VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
AUGUST 22, 2023, 04:30 PM

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

August 22, 2023, 04:30 pm

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **BUSINESS**

Items on the agenda are generally treated in sequential order, and due to the length of the agenda, any or all of the items listed for discussion may be rescheduled to a later date for consideration.

The meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

a. Consent Agenda

i. Approval of July 25, 2023 meeting minutes.

Attachment: 07252023 PZDB Minutes.pdf

6. **PUBLIC HEARINGS (Quasi-Judicial)**

The public will have an opportunity to speak for five minutes per agenda item

a. RiverCreek Phase III - Development Order (DOS2023-E006) (District 7) 12840 Corkscrew Road. Located south of Corkscrew, across from Wildblue (Lee County) and east of Wildcat Run

Applicant requests the approval to construct 200 single family homes on 56.25 acres of Phase III of RiverCreek Development.

- The Public Information Meeting was held May 9, 2023.

- See Staff Report

- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: 1. Rivercreek Phase III - Staff Report.pdf
Attachment: 2.a. RiverCreek Phase III - Construction Plans.pdf
Attachment: 2.b. RiverCreek Phase III - Landscape Plans.pdf
Attachment: 3. RiverCreek Phase III D.O. - Presentation.pdf

b. Marketplace at Coconut Point Signs -- Administrative Zoning Amendment (ADD2023-E003) (District 6) A 10 acre-site located east of US 41, north of Sweetwater Ranch Boulevard and south of Via Rapallo Drive. This site is part of the Coconut Point DRI/MPD.

Development Order was recently approved for restaurant and retail uses. The applicant is requesting two Monument Signs and a Project Identification Sign along US-41.

- See Staff Report

- Planning Zoning and Design Board will make a decision on this case.

Attachment: 1. Marketplace at Coconut Point - Staff Report.pdf
Attachment: 2. Attachment A - Location Map.pdf
Attachment: 3. Attachment B - Excerpt from Coconut Point Design Guidlines - Signage.pdf
Attachment: 4. Attachment C - Applicant_s Information.pdf
Attachment: 5. Marketplace at Coconut Point Signs - Resolution 2023-03.pdf
Attachment: 6. Marketplace at Coconut Point Signs - Presentation.pdf

c. Wawa Convenience Food & Beverage Store with Gas Development Order (DOS2022-E016) (District 4) 10081 Estero Town Commons Place, south of Corkscrew Road. The site was previously developed and operated as a Ruby Tuesday Restaurant.

Applicant is seeking to remove the existing structure and construct a 5,537 square feet convenience store and gas station. Site will be reconfigured to provide for vehicular & pedestrian traffic, parking and landscaping.

- Public Information Meeting was held July 25, 2023.

- See Staff Report

- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: 1. Wawa - Staff Report.pdf
Attachment: 2. Wawa - Presentation.pdf
Attachment: 3. Wawa_ Estero - Civil Set.pdf
Attachment: 4. Wawa - Disposition Plan.pdf
Attachment: 5. Wawa - Landscape Plan.pdf
Attachment: 6. Wawa - Landscape Details _ notes.pdf
Attachment: 7. Wawa -Irrigation Plan.pdf
Attachment: 8. Wawa Irrigation Details _ Notes.pdf
Attachment: 9. Wawa - Lighting Plan.pdf

7. PUBLIC INFORMATION MEETINGS (No votes are taken at Public Information Meetings)

The public will have an opportunity to speak for three minutes per agenda item.

a. 9000 Williams Road -- Village Property (Development Order-Pending) (District 5) Approximately 19 acres located north of Williams Road and east of Via Coconut and the railroad right of way, including the Golf Coast Driving Range.

Village of Estero is seeking a Development Order for a recreational and sports entertainment facility.

The property was recently rezoned to Estero Planned Development (EPD).

Attachment: 9000 Williams Rd. FINAL Presentation.pptx

b. Wildcat Run Clubhouse -- Development Order (DOS2023-E007) (District 7) 20300 Country Club Drive located in the center of Wildcat Run Development, which is south of Corkscrew Drive and immediately east of the new development RiverCreek.

Applicant is seeking to improve the clubhouse parking by enlarging the parking lot, adding spaces, golf cart parking, bike racks and pedestrian pathways.

Attachment: 1. Wildcat Run - Presentation.pdf

8. PUBLIC INPUT (Each individual will be given five minutes to speak)

9. BOARD COMMUNICATIONS

a. Next meeting - September 12, 2023

10. ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, AUGUST 22, 2023, 4:30 P.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

04:34:19 >>Scotty Wood: WELCOME TO THE AUGUST 22nd, 2023, MEETING
04:34:23 OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD.
04:34:26 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:34:32 [PLEDGE OF ALLEGIANCE]
04:34:49 THANK YOU.
04:34:49 TAMMY, WOULD YOU CALL THE ROLL, PLEASE?
04:34:53 >>Tammy Duran: VICE-CHAIRMAN GARGANO?
04:34:56 >>Anthony Gargano: HERE.
04:34:57 >>Kristin Jeannin: HERE.
04:35:00 >>Tammy Duran: BOARD MEMBER JONES IS NOT HERE YET.
04:35:02 >>Michael Sheeley: HERE.
04:35:03 >>James Tatooles: HERE.
04:35:05 >>Tammy Duran: BOARD MEMBER WALLACE IS NOT YET IN ZOOM.
04:35:09 CHAIRMAN WOOD?
04:35:10 >>Scotty Wood: HERE.
04:35:10 >>Tammy Duran: NANCY STROUD, OUR ATTORNEY, IS IN ZOOM.
04:35:15 >>Scotty Wood: COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:35:19 >> I'LL SO MOVE.

04:35:21 >> SECOND.
04:35:21 >>Scotty Wood: ALL IN FAVOR?
04:35:22 >> AYE.
04:35:23 >>Scotty Wood: MOTION CARRIES.
04:35:24 WE HAVE THREE PUBLIC HEARINGS THIS EVENING, AND I UNDERSTAND
04:35:31 THAT THE FIRST ITEM ON THE PUBLIC HEARING AGENDA, ITEM 6A,
04:35:36 THE APPLICANT IS NOT PRESENT JUST YET.
04:35:42 SO WHAT WE'RE GOING TO DO IS WE'LL MOVE ON TO THE OTHER ONE,
04:35:50 WHICH IS -- EXCUSE ME.
04:35:51 I HAVE THE WRONG AGENDA IN FRONT OF ME.
04:35:53 MOVE ON TO THE MARKETPLACE AGENDA ITEM.
04:35:58 BUT BEFORE I DO THAT, I HAVE TO READ A STATEMENT BECAUSE
04:36:04 THESE PROCEEDINGS ARE QUASI-JUDICIAL IN NATURE.
04:36:11 SO I HAVE TO READ A STATEMENT ABOUT QUASI-JUDICIAL
04:36:14 PROCEEDINGS.
04:36:14 >>Mary Gibbs: MR. CHAIR, MAY I -- OUR FIRST APPLICANT IS
04:36:19 HERE NOW.
04:36:19 >>Scotty Wood: OKAY.

04:36:20 WE'LL GO IN THE ORDER OF THE AGENDA.
04:36:22 ALL RIGHT.
04:36:24 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:36:26 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
04:36:29 SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL
04:36:32 CAPACITY.
04:36:34 THIS MEETING'S AGENDA INCLUDES SUCH ITEMS.

04:36:37 IF YOU INTEND TO PROVIDE TESTIMONY ON A QUASI-JUDICIAL
04:36:41 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:36:44 PUBLIC SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK, AND MUST
04:36:47 BE SWORN IN BY THE BOARD ATTORNEY, WHO HAS JOINED US VIA
04:36:52 ZOOM.
04:36:53 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:36:55 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:36:58 INTO THE PUBLIC RECORD.
04:36:59 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:37:04 COMMUNICATIONS.
04:37:05 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:37:07 REGARDING THE MATTER.
04:37:08 AND MUST DECLARE IT.
04:37:12 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:37:15 DISCUSSION OR VOTE ON THE MATTER.
04:37:17 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
04:37:20 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:37:22 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:37:26 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:37:29 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR
04:37:33 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:37:36 REPORT FINDINGS AND RECOMMENDATIONS.
04:37:38 AFTER THIS, THE PUBLIC HEARING IS OPENED AND ANYONE WHO HAS
04:37:43 BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:37:46 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE

04:37:49 MINUTES OR LESS.
04:37:50 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:37:54 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:37:57 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:38:01 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:38:04 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:38:08 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:38:11 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:38:13 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:38:17 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:38:21 IN MAKING ITS DECISION, THE BOARD SHALL CONSIDER THE
04:38:25 EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND ANY
04:38:28 RECOMMENDATIONS OF THE VILLAGE STAFF.
04:38:31 THE BOARD'S DECISION SHALL BE BASED ON COMPETENT,

04:38:35 SUBSTANTIAL EVIDENCE IN THE RECORD OF THE PROCEEDING, AND
04:38:38 THE APPLICABLE LAW.
04:38:41 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:38:44 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:38:47 MET.
04:38:48 NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY IN THESE THREE
04:38:52 MATTERS PLEASE STAND AND RAISE YOUR RIGHT HAND?
04:38:56 NANCY, WOULD YOU PLEASE ADMINISTER THE OATH?
04:39:05 >>Nancy Stroud: YES, SIR.
04:39:06 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE TONIGHT
04:39:09 WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE

04:39:11 TRUTH?
04:39:12 THANK YOU.
04:39:18 >>Scotty Wood: REGARDING THE FIRST ITEM, MARY, ANYTHING --
04:39:25 ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS?
04:39:27 >>Mary Gibbs: NO, WE RECEIVED NOTHING.
04:39:30 >>Scotty Wood: BOARD MEMBERS, EX PARTE COMMUNICATIONS?
04:39:34 >> NO.
04:39:34 >> NO.
04:39:35 >>Scotty Wood: ANY CONFLICTS?
04:39:36 >> NO, NO.
04:39:37 >>Scotty Wood: YOU CAN INTRODUCE IT, WHOEVER.
04:39:41 JIM.
04:39:45 >>Jim Hart: GOOD EVENING.
04:39:47 SO THIS IS THE FINAL PHASE OF RIVERCREEK.
04:39:51 IT IS PHASE III.
04:39:54 WE'VE BEEN THROUGH THIS SEVERAL TIMES BEFORE.
04:39:57 IT IS LOCATED BETWEEN WILDCAT RUN AND THE PRESERVE AT
04:40:00 CORKSCREW.
04:40:00 THIS LAST PHASE IS ABOUT 56 ACRES AND IT'S ZONED RESIDENTIAL
04:40:05 PLANNED DEVELOPMENT.
04:40:07 THE STAFF RECOMMENDS APPROVAL OF THIS DEVELOPMENT ORDER.
04:40:12 THIS FINAL PHASE IS 200 LOTS.
04:40:16 IT'S AT THE VERY SOUTHERN END OF THE DEVELOPED PORTION AND
04:40:22 AT THE VERY NORTHERN END OF THE PRESERVE.
04:40:24 THERE IS A CONDITION, CONDITION NUMBER 6 IN THE ZONING THAT

04:40:31 REQUIRES THE APPLICANT TO HAVE AN AGREEMENT WITH LEE COUNTY
04:40:39 FOR THE PROPORTIONATE SHARE OBLIGATION OF THE FUTURE TRAFFIC
04:40:43 SIGNAL, WHICH I BELIEVE THEY HAVE COMPLETED BUT WE'LL
04:40:46 CONFIRM THAT WITH THEM TODAY.
04:40:48 ANY QUESTIONS?
04:40:50 >>Scotty Wood: ANY QUESTIONS?
04:40:53 >>Jim Hart: JOHN ASHER WITH GL HOMES WILL GIVE HIS
04:40:58 PRESENTATION.
04:41:02 >>Scotty Wood: WELCOME BACK.
04:41:03 >>John Asher: THANK YOU.

04:41:08 >>Mary Gibbs: THIS IS YOUR LAST PRESENTATION, JOHN?
04:41:10 YOU'RE GRADUATING?
04:41:12 [LAUGHTER]
04:41:12 JOHN IS NOT USED TO BEING FIRST ON THE AGENDA.
04:41:26 HE'S USUALLY LAST.
04:41:36 >>John Asher: WELL, GOOD AFTERNOON, EVERYONE.
04:41:38 PLEASURE TO BE HERE.
04:41:40 AS JIM SAID, THIS IS THE FINAL PHASE.
04:41:44 IT WILL COMPLETE THE 554 UNITS THAT WE'RE PROPOSING.
04:41:53 I'M BEHIND IN EVERYTHING WE'RE DOING BECAUSE THEY ARE
04:41:55 SELLING HOMES SO FAST.
04:41:56 IT'S CRAZY.
04:41:58 PHASE ONE IS COMPLETED, CERTIFIED.
04:42:04 FIRST HOME CLOSINGS WERE LAST MONTH.
04:42:06 WE'VE HAD SEVEN OR EIGHT CLOSE AND THEY ARE SCHEDULED TO

04:42:09 START PILING UP, UP TO 15 TO 20 A MONTH GOING FORWARD.
04:42:15 I'LL SHOW YOU SOME PHOTOS IN THE PRESENTATION, AND THEY ARE
04:42:19 JUST BUILDING BASICALLY LIKE ONE RIGHT AFTER ANOTHER.
04:42:23 SECOND PHASE IS NEARLY COMPLETED.
04:42:26 ALL THE INFRASTRUCTURE, EVERYTHING IS IN THE GROUND AND
04:42:29 ROADS PAVED.
04:42:30 WE'RE JUST GOING THROUGH THE CERTIFICATION PROCESS.
04:42:32 SO THIS IS JUST MOVING ON TO THE FINAL PHASE.
04:42:36 THERE'S REALLY NOT MUCH TO THIS PROJECT OR PHASE.
04:42:40 ALL THE LANDSCAPING, WITH THE EXCEPTION OF A SEWER PUMP
04:42:43 STATION, HAS ALREADY BEEN REVIEWED AND APPROVED IN THE FIRST
04:42:46 TWO PHASES.
04:42:47 SO THERE'S NOT MUCH TO IT REALLY.
04:42:51 LET ME CLICK THROUGH -- HOW DO I ADVANCE IT?
04:42:56 I'LL JUMP AHEAD.
04:43:08 YOU'VE SEEN A LOT OF THESE SLIDES PREVIOUSLY.
04:43:11 THE THIRD PHASE HERE IS THE LIGHT GREEN COLOR.
04:43:15 THE RED IS THE FIRST PHASE AND THE SECOND -- OR THE BLUE IS
04:43:19 OBVIOUSLY THE SECOND PHASE.
04:43:20 A LITTLE BIT CLOSER OF A DETAIL OF WHAT THE THIRD PHASE
04:43:27 LOOKS LIKE.
04:43:29 AGAIN, IT'S ALL THE SAME PRODUCT TYPE, AND WE CAN'T GET THE
04:43:34 LOTS READY ENOUGH.
04:43:35 THERE ARE PEOPLE HOLDING OUT FOR CERTAIN LOTS AND PRESERVE
04:43:40 LOTS, BUT THERE IS A WAITING LIST ON EVERYTHING.

04:43:42 HERE IS A PICTURE OR AERIAL PHOTOGRAPH LOOKING NORTHWEST AT
04:43:52 THE FIRST PHASE.
04:43:55 THE REC SITE IS IN THE UPPER RIGHT-HAND CORNER OF THE IMAGE,
04:43:59 AND THEN THAT'S THE SECOND PHASE.
04:44:01 YOU CAN SEE ALL THE FOUNDATIONS ARE LAID AND READY TO BE
04:44:04 POURED.

