ADD2023-00123 Lee County ePlan

Exhibit D

ELEVATIONS ARE NGVD29
(TO CONVERT NGVD29 TO NAVD88 = -1.18)

SITE DEVELOPMENT PLANS

FOR

SIESTA V

PART OF SECTION 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
18251 OLD PELICAN BAY DRIVE
FORT MYERS BEACH, FLORIDA 33931

ZONING
RPD

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12071C0552F & 12071C0554F, EFFECTIVE DATE: AUGUST 28, 2008, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONES "AE" (ELEV. 12' NAVD 1988), "AE" (ELEV. 13' NAVD 1988) & "VE" (ELEV. 16' NAVD 1988)

PROJECT DATUM
STATE PLANE FLORIDA WEST ZONE NAD 1983 (NSRS 2007)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

RECORD PLAT
PENDING

STRAP NUMBERS
13-46-23-00-00003.0010
13-46-23-00-00004.1000
13-46-23-00-00004.1010
12-46-23-00-00009.0010
12-46-23-00-00009.0020
12-46-23-00-00009.0030
13-46-23-11-0000B.00CE
13-46-23-00-00004.2080
13-46-23-11-00000.015A

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION ERP	APPROVED	36-0157404-008
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2007-00008
L.C.D.O.H. POTABLE WATER PERMIT	PENDING	-
F.D.E.P. WASTEWATER PERMIT	PENDING	-
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	APPROVED	SAJ-1997-05999-(SP-RMT)
F.D.E.P. NOTICE OF INTENT	PENDING	-

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A. BARRACO, P.E.

PROJECT MANAGEMENT
JEFFREY L. WASKO, P.E.

DESIGN ENGINEER
JEFFREY L. WASKO, P.E.

PROJECT SURVEYOR
SCOTT A. WHEELER, PSM

LEAD DESIGN TECHNICIAN
CHRISTOPHER PAULY

SITE PLANNING
JENNIFER SAPEN, AICP

DESIGN STAFF
-

LANDSCAPE DESIGN
DAVID M. JONES AND ASSOCIATES, INC.

QUALITY CONTROL
STEVE COLEMAN

RECORD DRAWINGS
PENDING

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

PROJECT LOCATION

N
W E
S

LOCATION MAP
0 1000 2000 4000
SCALE IN FEET

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INDEX OF DRAWINGS

SHEET	DRAWING NAME	XREF	FILE NAME
1	COVER SHEET AND LOCATION MAP	A	21352D01.DWG
~~1A~~	~~STANDARD NOTES, LEGEND, AND ABBREVIATIONS~~		~~21352D02.DWG~~
~~2~~	~~KEY SHEET~~	B,C	~~21352D03.DWG~~
~~3~~	~~EXISTING CONDITIONS AND AERIAL PHOTOGRAPH~~	-	~~21352D05.DWG~~
~~4~~	~~MASTER CLEARING PLAN~~	B,C	~~21352D06.DWG~~
~~5~~	~~MASTER SITE AND SIGNING AND PHASING PLAN~~	B,C	~~21352D10.DWG~~
6	MASTER DRAINAGE PLAN	B,C	21352D11.DWG
~~7~~	~~MASTER UTILITY PLAN~~	B,C	~~21352D12.DWG~~
8	PLAN AND PROFILE OLD PELICAN BAY DR STA: 100+00 TO 107+83	B,C	21352D30A.DWG
9	PLAN AND PROFILE OLD PELICAN BAY DR STA: 107+83 TO 113+80	B,C	21352D30A.DWG
10	PLAN AND PROFILE OLD PELICAN BAY DR STA: 113+80 TO 121+45	B,C	21352D30A.DWG
11	PLAN AND PROFILE OLD PELICAN BAY DR STA: 121+45 TO 127+90	B,C	21352D30A.DWG
12	PLAN AND PROFILE OLD PELICAN BAY DR STA: 127+90 TO 132+54 & LIFT STATION 1128	B,C	21352D30A.DWG
13	PLAN AND PROFILE NORTHERN HARBOR LN STA: 300+00 TO 304+50	B,C	21352D30B.DWG
14	PLAN AND PROFILE NORTHERN HARBOR LN STA: 304+50 TO 308+16	B,C	21352D30B.DWG
~~15~~	~~TYPICAL SECTIONS AND GENERAL DETAILS~~	-	~~21352D31.DWG~~
16	TYPICAL SECTIONS AND GENERAL DETAILS	-	21352D31.DWG
~~17~~	~~DRAINAGE STRUCTURE LIST AND WEIR DETAILS~~	-	~~21352D18B.DWG~~
~~17A-17E~~	~~DETAILED PAVING, GRADING, AND DRAINAGE PLANS~~	-	~~21352D33.DWG~~
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22	LIFT STATION DETAILS	-	21352D70.DWG
~~24~~	~~E/ONE SEWER SYSTEMS DETAILS~~	B	~~21352D76.DWG~~
~~25~~	~~EROSION CONTROL DETAILS~~		~~21352D80.DWG~~
~~26~~	~~STORMWATER POLLUTION PREVENTION PLAN~~	B,C	~~21352D82.DWG~~

SUPPLEMENTS:

SHEET	DESCRIPTION
1-10	STANDARD 480V 3PH PUMP STATION DETAILS (PREPARED BY LEE COUNTY UTILITIES)

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	VICINITY MAP - LEE COUNTY T46S, R23E	21352 LOCATION MAP.JPG
B	BASE LINEWORK PLAN	21352D00.DWG
C	SURVEY BASE	21352S00.DWG

PLAN STATUS

APPROVAL SUBMITTAL PLANS 12/29/2022

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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SIESTA V LAND TRUST

PROJECT DESCRIPTION

SIESTA V

142.31± ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

CARL A. BARRACO LICENSED No. 38536 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carl A. Barraco, P.E.
Date: 2023.07.26 09:49:20 -04'00'

This item has been digitally signed and sealed by Carl A. Barraco on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

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PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21352	1

ADD2023-00123 Lee County ePlan

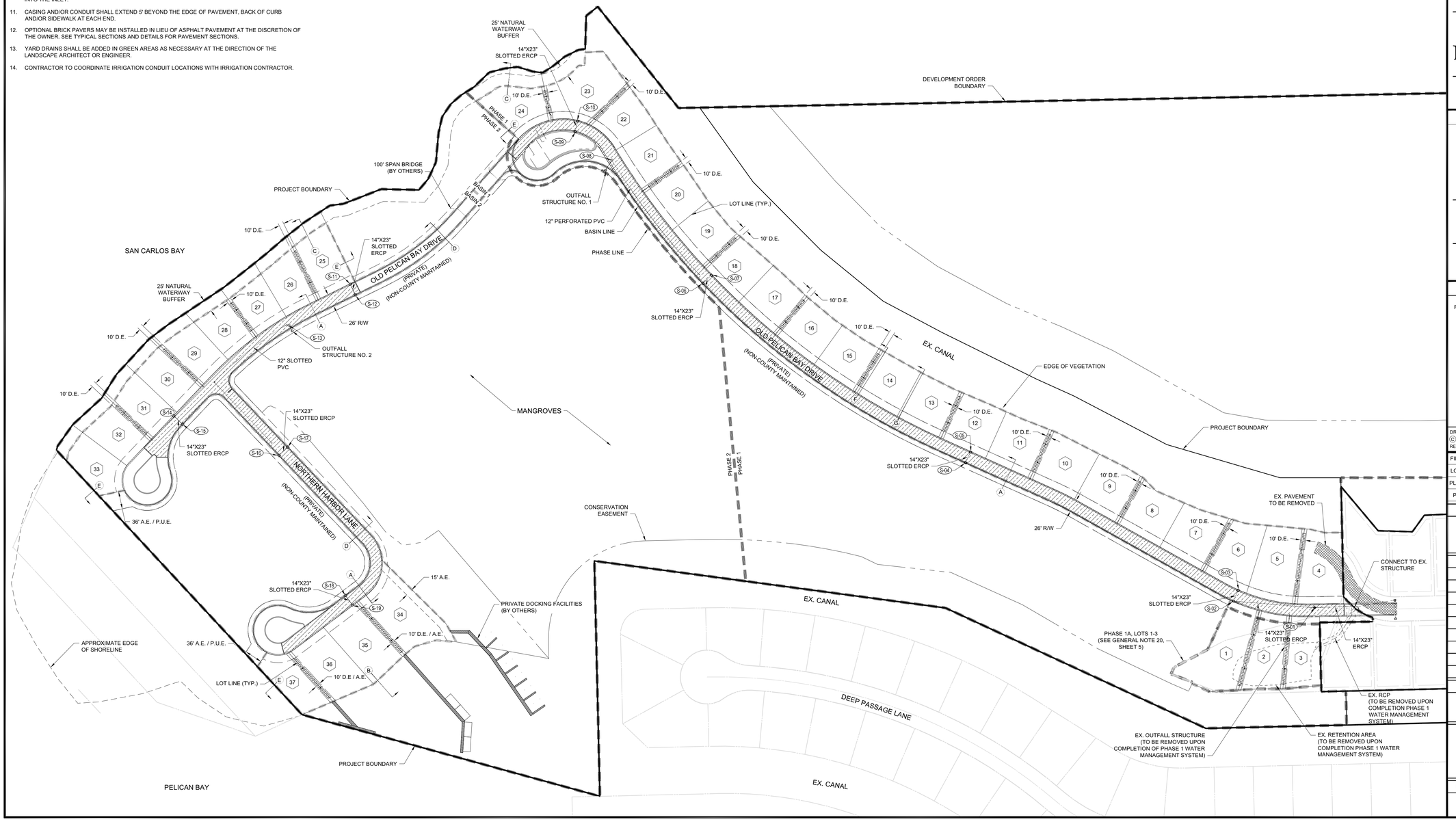
GENERAL DRAINAGE NOTES:

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE.
5. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
6. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
7. SOD A 12" STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT, PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD R/W MAY BE SEEDED, FERTILIZED AND MULCHED.
8. 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.
9. REAR LOT LINE ELEVATIONS ARE SUBJECT TO FIELD CHANGE FOR THE PURPOSE OF MATCHING THE EXISTING NATURAL CONDITIONS AND/OR RETAINING EXISTING VEGETATION.
10. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
11. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
12. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
13. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
14. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.

