

****FINAL INSPECTION REQUIRED****

At the completion of the improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

UTILITY PERMIT REQUIRED

Plan is not approved for location or placement of utilities. All work in county right-of-way and easements must be permitted prior to commencing work.

**LEE COUNTY
DOT RIGHT-OF-WAY
PERMIT REQUIRED**

△ DEVELOPMENT ORDER PLANS FOR

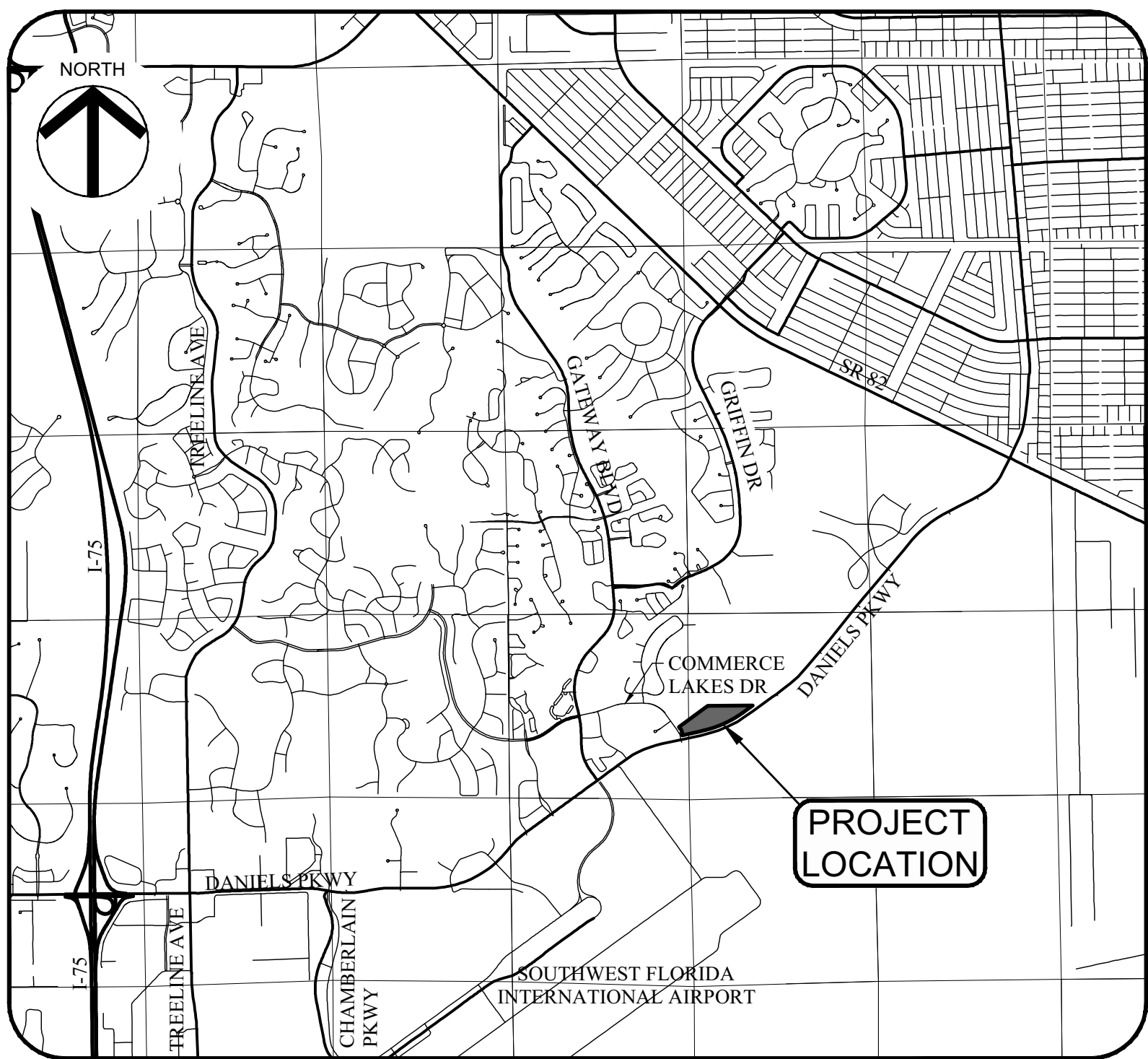
FORT MYERS BREWING COMPANY

PART OF SECTIONS 17 & 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

**REMOVAL OF EXCAVATED FILL
MATERIAL FROM THE SITE IS
NOT AUTHORIZED**

**Please Note: Final Development Order
does not confer approval for signage**

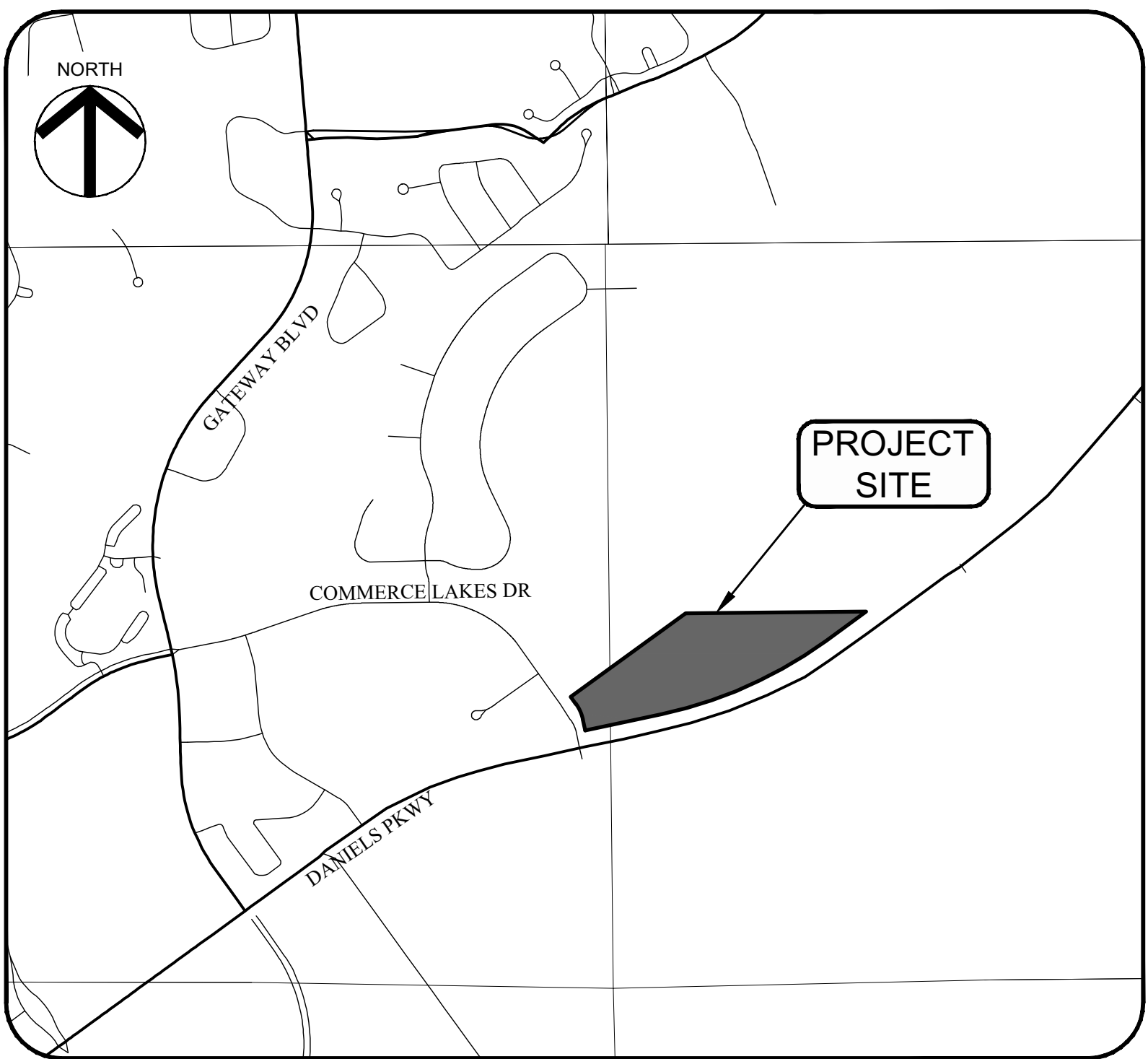
**Development Order Approval does not
vest nor guarantee that changes will not
be required, if subsequent changes are
made to the Uniform Lee County Fire Code.**



PROJECT LOCATION MAP

NO SCALE

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PROJECT SITE MAP

NO SCALE

PROPERTY DESCRIPTION
PARCEL B A PARCEL OF LAND IN SECTIONS 17 AND 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING A PORTION OF "PARCEL 35" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1399, PAGE 1901, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N 01° 07' 01" W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, ALSO BEING THE EAST LINE OF "PARCEL 35" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1399, PAGE 1901 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, 2663.67 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE S 89° 30' 41" W, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, AND THE NORTH LINE OF SAID "PARCEL 35", A DISTANCE OF 608.27 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF "PARCEL 6" OF THAT CERTAIN RELEASE GRANTED TO THE LEE COUNTY PORT AUTHORITY BY THE FEDERAL AVIATION ADMINISTRATION DATED JULY 12, 1990 AND THE POINT OF BEGINNING; THENCE CONTINUE S 89° 30' 41" W, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, AND THE NORTH LINE OF SAID "PARCEL 35", A DISTANCE OF 1302.29 FEET; THENCE S 53° 57' 54" W, ALONG THE NORTHWESTERLY LINE OF SAID "PARCEL 35", A DISTANCE OF 1025.93 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A NORTHWESTERLY PROTRUSION OF AFORESAID "PARCEL 6"; THENCE S 36° 01' 14" E, ALONG SAID EASTERLY LINE, 62.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 31' 07", A DISTANCE OF 123.14 FEET TO THE POINT OF TANGENCY; THENCE S 12° 30' 05" E, A DISTANCE OF 80.71 FEET TO AFORESAID NORTHERLY LINE OF "PARCEL 6"; THENCE N 77° 59' 42" E, ALONG SAID NORTHERLY LINE, 366.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3114.04 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 00' 00", A DISTANCE OF 1304.41 FEET TO A POINT OF TANGENCY; THENCE N 53° 59' 42" E, A DISTANCE OF 359.18 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 896.919 SQ FT OR 20.63 ACRES, MORE OR LESS.

DEVELOPED BY:

1227 HOLDINGS, LLC

12811 COMMERCE LAKES DRIVE #28

FORT MYERS, FL 33913

PHONE: (239) 313-6576

**APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023**

PROPERTY INFORMATION	
FOLIO #	10613867
STRAP #	17-45-26-L2-U2626.3805
ZONING	MPD

BUILDING PARAMETERS	
BUILDING USE	COMMERCIAL (TAP ROOM/BAR)
MAX FLOOR AREA	8,000 S.F.
TYPE OF CONSTRUCTION	TYPE II(000)
FIRE SPRINKLERS	YES
OCCUPANCY	A-2
REQUIRED FIRE FLOW	1,750 GPM
1. REQUIRED FIRE FLOW PER NFPA CODE 18.4.5.2, THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR BUILDINGS OTHER THAN ONE AND TWO FAMILY DWELLINGS SHALL BE AS SPECIFIED IN TABLE 18.4.5.1.2. 2. A REDUCTION IN REQUIRED FIRE FLOW OF 75 PERCENT SHALL BE PERMITTED WHEN BUILDING IS PROTECTED BY FIRE SPRINKLERS, BUT NOT BE LESS THAN 1,000 GPM IN ACCORDANCE WITH NFPA 18.4.5.2.2.	

Jeremy H. Arnold State of Florida Professional Engineer, License No. 66421
This item has been digitally signed and sealed by Jeremy H. Arnold, P.E., on 01/31/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DEVELOPMENT ORDER PLANS FOR
**FORT MYERS BREWING
COMPANY**
CLIENT: 1227 HOLDINGS, LLC
COVER SHEET

PLAN REVISIONS	DATE	REVISION
1	07/14/22	REVISED PER COUNTY COMMENTS
2	08/22/22	REVISED PER COUNTY COMMENTS
3	12/06/22	REVISED PER COUNTY COMMENTS
4	01/31/23	REVISED PER COUNTY COMMENTS

NOT TO SCALE	
FLORIDA CERTIFICATE OF AUTHORIZATION #8636	
Digitally signed by Jeremy H. Arnold Date: 2023.01.31 16:20:47-05'00'	
STATE OF FLORIDA JEREMY H. ARNOLD, P.E. LICENSE NO. 66421	
SHEET NUMBER:	869-200-02

VERTICAL ELEVATIONS BASED ON: NAVD 88

SHEET: 1

GENERAL NOTES

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88) - 1.18 FT.
- THE LOCATIONS OF EXISTING UTILITIES/INFRASTRUCTURE HAVE BEEN PREPARED FROM RECORD DRAWING AND FIELD INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- LEE COUNTY, FLORIDA POWER AND LIGHT, TELEPHONE, AND CETY MAY HAVE EXISTING UTILITIES ADJACENT TO THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
- ALL OFF-SITE DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE CURRENT PHASE OF DEVELOPMENT, INCLUDING PERIMETER BERMS, SWALES, STORM WATER OUTFALL SYSTEMS AND ON-SITE PERIMETER SWALES SHALL BE COMPLETED AND OPERATIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ON-SITE IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND ADHERING TO A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL CREATE, IMPLEMENT, AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE NPDES GENERAL PERMIT.
- UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBING NATURAL VEGETATION. MATERIAL REMOVED FROM THE TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER.
- ALL MATERIALS AND CONSTRUCTION METHODS USED FOR WATER, SEWER, AND DRAINAGE FACILITIES SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS.
- THE REVIEW AND APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SET PER LEE COUNTY STANDARDS, INDICATING ANY DIFFERENCES FROM THE ACTUAL CONSTRUCTED IMPROVEMENTS AND THE ORIGINAL CONSTRUCTION PLANS. THE AS-BUILT PLAN SHALL BE SURVEY CERTIFIED FOR ALL IMPROVEMENTS BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF INFRASTRUCTURE (EXCEPT THOSE UTILITIES THAT ARE TO BE DEDICATED TO LEE COUNTY).
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE PROJECT'S TECHNICAL SPECIFICATIONS, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE LEE COUNTY STANDARDS. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
- ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
- IF DEWATERING ACTIVITIES ARE REQUIRED FOR PROPER UTILITY INSTALLATION THEN THE CONTRACTOR OWE BE RESPONSIBLE TO ENSURE COMPLIANCE WITH REQUIRED PERMITS, AND SHALL DEWATER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL PERMITS.
- 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 SECTION 102 OF THE FDOT STANDARD SPECIFICATIONS AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART 6. FOR WORK WITHIN A PUBLIC RIGHT-OF-WAY CONTRACTOR TO FURNISH A LEE COUNTY APPROVED MAINTENANCE OF TRAFFIC PLAN.
- SOLID WASTE DISPOSAL AND RECYCLING TO BE PROVIDED VIA ONSITE DUMPSTERS.
- PRIOR TO THE ACCUMULATION OF COMBUSTIBLE BUILDING MATERIALS ON SITE, PROPOSED FIRE HYDRANTS MUST BE OPERABLE AND BE ABLE TO PROVIDE THE MINIMUM REQUIRED FIRE FLOWS, AND IMPROVED STABILIZED EMERGENCY APPARATUS ACCESS WAYS (MIN. 20-FOOT WIDE) MUST BE AVAILABLE TO WITHIN 100-FEET OF STRUCTURES.
- OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT OR CONCRETE AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
- THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
- CONCRETE THICKNESS OF THE SIDEWALKS WITHIN THE COUNTY ROWS AND EASEMENTS SHALL BE A MINIMUM THICKNESS OF SIX (6) INCHES. THE MINIMUM THICKNESS OF COMPACTED LIME ROCK (BASE) SHALL BE FOUR (4) INCHES AND THE MINIMUM THICKNESS OF STABILIZED SUBGRADE SHALL BE SIX (6) INCHES (SEE TABLE 1 OF LDCOT SECTION 10-206).
- BASED ON THE GEOTECH REPORT, THERE ARE NO ANTICIPATED ADVERSE IMPACTS TO GROUNDWATER AND SURFACE WATER.

SIGNING AND PAVEMENT MARKING NOTES

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PAVEMENT MARKINGS INTERNAL TO THE DEVELOPMENT SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 711-001. PREFORMED THERMOPLASTIC MATERIAL PAVEMENT MARKINGS SHALL BE APPLIED FOR ALL THE PAVEMENT MARKINGS WITHIN THE LEE COUNTY ROW.
- MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
- REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
- THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS. IF POSSIBLE, STREET NAME SIGNAGE TO BE ATOP ALL STOP SIGNS.
- THE CONTRACTOR SHALL INSTALL BLUE/BLUE PIPES IN THE CENTER OF THE LANE ADJACENT TO ALL FIRE HYDRANTS.
- THE LOCATION, QUANTITY AND SIZE OF PARCEL SIGNAGE AND ENTRY WAYS MAY BE MODIFIED WITHIN THE REQUIREMENTS OF LEE COUNTY.
- PAVEMENT MARKINGS WITHIN THE LEE COUNTY PUBLIC R.O.W. SHALL BE THERMOPLASTIC IN ACCORDANCE WITH F.D.O.T. STANDARDS SPECIFICATIONS SECTION 711.
- ALL HANDICAPPED RAMPS TO BE CONSTRUCTED PER FDOT INDEX 522-002.
- OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT OR CONCRETE AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS.

GENERAL DRAINAGE NOTES

- THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
- LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
- SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
- CONTRACTOR SHALL SOD A 12" MINIMUM STRIP BEHIND ALL CONCRETE CURBS, VALLEY GUTTER AND AT EDGE OF PAVEMENT.
- THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
- DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 1404 OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- WATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER/PROPERTY OWNERS ASSOCIATION.

WATER, IRRIGATION AND SEWER NOTES

- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LEE COUNTY UTILITIES DESIGN STANDARDS. REFERENCE LEE COUNTY UTILITY DETAILS AND NOTES.
- FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF ALL MAINS. DEVIATION FROM PLAN ALIGNMENT SHALL NOT BE MORE THAN 12" FROM PLAN CENTERLINE OF MAIN.
- MINIMUM COVER FOR ALL UTILITIES SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE MINIMUM COVER, REGARDLESS OF GRADE.
- ALL POTABLE WATER MAINS SHALL BE OWNED AND MAINTAINED BY LEE COUNTY UTILITIES.
- ALL SANITARY SEWER LINES, LATERALS TO THE PROPERTY LINE CLEAN-OUT, FORCE MAINS, AND MANHOLES, SHALL BE OWNED AND MAINTAINED BY LEE COUNTY UTILITIES.
- CONTRACTOR SHALL CONSTRUCT ALL WATER AND SEWER APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. CONTRACTOR SHALL CLOCKWISE DURING THE CONSTRUCTION STAKEOUT AND PRIOR TO CONSTRUCTION OF SAID APPURTENANCES WITH OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE CONSTRUCTION OF SAID APPURTENANCES TO FINISHED GRADE.
- ALL WATER & IRRIGATION SERVICES SHALL BE CONSTRUCTED WITH A CASING THAT EXTENDS 5 FEET BEYOND THE BACK OF CURB. MAGNETIC MARKERS ARE REQUIRED AT EACH END OF THE CASING. CASING SHALL BE 4" MINIMUM.
- WATER & IRRIGATION UTILITY MAINS SHALL BE DUCTILE IRON PIPE (DIP), UNLESS APPROVED BY LCU. ALL WATER AND IRRIGATION MAINS UNDER PAVEMENT AND AT CONFLICT CROSSINGS SHALL BE DIP OR PVC ALTERNATIVE PER LCU APPROVAL.
- IRRIGATION DISTRIBUTION SYSTEM SHALL BE OWNED & MAINTAINED BY THE MASTER PROPERTY OWNERS ASSOCIATION. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
- THE WATER METER SHALL BE SIZED BY THE ENGINEER OF RECORD. THE WATER METER SHALL BE INSTALLED BY LEE COUNTY UTILITIES. THE WATER SERVICE SHALL BE INSTALLED BY CONTRACTOR.
- SANITARY SEWER MAINS AND LATERALS SHALL BE ASTM D-3034 SDR 26, FORCE MAINS SHALL BE AWWA C900, DR-18 PVC PIPE, UNLESS NOTED OTHERWISE. ALL FORCE MAINS UNDER PAVEMENT AND AT CONFLICT CROSSINGS SHALL BE AWWA C900, DR-14 PVC PIPE.
- WATER PIPING THREE INCHES OR SMALLER SHALL MEET THE REQUIREMENTS OF ASTM D-1785.
- ALL COLD-WATER METERS-DISPLACEMENT TYPE, BRONZE MAINCASE, SIZE 1/2 INCH THROUGHOUT 2 INCH SHALL MEET THE REQUIREMENTS OF AWWA C700.
- ALL WATER METER COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM WITH NSF STANDARD 61.
- AT WATER MAIN TERMINATION POINTS, A TEMPORARY BLOW-OFF SHALL BE INSTALLED TO PROVIDE FOR FULL BORE FLUSHING.
- ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6) FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE STANDARD DETAIL SHEETS. PROPOSED IRRIGATION FOR THIS PROJECT CONVEY RECLAIMED WATER REGULATED UNDER PART 10 OF CHAPTER 62-410 F.A.C.
- ALL OTHER UTILITY CONDUITS MUST BE SEPARATED FROM WATER AND SEWER IMPROVEMENTS BY A MINIMUM OF 12".
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND LEE COUNTY UTILITIES 72 HOURS PRIOR TO ANY TESTING OR INSPECTIONS REQUIRED BY THE PERMITS OR REGULATIONS.
- WATER, IRRIGATION AND FORCE MAINS TO BE FIELD ADJUSTED TO MAINTAIN 6" VERTICAL CLEARANCE FROM SANITARY SERVICE LATERALS. MAINTAIN 30" MINIMUM 1/2" MAXIMUM COVER ON PRESSURE MAINS.
- CASING AND/OR CONDUIT SHALL EXTEND 4' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
- CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
- TOTAL 8" PVC SANITARY SEWER IS 454 LF AT 0.40% (MIN.) SLOPE, 7 MANHOLES AND 1 LIFT STATION.
- TOTAL 10" PVC WATER MAIN IS 1,505 LF AND TOTAL 6" PVC FIRE MAIN IS 160 LF.
- TOTAL 4" PVC (DR-14) FORCE MAIN IS 546 LF, TOTAL 4" HDPE (DR-11) FORCE MAIN IS 200 LF AND TOTAL 10" HDPE (DR-11) FORCE MAIN CASING IS ±120 LF.
- FOOD TRUCKS ARE NOT PERMITTED TO DISCHARGE WASTE/GRAY WATER ON-SITE AND ARE REQUIRED TO TAKE ALL OFF-SITE WITH THEM.
- SOURCE OF IRRIGATION IS WELL.

SURFACE WATER MANAGEMENT PARAMETERS

DRAINAGE BASIN	A
CONTROL ELEVATION (FT-NAVD)	23.55
5 - YEAR, 1 - DAY RAINFALL (INCHES)	5.50
10 - YEAR, 1 - DAY RAINFALL (INCHES)	6.60
25 - YEAR, 3 - DAY RAINFALL (INCHES)	11.00
100 - YEAR, 3 - DAY RAINFALL (INCHES)	14.00
PEAK 5 - YEAR, 1 - DAY RAINFALL (FT-NAVD)	25.99
PEAK 10 - YEAR, 1 - DAY RAINFALL (FT-NAVD)	26.21
PEAK 25 - YEAR, 3 - DAY RAINFALL (FT-NAVD)	26.90
PEAK 25 - YEAR, 3 - DAY RAINFALL (FT-NAVD) (BACK TO BACK)	26.94
ALLOWABLE PEAK DISCHARGE RATE (CFS)	0.66
PEAK 25 - YEAR, 3 - DAY DESIGN STORM DISCHARGE (CFS)	0.39
PEAK 100 - YEAR, 3 - DAY ZERO DISCHARGE STORM STAGE	27.26
MINIMUM REQUIRED PAVEMENT ELEVATION	26.30
MINIMUM FINISHED FLOOR ELEVATION	27.30
MINIMUM PERIMETER BERM ELEVATION	27.00

LEE COUNTY UTILITIES STANDARD PLAN NOTES

- ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL WHICH IS AVAILABLE ON OUR WEB-PAGE VIA THE FOLLOWING LINK: <https://www.lee.gov/COMUTILITIES/DESIGNMANUAL>.
- ANY QUANTITIES SHOWN ON PERMITS ARE NOT VERIFIED BY LCU.
- THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
- ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO: THE ENGINEER OF RECORD OR HIS DESIGNEE, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
- ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
- ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
- LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
- TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LDCOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
- 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. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LDCOT PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
- ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
- THE 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 THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
- WITHIN THE FDOT AND LDCOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FOOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
- ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS WILL BE ALLOWED.
- APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
- LCU REQUIRES 30" OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 36" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER. AT NO ADDITIONAL COST TO THE COUNTRY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTRY.
- LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURES(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
- LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE. MITERED END SECTIONS, INLETS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
- THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
- AS THE WORK PROGRESSES THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH COORDINATES WITH RESPECT TO THE NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE RECORD DRAWINGS PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

UTILITIES PROVIDING SERVICE

POTABLE WATER LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 PHONE (239) 533-8181	FIRE CONTROL DISTRICT: SOUTH TRAIL FIRE AND RESCUE DISTRICT 5331 HALFAK AVE FORT MYERS, FLORIDA 33912 PHONE (239) 433-0080	NATURAL GAS TECO PEOPLES GAS SYSTEM 6300 BEAU DRIVE N. FORT MYERS, FLORIDA 33905 PHONE (239) 896-0812	CABLE TELEVISION: COMCAST CABLE P.O. BOX 398 N. FORT MYERS, FLORIDA 33903 PHONE (239) 432-9277	EMERGENCY MEDICAL SERVICES LEE COUNTY EMERGENCY MANAGEMENT P.O. BOX 398 FORT MYERS, FLORIDA 33902 PHONE (239) 477-3600
SANITARY SEWER LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 PHONE (239) 533-8181	UTILITY LOCATING SERVICE SUNSHINE STATE ONE CALL CENTER PHONE (800) 432-4770 (MINIMUM 48 HOURS NOTICE REQUIRED)	GARBAGE COLLECTION: ADVANCED DISPOSAL 17101 PINE RIDGE ROAD FORT MYERS, FLORIDA 33931 PHONE (239) 334-1224	TELEPHONE: CENTURY LINK (LUMEN) P.O. BOX 370 FORT MYERS, FLORIDA 33902 PHONE (239) 335-8201	ELECTRIC: FLORIDA POWER AND LIGHT COMPANY 10505 PALM BEACH BLVD FORT MYERS, FLORIDA 33905 PHONE (239) 334-7754

DEVELOPMENT PARAMETERS

USES (PER ZONING Z-21-007)	PERMITTED (PER ZONING Z-21-007)	PROPOSED (DOS2022-00075)
MANUFACTURING (BREWERY)	40,000 SF	0 SF
RETAIL/OFFICE	10,000 SF	0 SF
TAP ROOM, KITCHEN, RESTAURANT, OUTDOOR SEATING	21,000 SF	9,801 SF (7,143 SF - TAP ROOM 2,658 SF - OUTDOOR SEATING)
FOOD TRUCK STAGING AREA	5,000 SF	2,625 SF
TOTAL	76,000 SF	12,426 SF

COMMERCIAL PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. PD SETBACK (FT)	MIN. ROW SETBACK (FT)	MIN. BUILDING REPAIRATION (FT)	MAX. BUILDING HEIGHT(4) (FT)	WATER BODY SETBACK (FT)
COMMERCIAL	10,000	100	100	15	25	30	60	25
INDUSTRIAL	10,000	100	100	25	25	30	60	25

- MAIN CAMPUS IS THE PARCEL LOCATED ON THE NORTHEAST CORNER OF COMMERCE LAKES DRIVE AND DANIELS PARKWAY.
- MAXIMUM LOT COVERAGE IS 60%.
- MINIMUM OPEN SPACE AREA IS 30%.
- HOURS OF OPERATION RETAIL RESTAURANT, TAP ROOM, EVENTS IS 10AM TO MIDNIGHT; MANUFACTURING, OFFICES AND OTHER USES THERE IS NO RESTRICTION.
- 15' WIDE ROW BUFFER REQUIRED ALONG DANIELS PARKWAY AND COMMERCE LAKES DRIVE.

