

SITE CONSTRUCTION PLANS
FOR
2910 LEE BOULEVARD
LEE COUNTY, FLORIDA
SECTION 25, TOWNSHIP 44S, RANGE 26E

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LOCATION SKETCH
N.T.S.

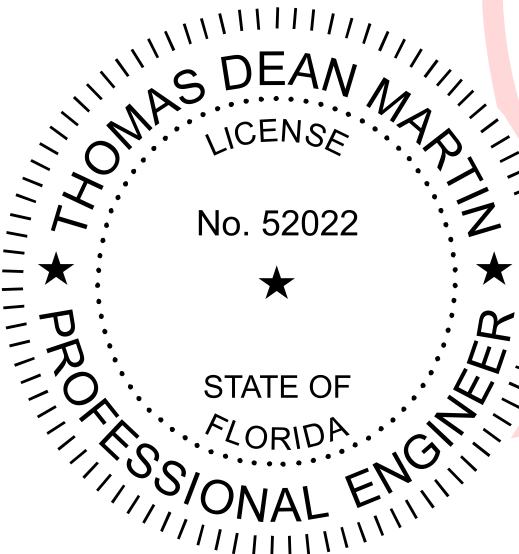
OWNER/DEVELOPER

2910 LEE BLVD RE, LLC.
1080 Pittsford Victor Road, Suite 260
Pittsford, New York 14534
Phone: (585) 270-0941

CIVIL ENGINEER



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: dean@tdmconsulting.com
www.tdmcivilengineering.com
Certificate of Authorization # 29086



Digitally signed by
Thomas Dean Martin
Date:
2022.05.04
07:13:02 -04'00'

DEAN MARTIN
FLORIDA P.E. #52022
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BOUNDARY & TOPOGRAPHIC SURVEY
SUBMITTED SEPARATELY

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SHEET #	2 of 14	DATE	DESIGNED BY:	ADM	DRAWN BY:	ADM					
							CHECKED BY:	TDM			
									APPROVED BY:	TDM	
											TDM
2910 LEE BOULEVARD		DATE		REVISIONS		DATE:					
BOUNDARY & TOPOGRAPHIC SURVEY		DRAWING NAME		TDRS/BS/WS/2910 Lee Blvd		TDM					
Civil Engineering and Planning		TDM CONSULTING, INC.		43 Barkley Circle, Suite 200 Fort Myers, FL 33907 Phone: (239) 433-4231 Fax: (239) 433-9632 Cert. of Authorization # 29086		dean@tdmconsulting.com www.tdmcivilengineering.com					
Digitally signed by Thomas Dean Martin		No. 55022		Date: 2022.05.04 07:15:19 -04'00'		DATE:					
Dean Martin, P.E.		Florida #52022		This form has been digitally signed and sealed by Dean Martin on the date adjacent to the seal. Printed copies of this document are not considered signed and are not enforceable. Printed for record on any electronic device.							
SCALE: N.T.S.											

STREET ADDRESS
2910 LEE BOULEVARD
LEHIGH ACRES, FL 33971

STRAP NUMBER
25-44-26-03-00024.0060



1" = 50'

N
Z
TDM

SHEET # 3 of 14	NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE		2910 LEE BOULEVARD		DATE 02/2022		DESIGNED BY ADM		DRAWN BY ADM		CHECKED BY TDM		APPROVED BY TDM	
			AERIAL LOCATION MAP											
			Civil Engineering and Planning											
			43 Barkley Circle, Suite 200 Fort Myers, FL 33907 Phone: (239) 433-4231 Fax: (239) 433-9632 Cert. of Authorization # 29086											
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		Dean Martin, P.E. Florida #52022												
		SCALE: 1" = 50'												

STREET ADDRESS STRAP NUMBER LEETRAN NOTE

2910 LEE BOULEVARD
LEHIGH ACRES, FL 33971

25-44-26-03-00024.0060

THE NEAREST LEETRAN STOP IS LOCATED ON THE ADJACENT PARCEL TO THE EAST AND IS PROPOSED TO BE IMPROVED BY DOS2021-00082.

SITE DEVELOPMENT AREA

PARCEL AREA: (0.92 AC)	40,361 SF	100.0%
PROPOSED BUILDING ROOF AREA:	3,849 SF	9.5%
PROPOSED CONCRETE PARKING AREA:	18,789 SF	46.5%
PROPOSED CONCRETE AREA:	3,016 SF	7.5%
PROPOSED TOTAL IMPERVIOUS AREA:	25,654 SF	63.5%

PROPOSED DRY DETENTION AREA:	4,266 SF	10.5%
PROPOSED OPEN GREEN AREA:	10,441 SF	26.0%
PROPOSED TOTAL PERVIOUS AREA:	14,707 SF	36.5%

OFF-SITE DEVELOPMENT AREA

PROPOSED ASPHALT AREA:	1,096 SF
PROPOSED CONCRETE AREA:	646 SF
PROPOSED TOTAL IMPERVIOUS AREA:	1,742 SF

PROJECT INFORMATION

CURRENT ZONING	= C-2 (COMMERCIAL)
FUTURE LAND USE	= CENTRAL URBAN/MIXED USE OVERLAY
PROPOSED USE	= CAR WASH
EXIST. FLORIDA LAND	= #1400 - COMMERCIAL & SERVICES
USE CLASSIFICATIONS	
EXIST. SOIL TYPES	= #28 - IMMOKALEE SAND
IRRIGATION SERVICE	= WELL
ARCHAEOLOGICAL	= NONE
SENSITIVITY LEVEL	

ZONING/ACTUAL USE

PROJECT SITE	= C-2 (CAR WASH)
NORTH	= ROW (5TH ST W)
SOUTH	= ROW (LEE BLVD.)
EAST	= C-2 (VACANT PARCEL)
WEST	= C-2 (COMMERCIAL)

BUILDING SETBACK REQUIREMENTS

LDC SEC. 34-1353
STREET SETBACK (ARTERIAL) = 50 FT
SIDE YARD = 15 FT
REAR YARD = 20 FT

LANDSCAPE BUFFER REQUIREMENTS

NORTH	= CAR WASH TO ROW: 15' WIDE BUFFER PER 34-1353(E) (SEE VARIANCE)
SOUTH	= CAR WASH TO ROW: 25' WIDE BUFFER PER 34-1353(E) (SEE VARIANCE)
EAST	= CAR WASH TO COM: 5' WIDE TYPE A BUFFER PER 34-416(D)
WEST	= CAR WASH TO COM: 5' WIDE TYPE A BUFFER PER 34-416(D)

PARKING REQUIREMENTS

PER SECTION 34-2020(B) LEE COUNTY LAND DEVELOPMENT CODE:
1 SPACE PER 300 SF FOR AUTO/TRUCK WASHING
3,849 SF X 1 SPACE / 300 SF = 12.83 SPACES
REQUIRED PARKING = 13 SPACES (INCLUDING 1 HANDICAP SPACE)
PROVIDED PARKING = 15 SPACES (INCLUDING 1 HANDICAP SPACE)

BICYCLE PARKING REQUIREMENTS

PER SECTION 10-610(D)3 LEE COUNTY LAND DEVELOPMENT CODE:
THE NUMBER OF SAFE AND SECURE BICYCLE PARKING SPACES MUST BE FIVE PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 13
= 13 AUTOMOBILE PARKING SPACES * 0.05
= 1 BICYCLE SPACES REQUIRED
= 1 BICYCLE RACK REQUIRED (ASSUME 3 BICYCLES)

PROVIDED = 1 (4' X 6') BICYCLE RACK AREA

OPEN SPACE REQUIREMENTS

PER SECTION 10-425 LEE COUNTY LAND DEVELOPMENT CODE:
COMMERCIAL: (SMALL PROJECT) DEVELOPMENT IN MIXED USE OVERLAY:

REQUIRED OPEN SPACE = 10% OF DEVELOPABLE PARCEL AREA
= 0.10 X 40,361 SF
= 4,036 SF REQUIRED

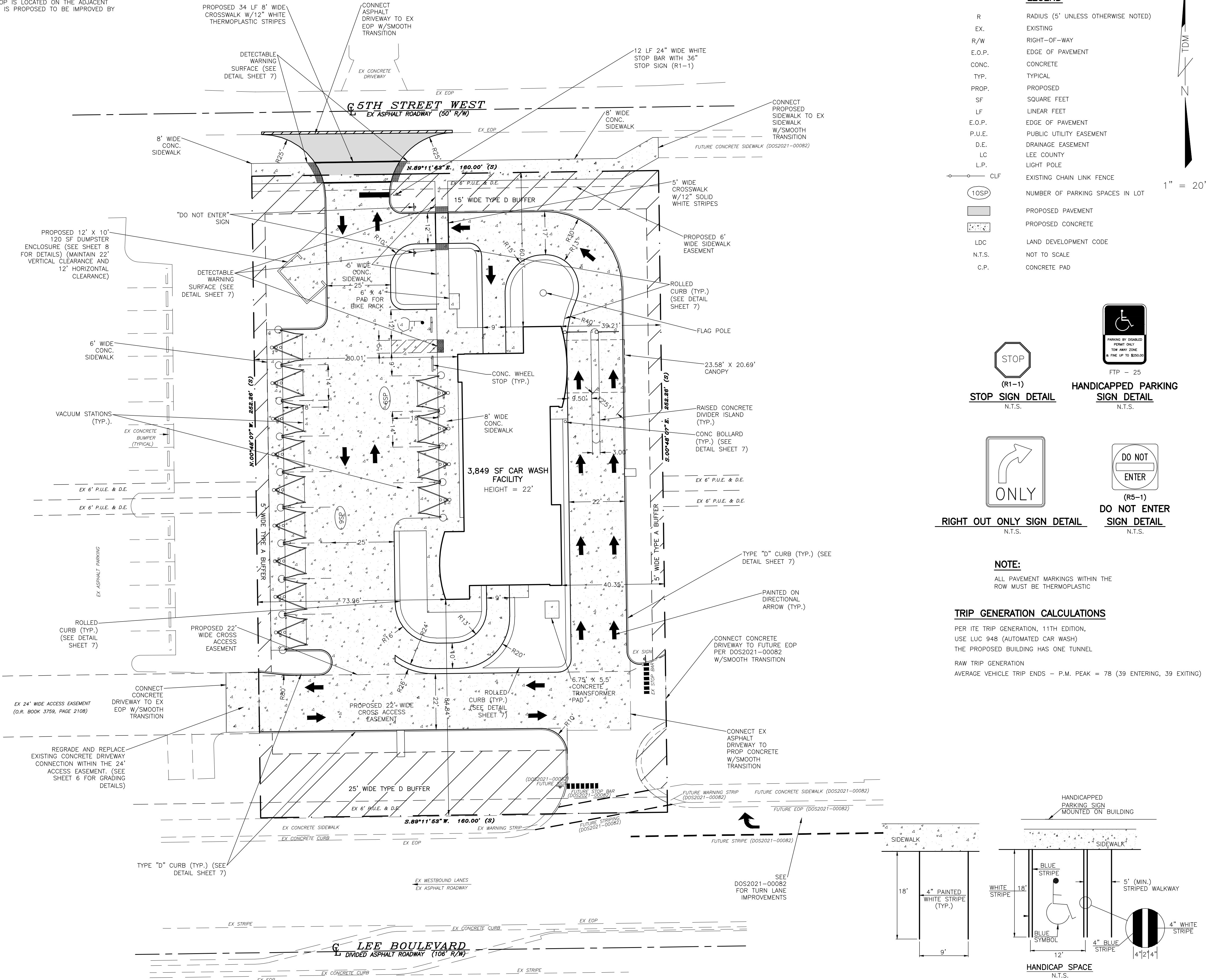
PROVIDED OPEN SPACE = PROPOSED OPEN GREEN AREA +
PROPOSED DRY DETENTION AREA
= 10,441 SF + 4,266 SF
= 14,707 SF PROVIDED (36.5%)

REFUSE AND SOLID WASTE CALCULATIONS

PROPOSED COMMERCIAL DEVELOPMENT = 3,849 SF BUILDING
PER LDC SECTION 10-261(A) GARBAGE AND RECYCLABLE COLLECTION
FOR BUILDINGS 0-5,000 SF = MIN. 60 SF FOR GARBAGE COLLECTION
AND MIN. 24 SF FOR RECYCLABLE COLLECTION
TOTAL REQUIRED: 60 SF + 24 SF = 84 SF
TOTAL PROVIDED: 12 FT X 10 FT = 120 SF

NOTES

- ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1988.
- THIS PARCEL LIES IN FLOOD ZONE "X".
- THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
- THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAN OR ANY RIVERINE AREAS.
- THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL AND/OR FOUNDATION CONDITIONS.
- THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING.