ELEVATIONS ARE NGVD29
(TO CONVERT NGVD29 TO NAVD88 = -1.18)

BASIN BOUNDARY LINE
PERVIOUS PAVER OR ASPHALT WATER MANAGEMENT SYSTEM
WATER QUALITY CHAMBER

W S N E
0 50 100 200
SCALE IN FEET



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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SIESTA V LAND TRUST

PROJECT DESCRIPTION

SIESTA V

142.31± ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

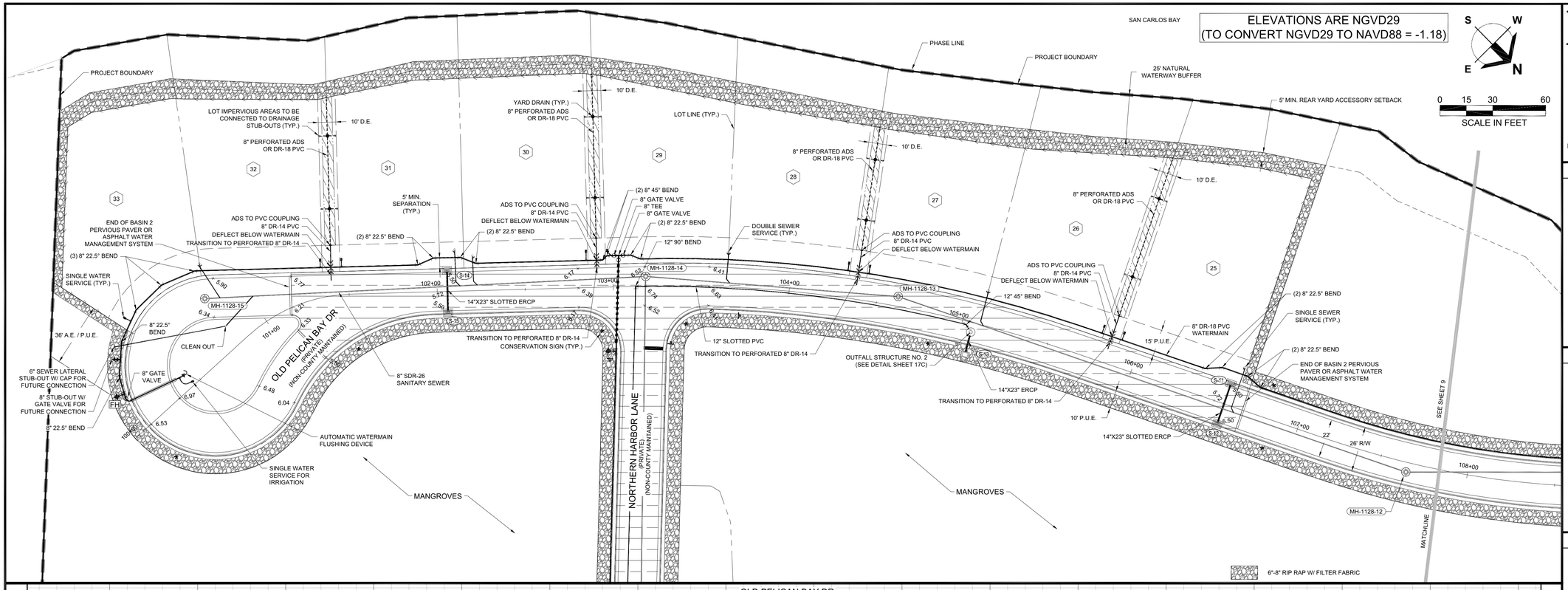
PLAN REVISIONS

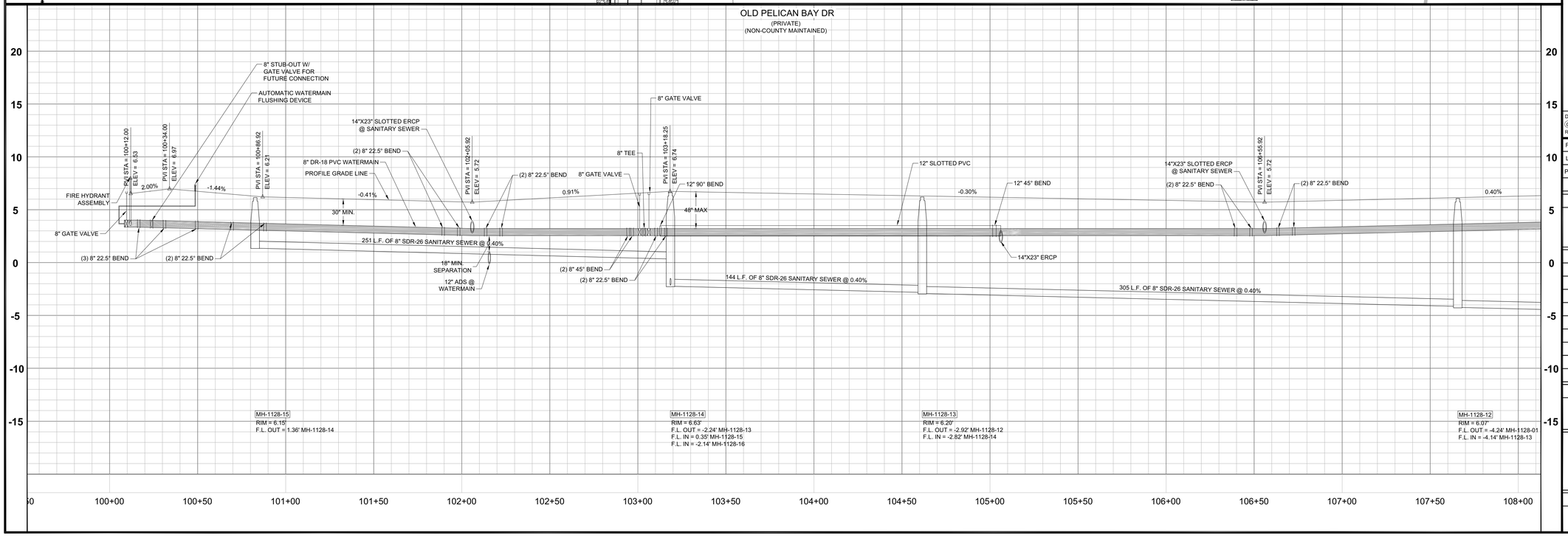
PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

MASTER DRAINAGE PLAN

PROJECT / FILE NO.	SHEET NUMBER
21352	6





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PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

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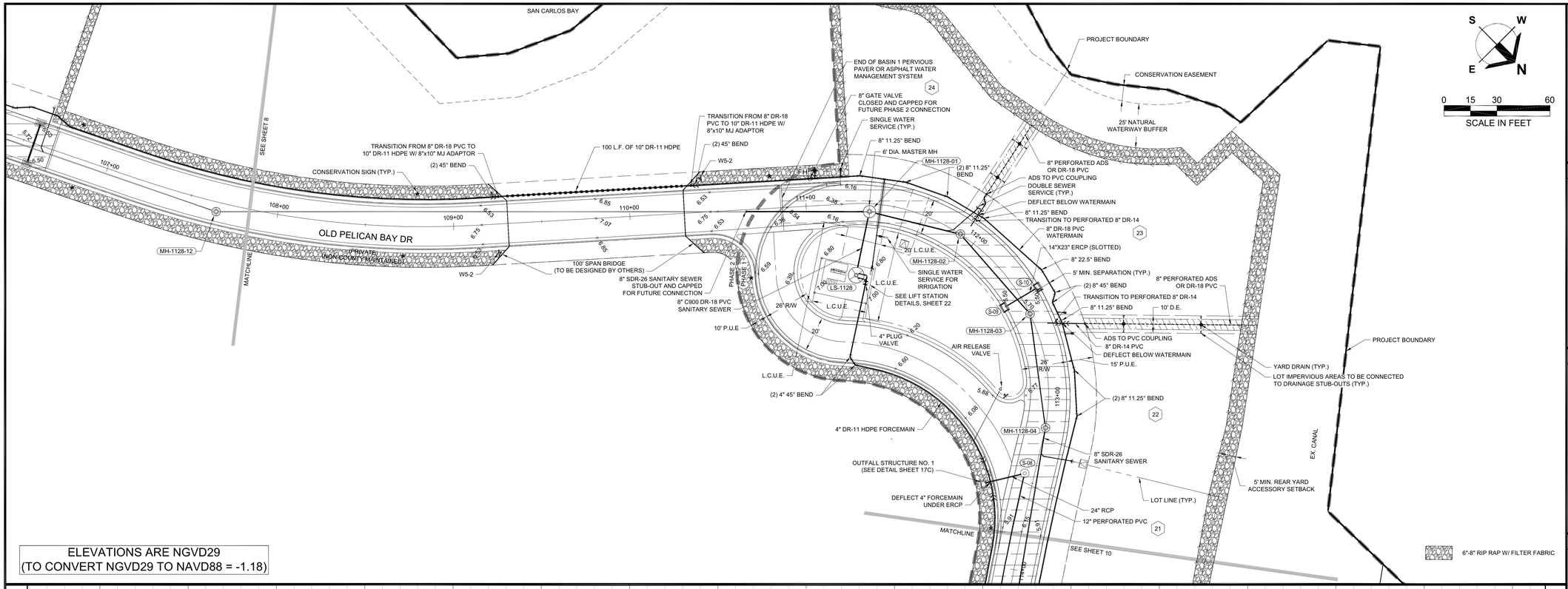
APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE OLD PELICAN BAY DR STA: 100+00 TO 107+83

PROJECT / FILE NO.	SHEET NUMBER
21352	8

ADD2023-00123 Lee County ePlan



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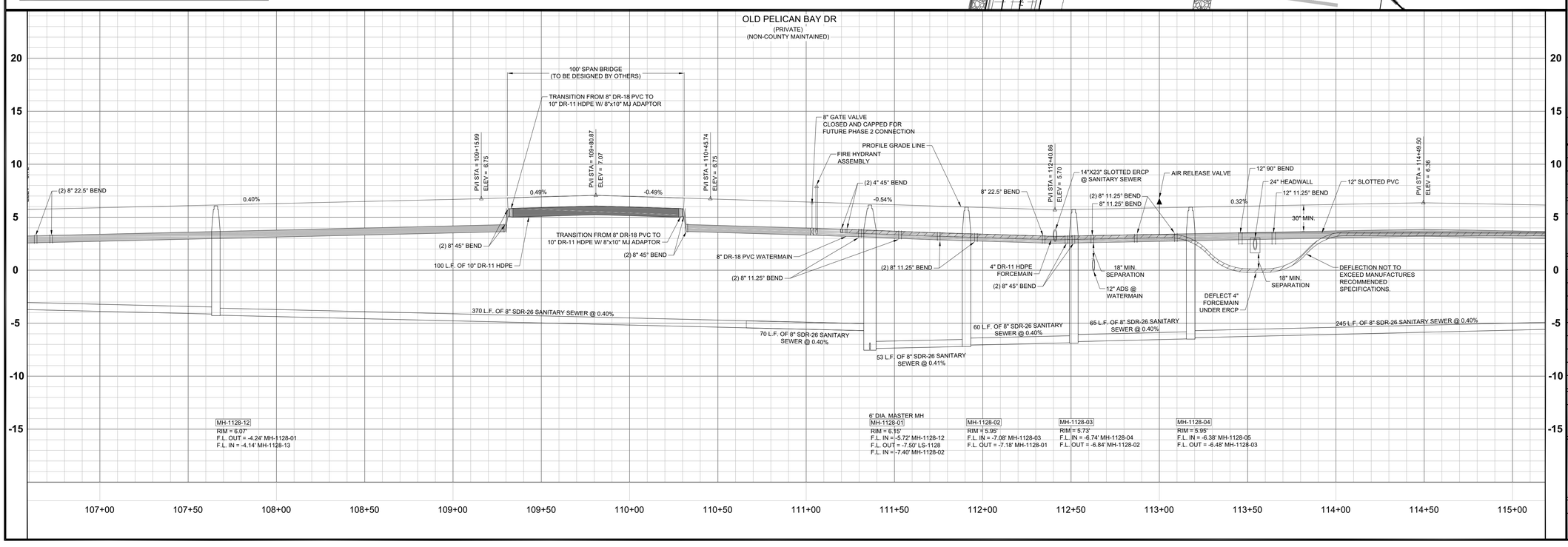

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PLOT BY	CHRIS PAULY

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PLAN REVISIONS	
05/02/2019	LOT REVISIONS
05/03/2019	ROAD, DRAINAGE, & UTILITY REV.
09/23/2019	MEAN HIGH WATER LINE UPDATE
01/31/2020	LEE COUNTY COMMENTS
02/02/2022	DRAINAGE REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE OLD PELICAN BAY DR STA: 107+83 TO 113+80