PLAN REVISIONS

NO.	DATE	REVISION
1	07/14/22	REVISED PER COUNTY COMMENTS
2	08/22/22	REVISED PER COUNTY COMMENTS
3	12/09/22	REVISED PER COUNTY COMMENTS
4	01/31/23	REVISED PER COUNTY COMMENTS
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NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 869-200-02

VERTICAL ELEVATIONS BASED ON: NAVD 88

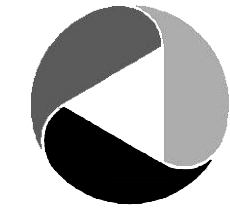
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DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING

COMPANY

CLIENT: 1227 HOLDINGS, LLC

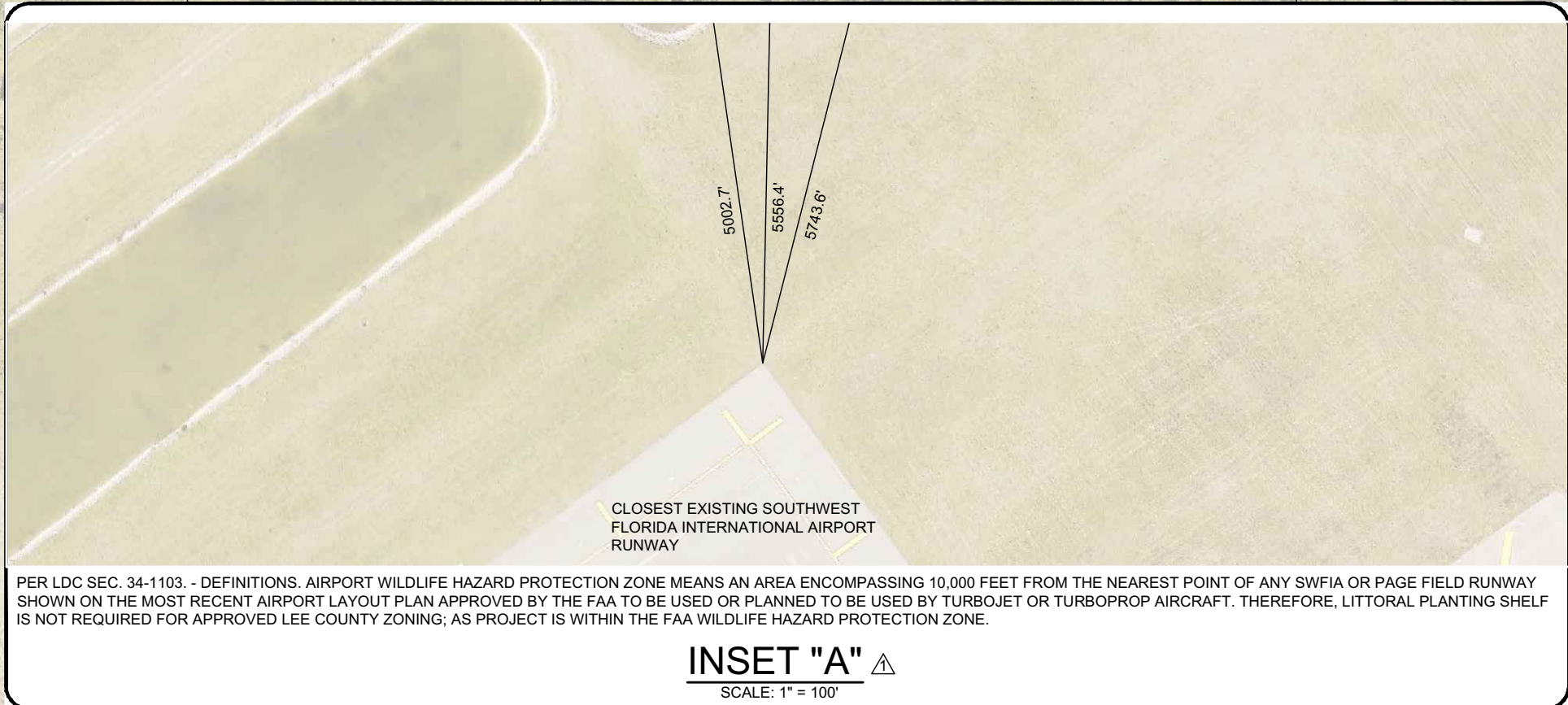
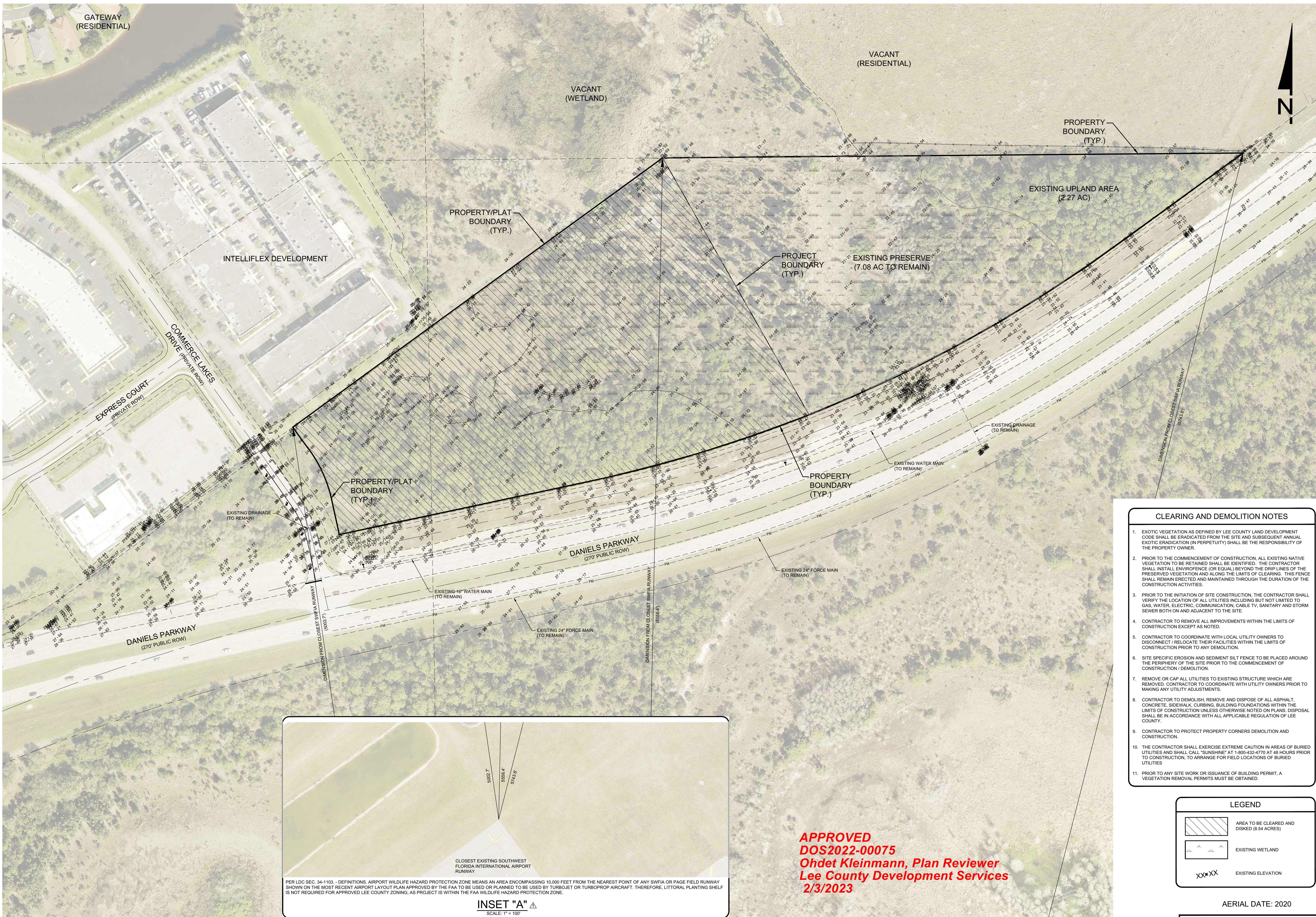
GENERAL NOTES



ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023

B:\Projects\9869-200 (PM) Civil Plans & Permitting\Drawings-Exhibit\9869-200-02 DO Plans\Current Plans\986920020203.dwg
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APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023

- CLEARING AND DEMOLITION NOTES**
1. EXOTIC VEGETATION AS DEFINED BY LEE COUNTY LAND DEVELOPMENT CODE SHALL BE ERADICATED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC ERADICATION IN PERPETUITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL EXISTING NATIVE VEGETATION TO BE RETAINED SHALL BE IDENTIFIED. THE CONTRACTOR SHALL INSTALL ENVIROFENCE (OR EQUAL) BEYOND THE DRIP LINES OF THE PRESERVED VEGETATION AND ALONG THE LIMITS OF CLEARING. THIS FENCE SHALL REMAIN ERECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITIES.
 3. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE.
 4. CONTRACTOR TO REMOVE ALL IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION EXCEPT AS NOTED.
 5. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY OWNERS TO DISCONNECT / RELOCATE THEIR FACILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION.
 6. SITE SPECIFIC EROSION AND SEDIMENT SILT FENCE TO BE PLACED AROUND THE PERIPHERY OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION / DEMOLITION.
 7. REMOVE OR CAP ALL UTILITIES TO EXISTING STRUCTURE WHICH ARE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY OWNERS PRIOR TO MAKING ANY UTILITY ADJUSTMENTS.
 8. CONTRACTOR TO DEMOLISH, REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, SIDEWALK, CURBING, BUILDING FOUNDATIONS WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATION OF LEE COUNTY.
 9. CONTRACTOR TO PROTECT PROPERTY CORNERS DEMOLITION AND CONSTRUCTION.
 10. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
 11. PRIOR TO ANY SITE WORK OR ISSUANCE OF BUILDING PERMIT, A VEGETATION REMOVAL PERMITS MUST BE OBTAINED.

LEGEND

	AREA TO BE CLEARED AND DISKED (8.54 ACRES)
	EXISTING WETLAND
	EXISTING ELEVATION

AERIAL DATE: 2020

VERTICAL ELEVATIONS BASED ON: NAVD 88

PLAN REVISIONS

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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

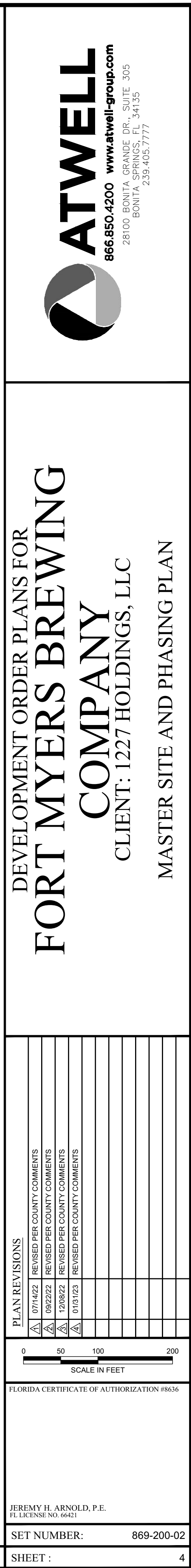
JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

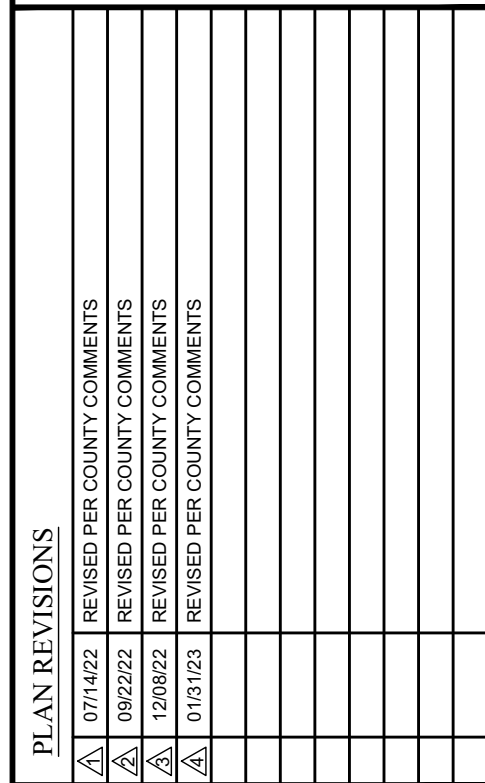
SET NUMBER: 869-200-02

SHEET: 3

DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING COMPANY
CLIENT: 1227 HOLDINGS, LLC
AERIAL MAP AND EXISTING CONDITIONS PLAN

ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777





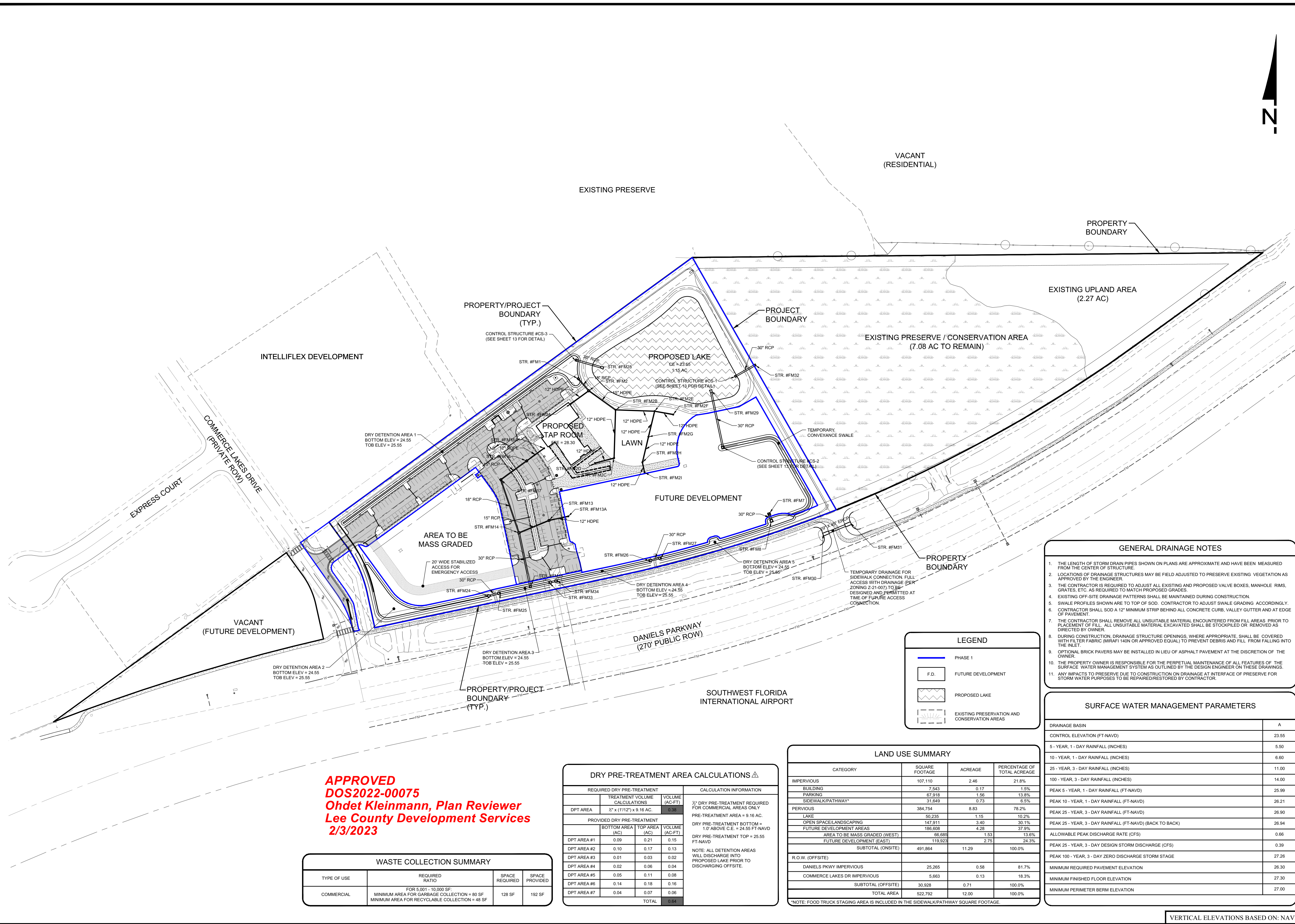
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FL LICENSE NO. 66421

SET NUMBER: 869-200-02

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DEVELOPMENT ORDER PLANS FOR
**FORT MYERS BREWING
COMPANY**
CLIENT: 1227 HOLDINGS, LLC
MASTER DRAINAGE PLAN



GENERAL DRAINAGE NOTES

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE CENTER OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS WELL AS THE EASE OF CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
5. SWALE PROFILES SHOWN ARE TO TOP-OF-SOD. CONTRACTOR SHALL ADJUST SWALE GRADING ACCORDINGLY.
6. CONTRACTOR SHALL SOD A 12" MINIMUM STRIP BEHIND ALL CONCRETE CURBS, VALLEY GUTTER AND AT EDGE OF PAVEMENT.
7. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO FILLING OR FIT ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
8. DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC, IMPACT WOOD OR APPROVED EQUIVALENT TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
9. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER.
10. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE DRAINAGE SYSTEM. THE MAINTENANCE OF THE DRAINAGE SYSTEM IS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
11. ANY IMPACTS TO PRESERVE DUE TO CONSTRUCTION ON DRAINAGE AT INTERFACE OF PRESERVE FOR STORM WATER PURPOSES TO BE REPAIRED/RESTORED BY CONTRACTOR.

SURFACE WATER MANAGEMENT PARAMETERS	
DRAINAGE BASIN	A
CONTROL ELEVATION (FT-NAVD)	23.55
5 - YEAR, 1 - DAY RAINFALL (INCHES)	5.50
10 - YEAR, 1 - DAY RAINFALL (INCHES)	6.60
25 - YEAR, 3 - DAY RAINFALL (INCHES)	11.00
100 - YEAR, 3 - DAY RAINFALL (INCHES)	14.00
PEAK 5 - YEAR, 1 - DAY RAINFALL (FT-NAVD)	25.99
PEAK 10 - YEAR, 1 - DAY RAINFALL (FT-NAVD)	26.21
PEAK 25 - YEAR, 3 - DAY RAINFALL (FT-NAVD)	26.90
PEAK 25 - YEAR, 3 - DAY RAINFALL (FT-NAVD) (BACK TO BACK)	26.94
ALLOWABLE PEAK DISCHARGE RATE (CFS)	0.66
PEAK 25 - YEAR, 3 - DAY DESIGN STORM DISCHARGE (CFS)	0.39
PEAK 100 - YEAR, 3 - DAY ZERO DISCHARGE STORM STAGE	27.26
MINIMUM REQUIRED PAVEMENT ELEVATION	26.30
MINIMUM FINISHED FLOOR ELEVATION	27.30
MINIMUM PERIMETER BERM ELEVATION	27.00

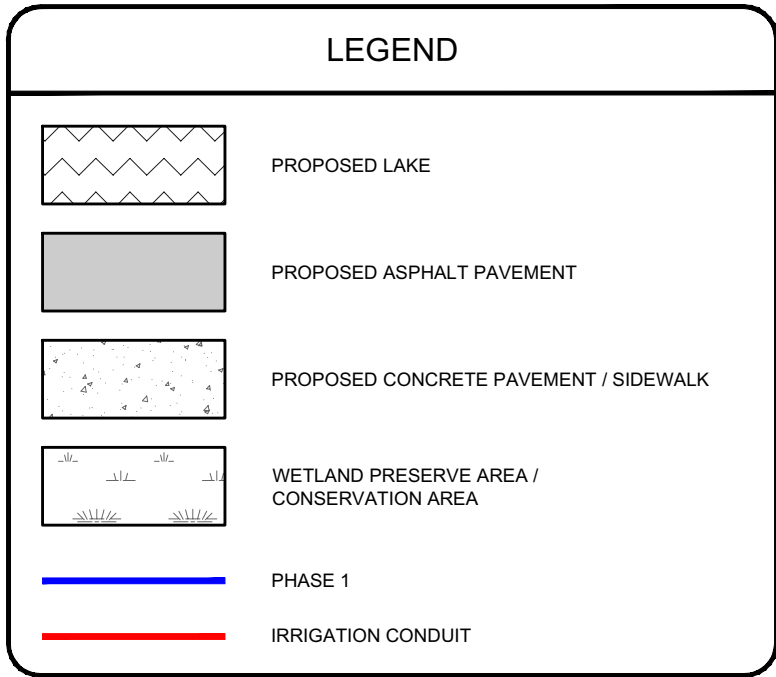
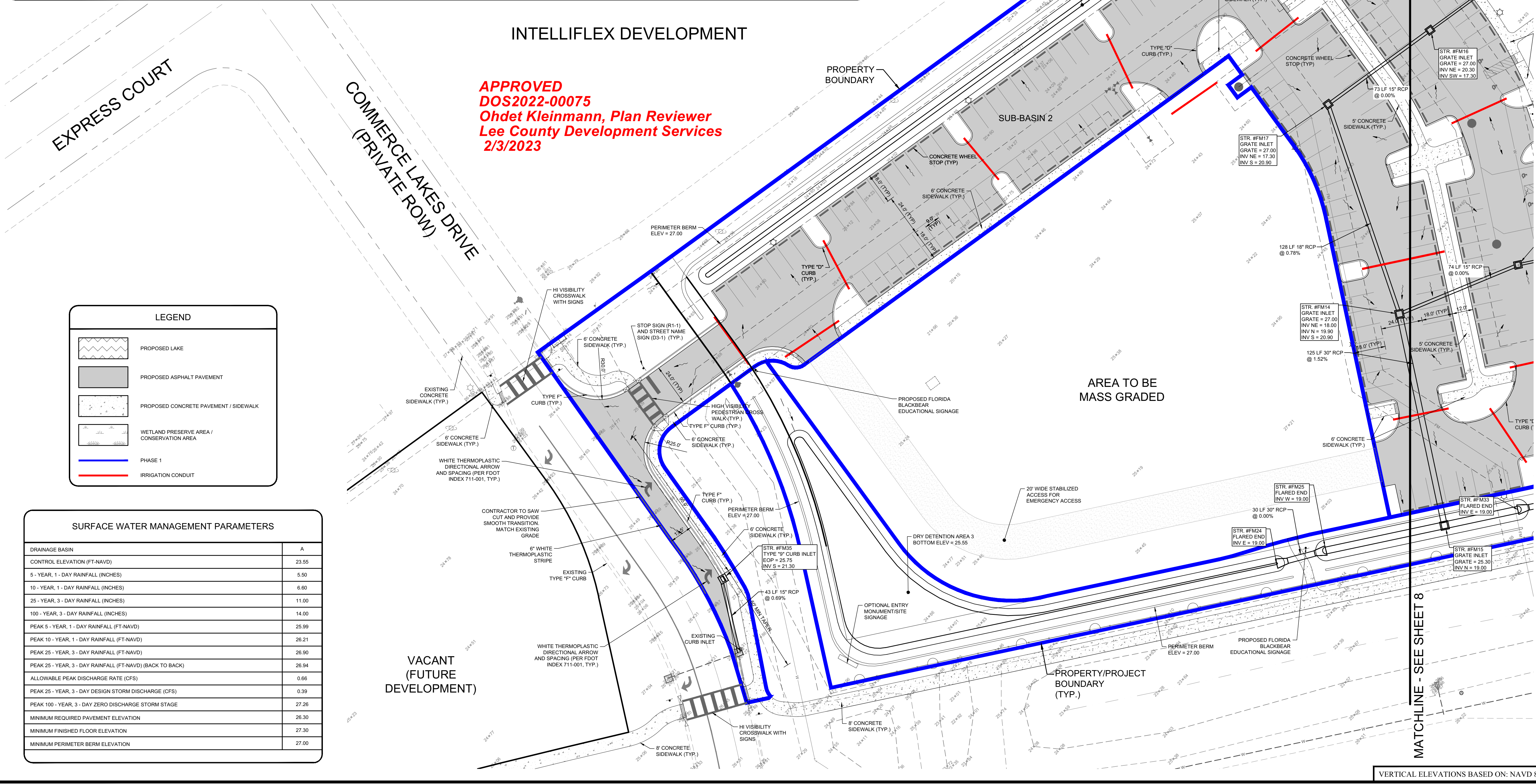
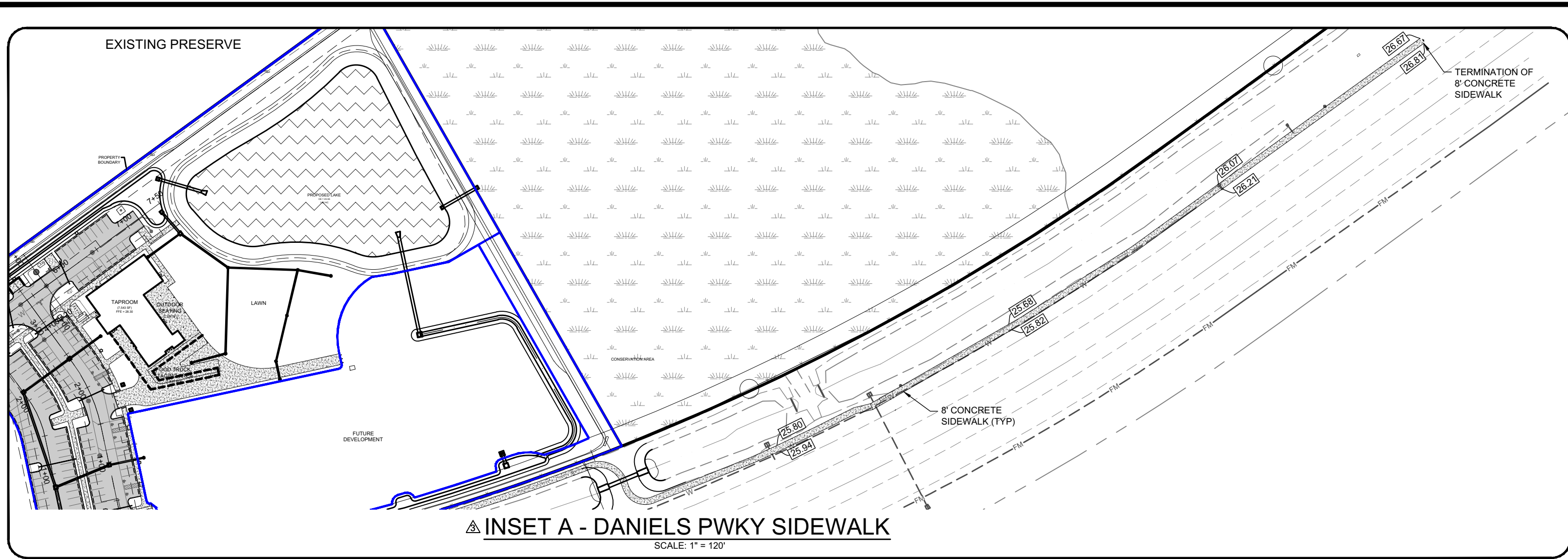
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.

FL LICENSE NO. 66421

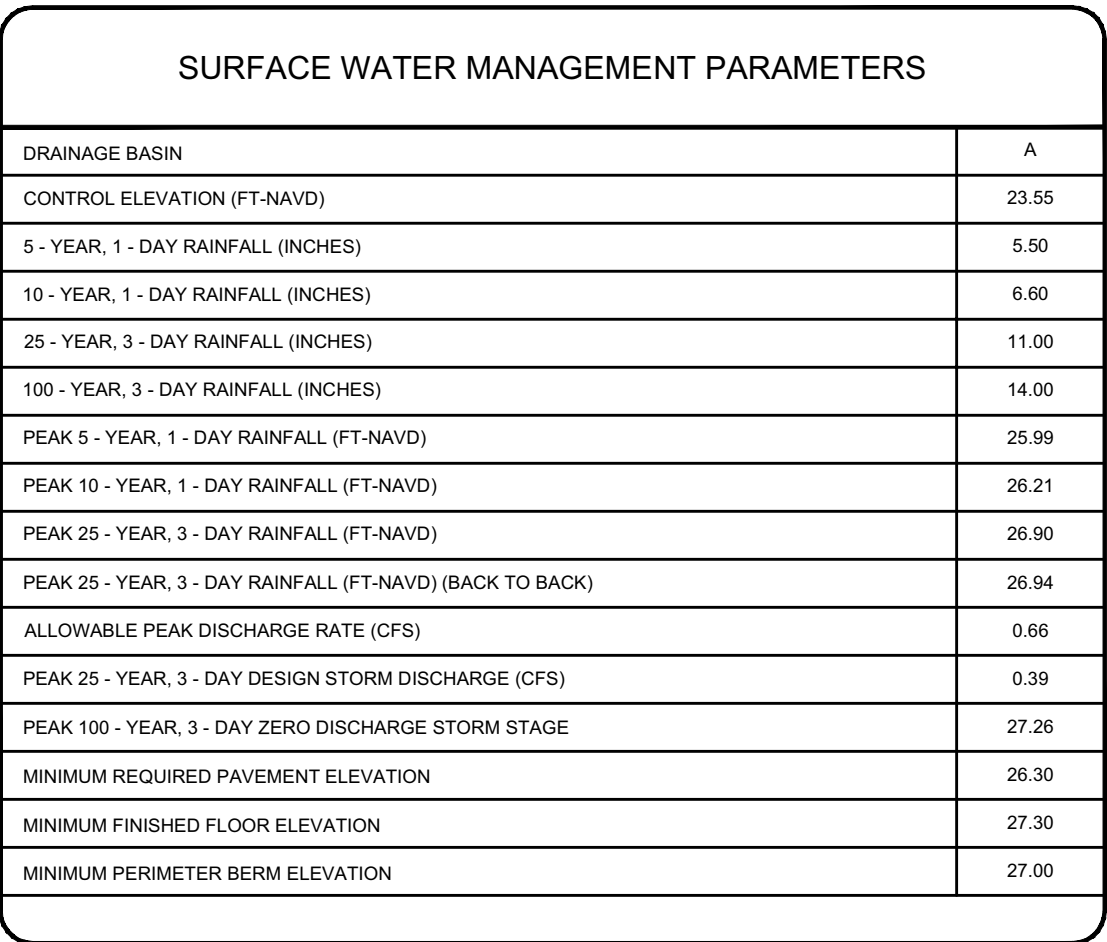


SURFACE WATER MANAGEMENT PARAMETERS	
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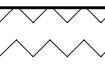


DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING COMPANY
CLIENT: 1227 HOLDINGS, LLC
PAVING, GRADING, AND DRAINAGE PLAN (A)

PLAN REVISIONS	
07/14/22	REVISED PER COUNTY COMMENTS
08/22/22	REVISED PER COUNTY COMMENTS
12/09/22	REVISED PER COUNTY COMMENTS
01/13/23	REVISED PER COUNTY COMMENTS
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FLORIDA CERTIFICATE OF AUTHORIZATION #8836	
JEREMY H. ARNOLD, P.E. FL LICENSE NO. 66421	
SET NUMBER:	869-200-02
SHEET:	7



LEGEND

	PROPOSED LAKE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT / SIDEWALK
	WETLAND PRESERVE AREA / CONSERVATION AREA
	PHASE 1
	IRRIGATION CONDUIT

DEVELOPMENT ORDER PLANS FOR FORT MYERS BREWING

COMPANY

CLIENT: 1227 HOLDINGS, LLC

PAVING, GRADING, AND DRAINAGE PLAN (B)

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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