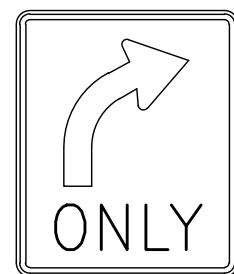


LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LC	LEE COUNTY
L.P.	LIGHT POLE
CLF	EXISTING CHAIN LINK FENCE
10SP	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD



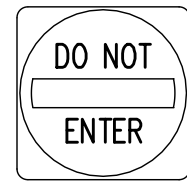
STOP SIGN DETAIL
N.T.S.



RIGHT OUT ONLY SIGN DETAIL
N.T.S.



HANDICAPPED PARKING SIGN DETAIL
N.T.S.



DO NOT ENTER SIGN DETAIL
N.T.S.

NOTE:

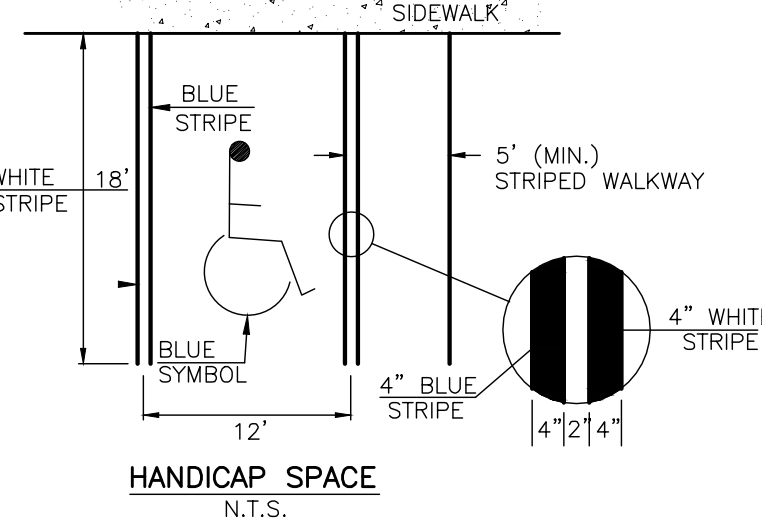
ALL PAVEMENT MARKINGS WITHIN THE ROW MUST BE THERMOPLASTIC

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 11TH EDITION,
USE LUC 948 (AUTOMATED CAR WASH)
THE PROPOSED BUILDING HAS ONE TUNNEL

RAW TRIP GENERATION

AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 78 (39 ENTERING, 39 EXITING)



NOTE: ALL STRIPING TO BE TWO COATS HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.

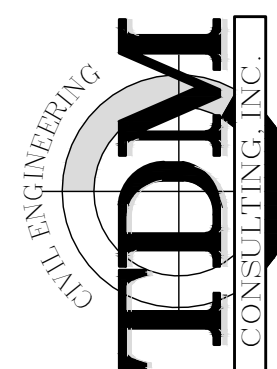
TYPICAL PARKING SPACE DETAILS

N.T.S.

2910 LEE BOULEVARD

SITE DIMENSION PLAN

Civil Engineering
and
Planning



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by Thomas
Dean Martin
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DATE:
Dean Martin, P.E.
Florida #52022

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SHEET # 5 of 14
SCALE: AS NOTED

STREET ADDRESS

2910 LEE BOULEVARD
LEHIGH ACRES, FL 33971

STRAP NUMBER

25-44-26-03-00024.0060

STORMWATER MANAGEMENT INFORMATION

PER DESIGN CALCULATIONS:
MIN. PARKING LOT ELEVATION = +26.49' (N.A.V.D.)
MIN. PERIMETER BERM ELEVATION = +26.49' (N.A.V.D.)
MIN. FINISHED FLOOR ELEVATION = +27.56' (N.A.V.D.)

PER CONSTRUCTION PLANS:
MIN. GRADE FOR PARKING LOT = +26.49' (N.A.V.D.)
MIN. GRADE FOR PERIMETER BERM = +26.5' (N.A.V.D.)
MIN. GRADE FOR FINISHED FLOOR = +28.00' (N.A.V.D.)

W.S.W.T. EL. = +21.8' N.A.V.D. (PER ADJACENT DOS2021-00082)

THE CONVERSION FACTOR FROM NGVD TO NAVD IS "-1.20'".

FLOOD ZONE

THE PARCEL IS LOCATED IN FLOOD ZONE "X"
THIS INFORMATION WAS TAKEN FROM THE BOUNDARY SURVEY
PROVIDED BY HARRIS-JORGENSEN, INC. DATED 02-01-22

STORMWATER CALCULATIONS

TOTAL DETENTION REQUIRED:

= 1" X TOTAL PARCEL AREA X 1'/12"
= 1" X 40,361 SF X 1'/12"
= 3,363 CF

OR 2.5" X (TOTAL IMPERVIOUS AREA - ROOF AREA)/
(TOTAL PARCEL AREA - ROOF AREA) X TOTAL PARCEL AREA X 1'/12"
= 2.5" X (25,654 SF - 3,849 SF)/(40,361 SF - 3,849 SF)
X 40,361 SF X 1'/12" = 5,021 CF
= 5,021 CF X 0.50 (DRY RETENTION) = 2,510 CF

TOTAL DETENTION PROVIDED:

= VOLUME IN DRA #1 + DRA #2
= 5,244 CF + 870 CF = 6,114 CF

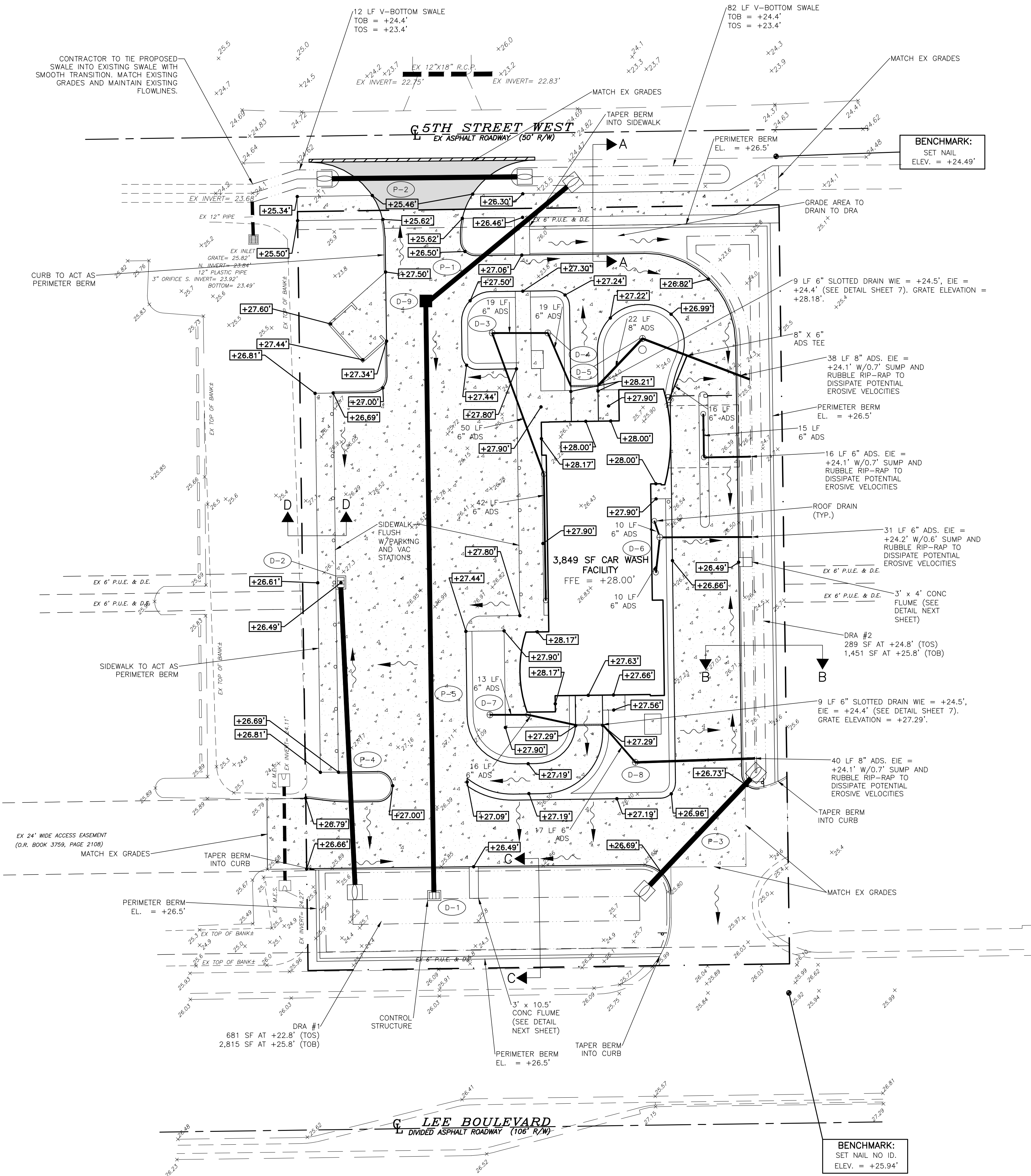
DRAINAGE STRUCTURE SCHEDULE

INLET NUMBER	INLET TYPE	GRATE ELEVATION	INVERT ELEVATIONS
D-1	C (MOD.)	CONTROL STRUCTURE (SEE DETAIL, SHEET 7)	
D-2	C	+26.49'	+24.1' SIE
D-3	YD	+27.0'	+24.8' EIE, +24.9' SIE
D-4	YD	+27.0'	+24.7' WIE, +24.6' SEIE
D-5	YD	+26.7'	+24.3' SWIE, +24.2' SEIE
D-6	YD	+27.0'	+24.4' NIE, +24.4' SIE, +24.3' EIE
D-7	YD	+27.0'	+24.8' EIE
D-8	YD	+26.7'	+24.2' EIE, +24.3' NWIE
D-9	JB*	+27.50'	+23.4' SIE, +23.3' NEIE

* = 4' X 4' JUNCTION BOX WITH SOLID TRAFFIC BEARING LID

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	DESCRIPTION
P-1	60 LF 12" X 18" E.R.C.P. W/(1) 5' M.E.S. (65 LF TOTAL) NEIE = +23.2'
P-2	55 LF 12" X 18" E.R.C.P. W/(2) 5' M.E.S. (65 LF TOTAL) WIE = +22.5' W/O.8' SUMP, EIE = +22.5' W/O.8' SUMP
P-3	49 LF 12" X 18" E.R.C.P. W/(2) 5' M.E.S. (59 LF TOTAL) NEIE = +24.6', SWIE = +22.6'
P-4	99 LF 12" X 18" E.R.C.P. W/(1) 5' M.E.S. (104 LF TOTAL) SIE = +22.6'
P-5	195 LF 12" X 18" E.R.C.P.



