

August 16, 2022

Dirk A Danley, Jr
Dept. of Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

Re: Gully Creek RPD
ADD2022-00095- Amendment to a Planned Development

Dear Mr. Danley, Jr:

A public information meeting was held on Tuesday, July 5, 2022 at 6:00 p.m. to discuss the two requested actions listed below.

1. Gully Creek Administrative Amendment (ADD2022-00095): MCP A for a density decrease and swap, increasing the number of single family units while decreasing the number of multifamily units; and to designate model home locations
2. Gully Creek Development Order (ADD2022-00095) 219 Single family units.

The board had questions regarding Williams Road access and coordination with Bayshore Elementary School, but had no objections to the project.

If you should have any questions or require additional information, please advise.

Sincerely,
BARRACO AND ASSOCIATES, INC.



Jennifer Sopen, AICP
Vice President of Land Planning

JS/JZ
24031

From: [Richard Thomas](#)
To: [Charlie Krebs](#); [John Gardner](#); [Wayne Daltrey](#); [Richard Thomas](#); [Rudy Berndlmaier](#)
Cc: [Alyssa Monaghan](#); [Jennifer Sopen](#)
Subject: Agenda July 5, 2022 NFMDRP/PP Meeting
Date: Sunday, July 10, 2022 11:52:45 AM

MINUTES
JOINT MEETING OF THE NORTH FORT MYERS DESIGN
REVIEW PANEL
AND
THE NORTH FOR MYERS COMMUNITY PLANNING PANEL

NORTH FORT MYERS RECREATION CENTER
2000 N. RECREATION WAY
NORTH FORT MYERS, FL
JULY 5, 2022
6:00 PM

ATTENDEES:

Panel Members: Richard Thomas, John Gardner

<!--[if !supportLists]-->1. <!--[endif]-->CALL TO ORDER: The meeting was called to order at 6:00 PM.

<!--[if !supportLists]-->2. <!--[endif]-->APPROVAL OF AGENDA: The agenda was approved as presented.

<!--[if !supportLists]-->3. <!--[endif]-->APPROVAL OF LAST MEETING MINUTES: The agenda was approved as presented

<!--[if !supportLists]-->4. <!--[endif]-->NEW BUSINESS:

-MIVO North Fort Myers-This project requests a Zoning Change and Development Order. The project is a multi-family development for 285 units consisting of 8-4 story buildings with 5-1 story parking garages on 19.41 acres on the West side of Rte. 41 South of Littleton . 6.54 acres are zoned C1A and the remainder CPD. The request is to rezone these parcels to RPD. Separation from the mobile home will be a buffer and indigenous growth. Outfall will be to the wetlands then to the 41 drainage ditch. There is a propose left turn lane along 41. FGUA will provide wastewater service. Member Gardner made a motion of "No Objection" to the rezoning but would like to see architectural design of the buildings due to their proximity to 41. The motion was seconded by Member Thomas. The motion was

approved.

-Gully Creek-This project was previously approved for 230 single family units and 70 multi-family units. The request is to reduce the approved number to 219 single family units. There was also a request to add a location for model units. Member Gardner made a motion of "No Objection with attention to the Bayshore Rd. traffic issue". The motion was seconded by Member Thomas. The motion was approved.

<!--[if !supportLists]-->5. <!--[endif]-->OLD BUSINESS: There was no Old Business

<!--[if !supportLists]-->6. <!--[endif]-->OTHER BUSINESS: There was no Old Business.

<!--[if !supportLists]-->7. <!--[endif]-->ADJOURNMENT: The meeting was adjourned at 6:20 PM

THE NEXT MEETING WILL BE ON AUGUST 2,2022 -N. FT. MYERS REC. CENTER

PUBLIC NOTICE

GULLY CREEK ADMINSTRATIIVE AMENDMENT AND DEVELOPMENT ORDER

PUBLIC MEETING DATE:

Tuesday, July 5, 2022 at 6:00 p.m.

LOCATION:

North Fort Myers Recreation Center, 2000 N. Recreation Park Way, North Fort Myers, FL 33903

APPLICANT:

Barraco & Associates, Inc.

PROJECT NAMES:

1. Gully Creek- Administrative Amendment- ADD2022-00095
2. Gully Creek- Development Order

ACTION REQUESTED:

1. Gully Creek Administrative Amendment (ADD2022-00095): MCP A for a density decrease and swap, increasing the number of single family units while decreasing the number of multifamily units; and to designate model home locations
2. Gully Creek Development Order (ADD2022-00095) 219 Single family units.