PROJECT / FILE NO.	SHEET NUMBER
21352	9

ADD2023-00123 Lee County ePlan

ELEVATIONS ARE NGVD29
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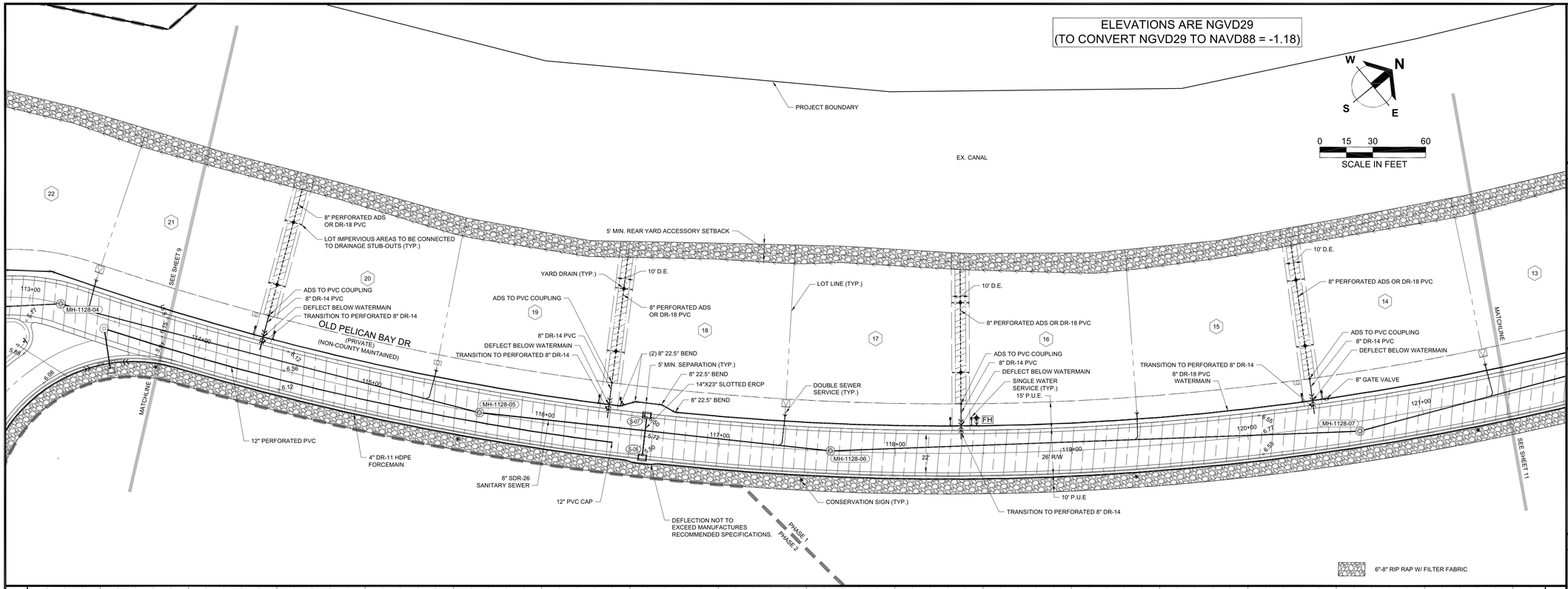

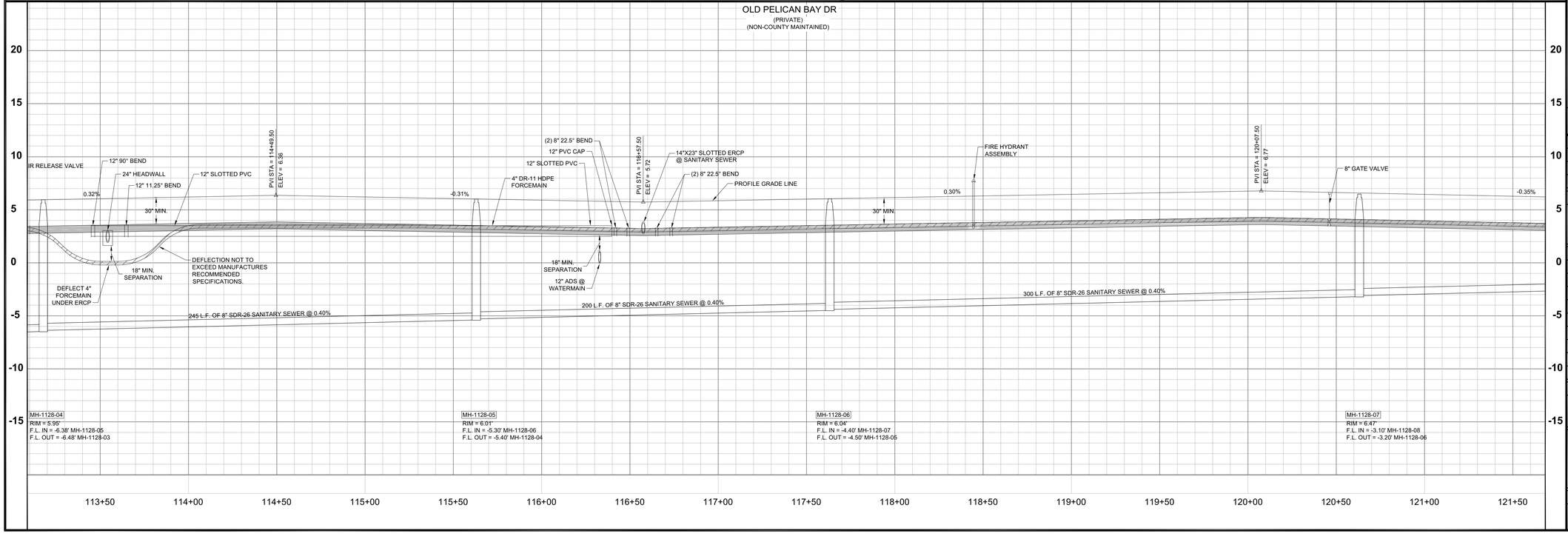

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PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 113+80 TO 121+45

PROJECT / FILE NO.	SHEET NUMBER
21352	10

ADD2023-00123 Lee County ePlan

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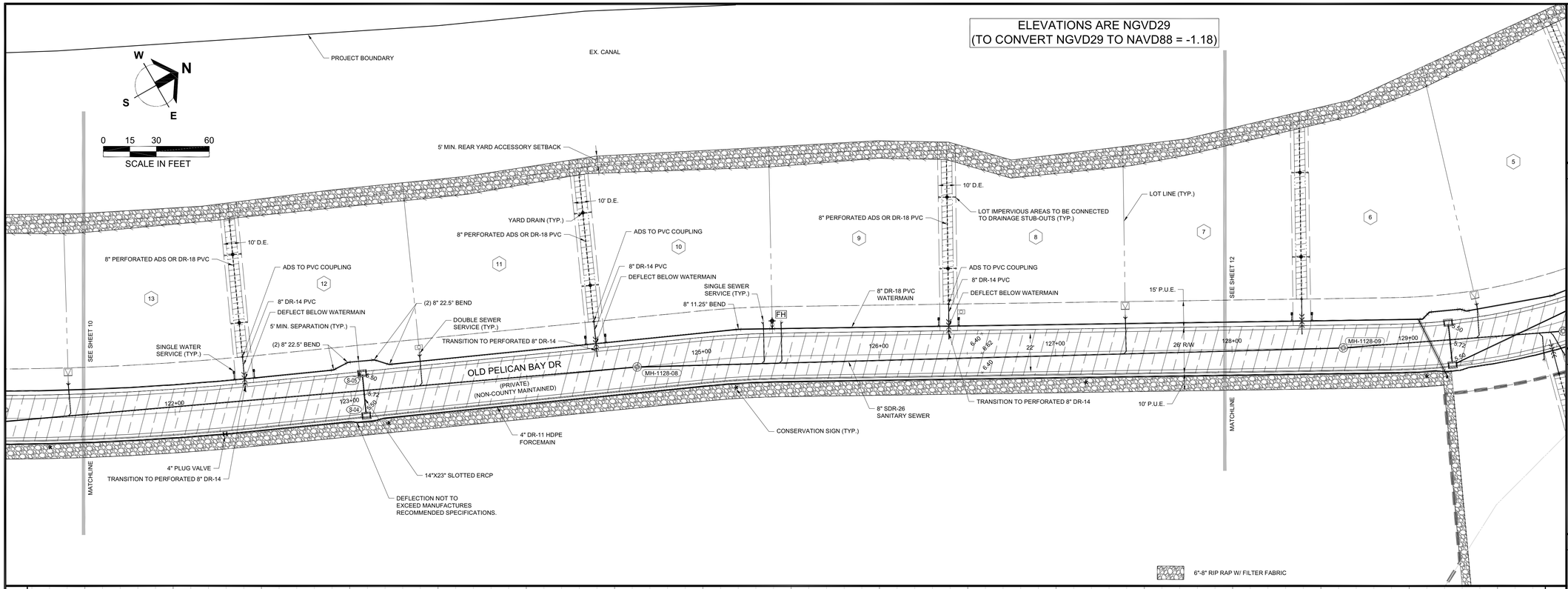

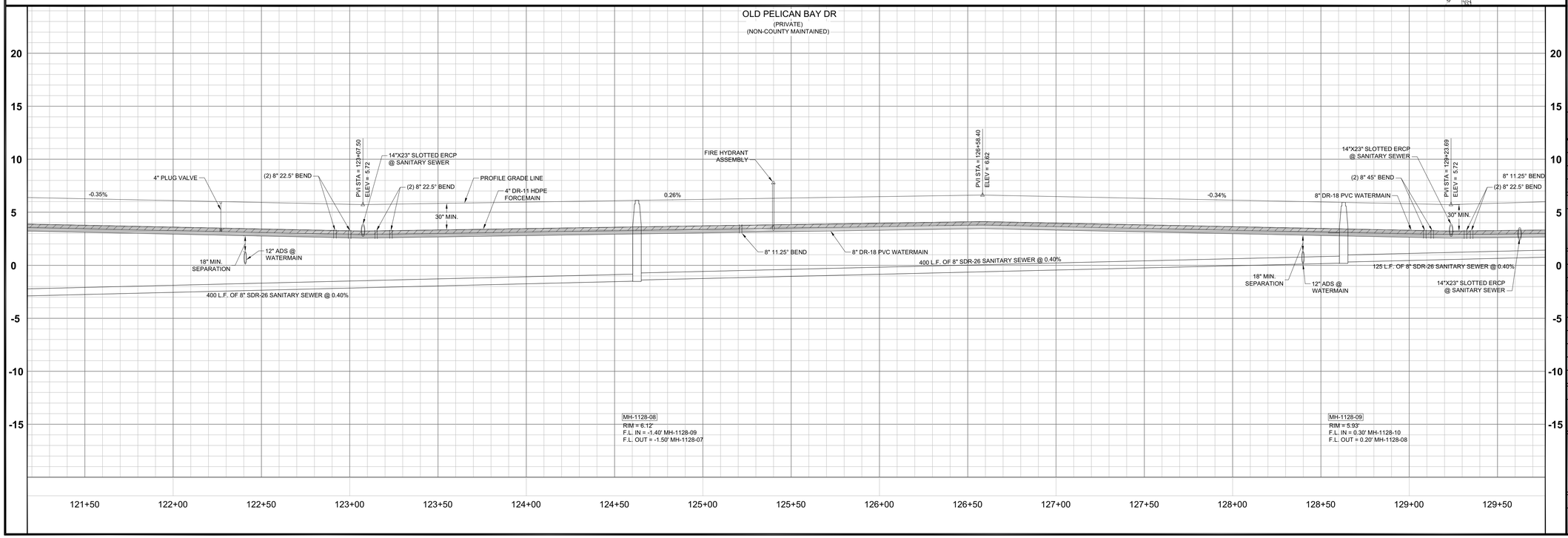

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PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE OLD PELICAN BAY DR STA: 121+45 TO 127+90