LEGEND

PROPOSED GRADE - SPOT (SPOT SHOWN IS PAVEMENT GRADE)
FINISH FLOOR ELEVATION
EXISTING GRADE - SPOT
PROPOSED STORMWATER CATCH BASIN
PROPOSED PAVEMENT
PROPOSED MITERED-END SECTION
NEW REINFORCED CONCRETE PIPE
DRAINAGE PIPE NUMBER
DRAINAGE INLET NUMBER
INTENDED DIRECTION OF STORMWATER FLOW
EXISTING CATCH BASIN
EXISTING REINFORCED CONCRETE PIPE
RIGHT OF WAY
PUBLIC UTILITY EASEMENT
DRAINAGE EASEMENT
TYPICAL
EXISTING
SQUARE FOOT
LINEAR FOOT
CUBIC FOOT
INVERT ELEVATION
ELEVATION
N.A.V.D.
WPP
TOP OF BANK
TOE OF SLOPE
CONC.
REINFORCED CONCRETE PIPE
ELLIPTICAL REINFORCED CONCRETE PIPE
ADVANCED DRAINAGE SYSTEMS
MITERED-END SECTION
EDGE OF PAVEMENT
DRY RETENTION AREA
STORMWATER

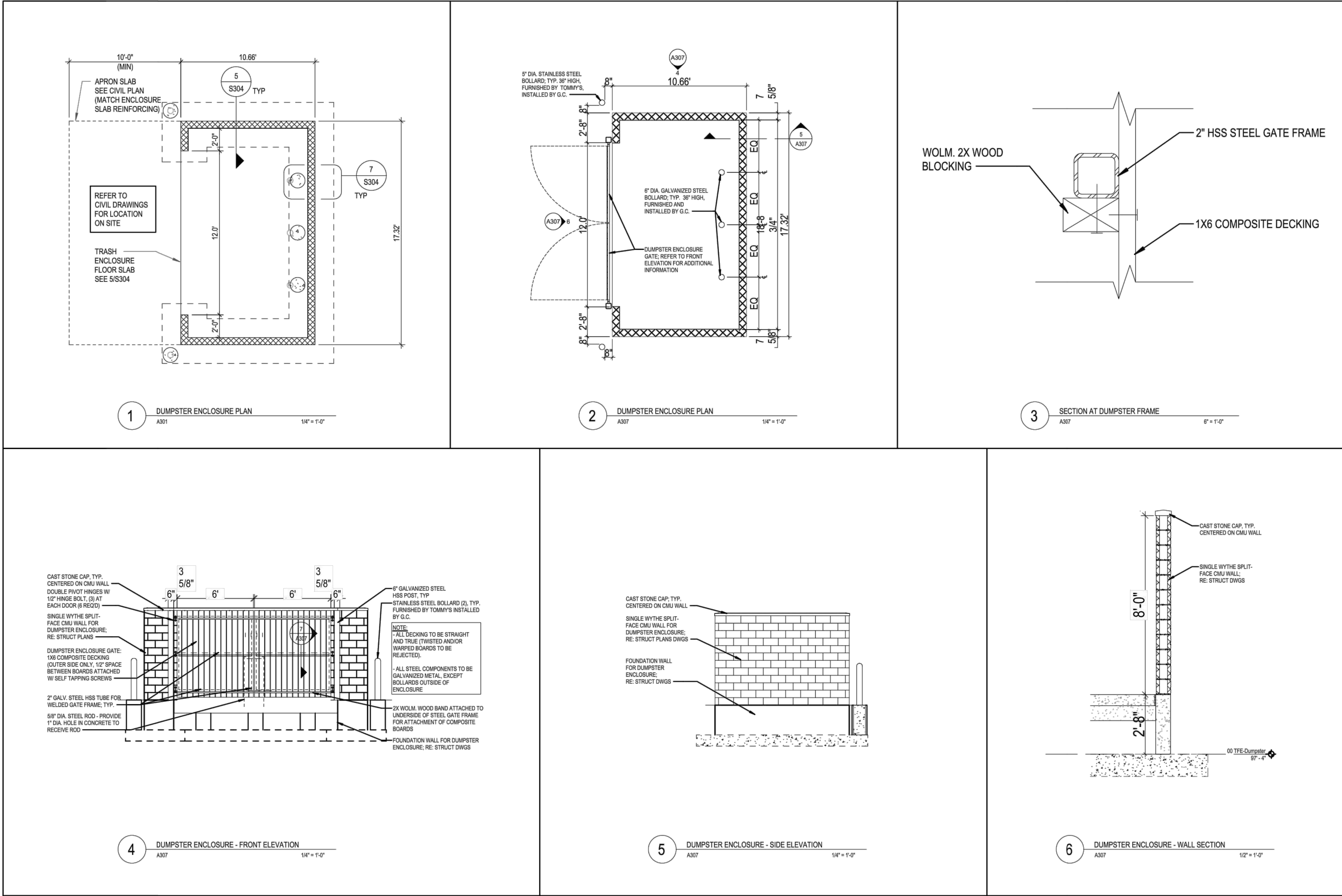
1" = 20'

2910 LEE BOULEVARD
PAVING, GRADING, AND
DRAINAGE PLAN

Civil Engineering and Planning
TDM CONSULTING, INC.
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
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Cert. of Authorization # 29086

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SHEET # 6 of 14
SCALE: 1" = 20'



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SHEET #

8 of 14

SCALE: N.T.S.

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DATE: 2022.05.04 07:17:31 -04'00'

PROFESSIONAL ENGINEER
No. 52022
STATE OF FLORIDA
Dean Martin, P.E.
Florida #52022

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2910 LEE BOULEVARD

PAVING, GRADING, AND DRAINAGE DETAILS

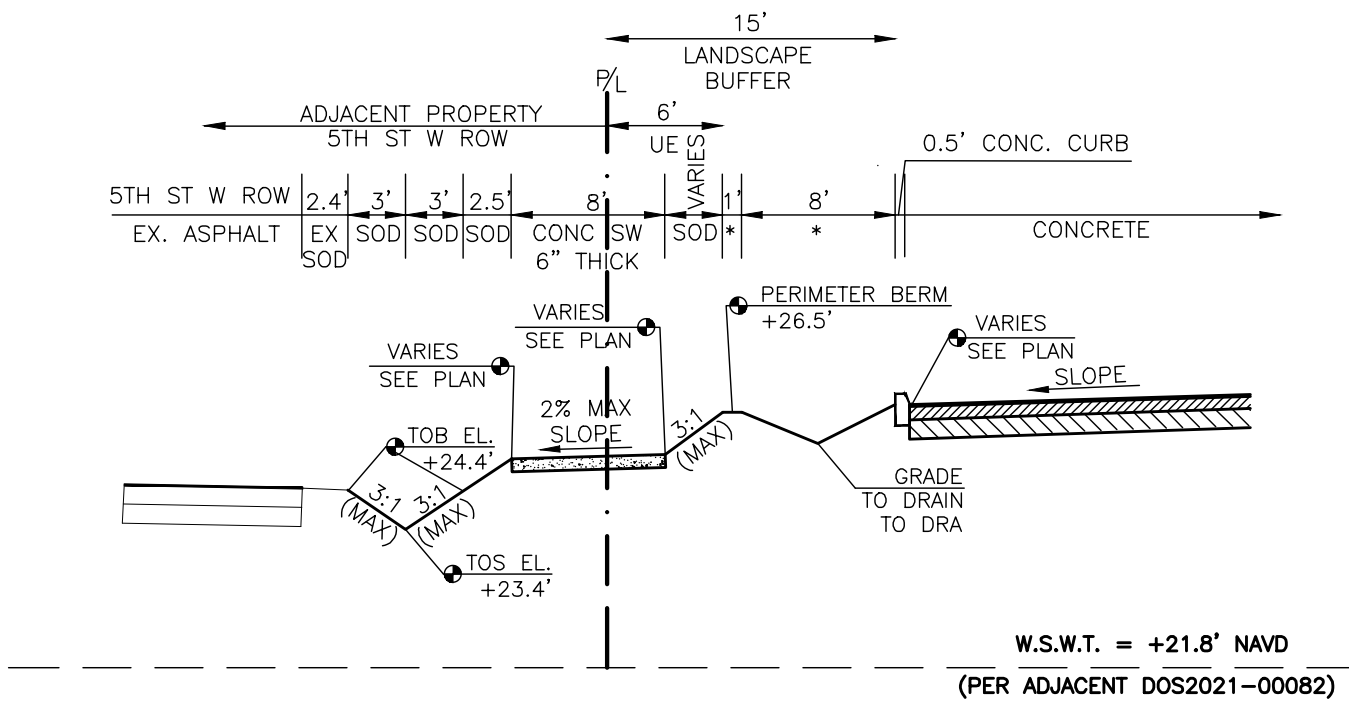
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DESIGNED BY:		
ADM		
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ADM		
CHECKED BY:		
TDM		
APPROVED BY:		
TDM		
DRAWING NAME: 2910 Lee Blvd Drawing Code: TDM-SHA		

STREET ADDRESS

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LEHIGH ACRES, FL 33971

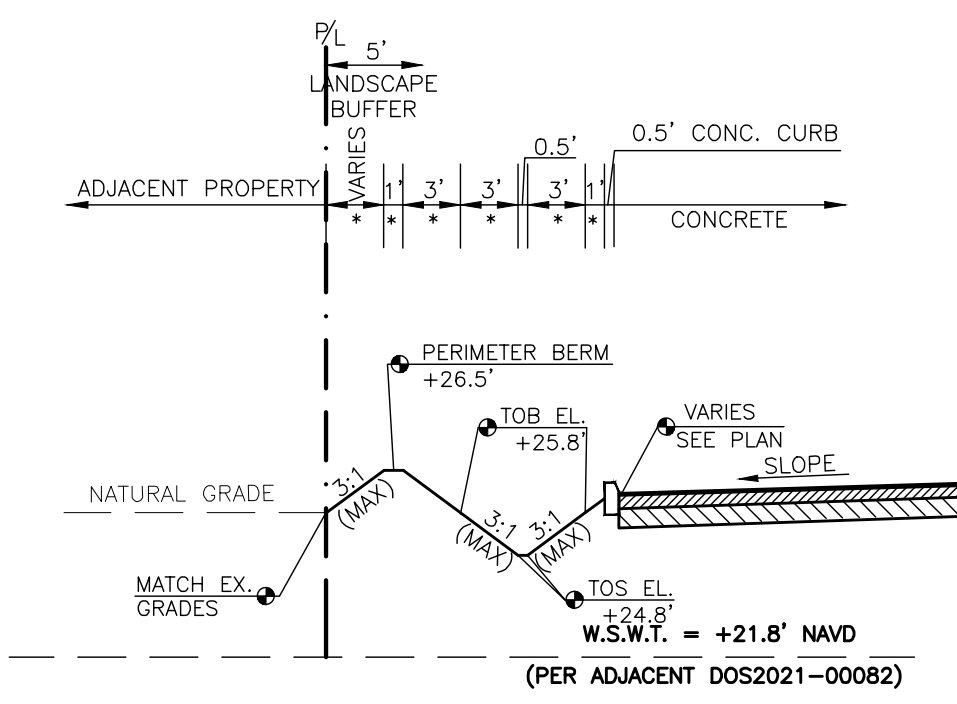
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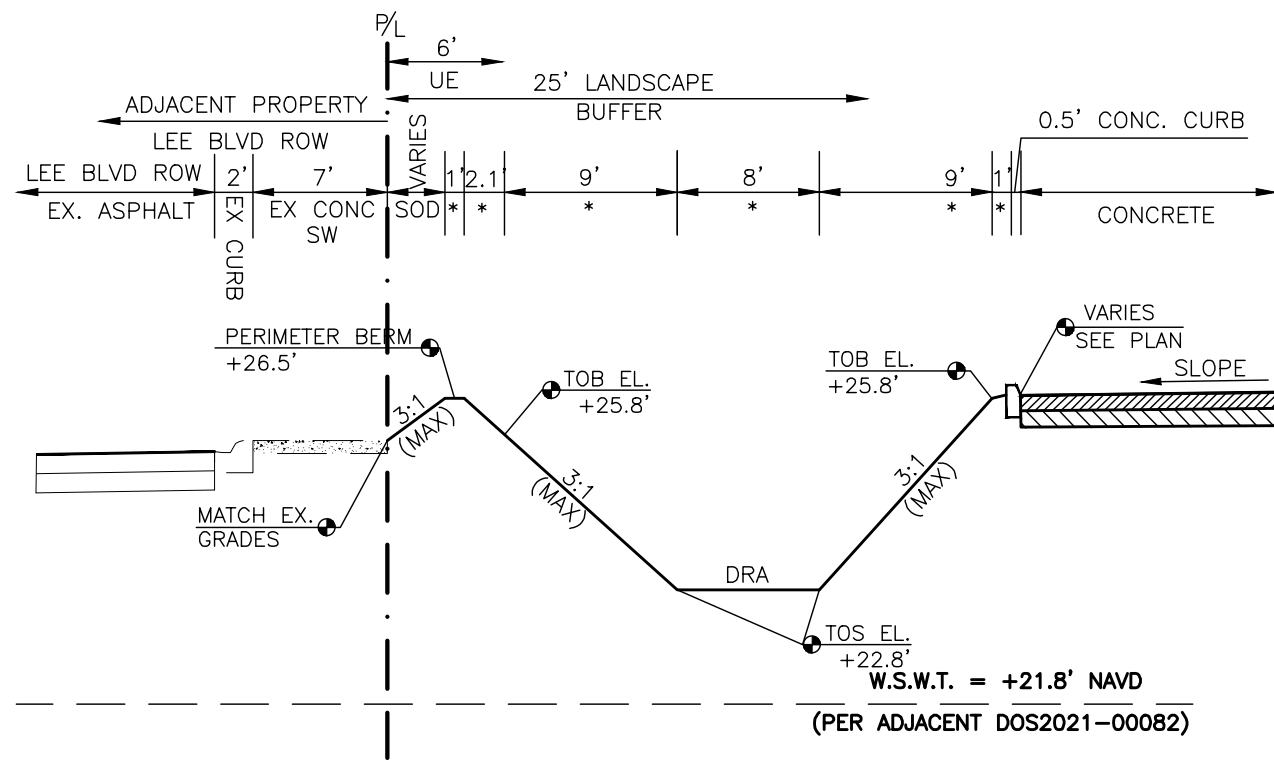
* = SOD OR LANDSCAPE MATERIAL

CROSS-SECTION A-A
N.T.S.