FOR MORE INFO:

Contact: Jennifer Sapien at Barraco & Associates, Inc. - JenniferS@Barraco.net

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No. of Affidavits: 1

Run Dates: 06/15/22

Text of Ad:

PUBLIC NOTICE

GULLY CREEK ADMINISTRATIVE
AMENDMENT AND DEVELOPMENT
ORDER

PUBLIC MEETING DATE:
Tuesday, July 5, 2022 at 6:00 p.m.

LOCATION:
North Fort Myers Recreation Center,
2000 N. Recreation Park Way, North
Fort Myers, FL 33903

APPLICANT:
Barraco & Associates, Inc.

PROJECT NAMES:
1. Gully Creek- Administrative Amend-
ment- ADD2022-00095
2. Gully Creek- Development Order

ACTION REQUESTED:
1. Gully Creek Administrative Amend-
ment (ADD2022-00095): MCP A for a
density decrease and swap, increasing
the number of single family units while
decreasing the number of multifamily
units; and to designate model home lo-
cations
2. Gully Creek Development Order
(ADD2022-00095) 219 Single family
units.

FOR MORE INFO:
Contact: Jennifer Sapien at Barraco &
Associates, Inc. - JenniferS@Barraco.net
AD# 5290416 6/15/22









APPLICANT: BARRACO AND ASSOCIATES, INC.

ACTION REQUESTED: DEVELOPMENT ORDER FOR
219 SINGLE FAMILY UNITS.

PUBLIC NOTICE

N F M

D E S I G N

R E V I E W

P A N E L

PUBLIC PRESENTATION DATE: July 5, 2022

SITE PROJECT NAME: Gully Creek

TIME: 6 PM LOCATION: NFM Recreation Center
2000 N Recreation Park Way, N Ft Myers, FL 33903

FOR MORE INFORMATION CONTACT:

Dick Thomas mbuilder26@yahoo.com

NORTH FORT MYERS
COMMUNITY PLANNING & DESIGN REVIEW PANELS

APPLICANT: BARRACO AND ASSOCIATES, INC.

ACTION REQUESTED: LEE COUNTY APPLICATIONS
TO ADMINISTRATIVELY AMEND MCPA FOR A DENSITY DECREASE
AND SWAP, INCREASING THE NUMBER OF SINGLE FAMILY UNITS WHILE

DECREASING THE NUMBER OF MULTIFAMILY UNITS; AND TO
DESIGNATE MODEL HOME LOCATIONS.

PUBLIC NOTICE

N F M

D E S I G N

R E V I E W

P A N E L

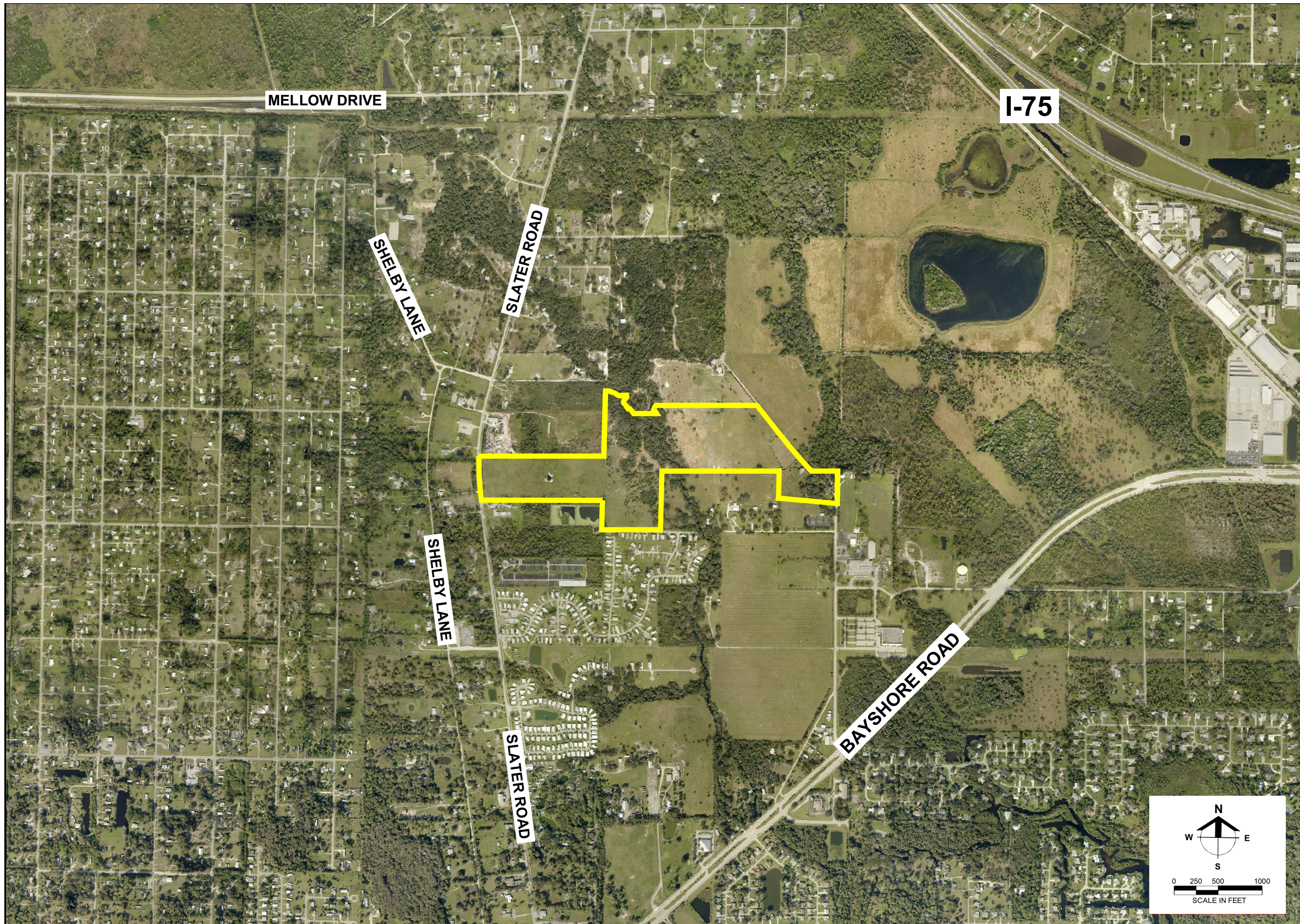
PUBLIC PRESENTATION DATE: **July 5, 2022**

