleuca; nests in tree hollows; and nests in bromeliad are used by the Big Cypress Fox Squirrels.

PROPOSED PROTECTION MEASURES: Efforts will be made during various phases of construction to help ensure the safety of the fox squirrel. Actions taken will include, but may not be limited to, the following:

DURING CONSTRUCTION:

Educational Pamphlets - Educational pamphlets will be provided to contractors to distribute this information to construction workers associated with land clearing and mitigation activities. These pamphlets will provide information regarding the special status of fox squirrels, the appearance of fox squirrels and their nests/day-beds, and measures to be taken during construction to help protect these squirrels. Workers involved in clearing of trees are required to call the project ecologist if a fox squirrel is seen within 125 feet of an area being cleared. Work may not resume until the project ecologist or a specified crew member has encouraged the fox squirrel out of the area being cleared and the area has been inspected for fox squirrel nests. Clearing activities may be resumed if no nests are found

Inspection of Areas to be Cleared - Prior to clearing within approximately 125 feet of forested areas that constitute potential fox squirrel habitat, a qualified ecologist is required inspect the area to be cleared for the presence of squirrel nests. If a nest is located, the ecologist will observe it for 0.75 to 1.5 hours to determine whether any adults or young are present within the nest. If no fox squirrels are present, the nest must be removed to discourage squirrels from returning to the area of impact. Any relocation activities must first be coordinated with and approved by the Florida Fish and Wildlife Conservation Commission (FWC). If young fox squirrels are observed in the nest, a buffer with a radius of approximately 125 feet will be created around the tree using enviro-fence or equivalent barrier. No heavy construction will be performed within this buffer area until after the young fox squirrels leave the nest or the squirrels and nest are relocated.

POST CONSTRUCTION:

Following the completion of construction activities, a program will be established to familiarize and educate the residents and maintenance personnel about the presence of the Big Cypress fox squirrel. The program, at a minimum, will consist of the following:

Educational Pamphlets to be Provided by the Permittee to the Residents The pamphlets will include pictures, a description of the protected status of the fox squirrel, suitable fox squirrel habitat types, notification of the negative consequence of human interaction with the fox squirrel, requirements for leashing of dogs, and notification that free-roaming house cats are predators and house cats should not be allowed to roam free. A map will be included showing the onsite preserves that are potential fox squirrel habitat areas.

Educational Pamphlets to be Provided by Permittee to Maintenance Personnel Pamphlets containing the information listed above will be made available to maintenance staff by posting the pamphlets in common areas inside the maintenance facility building.

Jetport Loop aka Treeline Distribution Center
Management Plan for Listed Species

Conservation Area Signage - Contractors will post signage adjacent to the on-site conservation areas containing suitable fox squirrel habitat to inform residents and visitors of the appearance of the fox squirrel, the protected status of the fox squirrel, and precautions to avoid harming of the fox squirrel by human interaction with the squirrel. Sign spacing shall be at a maximum of 300 feet.

Other Listed Wading Birds

PROPOSED PROTECTION MEASURES: The development plans include wetland preservation, lakes, and littoral plantings that should provide suitable foraging habitat for any wading birds that may utilize the property. Additional details may be provided at time of development order.



