ADD2017-00023 Lee County ePlan

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 36-04033-P-02
DATE ISSUED:December 20, 2016

PERMITTEE: J D C FORT MYERS L L C
4520 MADISON AVENUE SUITE 100
KANSAS CITY, MO 64111

PROJECT DESCRIPTION: Construction and operation of a stormwater management system serving 31.19 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. 161201-20, dated December 1, 2016. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statues (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 5),
3. the attached 7 Special Conditions (See Pages : 5 - 5 of 5) and
4. the attached 2 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 20th day of December, 2016, 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 (my.sfwmd.gov/ePermitting).

BY:_____
Ricardo A. Valera, P.E.
Bureau Chief - Environmental Resource
Regulation Division

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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.

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

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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

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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.

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SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on December 20, 2021.

2. Operation and maintenance of the stormwater management system shall be the responsibility of PROPERTY OWNER 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. 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.

4. The following are exhibits to this permit:

   Exhibit No. 1 Location Map
   Exhibit No. 2 Grading, Drainage & Pollution Prevention Plans

5. Minimum building floor elevation: BASIN: North Basin - 25.00 feet NAVD 88.
   BASIN: West Basin - 25.00 feet NAVD 88.

6. Minimum parking lot elevation: Basin: North Basin - 24.00 feet NAVD 88.
   Basin: West Basin - 23.50 feet NAVD 88.

7. All commercial/industrial parcels shall provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master stormwater management system.

NOTICE OF RIGHTS

As required by Sections 120.569 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 of 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 affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, 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 Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of 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.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

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 an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed 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, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- 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. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of 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 Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and 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 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, any email address, any facsimile number, 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 determination.
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.

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 Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, 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 with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

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Last Date For Agency Action: January 30, 2017

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Treeline Distribution Center

Permit No.: 36-04033-P-02

Application No.: 161201-20

Application Type: Environmental Resource (Construction/Operation Modification)

Location: Lee County, S26/T45S/R25E

Permittee : J D C Fort Myers L L C

Operating Entity : Property Owner Association

Project Area: 31.19 acres

Permit Area: 46.56 acres

Project Land Use: Commercial

Drainage Basin: ESTERO BAY

Receiving Body: Existing Drainage Ditch

Special Drainage District: NA

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 31.19 acres of commercial development for a project known as Treeline Distribution Center.

This project intends to revise the site plan permitted under Application No. 140609-1 as follows:

- 0.77 acres will be moved from the West Basin to the North Basin.
- Dry Detention Area No. 1 will be rehspaed and expanded to increase parking area.
- The Lake Basin control structure will be relocated. No changes are proposed to the control structure design.

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.).

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PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located west of Treeline Avenue South and approximately 0.5 miles south of Daniels Parkway, in Fort Myers, Lee County, Florida. Refer to Exhibit 1 for a location map.

This site was conceptually approved under Application No. 000501-10. The Permit Area was expanded to 46.56 acres under Application No. 140609-1. The permit was tranferred to the current owner under Application No. 151229-3.

The site contains a 1.46-acre cypress wetland preserve along the central northern boundary of the West Basin. For information on the wetlands and surface waters within the project, please refer to the Wetlands and Surface Waters section of this staff report.

LAND USE:

Construction

Basin : North Basin

	Total Basin	
Building Coverage	4.90	acres
Dry Detention Bottom	.92	acres
Dry Detention Sides	.78	acres
Pavement	8.79	acres
Pervious	2.72	acres
Total:	**18.11**	

Basin : West Basin

	Total Basin	
Dry Detention Bottom	1.00	acres
Dry Detention Sides	.20	acres
Pavement	10.46	acres
Pervious	1.42	acres
Total:	**13.08**	

WATER QUANTITY :

Discharge Rate :

No change to the previously permitted design discharge is proposed.

Finished Floors :

As shown in the following table and the attached exhibits, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

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	24.86	25	N/A
West Basin	24.69	25	N/A

Parking Lot Design :

As shown in the following table and the attached exhibit, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

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	23.51	24
West Basin	23.27	23.5

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NAVD 88)	WSWT Ctrl Elev (ft, NAVD 88)	Method Of Determination
North Basin	18.11	20.85	20.85	Previously Permitted
West Basin	13.08	20.85	20.85	Previously Permitted

WATER QUALITY :

The project provides the required water quality treatment volume based on 2.5 inches over the basin area.

Pursuant to Appendix E of Environmental Resource Permit Applicant's Handbook Volume II, the water quality treatment volume provided includes an additional 50% treatment volume above the requirements in Section 4.2 of Volume II to provide reasonable assurance that the project will not have an adverse impact on the quality of the downstream receiving body.

In addition to the required water quality treatment volume, the applicant provided site specific pollutant loading calculations to demonstrate that the storm water management system reduces the post development loading of pollutants (specifically phosphorus) to levels less than the loadings generated under the pre-development condition. The pollutant loading calculations are based upon the removal characteristics associated with the system.

The project also includes implementation of a Pollution Prevention Plan (Exhibit No. 2) 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	.75	.75

WETLANDS:

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Wetlands And Other Surface Waters:

The project area contains a preserve that includes a 1.46-acre cypress wetland (Exhibit 2 depicts the location of the preserve centrally along the southern boundary of the North Basin). Secondary impacts amounting to total functional loss and mitigation to address the impacts were authorized by Permit No. 36-04033-P under Application No. 000501-10. Specifically, the permittee funded a 12.64-acre restoration project within the Corkscrew Regional Ecosystem Watershed (CREW) area. The wetland preserve is required by Lee County and is not considered as a mitigation to offset any wetland impacts associated with the site and is not within a Conservation Easement in favor of the District. Impacts to 0.39 acre of cypress wetlands in the north basin, and mitigation to address the impacts by purchase of mitigation credits, were authorized by Permit No. 36-04033-P-02 under Application No. 140409-1. The credits have been purchased. No additional impacts to wetlands or other surface waters are anticipated to occur as a result of the proposed activities.

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.

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RELATED CONCERNS:

Water Use Permit Status:

Water Use Permit Nos. 36-08284-W & 36-08286-W have been issued for this site.

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

Waste Water System/Supplier:

Lee County

Right-Of-Way Permit Status:

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

Historical/Archeological Resources:

During the review of Application No. 140609-1, the District received correspondence 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:

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Barbara J. Conmy

DATE: 20 Dec 2016

SURFACE WATER MANAGEMENT:

Carlos A. de Rojas, P.E.

DATE: 20-Dec-2016

Exhibit No: 1	Exhibit Created On: 2016-12-15	LEE COUNTY, FL

REGULATION DIVISION

Project Name: TREELINE DISTRIBUTION CENTER

0 1,150 2,300 Feet

N

Application

Permit No: 36-04033-P-02

Application Number: 161201-20

Created by

South Florida Water Management District

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Exhibit No. 2

Application No. 161201-20

Treeline Distribution Center

Development Order Amendment to DOS 2014 00077

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

Owners:

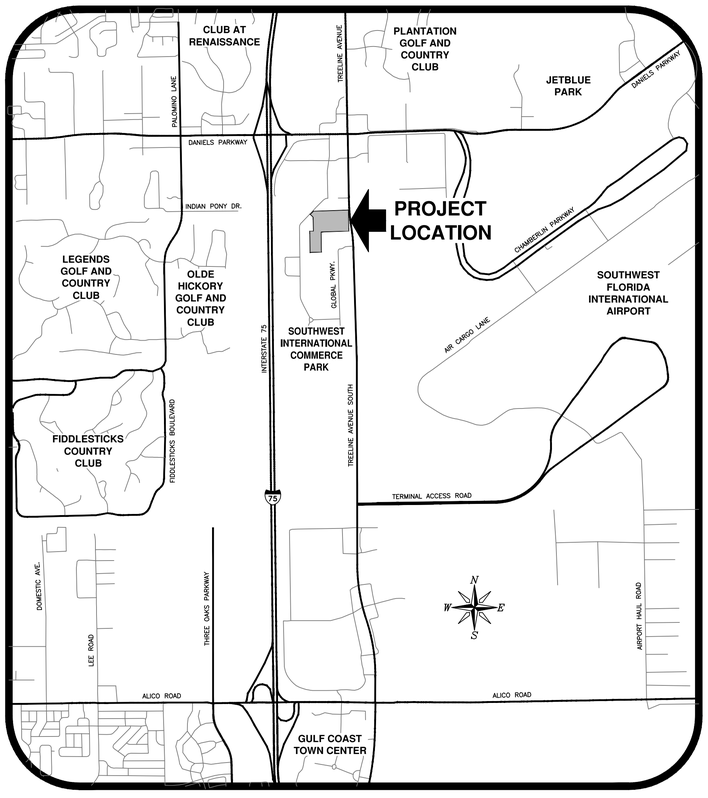
JDC Fort Myers. LLC
4520 Madison Ave, Suite 100
Kansas City, Mo 64111

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

Developer:

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

CURRENT LEE COUNTY ZONING: IPD (ORDINACE NO. Z-14-034), CPD (ORDINANCE NO. Z-15-007)
PROPOSED LEE COUNTY ZONING: IPD
DEVELOPMENT ORDER AMENDMENT TO: DOS 2014 00077
STRAP: 26-45-25-L1-2400A.0000
26-45-25-L1-2400X.0000
26-45-25-L1-2400L.00CE
ENVIRONMENTAL RESOURCE PERMIT #: 36-04033-P-02



Location Map
N.T.S.

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Dwg. No.	Description
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2	GENERAL NOTES
3	OVERALL EXISTING SITE PLAN WITH AERIAL
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5	DEMOLITION PLAN
6	PROPOSED SITE PLAN
7	GRADING, PAVING AND DRAINAGE
8	TYPICAL CROSS SECTIONS
9	GRADING, PAVING AND DRAINAGE DETAILS

Revisions

Revision	Date	Description	By

Prepared by:

GradyMinor

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

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

SUBMITTAL: DOA
DATE: NOVEMBER 2016
FILE NAME: JDCTREE-DOA COV.DWG
JOB CODE: JDCTREE
SHEET NUMBER 1 OF 9

Treeline Distribution Center
Development Order Amendment to DOS 2014 00077

GradyMinor BONITA SPRINGS

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Exhibit No. 2

Application No. 161201-20

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION AND CONTROL OF ANY EROSION, SEDIMENTATION OR SURFACE WATER TURBIDITY CAUSED BY HIS ACTIVITY.
6. 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.
7. 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.
8. 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.
9. LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE DEVELOPMENT ORDER.
11. 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.
12. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATION IN PLANS AND/OR SPECIFICATIONS.
13. 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.
14. 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.
15. CONTRACTOR SHALL ATTEND PRE-CONSTRUCTION MEETING WITH LEE COUNTY UTILITIES, LEE COUNTY, OWNER AND ENGINEER PRIOR TO START OF CONSTRUCTION.
16. 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.
17. 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.
18. CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS. ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.
19. 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.
20. 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.
21. ALL FILL SLOPES SHALL BE PROPERLY COMPACTED AS REQUIRED IN THE SPECIFICATIONS AND SHALL BE SEEDED OR SODDED AS DIRECTED BY OWNER WITHIN 28 HOURS OF FINAL GRADING.
22. 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.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FP&L ON THE INSTALLATION OF STREET OR PARKING LOT LIGHTS, UNDERGOUND INSTALLATION, TRANSFORMER INSTALLATION, ETC.
24. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORDS.
25. 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.
26. THE OWNER OR HIS ASSIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MANAGEMENT SYSTEM, OPEN SPACE, COMMON AREAS, AND PRIVATE STREETS.
27. 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

1. LEE COUNTY UTILITIES (LCU) STANDARDS AND SPECIFICATIONS TO BE USED AT A MINIMUM.
2. 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.
3. UNLESS OTHERWISE SPECIFIED, CROSS CONNECTION CONTROL SHALL FOLLOW AWWA REQUIREMENTS.
4. 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.
5. 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.
6. 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.
7. 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.
8. DO NOT TIE WATER MAINS IN UNTIL LINES HAVE BEEN CLEARED BY LEE COUNTY DEPARTMENT OF HEALTH.
9. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR HIS ASSIGN.
10. ALL CONDUITS FOR OTHER UTILITIES SHALL BE PLACED A MINIMUM OF 18" VERTICAL AND 5' HORIZONTAL FROM POTABLE WATER, FORCE MAINS & SANITARY SEWER.
11. 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.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES AND SURVEY MARKERS IN THE AREA.
13. WATER MAINS SHALL BE PVC (AWWA C-900) DR-18, EXCEPT DR14 (CLASS 200) UNDER PAVEMENT AND 5' BOTH SIDES.
14. ALL PVC GRAVITY SANITARY SEWER PIPE SHALL BE ASTM D3034 SDR 26 UNLESS OTHERWISE SHOWN.
15. FORCE MAINS SHALL BE PVC (AWWA C-900) DR-18, EXCEPT DR14 (CLASS 200) UNDER PAVEMENT AND 8' BOTH SIDES.
16. ALL WATER MAIN VALVES SHALL CONFORM TO AWWA C-509 RESILIENT SEATED TYPE.
17. ALL 8" SANITARY SEWER MAINS TO BE SLOPED AT 0.40% MINIMUM.
18. UNDERGROUND CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH LEE COUNTY UTILITIES (239-533-8181) ENGINEERING DEPARTMENT ON THE FOLLOWING APPLICABLE CONSTRUCTION ITEMS:
    A. POTABLE WATER DISTRIBUTION
        1. CONNECTIONS
        2. PRESSURE TESTS
        3. FLUSHING AND BACTERIOLOGICAL TESTING.
        4. MASTER METER AND BACKFLOW PREVENTER INSTALLATIONS.
    B. SANITARY SEWER COLLECTION AND PUMPING SYSTEM
        1. COLLECTION SYSTEM INSPECTION
        2. LOW PRESSURE AIR TESTING
19. 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.
20. SANITARY LATERALS ARE 6" DIAMETER AT 1.00% MINIMUM SLOPE.
21. FIRE HYDRANT TO BE TEMPORARY BACTERIAL SAMPLING POINT. CONTRACTOR RESPONSIBLE FOR MAINTAINING SATISFACTORY ENVIRONMENT FOR SAMPLING.
22. 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.
23. ALL COLD-WATER METERS-DISPLACEMENT TYPE, BRONZE MAIN CASE, SIZE ½ IN. THROUGH 2 IN. SHALL MEET REQUIREMENTS OF AWWA C700 AND LCU SPECIFICATIONS.
24. ALL WATER METER COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM WITH NSF STANDARD 61.
25. 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.
26. ALL PRESSURE MAINS SHALL BE DEFLECTED WITH BENDS AROUND CATCH BASINS TO MAINTAIN 5' MINIMUM SEPARATION.
27. ANY LANDSCAPING DESTROYED DURING MAINTENANCE OF THE WATER AND/OR SEWER SYSTEMS SHALL NOT BE THE RESPONSIBILITY OF THE LCU TO REPLACE.
28. 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.
29. 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:

WITHDRAWN

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.

SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Emergency 911

5531 Halifax Ave.
Fort Myers, Florida 33912

Prevention # (239) 482-8030
Fax # (239) 433-2185

Business # (239) 433-0080
Fax # (239) 433-1941

FIRE FLOW TEST

DATE : 09/10/2014 **OUT OF DATE:** 09/10/2015

TIME : 07:45

HYDRANT #: 6320

HYDRANT (TEST) LOCATION : 13880 TREELINE AVE 3RD SOUTH

STATIC: 64

RESIDUAL: 56

HYDRANT (FLOW) LOCATION : TREELINE 1ST NORTH OF STATIC HYDRANT

PITOT 1: 30

PITOT 2: 30

GPM: 1654

HYDRANT FLOW AT 20 PSI: 4153

Name Of Person Conducting Test
(Signature)

Notice : The results of this water flow test are an indicator of the available water for fire protection on this date, time, and location, as specified above. The South Trail Fire District makes no expressed or implied guarantees of future water flow for this, or any other location.

FIRE FLOW

FIRE FLOW CALCULATIONS

PER 2010 FLORIDA FIRE PREVENTION CODE TABLE §18.4.5.1.2

BUILDING	AREA (SQ. FT.)	TYPE	SPRINKLED	FF (GPM)	FF (-75%) (GPM)
PROPOSED	213,508	IIB(IBC) II(000) NFPA	YES	8,000	2,000

FIRE LINE NOTES

1. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY FIRE LINE.
2. INSTALLATION OF ALL UNDERGROUND FIRE LINES SHALL COMPLY WITH THE 2007 EDITION OF NFPA 24.
3. UNDERGROUND FIRE LINES SHALL BE INSTALLED BY AN APPROPRIATELY CERTIFIED FIRE SPRINKLER CONTRACTOR OR A TYPE V UNDERGROUND CONTRACTOR AS DEFINED AND OUTLINED IN 633.021, 633.521 AND 633.539 F.S.

PROPERTY DEVELOPMENT REGULATIONS (IPD)

FLOOD ZONE	N/A
FLUM DESIGNATION:	TRADEPORT
EXIST. ZONING DESIGNATION:	IPD, CPD
EXISTING LAND USE:	IDP, AGRICULTURAL
PROPOSED USE:	INDUSTRIAL
ADDRESS:	14001 JETPORT LOOP RD FORT MYERS, FL 33913
PROJECT ACREAGE:	23.26 ACRES
REQUIRED OPEN SPACE:	4.57 ACRES (20%)
OPEN SPACE PROVIDED:	9.57± 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: TREELINE AVE. JET PORT LOOP	50' 25'	190' 290'
SIDE	20'	60'
REAR (W)	15'	191'
WATER BODY	25'	N/A

SITE DATA

		ACRES	S.F.	%
TOTAL SITE AREA:	=	23.26	1,013,393	100.0
IMPERVIOUS	=	13.69	596,400	58.9
BUILDING(s)	=	4.90	213,508	21.1
PAVEMENT (INCL CURB)	=	8.79	382,892	37.8
PERVIOUS				
OPEN SPACE	=	6.99	304,484	30.0
LAKE	=	2.58	112,509	11.1

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	399

REFUSE AND SOLID WASTE DISPOSAL

PER LEE COUNTY LDC §10-261

SOLID WAST/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 *
BUILDINGS 5,000-10,000 S.F.	48 S.F. (FOR RECYCLE)	48 S.F.

* 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

	RAINFALL (IN.)	NORTH BASIN STAGE (FT-NAVD)	WEST BASIN STAGE (FT-NAVD)	LAKE BASIN STAGE (FT-NAVD)
5 YEAR 1 DAY	5.3	23.51	23.27	23.27
10 YEAR 1 DAY	6.5	23.75	23.53	23.53
25 YEAR 3 DAY	10.5	24.47	24.10	24.10
25 YEAR 3 DAY (BACK TO BACK)	10.5	24.48	24.12	24.12
100 YEAR 3 DAY	14.0	24.86	24.69	24.69
CONTROL ELEVATION		20.85	20.85	20.85
MINIMUM PARKING LOT ELEVATION		24.00	23.50	N/A
MINIMUM ROAD CROWN ELEVATION		24.00	24.00	N/A
MINIMUM PERIMETER BERM ELEVATION		24.60	24.30	24.30
MINIMUM FINISHED FLOOR ELEVATION		24.60	25.00	N/A

LEGEND

Revision	Date	Description	By

DESIGNED BY: D.B.A
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: AS SHOWN

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

TREELINE DISTRIBUTION CENTER

GENERAL NOTES

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/TWNSHP/RNG: 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA

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Exhibit No. 2

Application No. 161201-20

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JETPORT LOOP

EX. 15' L.B.E.

EX. 10'X 10' L.C.U.E

EX. 50' D.E. & U.E.

EX. 10' F.P.L EASEMENT

PROPERTY BOUNDARY

EX. LOADING AREAS (TYPICAL)

EX. COMPACTOR

EX. 15' L.B.E.

EX. 15'X20' L.C.U.E

80' R.O.W.

6' P.U.E.

PROPERTY BOUNDARY

EX. 10' F.P.L. EASEMENT

LOT 20 JETPORT-INTERSTATE COMMERCE PARK

EX. 50' D.E & U.E

EX. 20' L.A.E. & P.A.E.

EX. 6' P.U.E.

NORTH BASIN

EX. LOADING AREAS (TYPICAL)

MEDIAN

R.O.W. (WIDTH VARIES)

PARKING AREA

EX. 5' D.E. & U.E.

EX. WELL

RELOCATED CS-1 (SEE DETAIL)

PROPOSED 0.77 ACRE EXPANSION

EX. PRESERVE

PROPERTY BOUNDARY

TREELINE AVENUE

EX. 20' L.M.E.

PROPERTY BOUNDARY

EX. LAKE 1

LAKE BASIN

WEST BASIN

BASIN BOUNDARY

EX. 60' ACCESS & UTILITY

EX. 5' L.B.E

EX. 10' F.P.L EASEMENT

PROPERTY BOUNDARY

EX. 5' L.B.E

N

0 40' 80' 160'

SCALE: 1" = 80'

REVISED BASIN DATA

	NORTH BASIN AREAS (AC.)	LAKE BASIN AREAS (AC.)	WEST BASIN AREAS (AC.)
TOTAL AREA	18.11	5.15	13.08
IMPERVIOUS	12.75	0	11.00
BUILDING	4.90	0	0
PAVEMENT	8.79	0	10.46
PERVIOUS	4.42	2.57	2.62
LAKE	0	2.58	0

LEGEND

Revision	Date	Description	By

DESIGNED BY: D.B.A.
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: 1" = 80'

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
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3800 Via Del Rey
Bonita Springs, Florida 34134