SITE PROJECT NAME: Gully Creek

TIME: 6 PM LOCATION: NFM Recreation Center
2000 N Recreation Park Way, N Ft Myers, FL 33903
FOR MORE INFORMATION CONTACT:

Dick Thomas mbuilder26@yahoo.com

NORTH FORT MYERS
COMMUNITY PLANNING & DESIGN REVIEW PANELS



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8940

PREPARED FOR
Land Solutions inc.
10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION
GULLY CREEK

LEE COUNTY, FLORIDA

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FILE NAME: 23319-AERIALLOC.DWG
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PLOT DATE: THU, 6-15-2017 - 3:43 PM
PLOT BY: JENNIFER SAPEN

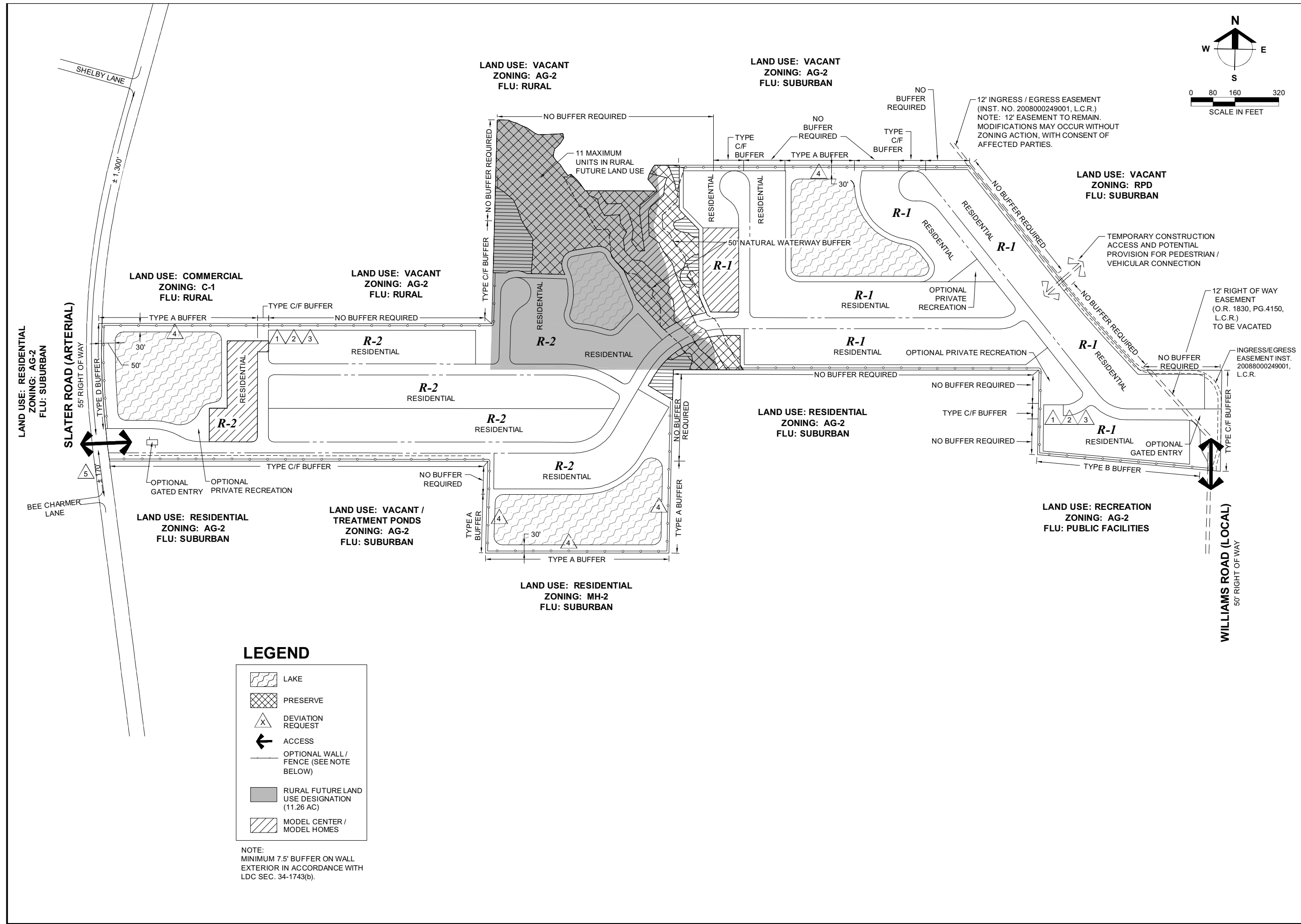
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