**Jetport Loop aka Treeline Distribution Center
Management Plan for Listed Species**

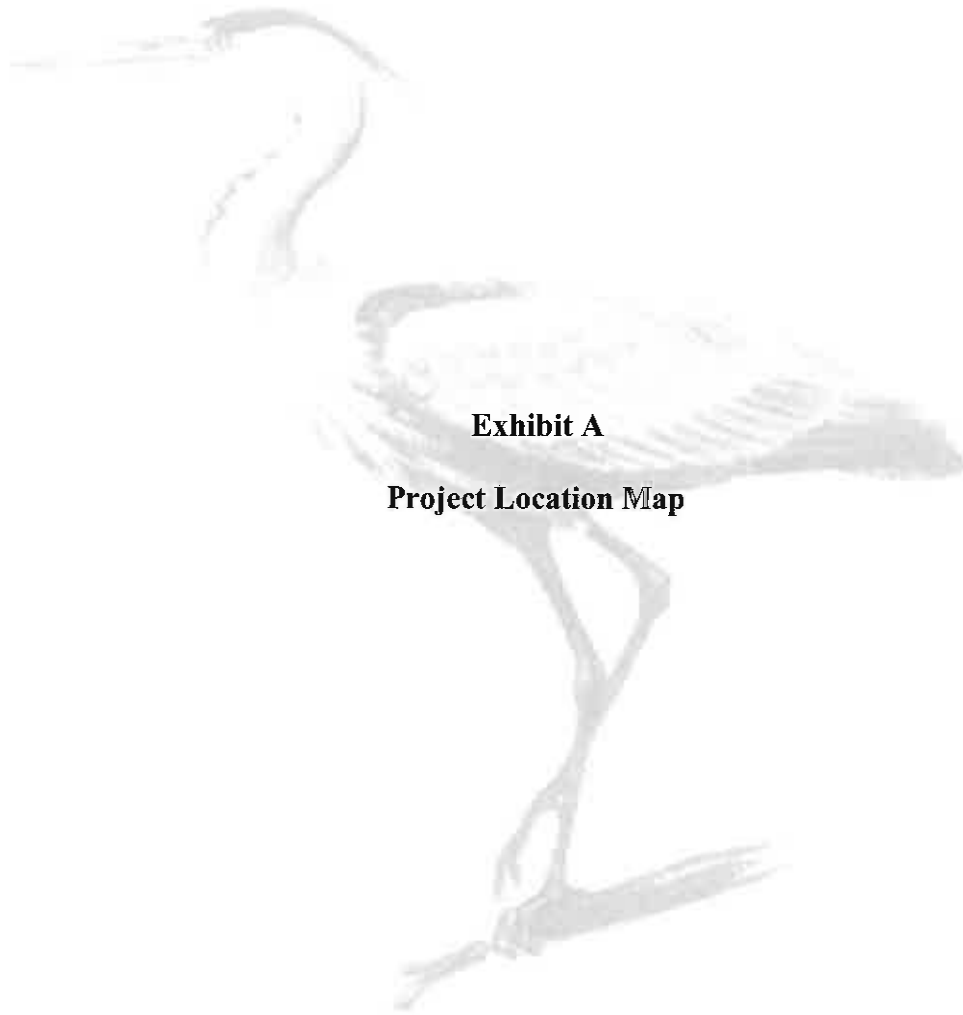