TREELINE DISTRIBUTION CENTER

OVERALL EXISTING 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

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

MUNICIPALITY: LEE COUNTY
SEC/TWNSHP/RNG: 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA
SHEET 3 OF 9

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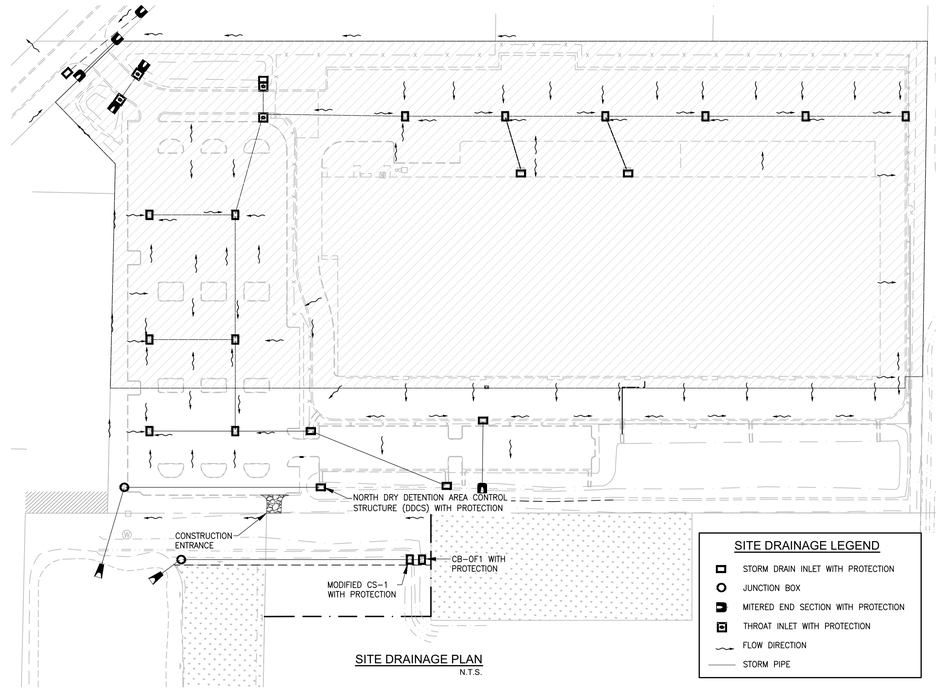
Exhibit No. 2

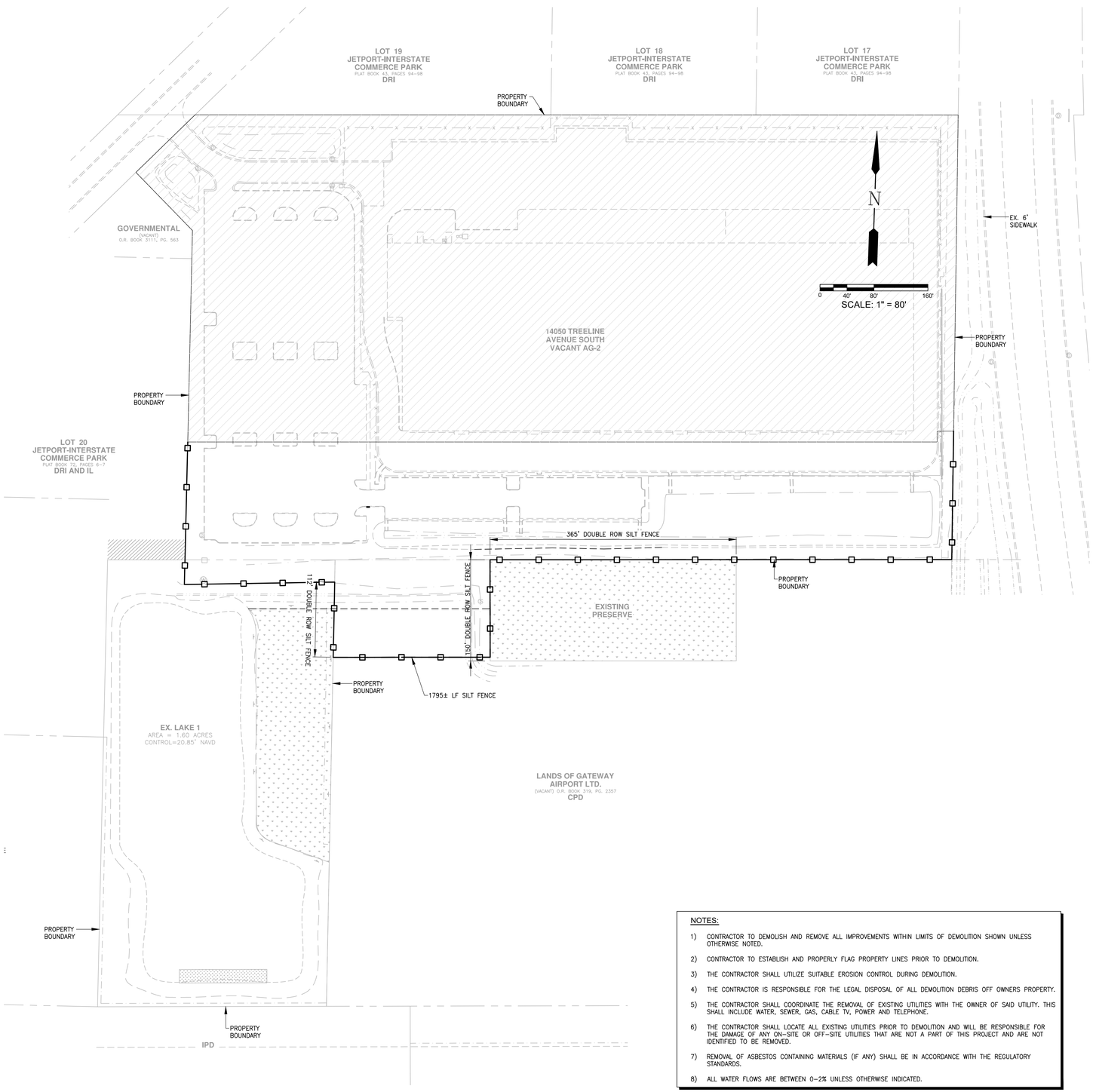
Application No. 161201-20

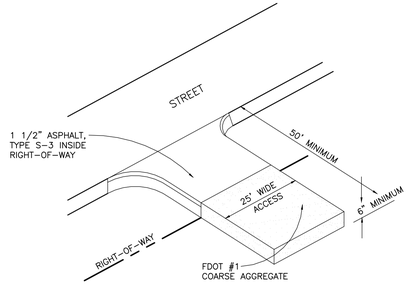


SITE DRAINAGE PLAN
N.T.S.

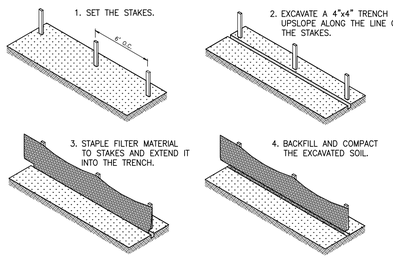
SITE DRAINAGE LEGEND

- STORM DRAIN INLET WITH PROTECTION
- JUNCTION BOX
- MITERED END SECTION WITH PROTECTION
- THROAT INLET WITH PROTECTION
- FLOW DIRECTION
- STORM PIPE

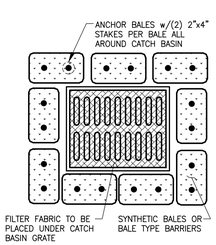




GRAVEL OR PAVED CONSTRUCTION ENTRANCE DETAIL (RUBBLE STRIP)
N.T.S.



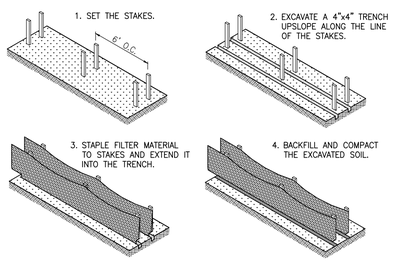
TYPICAL SILT FENCE DETAIL
N.T.S.



NOTES:

1. BALES SHOULD BE ANCHORED w/2-1"x2" (OR 1" DIA.)x4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
2. RAILS AND POSTS SHALL BE 2"x4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER.
3. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.
4. WHERE USED IN CONJUNCTION w/SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

CATCH BASIN PROTECTION DETAIL
N.T.S.