AERIAL LOCATION MAP

PROJECT / FILE NO. 23319	SHEET NUMBER 1
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Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LSI
COMPANIES
Land Solutions Development Solutions LSI Commercial
6810 INTERNATIONAL CENTER BLVD.
FORT MYERS, FL 33912
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LSICOMPANIES.COM

PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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PLOT BY	JENNIFER SAPIEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-Z00A.DWG

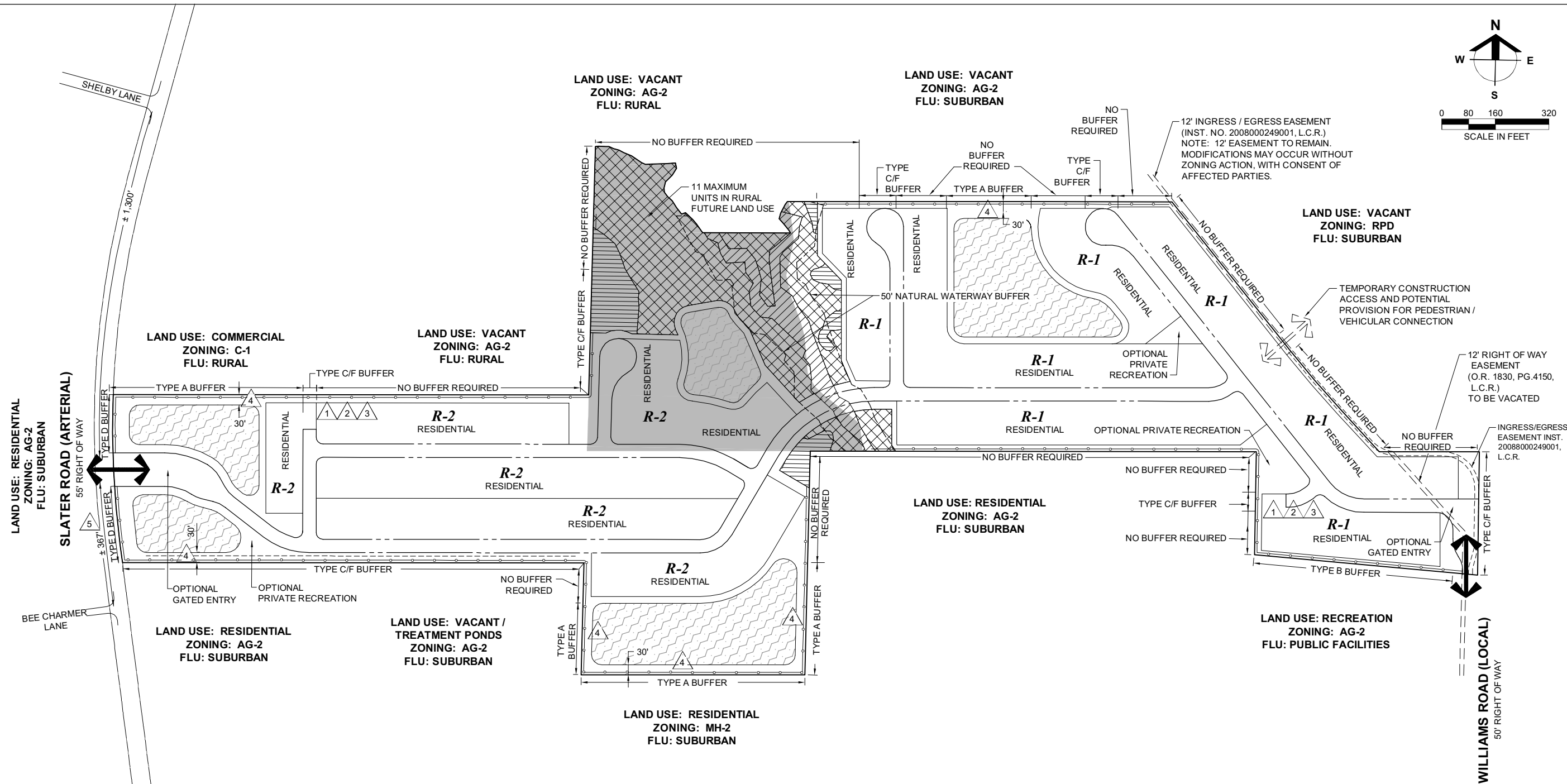
PLAN REVISIONS

4-13-17	SUFFICIENCY
5-25-22	ADD MODELS

PLAN STATUS

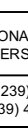
MASTER CONCEPT PLAN A

PROJECT / FILE NO.	SHEET NUMBER
23319	2



	LAKE
	PRESERVE
	DEVIATION REQUEST
	ACCESS
	OPTIONAL WALL / FENCE (SEE NOTE BELOW)
	RURAL FUTURE LAND USE DESIGNATION (11.26 AC)

NOTE:
MINIMUM 7.5' BUFFER ON WALL
EXTERIOR IN ACCORDANCE WITH
LDC SEC. 34-1743(b).

PREPARED FOR	
 Land Solutions inc.	
6810 INTERNATIONAL CENTER BLVD. FORT MYERS, FL 33912	
PHONE (239) 482-1500 FAX (239) 481-8477	
WWW.LANDSOLUTIONS.NET	
PROJECT DESCRIPTION	
GULLY CREEK	
LEE COUNTY, FLORIDA	
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PLOT BY:	ANGELICA HARDY
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BASEPLAN = 23319-Z00A-2.DWG	
PLAN REVISIONS	
4-13-17	SUFFICIENCY
PLAN STATUS	
MASTER CONCEPT PLAN A	
PROJECT / FILE NO.	SHEET NUMBER
23319	2

GENERAL UTILITY NOTES:

1. LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATION TO PRESERVE EXISTING VEGETATION AS DETERMINED BY ENGINEER.
2. EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN, WITHIN THE BRANCH SPREAD OF SUCH TREES. PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
3. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
4. CONTRACTOR TO PROVIDE COORDINATION AND INSTALL CONDUITS FOR LOCATION AND PREPARATION OF UTILITY RECORD DRAWINGS FOR OWNER PRIOR TO FINAL PAYMENT REQUEST.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