04:44:05 THIS IS LOOKING FROM THE NORTH TO THE SOUTHEAST.
04:44:16 ALL THE INFRASTRUCTURE IS IN FOR THE SECOND PHASE.
04:44:19 AND YOU CAN SEE THE HOMES GOING UP.
04:44:21 AND THEN THIS IS KIND OF A VIEW OF LOOKING SOUTH TOWARDS THE
04:44:27 PHASE III, BUT JUST TO GIVE YOU A GENERAL IDEA OF WHAT WE'RE
04:44:31 DOING.
04:44:32 THERE IS A PICTURE OF THE FRONT ENTRY THAT WE TALKED ABOUT
04:44:37 IN THE VERY BEGINNING FROM AN AERIAL VIEW.
04:44:41 THAT'S WHAT IT LOOKS LIKE AT NIGHTTIME.
04:44:50 THESE ARE SOME OF THE CONSTRUCTION PLANS AT THE END.
04:44:52 WITH THAT, I WILL ANSWER ANY QUESTIONS YOU MIGHT HAVE.
04:44:56 >>Scotty Wood: ANYONE?
04:44:56 NO QUESTIONS.
04:45:03 >>John Asher: OKAY.
04:45:03 WELL, THANK YOU VERY MUCH.
04:45:04 IT'S BEEN A PLEASURE WORKING WITH YOU.
04:45:06 >>Scotty Wood: NOT --
04:45:08 >>Anthony Gargano: NOT A QUESTION.
04:45:10 I THINK THE RECORD SHOULD NOTE THAT BARRY HAS JOINED THE

04:45:13 MEETING.
04:45:14 >>Barry Jones: I APOLOGIZE.
04:45:15 >>Scotty Wood: YOU GOT THAT, TAMMY?
04:45:20 >>John Asher: THANK YOU.
04:45:23 >>Scotty Wood: ANYBODY WANT TO MAKE ANY COMMENTS ON THE
04:45:25 BOARD BEFORE I ASK FOR A MOTION?
04:45:28 I'D LIKE A MOTION TO APPROVE IT.
04:45:34 >>Anthony Gargano: SO MOVED.
04:45:35 >>Michael Sheeley: SECOND.
04:45:36 >>Scotty Wood: ANY DISCUSSION?
04:45:37 TAMMY, PLEASE CALL THE ROLL.
04:45:40 >>Anthony Gargano: YES.
04:45:42 >>Kristin Jeannin: YES.
04:45:44 >>Barry Jones: TAMMY, I'M GOING TO ABSTAIN SINCE I DIDN'T
04:45:47 HEAR THE INFORMATION.
04:45:50 >>Michael Sheeley: YES.
04:45:52 >>James Tatooles: YES.
04:45:54 >>Tammy Duran: BOARD MEMBER WALLACE HAS NOT JOINED YET.
04:45:56 AND CHAIRMAN WOOD.
04:45:57 >>Scotty Wood: YES.
04:45:58 GOOD LUCK WITH PHASE III.
04:46:02 OUR NEXT ITEM IS MARKETPLACE AT COCONUT POINT SIGNAGE.
04:46:12 THERE ARE TWO MONUMENT SIGNS AND A PROJECT IDENTIFICATION
04:46:16 SIGN.
04:46:17 SO WHOEVER IS GOING TO INTRODUCE THAT, GO AHEAD AND

04:46:20 INTRODUCE IT.
04:46:23 >>Nancy Stroud: MR. CHAIR, I THINK YOU NEED TO ASK FOR EX

04:46:26 PARTE COMMUNICATION.
04:46:28 >>Scotty Wood: OH, YEAH.
04:46:29 I'M SORRY.
04:46:29 I COULDN'T DO THAT FOR ALL THREE AT ONCE.
04:46:34 ANY EX PARTE COMMUNICATIONS ON THIS ONE?
04:46:37 >> NO.
04:46:38 >>Scotty Wood: ANY CONFLICTS?
04:46:39 >> NO.
04:46:39 >>Scotty Wood: OKAY.
04:46:40 GO AHEAD, MARY.
04:46:42 >>Mary Gibbs: AND WE DID NOT GET ANY E-COMMENTS ON THIS CASE
04:46:46 EITHER.
04:46:47 SO THIS IS THE MARKETPLACE PROJECT THAT'S LOCATED AS PART OF
04:46:51 COCONUT POINT ON U.S. 41 IN FRONT OF RAPALLO.
04:46:54 YOU PROBABLY REMEMBER WHEN WE HAD -- WHEN THIS WAS IN FOR
04:46:58 THE DEVELOPMENT ORDER A WHILE BACK, AND IT'S PLANNED -- A
04:47:05 10-ACRE SITE PLANNED TO HAVE A COUPLE OF RESTAURANTS AND
04:47:07 SOME RETAIL-TYPE USES WITHIN THE 10 ACRES.
04:47:11 AT THE TIME YOU APPROVED THE DEVELOPMENT ORDER IN NOVEMBER,
04:47:16 THEY HAD NOT FINALIZED THE PLAN FOR THE MONUMENT SIGNS.
04:47:18 THERE WERE A FEW QUESTIONS ABOUT THE MONUMENT SIGNS SO WE
04:47:21 SAID WE WOULD COME BACK LATER WITH THE SIGNAGE.
04:47:23 SO THEY ARE IN NOW FOR THE AMENDMENT TO JUST DO THE SIGNAGE.

04:47:27 AND THE SIGNAGE CONSISTS OF THREE DIFFERENT SIGNS, WELL, TWO
04:47:32 ARE THE SAME.
04:47:32 TWO ARE YOUR STANDARD MONUMENT SIGNS.
04:47:35 THEY ARE I THINK 11 FEET WIDE AND ABOUT 6.5 FEET TALL.
04:47:39 ONE OF THOSE WILL BE AT THE NORTH END.
04:47:41 ONE WILL BE AT THE SOUTH END.
04:47:42 ONE IS FOR THE McDONALD'S RESTAURANT.
04:47:44 ONE IS FOR MILLER'S ALEHOUSE.
04:47:47 THE THIRD SIGN, WHICH WE CALL UNDER OUR CODE A PROJECT
04:47:51 IDENTIFICATION SIGN, BUT IN THE COCONUT POINT DESIGN
04:47:56 GUIDELINES, IT'S CALLED A MONUMENT SIGN TYPE 3.
04:47:59 THIS IS A LITTLE BIT TALLER.
04:48:01 IT'S 18 FEET 8 INCHES TALL AND 11 FEET WIDE.
04:48:05 SO THAT IS THE SIGN THAT WILL BE IN THE MIDDLE OF THE
04:48:07 PROPERTY ALONG U.S. 41 THAT WILL SHOW THE DIFFERENT TENANTS
04:48:12 THAT WILL BE IN THE PLAZA.
04:48:16 [CELL PHONE RINGING]
04:48:18 AND TO JUST GIVE YOU A LITTLE BIT OF A HISTORY OF THIS, AS
04:48:24 PART OF COCONUT POINT, WHEN COCONUT POINT WAS FIRST APPROVED
04:48:28 IN 2004, THEY CAME IN WITH WHAT WE CALL A SIGN PACKAGE.
04:48:32 IT WAS BASICALLY THE SIGN PLAN FOR COCONUT POINT.
04:48:35 YOU'VE SEEN THE SIGNS AT COCONUT POINT.
04:48:37 THEY HAVE THE LITTLE COCONUT LOGO.
04:48:39 THEY HAVE KIND OF A UNIFORM DESIGN.

04:48:43 THEY ARE PART OF THE PATTERN BOOK OR BEAUTY BOOK FOR COCONUT

04:48:45 POINT SO THEY HAVE ALL GOT THAT KIND OF UNIFORM DESIGN.
04:48:49 WHEN COCONUT POINT CAME IN, IN THEIR SIGN PLAN THEY PUT
04:48:53 WHERE THEY THOUGHT THE MAIN LOCATIONS WOULD BE FOR THE
04:48:56 SIGNS, BUT IT'S NOT TOTALLY EXACT.
04:48:58 SO IN THIS PARTICULAR CASE, THE PROJECT SIGN WAS LOCATED A
04:49:03 LITTLE FARTHER NORTH ON THE HERTZ PROPERTY WHEREAS HERTZ
04:49:07 ACTUALLY DID A SMALLER MONUMENT SIGN.
04:49:09 EVERY TIME THE DEVELOPMENTS COME IN THEY USUALLY AT THE
04:49:11 COUNTY WOULD DO AN ADMINISTRATIVE AMENDMENT TO SHOW THE SIGN
04:49:15 LOCATIONS AND THE HEIGHTS AND THE TYPE OF SIGNS.
04:49:17 SO THAT'S WHY THEY ARE HERE TODAY.
04:49:20 THE TWO MONUMENT SIGNS THEY COULD DO BY RIGHT ANYWAY.
04:49:23 THE ONE THAT'S A LITTLE TALLER NEEDS THE ADMINISTRATIVE
04:49:26 AMENDMENT.
04:49:27 SO WE'RE RECOMMENDING APPROVAL.
04:49:29 IT HAS BEEN REVIEWED BY OAK BROOK.
04:49:32 NED DEWHIRST LOOKS AT IT TO MAKE SURE THE DESIGN IS
04:49:36 CONSISTENT AS WELL.
04:49:37 AND WE RECOMMENDED APPROVAL WITH THE CONDITIONS THAT ARE IN
04:49:40 THE RESOLUTION.
04:49:42 BASICALLY, IT JUST LISTS THE HEIGHT OF THE SIGNS, THE TWO
04:49:46 MONUMENT SIGNS FOR SINGLE TENANTS ARE 11 FEET WIDE BY 6.5
04:49:50 FEET TALL.
04:49:50 THE MULTI-TENANT SIGN IS 11 FEET WIDE BY 18 FEET 8 INCHES
04:49:56 TALL.

04:49:56 AND THEN THE SIGNS HAVE TO CONFORM WITH THE -- AS SHOWN ON
04:50:01 THE SITE PLAN.
04:50:02 THEY DO MEET THE SETBACKS AND THE SIGNS HAVE TO MEET THE
04:50:05 DESIGN GUIDELINES FOR THE PAINT COLORS AS SHOWN IN THE LAND
04:50:08 DEVELOPMENT CODE AS SHOWN IN THE BEAUTY BOOK, WHICH IS THE
04:50:11 TYPICAL COCONUT POINT DESIGN.
04:50:14 IN THE PowerPoint THAT THE APPLICANT HAS, THEY CAN SHOW
04:50:16 THAT TO YOU.
04:50:17 I'M HAPPY TO ANSWER ANY QUESTIONS OR I CAN TURN IT OVER TO
04:50:23 THE APPLICANT.
04:50:27 >>Tammy Duran: EXCUSE ME.
04:50:28 BOARD MEMBER WALLACE JOINED US.
04:50:30 HE'S IN ZOOM NOW.
04:50:33 >>Nancy Stroud: MAY WE ASK MR. WALLACE IF HE HAS HAD ANY EX
04:50:37 PARTE COMMUNICATIONS ON THIS ITEM OR ANY CONFLICTS OF
04:50:43 INTEREST?
04:50:46 >>Jim Wallace: NO.
04:50:47 >>Nancy Stroud: THANK YOU.
04:50:49 >>Mary Gibbs: JEFF WILLIAMS FROM KONOVER SOUTH IS GOING TO
04:50:53 EXPLAIN THIS.

04:50:56 >>Jeff Williams: GOOD AFTERNOON, GOOD EVENING.
04:50:58 APPRECIATE YOU GUYS TAKING THE TIME TO HEAR US.
04:51:00 GOOD TO SEE EVERYBODY AGAIN.
04:51:01 I'LL TRY TO BE AS BRIEF AS POSSIBLE AS MARY HAS PRETTY MUCH
04:51:05 LAID EVERYTHING OUT.

04:51:06 SO THIS FIRST SLIDE HERE, THIS IS JUST SHOWING THE
04:51:11 DIFFERENCE FROM THE CONCEPTUAL SIGN LAYOUT THAT EXISTS
04:51:14 WITHIN THE COCONUT POINT BEAUTY BOOK AND THE CHANGES THAT WE
04:51:18 ARE MAKING OR PROPOSING.
04:51:19 TYPE 3 MONUMENT SIGN, WHICH IS A SHARED TENANT SIGN, IN OUR
04:51:26 SITUATION WILL BE SERVING THREE SEPARATE RETAIL BUILDINGS.
04:51:28 THE THREE BUILDINGS IN THE MIDDLE WAS PREVIOUSLY SHOWN ON
04:51:34 THE CONCEPTUAL PLAN TO BE HERE AT THIS LOCATION.
04:51:38 AT THAT TIME, THAT CORNER, WHICH IS THE LOCATION OF HERTZ,
04:51:41 WAS MOST LIKELY INTENDED TO BE A RETAIL DEVELOPMENT, SO THEY
04:51:45 HAD THAT SIGN THERE.
04:51:45 WHEN THAT CHANGED, AS MARY SAID, THEY WENT THROUGH AN
04:51:49 ADMINISTRATIVE SIGN AMENDMENT THAT ALLOWED THEM TO PLACE AN
04:51:53 INDIVIDUAL TENANT SIGN AT THAT LOCATION.
04:51:55 SO WE ARE ASKING FOR THIS TRANSITION OF THE MEDIUM SIGN FROM
04:52:01 THIS LOCATION OVER TO HERE, WHICH IS A DIFFERENT LOCATION
04:52:05 BUT IT KEEPS THE SAME AMOUNT OF THAT TYPE OF SIGN THAT WAS
04:52:08 ORIGINALLY FORECASTED TO BE AT THAT LOCATION.
04:52:12 AS MARY SAID, WE HAVE TWO SMALL GROUND-MOUNTED SIGNS TO
04:52:16 IDENTIFY OUR TWO FREE-STANDING RESTAURANTS.
04:52:19 AND THERE ARE CURRENTLY TWO OF THE STANDARD ENTRY TO THE
04:52:23 OVERALL COCONUT POINT IDENTIFICATIONS ON EITHER CORNER OF
04:52:26 THE PROPERTY AT SWEETWATER AND AT VIA RAPALLO.
04:52:30 THIS IS JUST A CUT SHEET FROM THE COCONUT POINT DESIGN
04:52:36 REGULATIONS.

04:52:36 THAT'S THE DOCUMENT THAT'S TYPICALLY CALLED THE BEAUTY BOOK.
04:52:40 SHOWING AT RENDERING FOR A MEDIUM SCALE MONUMENT SIGN AND
04:52:45 THEN SHOWING A RENDERING AS WELL FOR THE ENTRY SIGN.
04:52:49 AND THESE WERE THE BASIS OF THE DESIGN FOR OUR SIGNS.
04:52:52 SO THIS IS FIRST THE PROPOSED ADDED SINGLE TENANT SIGN.
04:52:58 IT SHOWS THE TYPICAL COLOR, THE TYPICAL STUCCO FINISHES AND
04:53:03 THE TYPICAL COCONUT POINT LOGO WHICH WOULD BE ON THE TOP.
04:53:06 I WOULD NOTE THAT WE DID USE JOE McHARRIS, WHO I'M SURE
04:53:11 EVERYBODY HERE KNOWS.
04:53:13 WORKED FOR THE VILLAGE FOR QUITE A LONG TIME.
04:53:15 HAS BEEN INVOLVED IN COCONUT POINT FOR QUITE A LONG TIME AND
04:53:17 DID ALL OF THE ARCHITECTURE FOR OUR BUILDINGS ON THE
04:53:20 PROPERTY AS WELL IN ORDER TO KEEP THE DESIGN AS CLOSE, IF
04:53:23 NOT IDENTICAL, TO WHAT IS REQUIRED WITHIN THE BEAUTY BOOK.
04:53:27 SO THIS IS THE LOCATION OF THE HERTZ SIGN THAT WAS
04:53:33 PREVIOUSLY PLANNED TO BE THE LARGER SIGN.

