

KING BRANDS WAREHOUSE

DATE: FEBRUARY 2023

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1500 - 01	COVER SHEET
1500 - 02	GENERAL NOTES
1500 - 03	AERIAL / EXISTING CONDITIONS
1500 - 04	MASTER SITE PLAN
1500 - 05	MASTER DRAINAGE PLAN
1500 - 06	MASTER UTILITY PLAN
1500 - 07	DETAILS
1500 - 08	EROSION CONTROL DETAIL



PROPERTY LOCATION MAP
N.T.S.
STRAP NOS.
15-45-25-01-0000B.0010

SERVICE	TELEPHONE NUMBER	COMPANY NAME
ELECTRIC	239-332-9228	Florida Power & Light Co. 15834 Winkler Rd. Fort Myers, FL. 33908
TELEPHONE	239-263-6343	CenturyLink 5100 Daniels Parkway Fort Myers, FL 33902
WATER/SEWER	239-533-8845	Lee County Utilities 1500 Monroe Street Fort Myers, FL 33901
CABLE VISION	239-793-3577	Comcast Digital Cable 26880 Old U.S. 41 Bonita Springs, FL. 34135
SOLID WASTE	239-337-0800	Waste Management 1311 Rickenbacker Parkway Fort Myers, FL 33913
FIRE PROTECTION	239-482-8030	South Trail Fire Protection & Rescue Service District 5531 Halifax Ave Fort Myers, FL. 33912

HMM
HOLLEMONITTESS
 SINCE 1966
 ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

KING BRANDS LLC.

CONTACT PERSON: BARRY VOODRE
9910 BAVARIA ROAD
FORT MYERS, FL. 33913

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED 2021-22), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2021, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

John C. Baker III State of Florida P.E. #81338 Professional Engineer License No. 81338 License Expires 12/31/2022	Reference No. 1500-01 CS Project No. 2022.016	Drawing No. 1500-01 Sheet No. 01
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LEE COUNTY UTILITIES NOTES:

1.

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.leegov.com/utilities/design-manual>
2.

ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3.

ANY QUANTITIES SHOWN ON THE PLANS ARE NOT VERIFIED BY LCU.
4.

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.
5.

ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6.

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.
7.

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.
8.

ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9.

ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF THE SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10.

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.
11.

TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12.

THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13.

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.
14.

THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
15.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATED 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.
16.

ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE ANA EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17.

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.
18.

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.
19.

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.
20.

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.
21.

ALL FRAMES, COVERS, VALVE 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.
22.

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.
23.

CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
24.

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 COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
25.

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, STRUCTURE(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
26.

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.
27.

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.
28.

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.

GENERAL NOTES:

1.

ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
2.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3.

EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
4.

THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
5.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (I.e. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
6.

ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7.

PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER. (NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
8.

IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHTECT.
9.

ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
10.

ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
11.

10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIDISTANT AT CROSSING
12.

ALL WATER MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PVC PIPE; EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE (WATER MAINS) OR DR-14 PVC PIPE (FORCE MAINS) SHALL BE USED, AND ARE TO EXTEND AT LEAST 5' PAST THE PAVED AREAS.
13.

PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.
14.

CONTRACTOR TO PROVIDE GEOTECHNICAL REPORT SHOWING A MINIMUM 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR EMBANKMENTS THAT WILL SUPPORT STRUCTURES & 90 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR OTHER EMBANKMENTS IN ACCORDANCE WITH ASTM D1557.
15.

THE PROPOSED PLAN IS CONSISTENT WITH THE APPLICABLE LEE PLAN STANDARDS AND PROVISIONS.
16.

NO ADVERSE IMPACTS TO EXISTING GROUND AND/OR SURFACE WATER
17.

NO ADVERSE IMPACTS TO FLOOD PLAINS OR RIVERINE AREAS

GENERAL DEVELOPMENT NOTE:

- 1)

BASED ON THE SFWMD ENVIRONMENTAL RESOURCE PERMIT #36-00379-S-16 AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA. IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

FDOT SPECIFICATIONS:

- 1.)

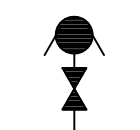
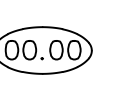
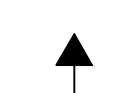
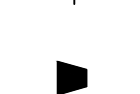
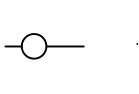
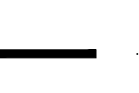
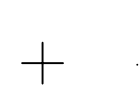
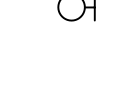
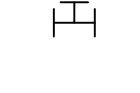
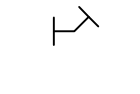
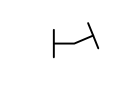
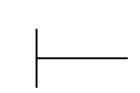
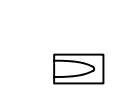
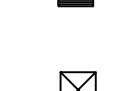
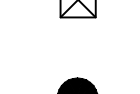
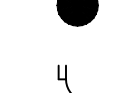
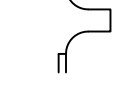
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED 2021-22), AND AMENDMENTS THERETO.
- 2.)

GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2021, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

ABBREVIATIONS:

A.E.	ACCESS EASEMENT	EXIST.	EXISTING	MH	MANHOLE
A.R.V.	AIR RELEASE VALVE	F.H.	FIRE HYDRANT	MJ	MECHANICAL JOINT
B.E.	BUFFER EASEMENT	F.M.	FORCE MAIN	P.E.	PRESERVE EASEMENT
B.S.V.	BACTERIAL SAMPLE VALVE	G/V	GATE VALVE	PVC.	POLYVINYL CHLORIDE PIPE
℄	BASELINE	HW	HEADWALL	R.C.P.	REINFORCED CONCRETE PIPE
B.O.	BLOW OFF	I.E.	INVERT ELEVATION	R.M.J.	RESTRAINED MECHANICAL JOINT
CB	CATCH BASIN	JB	JUNCTION BOX	R/W	RIGHT-OF-WAY
C.O.	SANITARY SEWER CLEAN OUT	L.B.E.	LANDSCAPE BUFFER EASEMENT	SAN.	SANITARY
C.U.E.	COUNTY UTILITY EASEMENT	MAX.	MAXIMUM	S.D.E.	SPECIAL DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT	M.E.	MAINTENANCE EASEMENT	U.E.	UTILITY EASEMENT
E.S.	EXISTING DRAINAGE STRUCTURE	ME	MITERED END	WCS	WATER CONTROL STRUCTURE
E.W.	END WALL	MIN.	MINIMUM	W.M.	WATER MAIN
				WSEL	WATER SURFACE ELEVATION

LEGEND:

	FIRE HYDRANT w/ G/VALVE, V/BOX, PAD & I.D.		PROPOSED ELEVATION
	VALVE WITH V/BOX, PAD & I.D.		EXIST. ELEVATION
	BACTERIAL SAMPLE VALVE		SANITARY SEWER MANHOLE
	AIR RELEASE / TEMP. BACTERIAL SAMPLE VALVE		PUMP STATION
	REDUCER		SANITARY SEWER CLEAN-OUT
	PLUG		STOP SIGN w/ STOP BAR (R1-1) W/ (24" WIDE THERMALPLASTIC)
	BLOW-OFF & BACTERIAL SAMPLE VALVE		STREET SIGN
	TEE		SPEED LIMIT SIGN (R2-1)
	45° BEND		ONE-WAY SIGN (R6-2)
	22-1/2° BEND		DO NOT ENTER SIGN (R5-1)
	CROSSING		9-BUTTON REFLECTOR SIGN
	HEADWALL w/ R.C.P.		NO OUTLET SIGN (W14-2)
	MITERED END SECTION		RIGHT LANE MUST TURN RIGHT (R3-7R)
	CATCHBASIN (TYPE 'A') CURB INLET		KEEP RIGHT SIGN (R4-7)
	CATCHBASIN (TYPE 'B') TOP INLET		ABRUPT TURN SIGN RIGHT & LEFT (W1-1R & W1-1L) TO BE MOUNTED w/ W13-1
	JUNCTION BOX		
	CONCRETE FLUME		
	DIRECTION OF FLOW		
	POWER POLE		

		
	REVISED PER LCDOT COMMENTS	02/23/23
	REVISED PER LEE COUNTY COMMENTS	01/24/23
	REVISED PER LEE COUNTY COMMENTS	11/10/22
LETTER	REVISIONS	DATE

KING BRANDS WAREHOUSE

LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 06/2022
DRAWN BY M.W.D.	DATE 06/2022
CHECKED BY C.L.K.	DATE 09/2022
VERTICAL SCALE N/A	HORIZONTAL SCALE N/A



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

GENERAL / UTILITY NOTES

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

JOHN C. BAKER III, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE _____

CAD FILE NAME:

1500-02-GN

PROJECT NO.:

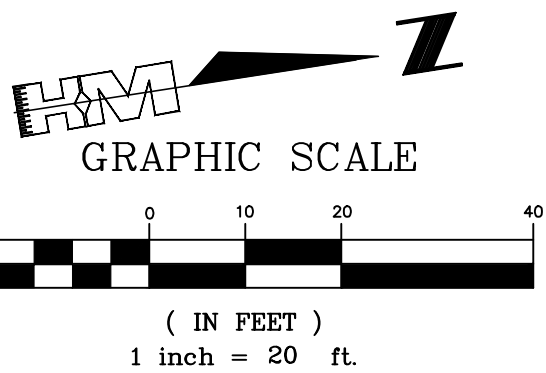
2022.016

DRAWING NO.:

1500-02

SHEET NO.:

02



DESIGNED BY C.L.K.	DATE 06/2022
DRAWN BY M.W.D.	DATE 06/2022
CHECKED BY C.L.K.	DATE 09/2022
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 20'

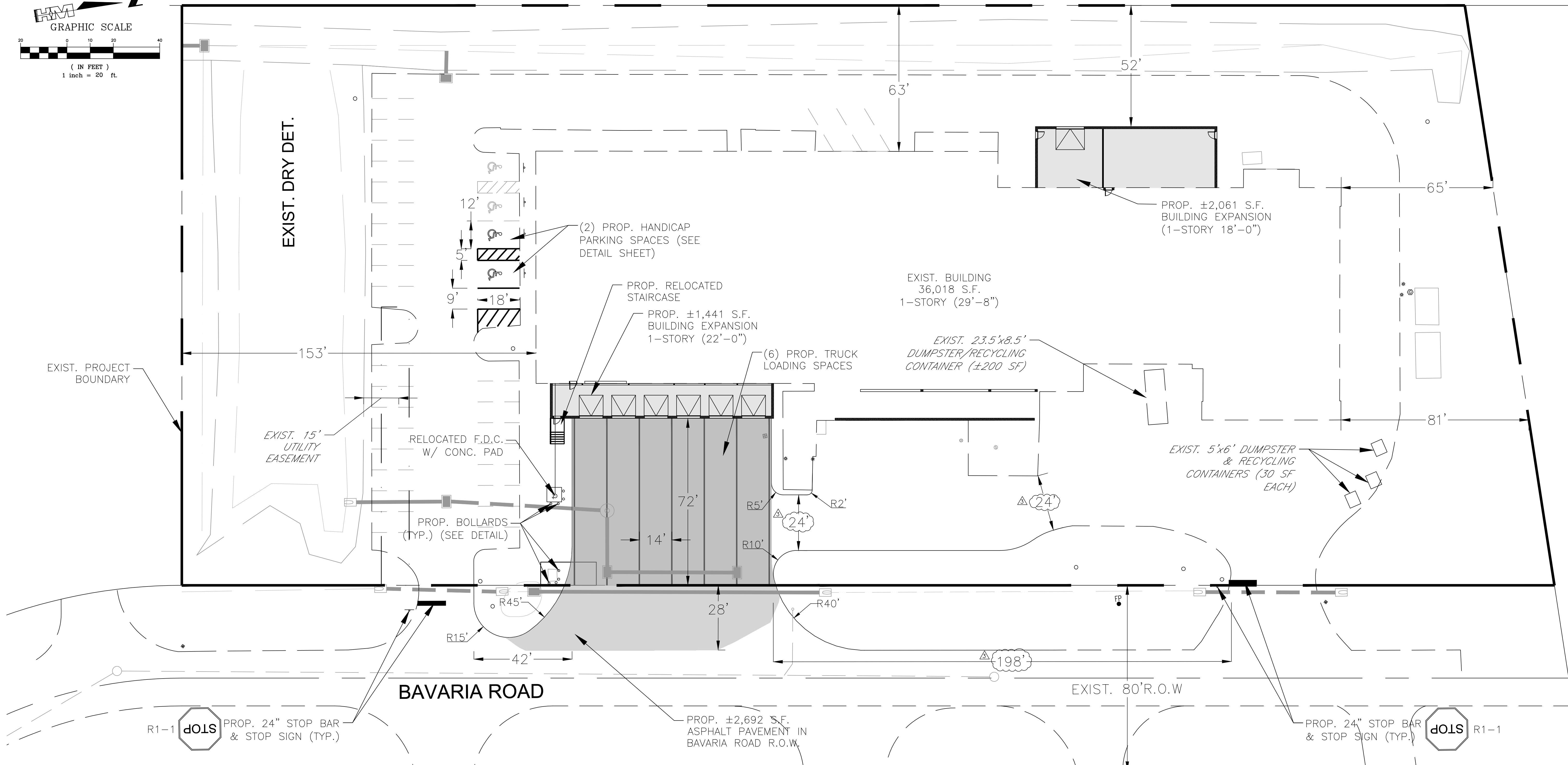
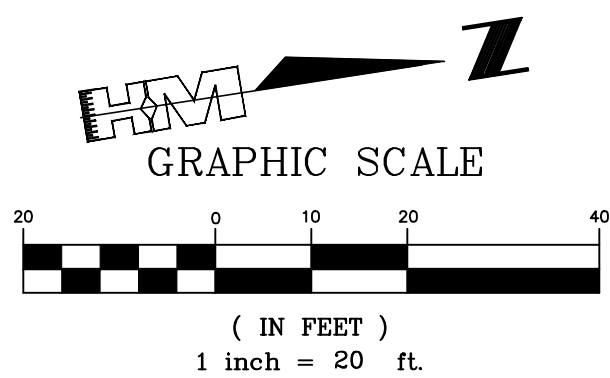