PROJECT / FILE NO.	SHEET NUMBER
21352	11

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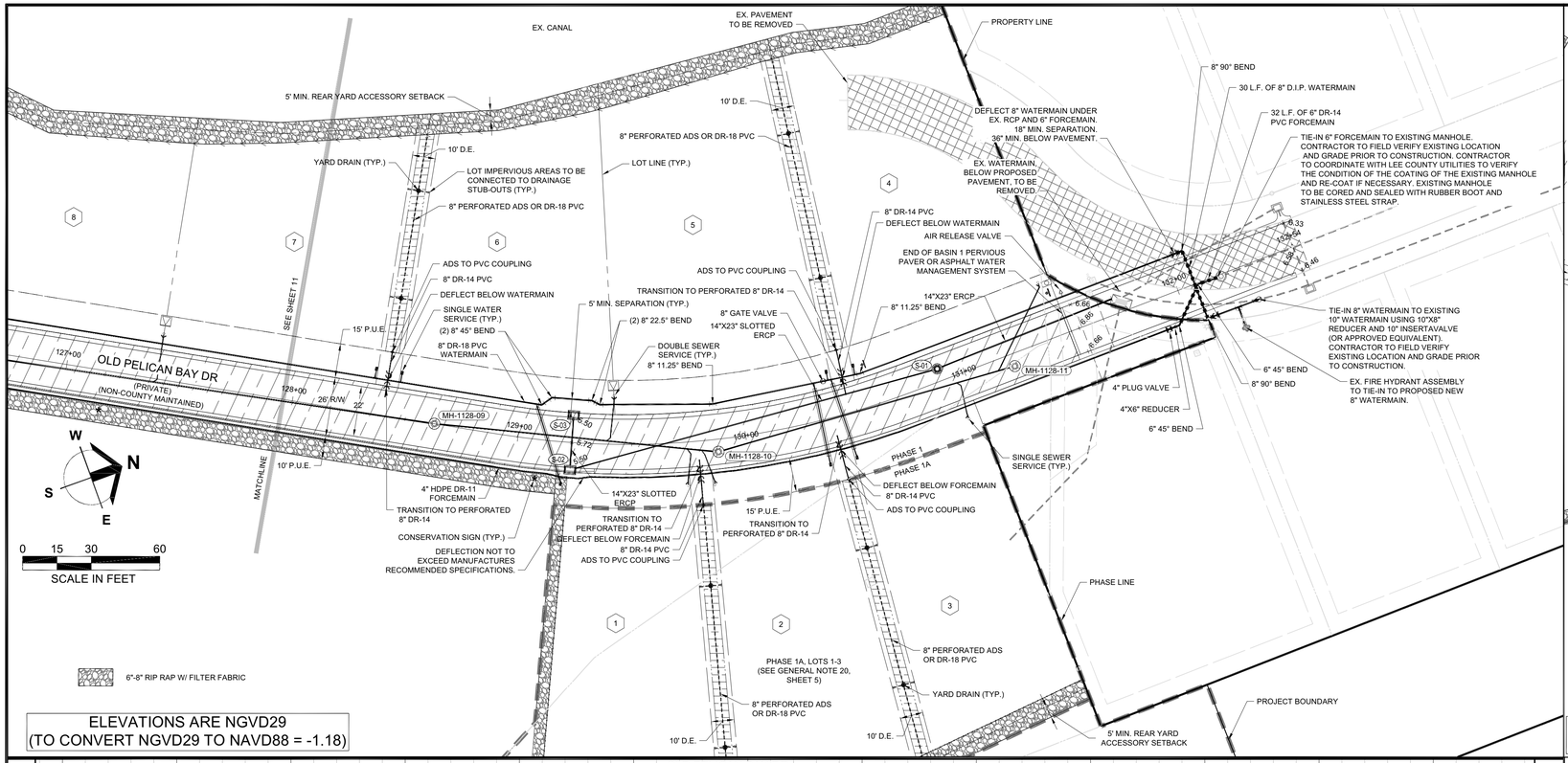

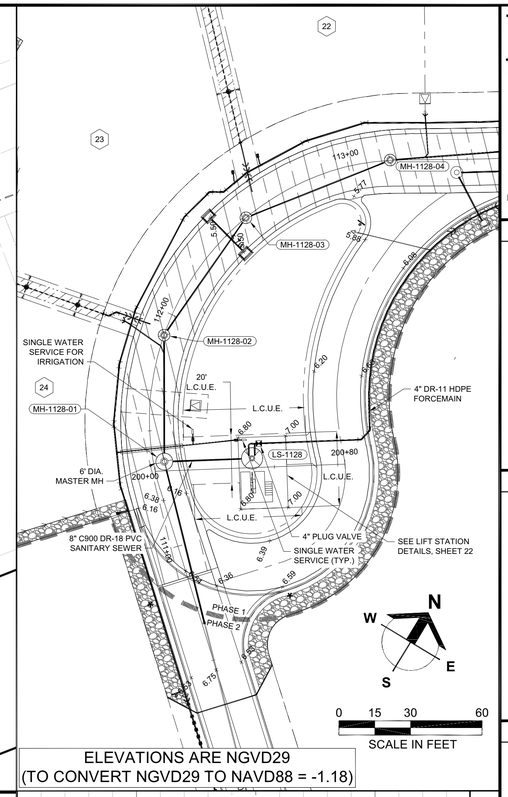

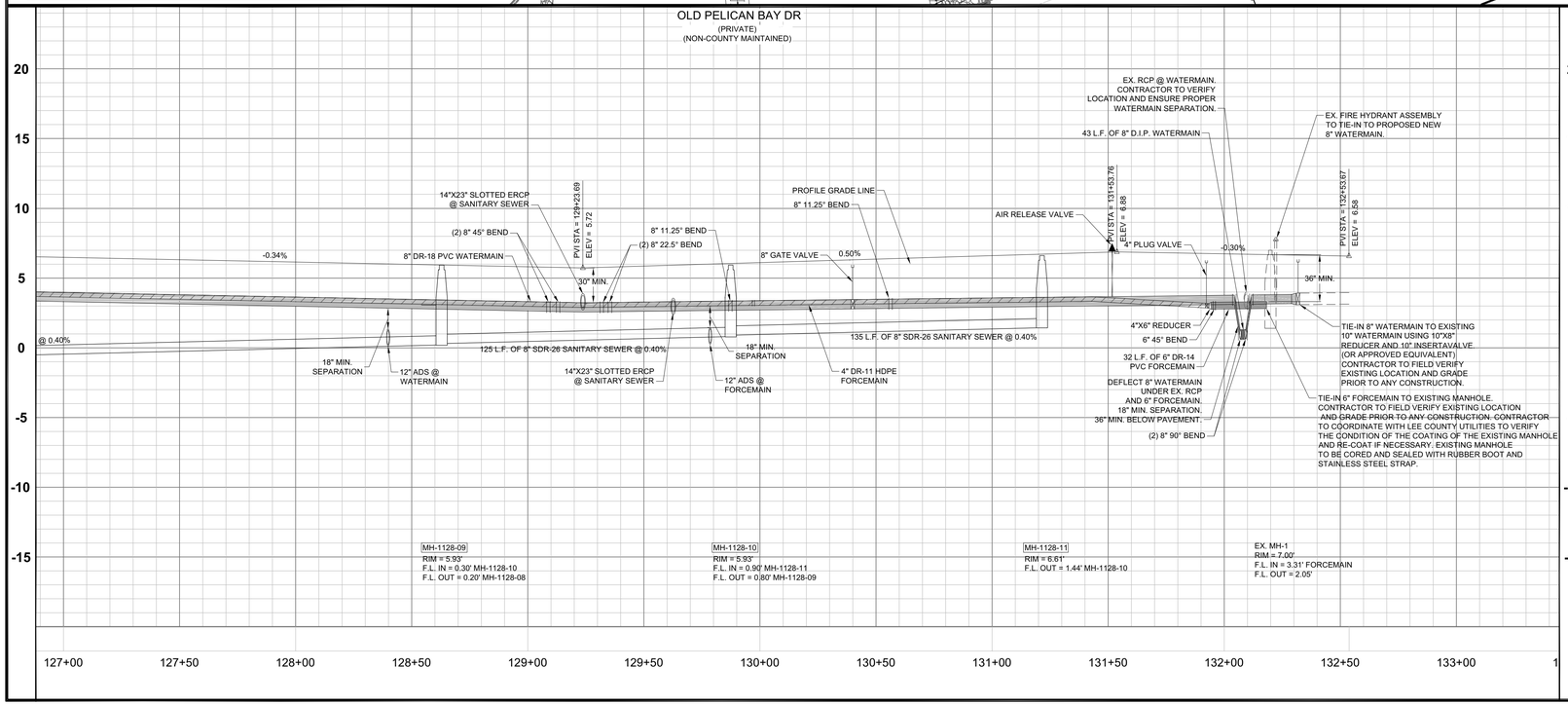

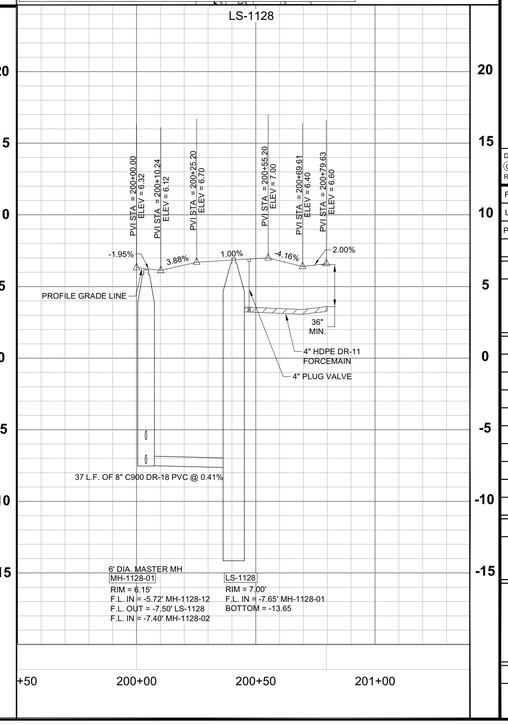

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SIESTA V LAND TRUST

PROJECT DESCRIPTION

SIESTA V

142.31± ACRES IN
SECTIONS 12 & 13
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ENGINEER OF RECORD

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PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