6. PROPOSED FITTINGS ON PRESSURIZED MAINS ARE PLACED AS SHOWN AT BENDS. ADDITIONAL BENDS MAY BE REQUIRED TO BEND MAINS AS SHOWN. IF ANY ADDITIONAL BENDS ARE INSTALLED, CONTRACTOR TO INSTALL CONDUITS FOR LOCATION ON RECORD DRAWINGS.
7. CONTRACTOR TO COORDINATE WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER OR WATERLINE SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS.
8. ALL WATER SERVICES ARE TO BE 1" UNLESS NOTED OTHERWISE.
9. TV, CABLE AND PHONE LINES MAY CROSS LCU FACILITIES WITH A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE.
10. GAS MAINS AND ELECTRIC POWER CABLES SHALL CROSS LCU FACILITIES WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE.
11. INSTALL 10-GAUGE TRACER WIRE ON ALL MAIN PIPELINES. WIRE TO EXTEND INTO EACH VALVE BOX WITH SUFFICIENT EXCESS TO BRING THREE FEET ABOVE FINISHED GRADE.
12. 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.
13. A REDUCED PRESSURE ZONE (RPZ), BACKFLOW PREVENTION ASSEMBLY (BFP) IS REQUIRED. ACCEPTABLE MODELS: FISCO 625V, WATTS 909, WILKINS 975XL, OR CONBRACO 400.
14. FULL CIRCLE STAINLESS STEEL TAPPING SADDLE SLEEVE WITH RESILIENT SEATED TAPPING VALVE FOR PROPOSED WATER AND FORCEMAIN CONNECTIONS TO BE USED.
15. 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.
16. ALL FIRE FLOW LINES WILL RUN SEPARATE FROM DOMESTIC WATER MAINS AND HAVE A FIRE DETECTION METER AND A FIRE LINE BACKFLOW PREVENTION DEVICE (BFP) ASSEMBLY SHALL INCLUDE A LOW FLOW BY-PASS METER W/ RPZ.
17. THE L.C.U. 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 RIGHT-OF-WAYS OR APPROPRIATE UTILITY EASEMENTS DEDICATED TO THE L.C.U..
18. BACKFLOW PREVENTION DEVICES SHALL BE L.C.U. OWNED AND MAINTAINED. BFPDs SHOULD BE LOCATED OUTSIDE OF ANY L.C.U. EASEMENT OR ROW / PUBLIC EASEMENT. IT IS SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DEVICE.