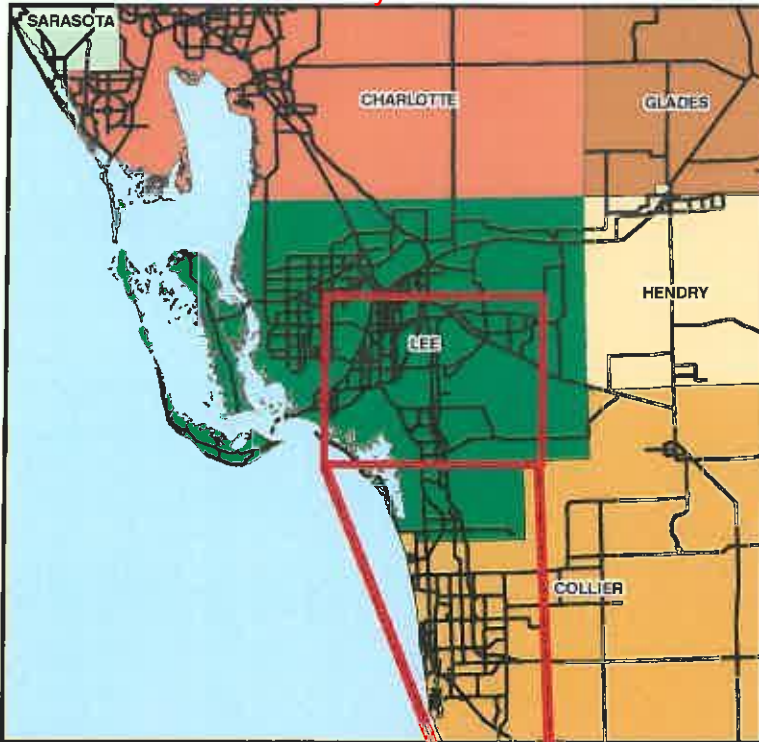
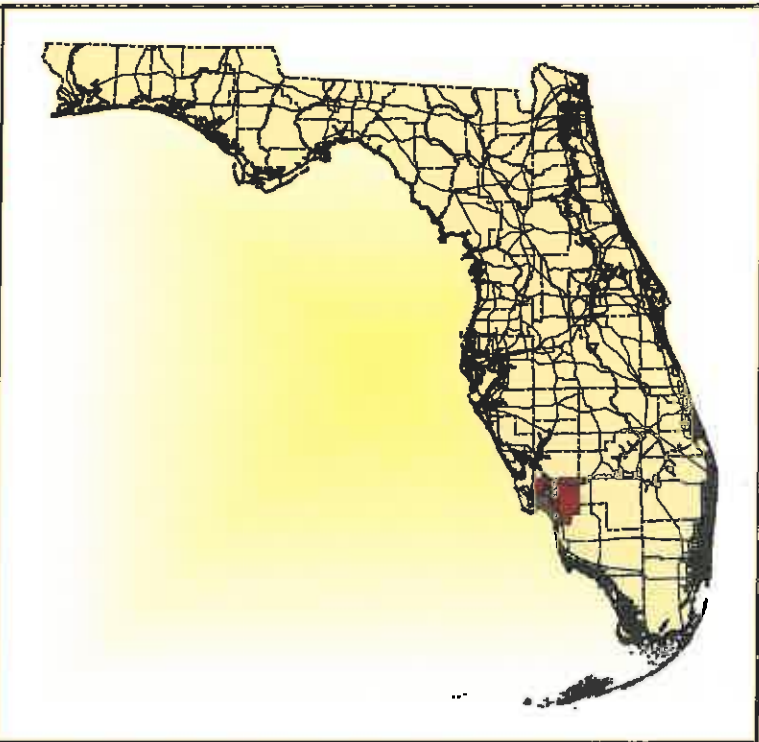
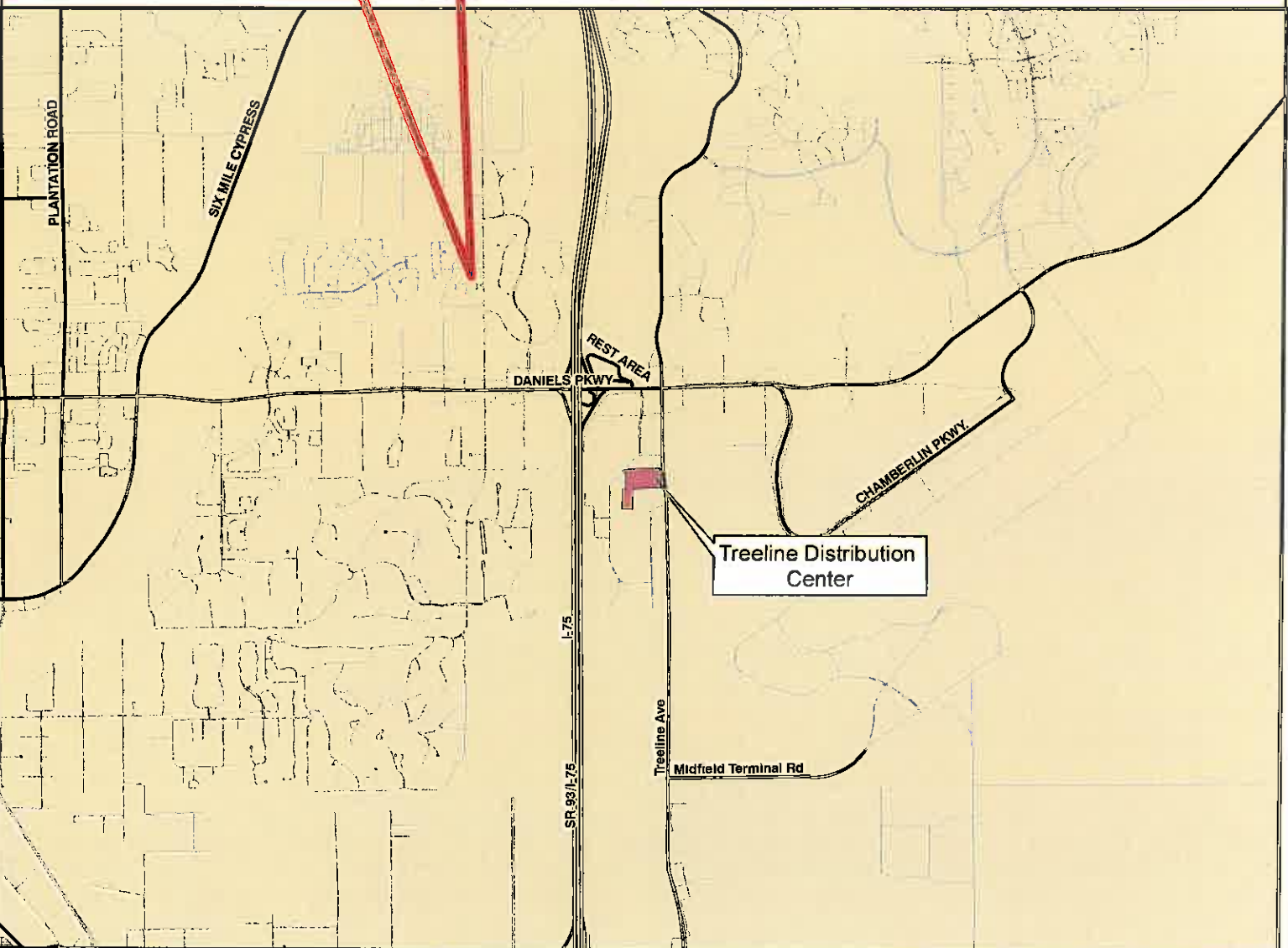