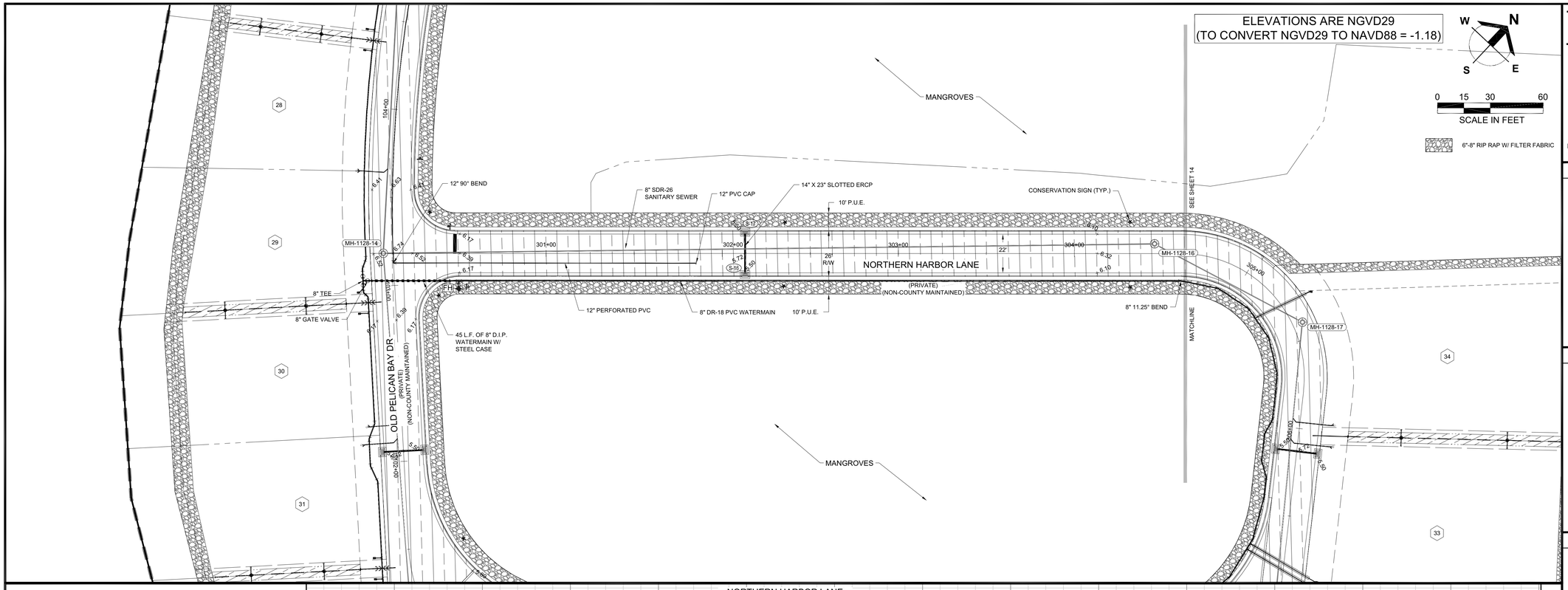
PLAN STATUS

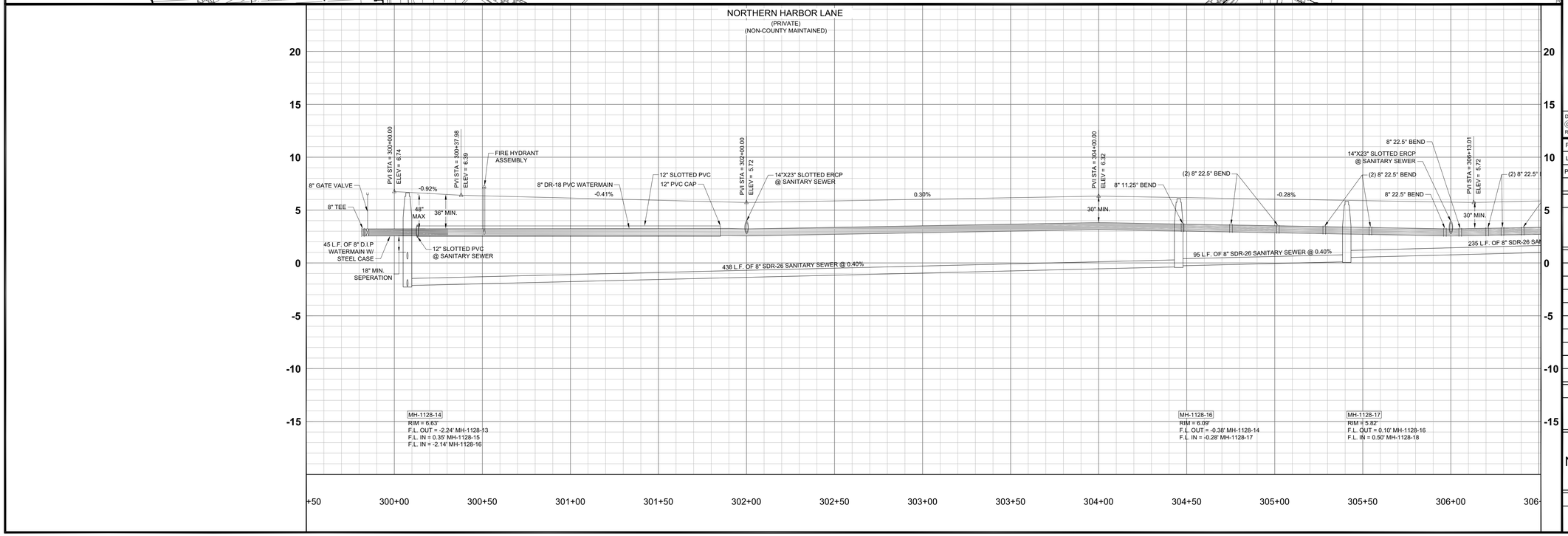
APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 127+90 TO 132+54
& LIFT STATION 1128

PROJECT / FILE NO.	SHEET NUMBER
21352	12

ADD2023-00123 Lee County ePlan





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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SIESTA V LAND TRUST

PROJECT DESCRIPTION

SIESTA V

142.31± ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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FILE NAME	21352D30B.DWG
LOCATION	J:\21352\DWG\DO\
PLOT DATE	THU. 12-29-2022 - 4:52 PM
PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

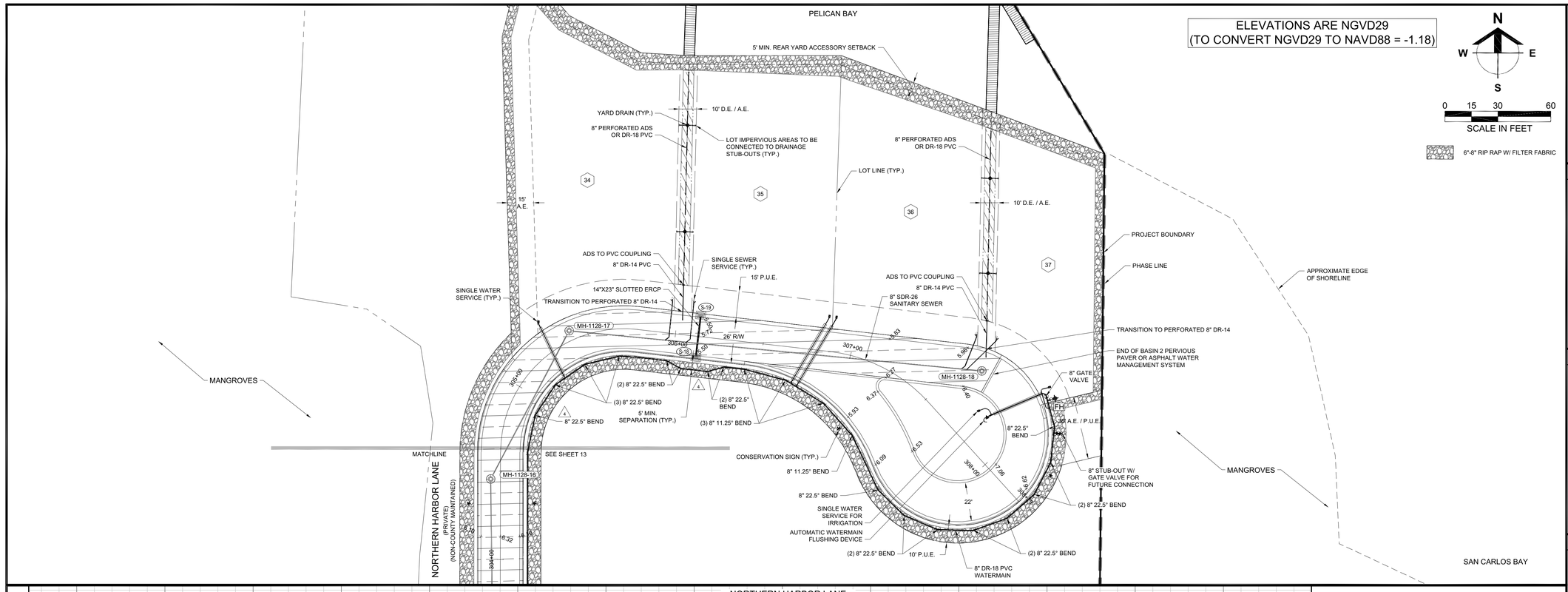
PLAN STATUS

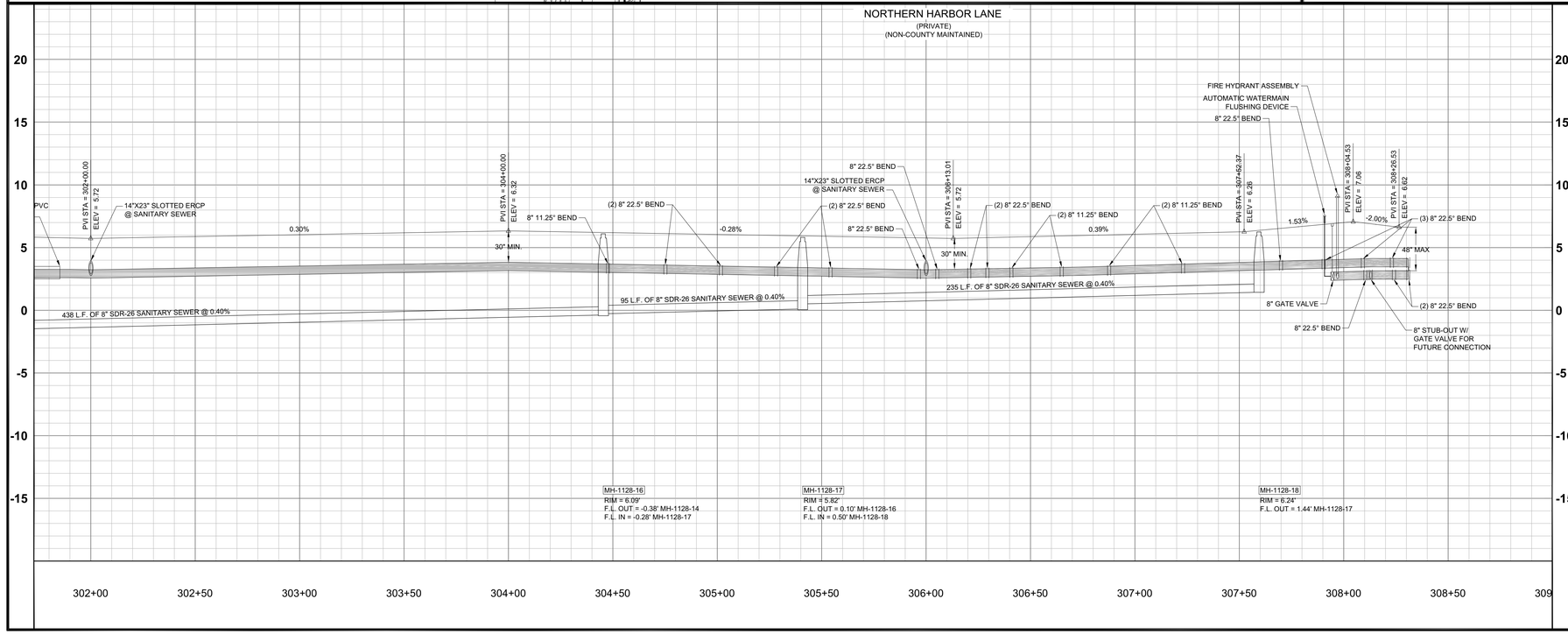
APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE NORTHERN HARBOR LN STA: 300+00 TO 304+50