WATERLINE NOTES:

1. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
2. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR-18 CLASS 150 PVC RUBBER GASKET PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL POTABLE WATER LINES UNDER PAVEMENT SHALL BE AWWA C-900 CLASS 50 DUCTILE IRON PIPE (D.I.P.).
3. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG OR APPROVED EQUAL. CONTRACTOR SHALL NOT DEFLECT PIPE WITHOUT PRIOR WRITTEN APPROVAL FROM LEE COUNTY UTILITIES. DEFLECTIONS ARE ALSO REQUIRED TO BE D.I.P.
4. PROPOSED PIPE FITTINGS ARE SHOWN AT BENDS ON WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
5. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
7. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
8. ALL WATER SERVICE LINES UNDER ROADWAY SHALL BE PLACED IN A 3-INCH SCHEDULE 40 PVC CASING.
9. CROSS CONNECTION CONTROL ASSEMBLY REQUIRED BEHIND EACH SINGLE FAMILY RESIDENTIAL WATER SERVICE. REFERENCE DETAIL 6.18 IN UTILITY DETAILS.

SANITARY SEWER NOTES:

1. ALL GRAVITY SEWER LINES SHALL BE PVC (SDR-26), GREEN IN COLOR, UNLESS NOTED OTHERWISE WITH A MINIMUM COVER OF 48".
2. ALL SEWER PIPE LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM THE CENTER OF STRUCTURE.
3. MANHOLE TOP ELEVATIONS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
4. ALL SANITARY SEWER SERVICE INVERTS TO BE PLACED A MINIMUM OF 30" BELOW BACK OF CURB (MIN. 1% SLOPE FROM MAIN) TYPICAL UNLESS IN CONFLICT WITH WATERLINE. MAINTAIN MINIMUM 6" CLEARANCE UNDER POTABLE WATERLINE.
5. ALL SANITARY SEWER FORCE MAINS 4" TO 12" SHALL BE PVC C-900, DR-18 CLASS 150 MINIMUM UNLESS NOTED OTHERWISE, WITH A MINIMUM COVER OF 30". ALL SANITARY SEWER FORCE MAINS 4" TO 12", UNDER PAVEMENT, SHALL BE PVC DR-14 WITH A MINIMUM COVER OF 36".
7. DEFLECTION TESTING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER MAY NOT BE UNDERTAKEN UNTIL 30 DAYS AFTER FINAL BACK FILLING OF THE TRENCH IS COMPLETE.
8. NO GRAVITY SEWER DEFLECTION MAY EXCEED THE MAXIMUM PROVIDED IN THE TECHNICAL SPECIFICATIONS OR 5%, WHICH EVER IS LESS.
9. ALL GRAVITY SEWER MAINS SHALL BE TESTED WITH A MANDREL WITH A DIAMETER OF NOT LESS THAN 95% OF THE INSIDE PIPE DIAMETER. MANDREL TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL DEVICES.

GENERAL IRRIGATION NOTES:

1. IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS, PLACED IN REAR YARDS AND OPEN SPACE AREAS.
2. IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM EXISTING LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH LEE COUNTY ORDINANCE NO. 05-10, AS AMENDED. (LEE COUNTY WATER CONSERVATION ORDINANCE).
3. ALL COMPONENTS OF THE IRRIGATION WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE IRRIGATION WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS AND SHALL MEET ALL MINIMUM AND MAXIMUM MANUFACTURER'S STANDARDS.