EXISTING CONDITION / DEMO PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

JOHN C. BAKER III, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE _____

CAD FILE NAME: 1500-03 ECP	DRAWING NO.: 1500-03
PROJECT NO.: 2022.016	SHEET NO.: 03



PROJECT LAND USE DATA:

EXIST. ONSITE IMPROVEMENTS

BUILDING	36,018 SF	= 0.83 AC. = 25.16%
ASPHALT/PAVEMENT	44,764 SF	= 1.03 AC. = 31.27%
DETENTION AREAS	21,100 SF	= 0.48 AC. = 14.74%
GREEN SPACE	41,266 SF	= 0.95 AC. = 28.83%
TOTAL PROJECT AREA	143,148 SF	= 3.29 AC. = 100.00%

PROP. ONSITE IMPROVEMENTS

BUILDING	39,520 SF	= 0.91 AC. = 27.61%
ASPHALT/PAVEMENT	47,554 SF	= 1.09 AC. = 33.22%
DETENTION AREAS	13,053 SF	= 0.30 AC. = 9.12%
GREEN SPACE	43,021 SF	= 0.99 AC. = 30.05%
TOTAL PROJECT AREA	143,148 SF	= 3.29 AC. = 100.00%

NOTE:
MIN. OPEN SPACE = 20%

APPROVED BUILDING AREAS:
—ORIGINAL DEVELOPMENT
BUILDING = 17,393 SF

—PER DOS2015-00026
BUILDING EXPANSION = 12,000 SF

PARKING CALCULATIONS:

— 31,454 SQUARE FOOT PROP. MANUFACTURING & LIGHT INDUSTRIAL BLDG
= 1.75 SPACES PER 1,500 SF OF BLDG
= 31,454 SF / 1,500 SF x 1.75
= 36.7 SPACES

— 1,441 SQUARE FOOT EXISTING WAREHOUSE BLDG — WHOLESALE, PROCESSING
= 1.25 SPACES PER 1,500 SQUARE FOOT OF BLDG
= 1,441 SF / 1,500 SF x 1.25
= 1.2 SPACES

TOTAL REQUIRED PARKING = 38 SPACES

PROVIDED PARKING = 45.0 SPACES*
*INCLUDING 4 SPACES FOR H.C.

SOLID WASTE CALCULATIONS:

PER SECTION 10.261 L.D.C.

—32,895 SQUARE FOOT EXISTING MANUFACTURING & LIGHT INDUSTRIAL / WHOLESALE PROCESSING BLDG

MIN. SQUARE FOOTAGE FOR GARBAGE/RECYCLABLE COLLECTION =
216 SF FOR FIRST 25,000 SF BUILDING AREA + 8 SF FOR EACH ADDITIONAL 1,000 SF =
(32,895 SF - 25,000 SF) = 7,895 SF / 1,000 SF = 7.9 x 8 SF = 63.2 SF

TOTAL SOLID WASTE AREA REQUIRED = 216 SF + 63.2 SF = 279.20 SF

EXISTING SOLID WASTE PROVIDED

(3) 5' x 6' DUMPSTER / RECYCLING CONTAINERS = 3 x 30 SF = 90 SF
(1) 23.5' x 8.5' DUMPSTER / RECYCLING CONTAINER = 1 x 200SF = 200 SF

TOTAL SOLID WASTE AREA PROVIDED = 90 SF + 200 SF = 290 SF

LEGEND:

- PROP. BUILDING EXPANSION
- PROP. ASPHALT PAVEMENT
- PROP. ASPHALT PAVEMENT IN R.O.W.
- EXIST. PROPERTY BOUNDARY LINE

ALL ROADS TO
BE PRIVATELY MAINTAINED

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LETTER	REVISIONS	DATE
A	REVISED PER LCDOT COMMENTS	02/23/23
B	REVISED PER LEE COUNTY COMMENTS	01/24/23
C	REVISED PER LEE COUNTY COMMENTS	11/10/22

KING BRANDS WAREHOUSE
LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 06/2022
DRAWN BY M.W.D.	DATE 06/2022
CHECKED BY C.L.K.	DATE 06/2022
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 20'



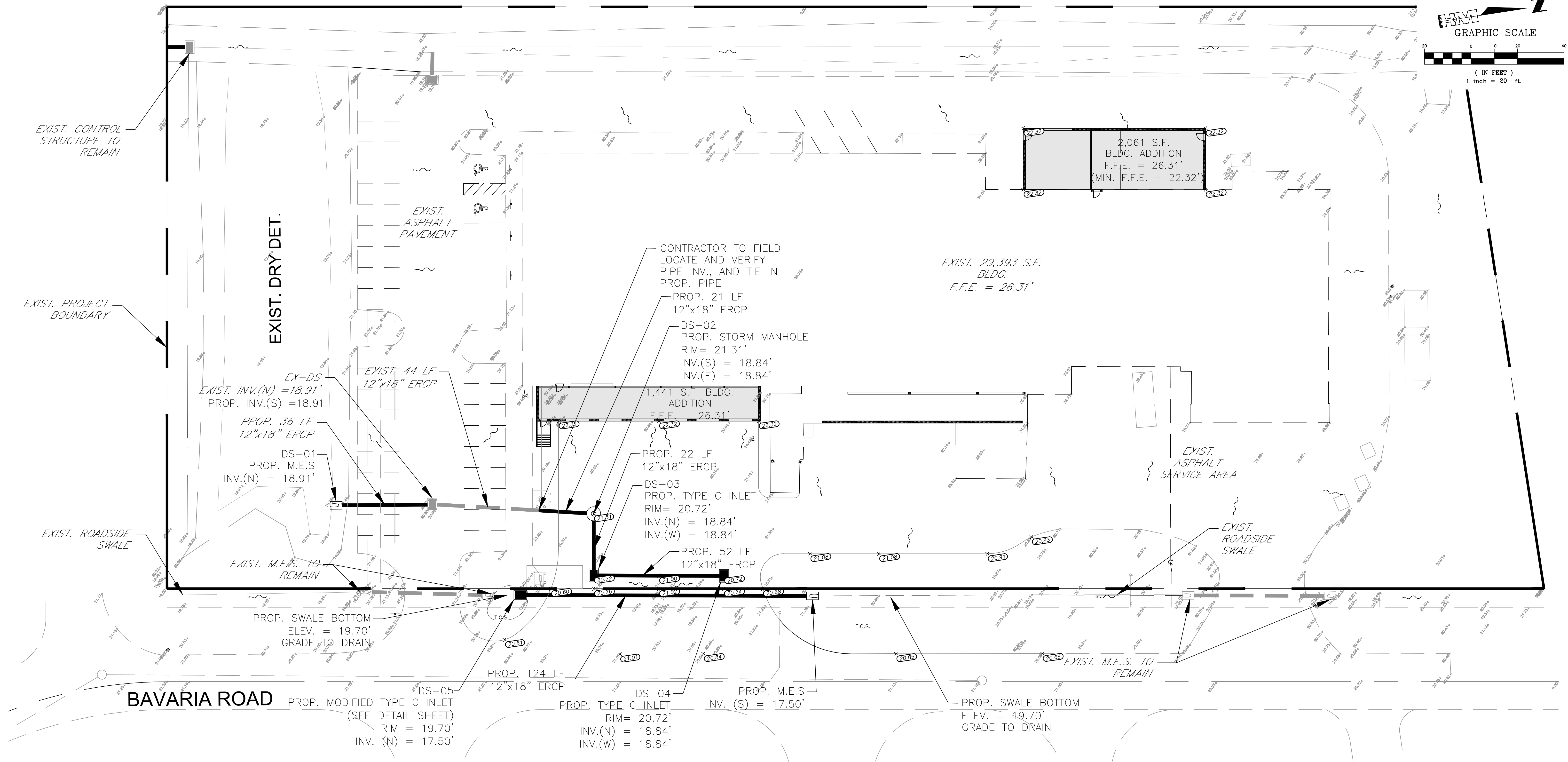
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER SITE PLAN

THESE DRAWINGS ARE NOT
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AND SEALED BELOW :

JOHN C. BAKER III, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE

CAD FILE NAME: 1500-04 MSP	DRAWING NO.: 1500-04
PROJECT NO.: 2022.016	SHEET NO.: 04



WATER QUALITY CALCULATIONS:

TOTAL DETENTION REQUIRED: (PER EX. ERP #36-00379-S)

TOTAL DETENTION REQUIRED:

= 1/2" X PARCEL AREA X 1"/12"

= 1/2" X 143,138 SF X 1"/12"

= 5,964 CF = 0.14 AC-FT

TOTAL WATER QUALITY REQUIRED = 0.14 AC-FT

EXISTING TOTAL DETENTION PROVIDED:

= VOLUME IN DETENTION AREAS

= 21,100 SF x 1.1' (21.1' + 20.0')

= 23,210 CF = 0.53 AC-FT

TOTAL WATER QUALITY PROVIDED = 0.53 AC-FT

PROPOSED TOTAL DETENTION PROVIDED:

= VOLUME IN DETENTION AREAS

= 13,052 SF x 1.1 FT (21.1' - 20.0')

= 14,358 CF = 0.33 AC-FT

TOTAL WATER QUALITY PROVIDED = 0.33 AC-FT

PROJECT LAND USE DATA:

PROP. ONSITE IMPROVEMENTS

BUILDING 32,895 SF = 0.76 AC. = 22.98%

ASPHALT/PAVEMENT 48,184 SF = 1.11 AC. = 33.66%

DETENTION AREAS 13,053 SF = 0.30 AC. = 9.12%

GREEN SPACE 49,016 SF = 1.13 AC. = 34.24%

TOTAL PROJECT AREA 143,148 SF = 3.29 AC. = 100.00%

STORMWATER MANAGEMENT INFORMATION:

PER DESIGN CALCULATIONS: (EXIST. ERP #36-00379-S)

MIN. EXISTING FLOOR ELEVATION = ± 22.32' (NAVD)

CONTROL ELEV. (W.S.W.T.) = ± 16.82' (NAVD)

MIN. ROAD CROWN = 20.82' (NAVD)

10YR-24HR = 18.92' (NAVD)

25YR-72HR = 19.42' (NAVD)

100YR-72HR = 20.12' (NAVD)

LEGEND:

- ~ EXIST. DRAINAGE ARROW
- ▭ PROP. BUILDING EXPANSION
- EXIST. PROPERTY BOUNDARY LINE
- × 00.00 PROP. SPOT ELEVATION
- × 00.00 EXIST. SPOT ELEVATION

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LETTER	REVISIONS	DATE
A	REVISED PER LCDOT COMMENTS	02/23/23
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C	REVISED PER LEE COUNTY COMMENTS	11/10/22