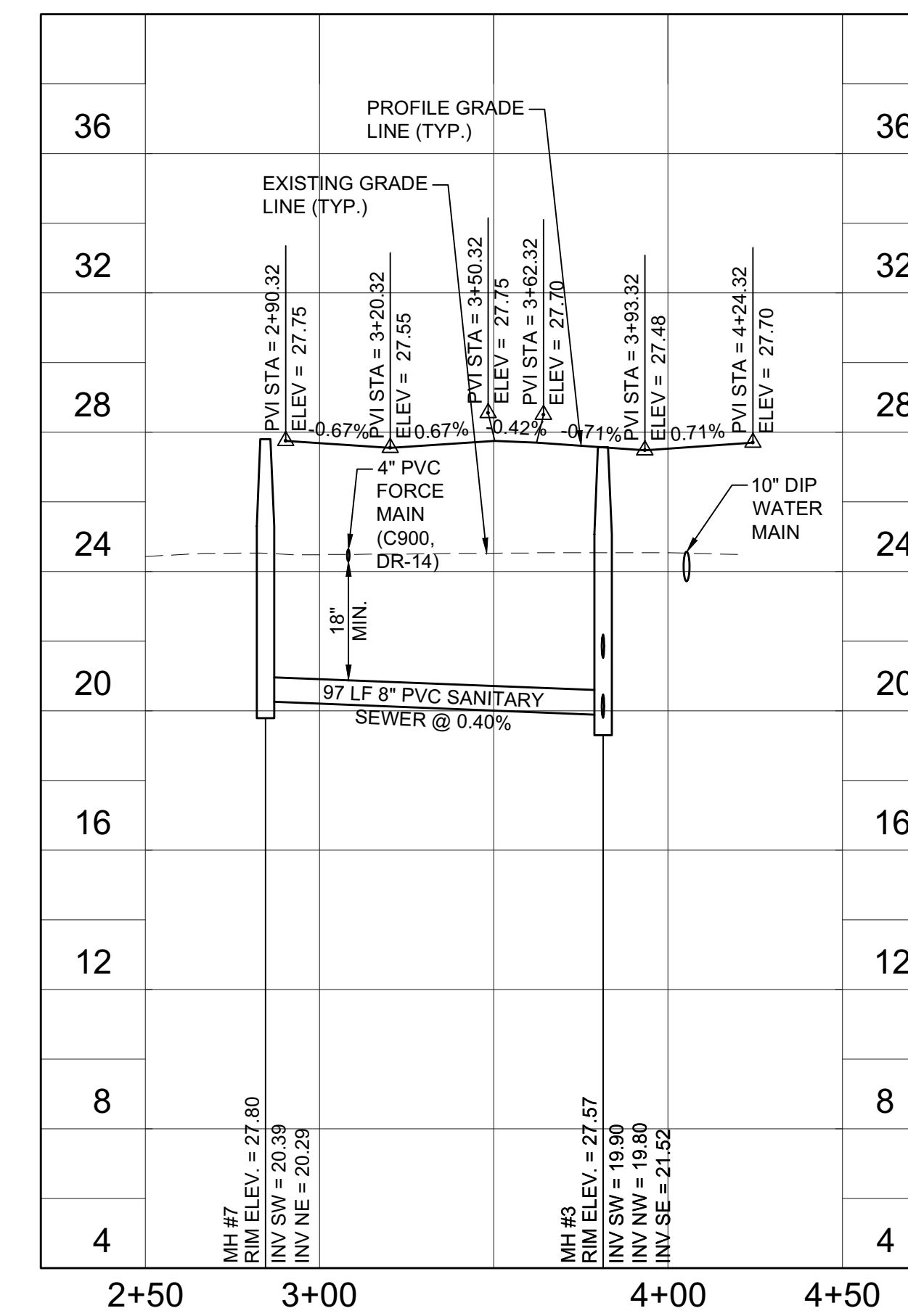
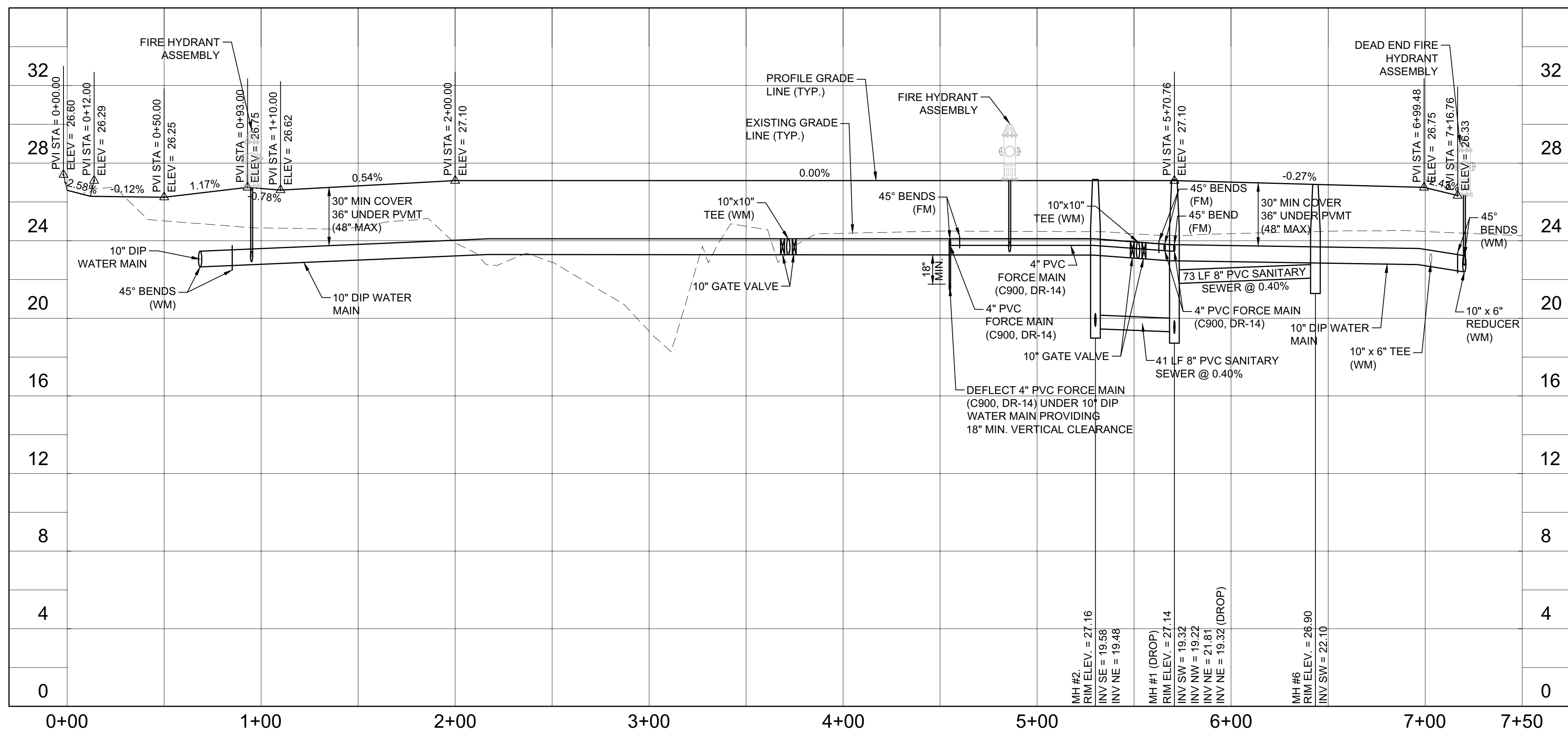
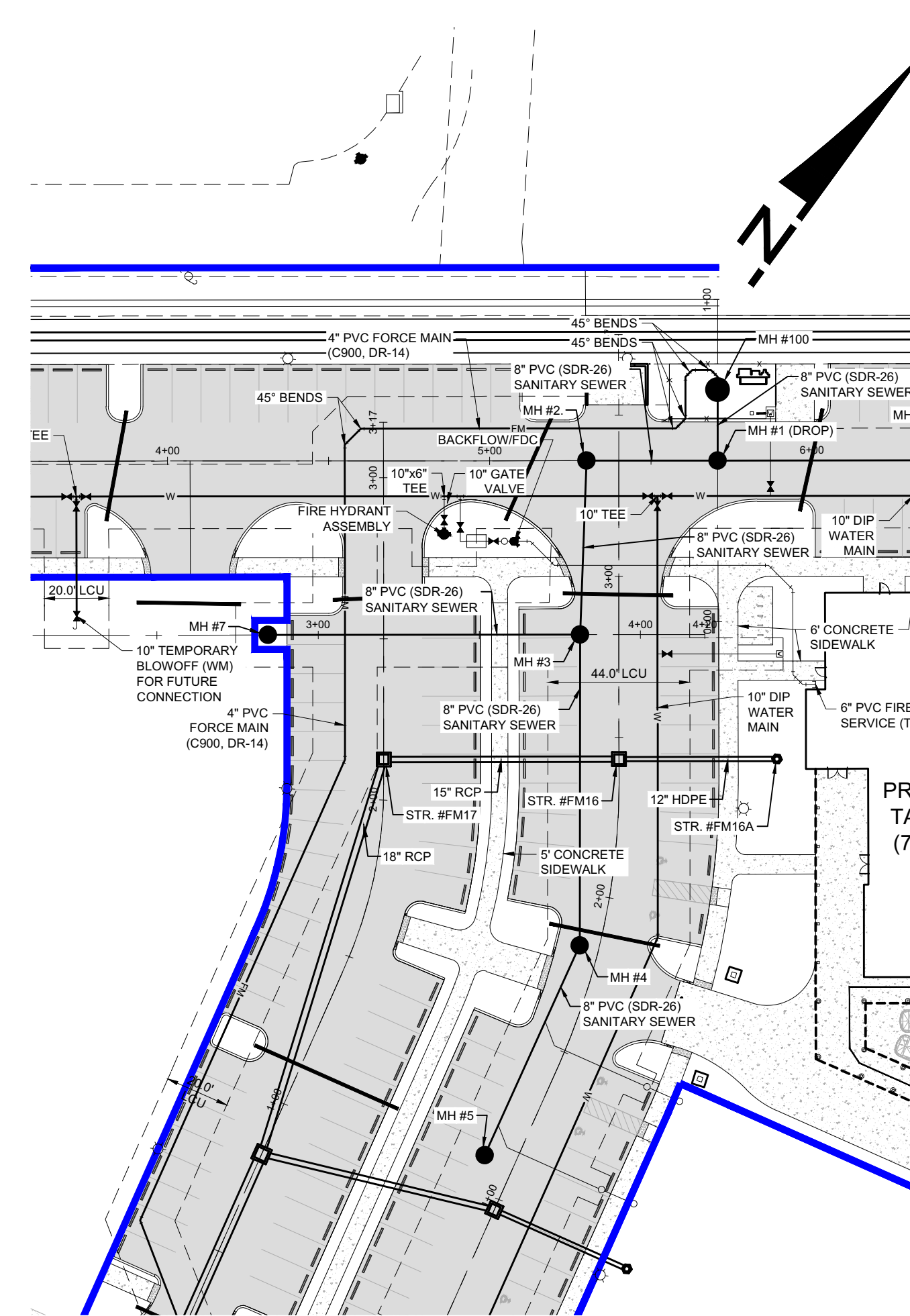
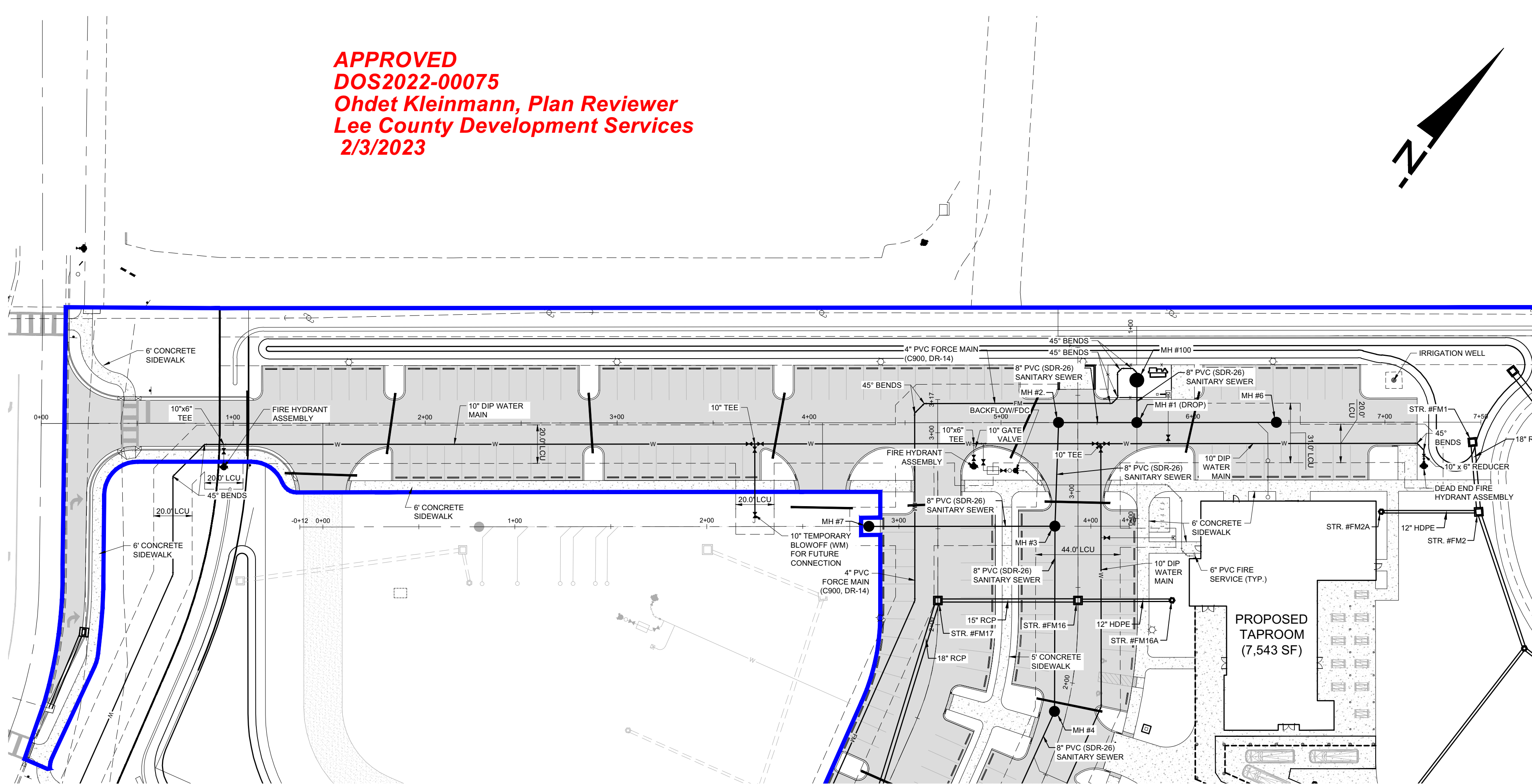
JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 869-200-02

VERTICAL ELEVATIONS BASED ON: NAVD 88

SHEET :

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VERTICAL ELEVATIONS BASED ON: NAVD 88

DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING
COMPANY
CLIENT: 1227 HOLDINGS, LLC
PLAN AND PROFILE (A)