FIRE FLOW REQUIREMENTS - RESIDENTIAL LOTS

SINGLE FAMILY DETACHED = 2,250 GPM AT 20 PSI (PER NFPA SECTION 18.4.5.1.1)

NOTE: SEE SHEET 19.0 FOR FIRE FLOW TEST RESULTS

PIPE LENGTHS:

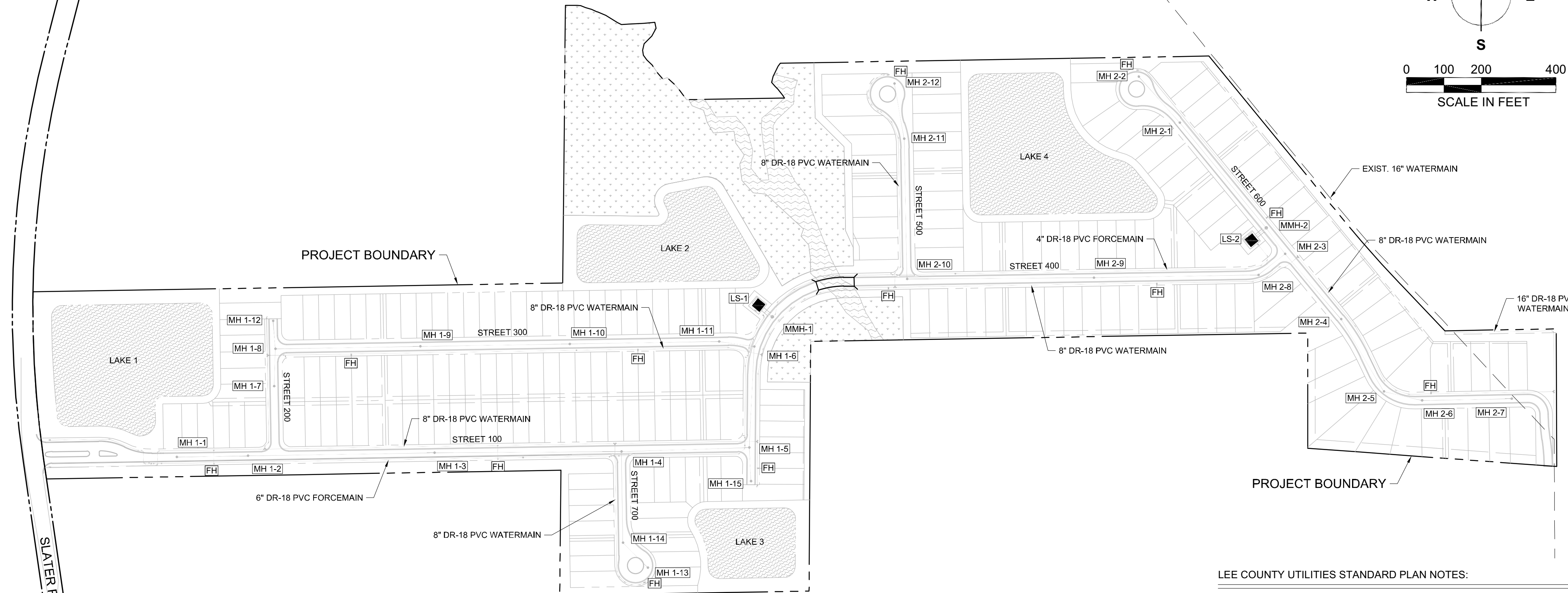
SOLENA		
WATERMAIN		LENGTH
8" D.I.P.		270 L.F.
8" DR-18 PVC		7,841 L.F.
SANITARY		LENGTH
8" SDR-26		5,650 L.F.
8" C-900		1,195 L.F.
MANHOLE TOTAL		29 E.A.
FORCEMAIN		LENGTH
4" DR-18 PVC		1,288 L.F.
4" DR-14 PVC		155 L.F.
6" DR-18 PVC		2,210 L.F.
6" DR-14 PVC		91 L.F.