KING BRANDS WAREHOUSE

LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 06/2022
DRAWN BY M.W.D.	DATE 06/2022
CHECKED BY C.L.K.	DATE 09/2022
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 20'



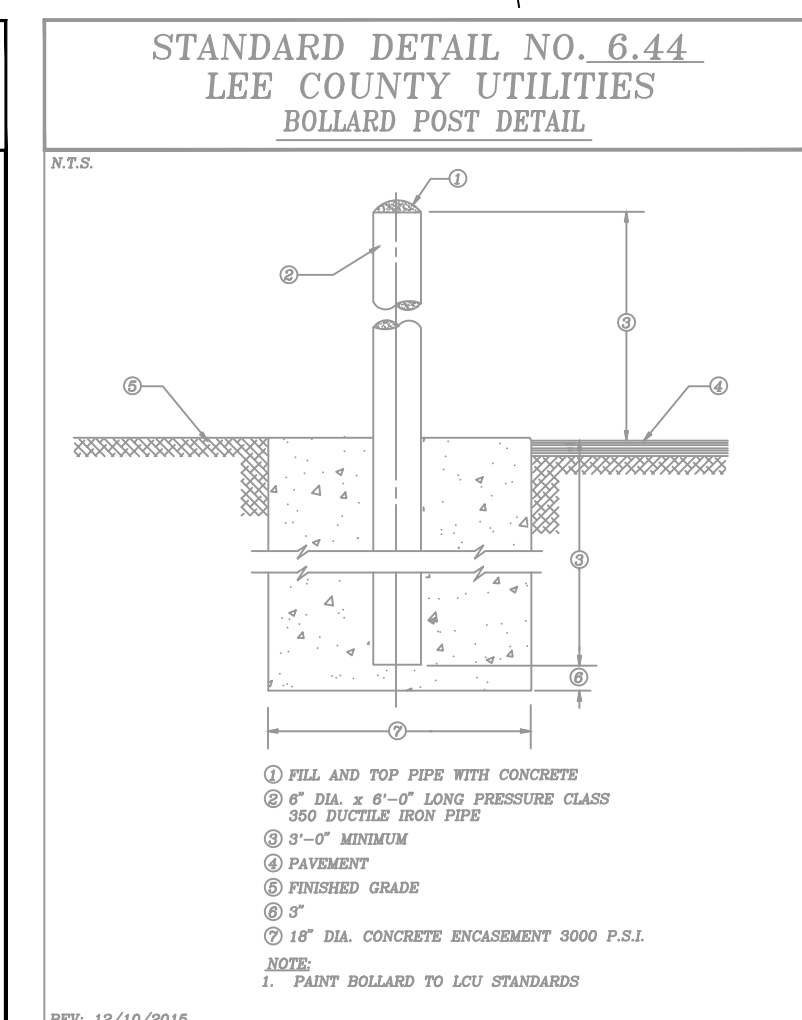
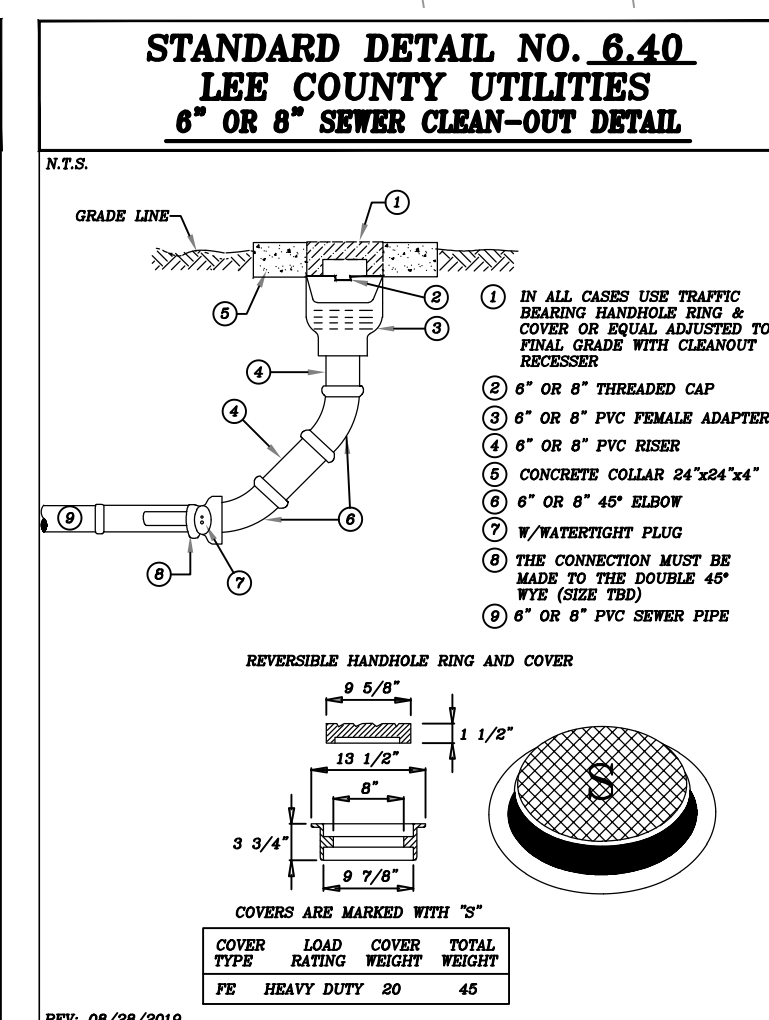
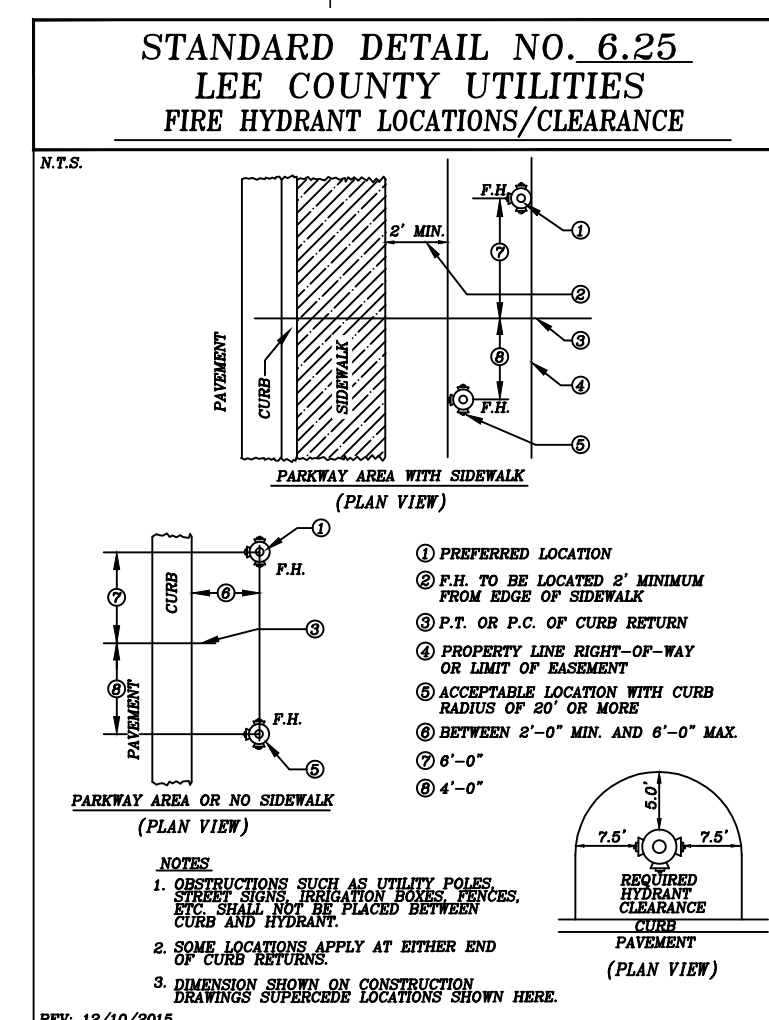