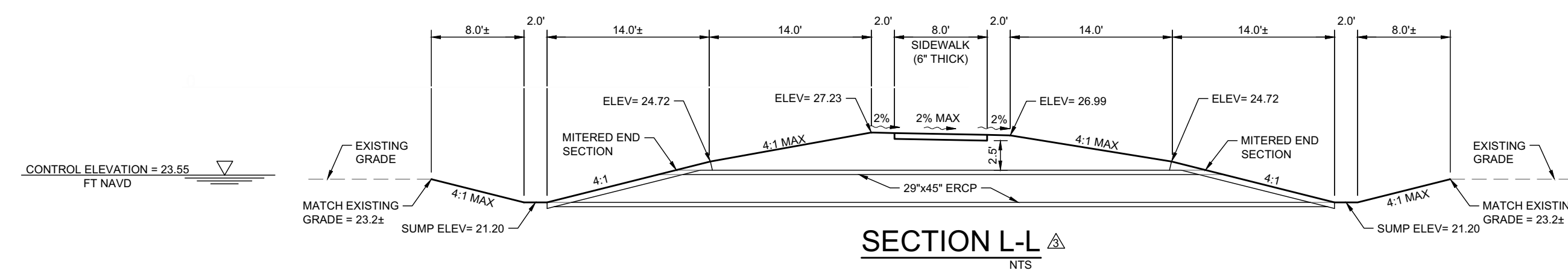
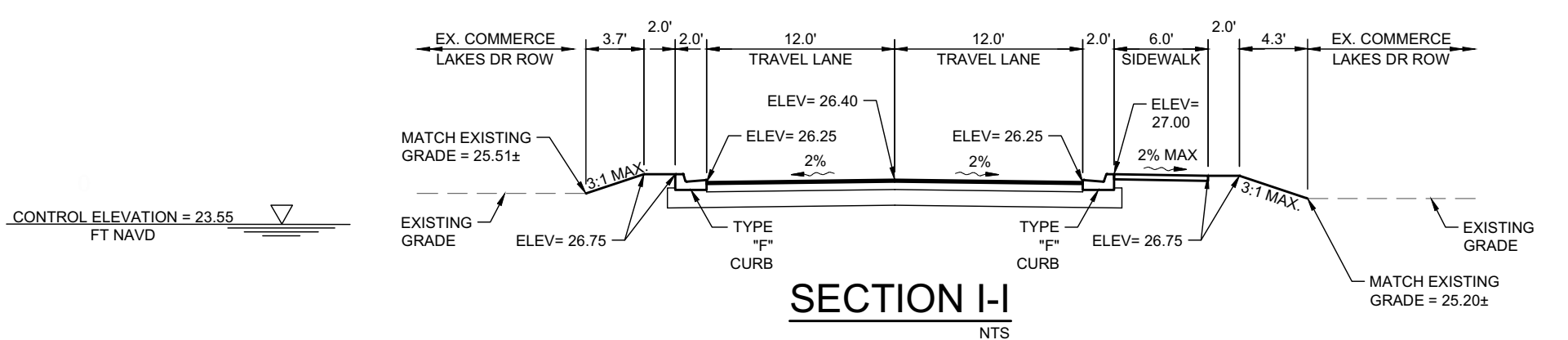
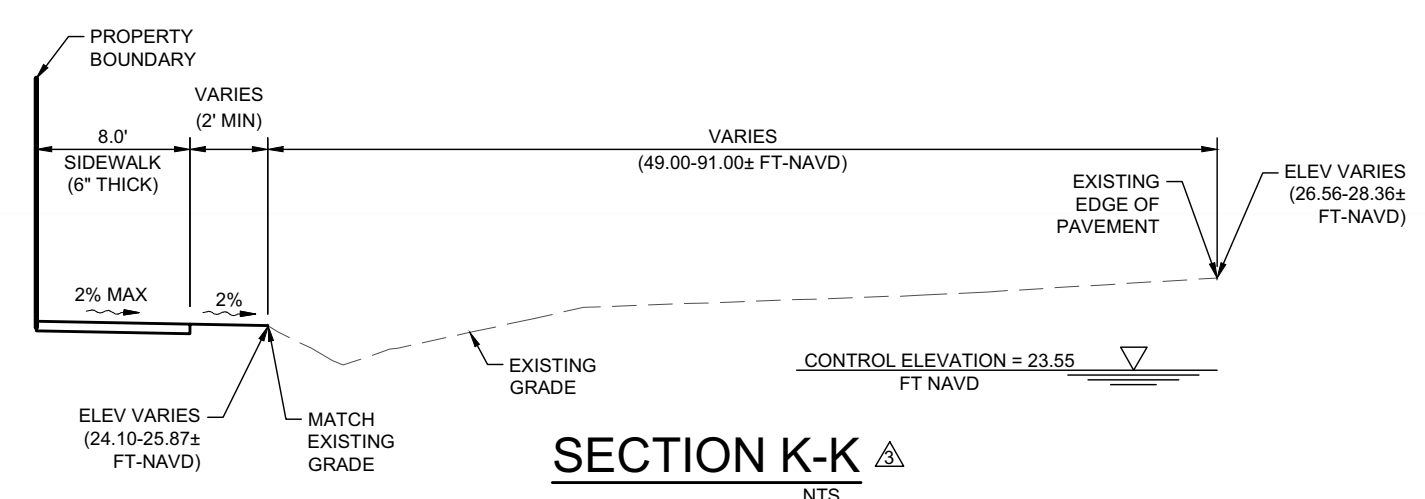
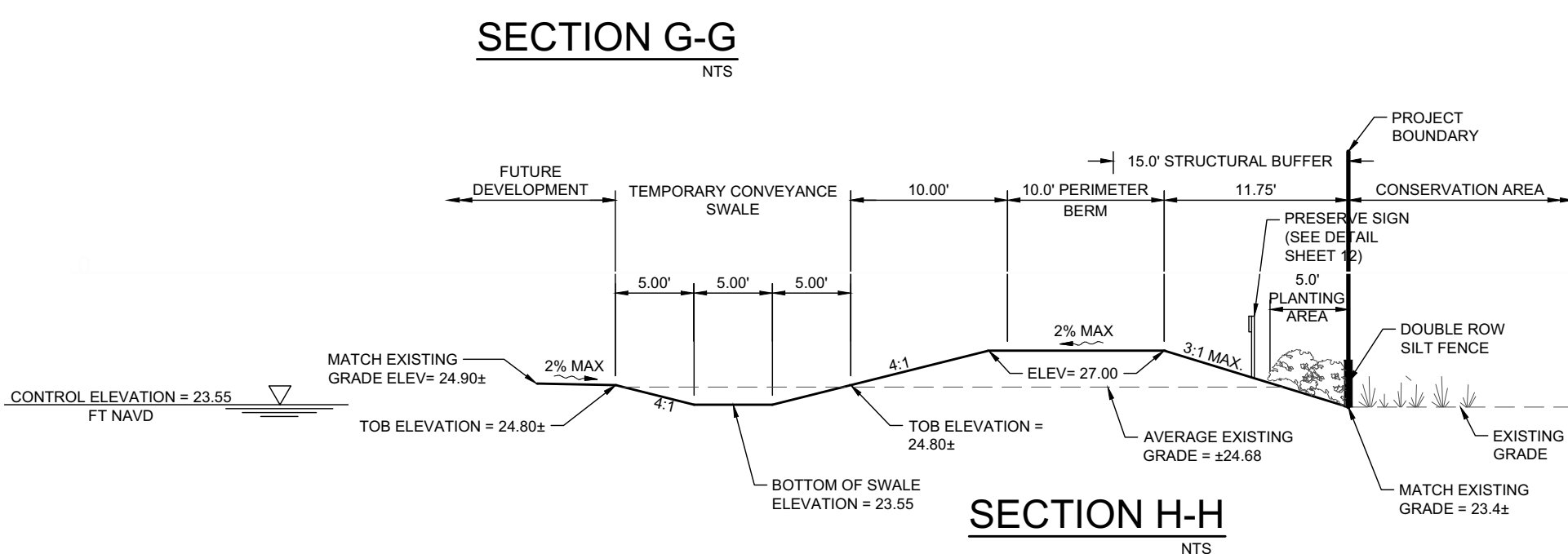
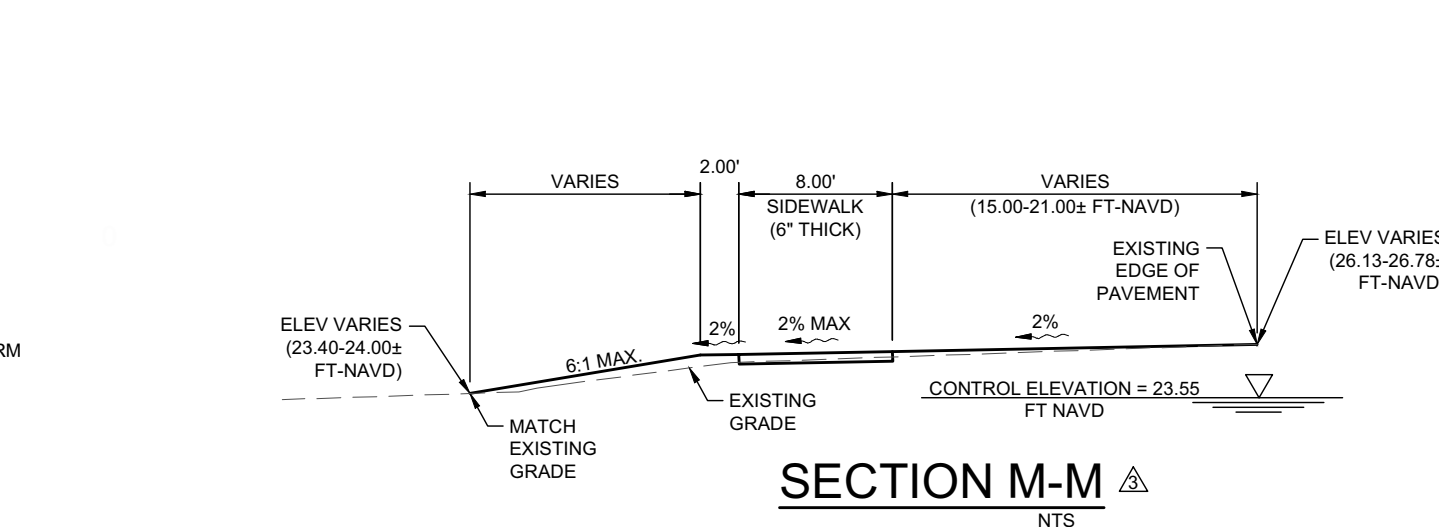
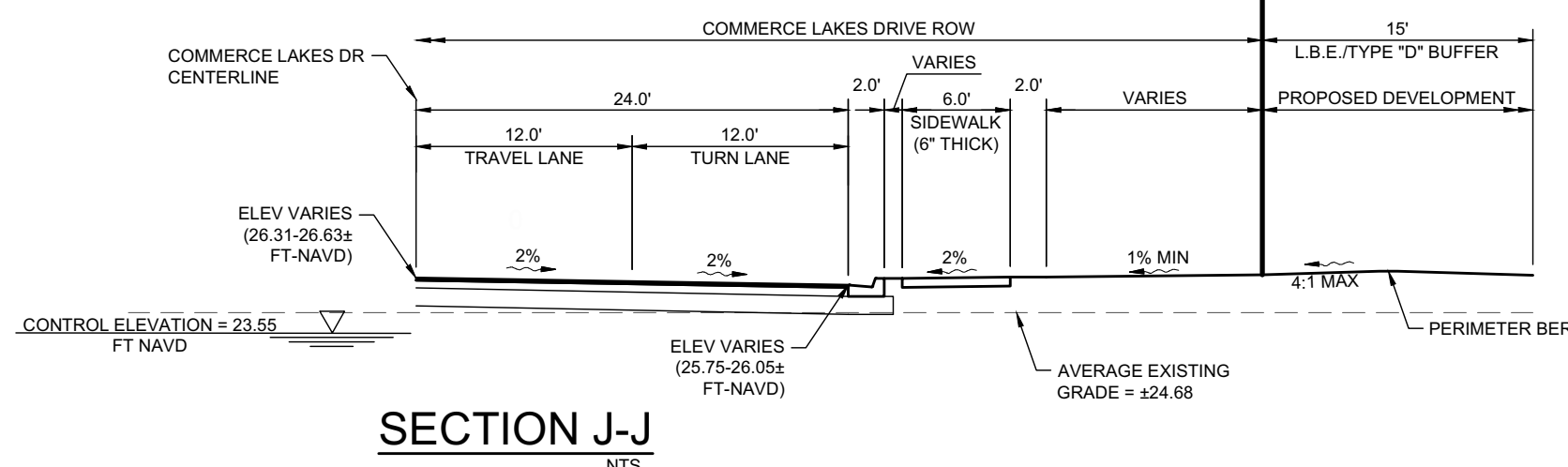
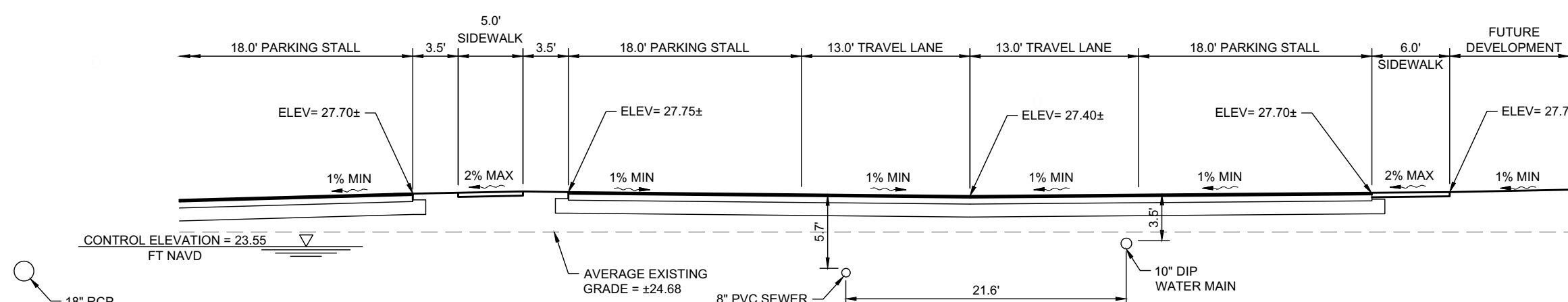
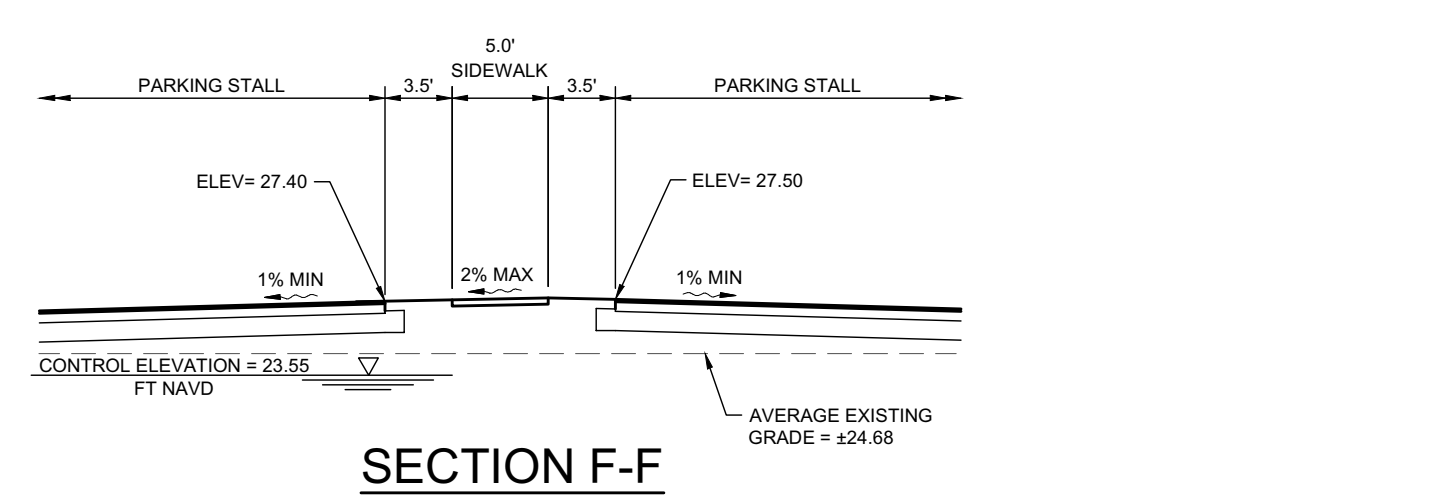
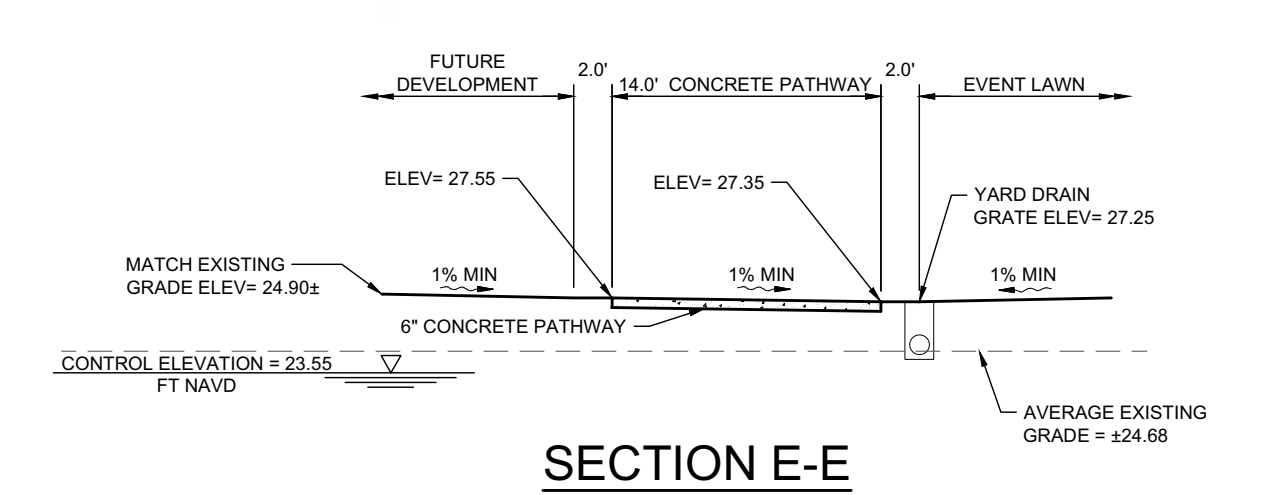
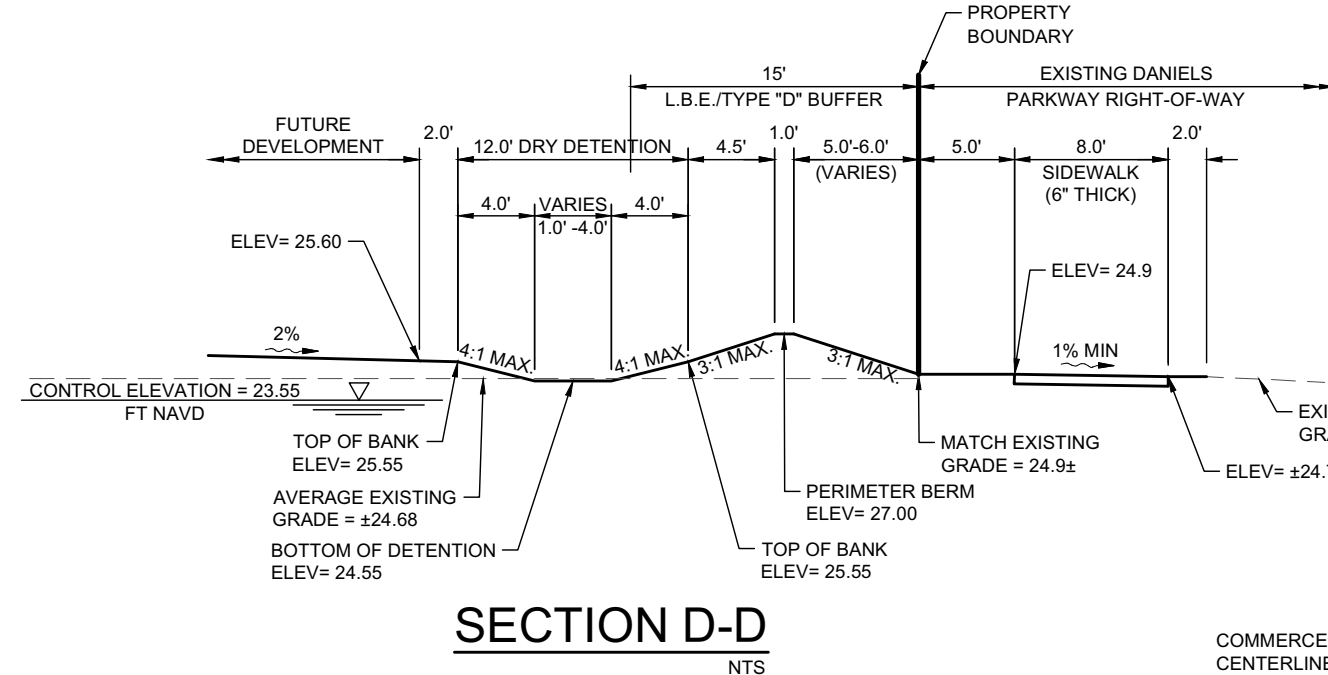
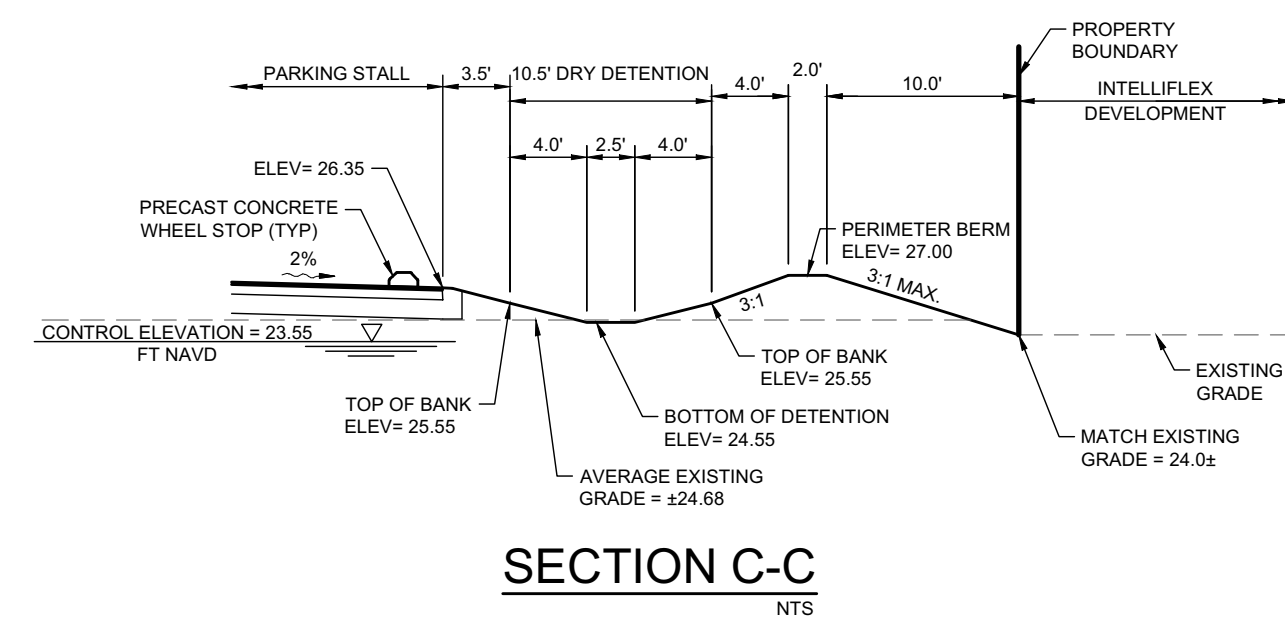
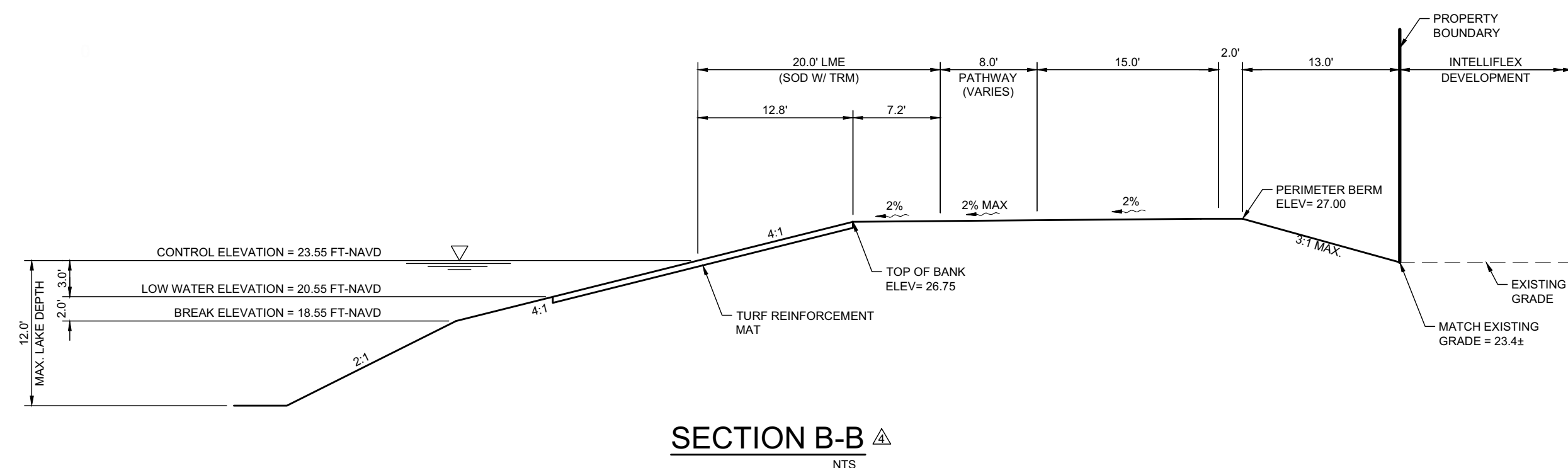
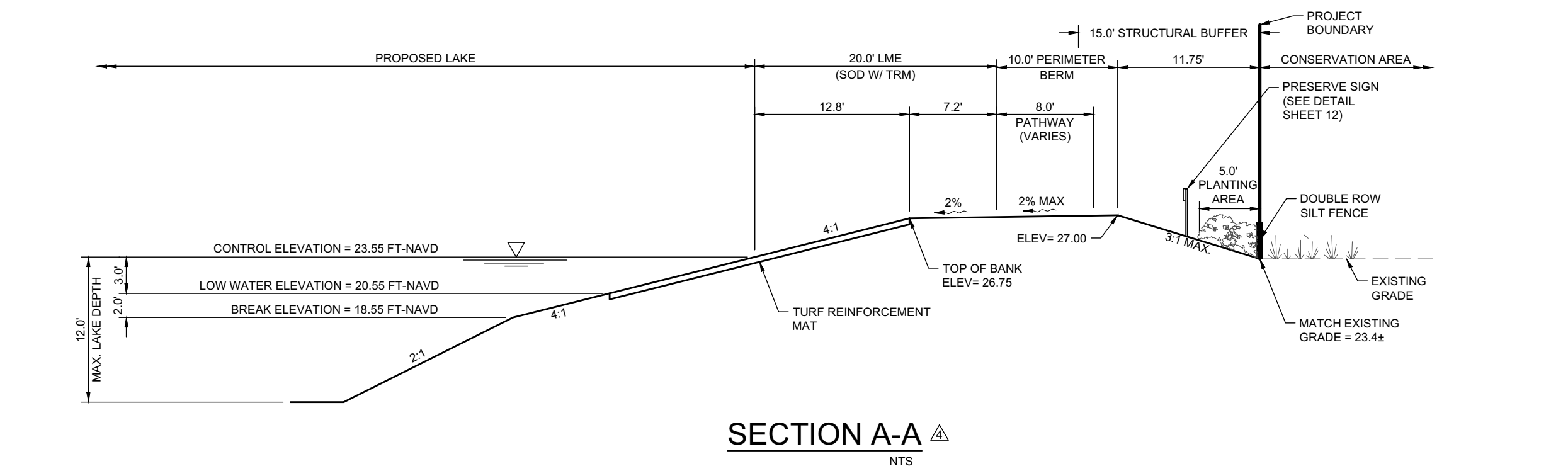
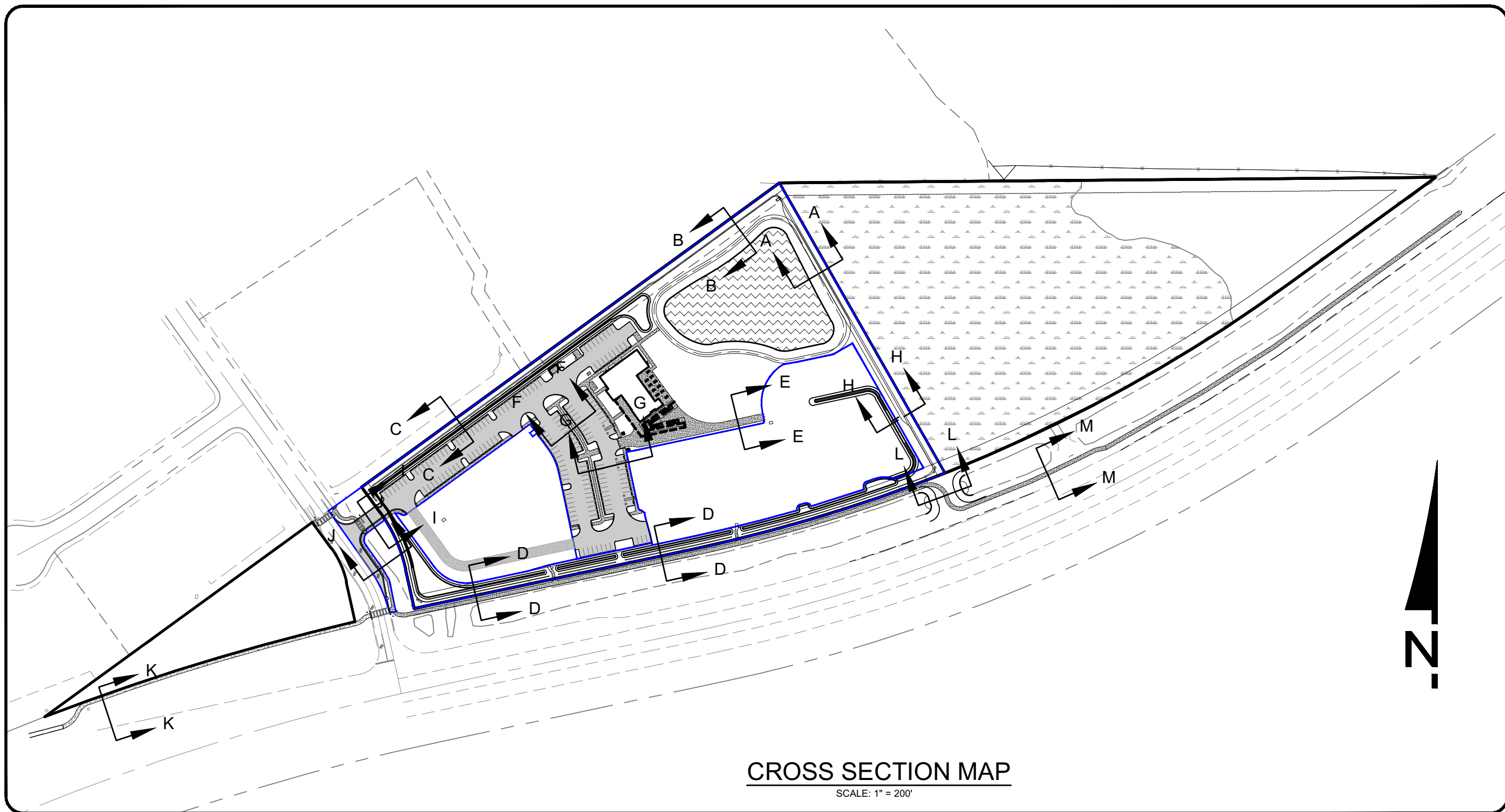
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.

SET NUMBER: 869-200-02

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APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023



DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING COMPANY
CLIENT: 1227 HOLDINGS, LLC

CROSS SECTIONS

PLAN REVISIONS	DATE	REVISION
1	07/14/22	REVISED PER COUNTY COMMENTS
2	08/22/22	REVISED PER COUNTY COMMENTS
3	12/06/22	REVISED PER COUNTY COMMENTS
4	01/13/23	REVISED PER COUNTY COMMENTS

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 869-200-02

VERTICAL ELEVATIONS BASED ON: NAVD 88

SHEET: 11



DRAINAGE STRUCTURE TABLE

TYPE OF STRUCTURE	REFERENCE	CASTING
CURB INLET TOP - TYPE 9 MODIFIED W/ TYPE J OR P BOTTOM	FDOT INDEX 425-024	USF 5130-6168, OR APPROVED EQUAL
FLARED END*	FDOT INDEX 430-020	NONE
GRATE INLET	SEE DETAIL	USF 4170 - 6245, OR APPROVED EQUAL
JUNCTION BOX	SEE DETAIL	USF 125, OR APPROVED EQUAL

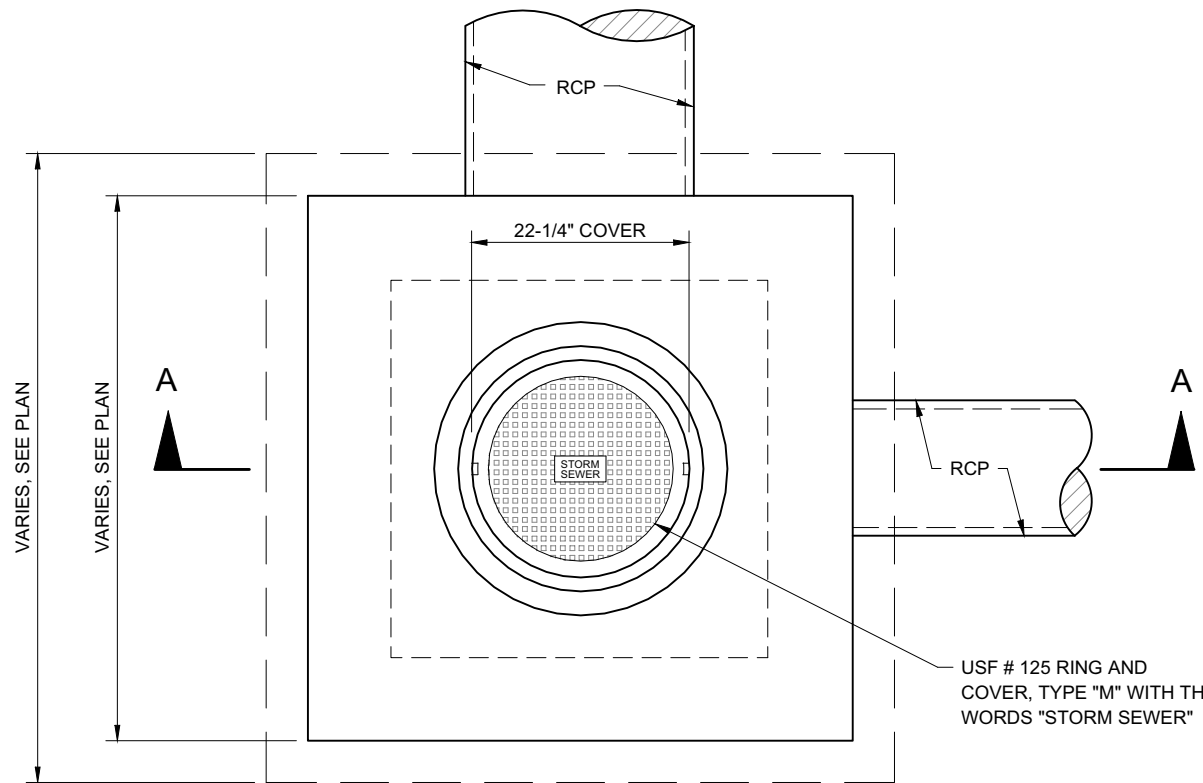
* PIPE LENGTH AND SLOPE SHALL BE FIELD ADJUSTED TO HAVE FLARED END MATCH FLUSH WITH LAKE BANK.

GENERAL STRUCTURE DESIGN NOTES:

1. ALL REINFORCING STEEL SHALL HAVE A MINIMUM TWO INCHES OF COVER.
2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
3. PRECAST STRUCTURE WALLS MAY BE 6" THICK (MIN.)
4. CAST-IN-PLACE STRUCTURE WALLS SHALL BE 8" THICK (MIN.)
5. MINIMUM STRUCTURE SIZES ARE PER FDOT STANDARD INDEX 200, TABLES 3 AND 4.

MINIMUM DIMENSIONS FOR DRAINAGE STRUCTURES

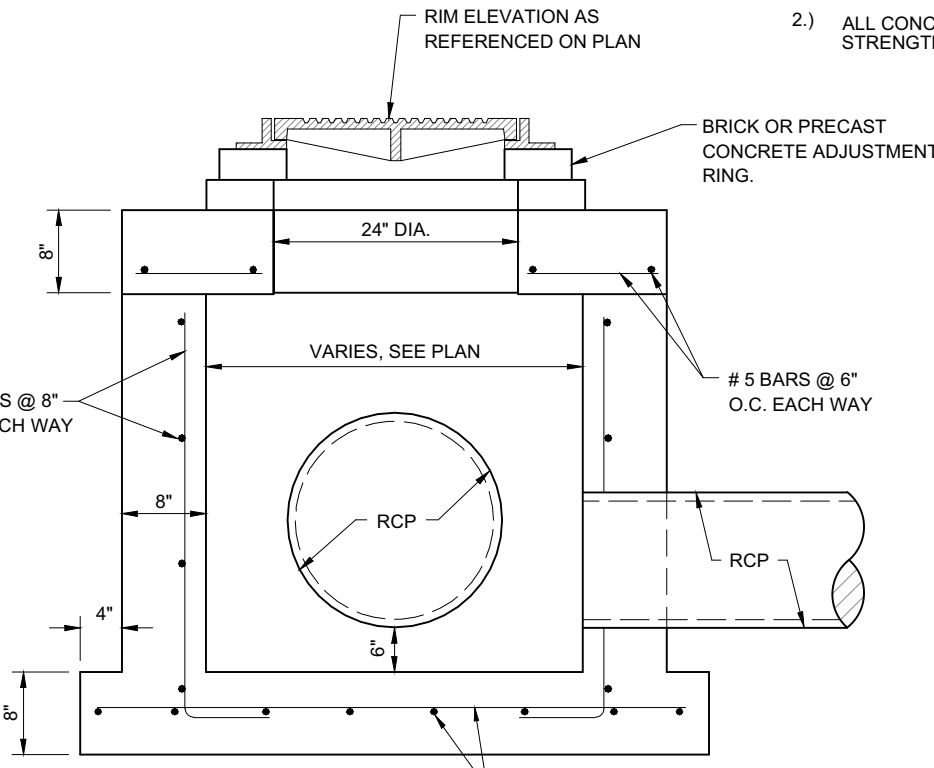
PIPE SIZE	MINIMUM INTERIOR STRUCTURE WIDTH
15"	3.0 FT
18"	3.0 FT
24"	3.5 FT
30"	4.0 FT
36"	4.5 FT
42"	5.0 FT
48"	5.5 FT
54"	6.0 FT



PLAN

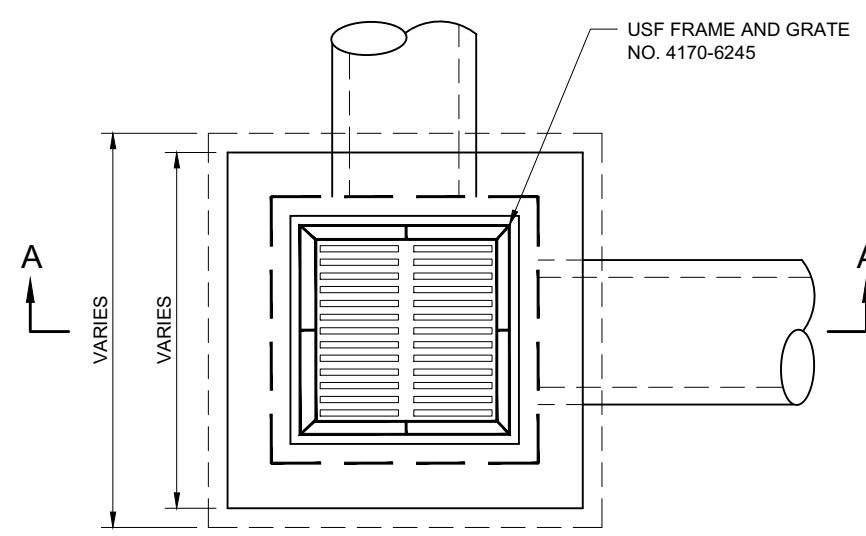
DESIGN NOTES:

- 1.) ALL REINFORCING STEEL AS SHOWN SHALL HAVE TWO INCHES (2") MIN. COVER.
- 2.) ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.

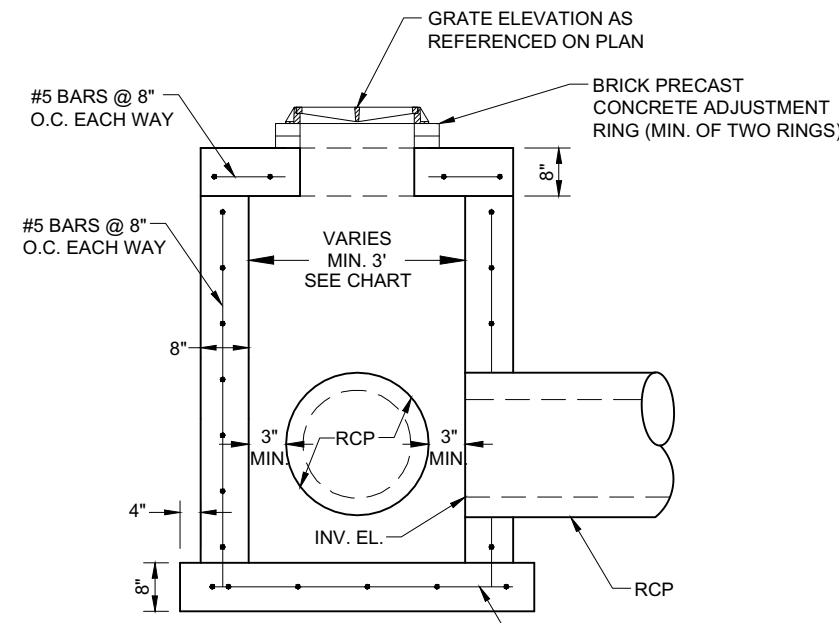


SECTION A-A

JUNCTION BOX DETAIL
N.T.S.