Exhibit A

Project Location Map



**Jetport Loop aka Treeline Distribution Center
Management Plan for Listed Species**

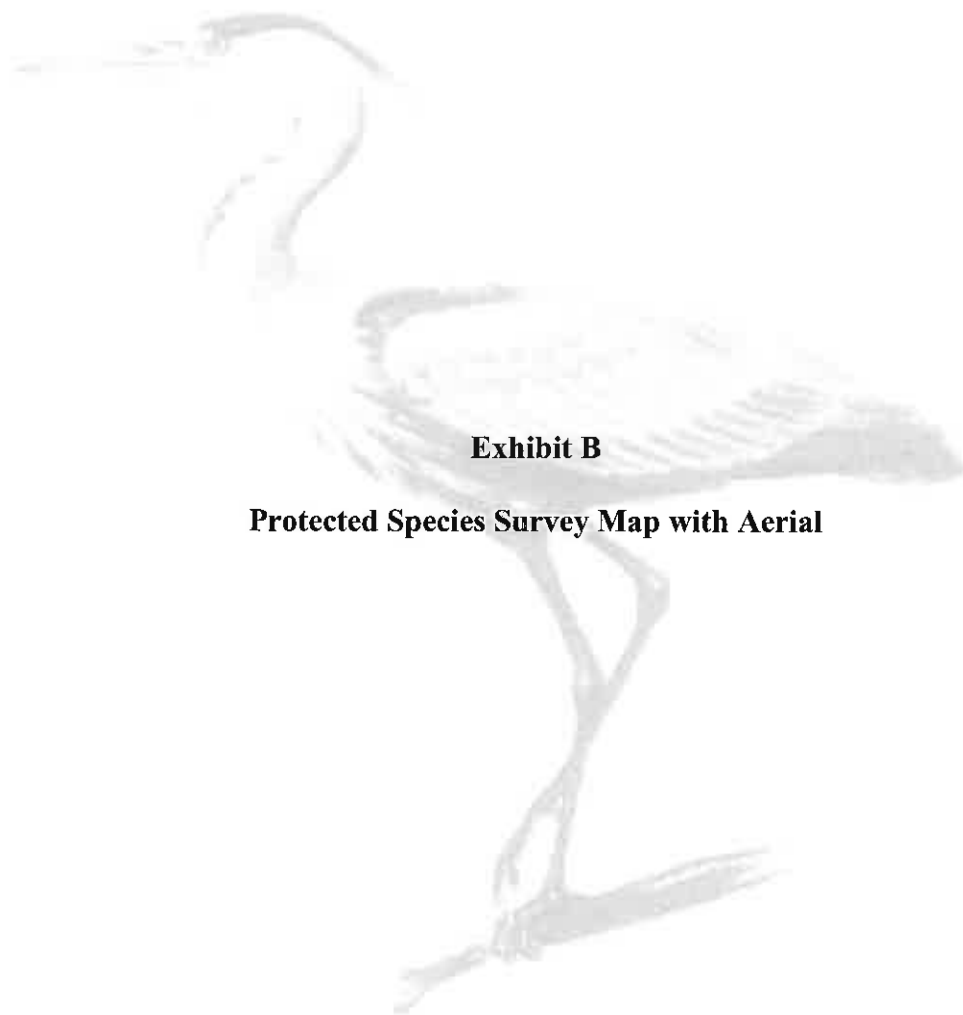
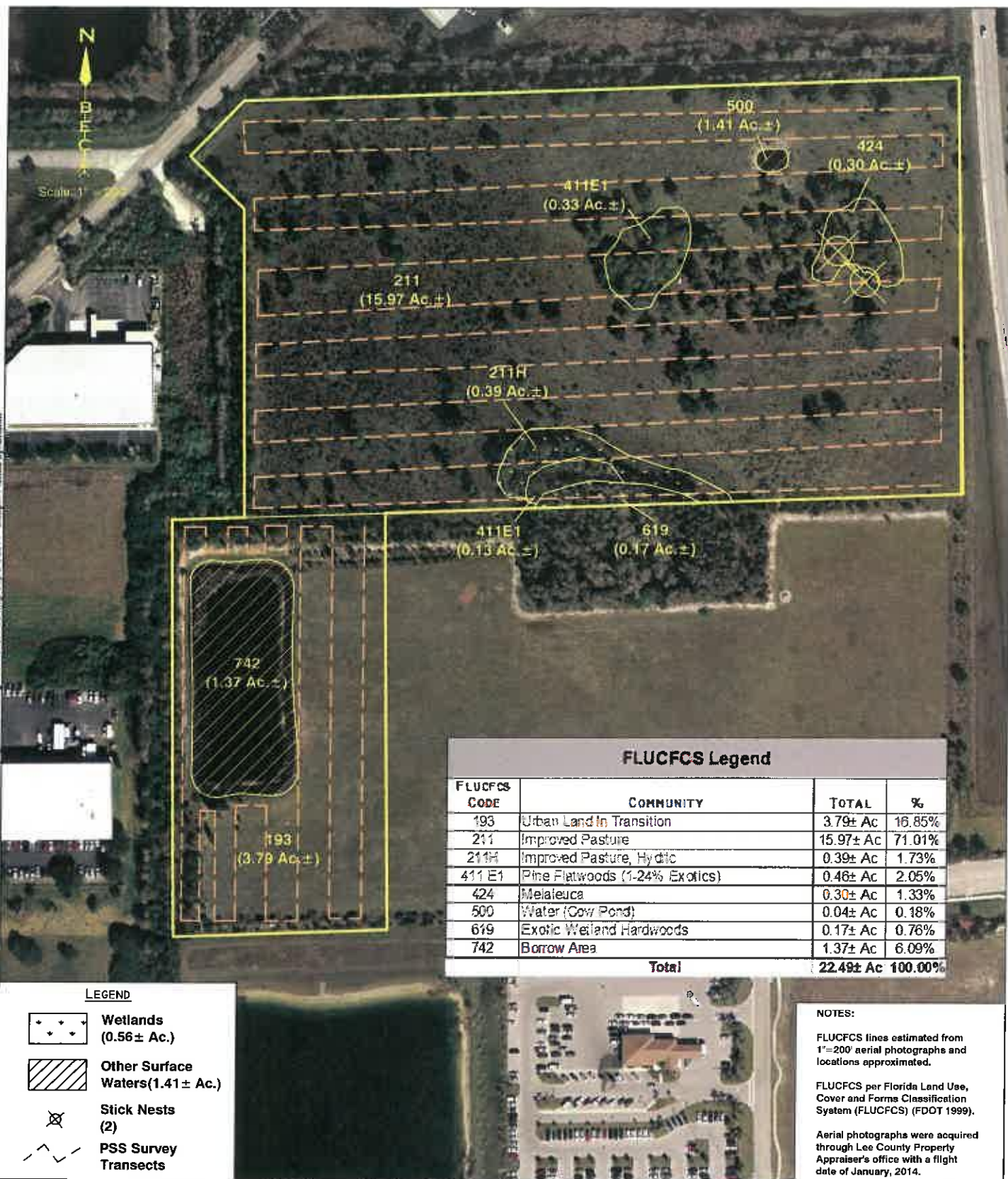