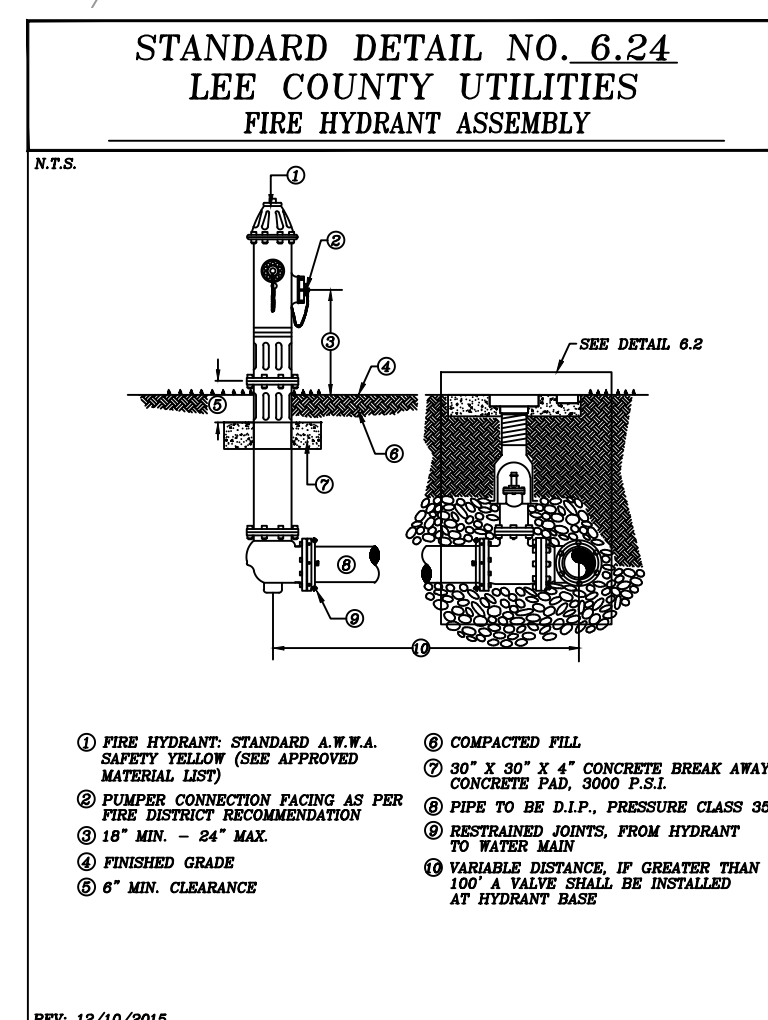
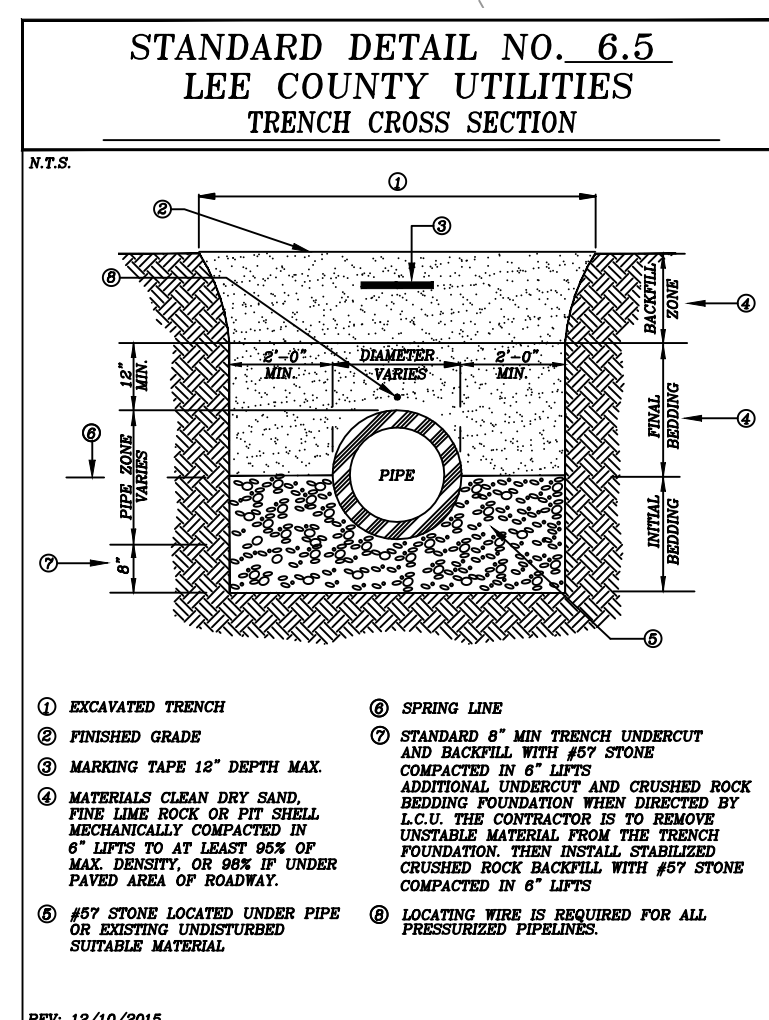
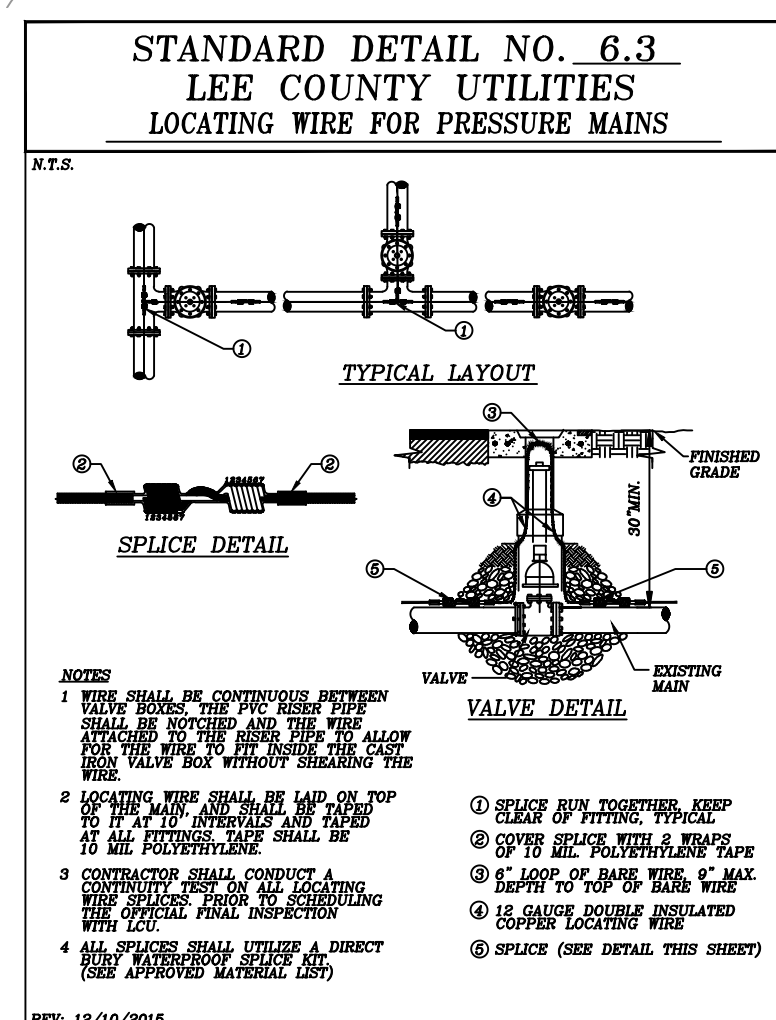
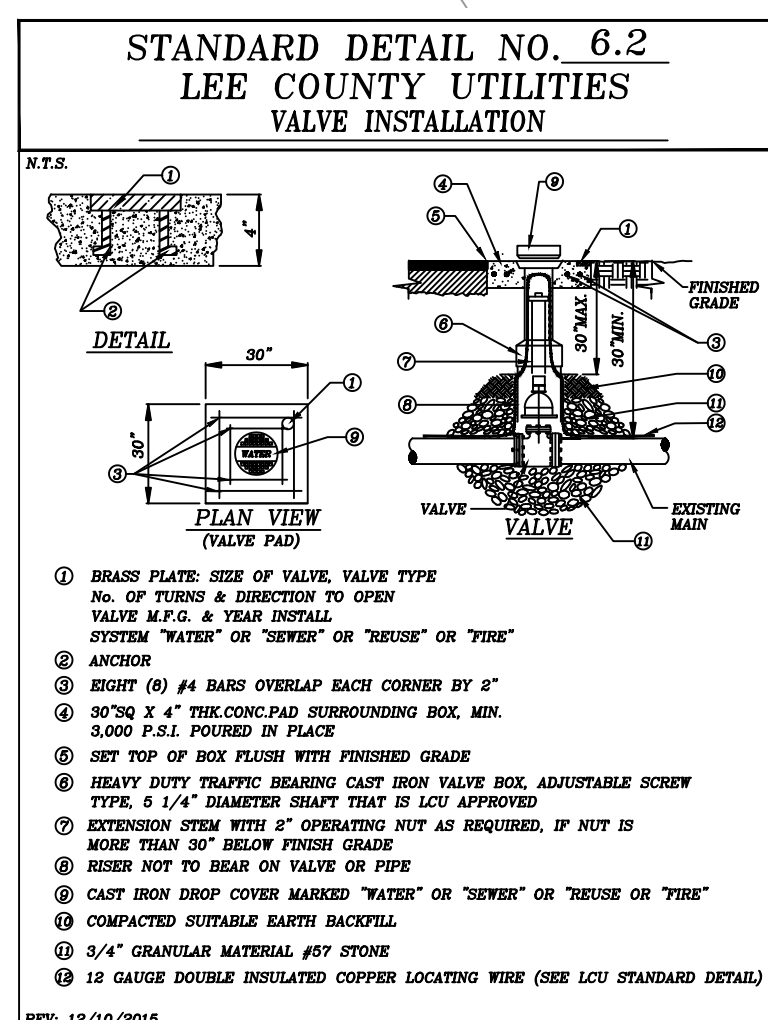
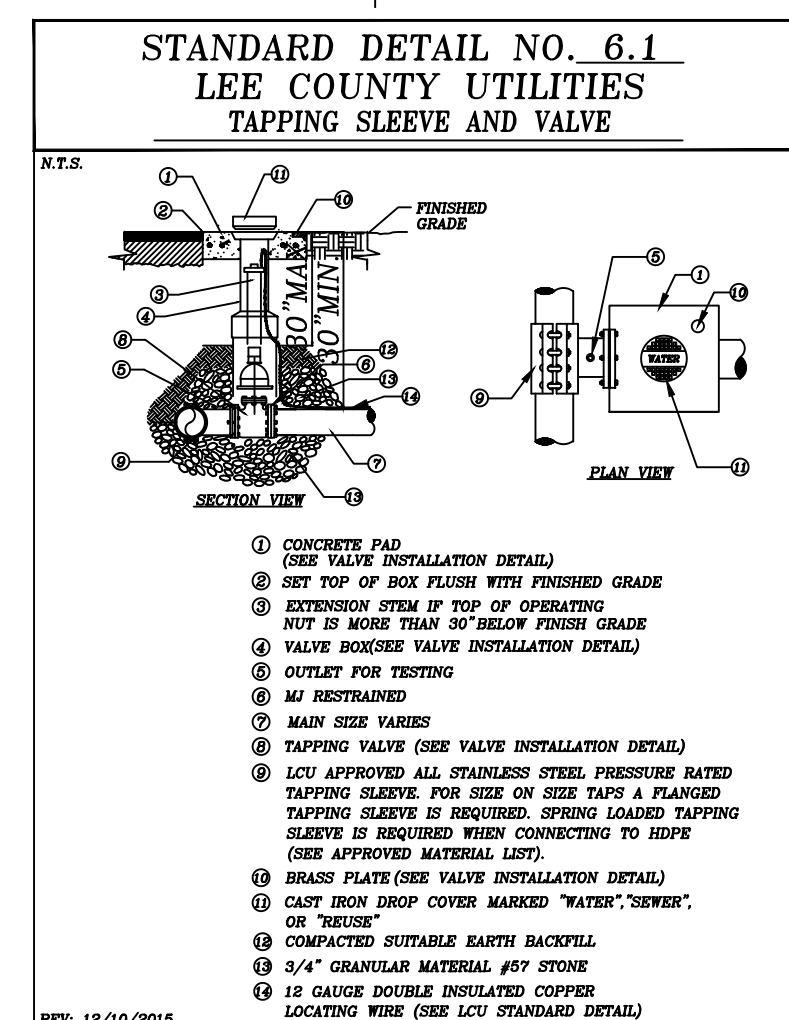
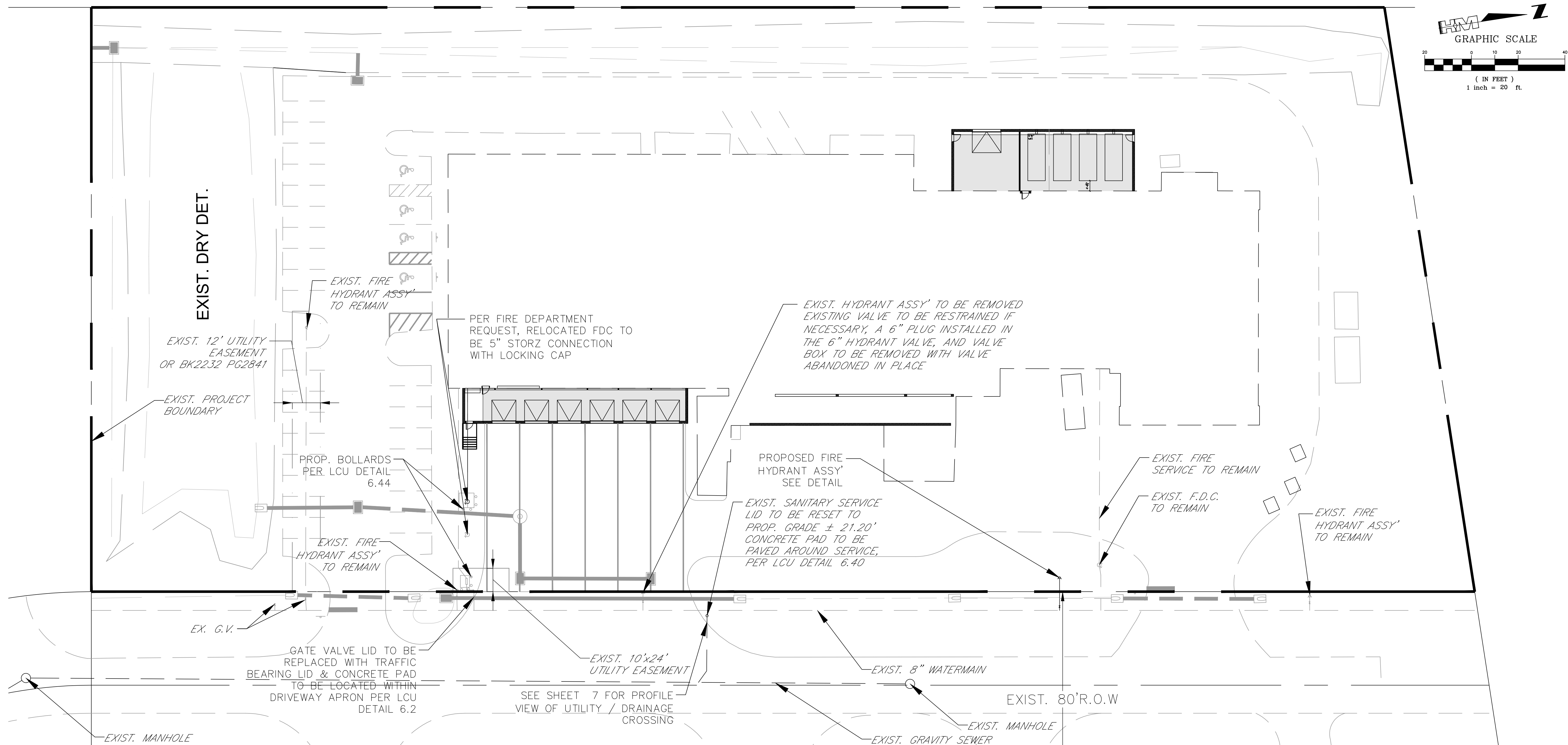
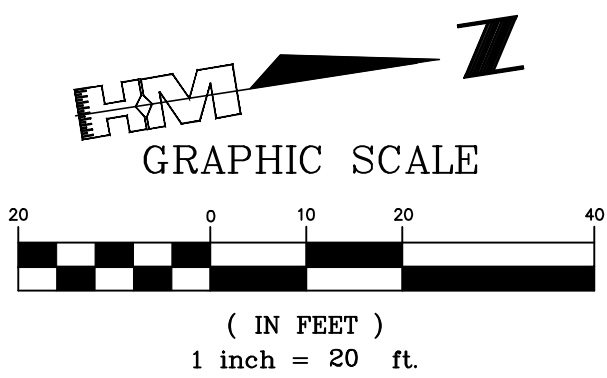
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MASTER DRAINAGE PLAN