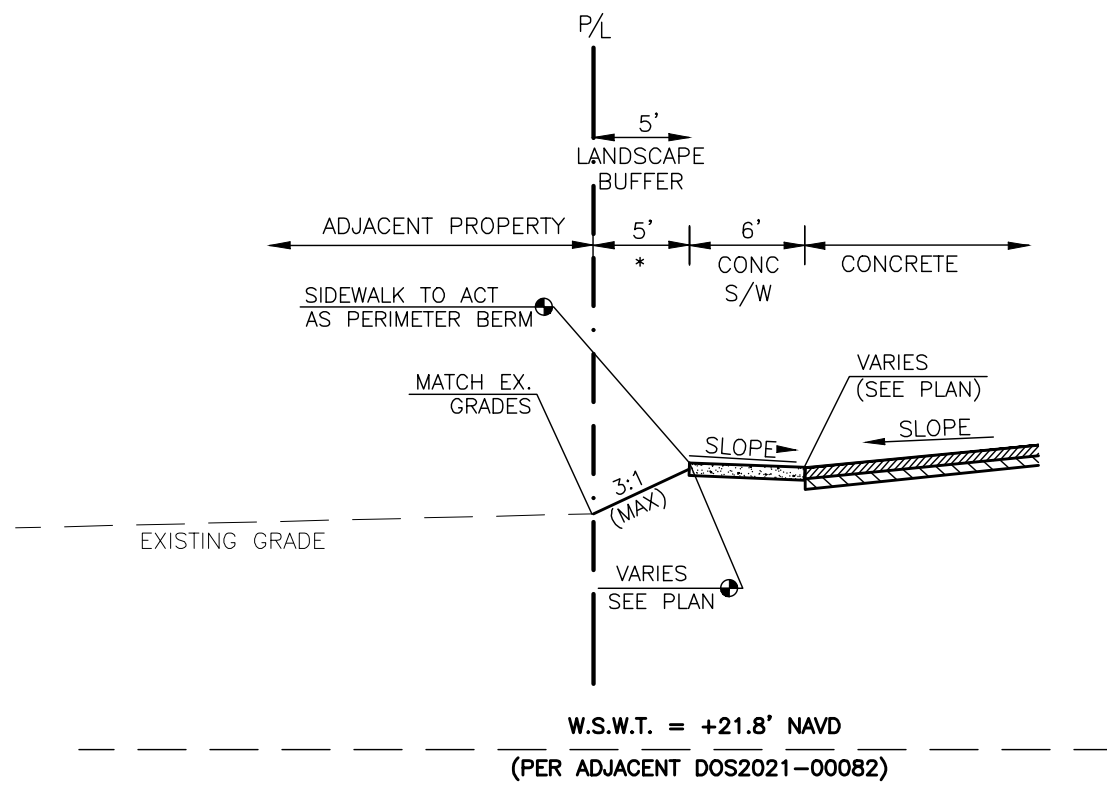
* = SOD OR LANDSCAPE MATERIAL

CROSS-SECTION B-B
N.T.S.



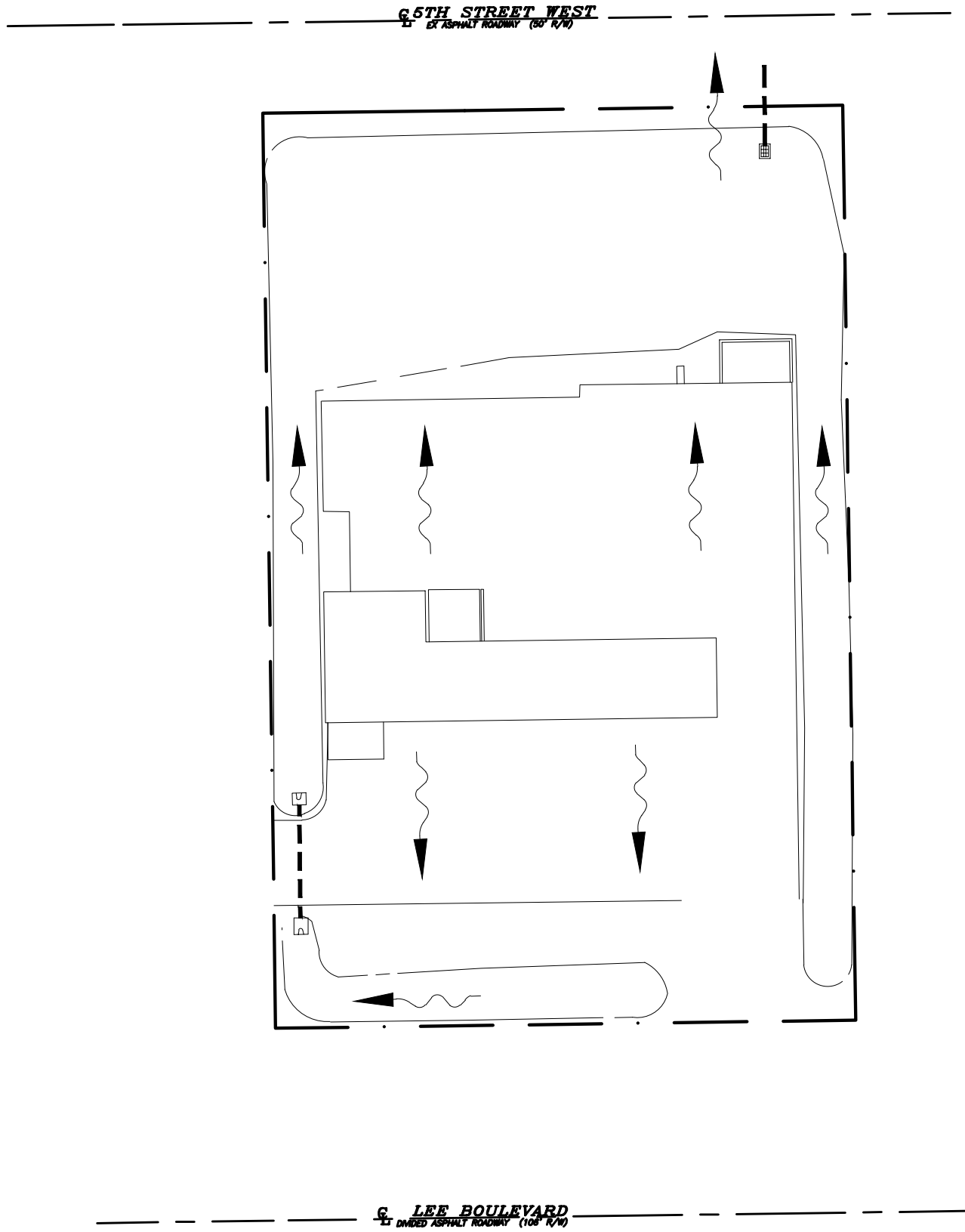
* = SOD OR LANDSCAPE MATERIAL

CROSS-SECTION C-C
N.T.S.



* = SOD OR LANDSCAPE MATERIAL

CROSS-SECTION D-D
N.T.S.



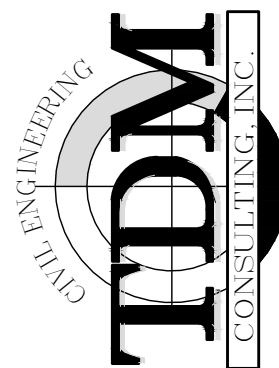
EXISTING HYDROLOGY MAP
1" = 40'

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

DATE	02/2022	DESIGNED BY	ADM	DRAWN BY	ADM	CHECKED BY	ADM	APPROVED BY	TDM
REVISIONS									
DATE									
DRAWING NAME: CROSS-SECTIONS AND EXISTING HYDROLOGY MAP									
DRAWING NAME: CROSS-SECTIONS AND EXISTING HYDROLOGY MAP									

2910 LEE BOULEVARD
CROSS SECTIONS AND
EXISTING HYDROLOGY MAP

Civil Engineering
and
Planning



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SHEET #
9 of 14
SCALE: AS NOTED

STREET ADDRESS

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LEHIGH ACRES, FL 33971

STRAP NUMBER

25-44-26-03-00024.0060

LOCAL UTILITIES AND SERVICES

ELECTRIC POWER:
FLORIDA POWER & LIGHT
15834 WINKLER ROAD
FT. MYERS, FL 33908
PHONE: (239) 332-9228

FIRE PROTECTION:
LEHIGH ACRES FIRE CONTROL
DISTRICT
636 THOMAS SHERWIN AVE SOUTH
LEHIGH ACRES, FL 33974
239-368-0683

TELEPHONE:
CENTURY LINK
5100 DANIELS PARKWAY
STE. 300
FORT MYERS, FL 33902
PHONE: (239) 590-0440

SOLID WASTE:
WASTE PRO
1311 RICKENBACKER PARKWAY
FORT MYERS, FL 33913
(239) 337-0800

POTABLE WATER:
FLORIDA GOVERNMENTAL UTILITY
AUTHORITY
280 WEKIVA SPRINGS ROAD,
STE. # 2070
LONGWOOD, FL 32779
407-629-6900

WASTE WATER:
FLORIDA GOVERNMENTAL
UTILITY AUTHORITY
280 WEKIVA SPRINGS ROAD,
STE. # 2070
LONGWOOD, FL 32779
407-629-6900

IRRIGATION:
ON-SITE WELL

FIRE FLOW CALCULATIONS

BASED ON NFPA 1, TABLE 18.4.5.2.1
3,849 SF PROPOSED BUILDING, CONSTRUCTION TYPE (V-B)
MINIMUM FIRE FLOW REQUIRED IN ALL CASES IS 1,750 GPM.

FF = 1,750 GPM @ 20 PSI REQUIRED

* FIRE FLOW PROVIDED @ 20 PSI = 1,368 GPM DATED 03/15/22

* = PER DOS2021-00082 THE EXISTING WATER MAIN ON 5TH STREET WILL BE
EXTENDED AND LOOPED INTO THE MAINS ON IDA AVE AND LEE BLVD. THIS WILL
INCREASE THE FLOW RATE ON THE EXISTING HYDRANT TO MEET THE MINIMUM
REQUIRED 1,750 GPM.