PROJECT / FILE NO.	SHEET NUMBER
21352	13

ADD2023-00123 Lee County ePlan





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PROJECT DESCRIPTION

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PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

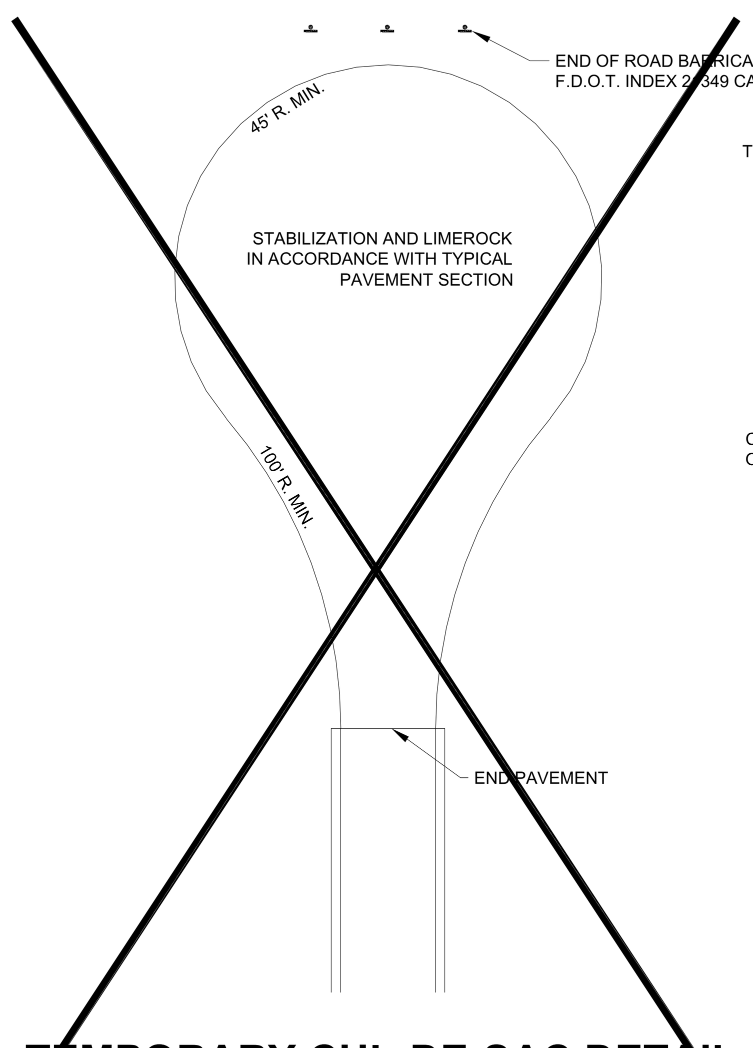
APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE NORTHERN HARBOR LN STA: 304+50 TO 308+16

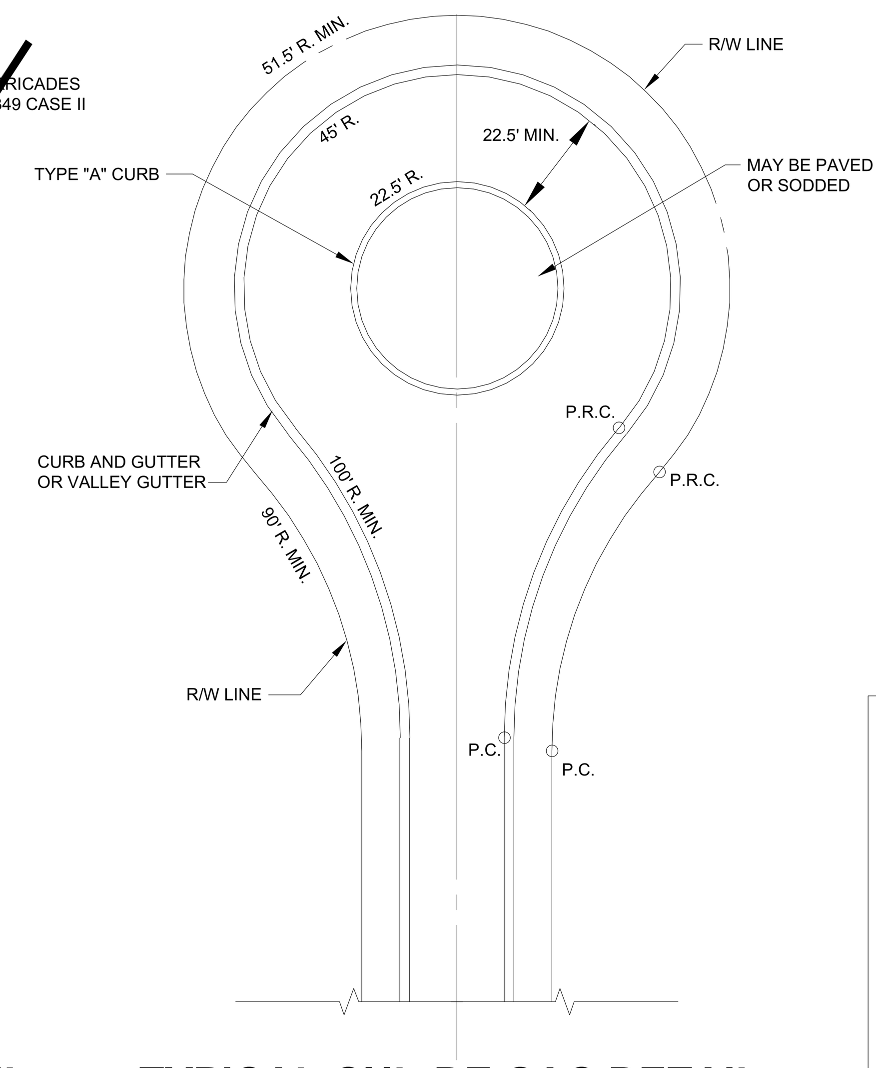
PROJECT / FILE NO.	SHEET NUMBER
21352	14

ADD2023-00123 Lee County ePlan

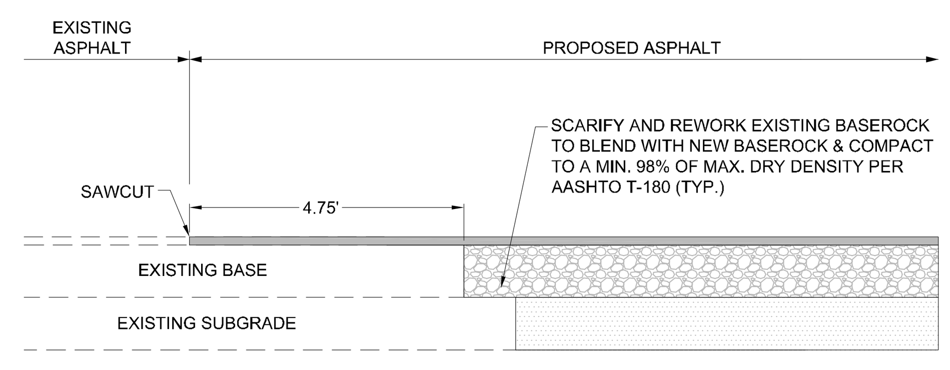
ELEVATIONS ARE NGVD29
(TO CONVERT NGVD29 TO NAVD88 = -1.18)



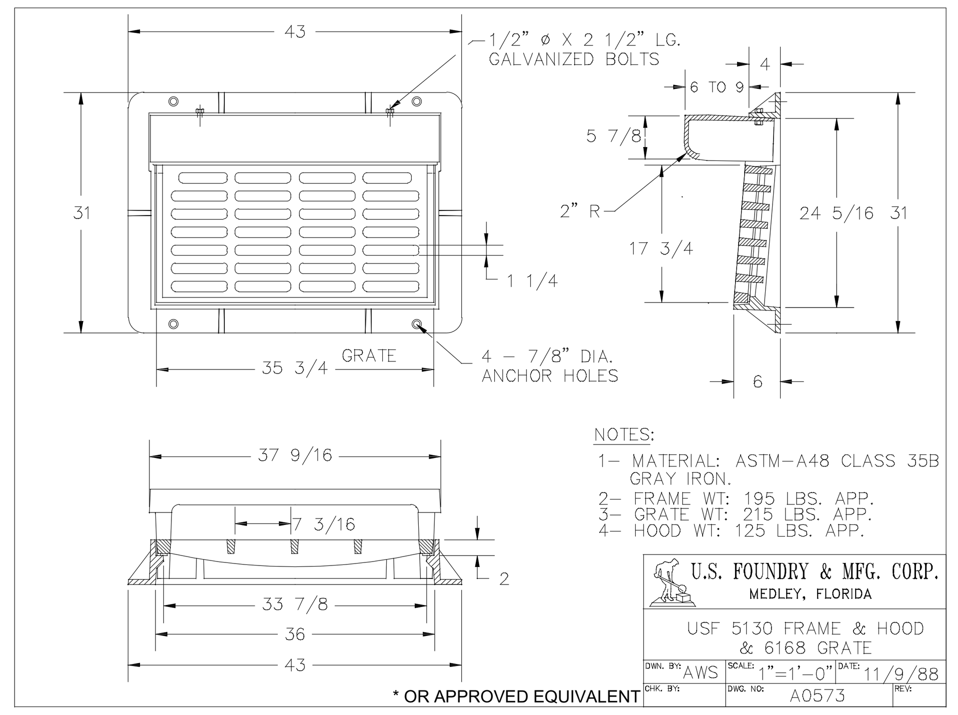
TEMPORARY CUL-DE-SAC DETAIL
N.T.S.



TYPICAL CUL-DE-SAC DETAIL
N.T.S.



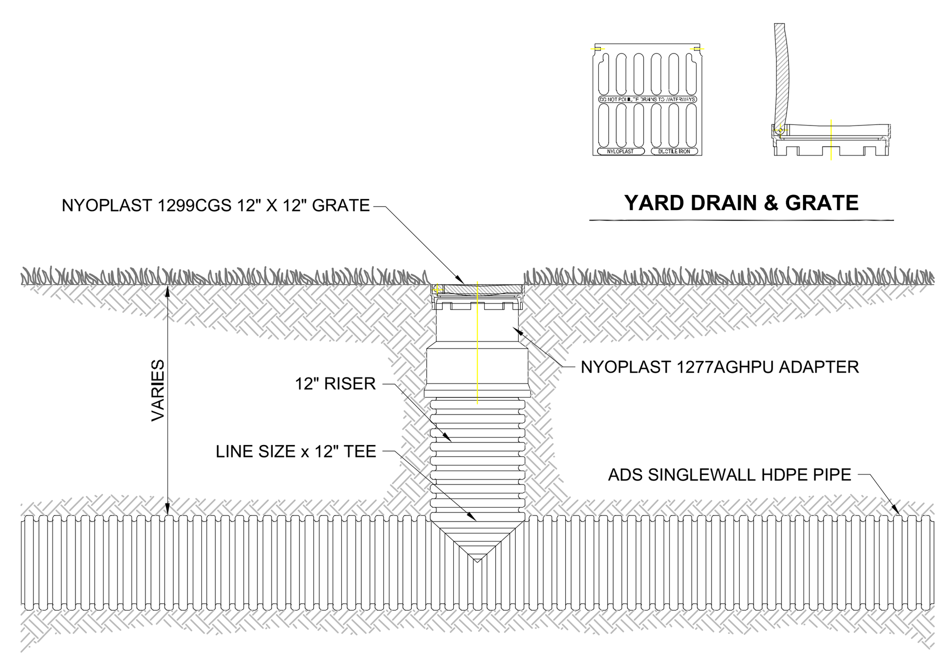
SAWCUT & MATCH
N.T.S.