04:53:36 SO THIS IS THE SAME TYPE OF SIGN THAT OUR TWO SMALL SIGNS
04:53:40 ARE.
04:53:40 SO THEY'LL LOOK VERY, VERY SIMILAR TO THIS.
04:53:43 AGAIN, THIS IS THE TYPE 3 MONUMENT SIGN, WHICH IS LOCATED IN
04:53:48 THE BEAUTY BOOK.
04:53:49 WAS PREVIOUSLY PLANNED TO BE ON THE NORTHERN PARCEL, AND
04:53:52 THEN HERE IS OUR PROPOSED RENDERING.
04:53:55 THE DIFFERENCE IN OUR RENDERING VERSUS THAT IS WE DON'T
04:53:59 PROVIDE A LARGE WALKWAY BECAUSE THE SIGN IS NOT LOCATED IN

04:54:02 AN AREA WHERE WE WOULD WANT PEOPLE WALKING UNDERNEATH THE
04:54:05 SIGN.
04:54:05 IT'S VERY STANDARD SIGN, STANDARD DETAILS AGAIN.
04:54:09 YOU'LL NOTICE THE BOTTOM PORTION OF THIS SIGN MATCHES OUR
04:54:13 SMALL SIGNS.
04:54:14 SO THERE'S SOME VERY GOOD CONTINUITY BETWEEN THE TWO.
04:54:17 THIS IS THE CURRENT SIGN TO THE SOUTH THAT IS A MULTI-TENANT
04:54:22 SIGN.
04:54:23 YOU'LL SEE OURS IS A LITTLE BIT DIFFERENT IN THAT WE DON'T
04:54:25 HAVE THESE WINGS HERE AND OUR SIGN PANELS DON'T GO ALL THE
04:54:30 WAY TO THE EDGE.
04:54:30 OUR SIGN PANELS ARE SMALLER SO THAT THE STUCCO FINISH CAN GO
04:54:34 ALL THE WAY AROUND AND FRAME THE SIGNS OUT A LITTLE BIT
04:54:36 BETTER.
04:54:37 THESE ARE JUST SHOWING THE LOCATIONS ON THE SITE PLAN.
04:54:41 THESE WERE, EVEN THOUGH WE WERE NOT AS A GROUP PREPARED TO
04:54:46 KNOW EXACTLY WHAT NEEDED TO BE DONE WITH THE SIGNAGE WHEN WE
04:54:49 DID OUR DEVELOPMENT ORDER, OUR SIGN PLANS WERE ALL STILL
04:54:52 WITHIN THAT PACKET.
04:54:53 WE HAVEN'T CHANGED ANYTHING FROM THAT PACKET, EXCEPT TO
04:54:56 FURTHER CLARIFY THE REQUIRED SETBACKS AT 15 FEET.
04:54:59 SO THIS IS THE McDONALD'S HERE.
04:55:02 THAT SIGN WOULD BE LOCATED RIGHT IN HERE.
04:55:05 HERE IS THE MILLER'S ALEHOUSE, THAT SIGN WOULD BE LOCATED
04:55:09 OVER HERE.

04:55:09 HERE ARE THE THREE RETAIL BUILDINGS, AND THAT MEDIUM SIGN
04:55:12 WOULD BE HERE IN THE MIDDLE.
04:55:13 THIS IS JUST SHOWING THE DETAILS OF THE SIGNAGE, JUST
04:55:20 SHOWING THE DIMENSION SIZE, HEIGHT, AND I WOULD JUST NOTE
04:55:24 ONE MORE TIME THAT THIS WAS REVIEWED BY BOTH NED DEWHIRST IN
04:55:30 HIS CAPACITY AS NORTH VILLAGE ASSOCIATION AS WELL AS OUR
04:55:32 ARCHITECT.
04:55:34 ALL OF THE SIZES, THE LOCATIONS, THE STYLING, AND THE COLOR
04:55:37 HAVE BEEN APPROVED BY THEM.
04:55:39 AND THIS WAS JUST THE PREVIOUS D.O. LETTER APPROVAL.
04:55:45 HAPPY TO ANSWER ANY QUESTIONS THAT YOU GUYS MIGHT HAVE.
04:55:48 A LOT EASIER THAN LAST TIME.

04:55:53 >>Scotty Wood: THANK YOU.
04:55:54 NO QUESTIONS?
04:55:57 I'LL OPEN THE PUBLIC HEARING.
04:55:59 ANY CARDS?
04:56:00 >>Tammy Duran: WE DO NOT.
04:56:01 >>Scotty Wood: NO CARDS.
04:56:02 I'LL CLOSE THE PUBLIC HEARING.
04:56:07 >>Mary Gibbs: SHOULD WE ASK IF ANYBODY WANTS TO SPEAK?
04:56:09 EVEN THOUGH THERE ARE NO CARDS.
04:56:13 >>Scotty Wood: DOES ANYONE WANT TO SAY ANYTHING ON THE
04:56:15 SUBJECT?
04:56:15 IT'S A NO.
04:56:18 OKAY.

04:56:22 >>Jeff Williams: THAT IS A FIRST FOR ME.
04:56:24 >>Scotty Wood: ALL RIGHT.
04:56:25 ANY OTHER COMMENTS FROM THE BOARD?
04:56:31 >>Jim Wallace: NO.
04:56:33 >>James Tatooles: I WOULD JUST MAKE A COMMENT.
04:56:35 I LIKE THE WAY THAT THE SIGNS ARE UNIFORM.
04:56:40 YOU CAN TELL THEY ARE ALL PART OF THE SAME COMMUNITY.
04:56:44 >>Scotty Wood: GOOD.
04:56:46 >>Barry Jones: WHAT DOES THE McDONALD'S SIGN LOOK LIKE?
04:56:49 I'M TRYING TO FIND IT SOMEWHERE IN HERE.
04:56:53 >>Jeff Williams: HOW DO I GO BACK?
04:56:55 >>Tammy Duran: JUST USE THE ARROW.
04:56:58 >>Mary Gibbs: PAGE UP.
04:57:00 >>Jeff Williams: YES, SIR, SO RIGHT HERE.
04:57:01 THAT'S TYPICAL.
04:57:02 AND THEN HERE IS THE HERTZ SIGN, WHICH WOULD BE SIMILAR TO
04:57:07 HOW IT WOULD LOOK.
04:57:09 SMALL GROUND MOUNTED WITH THE DIMENSIONS, AND I WOULD ADD, I
04:57:13 DON'T KNOW IF ANYBODY DOES REMEMBER, YOU'RE OBVIOUSLY
04:57:16 WELCOME TO LOOK, IF YOU LOOK AT OUR LANDSCAPING PLAN WITHIN
04:57:18 THE DEVELOPMENT ORDER, THE LANDSCAPING ON THE ENTIRE
04:57:20 PROPERTY IS LUSH, BUT IT IS VERY FULL AROUND THE COMPLETE
04:57:24 BACK AND SIDES OF ALL THREE SIGNS.
04:57:28 >>Scotty Wood: ANYONE ELSE?
04:57:32 >>Mary Gibbs: I THINK THAT WAS THE QUESTION THAT THE

04:57:37 AUDIENCE DIDN'T WANT TO ASK BUT WANTED ANSWERED, SO THAT WAS
04:57:39 GOOD.
04:57:40 >>Scotty Wood: I'D LIKE TO CALL FOR A MOTION TO APPROVE WITH
04:57:43 CONDITIONS.
04:57:44 >>Michael Sheeley: I'LL MAKE A MOTION TO APPROVE THIS ITEM
04:57:46 WITH THE CONDITIONS LISTED IN THE STAFF RECOMMENDATION.
04:57:52 >>Anthony Gargano: SECOND.
04:57:53 >>Scotty Wood: ANY DISCUSSION?

04:57:54 TAMMY, YOU CAN CALL THE ROLL.
04:57:58 >>Anthony Gargano: YES.
04:58:00 >>Kristin Jeannin: YES.
04:58:02 >>Barry Jones: YES.
04:58:03 >>Michael Sheeley: YES.
04:58:05 >>James Tatooles: YES.
04:58:07 >>Jim Wallace: YES.
04:58:11 >>Scotty Wood: YES.
04:58:16 >>Jeff Williams: THANK YOU, EVERYBODY.
04:58:18 MUCH APPRECIATED.
04:58:24 >>Scotty Wood: ITEM 6C, WAWA CONVENIENCE FOOD AND BEVERAGE
04:58:31 STORE WITH GAS DEVELOPMENT ORDER.
04:58:33 ANY EX PARTE COMMUNICATIONS?
04:58:36 >> NO.
04:58:37 >>Scotty Wood: ANY CONFLICTS?
04:58:38 >> NO.
04:58:40 >>Scotty Wood: OKAY.

04:58:43 >>James Tatooles: THERE WAS ONE LETTER THAT WAS SENT TO THE
04:58:45 OFFICE.
04:58:46 >>Scotty Wood: WAS THERE A LETTER?
04:58:47 >>Mary Gibbs: WE RECEIVED, I THINK, THREE E-COMMENTS THIS
04:58:51 TIME THAT WERE IN OPPOSITION BASED ON -- MOSTLY BASED ON
04:58:56 TRAFFIC.
04:59:07 >>Scotty Wood: GO AHEAD, JIM.
04:59:10 >>Jim Hart: OKAY.
04:59:14 WELL, THIS IS THE WAWA.
04:59:16 WE'VE SEEN THIS A COUPLE OF TIMES BEFORE.
04:59:18 IT'S 5500-SQUARE-FOOT BUILDING WITH CONVENIENCE STORE AND 12
04:59:24 REFUELING PUMPS FOR THE GAS STATION.
04:59:26 THIS REPLACES THE OLD RUBY TUESDAY'S.
04:59:31 THE ADDRESS IS 10081 ESTERO TOWN COMMONS PLACE, RIGHT IN
04:59:38 FRONT OF THE LOWE'S.
04:59:39 1.6 ACRES.
04:59:41 CURRENTLY ZONED COMMERCIAL PLANNED DEVELOPMENT, AND WE HAD
04:59:44 THE PUBLIC INFORMATION MEETING ON JULY 25th.
04:59:47 STAFF IS RECOMMENDING APPROVAL WITH CONDITIONS.
04:59:50 WE HAVE THREE CONDITIONS.
04:59:52 THE FIRST ONE IS CONDITION 6 OF THE ZONING, WHICH REQUIRED
04:59:57 THE RE-PLAT TO BE DONE BEFORE THE DEVELOPMENT ORDER.
05:00:02 SO WE'RE BASICALLY TAKING THE SAME LANGUAGE FROM THE ZONING,
05:00:08 REZONING.
05:00:10 PRIOR TO THE ISSUANCE OF THE DEVELOPMENT ORDER, A RE-PLAT OF

05:00:13 TRACT B MUST BE SUBMITTED, REVIEWED, AND APPROVED BY VILLAGE
05:00:16 COUNCIL.
05:00:17 PROPOSED PROJECT LIES ON THE EASTERN PORTION OF THE PLATTED
05:00:21 ESTERO TOWN COMMONS PLAT B WHICH WAS IMPROPERLY, SLASH,

05:00:25 ILLEGALLY SPLIT.
05:00:26 THE PROJECT SITE MUST BE RE-PLATTED TO SPLIT TRACT B INTO
05:00:30 TWO LOTS BEFORE THE APPLICATION IS APPROVED.
05:00:33 A DEVELOPMENT ORDER WILL NOT BE ISSUED UNTIL THE VILLAGE
05:00:36 COUNCIL HAS APPROVED THE RE-PLAT.
05:00:38 THE SECOND CONDITION IS CONDITION 3 OF THE ZONING, WHICH
05:00:43 STATES THAT THE DEVELOPER OF THE NORTHEAST PARCEL OF THE
05:00:49 VILLAGE AREA TWO IS RESPONSIBLE FOR THEIR PROPORTIONATE
05:00:51 SHARE OF THE COST OF SIGNALIZATION.
05:00:54 IT IS MY UNDERSTANDING THAT THEY ARE DELIVERING THAT CHECK
05:00:59 TO US TODAY.
05:01:00 THE THIRD CONDITION IS IF THE VILLAGE DETERMINES TRAFFIC IS
05:01:05 ADVERSELY AFFECTED BY STACKING ON ESTERO TOWN COMMONS PLACE
05:01:08 OR CORKSCREW ROAD, TO ENTER THE WAWA, THEN THE APPLICANT
05:01:13 SHALL IMPLEMENT REMEDIES APPROVED BY THE VILLAGE WITHIN 60
05:01:16 DAYS OF NOTICE BY THE VILLAGE.
05:01:18 THESE REMEDIES MAY INCLUDE FUEL DELIVERIES LIMITED TO
05:01:22 CERTAIN HOURS, ADJUSTING THE ENTRANCE LOCATION OR
05:01:25 CONFIGURATION, INTERNAL TRAFFIC ROUTING, OR ELIMINATING THE
05:01:30 ENTRANCE ON ESTERO TOWN COMMONS PLACE.
05:01:33 JUST TO REMIND EVERYONE, THIS WAS THE TOTAL TRIPS ON THIS

05:01:40 WAS JUST OVER 4,000 TRIPS A DAY FOR THE --
05:01:45 IF THERE'S NO QUESTIONS --
05:01:50 >>Scotty Wood: NO.
05:01:50 >>Jim Hart: OKAY.
05:01:51 MALEIA STORUM WITH BOWMAN CONSULTING WILL GIVE HER
05:01:59 PRESENTATION.
05:02:01 >>Mary Gibbs: IF I MAY ADD SOMETHING, THERE WERE A COUPLE OF
05:02:05 LATE-BREAKING CHANGES.
05:02:07 THERE IS A LITTLE SIGNAGE ISSUE THAT'S GOING TO GET
05:02:10 DISCUSSED, SOME REVISIONS THAT MAY BE NEEDED AND THEN ALSO,
05:02:13 I THINK, SOME LANDSCAPING THAT'S GOING TO BE SOME CHANGES IN
05:02:17 THE LANDSCAPING.
05:02:17 MALEIA HAS GOT IT.
05:02:21 OKAY.
05:02:21 TAKE IT AWAY.
05:02:22 >> ALL RIGHT.
05:02:23 AS WE DISCUSSED BEFORE, THIS IS A PROPOSAL FOR THE WAWA
05:02:26 CONVENIENCE STORE AND GAS STATION RIGHT DOWN THE STREET IN
05:02:28 THE ESTERO TOWN COMMON PLACE.
05:02:31 HERE IS THE PROJECT TEAM THAT WE'RE WORKING WITH.
05:02:42 WE HAVE THE DEVELOPER AVAILABLE TODAY, THE ENGINEER AND
05:02:45 LANDSCAPE ARCHITECT FOR THE PROJECT IS BOWMAN, AND WE'RE
05:02:47 BOTH HERE.
05:02:48 THE ARCHITECT HERE WITH US TODAY IS CUHACI PETERSON AND
05:02:55 PHOTOMETRIC DONE BY RED LEONARD AND SIGNAGE BY THOMAS.

05:03:01 THIS IS ON THE CORNER OF CORKSCREW ROAD AND THREE OAKS
05:03:03 PARKWAY SO WE'RE THE PARCEL JUST TO THE NORTHEAST CORNER OF
05:03:06 THE SITE NEXT TO THAT STOCK DEVELOPMENT THAT YOU ALL ARE
05:03:10 FAMILIAR WITH.
05:03:11 WE'RE PROPOSING THE DEVELOPMENT OF A 5500-SQUARE-FOOT
05:03:13 CONVENIENCE STORE, 12 FUELING STATIONS.
05:03:17 THE FULL RIGMAROLE OF IMPROVEMENTS TO THE SITE INCLUDING THE
05:03:23 SIGNAGE, TRASH ENCLOSURE, LANDSCAPING, PARKING, ALL THAT
05:03:26 GOOD STUFF.
05:03:27 WE'RE PROPOSING TO KEEP THE EXISTING RIGHT-IN ONLY, AND THEN
05:03:30 THE FULL ACCESS TO THE SOUTH AS EXISTING AS WELL.
05:03:34 HERE IS A MORE ZOOMED-IN PICTURE OF THE SITE.
05:03:40 HERE IS THE CIRCULATION OF THE LARGER VEHICLES TO THE
05:03:43 LOADING ZONE AS WELL TO THE FUELING POSITIONS.
05:03:47 HERE IS THE SITE LANDSCAPING RENDERING FOR YOU ALL TO
05:03:55 REVIEW.
05:03:56 LANDSCAPING IS PROVIDED ON ALL FOUR FRONTS.
05:03:58 THE SITE HAS BEEN HEAVILY PLANTED TO MAXIMIZE ALL OF THE
05:04:00 AVAILABLE PLANTING SPACE.
05:04:02 AS DISCUSSED WITH THIS BOARD PREVIOUSLY, WE ARE PROPOSING TO
05:04:06 ADD TREES THAT ARE UP SIZED AND HAVE A LARGER DBH AT THE
05:04:11 PLANTING TIME TO BE CONSISTENT WITH THE ADJACENT
05:04:14 DEVELOPMENTS.
05:04:14 AND WE HAVE MAGNOLIAS AND CYPRESSES ON-SITE.
05:04:18 THAT IS ONE OF THE REVISIONS THAT WAS DISCUSSED BEFORE.