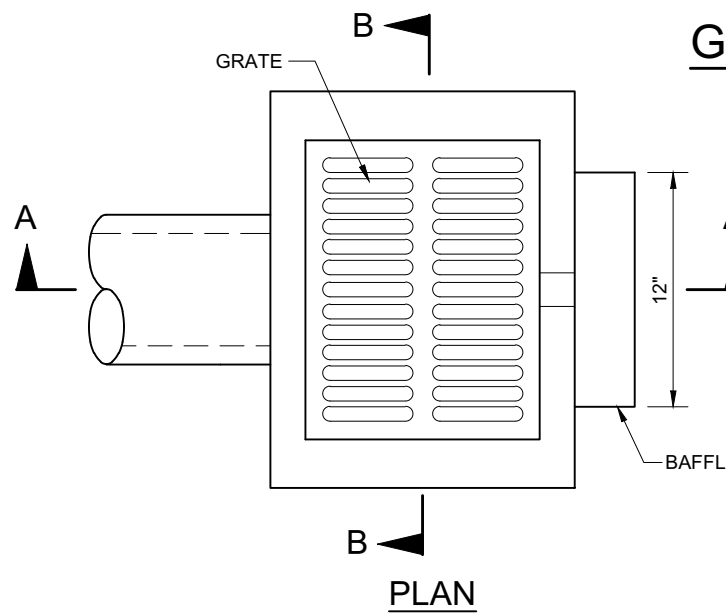


PLAN

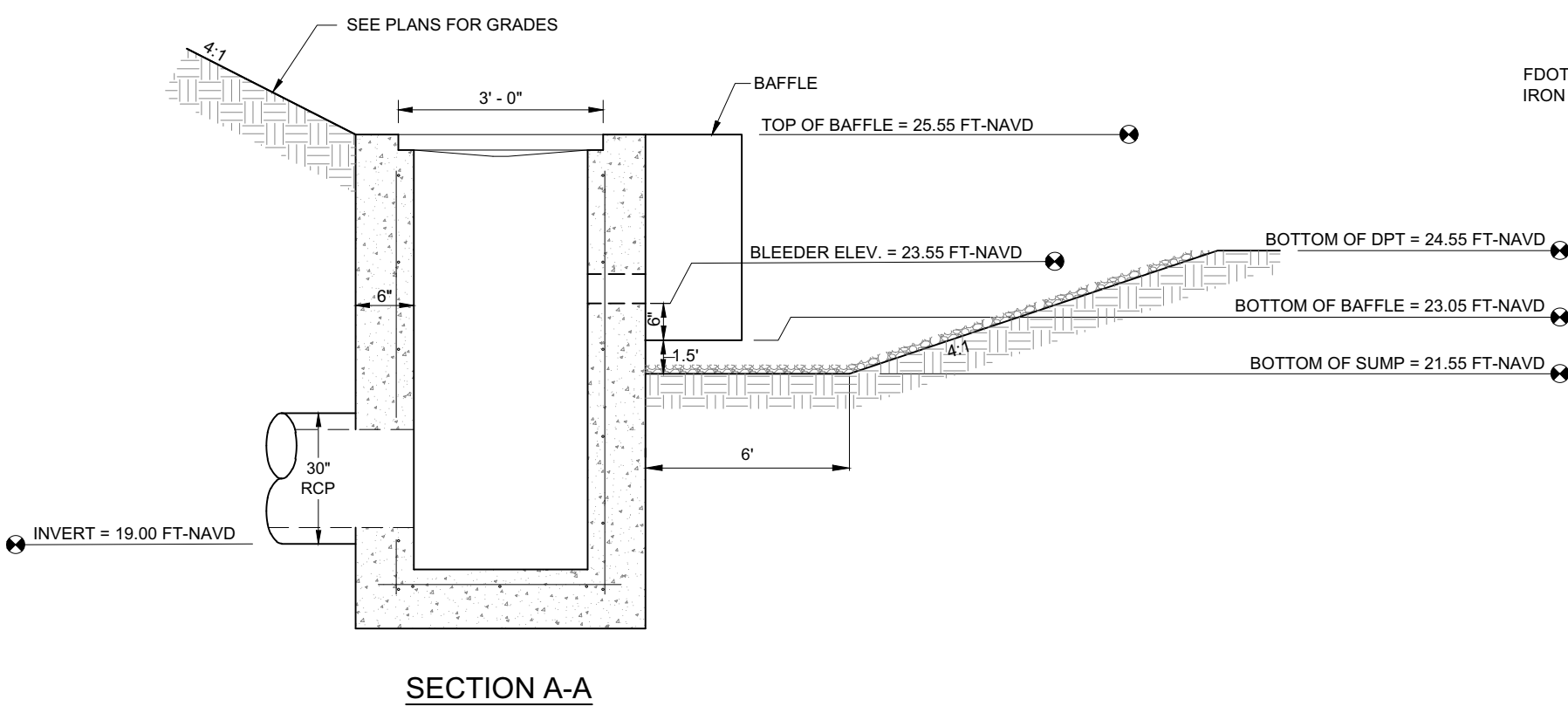


SECTION A-A

GRATE INLET
N.T.S.

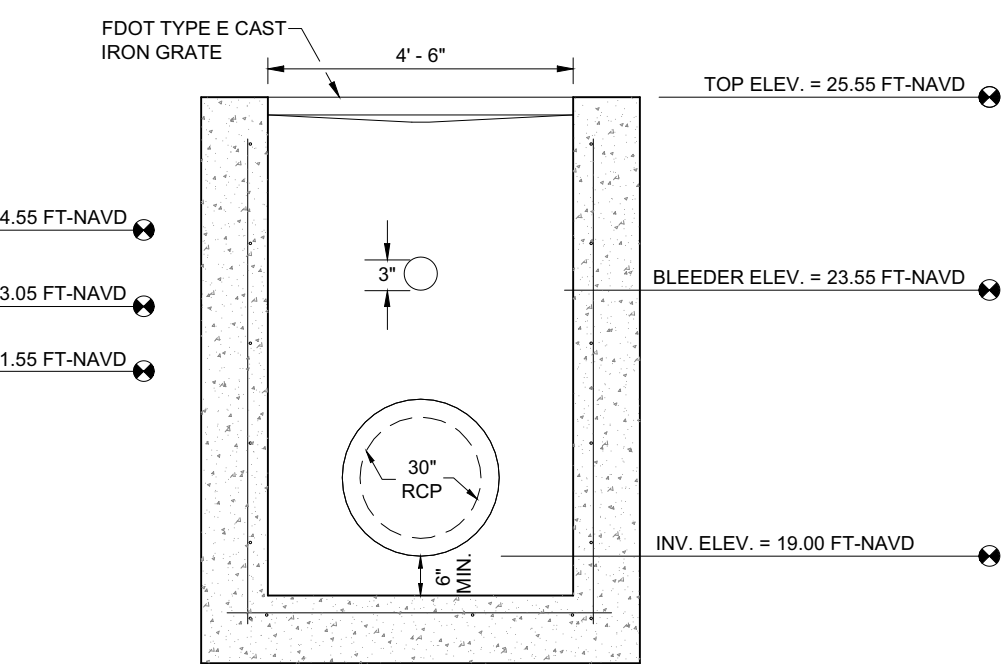


PLAN

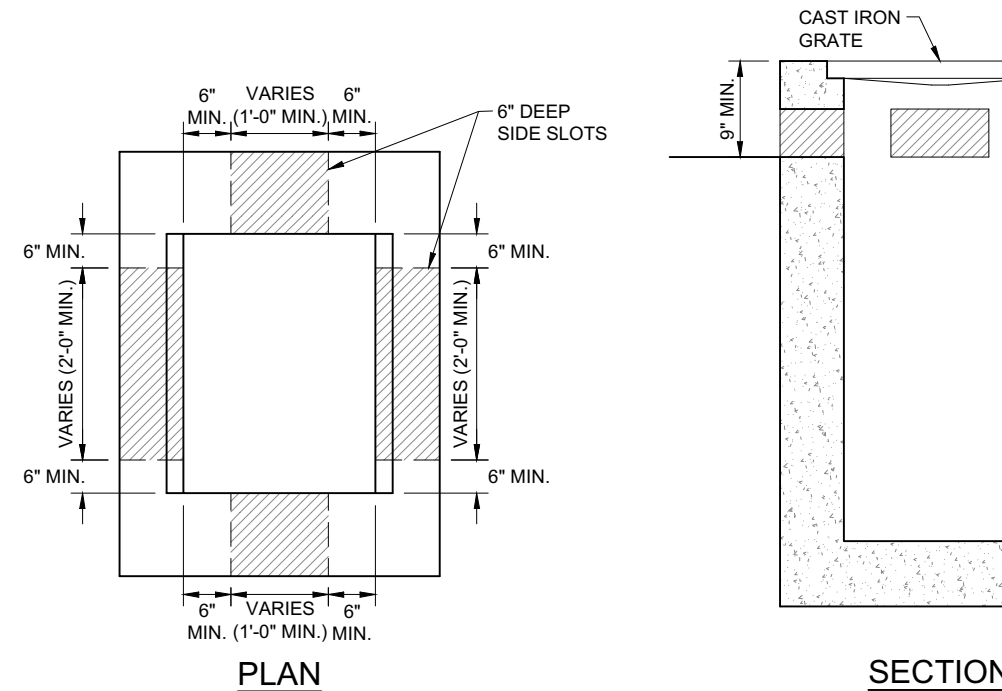


SECTION A-A

CONTROL STRUCTURE #CS-2
(MODIFIED TYPE "E")
N.T.S.

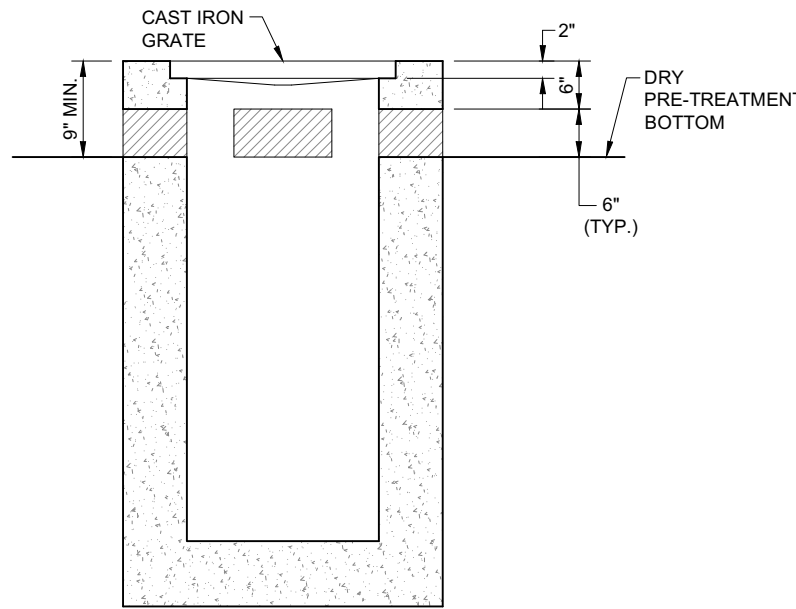


SECTION B-B

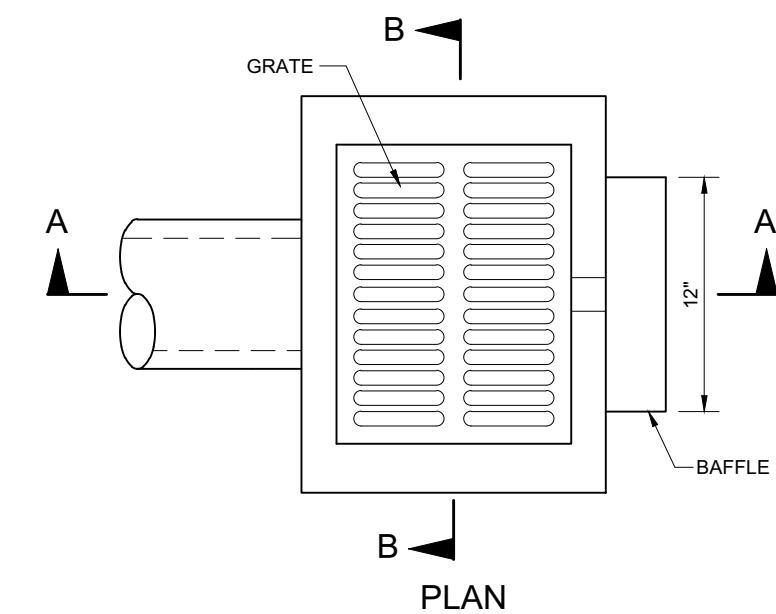


PLAN

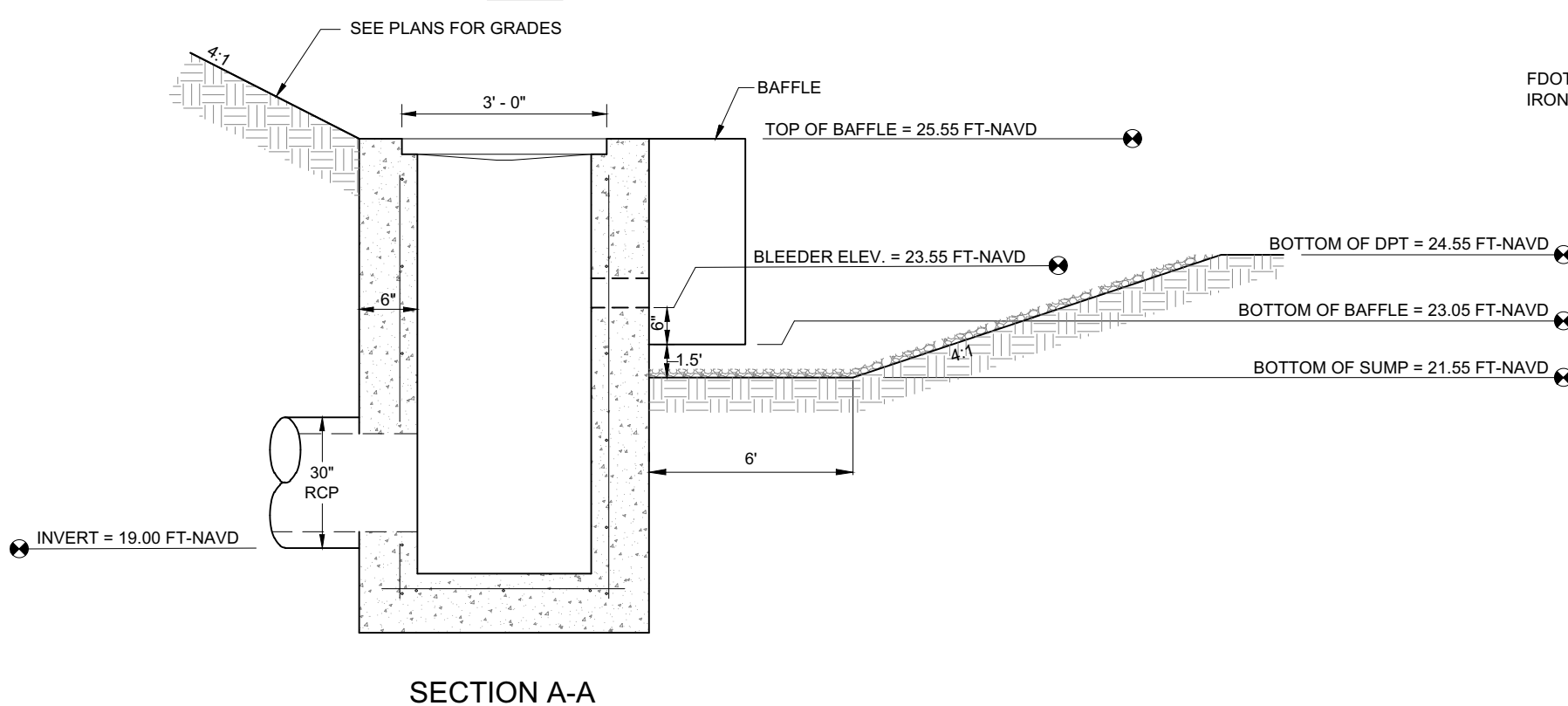
MODIFIED GRATE INLET
WITH SIDE SLOTS
N.T.S.



SECTION

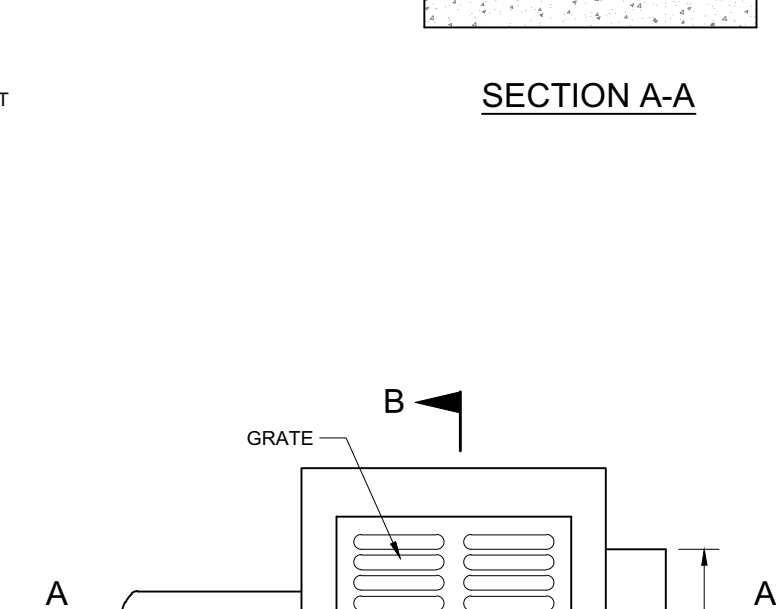


PLAN



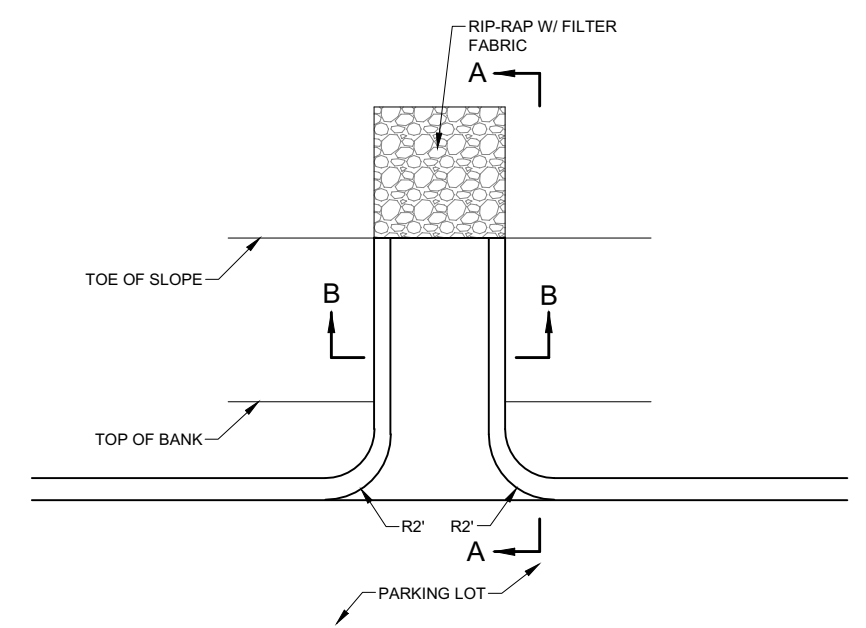
SECTION A-A

CONTROL STRUCTURE #CS-3
(MODIFIED TYPE "H")
N.T.S.



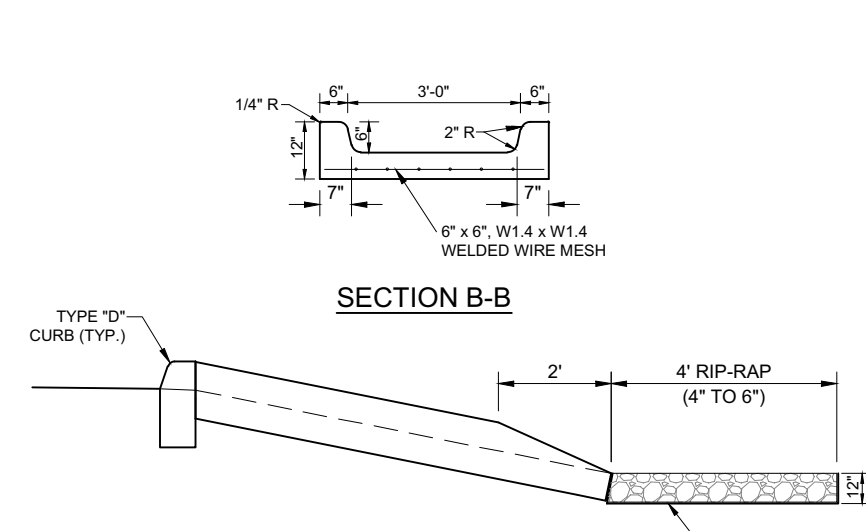
SECTION A-A

CONTROL STRUCTURE #CS-1
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N.T.S.

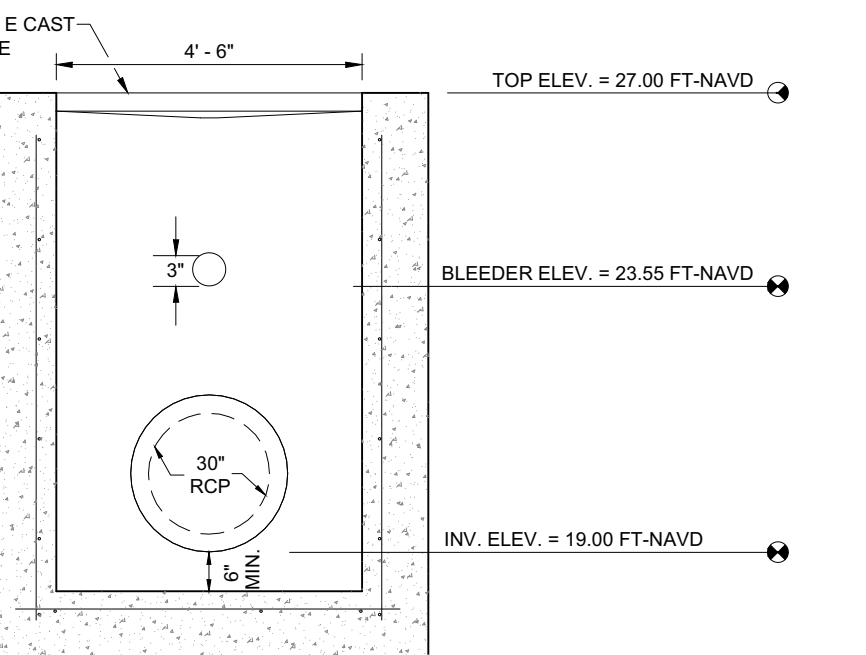


SECTION B-B

CONCRETE FLUME DETAIL
N.T.S.