* OR APPROVED EQUIVALENT

NOTES

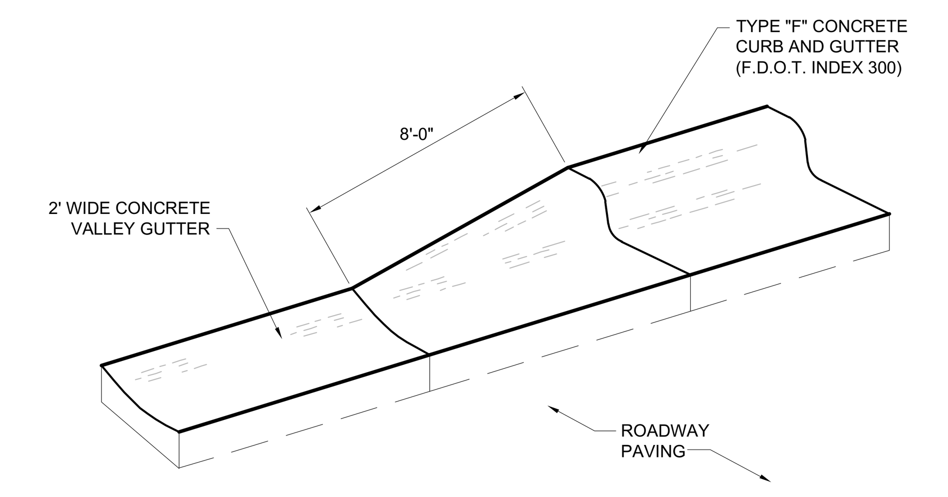
1. SEE DETAILED SITE PLANS FOR DRAINAGE PIPE SIZES AND INVERTS.
2. ALTERNATE PIPE MATERIALS MAY BE SUBMITTED TO ENGINEER FOR CONSIDERATION.
3. INSTALL PIPE AND YARD DRAIN IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. CONTRACTOR MAY UTILIZE LARGER PIPE SIZES THAN THOSE SHOWN ON PLANS AT NO ADDITIONAL COMPENSATION.



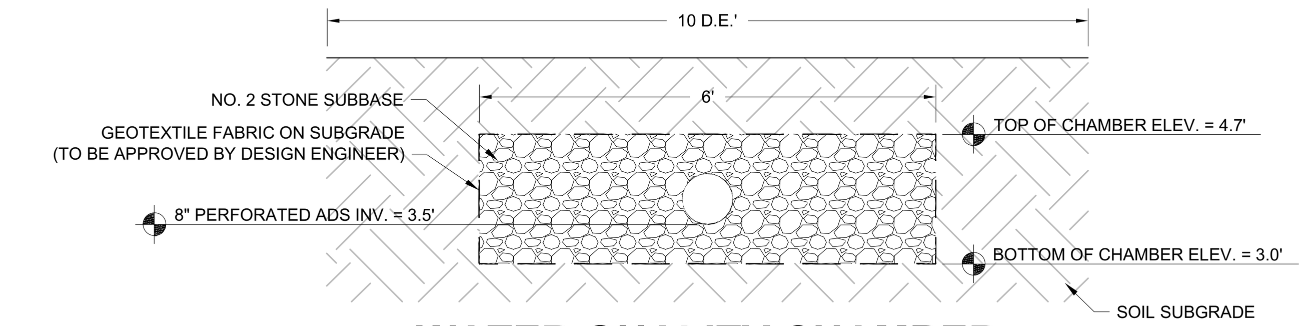
RESIDENTIAL YARD DRAIN
N.T.S.

NOTES

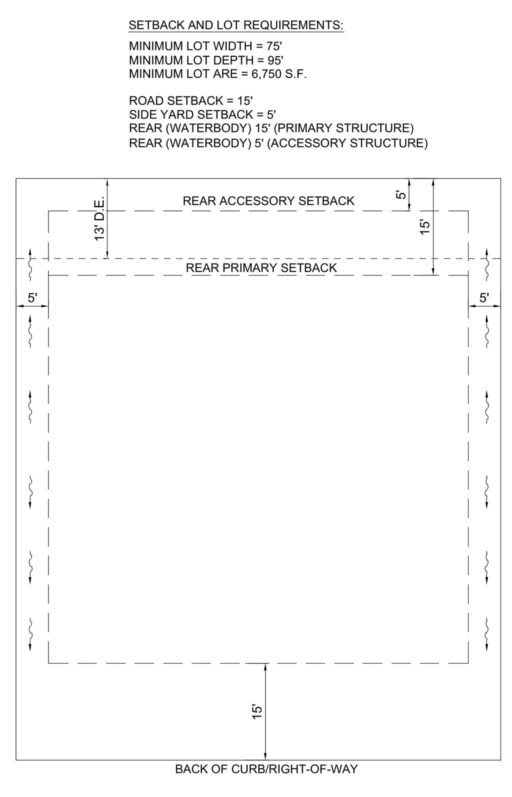
1. CURB TRANSITION TO BE PAID FOR AS TYPE "F" CURB AND GUTTER.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI. WITHIN 28 DAYS UNLESS NOTED OTHERWISE.
3. SEE F.D.O.T. DESIGN STANDARDS INDEX 300 FOR ADDITIONAL DETAILS.



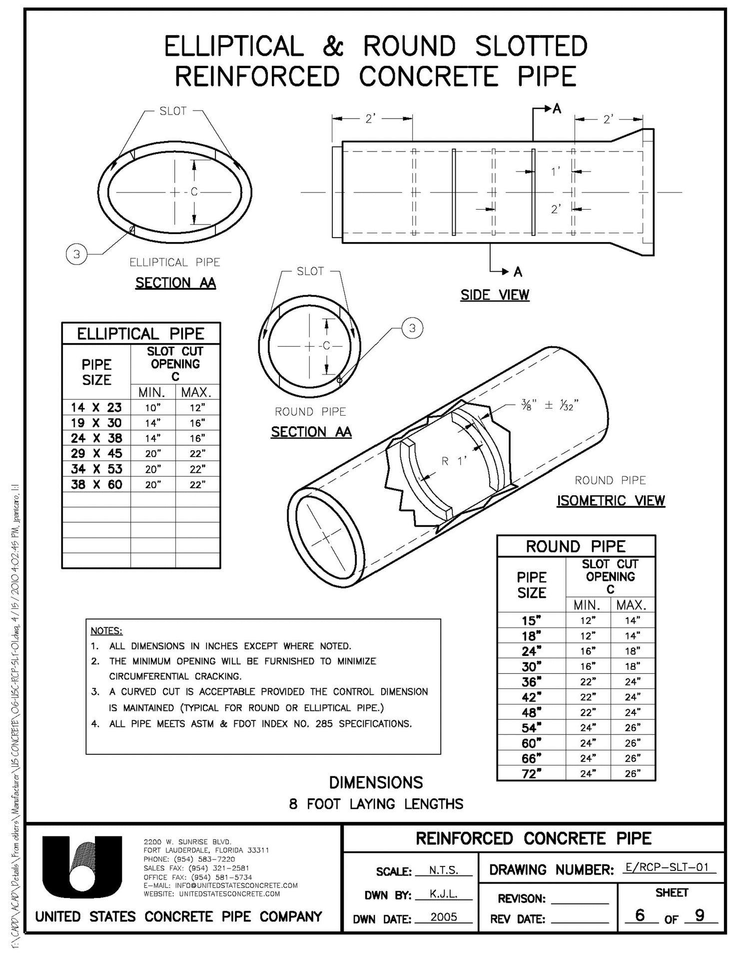
VALLEY GUTTER TO "F" CURB TRANSITION
N.T.S.



WATER QUALITY CHAMBER
N.T.S.



TYPICAL LOT DETAIL
N.T.S.


ELLIPTICAL & ROUND SLOTTED REINFORCED CONCRETE PIPE

SECTION AA — SIDE VIEW — SECTION AA — ISOMETRIC VIEW

ELLIPTICAL PIPE		
PIPE SIZE	SLOT CUT OPENING C	
	MIN.	MAX.
14 X 23	15"	12"
19 X 30	14"	14"
24 X 38	14"	16"
29 X 45	20"	20"
34 X 53	22"	22"
38 X 60	20"	22"

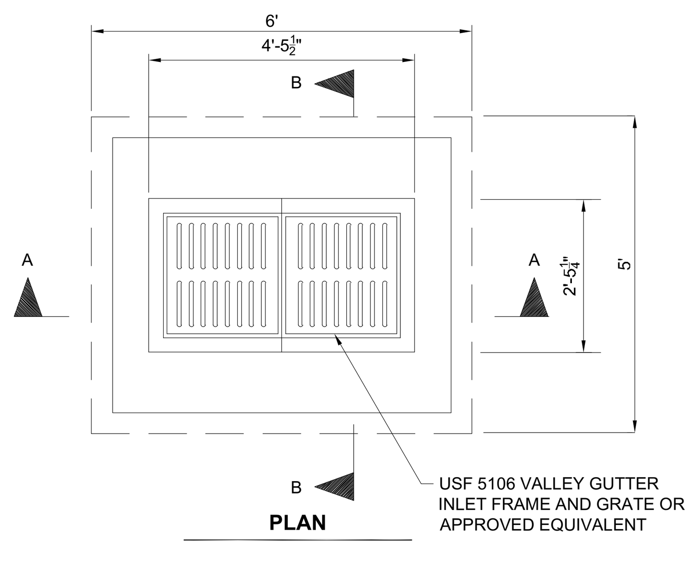
ROUND PIPE		
PIPE SIZE	SLOT CUT OPENING C	
	MIN.	MAX.
15"	12"	14"
18"	14"	16"
24"	18"	18"
30"	18"	18"
36"	22"	24"
42"	22"	24"
48"	22"	24"
54"	24"	26"
60"	24"	26"
66"	24"	26"
72"	24"	26"

NOTES:
1. ALL DIMENSIONS IN INCHES EXCEPT WHERE NOTED.
2. THE MINIMUM OPENING WILL BE FURNISHED TO MINIMIZE CIRCUMFERENTIAL CRACKING.
3. A CURVED CUT IS ACCEPTABLE PROVIDED THE CONTROL DIMENSION IS MAINTAINED (TYPICAL FOR ROUND OR ELLIPTICAL PIPE.)
4. ALL PIPE MEETS ASTM & FDOT INDEX NO. 285 SPECIFICATIONS.