TEST LOCATION: 2910 LEE BLVD (SEE LOCATION THIS SHEET)

FIRE FLOW CONDUCTED BY:
LEHIGH ACRES FIRE DEPARTMENT

ESTIMATED WATER, SEWER, AND IRRIGATION USE

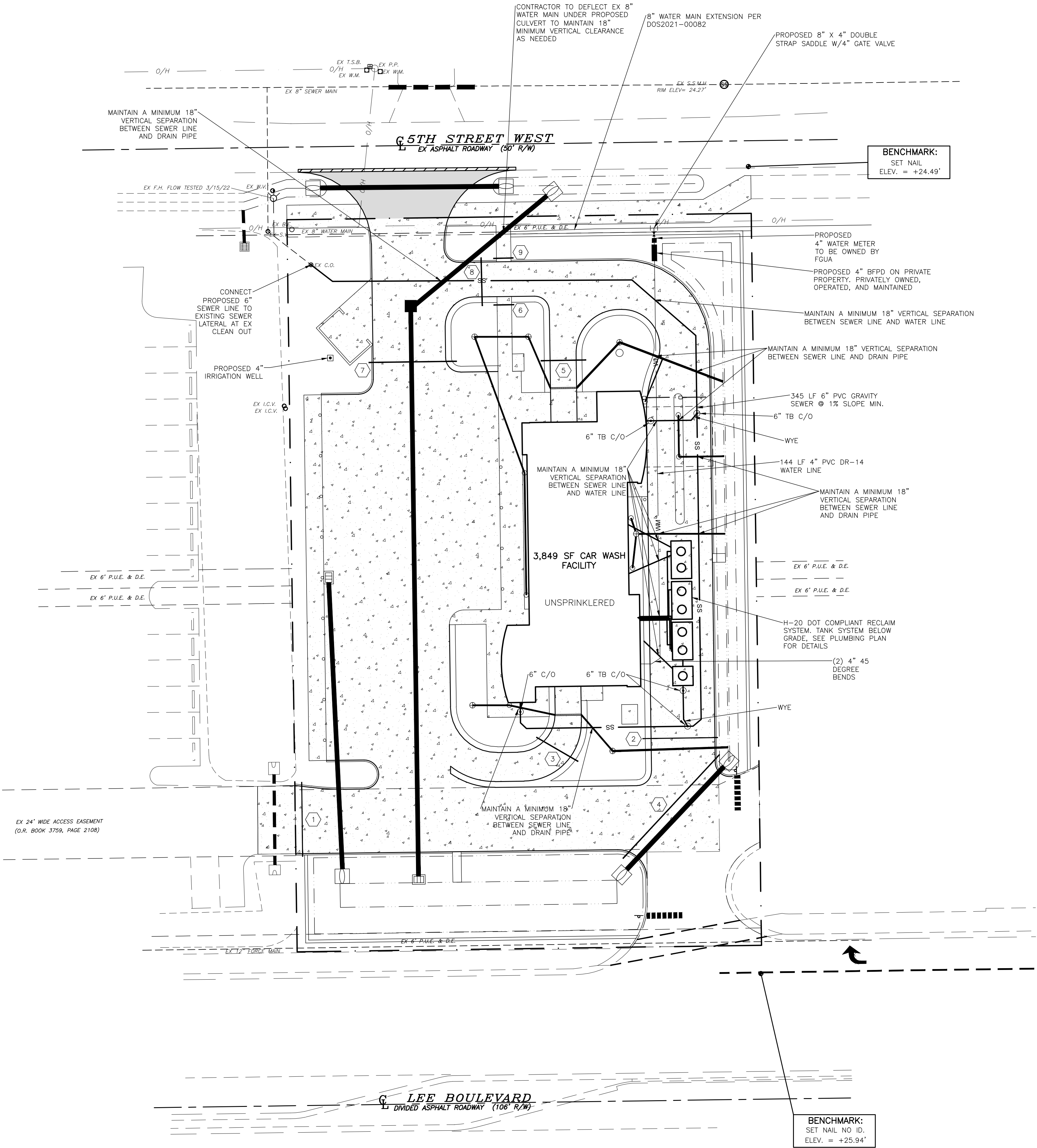
SANITARY SEWER:
PER 64E-6
SERVICE STATION
250 GPD/BATHROOM X 2 BATHROOMS = 500 GPD

POTABLE WATER:
SAME FLOW AS SANITARY SEWER = 500 GPD

IRRIGATION:
A = AREA TO BE IRRIGATED
USE = A * 0.031 FT/DAY * 7.48 GAL/CF
* 100 WATERING DAYS/YR./365 DAYS
USE = 14,707 SF * 0.031 * 7.48 * 100/365
AVG. IRRIGATION WATER USE = 934 GPD

IRRIGATION SLEEVE SCHEDULE

PIPE #	QUANTITY	UNIT	DESCRIPTION
1	26	LF	4" SCH. 40
2	26	LF	4" SCH. 40
3	17	LF	4" SCH. 40
4	49	LF	4" SCH. 40
5	15	LF	4" SCH. 40
6	7	LF	4" SCH. 40
7	32	LF	4" SCH. 40
8	17	LF	4" SCH. 40
9	7	LF	4" SCH. 40



LEGEND

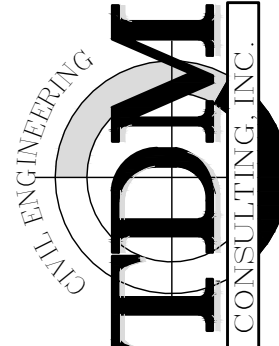
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EX. EXISTING
- EL. ELEVATION
- I.E. INVERT ELEVATION
- INV. INVERT
- R.O.W. RIGHT-OF-WAY
- L.F. LINEAR FEET
- DIA. DIAMETER
- GAL. GALLONS
- G.P.M. GALLONS PER MINUTE
- P.S.I. POUNDS PER SQUARE INCH
- L.P. SET NAIL
- W.P.P. EXISTING WOOD UTILITY POLE
- C.P.P. EXISTING CONCRETE POWER POLE
- OHP. EXISTING OVERHEAD POWER LINES
- EXISTING GUY ANCHOR
- EXISTING TELEPHONE BOX
- EXISTING STORM DRAINAGE MANHOLE
- MITERED END SECTION
- ADVANCED DRAINAGE SYSTEMS
- R.C.P. REINFORCED CONCRETE PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- L.C.U. LEE COUNTY UTILITIES
- P.V.C. POLYVINYL CHLORIDE PIPE
- D.I.P. DUCTILE IRON PIPE
- POT. POTABLE
- W.L. WATER LINE
- W.M. EXISTING WATER METER
- W.S. WATER SERVICE
- 4" WS 4" NEW 4" POTABLE WATER SERVICE W/4" METER AND BACKFLOW PREVENTER
- B.F.P.D. BACK FLOW PREVENTION DEVICE
- G.V. PROPOSED GATE VALVE (WATER)
- F.H. FIRE HYDRANT
- G.V. EXISTING FIRE HYDRANT
- WV EXISTING GATE VALVE
- IRR. IRRIGATION
- NEW IRRIGATION SLEEVE W/ NUMBER (SEE IRRIGATION PLAN FOR DETAILS)
- NEW 4" IRRIGATION WELL
- S.S. EXISTING SANITARY MANHOLE
- G.S. SANITARY SEWER
 C.O. OR C/O | G.S. GRAVITY SEWER | CLEAN OUT | NEW SANITARY SEWER SERVICE AND CLEANOUT | T.B. TRAFFIC BEARING |

1" = 20'

2910 LEE BOULEVARD

UTILITY PLAN

Civil Engineering
and
Planning



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 29086

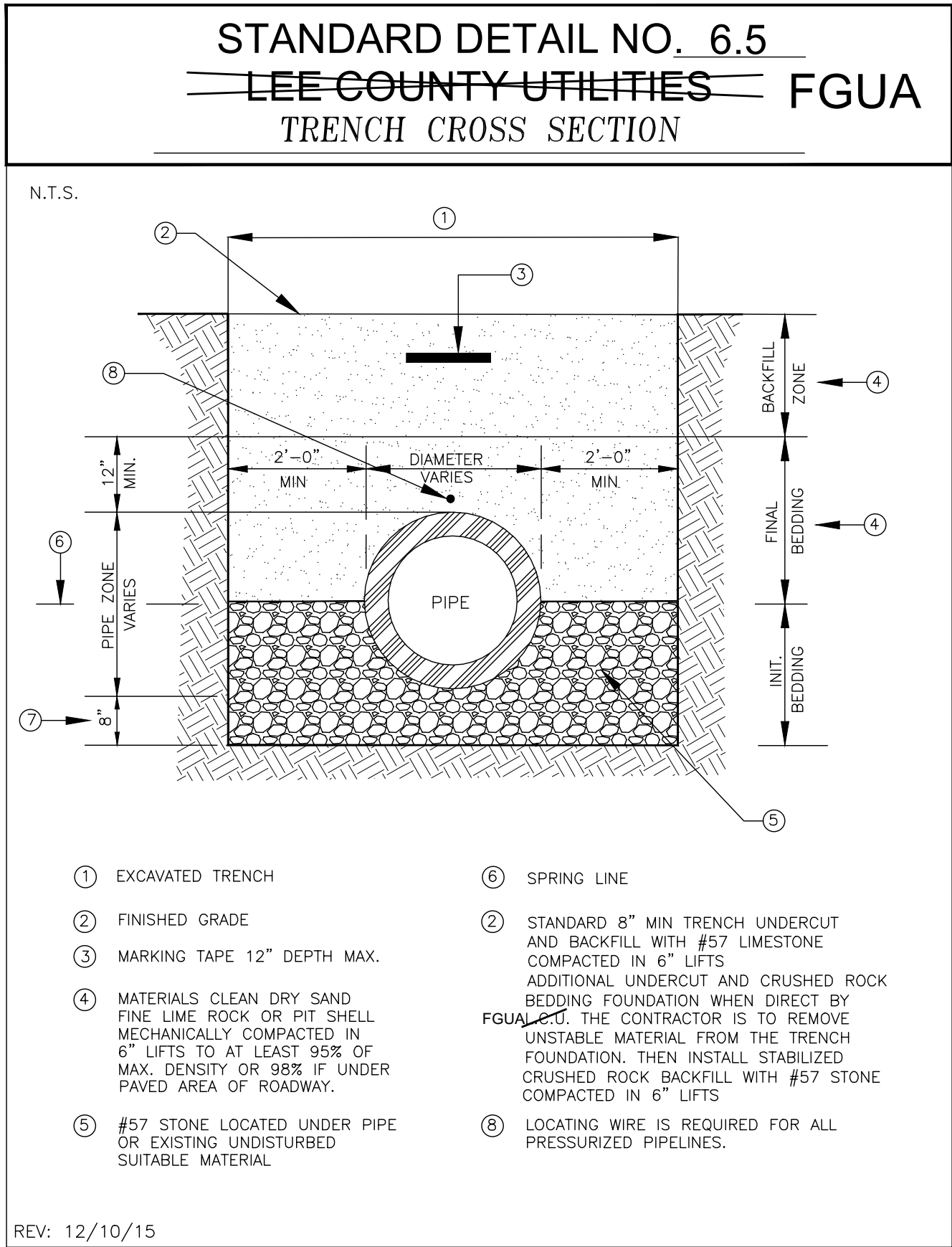
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by Thomas
Dean Martin
Date: 2022.05.04
07:18:44 -04'00'

10 of 14

SCALE: 1" = 20'