SECTION A-A



SECTION B-B

APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023

DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING COMPANY
CLIENT: 1227 HOLDINGS, LLC
DRAINAGE DETAILS

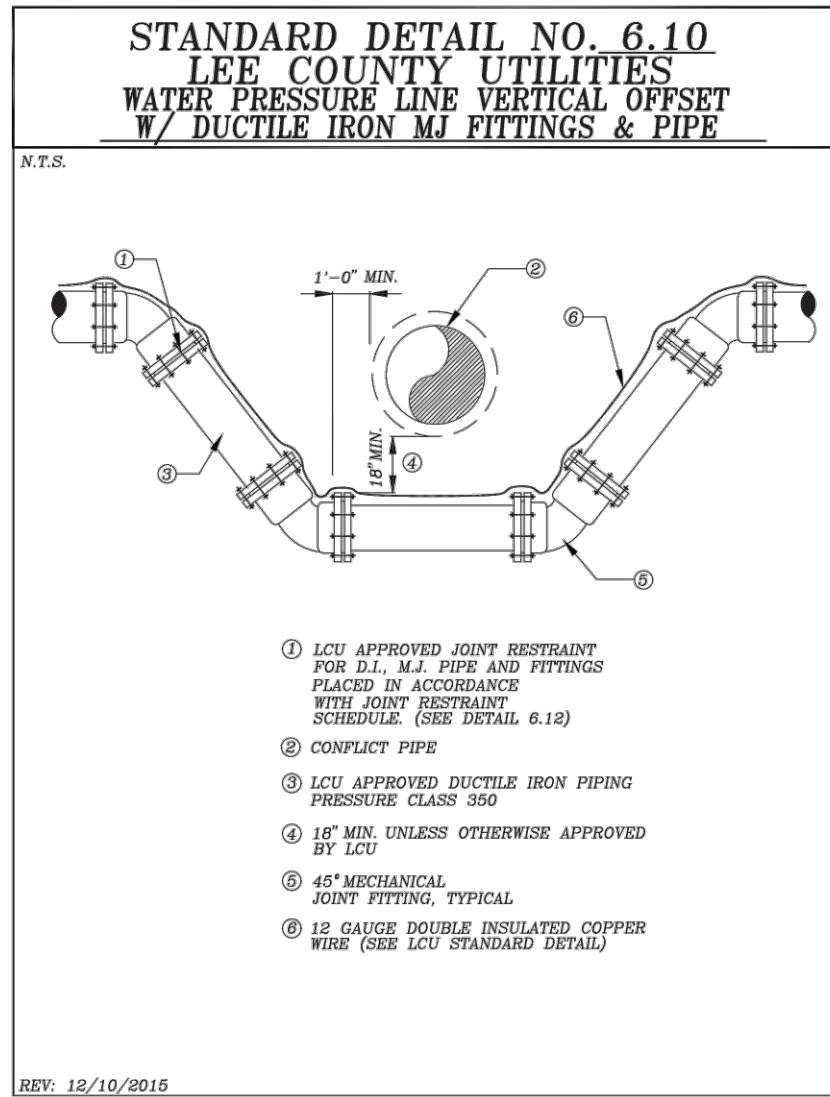
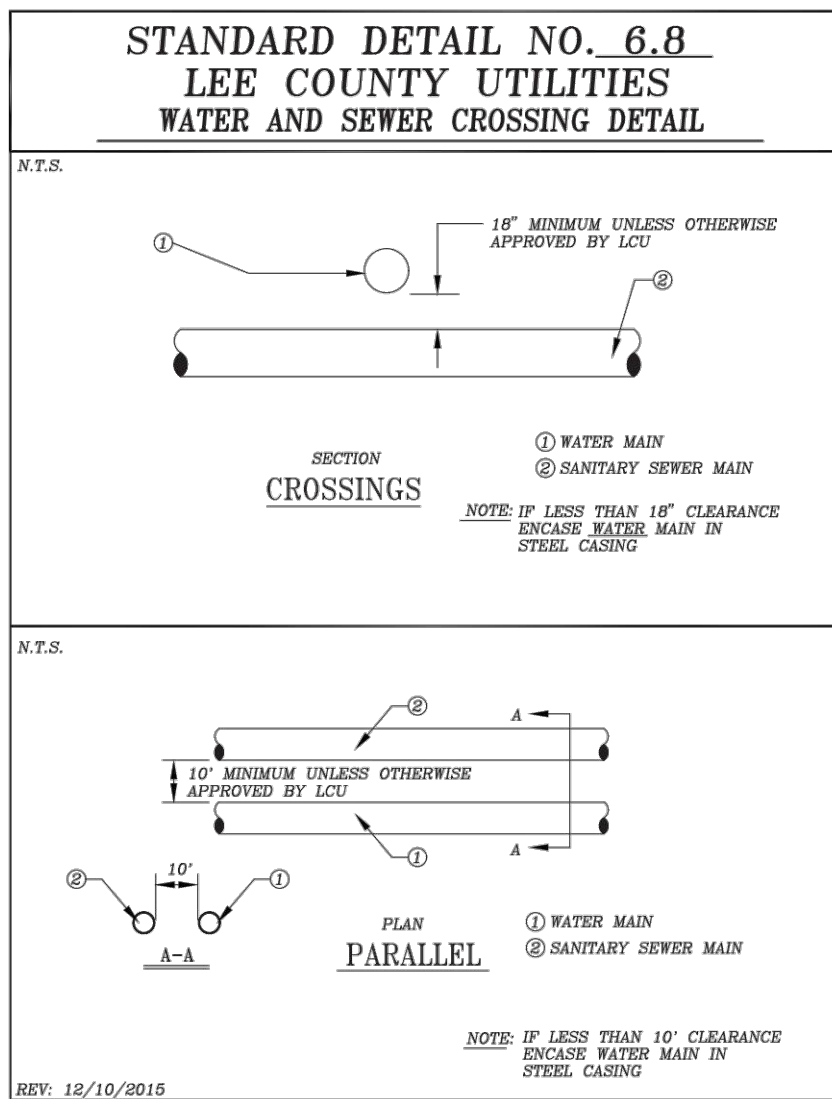
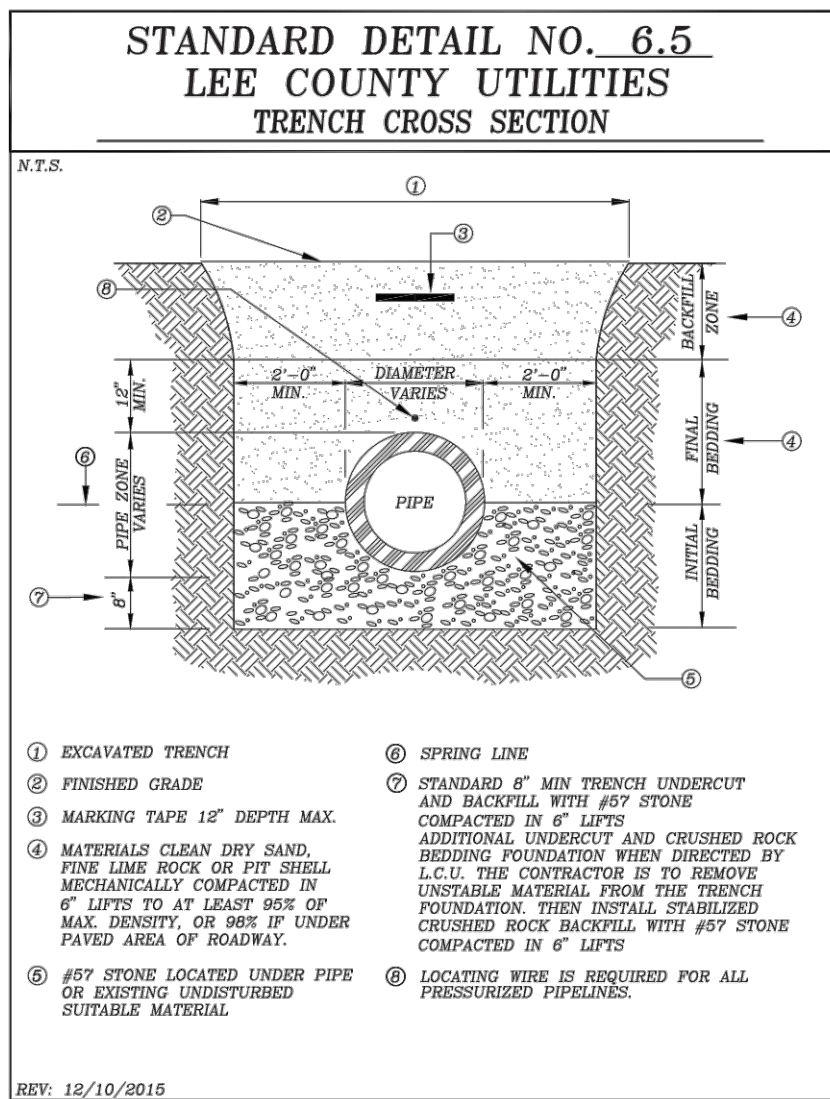
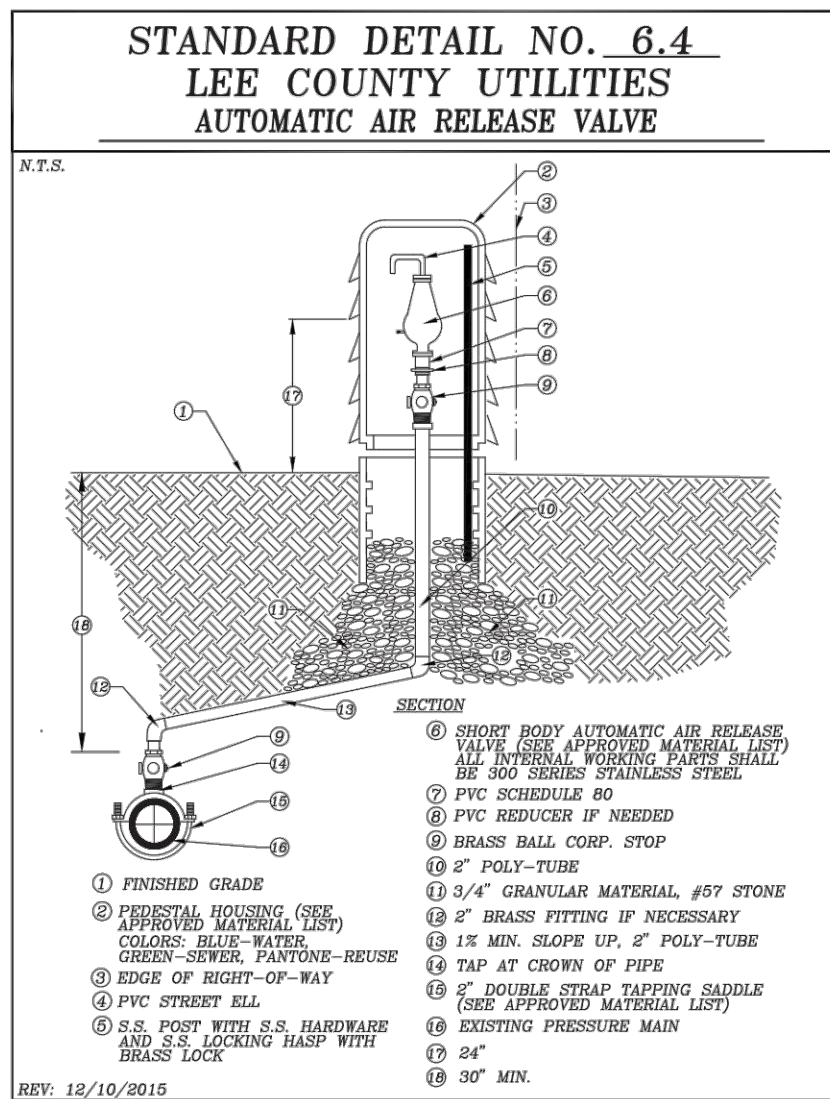
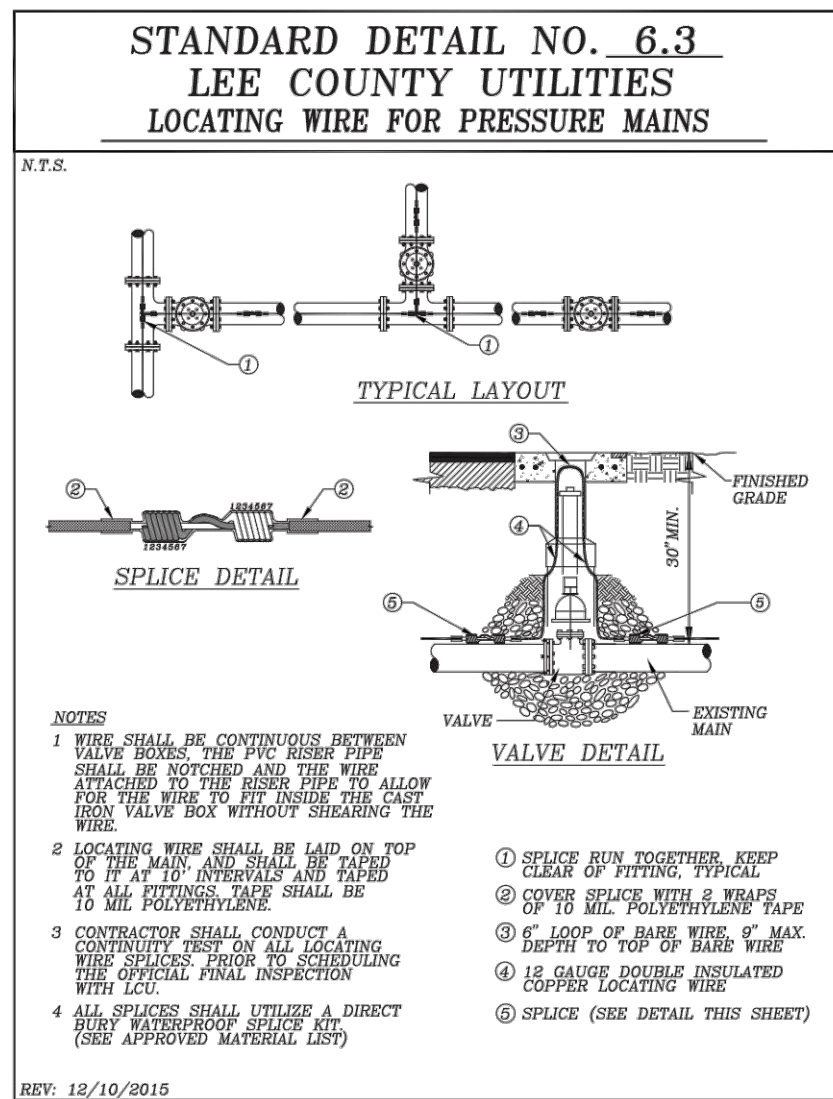
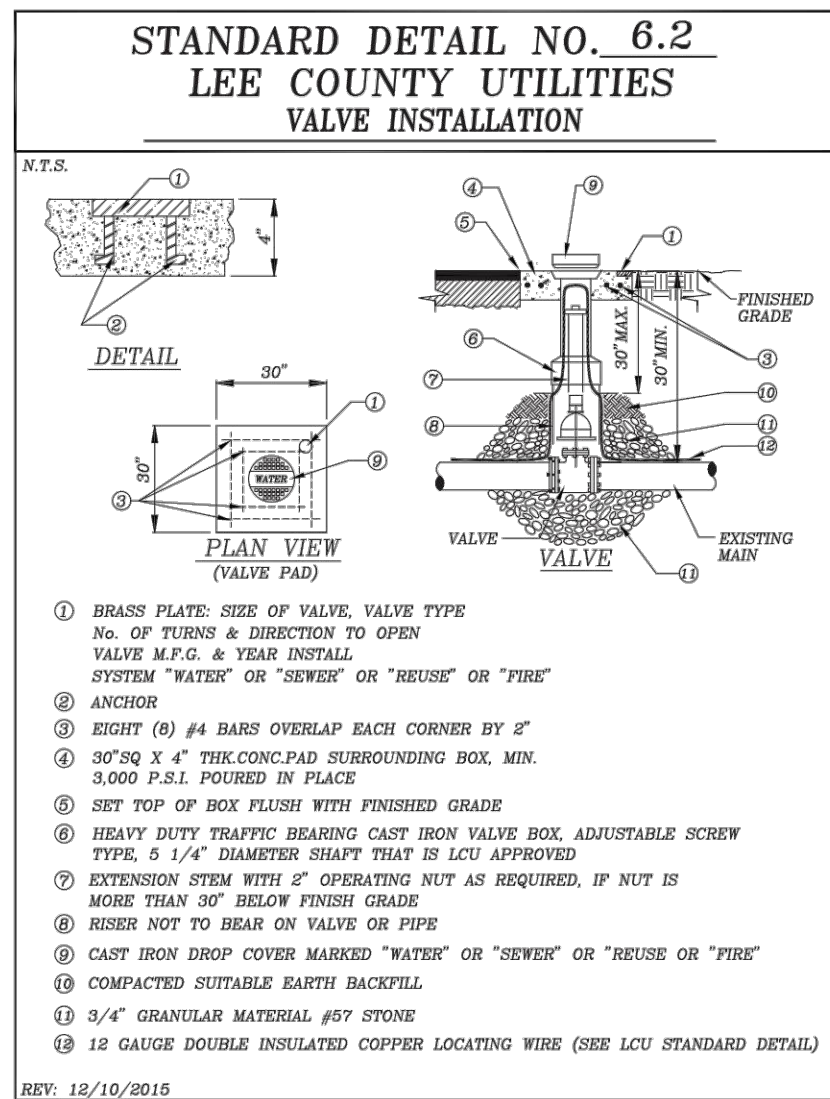
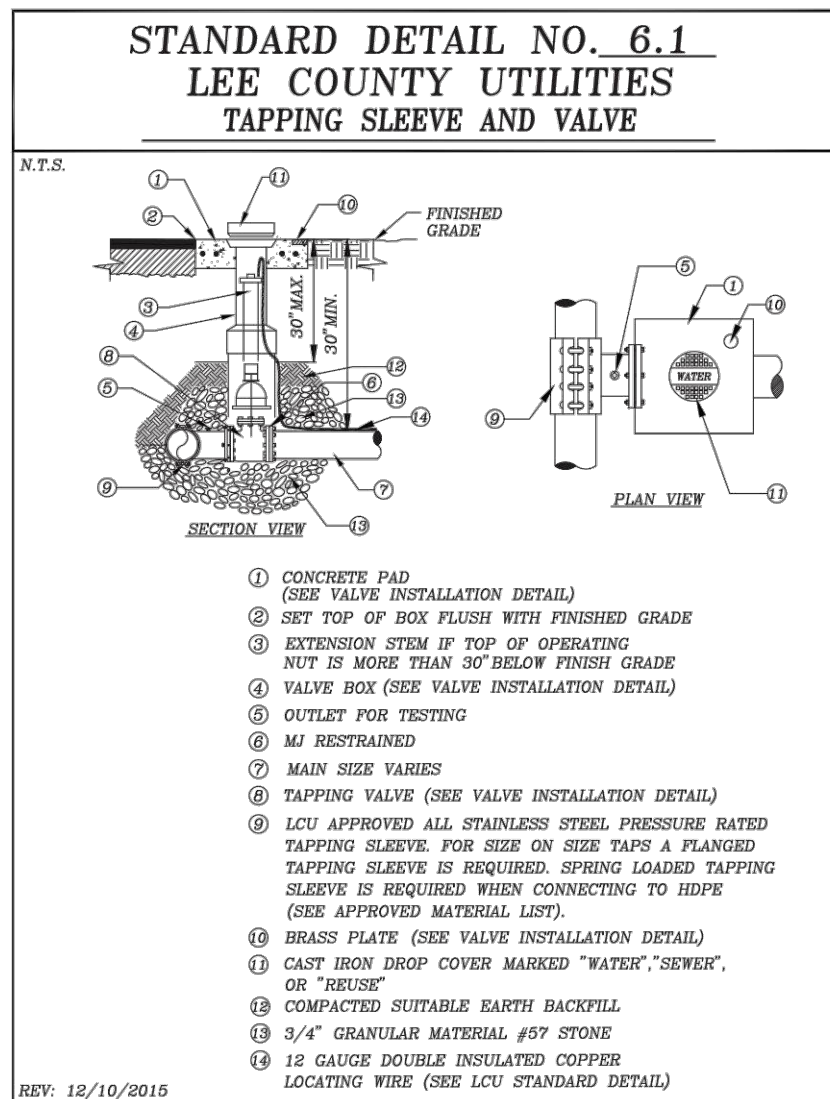
ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

PLAN REVISIONS	DATE	REVISION
1	07/14/22	REVISED PER COUNTY COMMENTS
2	08/22/22	REVISED PER COUNTY COMMENTS
3	12/09/22	REVISED PER COUNTY COMMENTS
4	01/13/23	REVISED PER COUNTY COMMENTS

SCALE AS SHOWN
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421
SET NUMBER: 869-200-02

VERTICAL ELEVATIONS BASED ON: NAVD 88 SHEET: 13



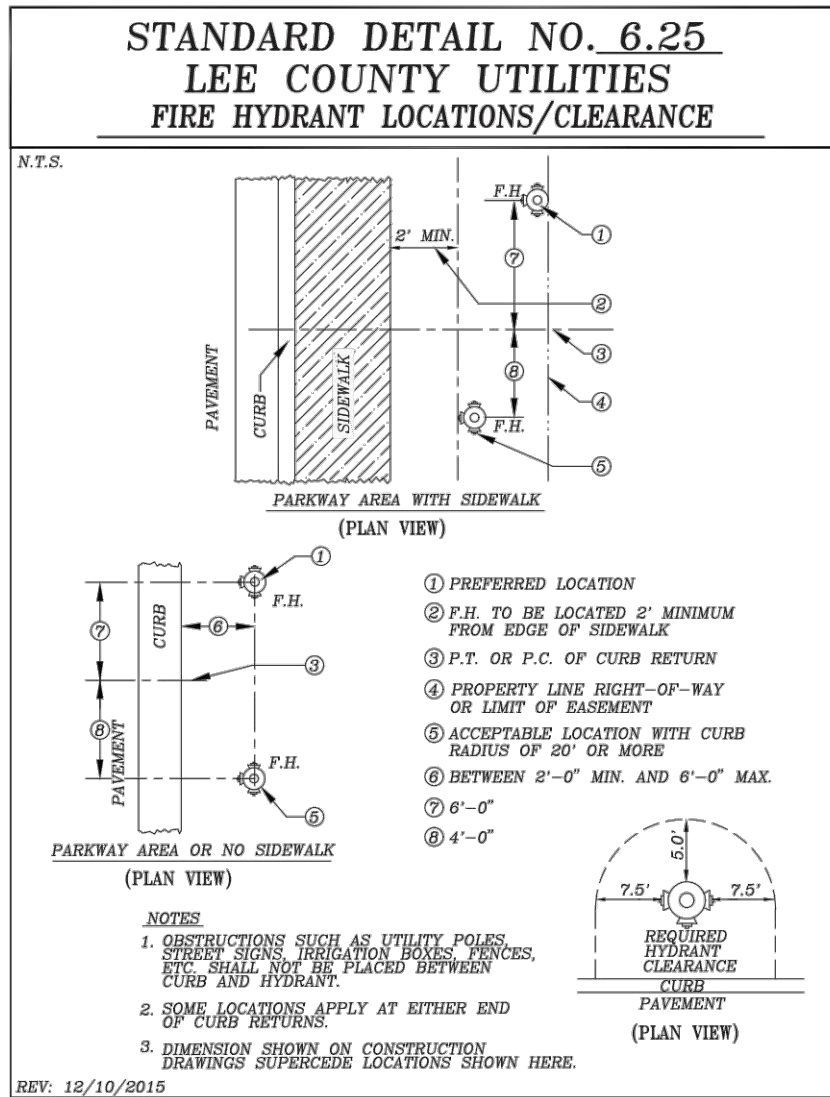
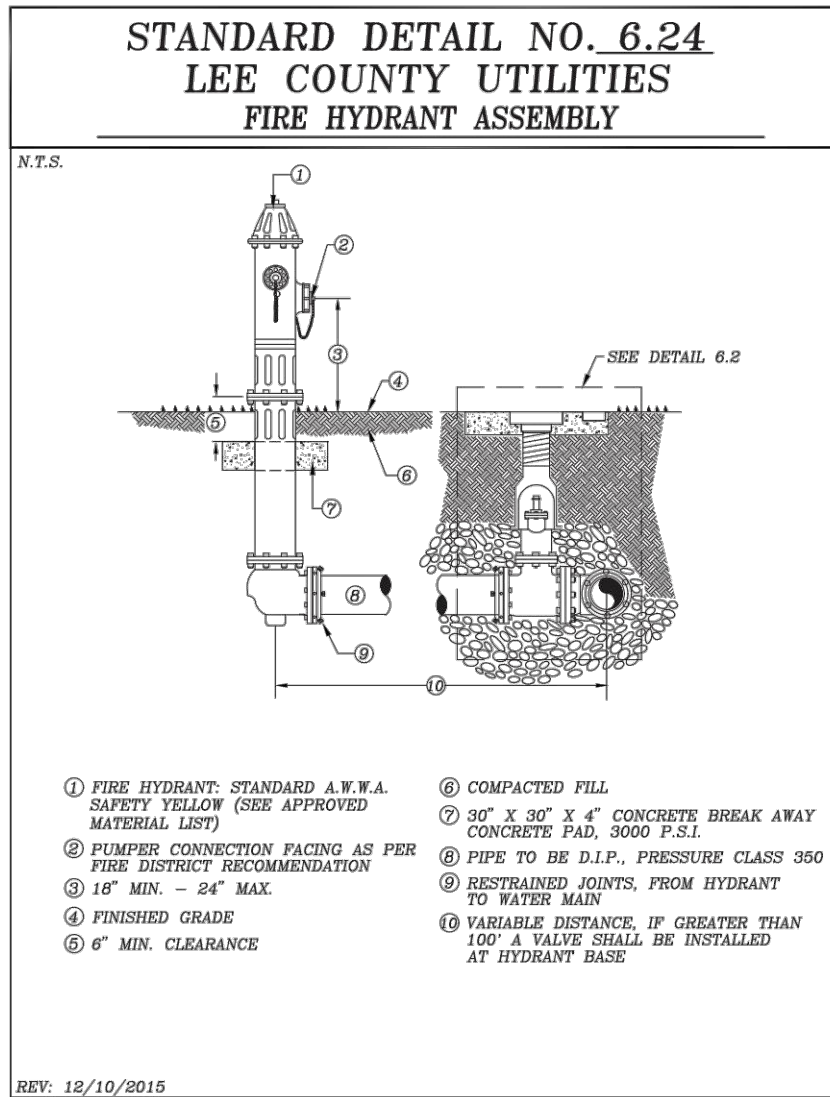
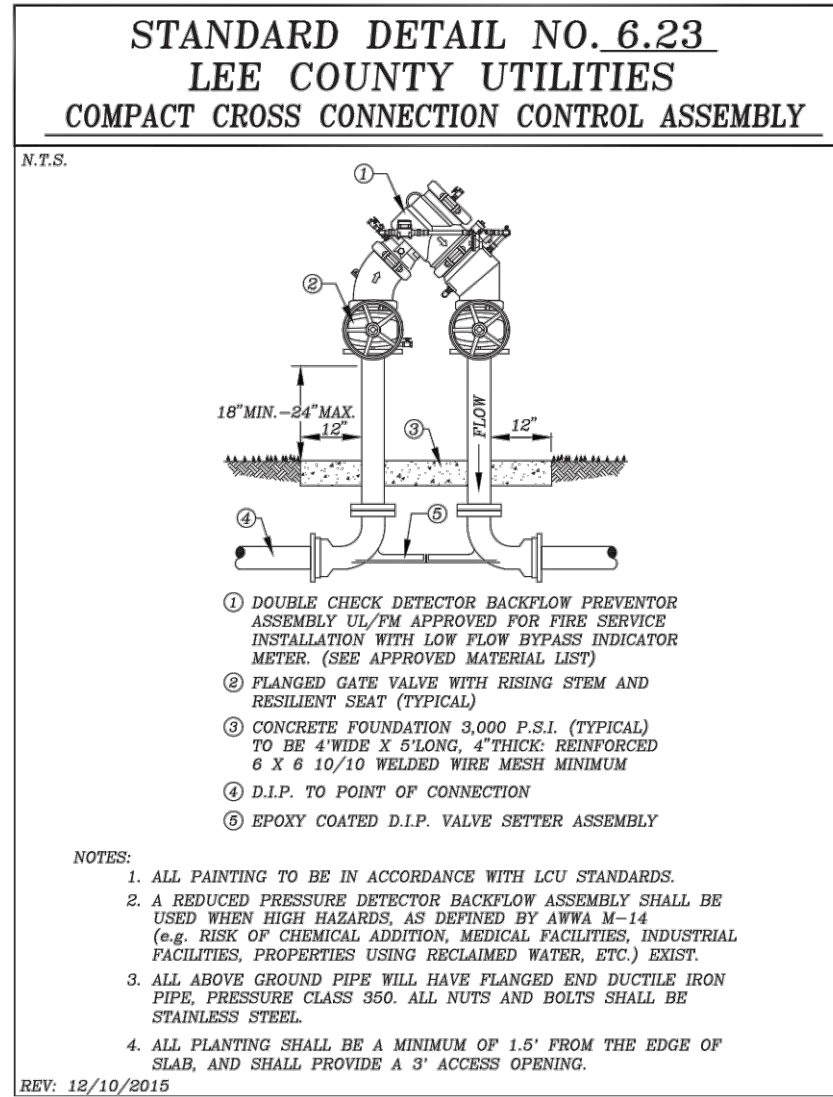
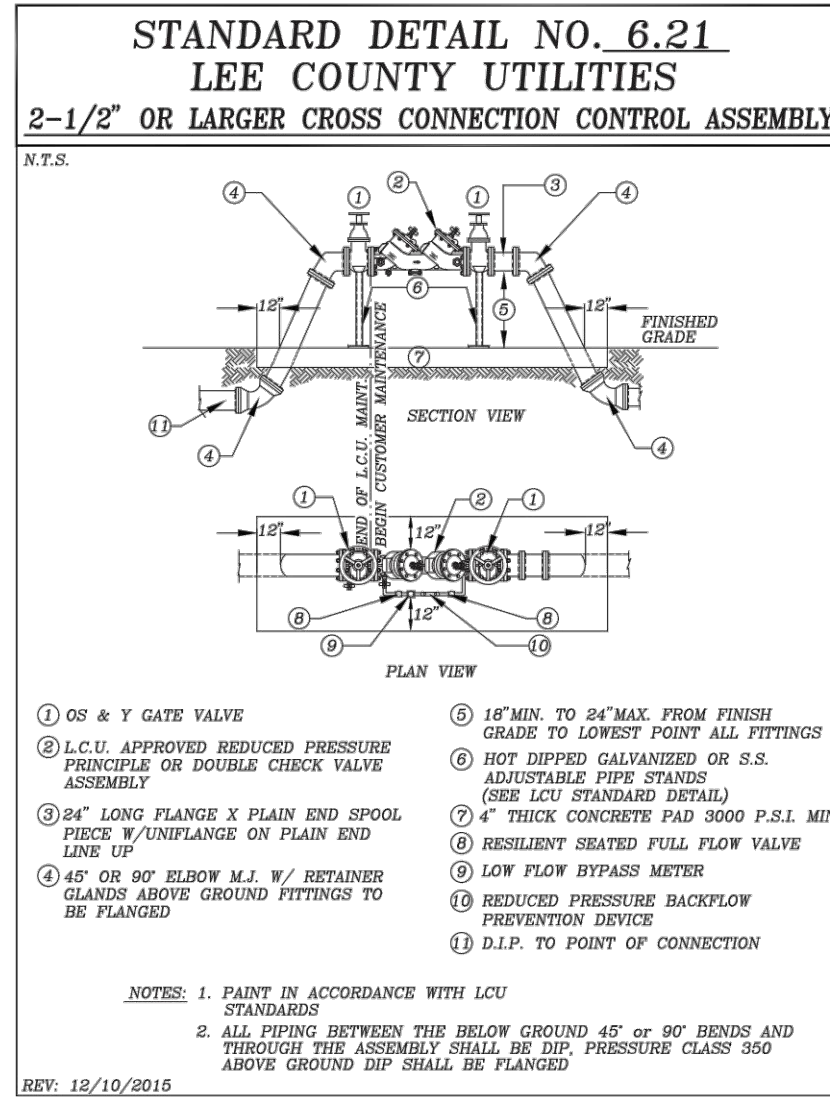
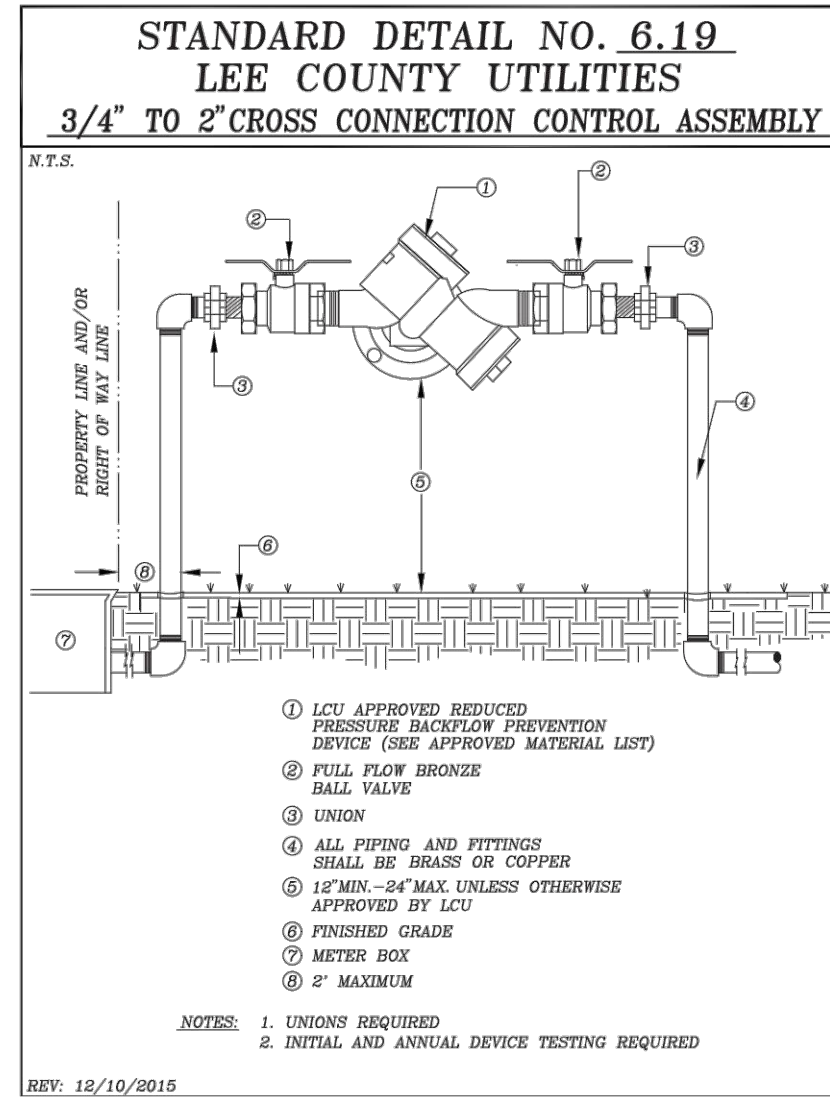
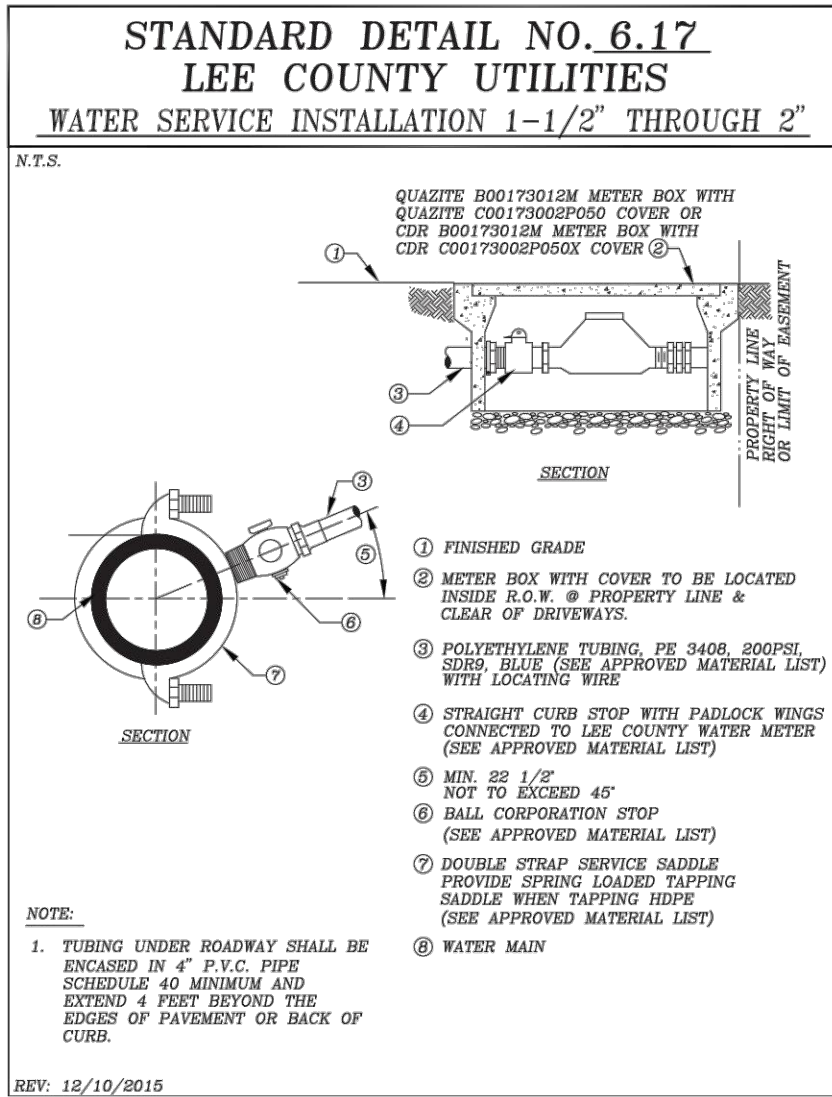
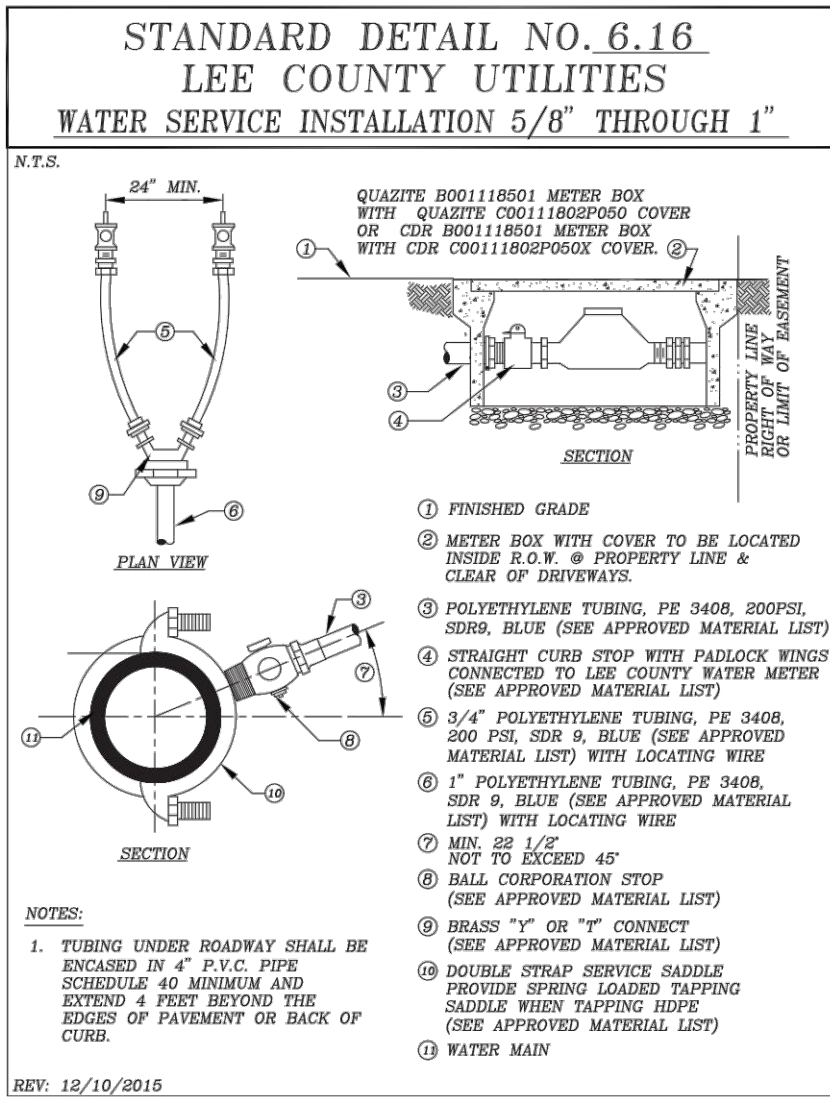
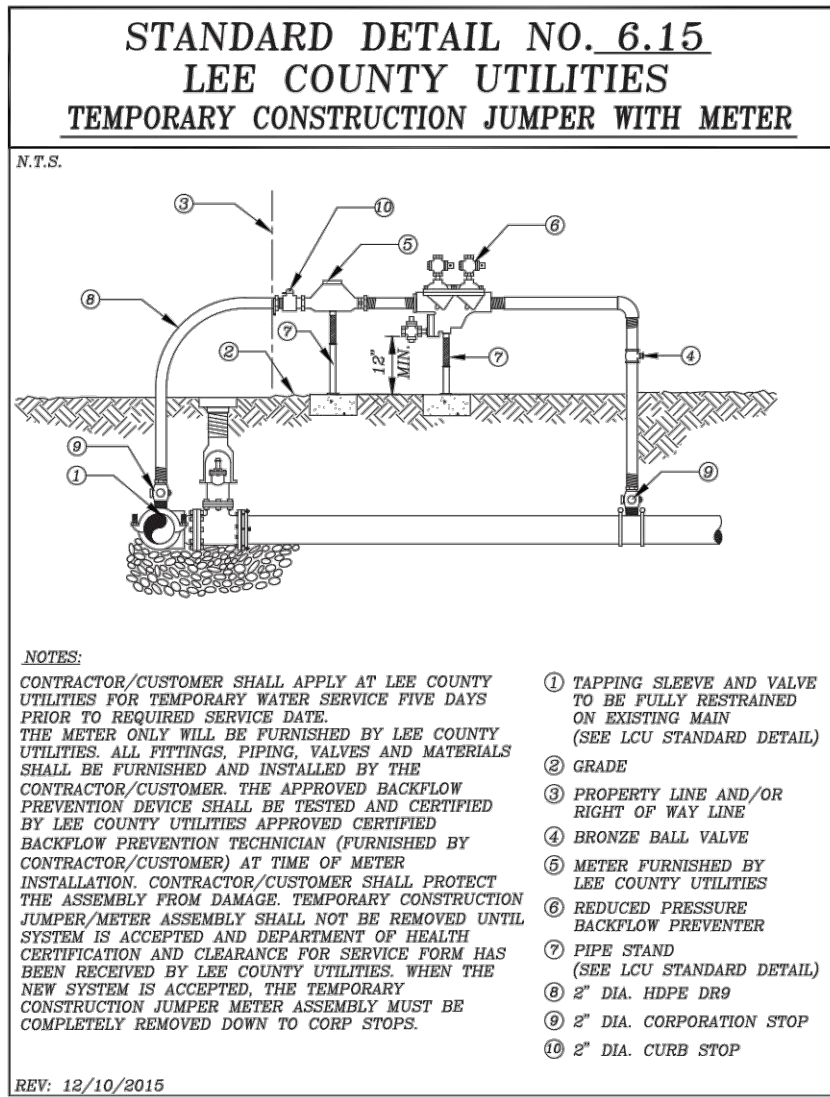
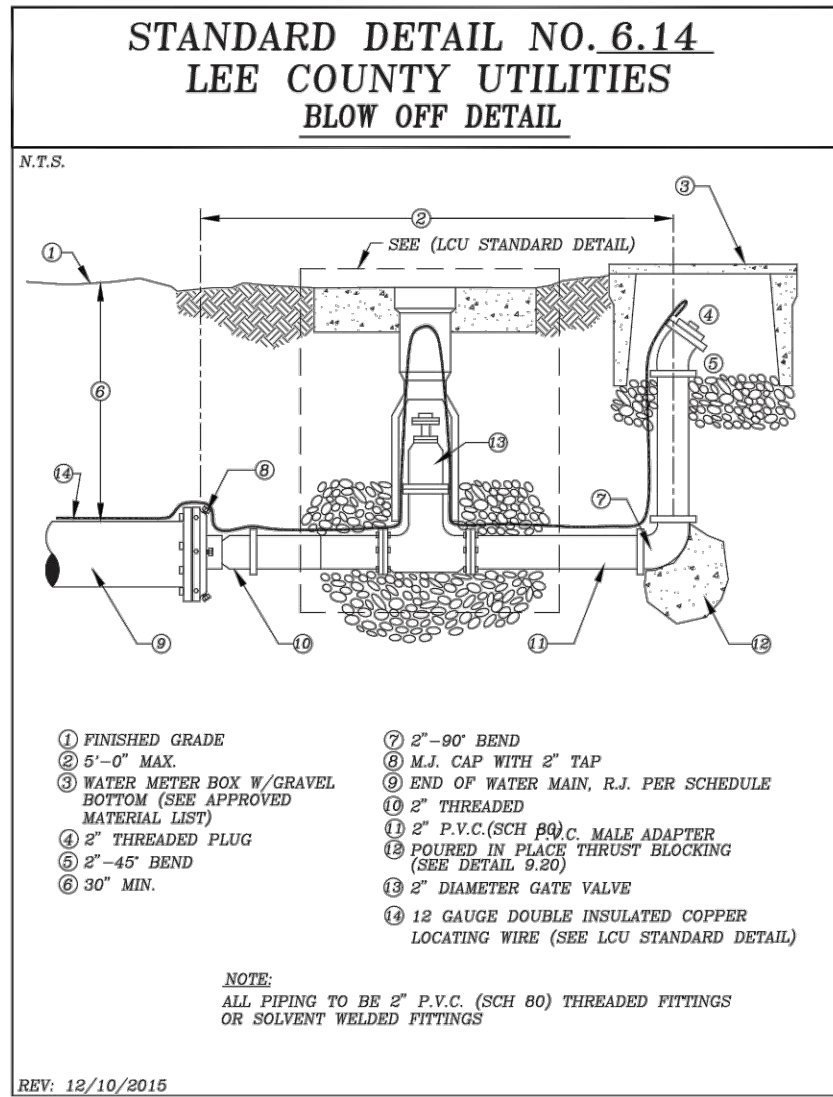
STANDARD DETAIL NO. 6.12 LEE COUNTY UTILITIES RESTRAINED LENGTH SCHEDULE