NOTE: REFERENCE "WATERLINE NOTES" AND "SANITARY SEWER NOTES" FOR PIPE MATERIALS

UTILITIES PROVIDING SERVICE:

POTABLE WATER	FIRE CONTROL DISTRICT	TELEPHONE	GARBAGE COLLECTION
LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 PHONE (239) 533-8845	NORTH FT. MYERS FIRE DEPT. 2900 TRAIL DAIRY CIRCLE FORT MYERS, FLORIDA 33918 PHONE (239) 731-1931	CENTURYLINK 2820 CARGO STREET FORT MYERS, FLORIDA 33916 PHONE (239) 336-2020	WASTE PRO P.O. BOX 80717 FORT MYERS, FLORIDA 33906 PHONE (239) 337-0800
SANITARY SEWER	CABLE TELEVISION	ELECTRIC	IRRIGATION
FLORIDA GOVERNMENTAL UTILITY AUTHORITY GOVERNMENT SERVICES GROUP, INC. 280 WEKIVA SPRINGS RD., STE. 2070 LONGWOOD, FL 32779 PHONE (877) 552-3482	COMCAST 26880 OLD US 41 RD. BONITA SPRINGS, FL 34135 PHONE (239) 732-3819	LEE COUNTY ELECTRIC COOP. P.O. BOX 3455 NORTH FORT MYERS, FL 33918 PHONE (239) 656-2300	PRIVATE ON SITE SYSTEM

LEGEND	
	PROPOSED LAKE
	EXISTING CREEK
	UPLAND PRESERVE
	LIFT STATION



LEE COUNTY UTILITIES STANDARD PLAN NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF THE LEE COUNTY UTILITIES (LCU) DESIGN MANUAL WHICH IS AVAILABLE ON THEIR WEB-PAGE VIA THE FOLLOWING LINK: [HTTPS://WWW.LEE.GOV.COM/UTILITIES/DESIGN-MANUAL](https://www.lee.gov.com/utilities/design-manual)
2. THE CONTRACTOR SHALL COMPLY WITH ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS.
3. ALL CONSTRUCTION PERFORMED MUST BE DONE BY A CONTRACTOR PROPERLY LICENSED IN THE STATE OF FLORIDA.
4. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE, BUT ARE NOT LIMITED TO, THE ENGINEER OF RECORD OR THEIR DESIGNEE, THE UNDERGROUND CONTRACTOR, AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. ONE COPY OF THE LEE COUNTY UTILITIES APPROVED/STAMPED CONSTRUCTION PLANS MUST BE MAINTAINED BY THE CONTRACTOR AT THE SITE AT ALL TIMES.
6. ANY AND ALL WORK AND MATERIALS INSTALLED BY THE CONTRACTOR THAT ARE INTENDED FOR OWNERSHIP AND MAINTENANCE BY LCU, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS AND WHICH DO NOT HAVE PRIOR LCU WRITTEN APPROVAL, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT CONTRACTORS' EXPENSE.
7. ANY WORK PERFORMED ON INFRASTRUCTURE INTENDED FOR OWNERSHIP AND MAINTENANCE BY LCU WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL, AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
8. 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 A MINIMUM OF TWO-WEEKS' NOTICE.
9. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LCU UTILITY BEFORE ATTEMPTING AN LCU CONNECTION TO VERIFY HORIZONTAL AND VERTICAL LOCATION AS WELL AS PIPE DIAMETER AND MATERIAL PRIOR TO SCHEDULING CONNECTION WITH LCU.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND PROVIDE A MINIMUM OF AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND LCU IMMEDIATELY TO REPORT ANY CONFLICT WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
12. 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-CAST VALVE PADS WILL BE ACCEPTED.
13. LCU REQUIRES 30" MINIMUM OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHICH REQUIRES 36" MINIMUM COVER. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, ALTERNATE METHODS OF CONSTRUCTION OR PIPE PROTECTION MUST 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.
14. LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURES, BUILDINGS, WALLS, FOUNTAINS, FENCES, AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
15. 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 NEW LIGHT POLE FOUNDATIONS.
16. THE TRUNK OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE TRUNK OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
17. AS THE WORK PROGRESSES THE CONTRACTOR SHALL PROVIDE FOR ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS TO BE RECORDED. THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT SHALL BE RECORDED WITH X, Y, AND Z COORDINATES WITH RESPECT TO NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM, AS WELL AS ANY OTHER RECORD INFORMATION REQUESTED BY THE LCU DESIGN MANUAL.

LAST REVISED: 4-5-2021

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PROJECT DESCRIPTION
SOLENA
PART OF SECTION 19,
TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, JR., P.E. FOR THE FIRM
FLORIDA P.E. NO. 81259 - CARLJR@BARRACO.NET

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FILE NAME J:\24031A12.DWG
LOCATION J:\24031D\WGID\01
PLOT DATE WED. 5-11-2022 - 5:36 AM
PLOT BY JOHN HAHN

CROSS REFERENCED DRAWINGS
BASEPLAN = 24031A00.DWG
PLAT = 24031P00.DWG
SURVEY = 21797S00.DWG

PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION
2022-05-10

MASTER
UTILITY
PLAN

PROJECT / FILE NO. 24031
SHEET NUMBER 6.0