05:04:22 IN COORDINATION WITH STAFF, THEY THOUGHT THAT OAK TREES IN
05:04:25 THE FRONTAGE WOULD BE MORE APPEALING JUST AS THEY STAY FULL
05:04:29 ALL YEAR ROUND RATHER THAN CYPRESSES THAT LOSE THEIR LEAFS,
05:04:32 SO WE'VE MADE THAT ADJUSTMENT WITH STAFF TO INCLUDE OAKS IN
05:04:34 THE FRONTAGE RATHER THAN CYPRESS TREES.
05:04:37 HERE'S SOME ADDITIONAL LANDSCAPE NOTES THAT WE HAVE.
05:04:42 SO OUR PLANTING IS GOING TO BE FOUR INCH MINIMUM DBH AND
05:04:46 THEN 16 INCHES IN HEIGHT FOR SOME OF THOSE SPECIES AT TIME
05:04:51 OF PLANTING.
05:04:52 SOME OF THE SHRUBS ARE SIMPSON STOPPER, MUHLY GRASS,
05:04:57 ET CETERA.
05:04:57 THE NORTHERN BUFFER ALONG CORKSCREW HAS ADDITIONAL PLANTINGS
05:05:01 AS WELL AS THAT BERM THAT'S CONSISTENT WITH THE REST OF THE
05:05:04 DEVELOPMENT.
05:05:08 HERE IS AN ELEVATION.
05:05:13 THIS IS FACING WEST, IF YOU'RE STANDING ON THE EAST SIDE OF
05:05:17 THE PROPERTY.
05:05:18 AND THEN HERE IS THE RENDERING IF YOU'RE STANDING ALONG
05:05:42 CORKSCREW.
05:05:42 HERE IS THE PROPOSED GAS CANOPY.
05:06:00 WE WORKED WITH STAFF AS WELL AS THE BOARD PREVIOUSLY
05:06:03 THROUGHOUT OUR REZONING PORTION OF THIS.

05:06:06 AS YOU GUYS REQUESTED THAT THE CANOPY TO BE REDESIGNED.
05:06:09 SO WE ACCOMMODATED THAT.
05:06:14 >>Michael Sheeley: EXCUSE ME.

05:06:15 IS THAT ROOFING TILE?
05:06:17 >> CORRECT.
05:06:17 >>Michael Sheeley: I THOUGHT SO.
05:06:19 I THOUGHT WE DISCUSSED THAT BEFORE.
05:06:21 THANK YOU.
05:06:22 >> YES.
05:06:22 HERE IS THE SITE LIGHTING PLAN.
05:06:24 AND THEN THE SITE SIGNAGE IS SOMETHING WE WANTED TO MENTION.
05:06:34 WE DID HAVE AN ADDITIONAL PLAN.
05:06:35 I DON'T KNOW IF THAT WAS DISTRIBUTED TO YOU ALL BUT I DO
05:06:38 HAVE THAT AVAILABLE.
05:06:39 WE ARE LOWERING THE SIZE OF THE SIGN TO FIVE FOOT.
05:06:44 AND WE DO HAVE AN ADDITIONAL RENDERING INCLUDED FOR THAT.
05:06:54 >>Mary Gibbs: YOU HAND THEM OUT AND I'LL EXPLAIN IT.
05:06:56 THIS CAME UP YESTERDAY WHEN WE RECEIVED THE CALL BECAUSE
05:07:00 APPARENTLY LOWE'S HAS SOME STIPULATIONS -- LET ME COME UP
05:07:08 HERE.
05:07:09 NEVER MIND.
05:07:12 THEY ARE GOING TO EXPLAIN IT.
05:07:15 >> GOOD AFTERNOON.
05:07:15 I'M WRIGHT BARRS WITH BRIGHTWORK REAL ESTATE, THE APPLICANT.
05:07:19 AS MARY WAS EXPLAINING, WE RECENTLY FOUND IN THE DECLARATION
05:07:27 FOR THE LOWE'S SHOPPING CENTER, THE ENTIRE 30-ACRE SHOPPING
05:07:31 CENTER THAT THEY HAVE A LIMITATION ON MONUMENT SIGNS TO FIVE
05:07:33 FEET TALL.

05:07:34 WE HAD PROPOSED -- PREVIOUSLY PROPOSED THE SIGN THAT'S IN
05:07:39 THE PACKAGE NOW, THAT ONE UP THERE AT 10 FOOT 7 SO WE
05:07:51 SCRAMBLED TO PROVIDE A SIGN THAT WE KNOW CAN GET APPROVED BY
05:07:54 THE DECLARANT AND INTERESTED PARTIES IN THE DECLARATION.
05:07:58 SO WE WOULD LIKE TO ASK YOU ALL TO APPROVE THE FIVE-FOOT ONE
05:08:04 THIS EVENING.
05:08:04 FIVE FEET TALL.
05:08:06 WE EXPANDED IT IN WIDTH.
05:08:10 NOT TOTALLY OUR PREFERENCE, BUT WE'RE TRYING TO --
05:08:14 >>Jim Wallace: THIS IS JIM WALLACE.
05:08:16 CAN I MAKE A COMMENT?
05:08:17 CAN YOU HEAR ME?
05:08:19 >> WE CAN HEAR YOU.
05:08:20 >>Jim Wallace: WHEN RaceTrac CAME IN ON U.S. 41, ONE OF
05:08:25 THE THINGS WE DID WITH THEM IS TO RECOGNIZE THAT IT'S IN THE
05:08:29 PUBLIC'S INTEREST TO BE ABLE TO SEE THE PRICING.
05:08:32 AND EVEN THOUGH THAT SIGN DID NOT MEET CODE FOR SETBACK, WE
05:08:38 FELT IT WAS APPROPRIATE IF IT WAS A CLEAN SIMPLE SIGN THAT

05:08:41 ONLY IDENTIFIED THE BRAND AND THE PRICE PER GALLONS THAT WE
05:08:46 WOULD ALLOW THAT DEVIATION.
05:08:48 AND IT WOULD SEEM TO ME THAT A FIVE-FOOT SIGN IS NOT GOING
05:08:51 TO BE VERY VISIBLE.
05:08:52 IT ALMOST DOES NOT SERVE ANY PURPOSE.
05:08:54 AND WHY WOULD WE NOT APPROVE THIS AT THE 10-FOOT 7 HEIGHT
05:08:59 WITH A DEVIATION FROM BOTH THE OVERALL DEVELOPMENT, SHOPPING

05:09:06 CENTER DEVELOPMENT AND BY THE VILLAGE?
05:09:13 >>Scotty Wood: MARY, AM I CORRECT, THIS WOULD BE SOMETHING
05:09:15 THAT WE WOULD CONSIDER AS A MINOR AMENDMENT RATHER THAN A
05:09:18 DEVIATION?
05:09:20 >>Mary Gibbs: LET ME TRY TO EXPLAIN A LITTLE BIT AND THEN
05:09:23 WRIGHT MAY WANT TO ADD SOMETHING.
05:09:25 WHEN THE ZONING WAS APPROVED, IT APPROVED A MONUMENT SIGN AS
05:09:29 A SIGN FOR THE PROPERTY.
05:09:30 AND IT SAID IT HAD TO BE IN COMPLIANCE WITH THE CODE.
05:09:34 THEORETICALLY, THEY COULD DO A 12-FOOT SIGN IF THEY WANTED
05:09:38 TO.
05:09:39 BUT NOW THEY HAVE GOT THIS RESTRICTION FROM LOWE'S, SO THEY
05:09:42 CAN'T.
05:09:43 THEY CAN ONLY DO THE MAXIMUM FIVE FEET.
05:09:45 SO WHEN WE TALKED TO THEM YESTERDAY WHEN THIS KIND OF CAME
05:09:47 TO LIGHT, WE THOUGHT MAYBE WE COULD HAVE A CLOSER, AS JIM
05:09:53 WALLACE IS SAYING, MAYBE WE COULD LET THEM GO CLOSER TO THE
05:09:56 ROAD, 10-FOOT INSTEAD OF 15-FOOT SETBACK SO THAT IT WOULD BE
05:10:00 MORE VISIBLE SINCE IT'S GOING TO BE KIND OF -- I DON'T WANT
05:10:03 TO CALL IT SQUATTY, BUT KIND OF SHORT.
05:10:06 SO WE SUGGESTED THAT, AND NANCY, WE TALKED TO NANCY STROUD
05:10:10 THIS AFTERNOON.
05:10:11 SHE SAID WE COULD CONSIDER THAT A MINOR AMENDMENT.
05:10:14 AND IF YOU WANT, IF YOU ALL WANT TO APPROVE THAT, YOU COULD
05:10:17 DO THAT.

05:10:17 BECAUSE, AS JIM WALLACE SAID, WE USED TO APPROVE A LOT OF
05:10:24 10-FOOT SETBACKS.
05:10:25 BECAUSE YOU'RE BEHIND THE BUFFER OR THE BERM AND THE BUFFER,
05:10:28 YOU CAN'T REALLY SEE THE SIGN, AND THIS SIGN IS GOING TO BE
05:10:32 SHORT COMPARED TO WHAT YOU WOULD BE ALLOWED TO DO.
05:10:35 SO THEY COULD DO A TALLER SIGN, BUT IF THEY CAN'T DO IT
05:10:38 BECAUSE LOWE'S WON'T ALLOW IT, THEN THAT'S AN ISSUE FOR
05:10:42 THEM.
05:10:44 >>Jim Wallace: ARE WE SURE THAT LOWE'S WON'T ALLOW IT?
05:10:47 ONE OF THE THINGS THAT WE HIGHLY RECOMMENDED, HIGHLY
05:10:53 RECOMMEND AGAIN AND AGAIN IS ON SIGNAGE THAT YOU REALLY NEED
05:10:59 A THREE-FOOT BASE OR ELSE THE LANDSCAPING ENDS UP HIDING THE
05:11:04 SIGN.
05:11:04 IF YOU ONLY HAVE A FIVE FOOT SIGN AND YOU NEED THREE FEET

05:11:07 FOR LANDSCAPING, YOU ONLY GOT A TWO-FOOT SIGN.
05:11:10 THAT JUST SEEMS SILLY THAT WE WOULD APPROVE SOMETHING THAT
05:11:14 ISN'T FUNCTIONAL.
05:11:16 ARE WE SURE THAT LOWE'S WON'T APPROVE THIS?
05:11:19 I MEAN, IT'S NOT COMPETING WITH THEM IN ANY WAY.
05:11:22 >> SO WE HAVE NOT HAD THE OPPORTUNITY AT THIS POINT TO TAKE
05:11:24 IT IN FRONT OF LOWE'S, BUT IT IS PART OF A DECLARATION THAT
05:11:30 RESTRICTS IT TO FIVE FEET.
05:11:31 SO IN ORDER TO DO SOMETHING ABOVE FIVE FEET, WE WOULD HAVE
05:11:36 TO GO GET ALL THE DECLARANTS AND MEMBERS OF THAT DECLARATION
05:11:41 TO APPROVE IT, NOT TO SAY IT CAN'T BE DONE, BUT IT CERTAINLY

05:11:46 COULDN'T BE DONE IN THE TIME FRAME FROM OUR DISCOVERY UNTIL
05:11:50 NOW.
05:11:50 THE SIGN THAT IS ON THE SCREEN AND IN THE PACKET IS CLEARLY
05:11:55 THE ONE THAT WE WOULD PREFER TO HAVE HERE.
05:12:00 I DON'T KNOW IF THERE IS A WAY TO APPROVE EITHER ONE, AND WE
05:12:06 CAN CONTINUE TO PURSUE APPROVAL FROM LOWE'S FROM THE OTHER
05:12:12 ONE OR FOR THE BIGGER ONE.
05:12:16 BUT TONIGHT WAS THE OPPORTUNITY TO TRY TO BRING THIS UP
05:12:20 BEFORE EVERYTHING IS APPROVED AND NOT COME BACK TO YOU ALL
05:12:23 AFTERWARD.
05:12:27 >>Michael Sheeley: WHERE IS THE SIGN LOCATED, PLEASE?
05:12:35 >>Jim Wallace: IS THERE SOME WAY, NANCY AND MARY AND SCOTTY,
05:12:39 IS THERE SOME WAY THAT THE PLANNING ZONING BOARD COULD
05:12:44 APPROVE EITHER ONE AND HAVE IT DEPENDENT UPON LOWE'S
05:12:52 APPROVAL?
05:12:53 IT BOTHERS ME THAT WE WOULD APPROVE SOMETHING THAT WE KNOW
05:12:57 IS NOT FUNCTIONAL.
05:13:00 IT'S FUNCTION FIRST AND FORM AFTER.
05:13:02 IT JUST DOESN'T MAKE SENSE TO ME WHAT WE'RE TALKING ABOUT
05:13:05 APPROVING SOMETHING THAT'S NOT GOING TO WORK.
05:13:06 >>Scotty Wood: I AGREE WITH YOU, JIM.
05:13:09 AGAIN, WE NEED TO TREAT THIS AS A MINOR AMENDMENT.
05:13:13 I THINK WE CAN GO EITHER WAY, SUBJECT TO LOWE'S APPROVAL.
05:13:18 >>Jim Wallace: OKAY.
05:13:20 >> WOULD THE MINOR AMENDMENT INCLUDE A REDUCTION IN SETBACK

05:13:23 OF THAT SIGN?
05:13:24 IT'S CURRENTLY AT 15 FEET.
05:13:26 THAT IS THE MINOR --
05:13:27 >>Scotty Wood: IF THAT'S NECESSARY, YES.
05:13:31 >> I THINK WE WOULD BE APPRECIATIVE OF THAT.
05:13:34 >>Nancy Stroud: LET ME STEP IN HERE.
05:13:36 YOU WOULD BE APPROVING THE ORIGINALLY PROPOSED SIGN
05:13:46 CONDITIONED ON THE APPLICANT BEING ABLE TO GET THE RELEASE
05:13:50 OF THE RESTRICTION AND WITHOUT THE RELEASE, THE ALTERNATIVE
05:13:55 WOULD BE THE SIGN THAT WE ARE DISCUSSING TONIGHT, WHICH IS

05:13:59 SMALLER AND CLOSER TO THE ROAD.
05:14:05 >>Jim Wallace: I THINK YOU WANT BOTH OF THEM CLOSE TO THE
05:14:07 ROAD.
05:14:08 >> IF YOU ALL WOULD ENTERTAIN THE REDUCTION IN FIVE FEET
05:14:13 EVEN FOR THIS SIGN, WE WOULD CERTAINLY BE OPEN TO THAT, TOO,
05:14:16 BECAUSE WE ARE BEHIND THE BERM AND DENSELY LANDSCAPED.
05:14:24 IF YOU GO BACK TO THAT --
05:14:28 >>Jim Wallace: I DON'T HAVE A PROBLEM WITH THAT.
05:14:29 >>Michael Sheeley: I'D BE OKAY WITH THAT, TOO.
05:14:38 >>Scotty Wood: ANYTHING ELSE IN YOUR PRESENTATION?
05:14:45 >> THANK YOU.
05:14:46 >>Scotty Wood: THANK YOU.
05:14:46 I WILL NOW OPEN THE PUBLIC HEARING.
05:14:54 ANY CARDS?
05:14:54 >>Tammy Duran: NO.

05:14:55 >>Scotty Wood: WOULD ANYONE LIKE TO SPEAK?
05:14:57 I'LL CLOSE THE PUBLIC HEARING.
05:15:00 DOES ANYBODY ON THE BOARD HAVE ANY COMMENTS?
05:15:09 >>Kristin Jeannin: I COULDN'T REALLY SEE THE LANDSCAPE PLAN
05:15:11 WELL.
05:15:12 COULD YOU POINT OUT TO ME WHERE MAGNOLIAS ARE VERSUS
05:15:15 CYPRESS?
05:15:18 >> IT'S HARD IN THE RENDERING BECAUSE THE RENDERING SOFTWARE
05:15:22 ONLY HAS CERTAIN TREES IN IT.
05:15:24 IT'S A LITTLE BIT HARD ON THERE.
05:15:27 IS THERE A BIGGER ONE?
05:15:30 GO AHEAD.
05:15:45 >> THE THREE CIRCLES TO THE RIGHT.
05:15:50 THOSE THREE.
05:15:57 >>Kristin Jeannin: THOSE ARE THE CYPRESS?
05:15:59 >> THOSE ARE THE MAGNOLIAS.
05:16:01 THERE WAS SOME CYPRESS THROUGHOUT AS WELL THAT WE ARE
05:16:05 CHANGING TO OAKS.
05:16:07 >>Kristin Jeannin: SO NO MORE CYPRESS.
05:16:09 >> THERE WILL BE CYPRESS ON THE SITE, ON THE EAST BOUNDARY
05:16:14 AND SOUTHERN BOUNDARY THERE ARE SWALES AND THE CYPRESS ARE
05:16:17 GOING TO SURVIVE BETTER IN THAT WET CONDITION.
05:16:19 BUT IN THE FRONT WE ACTUALLY HAVE A BERM, SO WE'RE NOT
05:16:22 WORRIED ABOUT THE WET FEET.
05:16:24 >>Kristin Jeannin: CAN YOU GO TO THE LANDSCAPE PLAN?