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JOHN C. BAKER III, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #68138
DATE

CAD FILE NAME:	DRAWING NO.:
1500-05 MDP	1500-05
PROJECT NO.:	SHEET NO.:
2022.016	05



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LETTER	REVISIONS	DATE
Δ	REVISED PER LCDOT COMMENTS	02/23/23
Δ	REVISED PER LEE COUNTY COMMENTS	01/24/23
Δ	REVISED PER LEE COUNTY COMMENTS	11/10/22

KING BRANDS WAREHOUSE LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 06/2022
DRAWN BY M.W.D.	DATE 06/2022
CHECKED BY C.L.K.	DATE 09/2022
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 20'



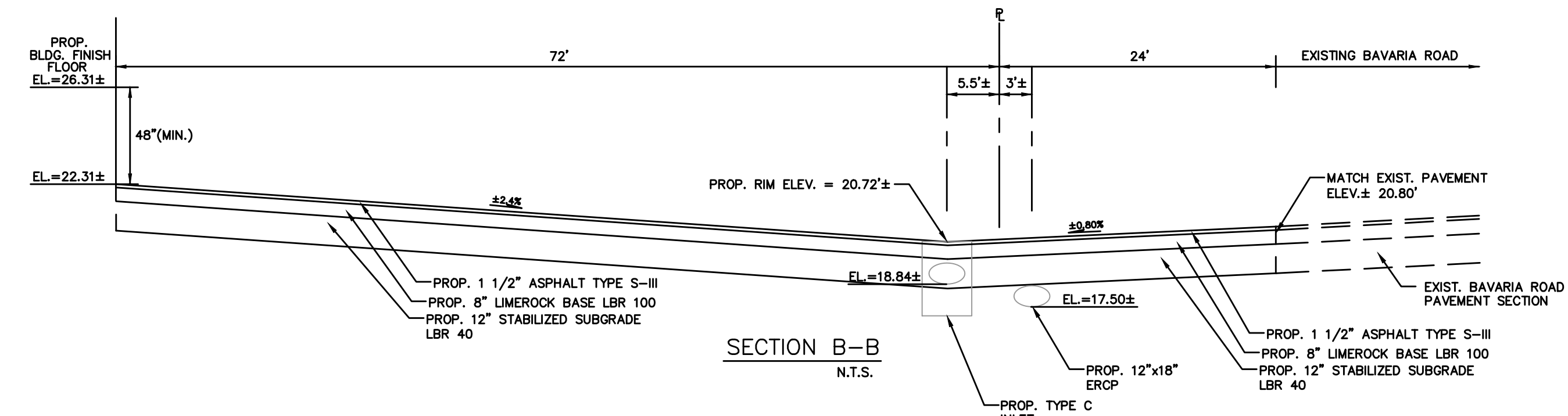
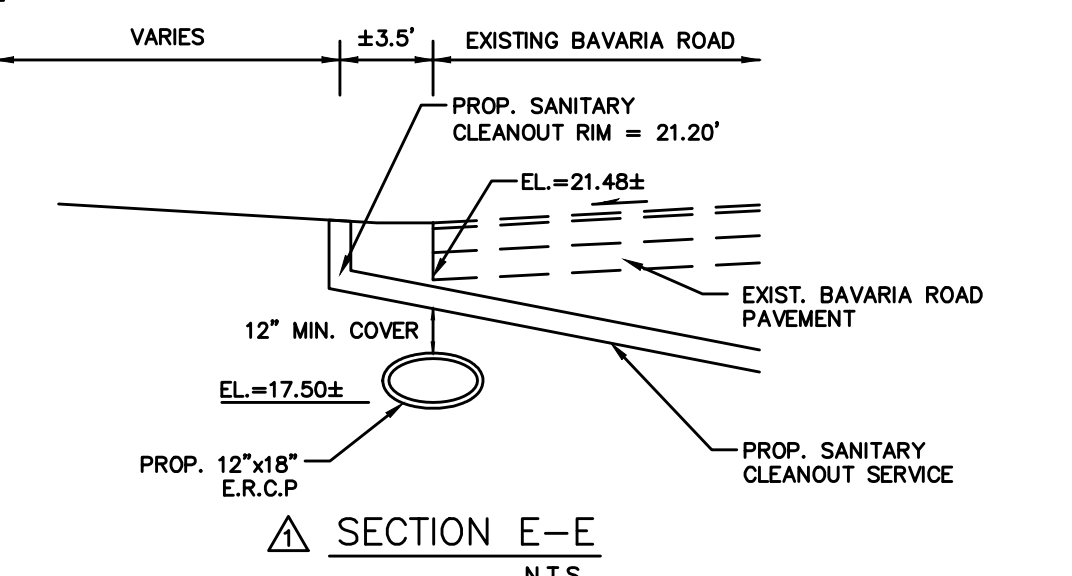
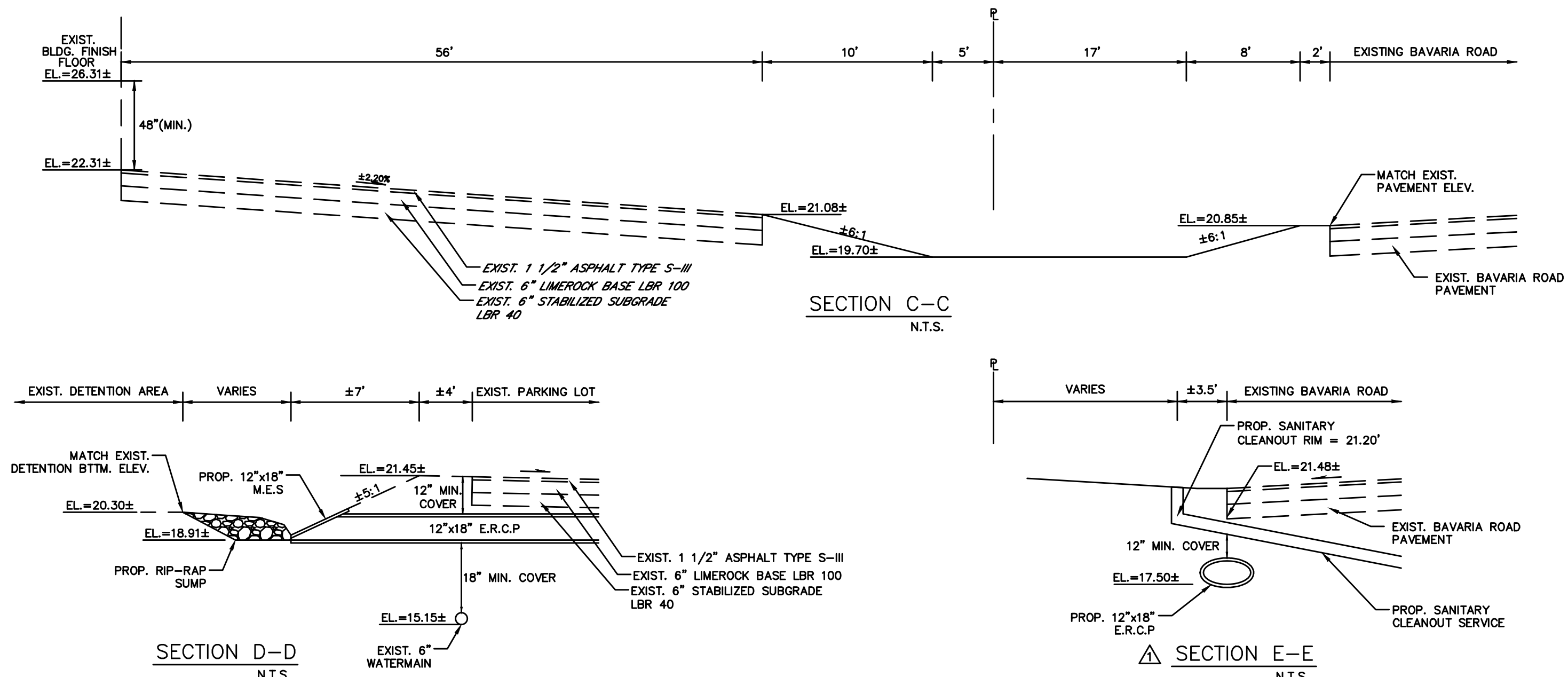
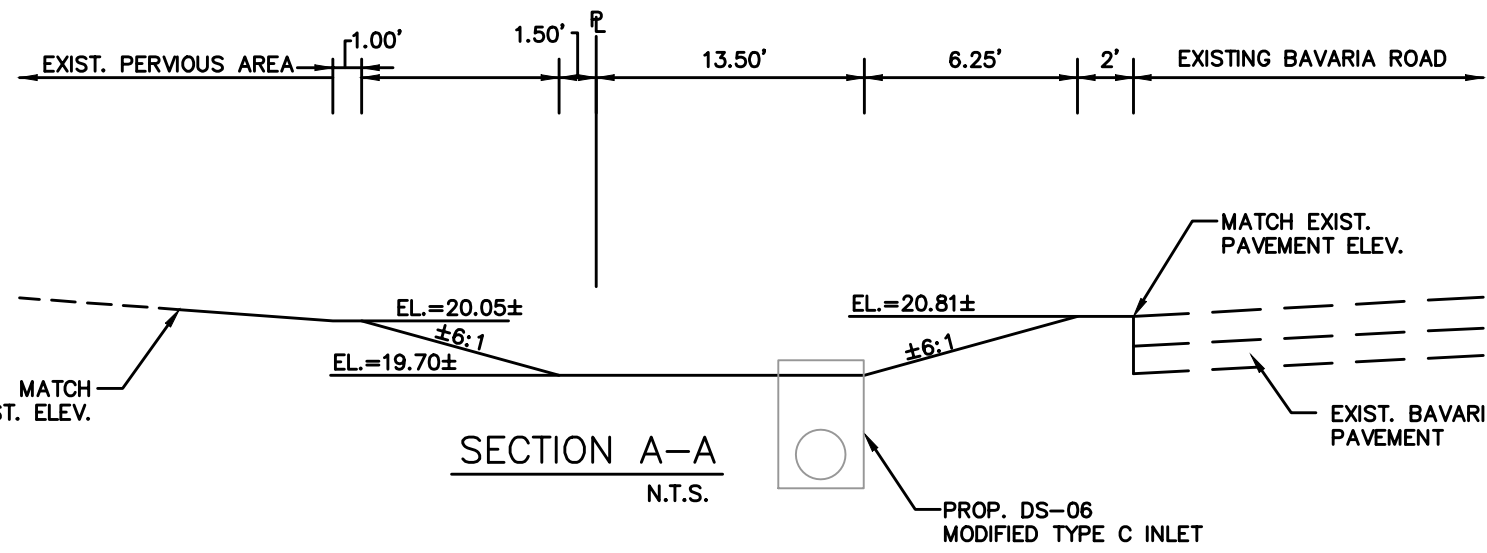
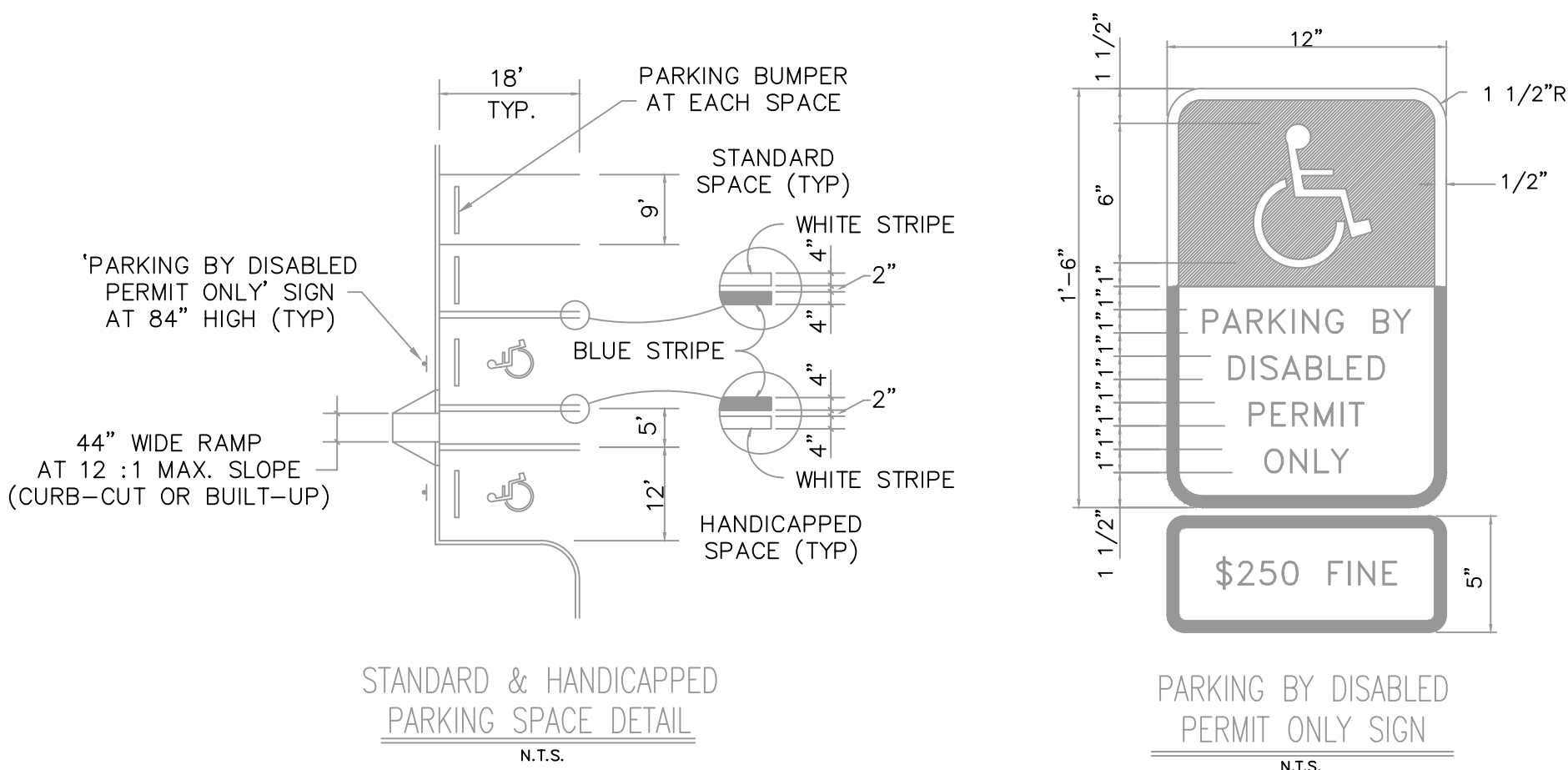
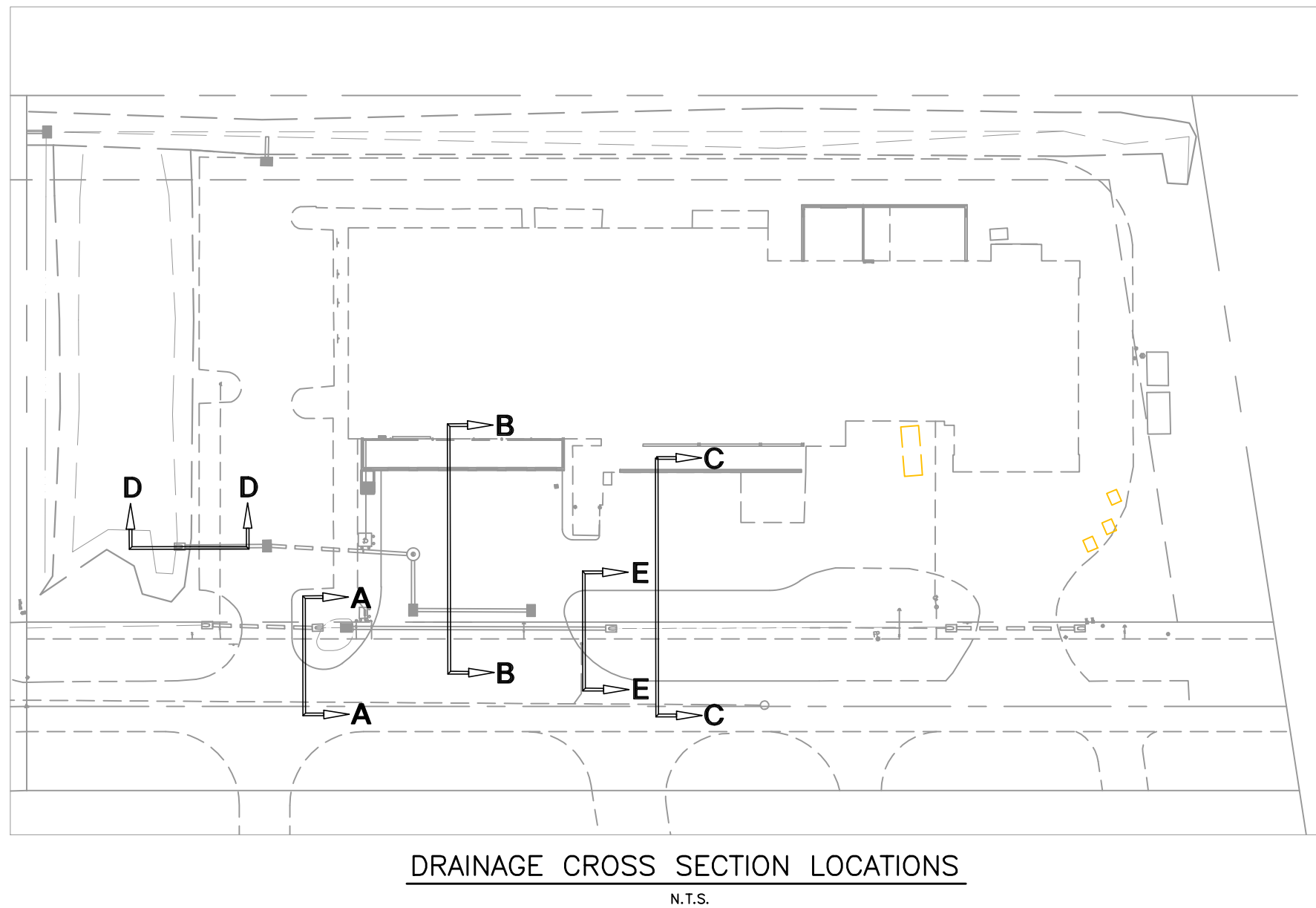
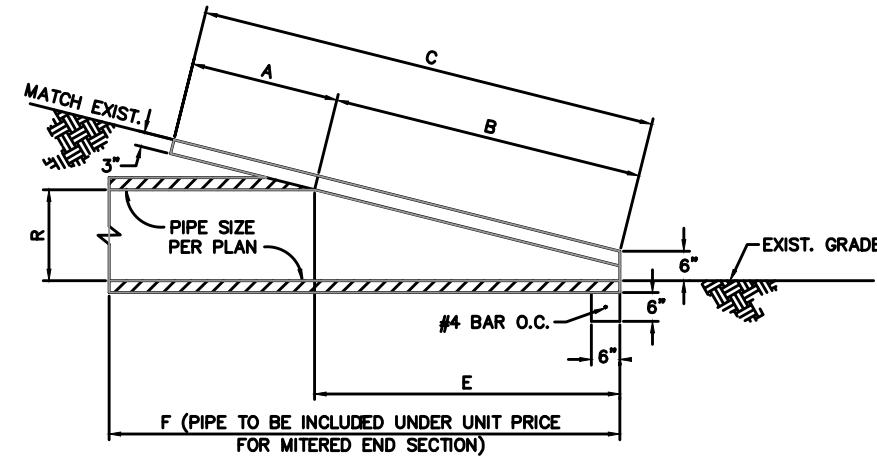
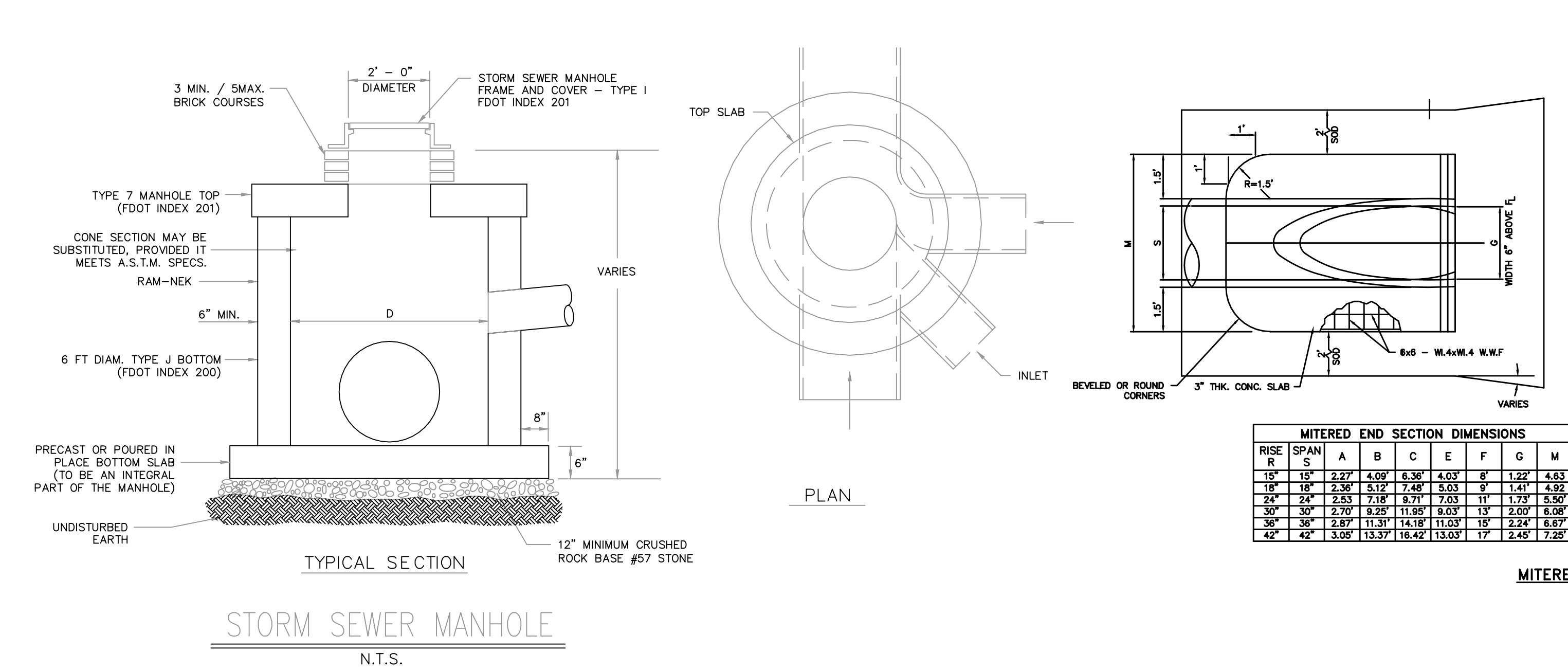
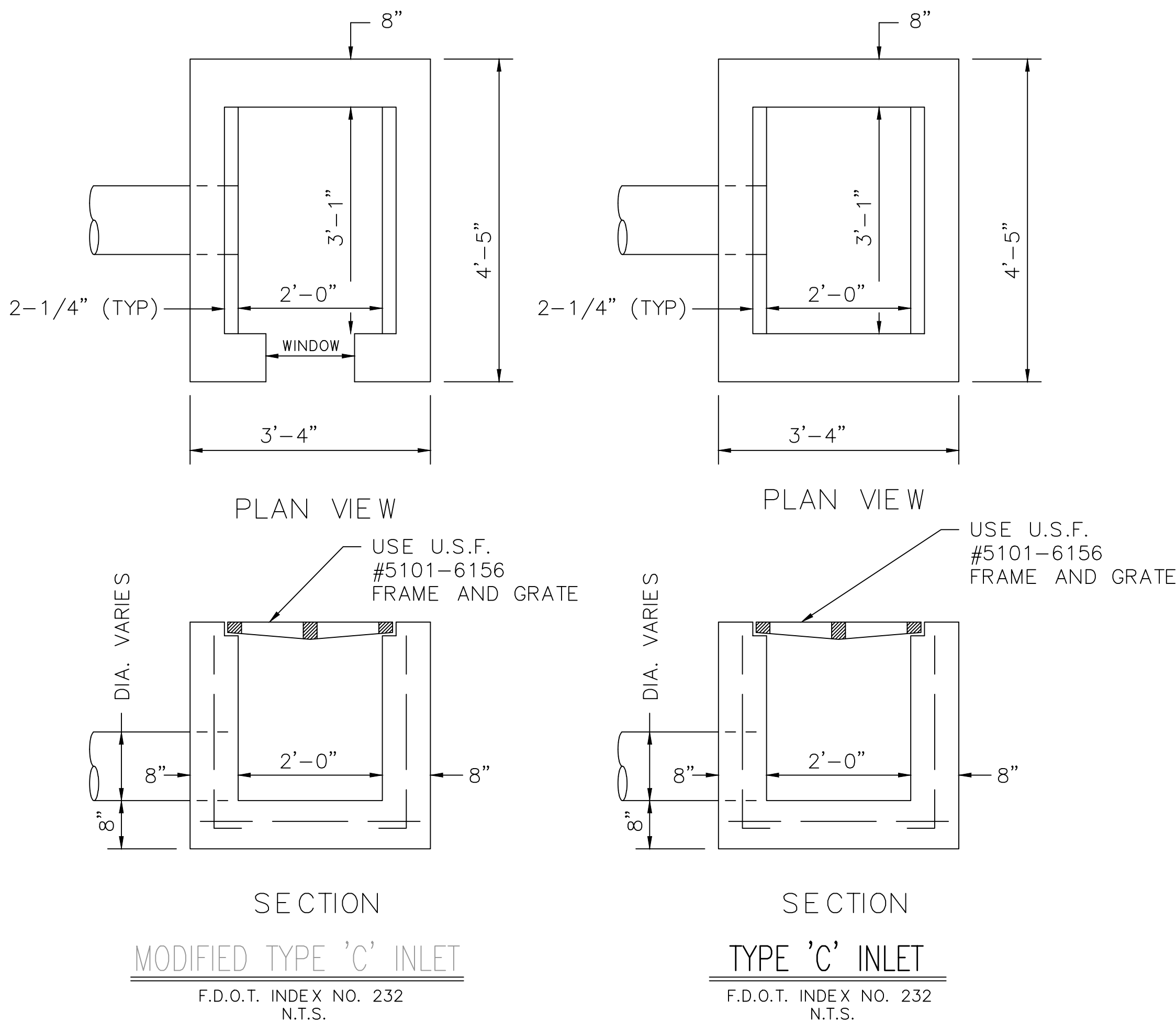
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MASTER UTILITY PLAN