DOUBLE SILT FENCE DETAIL
N.T.S.

NOTES:

1) CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
2) CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
3) THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION.
4) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL DEMOLITION DEBRIS OFF OWNERS PROPERTY.
5) THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
6) THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT AND ARE NOT IDENTIFIED TO BE REMOVED.
7) REMOVAL OF ASBESTOS CONTAINING MATERIALS (IF ANY) SHALL BE IN ACCORDANCE WITH THE REGULATORY STANDARDS.
8) ALL WATER FLOWS ARE BETWEEN 0-2% UNLESS OTHERWISE INDICATED.

LEGEND

EXISTING TO REMAIN

Revision	Date	Description	By

DESIGNED BY: D.B.A
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: 1" = 80'

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

TREELINE DISTRIBUTION CENTER

EROSION CONTROL AND CLEARING 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

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

MUNICIPALITY: LEE COUNTY
SEC/TWNSHP/RNG: 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA
SHEET 4 OF 9

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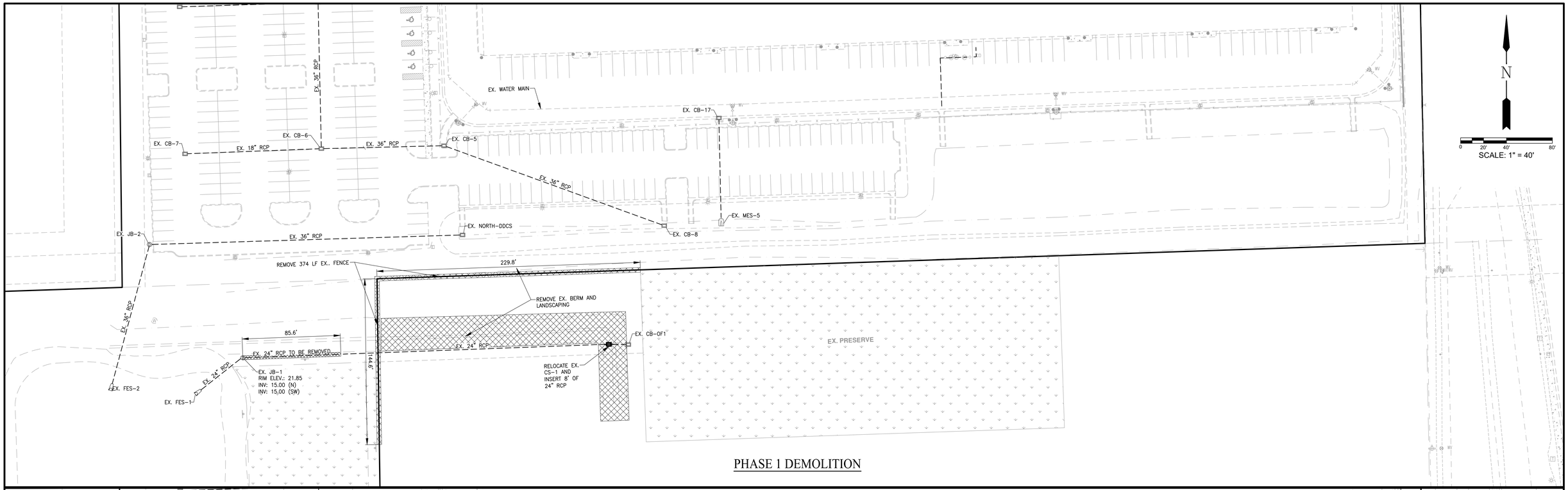
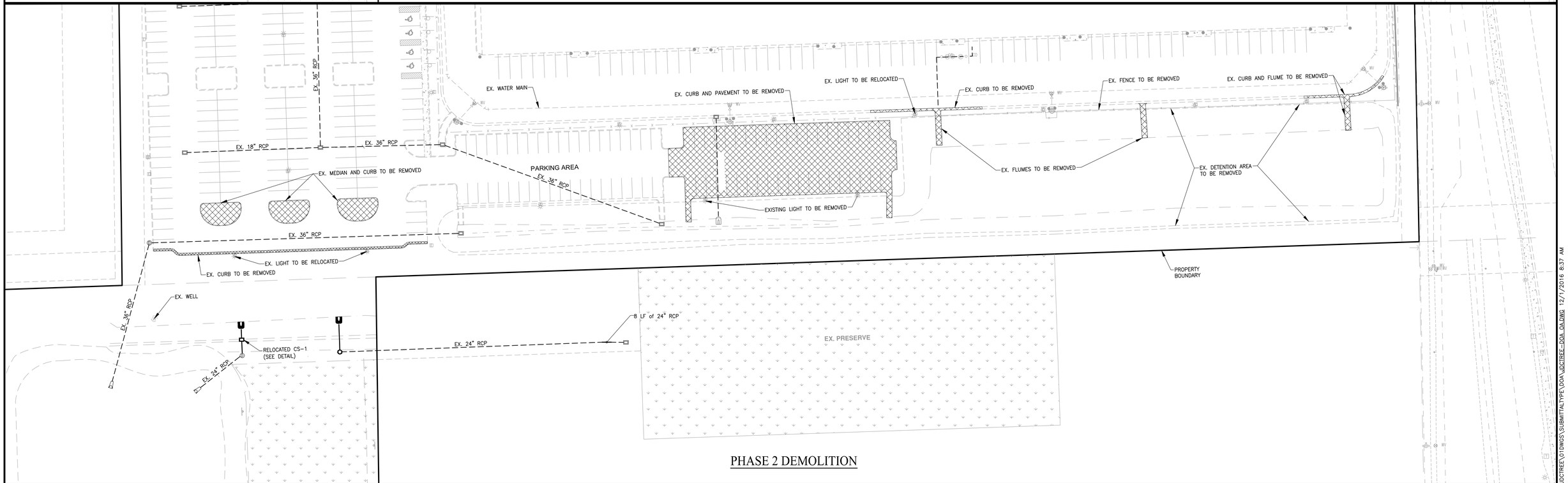
ADD2017-00023 Lee County ePlan

Exhibit No. 2

Application No. 161201-20



PHASE 1 DEMOLITION



PHASE 2 DEMOLITION

LEGEND

AREA TO BE REMOVED

Revision	Date	Description	By

DESIGNED BY: D.B.A
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: 1" = 40'

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DEMOLITION 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

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

MUNICIPALITY: LEE COUNTY
SEC/TWNSHP/RNG: 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA

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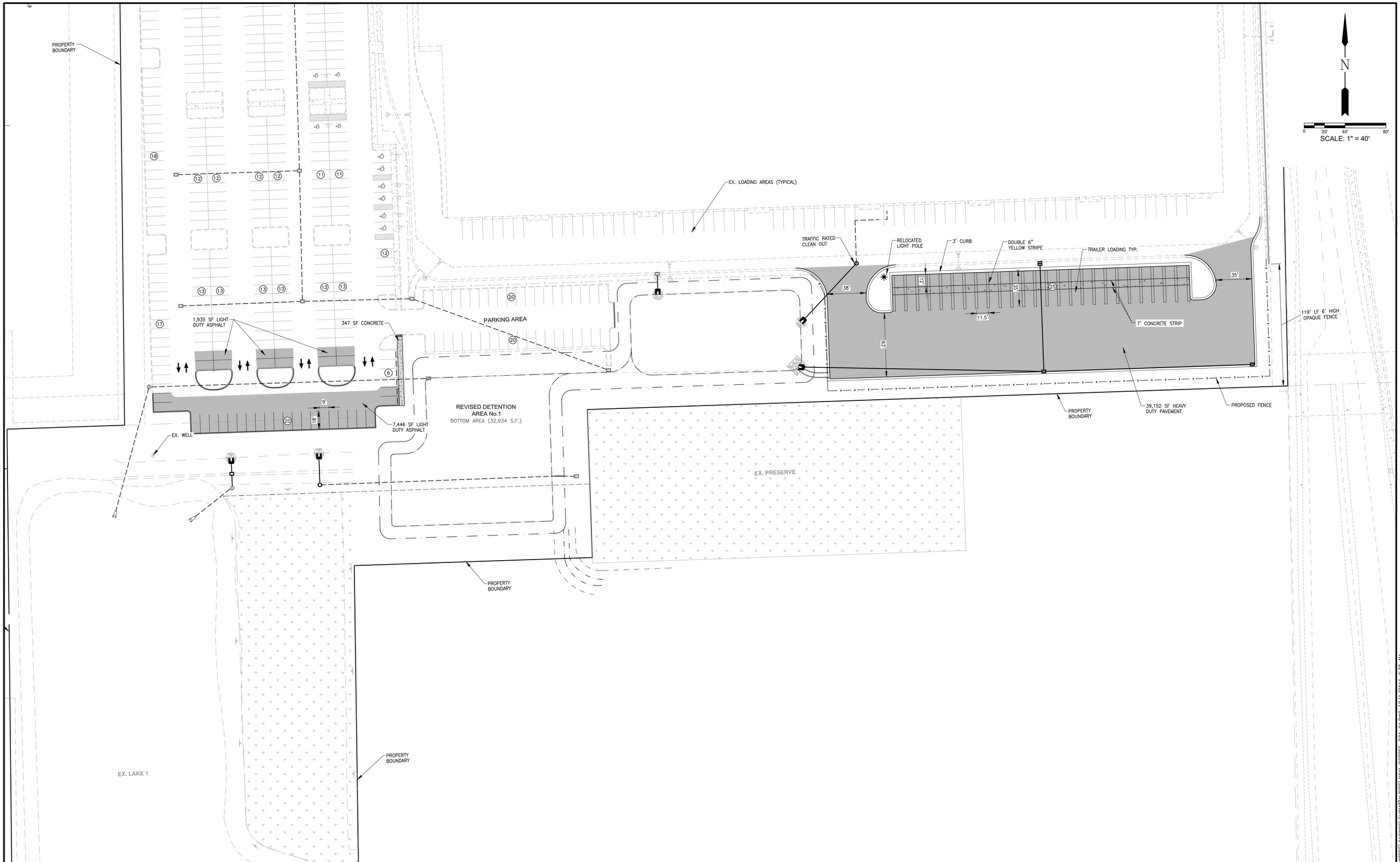

LEGEND

Revision	Date	Description	By

DESIGNED BY: D.B.A
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: 1" = 40'

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3800 Via Del Rey
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TREELINE DISTRIBUTION CENTER

PROPOSED 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

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

MUNICIPALITY: LEE COUNTY
SEC/TWNSHP/RNG 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA
SHEET 6 OF 9

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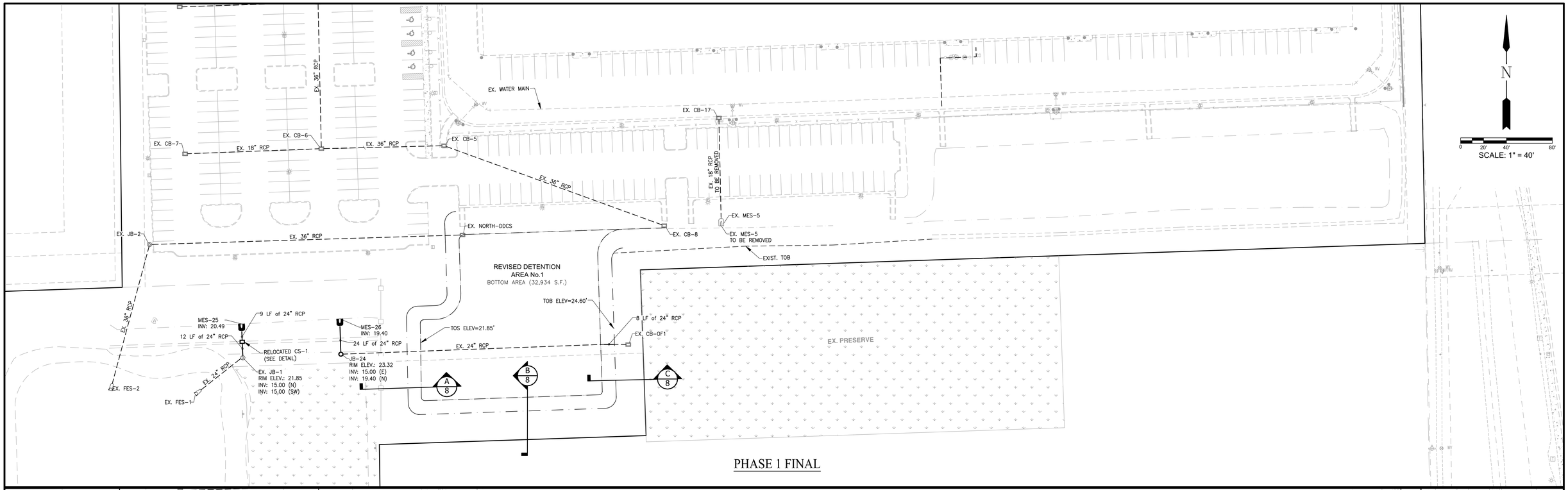
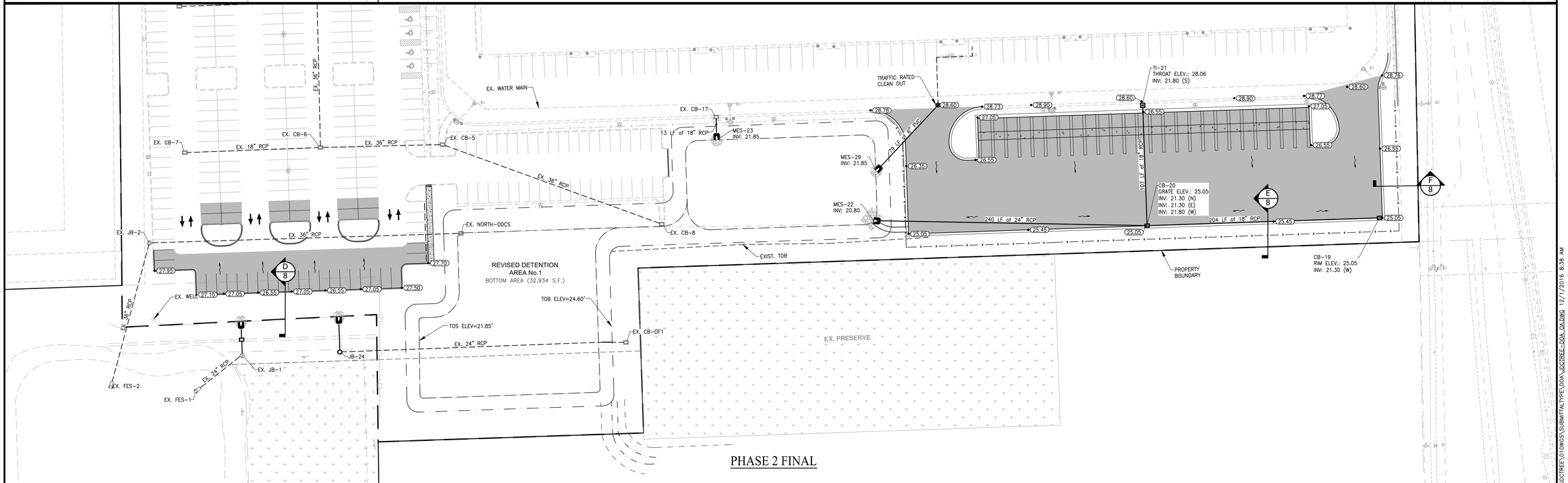
Exhibit No. 2