FLORIDA GOVERNMENTAL UTILITY
AUTHORITY GENERAL NOTES

- A. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO PRECISELY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY ENGINEER.
- B. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY CONCERNING ANY CONFLICTS WITH UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
- C. TRAFFIC MUST BE MAINTAINED AT ALL TIMES PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- D. CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ENGINEER. CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION.
- E. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
- F. IRRIGATION SLEEVES (AS SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY. SEE IRRIGATION PLANS AND NOTES BY LANDSCAPE ARCHITECT FOR FINAL CONSTRUCTION. ALL IRRIGATION SLEEVES SHALL HAVE A MINIMUM DEPTH OF EIGHTEEN (18) INCHES.
- G. WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
- H. ALL CONSTRUCTION SHALL MEET LEE COUNTY STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- I. AN FGUA REPRESENTATIVE IS TO BE PRESENT DURING CONNECTIONS TO EXISTING FACILITIES WITH 72 HOUR NOTIFICATION.
- J. ALL UTILITIES WITHIN THE PROPERTY LINES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- K. ANY UTILITIES (PIPES, VALVES, AND ASSOCIATED HARDWARE) TO BE CONVEYED TO FGUA WILL BE LOCATED WITHIN AN EXISTING PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY (ROW) AND/OR A DEDICATED FGUA UTILITY EASEMENT.
- L. ANY REAL PROPERTY (LIFT STATIONS, PUMP HOUSES, WELLS, ETC.) WILL NOT BE LOCATED WITHIN THE ROW AND WILL BE CONVEYED TO FGUA VIA A SPECIFIC WARRANTY DEED.
- M. LOW PRESSURE AIR TEST AND VIDEO INSPECTION ARE REQUIRED FOR THE 'GRAVITY COLLECTION SYSTEM' - WATER SYSTEMS ARE TESTED TO A MINIMUM OF 150 PSI FOR TWO-HOUR DURATION AS PER AWWA C 600 STANDARDS. FIRE SYSTEMS ARE NOT THE FGUA RESPONSIBILITY.
- N. INSTALL 10 GAUGE TRACER WIRE ON ALL MAIN PIPELINES. WIRE TO EXTEND INTO EACH VALVE BOX WITH SUFFICIENT EXCESS TO BRING WIRE THREE FEET ABOVE FINISH GRADE.
- O. ALL WATER AND/OR WASTEWATER LINES PASSING UNDER PAVED AREAS WILL BE CONSTRUCTED WITH A CASING AND SHALL APPLY WITH LOCAL OR STATE DOT STANDARDS.
- P. A REDUCED PRESSURE ZONE (RPZ), BACKFLOW PREVENTION ASSEMBLY (BFP) IS REQUIRED. ACCEPTABLE MODELS: FERC 825Y, WATTS 909, WILKINS 975XL, OR CONBRACO 400.
- Q. FULL CIRCLE STAINLESS STEEL TAPPING SADDLE SLEEVE WITH RESILIENT SEATED TAPPING VALVE FOR PROPOSED WATER AND FORCE MAIN CONNECTIONS TO BE USED.
- R. WATER TAPPING SADDLES TO BE DOUBLE STRAP BRASS OR DUCTILE IRON OR EPOXY COATED STEEL WITH STAINLESS STEEL HARDWARE. TIE STRAPS AND BOLTS SHALL BE CORROSION RESISTANT ALLOY STEEL.
- S. MANHOLE FRAMES AND COVERS, AND CO CAPS ARE TO BE WATER TIGHT. IF NEEDED EXISTING MANHOLE TOPS ARE TO BE ADJUSTED TO PROPOSED GRADE.
- T. INFLOW PROTECTION DISHS ARE REQUIRED FOR ALL MANHOLES; STAINLESS STEEL IN PAVED AREAS, ABS IN UNPAVED AREAS.
- U. A CLEAN-OUT SHALL BE PROVIDED AT THE ROW/PL FOR ALL SERVICE CONNECTIONS.
- V. THE FGUA SHALL OWN AND MAINTAIN ALL WATER SERVICE LINES UP TO THE POINT OF CONNECTION. ALL WATER MAINS SHALL BE A MINIMUM OF FOUR INCHES (4") IN DIAMETER AND ALL SUCH WATER MAINS SHALL BE CONSTRUCTED IN DEDICATED RIGHTS-OF-WAY OR APPROPRIATE UTILITY EASEMENTS DEDICATED TO THE FGUA.
- W. ALL SEWER FORCE MAIN LINES AND GRAVITY SERVICE LINES ACCEPTED MUST BE AT LEAST FOUR INCHES (4") IN DIAMETER AND EIGHT INCHES (8"), RESPECTIVELY, EXCEPT LATERAL SEWER SERVICE LINES WHICH SHALL BE NO LESS THAN SIX INCHES (6") IN DIAMETER AND ACCEPTED BY THE FGUA TO A CLEAN-OUT LOCATED ON THE EDGE OF THE RIGHT-OF-WAY OR AN EASEMENT.
- X. A BALL CHECK VALVE FOLLOWED BY A PLUG VALVE WILL BE INSTALLED ON FORCE MAINS LOCATED IN PUE OR R/W AT THE PROPERTY LINE DISCHARGING FROM PRIVATELY OWNED LIFT STATIONS CONNECTING INTO THE UTILITY MAINS.
- Y. CONNECTION TO EXISTING MANHOLES AND/OR LIFT STATIONS SHALL BE BY CORE BORE WITH KOR-N-SEAL CONNECTORS.
- Z. ALL CONNECTIONS WILL BE MADE AS HOT TAPS. ANY EXCEPTIONS TO THIS WILL REQUIRE FGUA APPROVAL. ALL HOT TAP CONNECTIONS SHALL BE PERFORMED BY A LICENSED, UNDERGROUND CONTRACTOR, WITH ADVANCE NOTIFICATION (72 HOURS) TO THE FGUA INSPECTOR.
- AA. BACKFLOW PREVENTION DEVICES SHALL BE PRIVATELY OWNED AND MAINTAINED. BFPD'S SHOULD BE LOCATED OUTSIDE OF ANY FGUA EASEMENT OR ROW/PUBLIC EASEMENT. IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DEVICE AND PROVIDE ANNUAL TESTING CERTIFICATIONS TO THE FGUA.



STANDARD DETAIL NO. 6.12
~~LEE COUNTY UTILITIES~~ FGUA
RESTRAINED LENGTH SCHEDULE

N.T.S.

DUCTILE IRON PIPE

PIPE SIZE (Inches)	MINIMUM RESTRAINED PIPE LENGTH (FEET)					HORIZONTAL TEE
	HORIZONTAL BENDS				DEAD END	
4	17	7	4	2	29	6
6	23	10	5	2	40	17
8	29	12	6	3	53	29
10	35	14	7	4	63	38
12	41	17	8	4	74	49
16	51	21	11	5	94	68
24	69	29	14	7	131	105
30	81	34	17	8	156	129

PVC PIPE

PIPE SIZE (Inches)	MINIMUM RESTRAINED PIPE LENGTH (FEET)					HORIZONTAL TEE
	HORIZONTAL BENDS				DEAD END	
4	20	8	4	2	45	8
6	29	12	6	3	63	25
8	36	15	8	4	83	43
10	44	18	9	5	99	58
12	51	21	11	5	116	74
16	63	26	13	7	149	103
24	87	36	18	9	208	158
30	102	42	21	10	248	194

A COMPLETE JOINT RESTRAINED SCHEDULE FOR ALL ENCOUNTERED VERTICAL & HORIZONTAL BENDS, VERTICAL OFFSETS, TEES AND DEAD ENDS SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER.

LENGTH FIGURES BASED ON FOLLOWING:
Pressure = 150 psi, FS = 1.5, trench type = 3, 30" cover on Bare pipe, Soil type = GP & SP

REV: 12/10/2015

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

DATE: 11/2019

DESIGNED BY: ADM

DRAWN BY: ADM

CHECKED BY: TDM

APPROVED BY: TDM

DRAWING NAME: 2910 LEE BOULEVARD

DATE: 11/2019

DESIGNED BY: ADM

DRAWN BY: ADM

CHECKED BY: TDM

APPROVED BY: TDM

DRAWING NAME: 2910 LEE BOULEVARD

2910 LEE BOULEVARD

UTILITY DETAILS

Civil Engineering and Planning

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert of Authorization # 29086

Digitally signed by Thomas Dean Martin

Date: 2022.05.04 07:19:03 -04'00'

DATE: 07/19/03 04'00'

Dean Martin, P.E.
Florida #52022

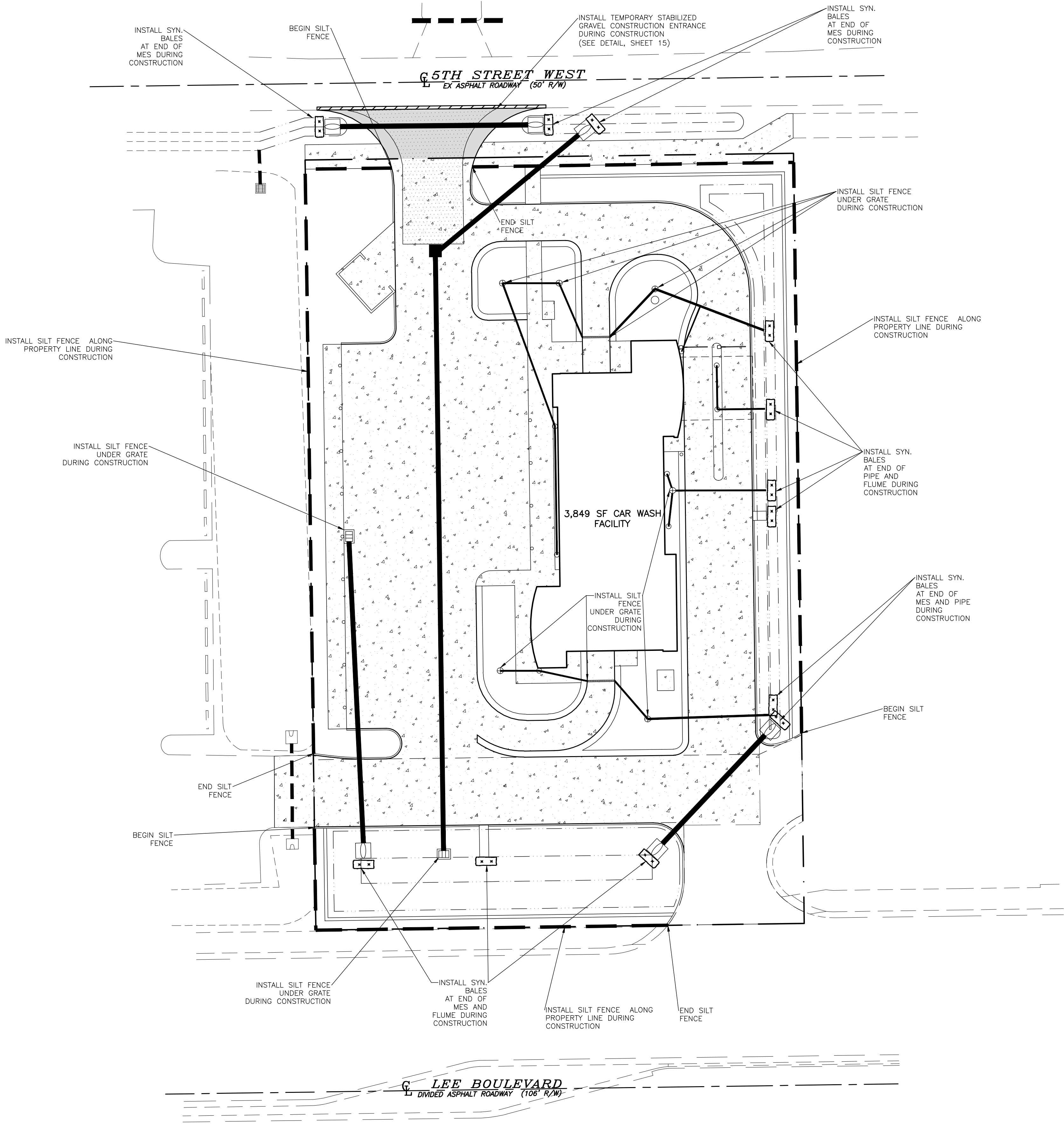
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SHEET # 11 of 14

SCALE: N.T.S.

STREET ADDRESS
2910 LEE BOULEVARD
LEHIGH ACRES, FL 33971

STRAP NUMBER
25-44-26-03-00024.0060



LEGEND

MITERED END SECTION
SILT FENCE
PROPOSED CONCRETE

LF
EX.
EL.
SYN.
ROW

PROPOSED PAVEMENT
LINEAR FEET
EXISTING
ELEVATION
SYNTHETIC
RIGHT OF WAY

1" = 20'

DATE	DESIGNED BY	ADM	DRAWN BY	ADM	CHECKED BY	TDM	APPROVED BY	TDM
02/2022								

REVISIONS	DATE

2910 LEE BOULEVARD

STORMWATER POLLUTION PREVENTION PLAN

Civil Engineering and Planning

TDM CONSULTING, INC.
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 29086

dean@tdmconsulting.com
www.tdmcivilengineering.com

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

Digitally signed by Thomas Dean Martin
Date: 2022.05.04 07:20:25 -04'00'
DATE: 07:20:25 -04'00'

Dean Martin, P.E.
Florida #52022

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SHEET #

13 of 14

SCALE: 1" = 20'

DRAWING NAME: 2910 Lee Blvd
DRAWING NAME: 2910 Lee Blvd

STREET ADDRESS

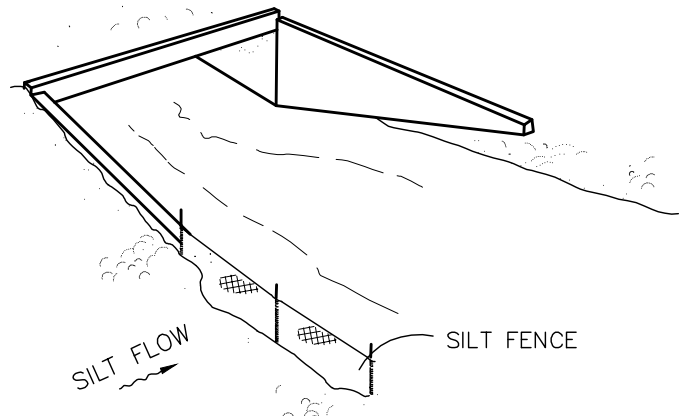
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LEHIGH ACRES, FL 33971