Exhibit B

Protected Species Survey Map with Aerial

C:\Users\Bjorn\AppData\Local\Temp\Ac\Aerial PSS Map Sep 24, 2014 - 2:06pm.dwg



Boylan Environmental Consultants, Inc.
 Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
 11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (813) 914-0671

Drawn By:	Date:	Category:
B.K.M.	9/9/14	PSS
Job Number:		Scale:
2014-10		1" = 200'
S/T/R		County:
26/45S/25E		Lee

Treeline Distribution Center
 Aerial PSS Map

Page
 Exhibit

**Jetport Loop aka Treeline Distribution Center
Management Plan for Listed Species**

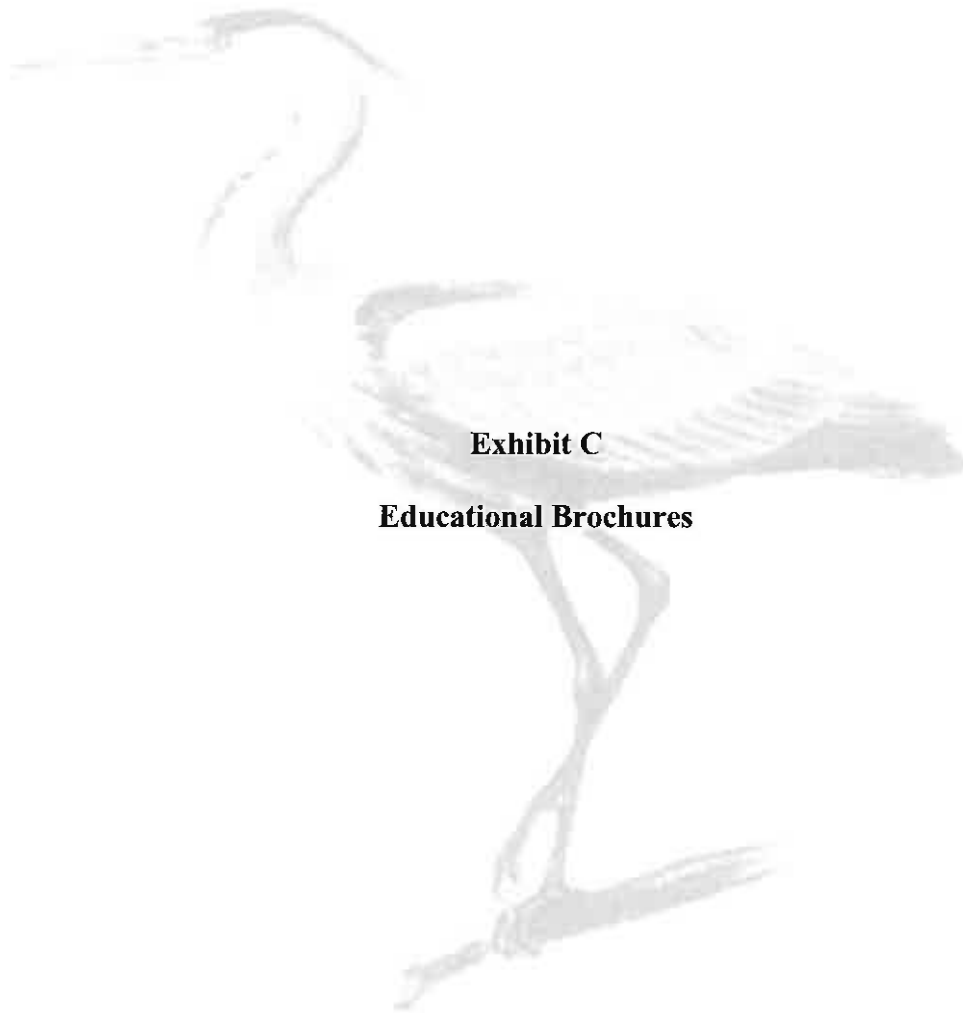


**Exhibit C
Educational Brochures**

Big Cypress Fox Squirrel Information



Treeline Distribution Center



Treeline Distribution Center



Big Cypress Fox Squirrel Management Plan

PROTECTION DURING CONSTRUCTION

Efforts will be made during various phases of construction to help ensure the safety of the fox squirrel. Actions taken will include, but may not be limited to, the following:

EDUCATIONAL PAMPHLETS - Educational pamphlets will be provided to contractors to distribute this information to construction workers associated with land clearing and mitigation activities. These pamphlets will provide information regarding the special status of fox squirrels, the appearance of fox squirrels and their nests/day-beds, and measures to be taken during construction to help protect these squirrels. Workers performing clearing work will be informed to stop work when a fox squirrel is observed within 125 feet of construction activity.

INSPECTION OF AREAS TO BE CLEARED - Prior to clearing within approximately 125 feet of forested areas that constitute potential fox squirrel habitat, a qualified ecologist is required inspect the area to be cleared for the presence of squirrel nests. If a nest is located, the ecologist will observe it for 0.75 to 1.5 hours to determine whether any adults or young are present within the nest. If no fox squirrels are present, the nest must be removed to discourage squirrels from returning to the area of impact. Any relocation activities must first be coordinated with and approved by the Florida Fish and Wildlife Conservation Commission (FWC). If young fox squirrels are observed in the nest, a buffer with a radius of approximately 125 feet will be created around the tree using enviro-fence or equivalent barrier. No heavy construction will be performed within this buffer area until after the young fox squirrels leave the nest or the squirrels and nest are relocated.