05:16:26 TD, THOSE ARE THE CYPRESS, THE TDM.
05:16:48 >> YES, THE TDM ARE THE BALD CYPRESSES.
05:16:51 MSMs ARE THE SOUTHERN MAGNOLIAS.
05:16:54 AND MS ARE ALSO MAGNOLIAS, JUST THE SWEET BAY MAGNOLIAS.
05:17:02 >>Kristin Jeannin: YOU MENTIONED OAKS, BUT ARE THERE OAKS?
05:17:06 >> YES, THERE ARE OAKS ALONG THE FRONTAGE.

05:17:08 THOSE ARE THE QVMs.
05:17:10 >> THOSE ARE NOT SHOWN ON THE SITE PLAN BECAUSE WE JUST MADE
05:17:13 THAT ADJUSTMENT WITH STAFF.
05:17:15 >>Kristin Jeannin: THANK YOU.
05:17:17 >>Barry Jones: WHEN YOU HAVE YOUR BERM AND JUST LOOKING AT A
05:17:20 GRADING PLAN ON A SCALE I CAN HARDLY SEE, IT DOESN'T SEEM TO
05:17:25 HAVE MUCH OF A TOP OF A BERM.
05:17:27 OAKS ARE USUALLY AN ISSUE AS THEY GET DRY -- [INAUDIBLE] AND
05:17:41 BE ABLE TO KEEP THEM PROPERLY IRRIGATED SO THEY ARE NOT
05:17:46 SCRAGGLY, IF YOU WILL.
05:17:47 THAT'S WHAT I'VE SEEN WHEN I PUT OAKS ON TOP OF BERMS.
05:17:51 [INAUDIBLE] LOOKING FOR DECIDUOUS TREE, MAYBE A PINE TREE OR
05:17:58 SOMETHING, KEEP THEIR GREEN ALL YEAR BUT DON'T HAVE THE
05:18:01 STRUGGLES THAT OAKS DO WITH BEING SO DRY.
05:18:04 I DON'T KNOW IF THAT MEETS THE CANOPY REQUIREMENTS OR NOT.
05:18:08 >> TO MENTION AS WELL, IF YOU GO DOWN THERE TO DATE, WE'RE
05:18:12 GOING TO KIND OF MATCH THE BERM EXISTING.
05:18:14 WHILE THERE IS A BERM, THEY PLANT EITHER SIDE OF IT AND IT
05:18:18 DOES HAVE OAKS IN THAT STRIP IN EXISTING CONDITIONS.

05:18:21 I THINK ONE OF THE BIGGER ONES ACTUALLY FELL DOWN DURING THE
05:18:24 LAST HURRICANE, UNFORTUNATELY.
05:18:26 BUT WE'LL KIND OF BE MORE CONSISTENT WITH THE WHOLE
05:18:29 DEVELOPMENT AND THAT WAS PART OF THE PD AS WELL IS THEY
05:18:31 WANTED THIS BERM TO LOOK IN THAT MANNER WITH THE OAK TREES
05:18:35 AS WELL.
05:18:35 IT'S JUST CONSISTENT WITH EVERYTHING DOWN THAT STRIP TO THE
05:18:40 WEST.
05:18:43 >>Barry Jones: MY HISTORY, WHEN I DRIVE DOWN THROUGH THERE,
05:18:46 THOSE OAKS TREES CONTINUE TO LOOK LIKE THEY ARE STRUGGLING.
05:18:49 SOMEBODY MADE A MISTAKE BY PUTTING OAKS ON TOP OF A BERM --
05:18:54 [INAUDIBLE]
05:19:08 >> I THINK WE CAN WORK WITH STAFF ON THAT.
05:19:12 WE CHANGED FROM THE BALD CYPRESS TO THE OAKS BASED ON SOME
05:19:17 FEEDBACK THAT STAFF HAD RECEIVED.
05:19:19 SO WE'RE WILLING TO MAKE THAT CHANGE IF SOMEONE WANTS TO
05:19:23 CHANGE THE OAKS TO SOMETHING DIFFERENT, I THINK WE CAN WORK
05:19:28 WITH STAFF TO ADDRESS THAT, TOO.
05:19:31 >>Jim Wallace: KRISTIN, THIS IS JIM WALLACE.
05:19:35 WOULDN'T YOU BE HAPPIER -- I MAY BE WRONG HERE, YOU ARE THE
05:19:38 EXPERT -- WITH SHADY LADIES THAT WILL GIVE YOU FASTER GROWTH
05:19:42 RATHER THAN OAK TREES?
05:19:44 >>Kristin Jeannin: NOT NECESSARILY.
05:19:46 I DON'T MIND THE OAKS.
05:19:50 I THINK IT'S A GOOD COMMENT TO MAKE SURE THEY ARE JUST WELL

05:19:54 WATERED.
05:19:56 IT'S HARD TO TELL BECAUSE I CAN'T REALLY TELL ON THE SITE

05:19:59 PLAN WHERE THE SIGNS ARE GOING.
05:20:01 I WOULD SAY THE MAGNOLIAS I'M A LITTLE CONCERNED WITH
05:20:06 BLOCKING SIGNAGE.
05:20:09 I ALSO FIND THEY HAVE A HARD TIME.
05:20:12 THEY CAN'T TAKE ANY WET FEETS SO THOSE WOULD BE GOOD ON THE
05:20:17 BERM.
05:20:17 THE CYPRESS ARE FINE.
05:20:20 IT LOOKS LIKE YOU'RE KEEPING THEM MOST ON THE BACK AND IN
05:20:24 SWALES.
05:20:26 >> YEAH, SO THE MAGNOLIAS, WE WERE ADDING THOSE DUE TO
05:20:30 PLANTING REQUIREMENTS.
05:20:31 BUT WE ALSO HAD THE SAME CONCERNS OF BLOCKING EXISTING
05:20:35 SIGNAGE.
05:20:35 SO WE'RE LOOKING INTO MOVING THOSE UP AND AWAY BECAUSE
05:20:39 LOWE'S PROBABLY WOULDN'T PREFER WE PLANT RIGHT NEXT TO THEIR
05:20:42 SIGN EITHER.
05:20:43 >>Kristin Jeannin: I THINK THOSE MIGHT BE NICE STACKED ON
05:20:45 THE NORTH SIDE OF THE BUILDING CREATING A LITTLE BIT OF A
05:20:48 BARRIER FROM THE SEATING YOU HAVE OUT THERE TO THE STREET.
05:20:55 I DON'T KNOW WHAT YOUR VISIBILITY IS LIKE FOR THE BUILDING
05:20:57 ITSELF THERE WITH REGARD TO THAT.
05:21:02 THAT MIGHT BE A GREAT PLACE FOR THE MAGNOLIAS.
05:21:06 AGAIN, JUST KEEPING THEM HIGH THERE.

05:21:11 >>Jim Wallace: MAGNOLIAS WORK VERY WELL ON THE TOP OF THE
05:21:16 BERM, BUT THEY NEED A LOT OF DRAINAGE, DON'T THEY KRISTIN?
05:21:22 >>Kristin Jeannin: YEAH, EXACTLY.
05:21:23 THAT'S ALL I HAVE.
05:21:24 >>Barry Jones: USE THE BAY TREES THAT GIVE YOU --
05:21:28 [INAUDIBLE]
05:21:45 [INAUDIBLE]
05:21:47 >>Kristin Jeannin: WORK WITH STAFF ON THOSE COMMENTS.
05:21:50 MAKE SURE MAGNOLIAS DON'T BLOCK THE SIGNS.
05:21:58 >>Scotty Wood: ANYTHING ELSE?
05:21:59 I'LL ASK FOR A MOTION TO APPROVE, SUBJECT FIRST TO THE STAFF
05:22:07 REPORT CONDITIONS.
05:22:09 AND, SECOND, TO WHAT WE DISCUSSED REGARDING THE MINOR
05:22:18 AMENDMENT.
05:22:18 AND THE CHOICES THAT EXIST BASED UPON LOWE'S APPROVAL.
05:22:25 >>Mary Gibbs: MAY I CLARIFY ONE THING, TOO?
05:22:27 IN THE STAFF REPORT, WE MENTIONED A MINOR DEVIATION FOR
05:22:31 HEIGHT OF LIGHTING FIXTURES FROM 20 FEET TO INCREASE IT TO
05:22:36 21.53 UNDER THE CANOPY.
05:22:40 AND THIS WAS JUST TO BE CLEAR THAT WE'RE BEING CONSERVATIVE.
05:22:44 WE WANTED TO MAKE SURE WE BROUGHT THIS UP.
05:22:48 SO WE HAVE THAT DEVIATION AS WELL.
05:22:53 >>Nancy Stroud: EXCEPT TYPICALLY IT IS A MINOR AMENDMENT,
05:22:57 NOT A DEVIATION.

05:23:00 >>Michael Sheeley: DID A REALLY GOOD JOB GETTING IT TO THAT

05:23:03 POINT.
05:23:04 >>Scotty Wood: OKAY.
05:23:05 ANY FURTHER DISCUSSION?
05:23:06 >>Mary Gibbs: JUST LET ME SAY WITH REGARD TO THE
05:23:10 LANDSCAPING, I THINK WE WERE TALKING ABOUT A STIPULATION
05:23:12 THAT WE WOULD SWAP THE CYPRESS ON THE CORKSCREW ROAD BUFFER
05:23:16 FOR OAKS, UNLESS THERE'S SOME OTHER -- SOMETHING THAT CAN BE
05:23:22 WORKED OUT WITH STAFF AND THE APPLICANT.
05:23:25 >> YEAH, I WOULD SAY ALTERNATE SPECIES SO WE CAN WORK WITH
05:23:28 YOU ON WHETHER WE WANT TO DO MAGNOLIAS OR ANOTHER
05:23:32 RECOMMENDATION.
05:23:33 >>Scotty Wood: ARE WE ALL CLEAR ON THAT?
05:23:35 >>Jim Wallace: YEP.
05:23:36 >>Scotty Wood: OKAY.
05:23:37 ANY OTHER DISCUSSION?
05:23:43 >>Anthony Gargano: I THINK THE GRANTING OF ALTERNATE SIGNS
05:23:45 -- APPROVING ALTERNATE SIGNS IS A REASONABLE ACCOMMODATION.
05:23:48 I'M SURE IT MOTIVATES THE APPLICANT TO GO FOR THE TALLER
05:23:52 SIGN.
05:23:53 BECAUSE I AGREE WITH JIM'S COMMENT ON VISIBILITY.
05:23:57 >>Scotty Wood: OKAY.
05:23:58 CAN I HAVE A MOTION?
05:23:59 >>James Tatooles: I'LL MAKE THAT MOTION.
05:24:01 >>Anthony Gargano: SECOND.
05:24:02 >>Scotty Wood: FURTHER DISCUSSION?

05:24:03 TAMMY, PLEASE CALL THE ROLL.
05:24:06 VICE-CHAIRMAN GARGANO.
05:24:10 >>Anthony Gargano: YES.
05:24:12 >>Kristin Jeannin: YES.
05:24:13 >>Barry Jones: YES.
05:24:15 >>Michael Sheeley: YES.
05:24:17 >>James Tatooles: YES.
05:24:19 >>Jim Wallace: YES.
05:24:23 >>Scotty Wood: YES.
05:24:24 GOOD LUCK.
05:24:33 IS THE BOARD OKAY WITH FLOPPING THE NEXT TWO ITEMS WHICH ARE
05:24:45 PUBLIC INFORMATION MEETINGS.
05:24:46 ONE IS THE 9000 WILLIAMS ROAD ITEM.
05:24:50 THE SECOND ONE IS WILDCAT RUN.
05:24:52 WHY DON'T WE LET WILDCAT RUN GO FIRST.
05:24:55 IS THAT OKAY?
05:24:58 ALL RIGHT.
05:25:04 WE MOVE NOW INTO A PUBLIC INFORMATION MEETING.
05:25:07 FOR THE BENEFIT OF THE AUDIENCE, NO DECISIONS ARE MADE IN
05:25:10 PUBLIC INFORMATION MEETINGS, BUT WE DO GIVE THE APPLICANT AN

05:25:17 OPPORTUNITY TO DESCRIBE THE APPLICATION AND THEN WE WILL
05:25:22 ACCEPT PUBLIC INPUT.
05:25:30 >>Jim Hart: THIS IS AT THE WILDCAT RUN CLUBHOUSE SITE.
05:25:32 THEY ARE DOING IMPROVEMENTS, INCLUDING NEW PARKING LOT,
05:25:35 REALIGNMENT OF EXISTING PARKING DRIVES AND AISLES, ADA

05:25:39 ACCESS TO THE CLUBHOUSE WITH SIDEWALKS, ADDITIONAL GOLF CART
05:25:44 PARKING, BIKE RACK AREAS, AND PEDESTRIAN AND STAFF PATHWAYS.
05:25:52 IT'S A LITTLE OVER 20,000 SQUARE FEET OF ADDITIONAL
05:25:55 IMPERVIOUS SURFACE.
05:25:57 THEY ARE AFFECTING SOME HERITAGE TREES ON THE SITE.
05:26:01 SO THOSE ARE SOME CONCERNS THAT STAFF HAS WITH IT.
05:26:05 THIS IS LOCATED AT 2300 COUNTRY CLUB DRIVE WITHIN THE
05:26:11 WILDCAT RUN SUBDIVISION.
05:26:13 DAKOTA WITH ABB WILL DO THE PRESENTATION.
05:26:21 >> HELLO.
05:26:21 I'M DAKOTA, ONE OF THE DESIGN ENGINEERS WITH ABB.
05:26:27 BRENT GUILLOT IS OUR LANDSCAPE ARCHITECT.
05:26:29 HE'S ON HIS WAY.
05:26:30 I'LL DO MY BEST TO COVER LANDSCAPE UNTIL HE GETS HERE.
05:26:33 THIS PROJECT IS LOCATED IN WILDCAT RUN, CORKSCREW ROAD,
05:27:02 GATED COMMUNITY WITH A PRIVATE CLUB.
05:27:04 WE'RE WORKING ON A PROJECT WITH THE CLUB ON THEIR CLUBHOUSE
05:27:13 TRACT, 7.65-ACRE TRACT AND LOCATED WITH APPROXIMATELY
05:27:17 481-ACRE DEVELOPMENT OF WILDCAT RUN, WHICH IS ZONED AS A
05:27:22 PUD.
05:27:23 SO THE PROJECT PROPOSES -- THERE IS AN EXISTING GRAVEL
05:27:31 PARKING LOT RIGHT NOW.
05:27:33 THAT'S PROPOSED TO BE PAVED.
05:27:35 WE'RE PROPOSING TO DO SOME IMPROVEMENTS AND ADJUSTMENTS TO
05:27:39 THE EXISTING PARKING LOT TO PROVIDE ADDITIONAL PARKING.