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FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE

CAD FILE NAME:	DRAWING NO.:
1500-06 MUP	1500-06
PROJECT NO.:	SHEET NO.:
2022.016	06



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LETTER	REVISIONS	DATE
A	REVISED PER LCDOT COMMENTS	02/23/23
B	REVISED PER LEE COUNTY COMMENTS	01/24/23
C	REVISED PER LEE COUNTY COMMENTS	11/10/22

KING BRANDS WAREHOUSE

LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 06/2022
DRAWN BY M.W.D.	DATE 06/2022
CHECKED BY C.L.K.	DATE 06/2022
VERTICAL SCALE N/A	HORIZONTAL SCALE N/A



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Fort Myers, FL. 33919
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DETAILS

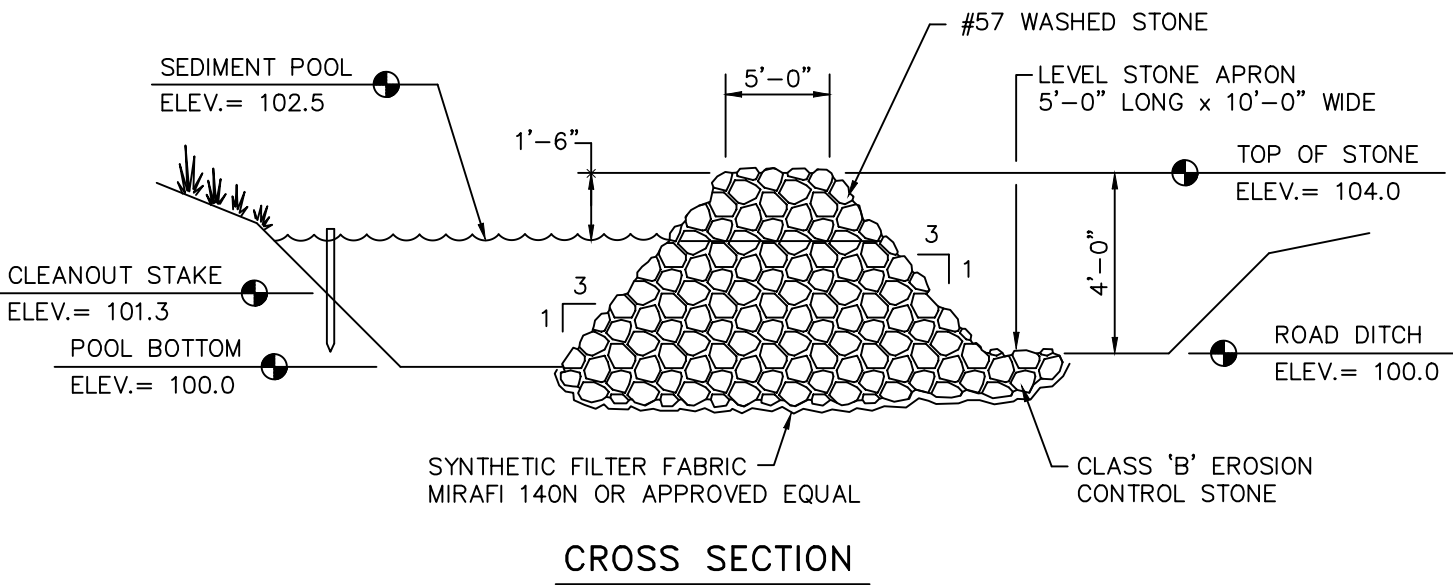
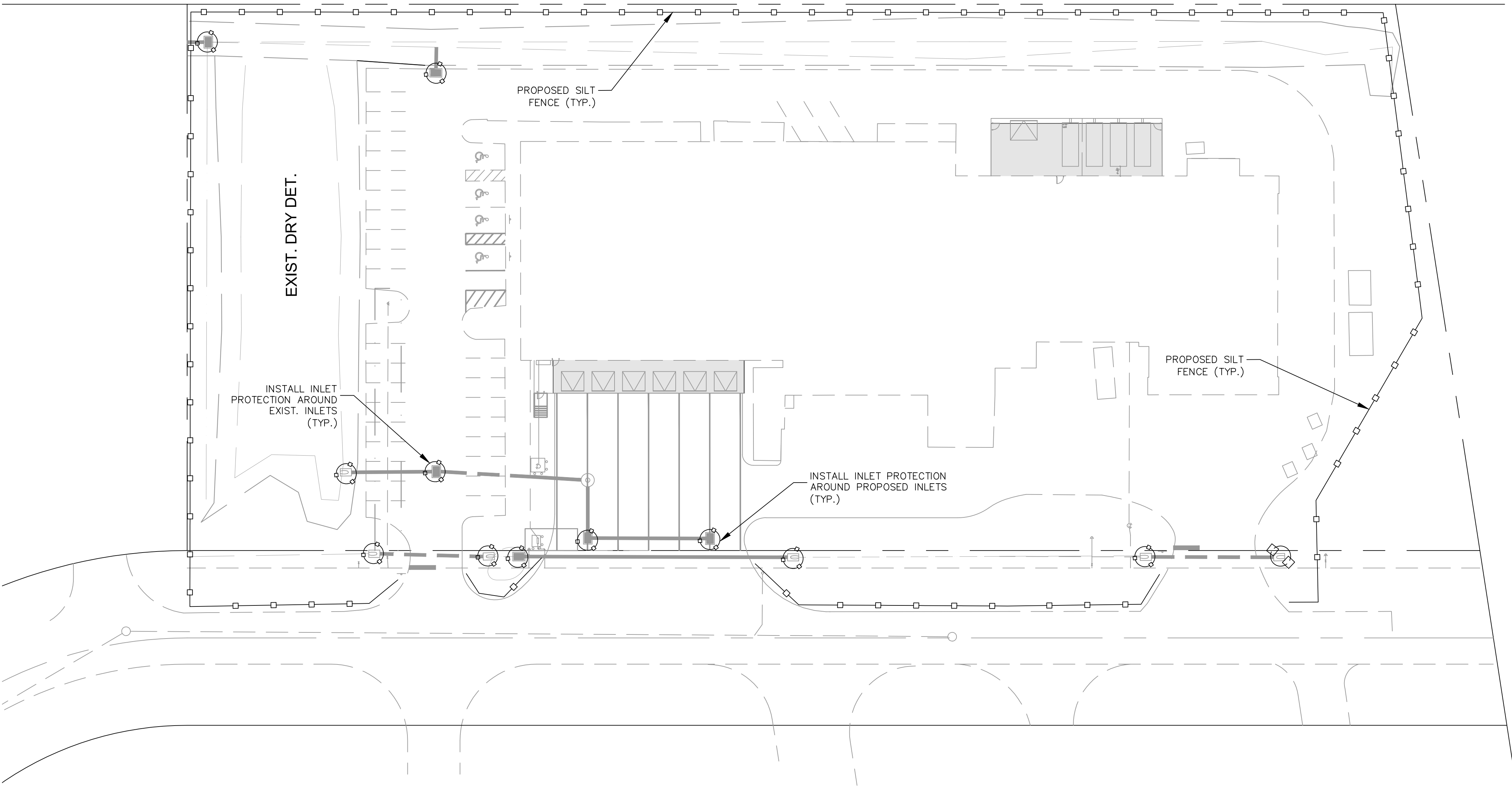
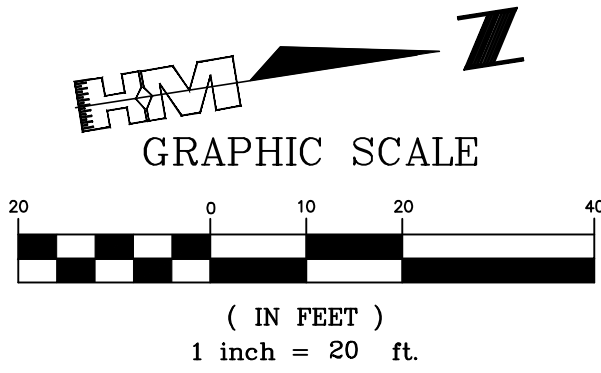
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JOHN C. BAKER, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #68135
DATE

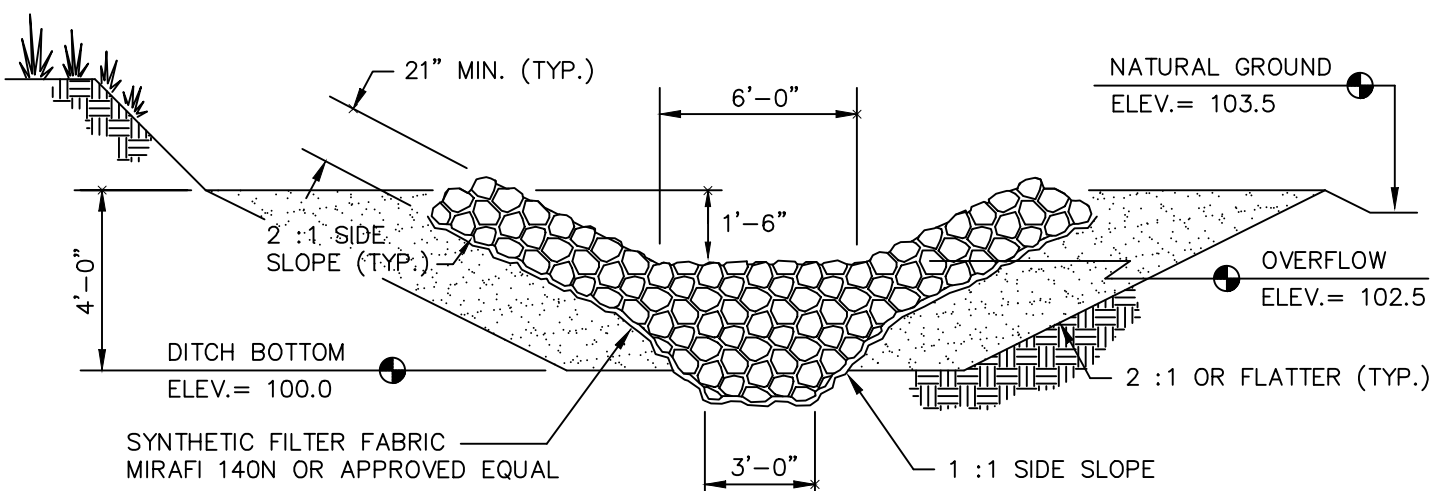
CAD FILE NAME:	DRAWING NO.:
1500-07 DET	1500-07
PROJECT NO.:	SHEET NO.:
2022.016	07