Application No. 161201-20





LEGEND

Revision	Date	Description	By

DESIGNED BY: D.B.A
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: 1" = 40'

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Bonita Springs, Florida 34134

TREELINE DISTRIBUTION CENTER

GRADING, PAVING & DRAINAGE & UTILITY PHASING 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

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

MUNICIPALITY: LEE COUNTY
SEC/TWNSHP/RNG: 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA
SHEET 7 OF 9

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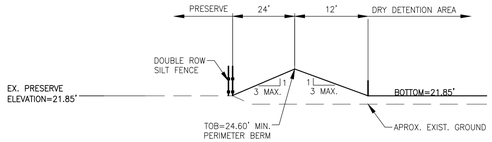
ADD2017-00023 Lee County ePlan

Exhibit No. 2

Application No. 161201-20

Page 8 of 9



SECTION A-A
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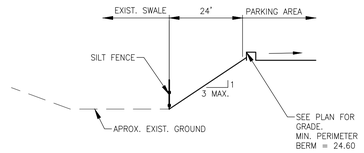

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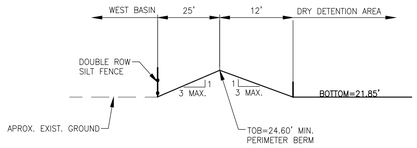

SECTION B-B
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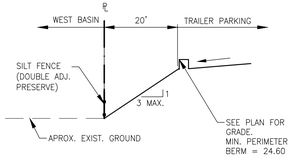

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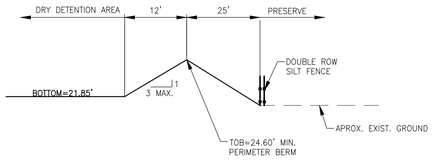

SECTION C-C
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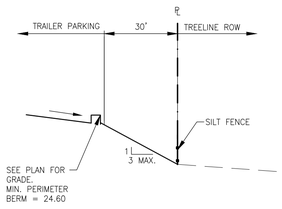

SECTION F-F
N.T.S.

LEGEND

Revision	Date	Description	By

DESIGNED BY: D.B.A.
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: AS SHOWN

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TREELINE DISTRIBUTION CENTER

SECTION VIEWS

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/TWNSHP/RNG: 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA
SHEET 8 OF 9

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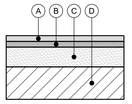
ADD2017-00023 Lee County ePlan



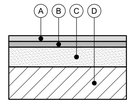
(A) 1" ASPHALT WEARING SURFACE COMPACTED TO 95% OF THE LABORATORY MARSHALL DENSITY. F.D.O.T. TYPE S-III, MAX. 45% RECYCLE.

(B) 1" ASPHALT STRUCTURAL COURSE COMPACTED TO 95% OF THE LABORATORY MARSHALL DENSITY. F.D.O.T. TYPE S-I, MAX 50% RECYCLE

(C) 8" LIMEROCK OR SHELL ROCK BASE LBR 100, COMPACTED TO AT LEAST TO 98% OF THE MODIFIED PROCTOR

(D) 12" STABILIZED SUBBASE LBR 40, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR

LIGH DUTY ASPHALT DETAIL
N.T.S.



(A) 1.5" ASPHALT WEARING SURFACE COMPACTED TO 95% OF THE LABORATORY MARSHALL DENSITY. F.D.O.T. TYPE S-I, MAX. 45% RECYCLE.

(B) 1.5" ASPHALT STRUCTURAL COURSE COMPACTED TO 95% OF THE LABORATORY MARSHALL DENSITY. F.D.O.T. TYPE S-I, MAX 50% RECYCLE

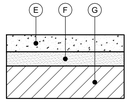
(C) 8" LIMEROCK OR SHELL ROCK BASE LBR 100, COMPACTED TO AT LEAST TO 98% OF THE MODIFIED PROCTOR

(D) 12" STABILIZED SUBBASE LBR 40, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR

HEAVY DUTY ASPHALT DETAIL
N.T.S.

R1-1

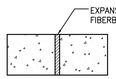
PROJECT SIGNAGE
N.T.S.



(E) 6" CONCRETE (4000 PSI). 10' X 10' CONTROL JOINT SPACING W/ MIN. 1-1/4" SAW-CUT DEPTH.

(F) 4" LIMEROCK OR SHELL ROCK BASE LBR 100, COMPACTED TO AT LEAST TO 98% OF THE MODIFIED PROCTOR

(G) 12" COMPACTED SUB-BASE, MIN LBR 20 COMPACTED TO 98% MAX. DENSITY (ASTM D-1557)

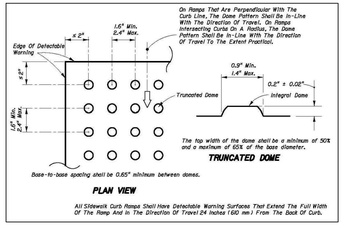


NOTE:
CONTRACTOR SHALL COMPLY WITH THE DESIGN DATA AND RECOMMENDATION OF THE FCPA "DESIGN AND CONSTRUCTION OF CONCRETE PAVEMENT MANUAL" FOR CONCRETE PAVEMENT JOINT SPACING. THIS IS TO INCLUDE CONTROL/CONSTRUCTION, CONTRACTION AND ISOLATION JOINTS.

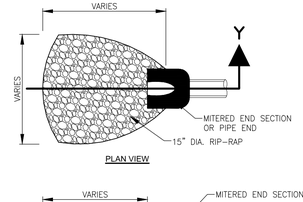
CONCRETE PAVEMENT CONSTRUCTION
N.T.S.

NOTES:

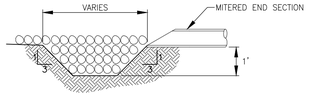
1. BASE MATERIAL SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND SUB-BASE SHALL BE EXTENDED 1 FOOT MIN. BEYOND THE BASE.
2. CONCRETE PAVEMENT SHOULD BE CONSTRUCTED ONLY OVER STABLE AND SMOOTH COMPACTED SUBGRADES. ANY SURFACE DISTURBANCES OR WHEEL RUTTING SHOULD BE PREPARED PRIOR TO PLACEMENT OF CONCRETE.
3. THE SUBGRADE SHOULD BE THOROUGHLY WETTED IMMEDIATELY PRIOR TO THE PLACEMENT OF CONCRETE TO MINIMIZE ABSORPTION OF MOISTURE FROM THE CONCRETE DURING CURING.
4. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT, WITH THE EXCEPTION OF CURBING OR THICKENED EDGES.
5. CONCRETE PAVEMENT CAN BE USED IN PLACE OF ASPHALT.



ADA DETECTABLE WARNING STRIP DETAIL
N.T.S.

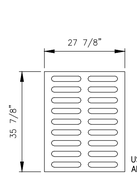


PLAN VIEW

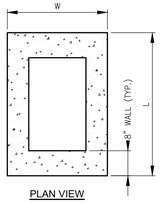


SECTION Y

MITERED OR PIPE END SECTION RIP RAP SUMP
N.T.S.