05:27:43 WE'RE ALSO PROPOSING TO IMPROVE THE ADA ACCESS FROM THE
05:27:46 PARKING LOT TO THE CLUBHOUSE.
05:27:49 WE ARE ALSO PROPOSING TO HAVE A SEPARATED GOLF CART PARKING
05:27:53 AREA ON THE SOUTH SIDE NEAR THE GROW ROOM -- GRILL ROOM.
05:28:00 CURRENTLY IN THE VEHICLE PARKING AREA, THERE IS STRIPING FOR
05:28:05 GOLF CARTS.
05:28:05 WE'RE PLANNING TO SEPARATE THOSE OUT TO GET OUT OF THE
05:28:07 REGULAR PARKING LOT.
05:28:08 AND WE'RE IMPROVING PEDESTRIAN PATHWAYS AS WELL.
05:28:12 AM I ABLE TO ZOOM IN AT ALL?
05:28:17 NO.
05:28:21 OKAY.
05:28:23 THAT'S FINE.
05:28:23 SO THE MEMBERS LIVING AT WILDCAT RUN SUPPORT THIS PARKING
05:28:28 LOT PROJECT BECAUSE THEY ARE IN NEED OF MORE PARKING.
05:28:31 THERE ARE JUST SOME DAYS THAT ARE HIGH TRAFFIC AND THEY HAVE

05:28:35 THE GOLF TOURNAMENTS AND THEY NEED MORE PARKING.
05:28:39 THAT EXISTING GRAVEL PARKING LOT IS ALSO IN THE BACK BEHIND
05:28:46 A VERY LARGE HEDGE.
05:28:47 IT'S NOT LIGHTED.
05:28:48 IT'S NOT SAFE.
05:28:49 IT'S HARD TO HAVE GOOD SECURITY IN THAT AREA.
05:28:52 SO WE WANT TO MAKE IT COHESIVE WITH THE REST OF THE EXISTING
05:28:56 PARKING LOT.
05:28:56 SO THIS PROJECT DOES PROPOSE AN INCREASE OF .63 ACRES OF

05:29:06 IMPERVIOUS AREA.
05:29:07 IT'S ABOUT AN 8% INCREASE ON THE TRACT, EXISTING IMPERVIOUS
05:29:14 AREA.
05:29:14 WE ARE PROPOSING SOME NEW DRAINAGE THAT'S GOING TO BE
05:29:18 LOCATED IN THE CENTER DRIVE AISLE, AND IT'S GOING TO BE
05:29:21 ROUTED WEST TO AN EXISTING LAKE.
05:29:26 WE WERE ORIGINALLY LOOKING AT TYING IT INTO THE EXISTING
05:29:29 DRAINAGE THAT HEADS TO THAT LAKE, BUT IT WOULD HAVE REQUIRED
05:29:32 AN UPSIZING OF A PIPE AND A NOT DESIRABLE LOCATION FOR US TO
05:29:37 RIP UP THE GROUND.
05:29:39 IT WOULD DESTROY SOME OF THEIR NEW GOLF COURSE GRASS, SO
05:29:43 THAT'S WHY WE'RE PROPOSING A NEW PIPE TO GO TO THE SAME LAKE
05:29:46 ON THE WEST SIDE.
05:29:48 SO THIS IS THE SOUTHERN AREA.
05:29:51 YOU CAN SEE THE PROPOSED GOLF CART PARKING AREA.
05:29:55 IT'S IN A CURRENT -- I THINK IT'S A PUTTING GREENSPACE RIGHT
05:29:59 NOW, SO THEY JUST WANT TO CONVERT THAT TO BE DESIGNATED GOLF
05:30:01 CART PARKING SPACES.
05:30:03 WE ALSO ARE IMPROVING SOME PEDESTRIAN PATHWAYS THERE.
05:30:07 WE ARE PROVIDING I BELIEVE 31 ADDITIONAL BICYCLE PARKING
05:30:13 SPACES AS WELL.
05:30:14 AND THEN FOR THE LANDSCAPE, WE DID TRY OUT SOME DIFFERENT
05:30:30 CONCEPT PLANS AND TRYING TO IMPROVE THE PEDESTRIAN ACCESS
05:30:33 NEAR THAT GOLF CART PARKING AREA AND THEIR BOCCE BALL
05:30:36 COURTS.

05:30:37 THESE WERE SOME OF THE ORIGINAL CONCEPTS.
05:30:39 THIS IS THE LANDSCAPE DEMOLITION PLAN.
05:30:44 WE ARE PROPOSING TO REMOVE FOUR HERITAGE TREES AND SOME
05:30:47 SABAL PALMS NEAR THE EXISTING PARKING LOT.
05:30:51 AND THE FOUR HERITAGE TREES THAT WE'RE PROPOSING TO REMOVE
05:30:57 ARE GOING TO BE REPLACED WITH FOUR 20-FOOT TALL, FOUR-INCH
05:31:03 CALIPER LIVE OAKS.
05:31:04 AND WE DID, SO THE PARKING LOT LAYOUT, IT'S DESIGNED TO TIE
05:31:14 IN WITH THE EXISTING DRIVEWAY HERE, SO WE ADDED PARKING
05:31:20 HERE.
05:31:21 WE DID NOT ADD PARKING TO THIS SIDE OF THE DRIVE AISLE IN
05:31:24 ORDER TO SAVE SOME EXISTING SABLES AND SOME OAK TREES, BUT

05:31:28 THERE WERE FIVE THAT KIND OF FALL RIGHT HERE WHERE WE'RE
05:31:32 PROPOSING THE DRIVE AISLE, SO THOSE FIVE WE'RE PROPOSING TO
05:31:36 REMOVE AND REPLACE WITH 20-FOOT TALL TREES.
05:31:39 SO THIS IS THE GOLF CART PARKING AREA.
05:31:49 RIGHT NOW WE'RE PROPOSING TO DOUBLE STACK THEM.
05:31:53 THEY ARE CURRENTLY DOUBLE STACKED IN THE EXISTING PARKING
05:31:57 LOT HERE.
05:31:57 WE'RE PLANNING TO CONVERT THOSE TO REGULAR STANDARD SPACES.
05:32:01 AND WE'RE TRYING TO IMPROVE THE EXPERIENCE AS YOU COME FROM
05:32:04 THE CLUBHOUSE AND THE GRILL ROOM, AS YOU'RE WALKING HERE TO
05:32:08 STAGE UP YOUR GOLF CART FOR A TOURNAMENT AND THEN KEEP THE
05:32:12 EVENT LAWN OPEN, JUST KIND OF A FLAT OPEN SPACE.
05:32:16 LET ME GO BACK.

05:32:23 HERE YOU CAN SEE WHERE WE'RE PROPOSING TO IMPROVE THE ADA
05:32:30 ACCESS IN THE EXISTING PARKING LOT.
05:32:31 RIGHT NOW THE ADA SPACES ARE LOCATED NEAR SIDEWALKS WITH
05:32:35 STEPS.
05:32:36 SO WE'RE PROPOSING TO RELOCATE THEM TO THE SIDE WITH SOME
05:32:39 CROSSWALKS AND TIE THEM INTO AN EXISTING SIDEWALK THAT LEADS
05:32:44 UP TO THE CLUBHOUSE.
05:32:45 HERE IS THE GOLF CART STAGING AREA AND WHERE WE'RE PROPOSING
05:32:51 TO RESTRIPE THESE BACK TO STANDARD SPACES.
05:32:54 I THINK THAT'S KIND OF AN OVERALL SUMMARY OF THE PROJECT.
05:33:08 OPEN IT UP FOR QUESTIONS.
05:33:11 >>Scotty Wood: ANY QUESTIONS?
05:33:15 >>Jim Wallace: I DO.
05:33:16 IT'S JIM WALLACE.
05:33:18 I ALWAYS REMEMBER THAT WHEN WE WERE TAKING DOWN LARGER
05:33:23 TREES, WE HAD TO REPLACE THEM 3 TO 1.
05:33:28 SO WHEN YOU SAY YOU'RE TAKING DOWN 4 OAKS AND YOU'RE
05:33:31 REPLACING THEM WITH 4 20-FOOTERS, I'M TRYING TO UNDERSTAND
05:33:35 WHY YOU'RE NOT REPLACING THEM WITH 12.
05:33:38 I ALWAYS THOUGHT IT WAS 3 TO 1 ON REPLACEMENT, MY FIRST
05:33:41 QUESTION.
05:33:42 MY SECOND QUESTION IS MAYBE BETTER ANSWERED BY BARRY, IF
05:33:45 HE'S THERE.
05:33:46 AND THAT IS, I DON'T QUITE UNDERSTAND ON THAT DOUBLE
05:33:50 STACKING OF THE GOLF CARTS HOW THE GOLF CART THAT'S IN THE

05:33:53 FRONT GETS OUT.
05:33:57 >>Barry Jones: IT'S RUN BY STAFF, VALET PARKING USUALLY.
05:34:05 >>Jim Wallace: THE GOLF CARTS ARE VALET PARKING?
05:34:07 >> THEY ARE STAGED FOR A TOURNAMENT AND TYPICALLY PULLED OUT
05:34:09 BY A STAFF MEMBER FOR EACH CLUB MEMBER TO THEN GET ON THE
05:34:13 GOLF CART AND PROCEED TO THE GOLF COURSE.
05:34:18 >>Kristin Jeannin: THEY ARE CLUB CARS.
05:34:19 THEY ARE NOT INDIVIDUAL OWNER CARS.

05:34:22 >> YEAH, I THINK MOST OF THEM ARE GOING TO BE THE CLUB CARS.
05:34:29 >>Jim Wallace: WHAT ABOUT THE TREES?
05:34:30 ALWAYS HAVE TO REPLACE 3 TO 1.
05:34:33 UNDERSTAND WHY YOU'RE PROPOSING TO REPLACE 1 TO 1.
05:34:38 >>Mary Gibbs: I THINK THE CODE SAYS IF YOU HAVE A CODE
05:34:41 VIOLATION, YOU CUT DOWN TREES WITHOUT A PERMIT YOU HAVE TO
05:34:44 REPLACE ON A 3 TO 1 BASIS.
05:34:46 THAT'S MY RECOLLECTION.
05:34:47 I'LL HAVE TO DOUBLE CHECK IT.
05:34:52 >>Kristin Jeannin: JIM, ISN'T IT THE 20-FOOT ALSO, LIKE IF
05:34:55 YOU MAKE THEM LARGER, THAT'S HOW YOU GET AWAY -- YEAH.
05:35:00 THEY ARE REPLACING THEM WITH 20-FOOT OAKS.
05:35:05 >>Jim Wallace: IT COULD BE -- I'M PUSHING 80, SO MAYBE MY
05:35:10 MEMORY IS FADING ME, BUT I REMEMBER SOMEBODY, NAME WAS MARY
05:35:14 GIBBS, AND SHE ALWAYS MADE ME REPLACE 3 TO 1.
05:35:22 >>Mary Gibbs: THAT WAS THE JIM WALLACE SURCHARGE.
05:35:25 >>Jim Wallace: I SEE.

05:35:26 OKAY.
05:35:26 A 20-FOOTER IS NOT A 40-FOOTER.
05:35:30 WE ALL KNOW THAT.
05:35:33 >>Kristin Jeannin: SUMMARIZE HOW MANY PARKING SPACES YOU'RE
05:35:37 GAINING AND WE'RE LOSING FIVE HERITAGE OAKS HERE?
05:35:42 >> SO THE REQUIRED PARKING IS 176 SPACES, AND THE TOTAL LOT
05:35:48 WITH THE CREDIT FOR THE GOLF CART SPACES, WE'RE PROVIDING
05:35:52 WAY MORE GOLF CART SPACES TO USE THAT FULL CREDIT.
05:35:55 I KNOW THE MAX REDUCTION IS 10% OF THE TOTAL REQUIREMENT.
05:35:59 SO THAT PUTS US AT 158 REQUIRED SPACES, AND WE'RE PROVIDING
05:36:06 190 WITH THIS PROJECT TOTAL IN THE PARKING LOT.
05:36:09 THERE WILL BE 8 HANDICAP SPACES, 6 ARE REQUIRED.
05:36:14 8 BICYCLE PARKING SPACES ARE REQUIRED, AND WE'RE PROVIDING
05:36:17 35 TOTAL ON THE SITE.
05:36:19 >>Kristin Jeannin: I IMAGINE OTHER ALTERNATIVE AREAS WERE
05:36:23 LOOKED AT OR OTHER LAYOUTS WERE LOOKED AT.
05:36:27 >> YES.
05:36:27 SO THIS ENTRANCE --
05:36:32 >>Kristin Jeannin: COULD YOU TALK ABOUT SOME OF THE REASONS
05:36:34 WHY THIS IS THE ONLY SOLUTION FOR PROVIDING THE SPACES
05:36:40 WITHOUT --
05:36:42 >> SO WE WANTED TO MAKE SURE THE VEHICLE ACCESS WAS ALIGNED
05:36:45 WITH THE EXISTING PARKING LOT.
05:36:47 SO RIGHT NOW THERE IS THIS CENTER DRIVE AISLE, SO WE'RE
05:36:52 PROPOSING OUR ENTRANCE TO LINE UP WITH THAT.

05:36:56 SO WE DID -- WE DIDN'T PUT SPACES ON THIS SIDE FOR THE
05:37:00 REASON THAT THERE ARE EXISTING OAK TREES, BUT THERE WERE
05:37:04 FIVE THAT WERE GOING TO BE RIGHT IN THE MIDDLE OF THE DRIVE
05:37:06 AISLE THAT COULDN'T BE SAVED.

05:37:09 IF WE MISSED THOSE OAK TREES, WE WOULD HAVE KIND OF A
05:37:14 WINDING, SNAKE-LIKE DRIVEWAY, WHICH WE DIDN'T WANT TO DO.
05:37:18 WE WANTED TO MAKE IT VERY CLEAR CUT AND AFTER THIS PROJECT
05:37:22 WAS DONE, WE WANTED IT TO LOOK LIKE IT WAS COHESIVE WITH THE
05:37:25 REST OF THE PARKING LOT AND NOT AN AFTERTHOUGHT.
05:37:27 YOU CAN KIND OF SEE THE GRAVEL LOT BEHIND IN THE AERIAL.
05:37:36 CARS CURRENTLY DRIVE THROUGH THIS WAY AND CAN PARK BACK
05:37:41 HERE.
05:37:41 AGAIN, IT'S NOT LIGHTED.
05:37:43 IT'S NEEDED FOR PARKING, BUT MEMBERS DON'T LIKE TO PARK
05:37:45 THERE.
05:37:46 IT'S DARK, AND IT'S HARD TO MAINTAIN GOOD SECURITY BACK
05:37:50 THERE AS WELL.
05:37:52 THERE IS A CENTER SIDEWALK, PEDESTRIAN ACCESS WAY THAT LEADS
05:37:56 STRAIGHT TO THE CLUBHOUSE, SO WE'RE PROPOSING TO MAINTAIN
05:38:00 THAT AS WELL IN THIS ISLAND, KIND OF MATCH WHAT'S EXISTING
05:38:05 OUT THERE RIGHT NOW.
05:38:05 SO THAT MEMBERS CAN WALK FROM THIS PARKING LOT UP THE CENTER
05:38:10 SIDEWALK, UP TO THE CLUBHOUSE.
05:38:13 >>Kristin Jeannin: CAN YOU SHOW THE TREE DEMO PLAN AGAIN?
05:38:16 YOU CAN'T ZOOM IN, RIGHT?