COORDINATION DURING CLEARING - Workers involved in clearing of trees are required to call the project ecologist if a fox squirrel is seen within 125 feet of an area being cleared. Work may not resume until the project ecologist or a specified crew member has encouraged the fox squirrel out of the area being cleared and the area has been inspected for fox squirrel nests. Clearing activities may be resumed if no nests are found.



POST DEVELOPMENT PUBLIC EDUCATION - Following the completion of construction activities, a program will be established to familiarize and educate the residents and maintenance personnel of the Town of Ave Maria about the presence of the Big Cypress fox squirrel. The program, at a minimum, will consist of the following:

EDUCATIONAL PAMPHLETS TO BE PROVIDED BY PERMITTEE TO RESIDENTS - The pamphlets will include pictures, a description of the protected status of the fox squirrel, suitable fox squirrel habitat types, notification of the negative consequence of human interaction with the fox squirrel, requirements for leashing of dogs, and notification that free-roaming house cats are predators and house cats should not be allowed to roam free. A map will be included showing the onsite preserves that are potential fox squirrel habitat areas.

EDUCATIONAL PAMPHLETS TO BE PROVIDED BY PERMITTEE TO GOLF COURSE MAINTENANCE PERSONNEL - Pamphlets containing the information listed above will be made available to golf course maintenance staff by posting the pamphlets in common areas inside the maintenance facility building.

CONSERVATION AREA NOTICES - Contractors will post signage adjacent to the on-site conservation areas containing suitable fox squirrel habitat to inform residents and visitors of the appearance of the fox squirrel, the protected status of the fox squirrel, and precautions to avoid harming of the fox squirrel by human interaction with the squirrel. Sign spacing shall be at a maximum of 300 feet; reference the sign details on this sheet for signage size and language

Attention

THE ONSITE PRESERVE AREAS PROVIDE HABITAT SUITABLE FOR THE BIG CYPRESS FOX SQUIRREL. THIS SPECIES IS PROTECTED BY LAW. THE FEEDING, HARASSING, OR OTHER DISTURBANCE OF THE FOX SQUIRREL BY RESIDENTS AND/OR GUESTS IS STRICTLY PROHIBITED.