PIPE SIZE (Inches)	MINIMUM RESTRAINED PIPE LENGTH (FEET)			
	HORIZONTAL BEND	DEAD END	HORIZONTAL TEE	DEAD END
4	17	7	4	2
6	23	10	5	2
8	29	12	6	3
10	35	14	7	4
12	41	17	8	4
16	51	21	11	5
24	89	39	14	7
30	81	34	17	8

PIPE SIZE (Inches)	MINIMUM RESTRAINED PIPE LENGTH (FEET)			
	HORIZONTAL BEND	DEAD END	HORIZONTAL TEE	DEAD END
4	20	8	4	2
6	29	12	6	3
8	36	15	8	4
10	44	18	9	5
12	51	21	11	5
16	63	26	13	7
24	87	36	18	9
30	102	42	21	10

LENGTH FIGURES BASED ON FOLLOWING:
Pressure = 150 PSI, FS = 1.5, French type = 3, 30" cover on bare pipe, Soil type = GP & 20"

REV. 12/10/2015

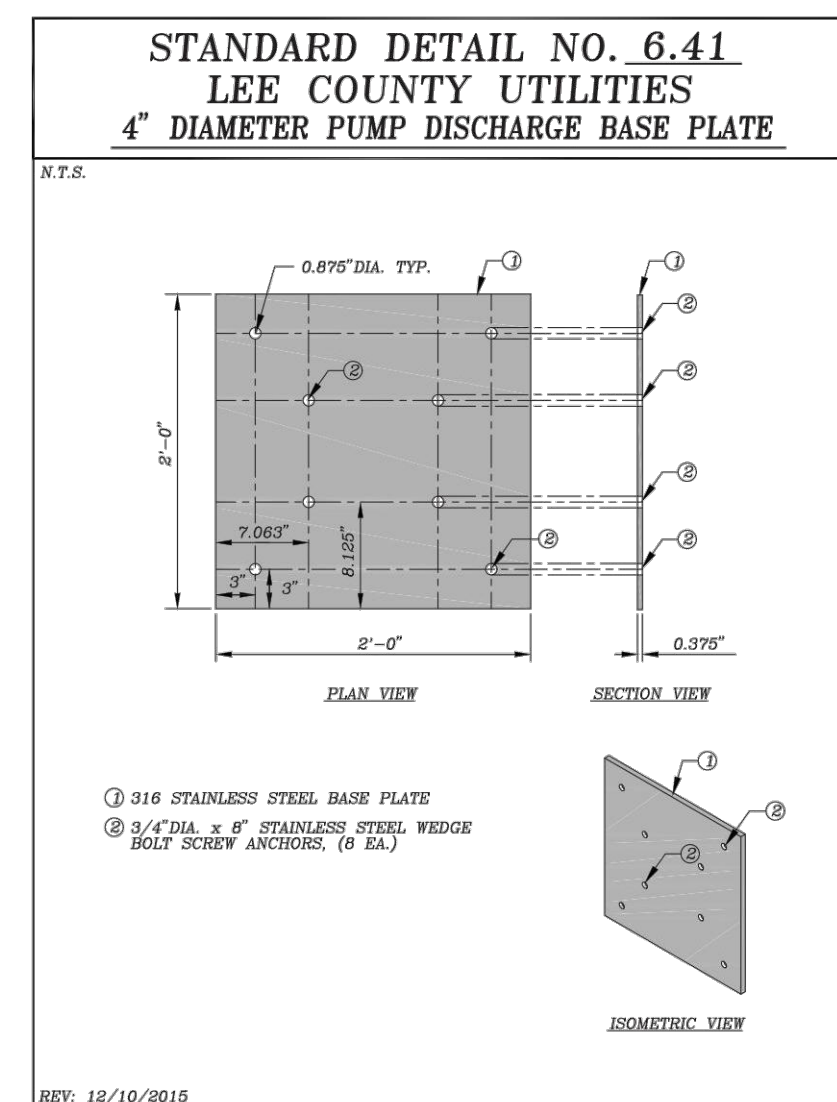
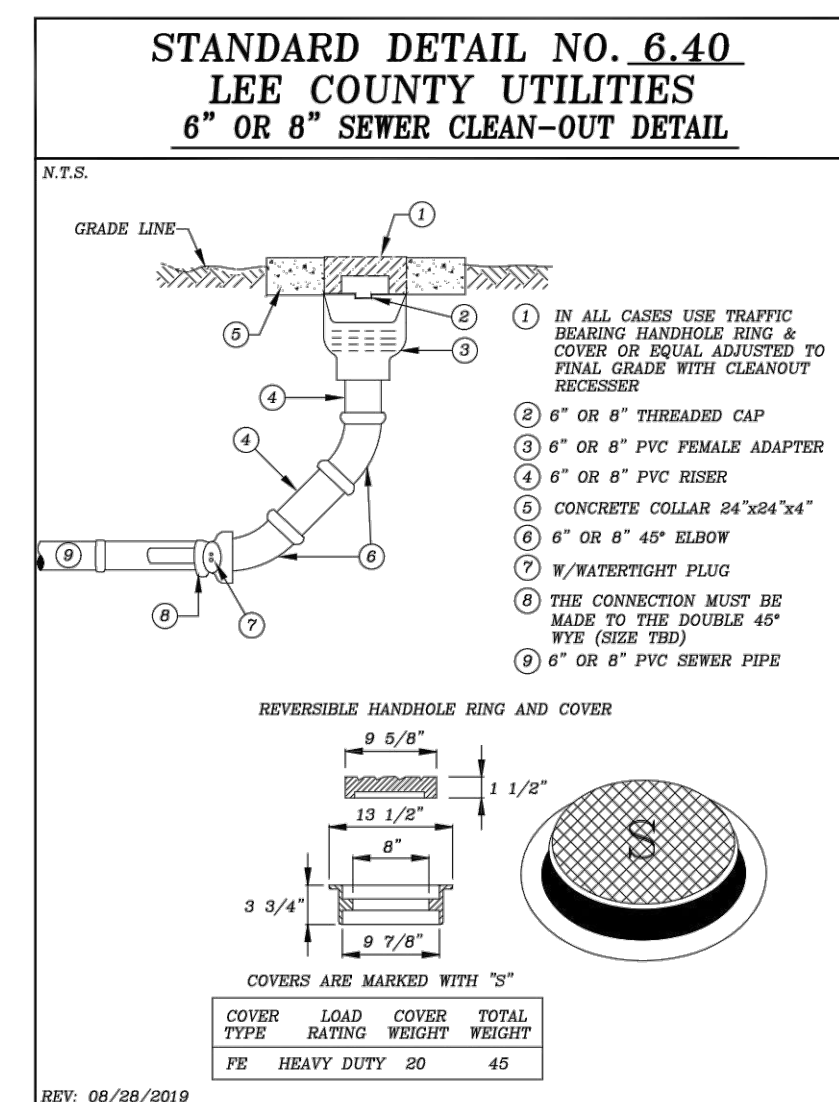
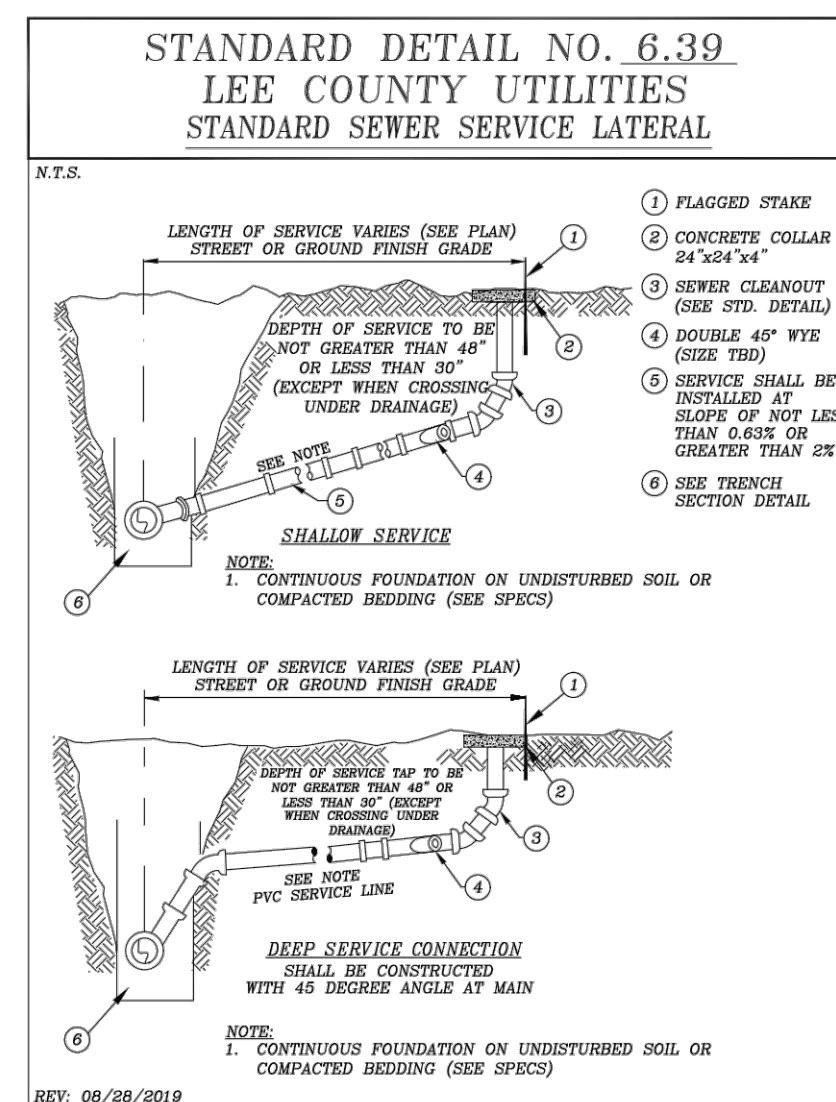
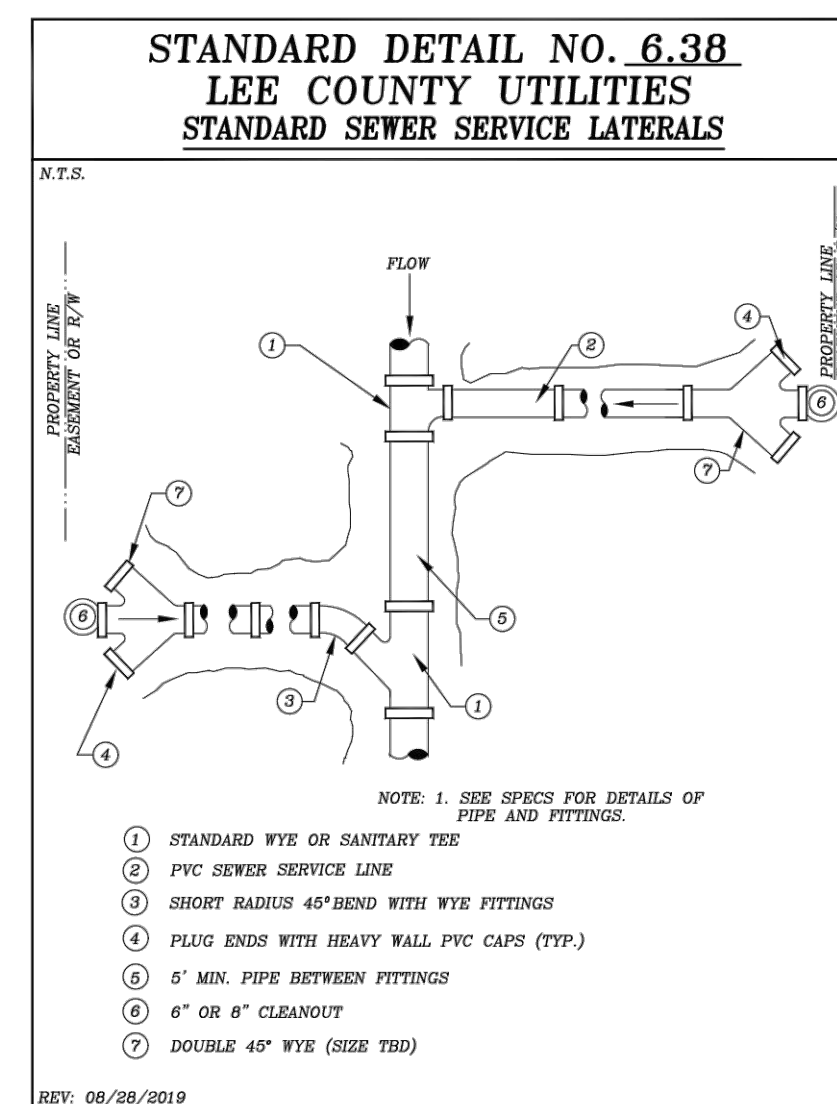
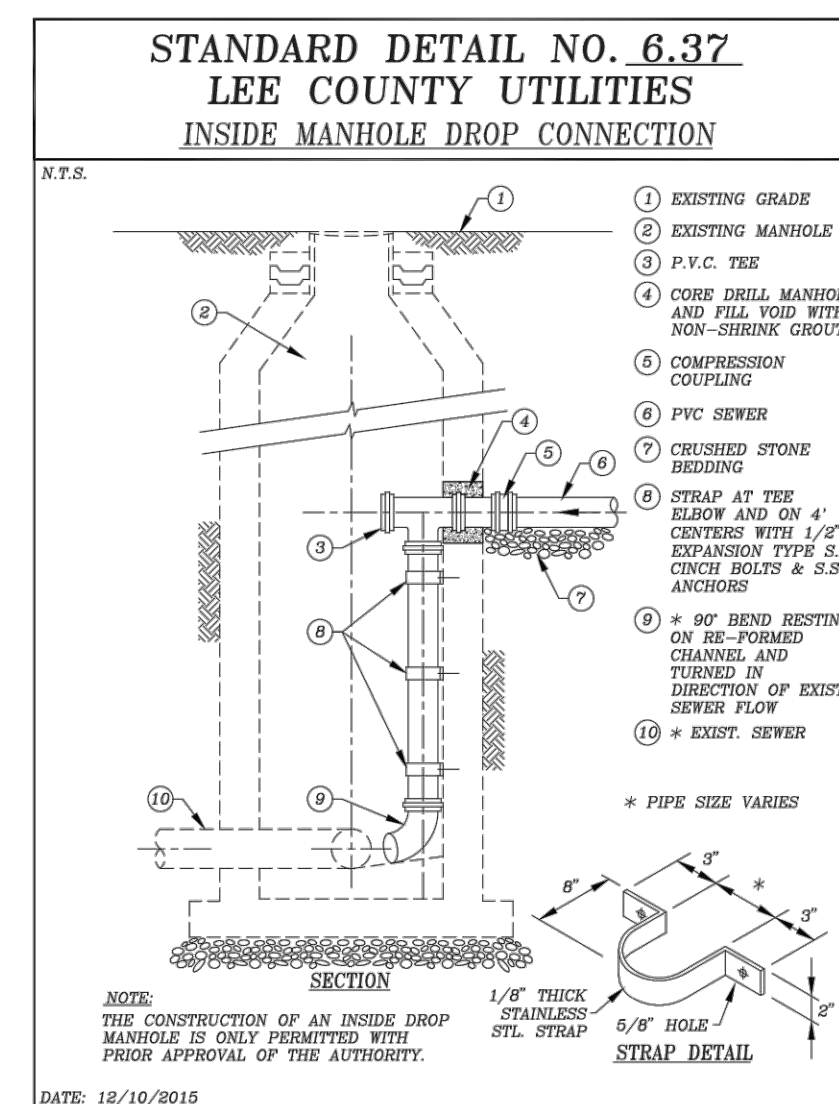
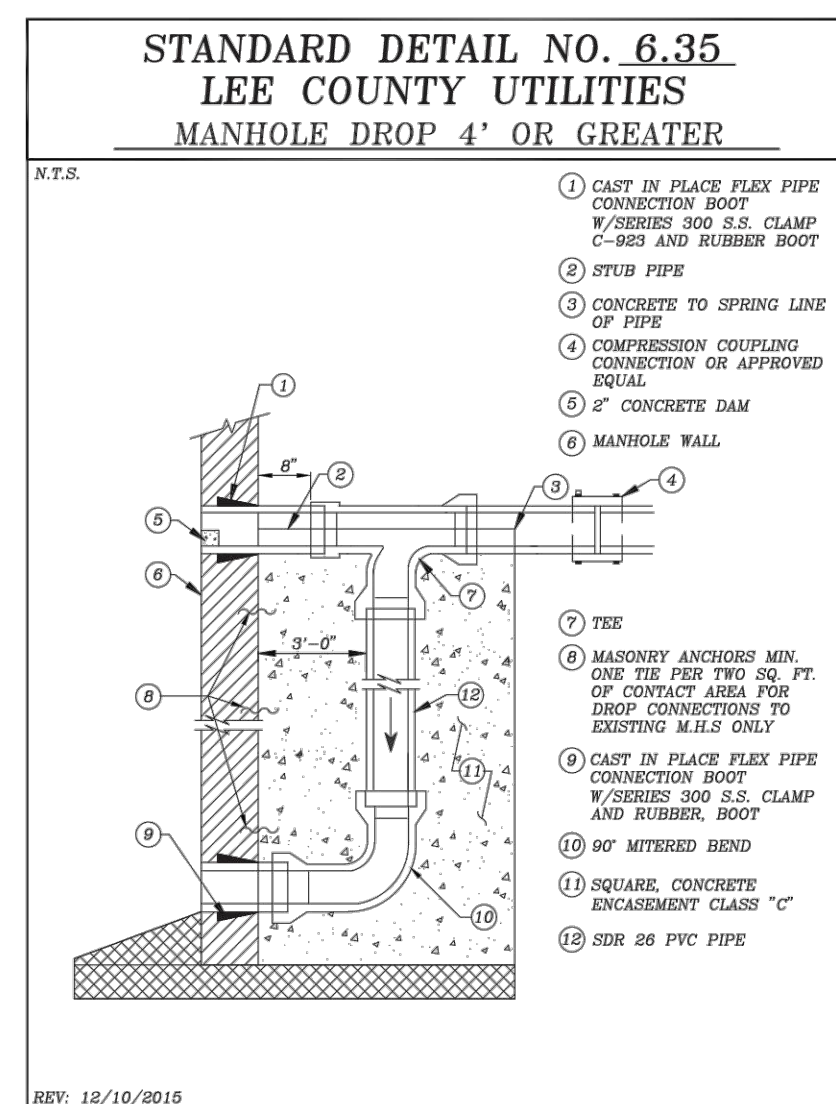
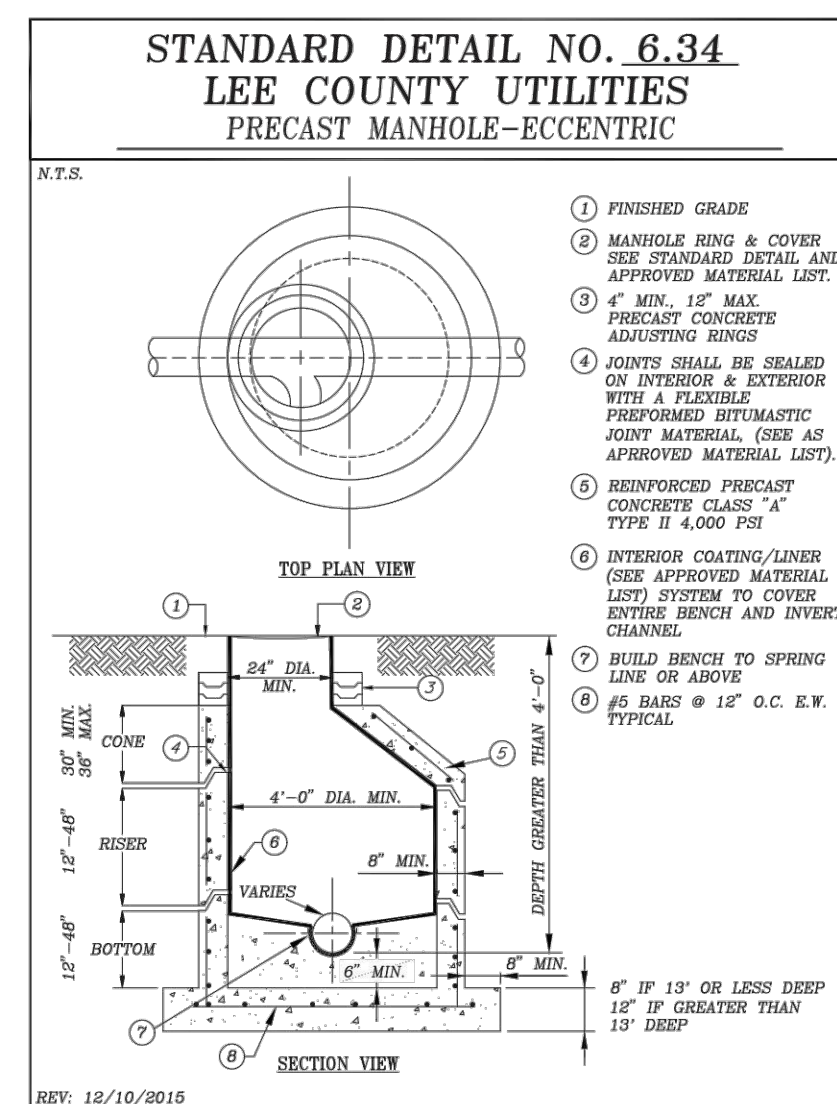
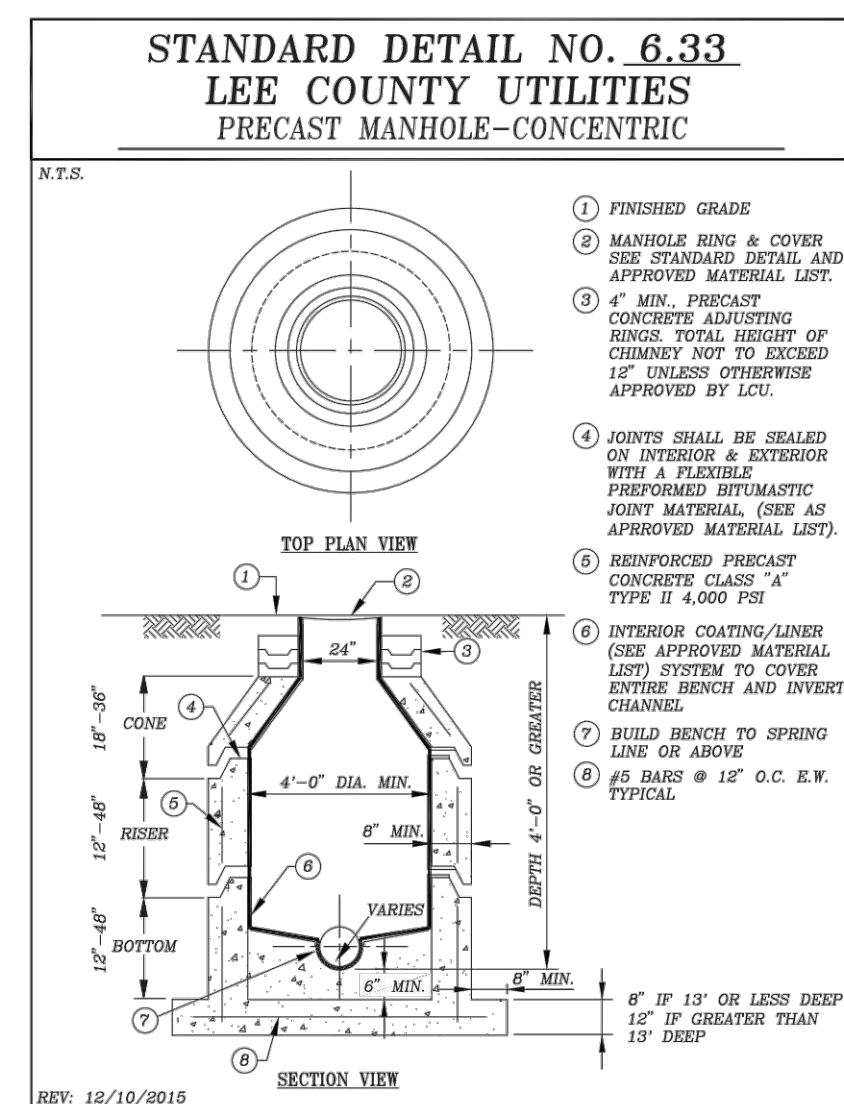
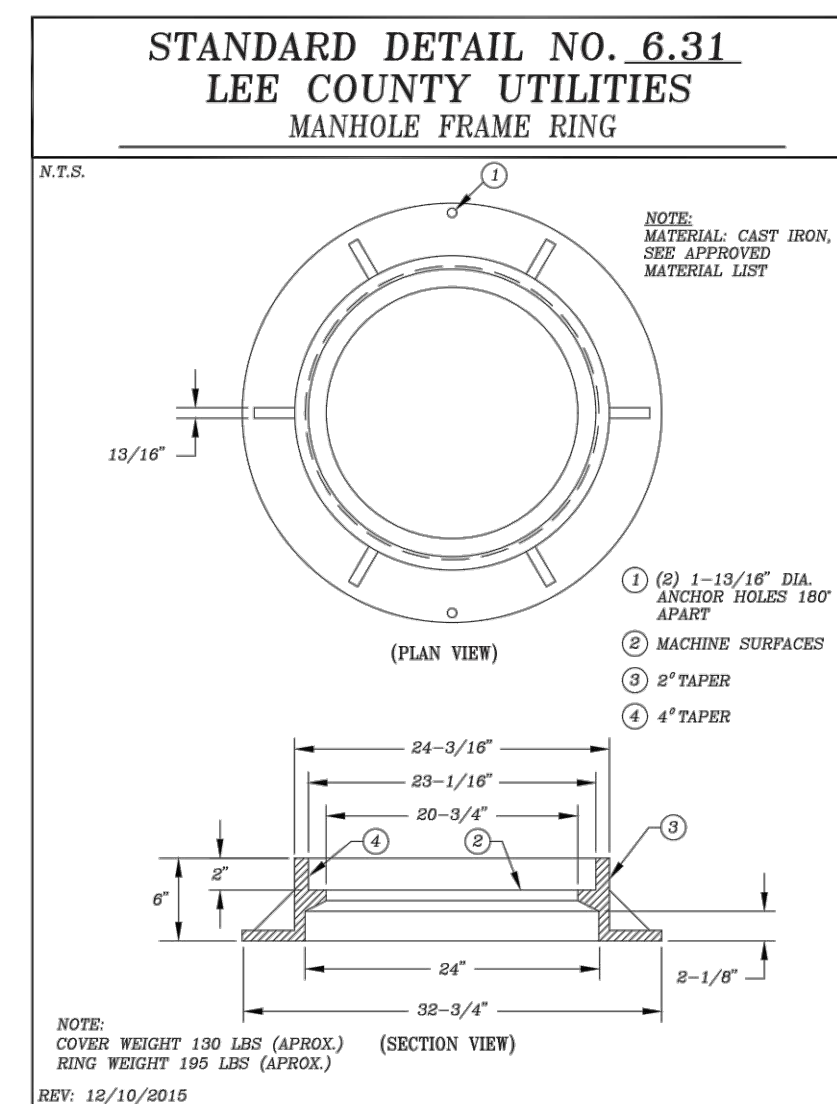
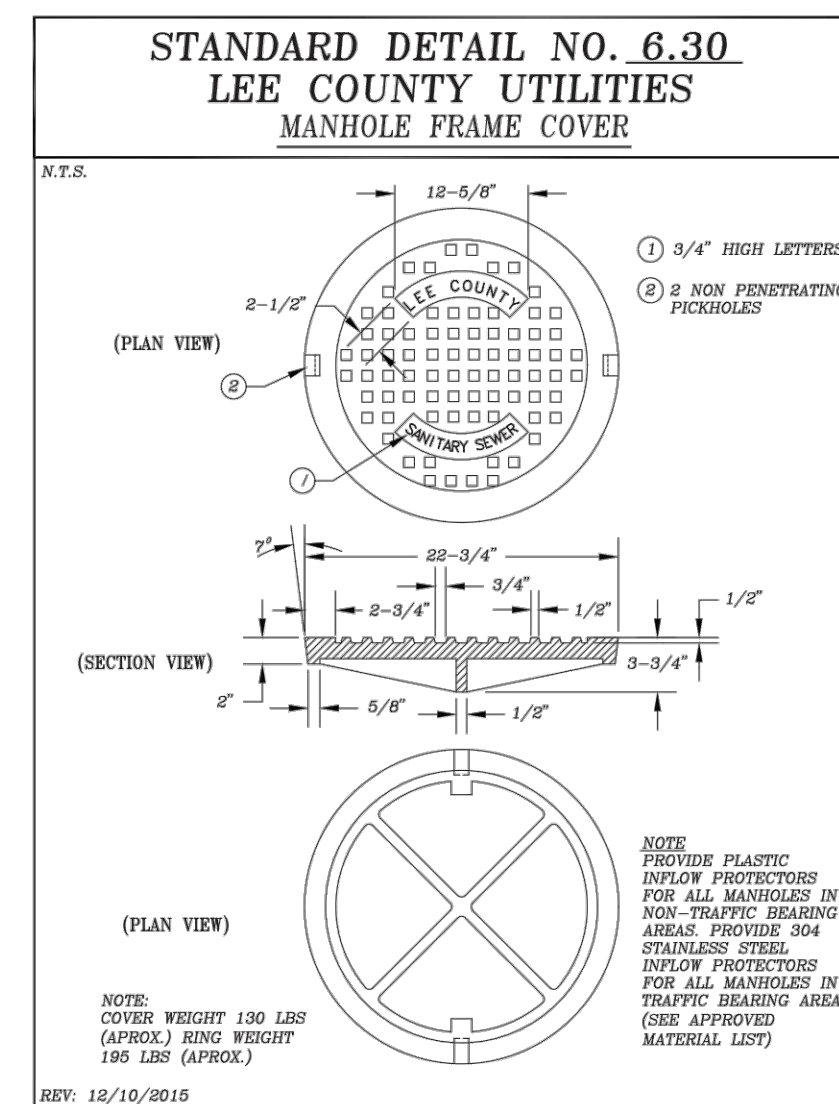
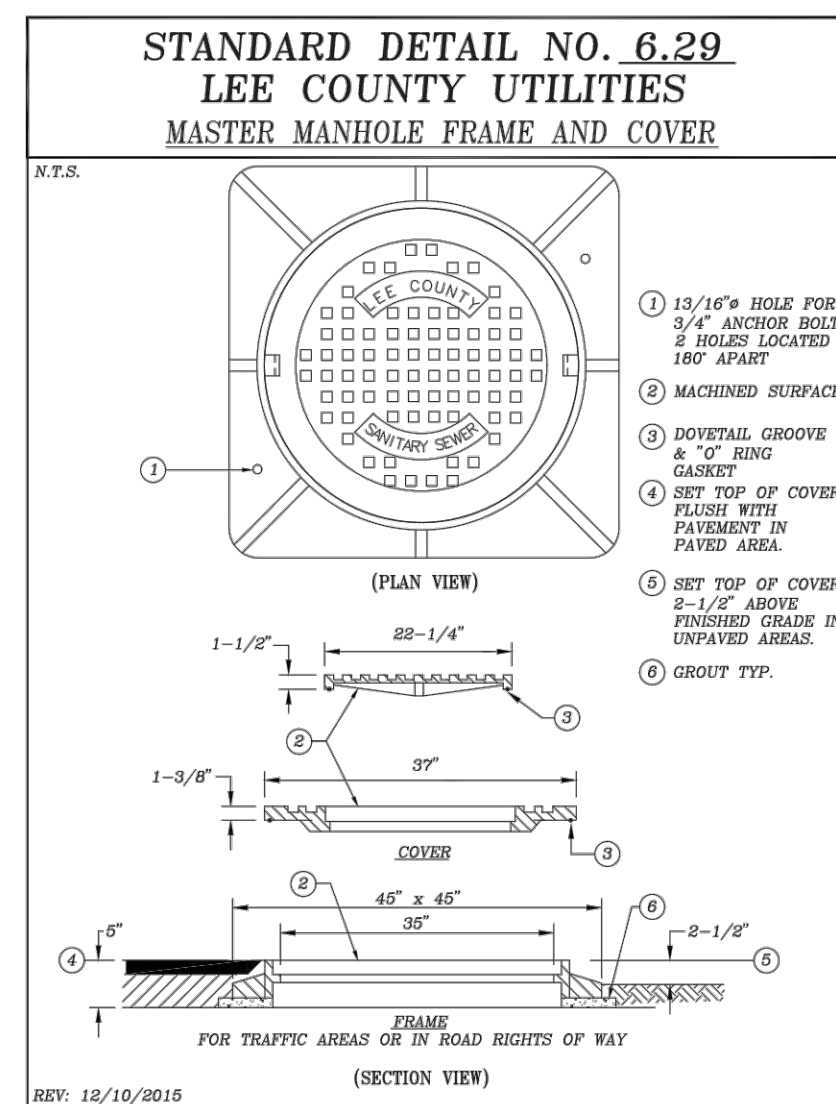
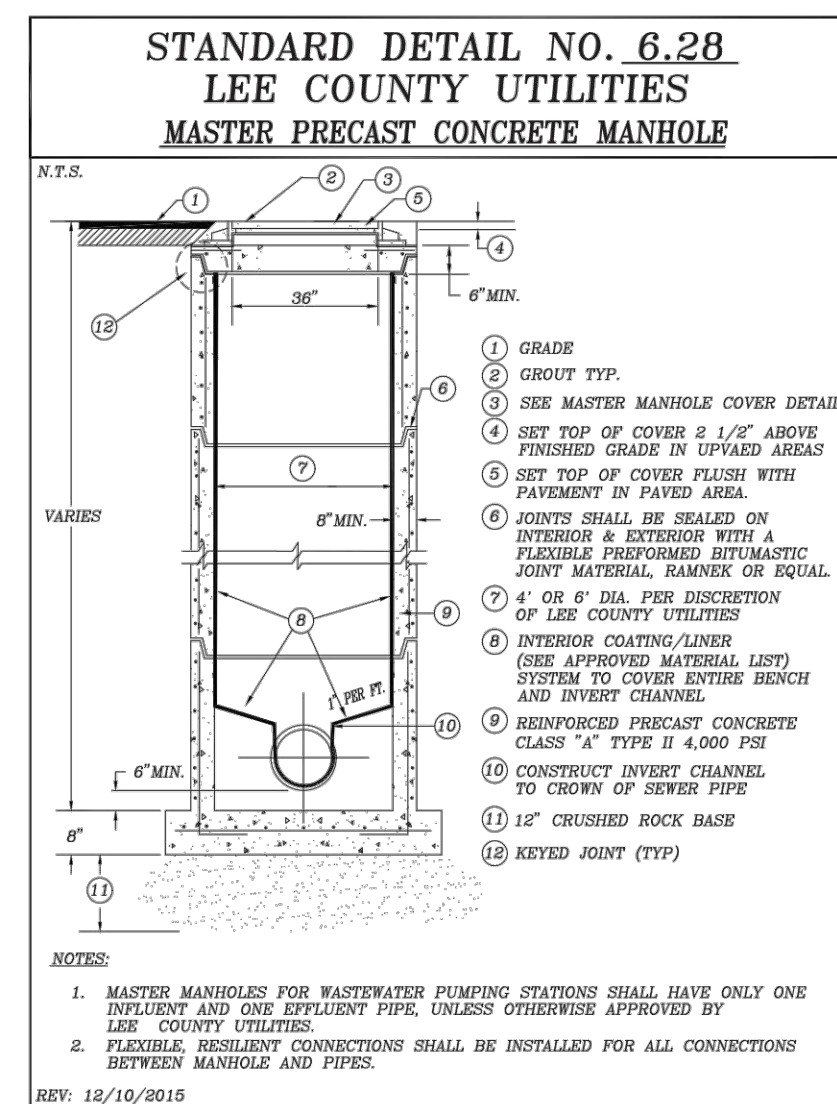
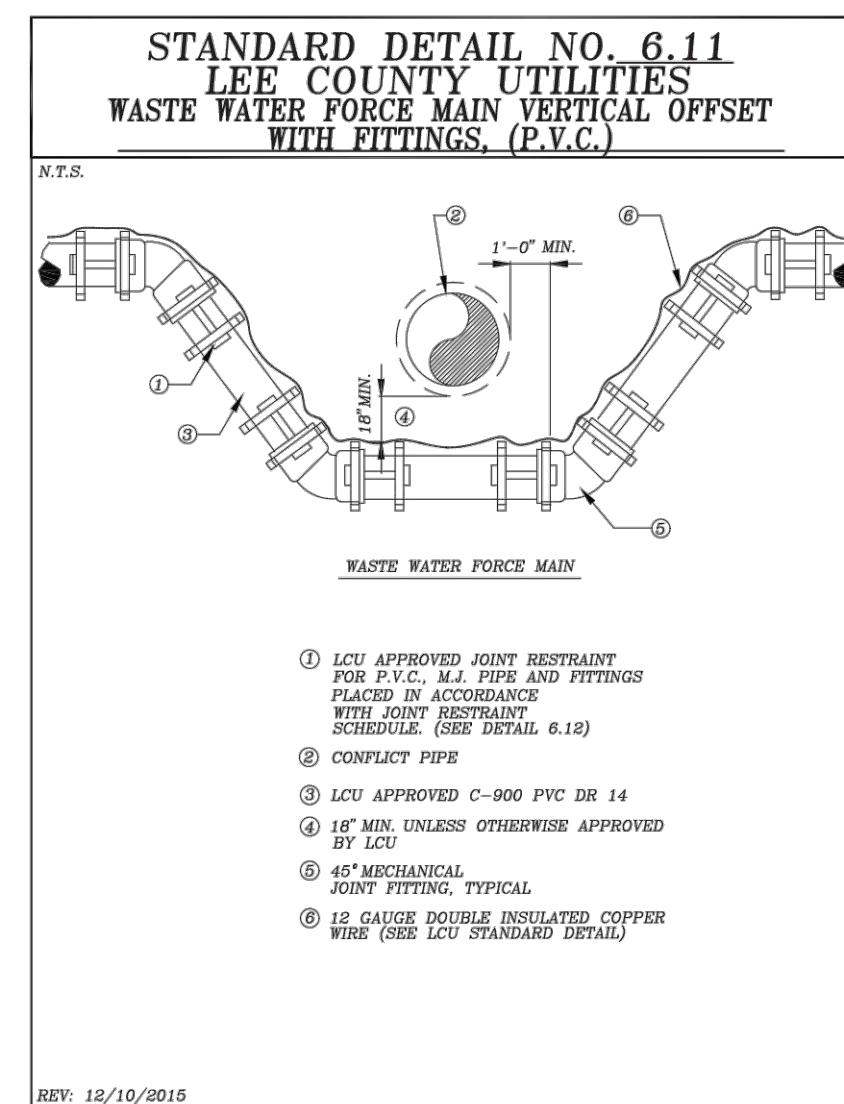


DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING COMPANY
CLIENT: 1227 HOLDINGS, LLC
LEE COUNTY UTILITIES WATER DETAILS

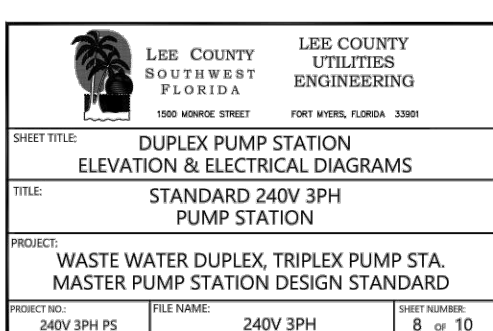
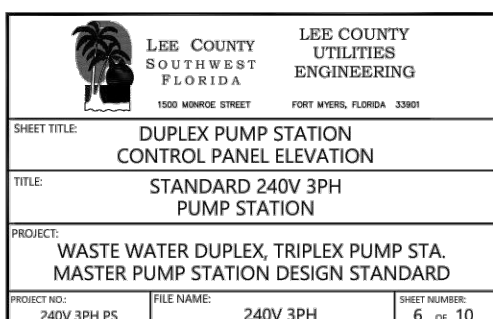
PLAN REVISIONS	DATE	REVISION	REVISION BY
1	07/14/22	REVISED PER COUNTY COMMENTS	JH
2	08/22/22	REVISED PER COUNTY COMMENTS	JH
3	12/09/22	REVISED PER COUNTY COMMENTS	JH
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JEREMY H. ARNOLD, P.E. FL LICENSE NO. 66421 SET NUMBER: 869-200-02	SCALE AS SHOWN FLORIDA CERTIFICATE OF AUTHORIZATION #8636 SHEET: 14
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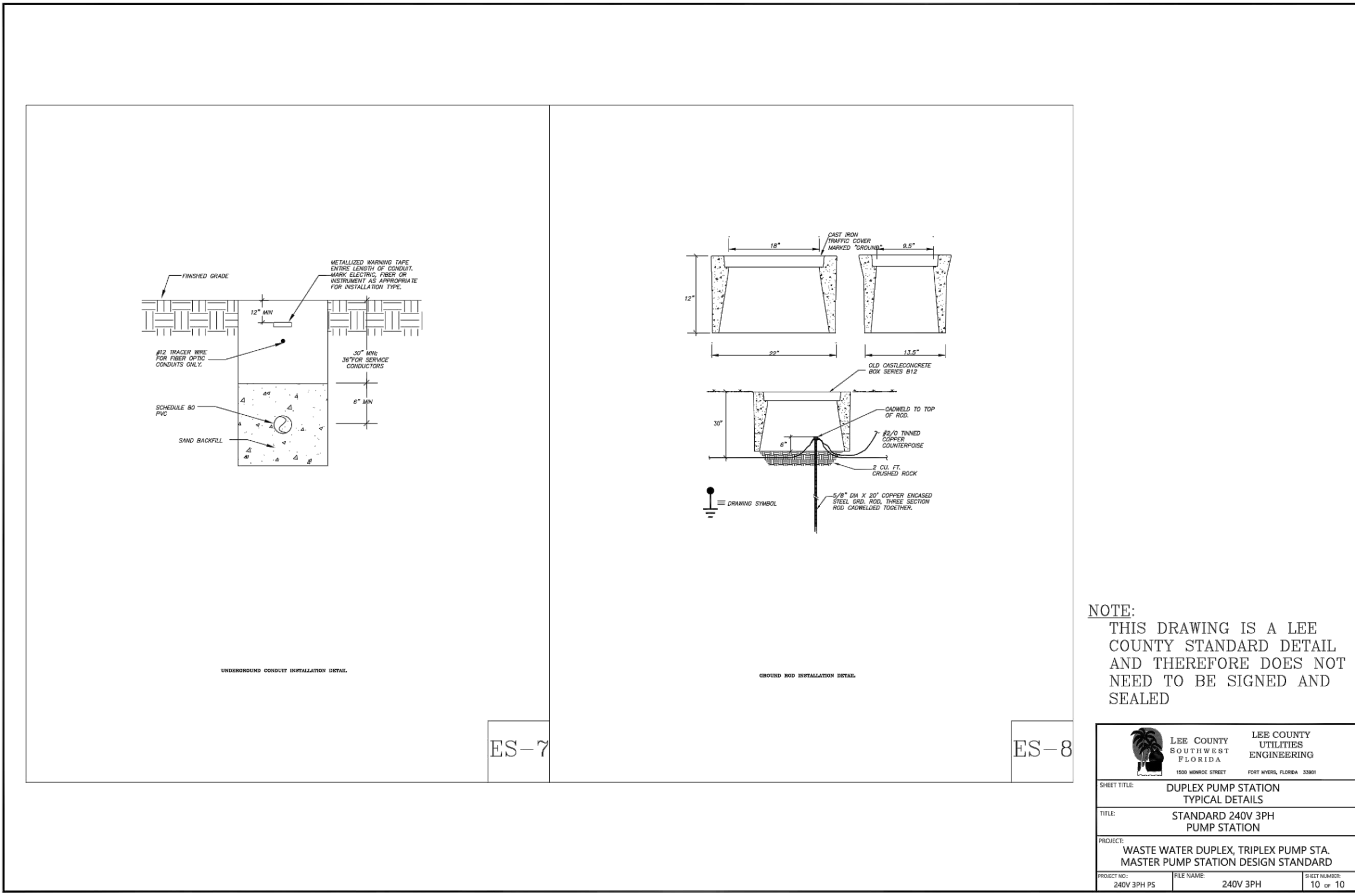
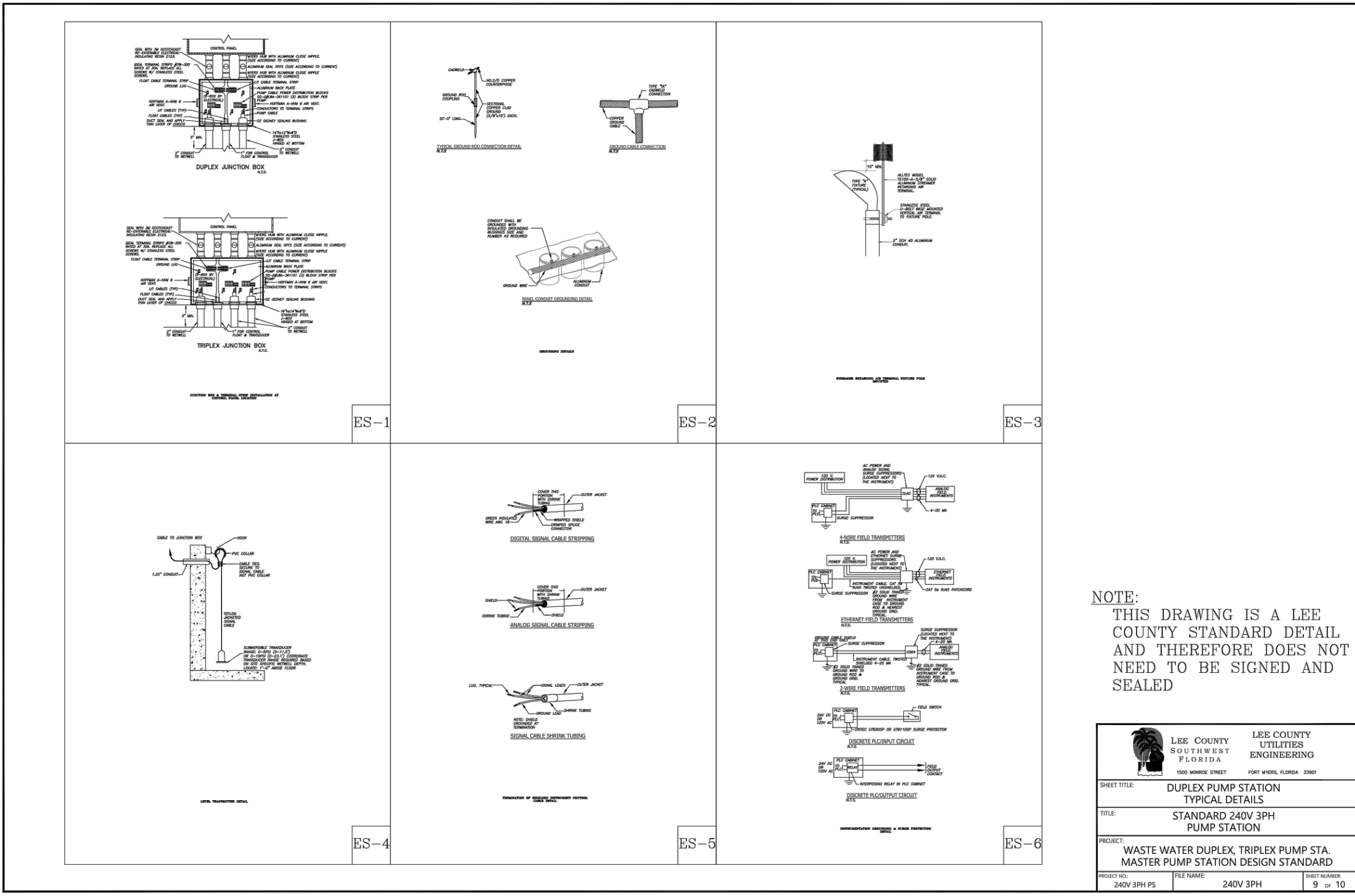
APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023



APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023



B:\Projects\869-200 (PMB) Const Plans & Permitting\Drawings-Exhibit\869-200-02 DO Permit\Current Plans\869200219.dwg
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APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023



DEVELOPMENT ORDER PLANS FOR
FORT MYERS BREWING
COMPANY
CLIENT: 1227 HOLDINGS, LLC
LEE COUNTY UTILITIES PUMP STATION ELECTRICAL DETAILS

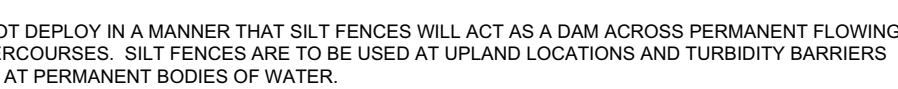
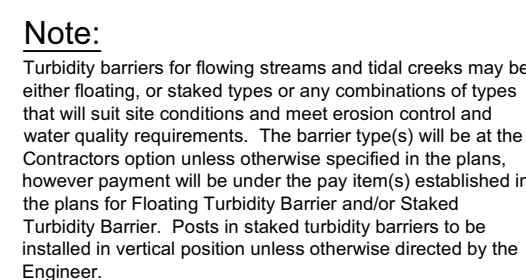
PLAN REVISIONS		REVISIONS	
1	07/14/22	REVISED PER COUNTY COMMENTS	
2	09/22/22	REVISED PER COUNTY COMMENTS	
3	12/09/22	REVISED PER COUNTY COMMENTS	
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SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 869-200-02



SILT FENCE APPLICATIONS



-
- Slotted PVC Connector Pipe (Metal Collar Reinforced)
- 18 Oz. Nylon Reinforced PVC Fabric (300 psi Test)
- Stress Plate
- $\frac{1}{2}$ " Vinyl Sheathed EAW Steel Cable (9800 Lbs. Breaking Strength) With Galvanized Connectors (Tool Free Disconnect)
- Closed Cell Polyisocyanurate Foam Flotation (8" Dia. Equiv.) (17 lbs. Per Ft. Buoyancy)
- $\frac{1}{2}$ " Galvanized Chain
- TYPE I**
- $D_1 = \text{Std. (Single Panel For Depths 5' or Less).}$
 $D_2 = \text{Std. (Additional Panel For Depths > 5').}$
 Curtain To Reach Bottom Up To Depths Of 10 Feet.

NOTICE: COMPONENTS OF TYPES ~ AND ~- MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES ~ AND ~- SHALL BE AS APPROVED BY THE ENGINEER.

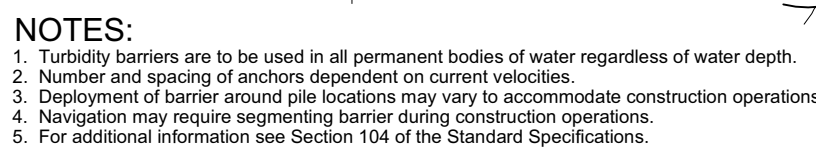
FLOATING TURBIDITY BARRIERS



BALES BACKED BY FENCE

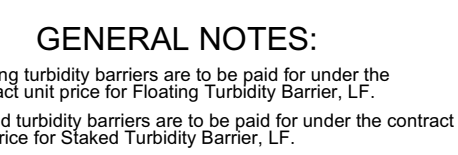


TYPE III SILT FENCE



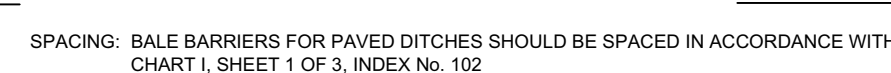
TURBIDITY BARRIER APPLICATIONS

CARRIER



GENERAL NOTES:

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.



BARRIER FOR PAVED DITCH



BARRIER FOR UNPAVED DITCHES

PLAN REVISIONS	
1	REVISED PER COUNTY COMMENTS
2	REVISED PER COUNTY COMMENTS
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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
 FL LICENSE NO. 66421

SET NUMBER:

869-200-02

SHEET :

20