05:38:31 >> BUT THERE ARE SOME EXISTING SABAL PALMS IN EXISTING
05:38:36 ISLANDS.
05:38:38 THEIR PARKING LOT ISN'T MAXIMIZING OUT ON THEIR PARKING
05:38:41 SPACES CURRENTLY, SO THERE'S SOME ROWS THAT HAVE FOUR SPACES
05:38:45 WITH AN ISLAND AND THEN TWO AND THEN ANOTHER ISLAND, SO THEY
05:38:48 ARE PROPOSING TO ELIMINATE SOME OF THOSE CENTER ISLANDS IN
05:38:53 ORDER TO MAXIMIZE ON PARKING.
05:38:56 >>Jim Wallace: WHERE ARE THOSE HERITAGE OAKS ON THIS SITE?
05:38:59 >>Kristin Jeannin: YEAH, IT'S HARD BECAUSE THIS IS A DEMO
05:39:01 PLAN OF THE EXISTING CONDITIONS.
05:39:03 IS THERE AN OUTLINE OF THE NEW PARKING?
05:39:06 IS THAT THE DASHED LINE?
05:39:07 >> YES.
05:39:08 THIS DASH LINE HERE OUTLINES THE PROJECT AREA, SO THE OAKS
05:39:12 ARE RIGHT HERE.
05:39:14 THERE'S ONE THERE, AND THREE RIGHT HERE.
05:39:18 >>Jim Wallace: HOW MANY PARKING SPACES WOULD YOU HAVE TO
05:39:20 LOSE TO KEEP THOSE TREES?
05:39:24 >> THEY ARE -- PARKING SPACES BUT THEY WERE IN THE MIDDLE OF
05:39:27 THE DRIVE AISLE TO GET TO THE PARKING SPACES.
05:39:34 >>Jim Wallace: IF THE DRIVE AISLE WAS RHYTHMIC, IF IT WAS
05:39:37 MEANDERING AT ALL, YOU WOULD LOSE SOME, IF YOU WENT AROUND
05:39:41 THE TREES, YOU WOULD LOSE GUEST PARKING ON THE OTHER SIDE.
05:39:45 HOW MANY SPACES WOULD YOU LOSE TO SAVE THE TREES?
05:39:47 >> I THINK WE MIGHT HAVE TO LOSE 14, BUT THEN WE'D HAVE

05:39:51 ABOUT 14, 15 SPACES, AND THEN INSTEAD OF HAVING THIS
05:39:56 STRAIGHT ACCESS THAT LINES UP WITH THE EXISTING DRIVE AISLE,
05:39:59 WE'D HAVE TO MOVE IT MAYBE HERE SOMEWHERE, AND IT WOULD BE
05:40:02 AT MORE OF AN ANGLE, SO WE WOULD HAVE TO CHECK THE FIRE
05:40:08 TRUCK.
05:40:17 >>Barry Jones: WE'RE CALLING HEM HERITAGE TREES, BUT THEY
05:40:20 WEREN'T NATIVE THERE WHEN THE PLACE WAS BUILT.
05:40:23 >> DURING REVIEW, I THINK ALL TREES CURRENTLY OUT THERE ARE
05:40:26 ASSUMED TO BE PART OF AN OLD D.O. AND THEY WERE APPROVED
05:40:31 TREES FROM AN OLD D.O. IS WHAT IS ASSUMED AT THIS POINT.
05:40:36 >>Barry Jones: DO YOU HAVE CALIPER ON THE TREES WE'RE
05:40:37 TALKING ABOUT?
05:40:38 WE'RE NOT TALKING ABOUT THREE FOOT CALIPER OAK TREES.
05:40:42 >> I DO NOT.
05:40:43 THEY ARE PROBABLY ON HERE, BUT I DON'T KNOW OFF THE TOP OF
05:40:47 MY HEAD.
05:40:49 >>Kristin Jeannin: IT'S NOT LISTED ON THE DEMO PLAN?
05:40:51 MAYBE INFORMATION LIKE PICTURES OF THE TREES.
05:41:01 IF THEY ARE SCRAGGLY, LIKE NOT REALLY -- IF THE CANOPY
05:41:06 STRUCTURE IS NOT HEALTHY, THEN, IT LOOKED LIKE THREE OF THEM
05:41:10 WERE RIGHT TOGETHER.
05:41:11 MAYBE THERE ARE SOME ISSUES WITH THAT.
05:41:13 SO THAT WOULD HELP THE CASE A LITTLE BIT.
05:41:20 >>Anthony Gargano: A MEANDERING AISLE IS A SAFETY
05:41:26 CONSIDERATION FOR PEOPLE OUR AGE, I THINK A STRAIGHT DRIVE

05:41:31 IS SAFER THAN ONE THAT MEANDERS AROUND TREES.
05:41:36 >>Jim Wallace: WELL, THE RULE OF THUMB, THE STRAIGHTER THE
05:41:39 ROAD, THE FASTER PEOPLE DRIVE.
05:41:45 >>Barry Jones: QUESTION ON DRAINAGE.
05:41:46 YOU'RE ADDING A BUNCH OF IMPERVIOUS.
05:41:49 ARE THERE GOING TO BE DRAINAGE IMPROVEMENTS TO THE PROJECT
05:41:51 TO MAKE SURE IT MEETS SOUTH FLORIDA CRITERIA?
05:41:54 >> YES.
05:41:54 WE ALREADY STARTED REVIEW WITH THEM.
05:41:57 WE'VE GOTTEN COMMENTS IN OUR FIRST SUBMITTAL TO THE VILLAGE
05:42:00 AND SOUTH FLORIDA, WE PROPOSED PRETREATMENT IN THE FORM OF
05:42:03 ROCK TRENCH AND SPEAKING WITH SOUTH FLORIDA, THE
05:42:06 PRETREATMENT IS NOT REQUIRED.
05:42:08 THIS HAS ALL BEEN PREVIOUSLY PERMITTED.
05:42:11 IT DRAINS TO THAT LAKE, WHICH IS PART OF A MASTER SYSTEM OF
05:42:15 584-ACRE MASTER SYSTEM THAT ALL -- IT CASCADES DOWN THROUGH
05:42:22 DIFFERENT DRAINAGE BASINS ALL THE WAY TO THE SOUTH SIDE.
05:42:26 AND THIS IS A SPREADER SWALE THAT DISTRIBUTES THAT.
05:42:30 SO THE ORIGINAL PERMIT WAS DESIGNED SO THAT POST-DEVELOPMENT
05:42:33 CONDITIONS ARE NOT IMPACTING PREDEVELOPMENT CONDITIONS.
05:42:39 >>Barry Jones: ARE THERE ANY CHANGES IN OPERATIONS AT THE
05:42:40 CLUB THAT'S DRIVING ADDITIONAL TRAFFIC FOR THE PARKING

05:42:43 SPOTS?
05:42:44 OR YOU'RE JUST TRYING TO FORMALIZE WHAT WAS ALREADY THERE?
05:42:47 >> JUST TRYING TO FORMALIZE WHAT WAS THERE AND SOME DAYS

05:42:50 WITH TOURNAMENTS, THERE'S JUST A LOT OF TRAFFIC THAT COMES
05:42:53 THROUGH AND THE PARKING IS REQUIRED.
05:42:55 >>Barry Jones: YOU SAID THE HANDICAP SPACE IS BEING PROVIDED
05:42:57 TO MEET THE REQUIREMENTS FOR THE NEW AND IMPROVED PARKING
05:43:00 LOT, CORRECT?
05:43:01 >> CORRECT.
05:43:02 THEY WERE NOT MEETING CODE BEFORE THE PROJECT.
05:43:05 THEY WERE ADJACENT TO SIDEWALKS THAT HAD STEPS.
05:43:10 THERE WERE NO CROSS WALKS.
05:43:12 SO WE HAVE RELOCATED THEM AND RESTRIPED THEM SO THEY ARE ALL
05:43:16 IN ONE SPOT, WITH FIVE-FOOT AISLE, THE CROSSWALK, MID BLOCK
05:43:22 CROSS WALK, AND THEN THEY WILL ACCESS THIS EXISTING SIDEWALK
05:43:25 TO THE CLUBHOUSE.
05:43:26 SO WE ARE PROPOSING TO DO SOME MODIFICATIONS TO THAT
05:43:30 SIDEWALK TO RAMP IT DOWN TO BE FLUSH FOR THAT ACCESS.
05:43:42 >>Barry Jones: THAT'S ALL I HAD QUESTIONS ON.
05:43:44 THANK YOU.
05:43:47 >>Scotty Wood: ANY OTHER QUESTIONS?
05:43:49 >> WE HAVE THE LANDSCAPE ARCHITECT HERE WHO CAN BETTER
05:43:50 ANSWER YOUR QUESTIONS.
05:43:52 >> BRENT GUILLOT, LANDSCAPE ARCHITECT FOR THE PROJECT.
05:43:54 I WAS LISTENING ON THE CALL ON THE WAY HERE.
05:43:57 WE'VE ALREADY RECONFIGURED THE PARKING LOT TO SAVE FIVE OF
05:44:00 THE LARGER OAKS.
05:44:02 THERE ARE FOUR OAKS THAT WE'RE PROPOSING TO REMOVE.

05:44:05 WE'VE ACTUALLY ALREADY BEEN THROUGH SEVERAL ITERATIONS TO
05:44:08 SALVAGE THOSE OAKS.
05:44:09 WE CREATED LANDSCAPE ISLANDS IN THE PARKING LOT TO
05:44:12 ACCOMMODATE THOSE.
05:44:13 WE HAVE GONE THROUGH THE EXERCISE OF TRYING TO SAVE AS MANY
05:44:22 AS WE CAN.
05:44:24 >>Kristin Jeannin: BUT YOU'RE OVER ON YOUR PARKING COUNT
05:44:28 THAT'S REQUIRED, CORRECT, BY THIS PLAN.
05:44:33 >> THE CLUB IS LOOKING AT FUTURE IMPROVEMENTS.
05:44:35 THEY ARE NOT CURRENTLY DESIGNED OR FIGURED OUT YET OR VOTED
05:44:40 UPON, BUT THERE ARE SOME THINGS IN THE FUTURE AND THEY JUST
05:44:44 WANTED TO BE PREPARED WITH PARKING BEFOREHAND.
05:44:53 >>Scotty Wood: ANYONE ELSE?
05:44:57 >> THE THREE OAKS OR THREE OF THE OAKS THAT WE'RE PROPOSING
05:45:01 TO REMOVE ARE IN BAD SHAPE.
05:45:04 THEY MAY WANT TO BE LOOKED AT IF WE DECIDE WE WANT TO KEEP
05:45:09 THEM, I THINK WE MIGHT MAKE THE CASE THAT OF ALL THE OAKS ON
05:45:12 THE PROPERTY, THEY ARE IN THE WORST SHAPE.

05:45:17 >>Barry Jones: COMMENTS WERE COME BACK WITH INFORMATION ON
05:45:20 WHAT SHAPE THE TREES ARE IN.
05:45:24 >> WILL A HAIR CUT IMPROVE THEM?
05:45:27 >> THAT'S THE PROBLEM.
05:45:28 THEY HAVE BEEN OVER-PRUNED.
05:45:29 >>Barry Jones: TOO CLOSE TOGETHER.
05:45:32 >> YES, THAT'S EXACTLY RIGHT.

05:45:33 THEY LOOK BAD.
05:45:37 >>Kristin Jeannin: IT'S HARD TO KNOW WHETHER THESE ARE WORTH
05:45:40 FIGHTING FOR OR NOT LOOKING AT THEM FROM THE AERIAL.
05:45:43 >>Michael Sheeley: MAKES US FEEL BETTER.
05:45:46 >>Kristin Jeannin: YEAH.
05:45:47 >>Jim Wallace: KRISTIN, HOW BIG AN OAK OR A TREE CAN YOU
05:45:51 PUT?
05:45:51 CAN YOU GET A 24 WITHOUT HAVING TO GET INTO A STATEMENT TREE
05:45:55 AND BIG CRANE AND STUFF?
05:45:56 WE'RE GOING TO REPLACE THESE TREES, HOW BIG A TREE CAN WE
05:46:01 GO, CAN WE ASK FOR WITHOUT BEING AN IMPEDIMENT TO THE
05:46:07 APPLICANT?
05:46:09 >>Kristin Jeannin: I MEAN, THEY ARE EXPENSIVE.
05:46:11 20 FOOTERS ARE GOING TO BE REALLY EXPENSIVE.
05:46:14 SO THAT WOULD BE YOUR BIGGEST ROADBLOCK FOR ANY BIGGER.
05:46:19 EXPENSIVE BECAUSE THEY ARE HARD TO FIND THAT SIZE.
05:46:22 >>Jim Wallace: AT 20, CAN YOU GET 24s?
05:46:24 IT'S REALLY THE CALIPER SIZE, ISN'T IT?
05:46:29 >> THE MORTALITY RATE GOES UP.
05:46:33 IT GETS MORE DIFFICULT.
05:46:34 20-FOOT IS A REASONABLE SIZE TO STILL GET COMMERCIALLY
05:46:38 WITHOUT HAVING TO GET IT BROUGHT ON AN 18-WHEELER, LARGE
05:46:43 EQUIPMENT.
05:46:45 >>Jim Wallace: OKAY.
05:46:48 >>Scotty Wood: ALL RIGHT.

05:46:49 THANK YOU.
05:46:51 >> THANK YOU.
05:46:52 >>Scotty Wood: PUBLIC INPUT?
05:46:53 ANY CARDS, ANYONE LIKE TO SPEAK ON THIS?
05:46:59 OKAY.
05:46:59 WE'RE DONE.
05:47:00 THANK YOU.
05:47:01 >>Michael Sheeley: THANKS VERY MUCH.
05:47:06 >>Scotty Wood: THE NEXT ITEM, 9000 WILLIAMS ROAD.
05:47:10 ALSO KNOWN NOW AS THE VILLAGE CENTER HUB.
05:47:46 >>Mary Gibbs: THIS IS THE NEXT TO THE LAST CASE, THAT'S
05:47:50 ACTUALLY THE LAST CASE NOW FOR THE EVENING.
05:47:52 AND THIS IS THE WILLIAMS ROAD PROPERTY.
05:47:55 YOU MAY RECALL IT IS ABOUT 20 ACRES.

05:47:58 THE EASTERN FIVE ACRES IS THE GOLF DRIVING RANGE AND WESTERN
05:48:02 FIVE ACRES IS THE VACANT PROPERTY THAT ONCE BELONGED TO THE
05:48:06 CHURCH, AND WE HAD A LAND SWAP, SO NOW THE VILLAGE HAS
05:48:09 ACQUIRED ALL THAT PROPERTY.
05:48:11 IF YOU REMEMBER, WE REZONED IT FOR USE FOR LIKE SPORTS
05:48:17 RELATED AND ENTERTAINMENT TYPE COMPLEX AND RECREATION TYPE
05:48:21 USES.
05:48:22 SO TONIGHT WE'RE HERE FOR THE INFORMATION MEETING.
05:48:26 THIS IS LIKE A VERY GENERAL INFORMATION MEETING.
05:48:28 WE HAVE THE CONSULTANT HERE THAT'S BEEN WORKING WITH THE
05:48:30 VILLAGE, MICHAEL COMPARATO FROM VIESTE, AND HE WOULD LIKE TO

05:48:36 GIVE EVERYBODY A BACKGROUND ON WHAT SOME OF THE PLANS ARE.
05:48:42 YOU'RE INVOLVED IN THE ZONING BUT YOU'RE NOT REALLY INVOLVED
05:48:44 IN SOME OF THE OTHER ACTIVITIES GOING ON.
05:48:46 SO WE'D LIKE TO GIVE YOU THE OVERVIEW OF WHAT'S BEEN
05:48:49 HAPPENING SINCE THE ZONING WAS APPROVED, WHAT THE VILLAGE
05:48:52 HAS BEEN DOING, WHAT MICHAEL HAS BEEN DOING.
05:48:54 HE DOES THIS NATIONALLY ACROSS THE COUNTRY WITH
05:48:57 SPORTS-RELATED FACILITIES.
05:48:59 SO THEY ARE GOING TO TALK ABOUT THAT A LITTLE BIT.
05:49:01 AND WE ALSO HAVE A CONSULTANT FROM RWA THAT'S WORKING ON A
05:49:06 SITE PLAN.
05:49:07 IT'S A WORK IN PROGRESS.
05:49:09 IT'S NOT REALLY QUITE READY YET, BUT WE WANT TO GIVE YOU
05:49:11 SOME GENERAL INFORMATION ABOUT THAT.
05:49:13 AND GET SOME INPUT AND THEN WE'LL BE BACK PROBABLY AGAIN
05:49:18 POSSIBLY FOR A WORKSHOP WHEN WE HAVE MORE INFORMATION.
05:49:20 BUT IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I WOULD LIKE TO
05:49:24 INTRODUCE MICHAEL COMPARATO FROM VIESTE.
05:49:29 WHO IS GOING TO RUN THROUGH THE PowerPoint AND KIND OF
05:49:32 TELL YOU ABOUT SOME OF THE FUN THINGS.
05:49:35 >> GOOD EVENING, EVERYONE.
05:49:47 MIKE COMPARATO, 21731 SOUND WAY, PELICAN SOUND RESIDENT.
05:49:51 THANKS FOR HAVING US TONIGHT.
05:49:53 OUR PURPOSE FOR BEING HERE, AS MARY ALLUDED TO, IS TO BRING
05:49:57 YOU UP TO SPEED AS TO HOW WE GOT TO WHERE WE ARE TODAY AND