The Big Cypress Fox Squirrel can coexist with low impact development projects. In order to accommodate this species, the property management recommends that owners keep pets on leashes when outside. Fox squirrels spend a significant portion of their time on the ground and can be somewhat tame. Free roaming pets can easily decimate a population of Fox Squirrels.

Squirrels can make interesting wildlife neighbors, and can be attracted to your landscape with minimal effort. The management encourages lot owners to plant native vegetation in an effort to provide nesting and foraging habitat for the Fox Squirrel.

The Big Cypress Fox Squirrel is found south of the Caloosahatchee River and east to the southern parts of Dade County. The primary habitats used include; open pine flatwoods, cypress strands, broad-leaf evergreen hammocks, mangroves, and oak forest. These squirrels feed on cypress balls, pine seed and occasionally cabbage palm and saw palmetto berries. The seeds of the slash pine (*Pinus elliotii*) are heavily used when available. The seasonal availability of pine seed and cypress ball production tends to dictate which habitat is most heavily used for foraging. Open understory is a critical factor in determining the use of the habitat. The Big Cypress Fox Squirrels spend a considerable amount of time foraging on the ground with optimal habitat consisting of open park-like atmosphere and are much slower moving than the gray squirrel.

The Big Cypress Fox Squirrels are usually active during the day. Nests are constructed for resting, sleeping and breeding. Leaf nests in pines, cypress, cabbage palms, and melaleuca; nests in tree hollows; and nests in bromeliad are used by the Big Cypress Fox Squirrels.

Treeline Distribution Center



Wood Stork Infor- mation



Treeline Distribution Center



Photo by H. R. Spindelov Jr.

Identification Tips:

- Length: 35 inches Wingspan: 66 inches
- Sexes similar
- Large, long-legged wader with a long neck
- Large bill, thick and slightly decurved
- Head and neck unfeathered and black
- White body plumage
- Black primaries and secondaries
- Holds neck extended in flight

Adult:

- Dark bill
- ## Immature:
- Yellow bill
 - Feathered head is grayish-brown

Similar Species:

Most other large white birds lack black flight feathers. White Pelican much different in shape, tucks its neck in while flying, has short legs and a long, orange bill. Whooping Crane has white secondary's and a white, feathered head and neck. White Ibis is much smaller with white head and neck, reddish bill and white secondary's.



Wood Stork Management Plan

Educational material, specifically color brochures, will be designed and supplied to contractors and workers involved with construction in the Ave Maria DRI. The brochures will educate workers and contractors on how to identify wood storks and what procedures to take when wood storks are observed foraging within or adjacent to ditches and canals proposed for filling or excavation.

Heavy equipment operators will be instructed to avoid interrupting foraging groups of wood storks (5 or more individual wood storks) within ditches and canals. The heavy equipment operators will be instructed to avoid earthwork activities within 500 feet of any group of foraging wood storks. Once the wood storks leave the ditch canal or construction area, or move more than 500 feet from the construction area, construction activities may resume.



Work Schedule Requirements

Application No : 140609-1

Page 1 of 1

Mitigation Plan ID: TREELINE DISTRIB.

Activity	Due Date
SUBMIT MITIGATION BANK DOCUMENTATION	01-JUN-15

STAFF REPORT DISTRIBUTION LIST

TREELINE DISTRIBUTION CENTER

Application No: 140609-1

Permit No: 36-04033-P

INTERNAL DISTRIBUTION

- X Carmen Quan, P.E.
- X Justin M.Hojnacki
- X Ricardo A. Valera, P.E.
- X Laura Layman
- X A. Bain
- X A. Waterhouse
- X ERC Engineering
- X ERC Environmental

EXTERNAL DISTRIBUTION

- X Permittee - J D C Property Group, L L C
- X Engr Consultant - Q. Grady Minor & Associates, P.A.
- X Env Consultant - Boylan Environmental Consultants
- X Owner - Monty Titling Trust 1

GOVERNMENT AGENCIES

- X Div of Recreation and Park - District 4 - Chris Becker, FDEP

OTHER INTERESTED PARTIES

- X Audubon of Florida - Charles Lee

STAFF REPORT DISTRIBUTION LIST

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