STORMWATER POLLUTION PREVENTION PLAN (SWP3) GENERAL NOTES:

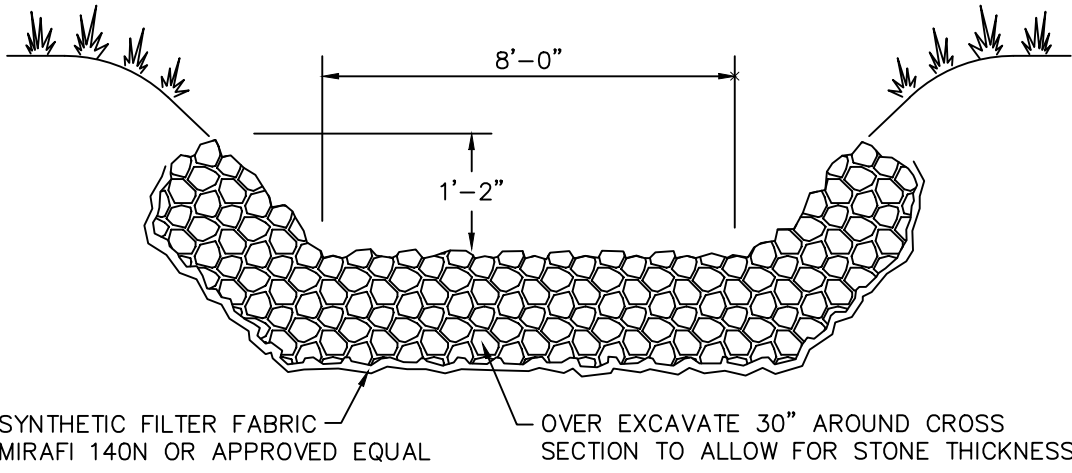
- IN ACCORDANCE WITH LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 14 - ARTICLE VII, THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) HAS BEEN CREATED TO ENSURE THAT POLLUTANTS FROM CONSTRUCTION ACTIVITIES WILL NOT ENTER STORMWATER DISCHARGE FROM THE SITE.
1. CONTRACTOR SHALL ADHERE TO ALL SFWMD PERMIT CONDITIONS AS APPROVED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 2. CONTRACTOR SHALL HAVE ON PREMISES A COPY OF THE SWP3 DURING THE COURSE OF CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF POLLUTION PREVENTION CONTROLS AND OPERATIONS DURING THE ENTIRE PERIOD OF CONSTRUCTION.
 4. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IMPLEMENTED DURING THE COURSE OF CONSTRUCTION TO ENSURE POLLUTION ABATEMENT OF STORMWATER DISCHARGE FROM SITE ACTIVITIES, SUCH AS:
GOOD HOUSEKEEPING - SAFE, ORDERLY AND CLEAN ENVIRONMENT SHALL BE MAINTAINED BY CONTRACTOR. CONTRACTOR SHALL STORE WITH EXTREME CARE ANY AND ALL POSSIBLE CONTAMINANTS;
STORMWATER MANAGEMENT PRACTICES - THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO PROVIDE WATER QUALITY TREATMENT PRIOR TO OFF-SITE DISCHARGE;
PREVENTIVE MAINTENANCE - CONTRACTOR SHALL PROVIDE ROUTINE INSPECTION OF OPERATIONS AND EQUIPMENT TO ENSURE STORMWATER POLLUTION PREVENTION;
SEDIMENT AND EROSION CONTROL - CONTRACTOR SHALL INSTALL BMP'S TO PREVENT STORMWATER POLLUTION RESULTING FROM SITE DISCHARGE OF UNTREATED RUNOFF AND TO CONTROL SITE EROSION;
SPILL PREVENTION AND RESPONSE - CONTRACTOR SHALL IMPLEMENT A SPILL RESPONSE PLAN WHEN SITE CONTAMINATION OCCURS AND SHALL MONITOR REFUELING AND EQUIPMENT MAINTENANCE OPERATIONS;
EMPLOYEE TRAINING - CONTRACTOR SHALL BE RESPONSIBLE FOR TRAINING ALL EMPLOYEES ON DETECTION OF STORMWATER POLLUTION AND RESPONSE MEASURES;
RECORD KEEPING - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING INSPECTION AND MONITORING RECORDS, STORMWATER POLLUTION PREVENTION PLAN PROCEDURES, AND LIST OF EMERGENCY CONTACT AGENCIES AND PHONE NUMBERS ON THE PROJECT SITE DURING THE ENTIRE CONSTRUCTION PERIOD;
 5. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER UPON DETECTION OF POLLUTION ACTIVITY, SPILL RESPONSE, AND /OR DEVIATION FROM STORMWATER POLLUTION PREVENTION PLAN.
 6. THE STORMWATER POLLUTION PREVENTION PLAN SHALL REMAIN IN COMPLIANCE BY CONTRACTOR UNTIL ALL CONSTRUCTION SITE ACTIVITIES AND STORMWATER IMPROVEMENTS HAVE BEEN COMPLETED AND ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED AND VEGETATED.



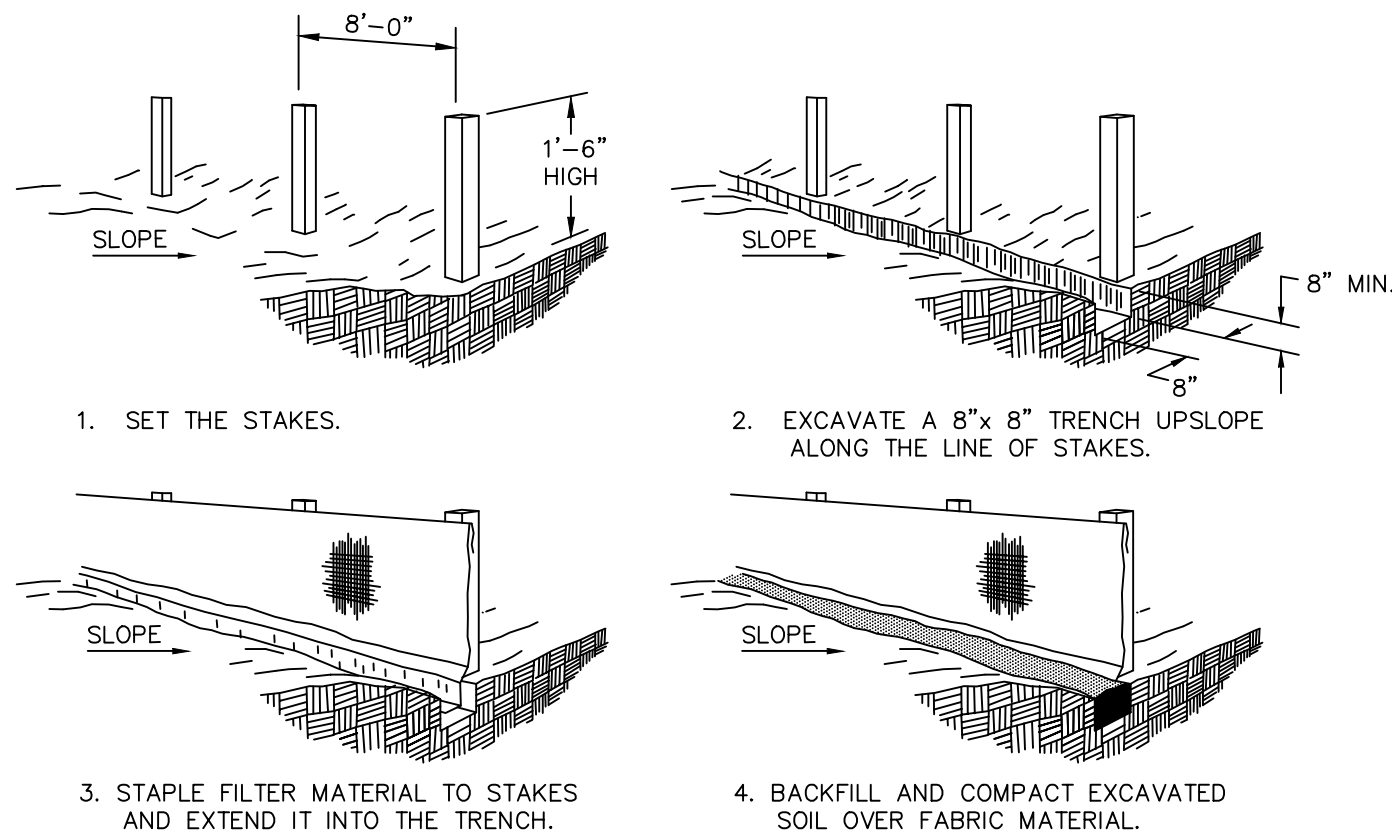
CROSS SECTION



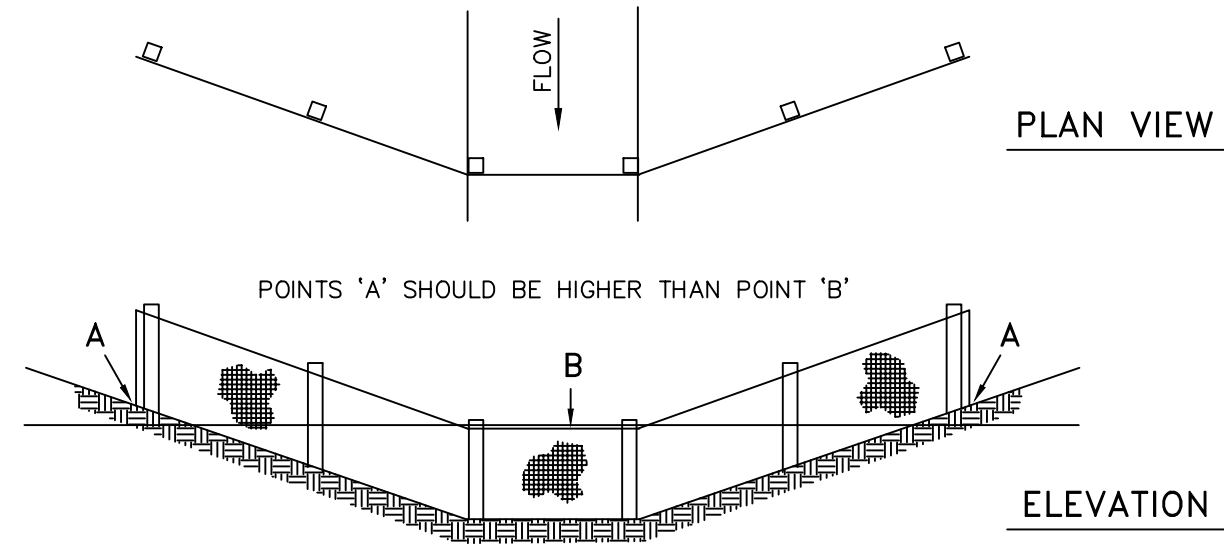
STONE SECTION
TEMPORARY SEDIMENT TRAP
N.T.S.



TYPICAL CROSS SECTION
STONE RIP-RAP CHANNEL
N.T.S.



CONSTRUCTION OF A FILTER BARRIER
N.T.S.



PROPER PLACEMENT OF FILTER BARRIER
IN DRAINAGE WAY
N.T.S.

N:\2022\2022010\DWG\PLAN SET\1500-08 ECD.dwg Title: 1500-08 ECD.dwg Date: 02/23/23 4:07pm

REVISIONS	DATE
REVISED PER LCDOT COMMENTS	02/23/23
REVISED PER LEE COUNTY COMMENTS	01/24/23
REVISED PER LEE COUNTY COMMENTS	11/10/22

KING BRANDS WAREHOUSE
LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 06/2022
DRAWN BY M.W.D.	DATE 06/2022
CHECKED BY C.L.K.	DATE 09/2022
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 20'



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EOSION CONRTOL DETAIL

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JOHN C. BAKER III, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #88138 DATE	PROJECT NO.: 2022.016	SHEET NO.: 08