DIMENSIONS
8 FOOT LAYING LENGTHS

UNITED STATES CONCRETE PIPE COMPANY

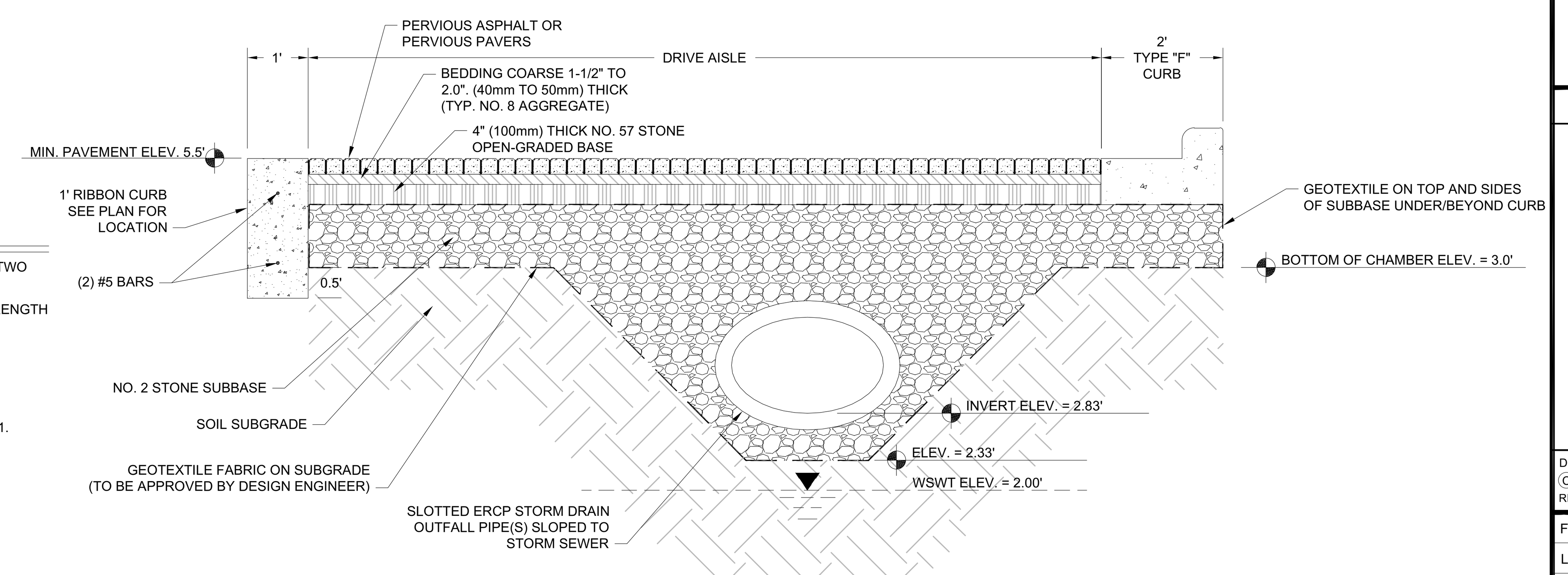
REINFORCED CONCRETE PIPE — SCALE: N.T.S. — DRAWING NUMBER: E/RCP-SLT-01 — DWN BY: K.J.L. — REVISION: — DWN DATE: 2005 — REV DATE: — SHEET 6 OF 9



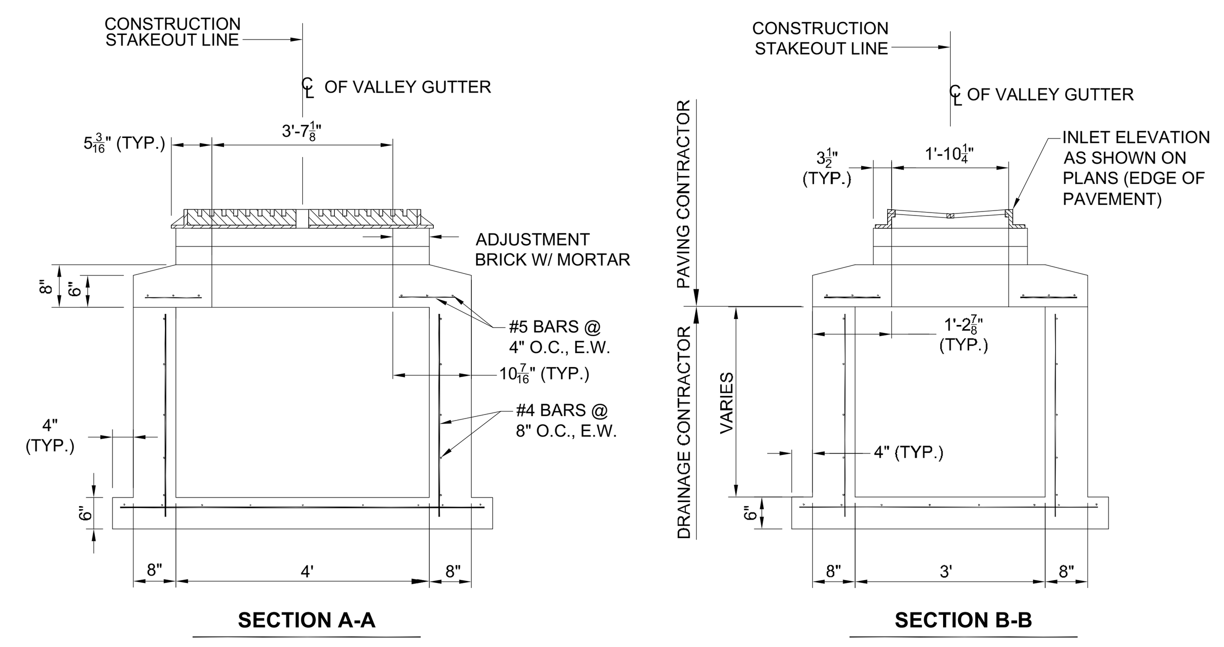
NOTES

1. ALL REINFORCED STEEL SHALL HAVE MINIMUM TWO INCHES OF COVER.
2. ALL CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
3. CONTRACTOR TO PROVIDE AND INSTALL A NON-WOVEN FILTER FABRIC OVER INLET GRATE DURING CONSTRUCTION.

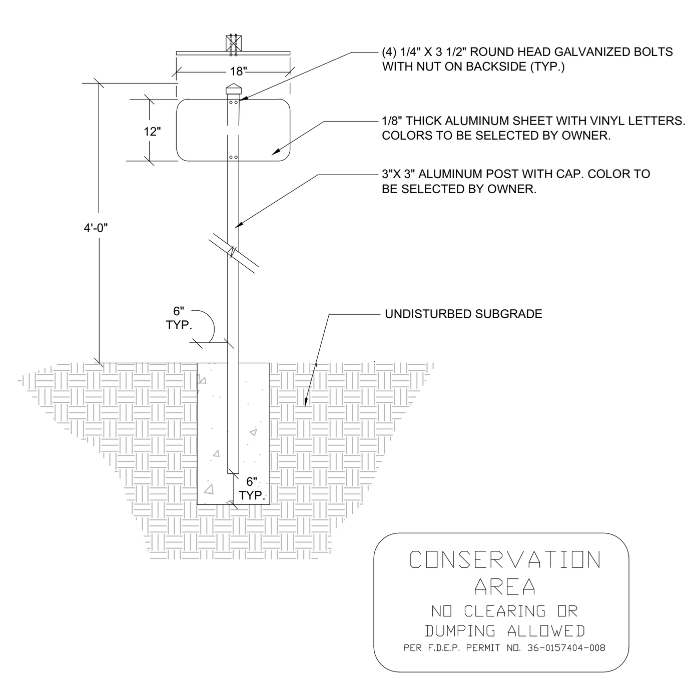
INLET TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT F.D.O.T. STANDARD INDEX 200 AND 201.



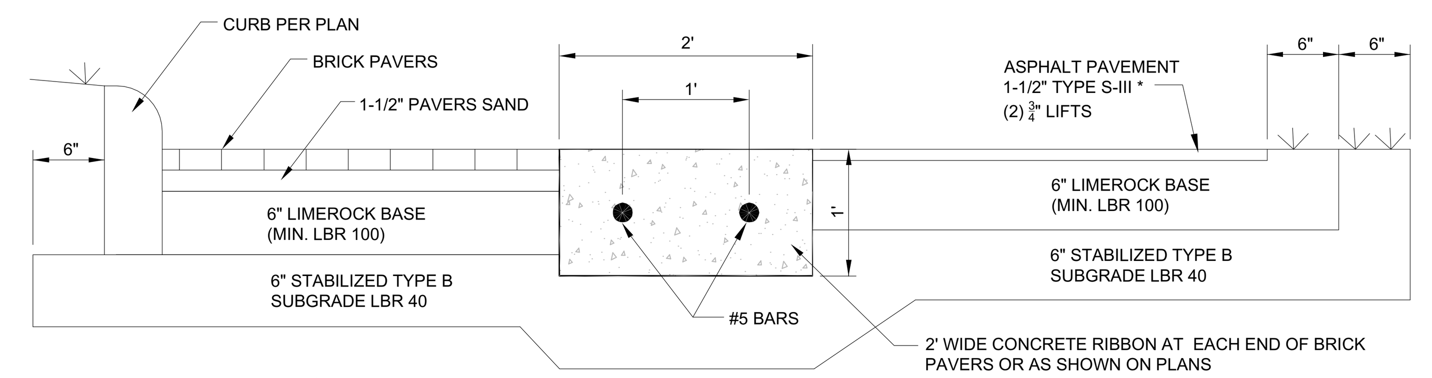
PERVIOUS PAVER OR ASPHALT WATER MANAGEMENT SYSTEM
N.T.S.



VALLEY GUTTER INLET
N.T.S.



PRESERVE SIGN DETAIL
N.T.S.



2' WIDE CONCRETE RIBBON AT EACH END OF BRICK PAVERS OR AS SHOWN ON PLANS

STRUCTURAL EQUIVALENCY CALCULATIONS:

STANDARD PAVEMENT SECTION	LAYER COEFFICIENT	THICKNESS	SUBTOTAL
TYPE S-III ASPHALT PAVEMENT	0.30 / INCH	1-1/2"	0.45
LIMEROCK BASE (LBR 100)	0.18 / INCH	6"	1.08
STABILIZED SUBGRADE (LBR 40)	0.08 / INCH	6"	0.48
TOTAL			2.01

PAVER BRICK SECTION	LAYER COEFFICIENT	THICKNESS	SUBTOTAL
ECONOCRETE (1100 PSI) *	0.25 / INCH	3-1/8"	0.78
LIMEROCK BASE	0.18 / INCH	6"	1.08
STABILIZED SUBGRADE (LBR 40)	0.08 / INCH	6"	0.48
TOTAL			2.34

* PAVER BRICKS ARE 8000 PSI. ECONOCRETE USED FOR COMPARISON ONLY.

COST OF BRICK PAVERS, LIMEROCK BASE AND SAND TO BE INCLUDED IN UNIT COST FOR BRICK PAVERS. COST OF SUBGRADE TO BE INCLUDED IN UNIT COST FOR STABILIZED SUBGRADE.

* TWO (2) 3/4" LIFTS OF TYPE S-III ASPHALTIC CONCRETE MAY BE PROVIDED AS AN ALTERNATE. THE FIRST LIFT SHALL BE PLACED PRIOR TO CERTIFICATE OF COMPLETION FOR SITE WORK. THE SECOND LIFT SHALL BE PLACED PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY FOR THE LAST UNIT IN EACH PHASE OF CONSTRUCTION.

ALL UNPAVED AREAS WITHIN THE RIGHT OF WAY SHALL RECEIVE SOD OR SEED & MULCH.

LIMEROCK BASE AND STABILIZED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% OF MODIFIED PROCTOR (AASHTO T-180)

3" OF LIMEROCK BASE MATERIAL MAY BE SUBSTITUTED AS AN ALTERNATE DESIGN TO THE 6" STABILIZED SUBGRADE.

TYPICAL PAVEMENT SECTION
N.T.S.

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PREPARED FOR

SIESTA V LAND TRUST

PROJECT DESCRIPTION

SIESTA V

142.31± ACRES IN SECTIONS 12 & 13 TOWNSHIP 46 S., RANGE 23 E. LEE COUNTY, FLORIDA

ENGINEER OF RECORD

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PLOT DATE	FRI. 12-30-2022 - 1:53 PM
PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

TYPICAL SECTIONS AND GENERAL DETAILS

PROJECT / FILE NO.	SHEET NUMBER
21352	16