GRATE

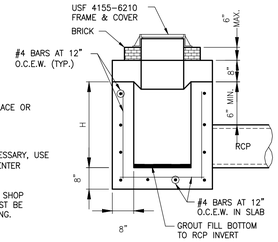


PLAN VIEW

BASIN DIMENSIONS			
TYPE	L	W	H
C	4.33	3.33	VARIES
E	5.83	4.33	VARIES

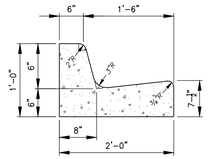
NOTES:

1. ALL CATCH BASINS TO BE POURED IN PLACE OR PRECAST.
2. ALL CONCRETE TO BE 4,000 PSI.
3. WHERE TOP SLAB CONSTRUCTION IS NECESSARY, USE 8" THICK SLAB w/#5 BARS AT 4" ON CENTER CONTINUOUS INTO CATCH BASIN WALLS.
4. WHERE "H" DIMENSION EXCEEDS 5 FEET, SHOP DRAWINGS FOR WALL REINFORCEMENT MUST BE SUBMITTED FOR APPROVAL BEFORE CASTING.

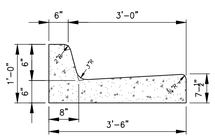


SECTION

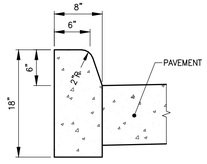
CATCH BASIN DETAIL
N.T.S.



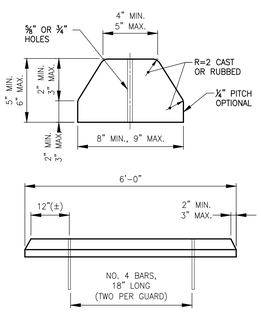
TYPE 'F' CURB
(N.T.S.)



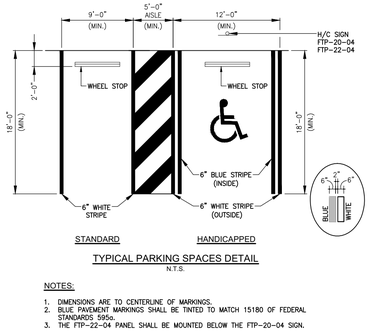
TYPE 'F' CURB (MODIFIED)
(N.T.S.)



TYPE 'D' CURB
N.T.S.



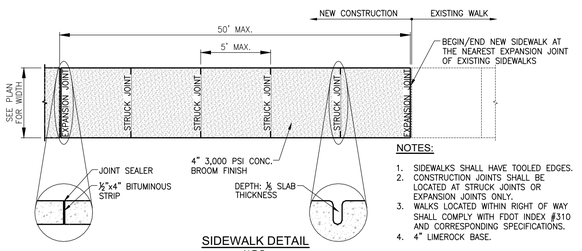
CONCRETE BUMPER GUARD
N.T.S.



TYPICAL PARKING SPACES DETAIL
N.T.S.

NOTES:

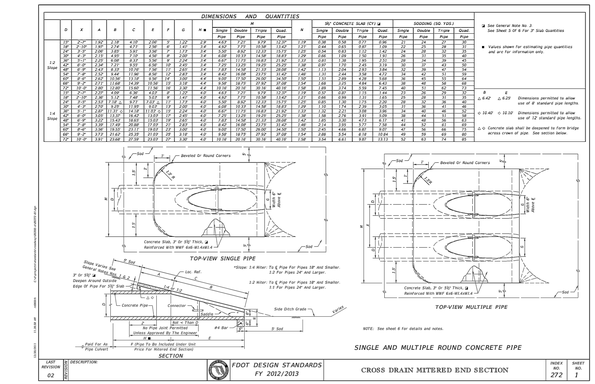
1. DIMENSIONS ARE TO CENTERLINE OF MARKINGS.
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH 15180 OF FEDERAL STANDARDS 595a.
3. THE FTP-22-04 PANEL SHALL BE MOUNTED BELOW THE FTP-20-04 SIGN.



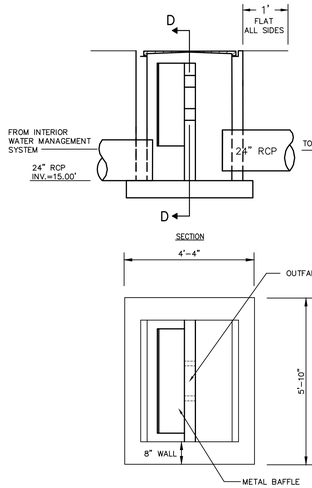
NOTES:

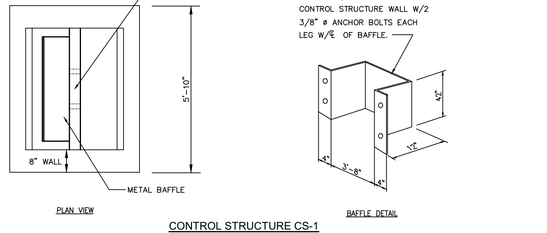
1. SIDEWALKS SHALL HAVE TOOLED EDGES.
2. CONSTRUCTION JOINTS SHALL BE LOCATED AT STRUCK JOINTS OR EXPANSION JOINTS ONLY.
3. WALKS LOCATED WITHIN RIGHT OF WAY SHALL COMPLY WITH FDOT INDEX #310 AND CORRESPONDING SPECIFICATIONS.
4. 4" LIMEROCK BASE.

SIDEWALK DETAIL
N.T.S.

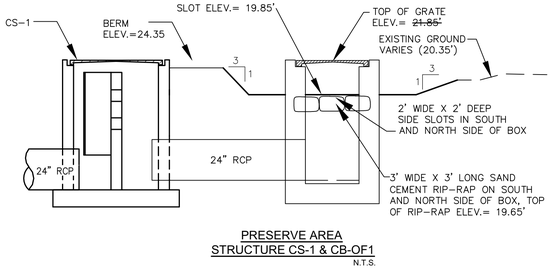


MITERED END DETAIL
FDOT INDEX 272 (SHEET 1)
N.T.S.

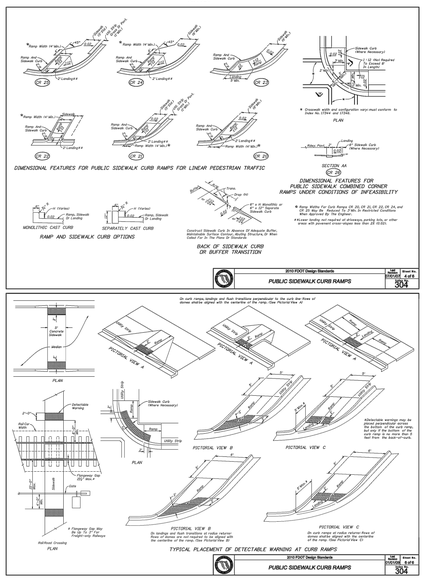




CONTROL STRUCTURE CS-1
N.T.S.



PRESERVE AREA STRUCTURE CS-1 & CB-OF1
N.T.S.



HANDICAP RAMP DETAIL
FDOT INDEX 304 (SHEETS 4 & 6)
N.T.S.

LEGEND

Revision	Date	Description	By

DESIGNED BY: D.B.A.
DRAWN BY: M.A.
APPROVED: D.B.A.
JOB CODE: JDCTREE
SCALE: AS SHOWN

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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/TWNSHP/RNG: 26/45S/25E
DATE: NOVEMBER 2016
SUBMITTAL TYPE: DOA
SHEET 9 OF 9

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