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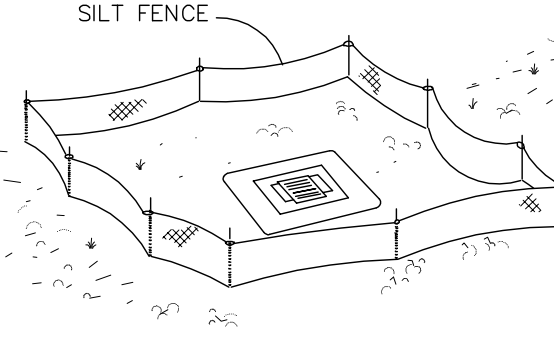
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CONSTRUCTION POLLUTION PREVENTION PLAN

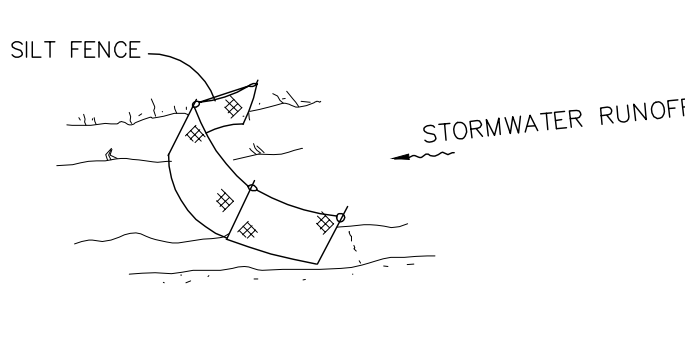
1. SILT FENCE SHALL BE PROPERLY INSTALLED AT THE PERIMETER OF THE LIMITS OF DISTURBANCE PRIOR TO CONSTRUCTION.
2. SYNTHETIC BALE (OR BALE TYPE BARRIER) AND SILT FENCE CHECK DAM BARRIERS SHALL BE INSTALLED IN ALL PROPOSED SWALES AT 200' INTERVALS AFTER SWALE CONSTRUCTION AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
3. CLEARING AND GRUBBING DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
4. TOPSOIL STOCK PILES AND OTHER DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY CEASES FOR MORE THAN SEVEN (7) DAYS WILL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH WITHIN SEVEN (7) DAYS FROM THE DATE OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
5. PROPOSED SWALES ARE TO BE SODDED OR SEEDED IMMEDIATELY AFTER CONSTRUCTION PER THE APPROPRIATE CROSS-SECTION.
6. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A LIDDED METAL CONTAINER IN ACCORDANCE WITH LEE COUNTY SOLID WASTE STANDARDS. SAID DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE A WEEK OR MORE OFTEN IF NECESSARY.
7. ALL HAZARDOUS OR TOXIC MATERIAL WILL BE PROPERLY CONTAINED AND DISPOSED OF IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
8. THIS SITE IS TO BE SERVED BY PORTABLE SANITARY FACILITIES DURING CONSTRUCTION. POST CONSTRUCTION WILL BE SERVED BY CONNECTION TO MUNICIPAL FACILITIES.
9. THE EFFECTIVENESS OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE TEMPORARY EROSION/SEDIMENT CONTROLS SHALL BE CHECKED DAILY DURING CONSTRUCTION BY CONTRACTOR OR A DESIGNATED REPRESENTATIVE. IF STATE OF FLORIDA WATER QUALITY STANDARDS ARE NOT MET, CORRECTION TO THE PROBLEMS SHALL BE MADE AS SOON AS PRACTICAL.
10. SILT FENCING WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO INSURE PROPER ATTACHMENT TO POSTS, AND TO ENSURE POSTS ARE SECURELY PLACED.
11. ALL POLLUTION PREVENTION CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. REPAIRS WILL BE INITIATED IMMEDIATELY, BUT NOT LONGER THAN TWENTY-FOUR (24) HOURS AFTER DISCOVERY.
12. BUILT-UP SEDIMENT WILL BE REMOVED FROM SILT FENCING WHEN IT REACHES ONE-THIRD (1/3) OF THE HEIGHT OF THE FENCE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL SPILLS OR POLLUTANTS ON SITE. SAID SPILLS SHALL BE CLEANED UP AS SOON AS THEY OCCUR.
14. STORMWATER POLLUTION PREVENTION SHALL BE IMPLEMENTED DURING CONSTRUCTION. IF ADDITIONAL TEMPORARY EROSION/SEDIMENT CONTROLS (NOT SHOWN ON THE CONSTRUCTION PLANS) ARE NECESSARY TO MAINTAIN COMPLIANCE WITH STATE OF FLORIDA WATER QUALITY STANDARDS, SUCH CONTROLS SHALL BE DESIGNED, SPECIFIED, LOCATED, AND INSTALLED AS REQUIRED BY ENGINEER/CONTRACTOR OR A DESIGNATED REPRESENTATIVE. ALL TEMPORARY CONTROLS SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORMWATER DRAIN ENTRANCES, DRAINAGE DITCHES, WATERBODIES, WETLANDS, AND ADJACENT PROPERTY.
15. CONTRACTOR OR HIS AGENT WILL INFORM ALL SUBCONTRACTORS OF THE CONSTRUCTION POLLUTION PREVENTION PLAN AS SHOWN ON THIS SHEET AND VERIFY THAT ALL CONCERNED PARTIES ARE COMPLYING WITH THEM.
16. ALL CONSTRUCTION ENTRANCES SHOULD BE CLEAR OF ALL VEGETATION, ROOTS, AND OTHER OBSTRUCTIBLE MATERIAL. A GEOTEXTILE SHOULD BE LAID DOWN TO IMPROVE STABILITY AND SIMPLIFY MAINTENANCE. GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE A MINIMUM OF 12" THICK.
17. ALL BARE AREAS WILL BE SODDED AS SOON AS PRACTICAL. HOWEVER, UNTIL PLACING OF SOD, THESE AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST.



TYPE III SILT FENCE



SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS



SILT FENCE PROTECTION IN DITCHES W/ INTERMITTENT FLOW

NOTE:
DO NOT DEPLOY IN SUCH A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT PERMANENT BODIES OF WATER. TURBIDITY BARRIERS ARE TO BE USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

N.T.S.

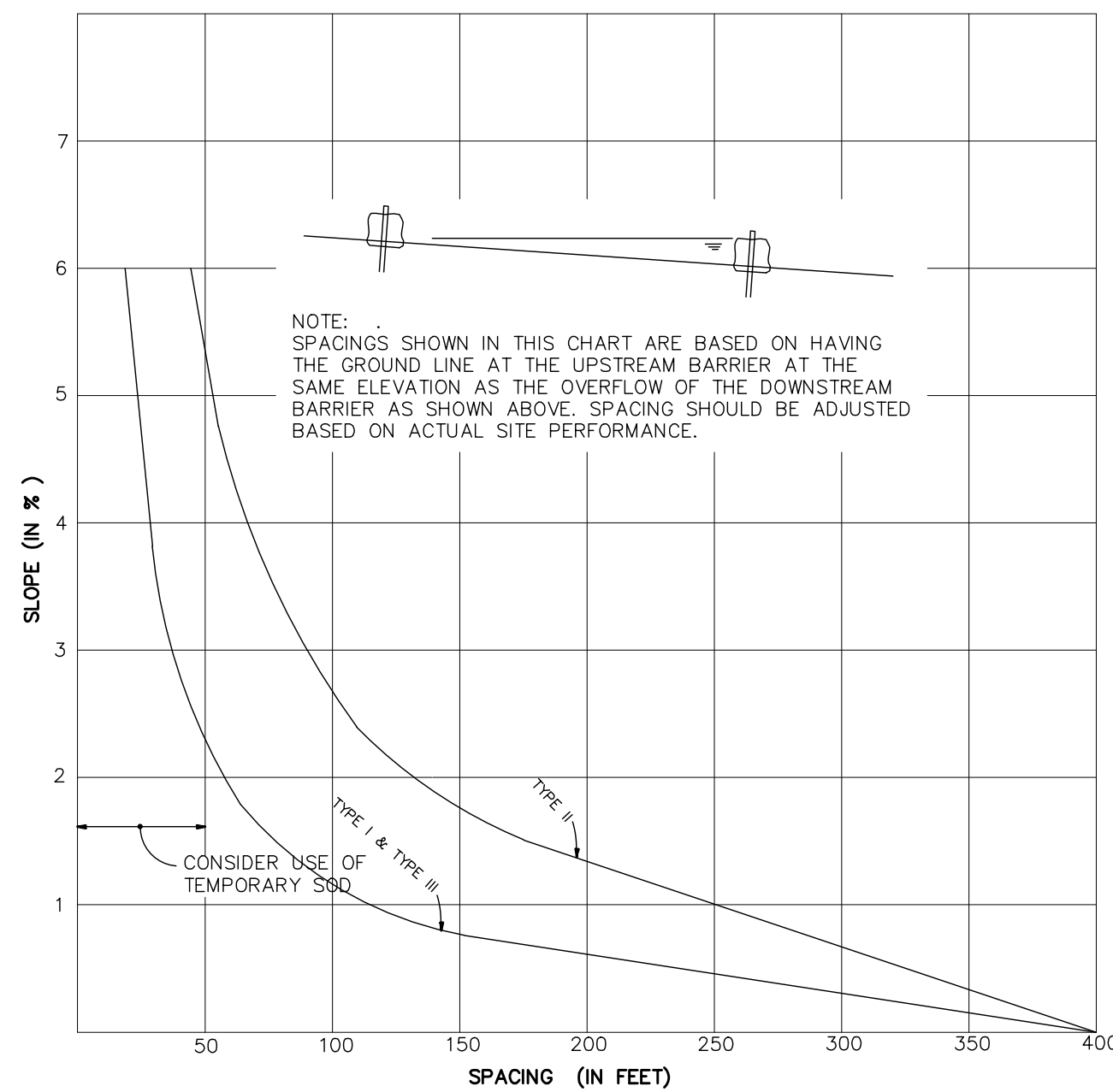
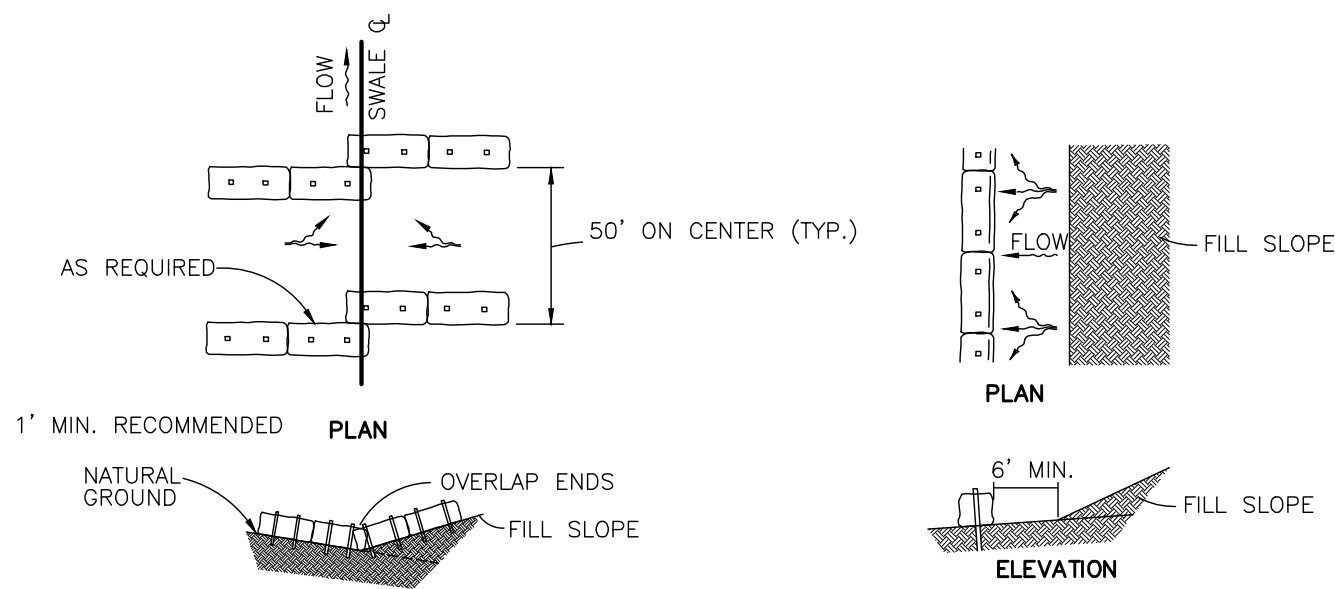


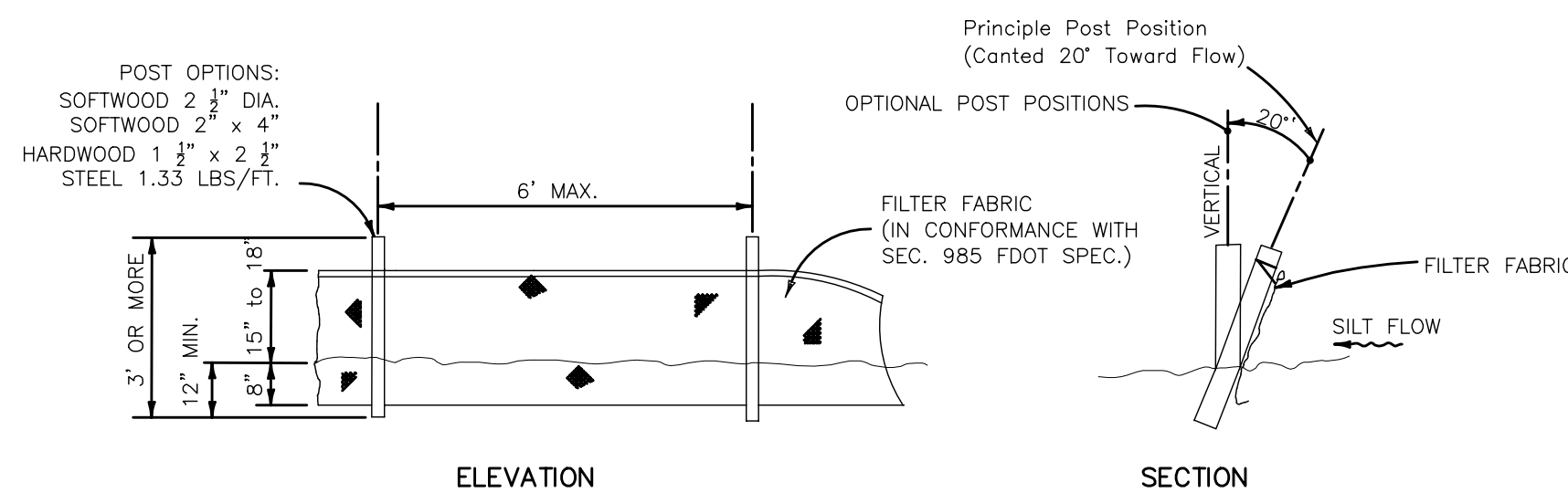
CHART 1

RECOMMENDED SPACING FOR SYNTHETIC BALES OR BALE TYPE BARRIERS AND TYPE III SILT FENCES.

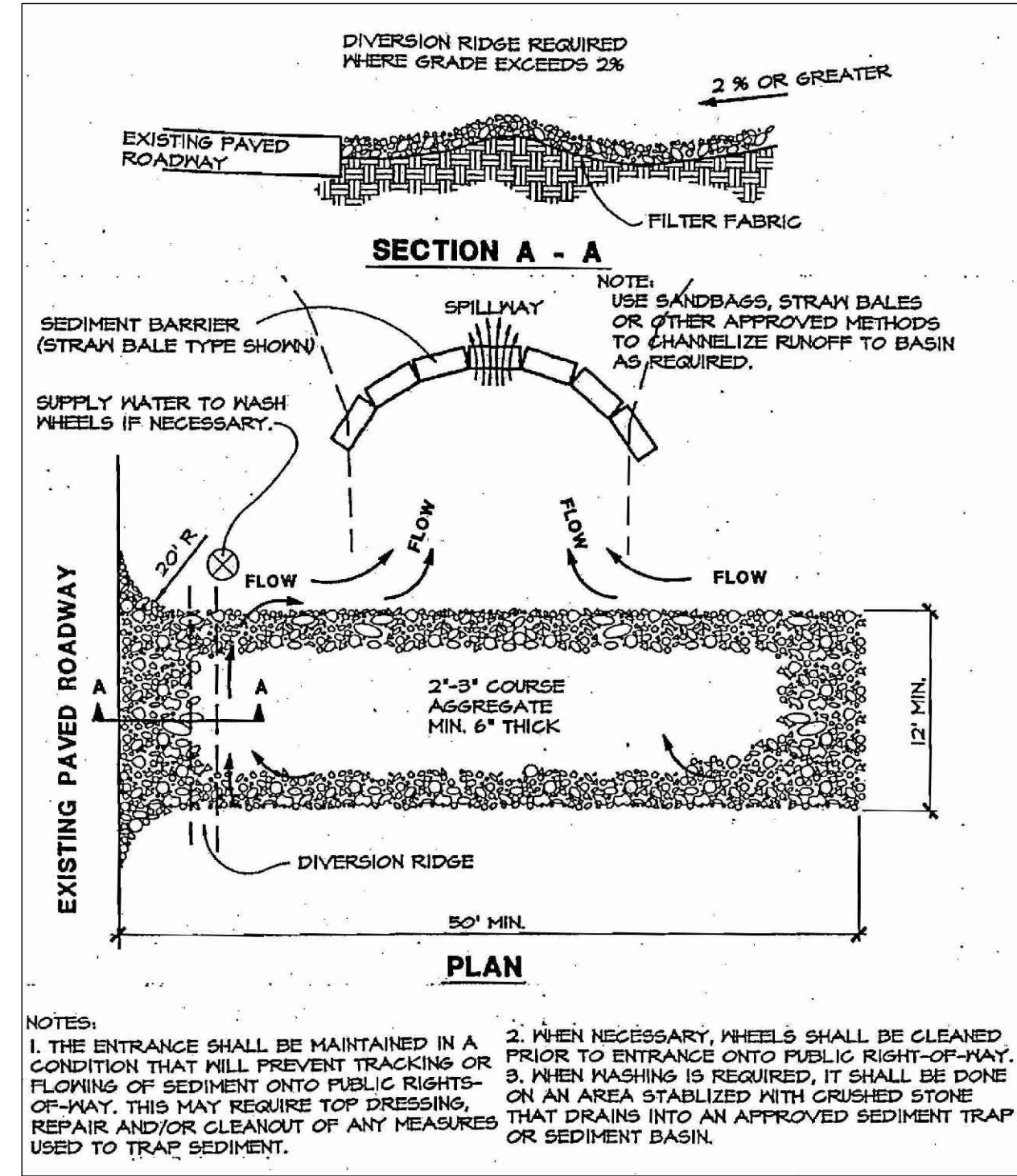


AT TOE OF SLOPE
BARRIERS FOR FILL SLOPES

N.T.S.

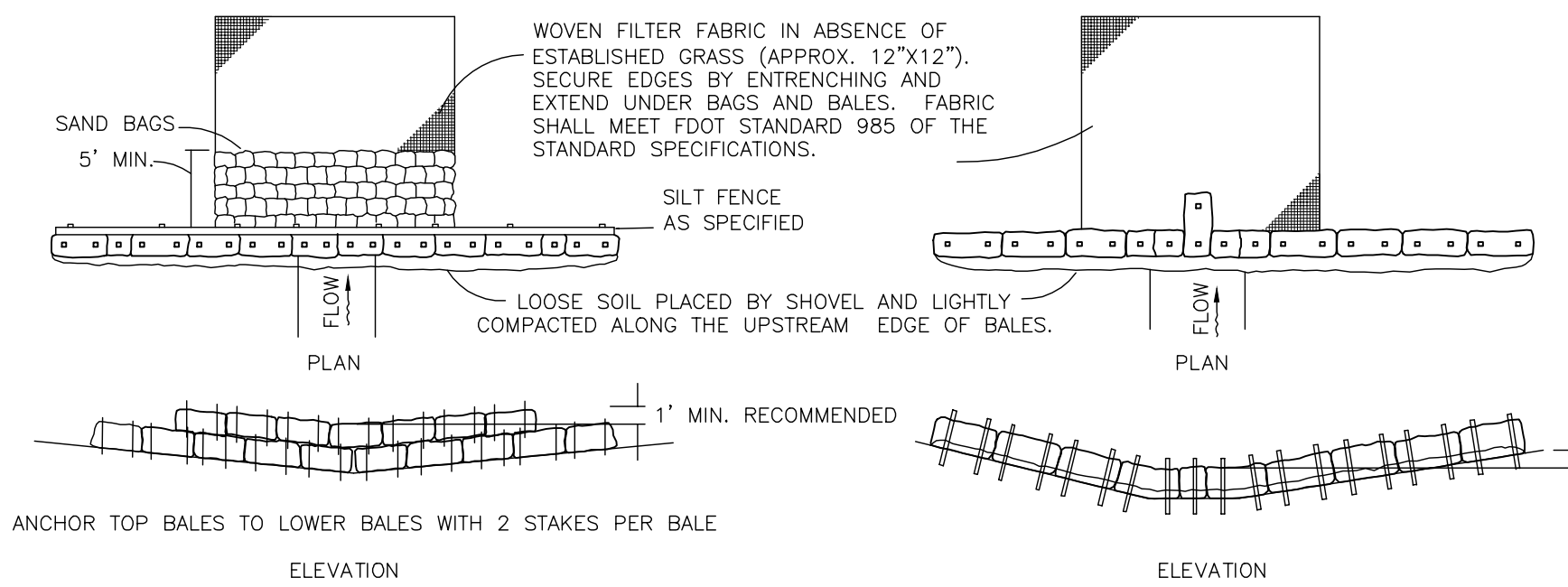


TYPE III SILT FENCE
N.T.S.



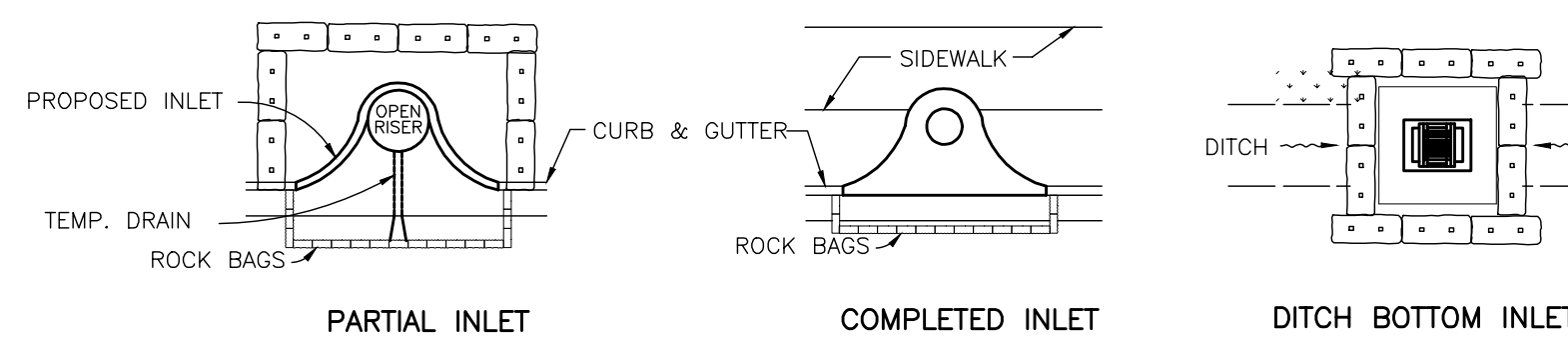
TEMPORARY STABILIZED GRAVEL CONSTRUCTION ENTRANCE DETAIL

N.T.S.



SYNTHETIC BALE OR BALE TYPE BARRIERS FOR UNPAVED DITCHES

N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

DATE	DESIGNED BY	ADM	DRAWN BY	ADM	CHECKED BY	TDM	APPROVED BY	TDM
02/20/22								
REVISIONS	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY

2910 LEE BOULEVARD
STORMWATER POLLUTION
PREVENTION DETAILS

Civil Engineering
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14 of 14
SCALE: N.T.S.