05:50:00 MAYBE A GLIMPSE INTO THE FUTURE AS TO WHERE WE THINK WE'RE
05:50:03 HEADED.
05:50:04 THE VILLAGE CENTER HUB, AS I'M SURE YOU RECALL IS ONE OF THE
05:50:10 FOUR HUBS IDENTIFIED IN THE 2019 OPEN SPACE MASTER PLAN.
05:50:13 THIS HAPPENS TO BE A 20-ACRE SITE THAT FITS WITHIN THE
05:50:16 CONFINES OF THAT VILLAGE CENTER HUB AS IT WAS IDENTIFIED.
05:50:21 ABOUT THE BEGINNING OF THE YEAR, I THINK IT WAS, THAT WE
05:50:26 WERE ENGAGED BY THE VILLAGE MANAGER'S OFFICE TO ASSIST AND
05:50:32 CONSULT WITH THE VILLAGE MANAGER'S OFFICE AND STAFF AND WORK
05:50:36 WITH THE VILLAGE COUNCIL TO EXPLORE DIFFERENT OPPORTUNITIES

05:50:40 WITHIN THAT VILLAGE CENTER HUB SPECIFICALLY RELATED, AS MARY
05:50:43 SAID, TO SPORTS RECREATION OPPORTUNITIES, THAT WOULD HELP US
05:50:46 FIND CREATIVE WAYS IN THE VILLAGE TO BRING IN PRIVATE SECTOR
05:50:51 PARTNERS, IF YOU WILL, TO HELP US CAPITALIZE AND CREATE NEW
05:50:56 TYPES OF REVENUE STREAMS TO HELP US AFFORD, WITHOUT TAXING
05:51:01 OUR OWN RESIDENTS, A LOT OF THE COMPONENTS THAT WERE HIGHLY
05:51:04 RATED IN THAT OPEN SPACE MASTER PLAN THAT WE WANT TO
05:51:06 ACCOMPLISH AS A COMMUNITY.
05:51:07 SO WE WENT OUT AND GENERALLY EXPLORED THAT MARKETPLACE,
05:51:11 LOOKED AT VARIOUS DIFFERENT FOLKS THAT OPERATE IN THE SPORTS
05:51:17 RECREATION, FAMILY ENTERTAINMENT SPACE THAT MIGHT BE A GOOD
05:51:20 FIT.
05:51:22 AND LO AND BEHOLD, WE WERE THROUGH THE STATE'S
05:51:25 PUBLIC/PRIVATE PARTNERSHIP STATUTE, A GROUP OUT OF AUSTIN,
05:51:30 TEXAS, INITIATED AN UNSOLICITED PROPOSAL TO THE VILLAGE,

05:51:35 HIGH 5 ENTERTAINMENT.
05:51:36 THAT THEN INITIATED AS WE WORKED WITH VILLAGE ATTORNEY, A
05:51:41 FIXED FINITE TIME WHERE WE OPENED UP TO THE GENERAL PUBLIC
05:51:44 PER THE STATUTE FOR OTHER PROPOSALS TO BE RECEIVED AND
05:51:48 CONSIDERED.
05:51:49 AT THE END OF THE DAY, I THINK WE ENDED UP WITH FIVE OR SIX
05:51:53 PROPOSALS IN TO US, INTO THE VILLAGE, THAT WE CONSIDERED.
05:51:58 BEGAN DISCUSSIONS WITH THEM THROUGH THAT STATUTE.
05:52:01 WORKED WITH THE VILLAGE COUNCIL THROUGH THE PROCESS.
05:52:05 AND WE NARROWED EVERYTHING DOWN TO A POINT WHERE WE FEEL
05:52:10 VERY COMFORTABLE NOW WITH TWO SPECIFIC PARTNERS OUT OF THAT
05:52:17 PROCESS, ONE BEING, OF COURSE, HIGH 5 ENTERTAINMENT OUT OF
05:52:21 AUSTIN, TEXAS, THAT I MENTIONED EARLIER.
05:52:23 AND THE SECOND BEING A COMPANY BASED OUT OF KANSAS CITY BY
05:52:26 THE NAME OF CHICKEN N PICKLE.
05:52:29 HAPPENS TO BE A PICKLEBALL BASED ENTERTAINMENT AND
05:52:32 RECREATION CONCEPT.
05:52:35 SO THAT'S WHERE THAT PROCESS HAS GONE.
05:52:38 WE'VE CONTINUED AND ARE CONTINUING TO WORK THROUGH THE
05:52:42 NEGOTIATIONS WITH THOSE TWO POTENTIAL PARTNERS.
05:52:47 AND I THINK SOME OF YOU MAY HAVE SEEN SOME OF THE -- SOME OF
05:52:51 THAT ATTENTION AND COVERAGE AS WE WORKED VERY CAREFULLY WITH
05:52:55 THE VILLAGE COUNCIL ALONG THE WAY.
05:52:57 WE'VE HAD SEVERAL BRIEFINGS WITH VILLAGE COUNCIL MEMBERS.
05:52:59 OBVIOUSLY WORKING VERY CLOSELY WITH STAFF, AND WE'VE ALSO

05:53:03 HAD A VERY TRANSPARENT PUBLIC INFORMATION PROCESS.
05:53:07 WE'VE CREATED, VILLAGE CREATED THREE DIFFERENT FOCUS GROUP
05:53:13 SESSION, FOLKS HAD INTERESTS IN DIFFERENT ASPECTS OF WHAT
05:53:19 WE'RE DOING THAT WE MET WITH MULTIPLE TIMES.
05:53:21 WE HAD AT LEAST ONE, IF NOT TWO, PUBLIC INFORMATION
05:53:23 MEETINGS, WHICH WE'LL CONTINUE TO DO.

05:53:25 WE'VE GOTTEN INVALUABLE INPUT FROM THE COMMUNITY THROUGH
05:53:28 THAT PROCESS AS WE'VE BEEN DEALING WITH THESE POTENTIAL
05:53:31 PARTNERS AND KIND OF NARROWING IN ON WHAT THAT RELATIONSHIP
05:53:34 MIGHT LOOK LIKE AND HOW IT MIGHT FUNCTION AND HOW WE MIGHT
05:53:37 PUT IT TOGETHER.
05:53:38 AS WE CONTINUE DOWN THAT PATH.
05:53:41 AND WE CONTINUE TO WORK WITH THE VILLAGE ATTORNEY ON
05:53:45 CRAFTING WHAT TYPE OF AGREEMENTS THOSE WILL TAKE, WHAT KIND
05:53:48 OF FORM THEY MIGHT TAKE AS WELL.
05:53:51 AS MARY ALLUDED TO, WE'RE AT THE VERY, VERY EARLY STAGES NOW
05:53:56 OF WORKING WITH BOTH OF THOSE TWO PARTNERS AS TO HOW ALL
05:53:59 THIS SITE MIGHT COME TOGETHER, WHAT THEY WOULD NEED, WHAT WE
05:54:02 WOULD NEED.
05:54:04 WE'RE AT THE VERY EARLY STAGES.
05:54:05 CHRIS AND HIS TEAM, HE'LL SPEAK HERE IN A SECOND, LEADING US
05:54:09 THROUGH THAT PART OF THE PROCESS NOW AS WE JUST BEGIN IT.
05:54:12 SO WE'LL BE WORKING VERY CAREFULLY AS WE NOW BEGIN THAT
05:54:18 PLANNING PROCESS FROM A SITE PERSPECTIVE.
05:54:20 I'M SURE WE WILL BE BACK WITH AT LEAST ONE MORE PUBLIC

05:54:23 INFORMATION SESSION BEFORE WE'RE REQUESTING ANYTHING FROM
05:54:25 THE BOARD FOR ANY APPROVALS, BUT WE CERTAINLY WANT TO BRING
05:54:28 YOU UP TO SPEED AND LET YOU KNOW WHAT WE, THE STAFF AND
05:54:32 COUNCIL HAVE BEEN DOING TO GET US TO THIS POINT.
05:54:34 CHRIS, DO YOU WANT TO ADD ANYTHING TO THAT?
05:54:37 OH, YEAH, I FORGOT ABOUT THE BUTTON.
05:54:40 I THINK I PROBABLY SAID EVERYTHING THAT YOU'RE ABOUT TO SEE.
05:54:44 YOU MAY REMEMBER THIS, THIS IS ACTUALLY AN IMAGE OUT OF OUR
05:54:47 2019 OPEN SPACE MASTER PLAN DOCUMENT THAT IDENTIFIED THE
05:54:51 FOUR DIFFERENT HUBS OUT OF THAT STUDY AND THAT PLAN, THE
05:54:56 VILLAGE CENTER HUB BEING THE ONE THAT THIS PARTICULAR SITE
05:55:00 SITS IN THE MIDDLE OF.
05:55:01 AS I SAID, I GUESS I WALKED YOU THROUGH ALL THIS WITHOUT YOU
05:55:10 SEEING IT.
05:55:11 THIS JUST KIND OF OUTLINES ALL THE VARIOUS DIFFERENT
05:55:14 SESSIONS THAT WE'VE HAD, FOCUS GROUPS, PUBLIC INFORMATION
05:55:17 SESSIONS, THE WORK THAT WE'VE BEEN DOING IN DEALING WITH THE
05:55:21 VILLAGE ATTORNEY THROUGH THE UNSOLICITED PROPOSAL PROCESS.
05:55:25 AND AT THIS POINT NOW, WE JUST STARTED AGAIN THOSE FOCUS
05:55:28 GROUP MEETINGS FOR ADDITIONAL INPUT.
05:55:32 AS I SAID, HIGH 5 ENTERTAINMENT IS A TEXAS-BASED INDOOR AND
05:55:38 OUTDOOR CONCEPT.
05:55:41 THEY ARE IN THE PROCESS OF A SIGNIFICANT AMOUNT OF GROWTH.
05:55:44 WE'RE VERY EXCITED ABOUT HAVING THEM POTENTIALLY HERE IN
05:55:48 ESTERO.

05:55:51 THEY ARE A WIDE VARIETY OF VERY FAMILY-ORIENTED INDOOR AND
05:55:56 OUTDOOR ENTERTAINMENT CONCEPTS.

05:55:58 AS WE WORK IN THAT SPACE, I THINK IT'S IMPORTANT TO NOTE
05:56:00 THAT THEY ARE VERY COMMUNITY BASED.
05:56:02 THEY ARE VERY FAMILY ORIENTED, AND IN THE WAY THEY DELIVER
05:56:07 ALL THEIR PROGRAMMING IN THEIR EXISTING VENUES.
05:56:11 I KNOW SOME OF THE VILLAGE COUNCIL MEMBERS ACTUALLY WENT OUT
05:56:14 AND PERSONALLY VISITED SOME OF THEIR VENUES IN TEXAS, AND
05:56:19 WERE VERY IMPRESSED WITH WHAT THEY SAW THERE.
05:56:22 THEIR OUTDOOR ENTERTAINMENT IS PREDOMINANTLY VERY HIGH-END
05:56:27 MINIATURE GOLF, POP STROKE TYPE LEVEL OF MINIATURE GOLF WITH
05:56:32 INDOOR AND OUTDOOR FOOD AND BEVERAGE.
05:56:35 THEY HAVE SCRATCH KITCHEN.
05:56:36 VERY HIGH-END FOOD AND BEVERAGE QUALITY, BOTH INDOOR AND
05:56:39 OUTDOOR.
05:56:40 THEY ARE ANCHORED WITH BOWLING.
05:56:42 THEY HAVE A WIDE VARIETY OF OTHER INDOOR ENTERTAINMENT
05:56:45 OPTIONS, TOP GOLF SUITE, ARCADE, REAL AXE THROWING IS THE
05:56:52 ONE JUMPING OFF THE CHARTS THESE DAYS, WHICH IS
05:56:55 MIND-BOGGLING TO ME, BUT VERY POPULAR.
05:56:58 AGAIN, IT'S VERY, VERY FAMILY ORIENTED.
05:57:00 ONE OF THE UNIQUE CONCEPTS I THINK OF HIGH 5 IS THAT THEY
05:57:03 HAVE A MEZZANINE LEVEL ON THE SECOND FLOOR FROM THE INSIDE
05:57:08 WITH SOME ADDITIONAL LANES, ADDITIONAL FOOD AND BEVERAGE.
05:57:11 THEY ARE VERY FOCUSED WHEN THEY GO INTO COMMUNITIES ON

05:57:13 WORKING WITH NOT FOR PROFITS AND CHARITABLE ORGANIZATIONS,
05:57:17 AS WELL AS CORPORATE PARTNERS TO DO A LOT OF EVENTS AT THE
05:57:21 UPPER LEVEL, WHICH ALLOWS FAMILIES TO CONTINUE TO ENJOY THE
05:57:24 LOWER LEVEL WITHOUT INTERRUPTION.
05:57:26 THEY HAVE DONE A REAL NICE JOB WITH THAT.
05:57:30 SO THAT'S JUST KIND OF A CURSORY OVERVIEW OF WHAT HIGH 5
05:57:37 DOES.
05:57:37 >>Scotty Wood: QUESTION.
05:57:39 THE TERM HAPPY HOUR REVELRY, I'M A LITTLE BIT -- CAN YOU DO
05:57:45 A LITTLE FURTHER DESCRIPTION OF THAT?
05:57:48 >>Michael Comparato: NO, I CAN'T.
05:57:49 I THINK THEY ARE VERY FAMILY ORIENTED, SO THEY --
05:57:55 >>Scotty Wood: HAPPY HOUR, THAT DENOTES THAT LIQUOR IS BEING
05:57:59 SERVED.
05:58:00 >>Michael Comparato: THEY DEFINITELY WILL SERVE LIQUOR,
05:58:02 SURE, OF COURSE.
05:58:03 IT WILL BE A TRADITIONAL FOOD AND BEVERAGE RESTAURANT.
05:58:06 AS WILL CHICKEN N PICKLE.
05:58:11 VERY, VERY HIGH END FOOD AND BEVERAGE OPERATION, SIMILAR
05:58:16 CONCEPT, AS WITH BOTH, IT'S KIND OF -- DON'T WANT TO STEAL
05:58:21 ANYTHING FROM TOP GOLF -- BUT KIND OF A TOP GOLF CONCEPT
05:58:25 WHERE YOU ARE ENJOYING FOOD, BEVERAGE AND CAMARADERIE WHILE
05:58:28 OUT ON THE COURT OR UP IN THE TOP GOLF BOX, IF YOU WILL.
05:58:33 SIMILAR CONCEPT HERE, BOTH INDOOR AND OUTDOOR PICKLEBALL

05:58:38 COURTS.

05:58:38 THE INDOOR COURTS ARE AIR CONDITIONED, ENVIRONMENTALLY
05:58:42 CONTROLLED.
05:58:43 THE SIZE OF THEIR COMPLEX RANGE BASED ON THE MARKET.
05:58:46 CONCEPTUALLY AT THIS POINT, AND A LOT OF IT CAME OUT OF OUR
05:58:50 FOCUS GROUPS FROM OUR OWN RESIDENTS, WE'RE LOOKING AT RIGHT
05:58:53 NOW PRELIMINARILY I THINK 24, IF I'M NOT MISTAKEN.
05:58:58 LAUREN SHARKEY, OUR DIRECTOR OF OPERATIONS IS SITTING BACK
05:59:01 HERE.
05:59:01 I FAILED TO INTRODUCE HER EARLIER.
05:59:03 MY APOLOGIES.
05:59:05 BUT I THINK WE'RE RIGHT NOW IN THE 23, 24 RANGE DEPENDING ON
05:59:08 WHERE WE MIGHT POSITION A CHAMPIONSHIP COURT THERE.
05:59:11 THEY ALSO HAVE OTHER OUTDOOR AMENITIES.
05:59:16 TYPICALLY IT'S BOCCE OR CORN HOLE OR OTHER OUTDOOR
05:59:20 SOCIALIZING EVENTS IN ADDITION TO PICKLEBALL.
05:59:23 AND AS WITH HIGH 5, ALSO HAVE A SECOND LEVEL MEZZANINE AND
05:59:27 OUTDOOR BAR RESTAURANT AREA OVERLOOKING ALL OF THE ACTIVITY.
05:59:32 OF COURSE, I THINK AS WE ALL KNOW, AS RESIDENTS HERE,
05:59:36 PICKLEBALL IS PROBABLY ONE OF THE MORE HIGHEST DEMAND
05:59:39 RECREATION ASSETS WE HAVE AS A COMMUNITY.
05:59:42 EVERYBODY IS EXCITED ABOUT THIS CONCEPT AS WELL.
05:59:45 AGAIN, JUST THE CONTEXTUAL MAP COMING FROM THE OPEN SPACE
05:59:53 MASTER PLAN.
05:59:56 KIND OF BORDERS WHAT WAS IDENTIFIED IN OUR MASTER PLAN AS
05:59:58 THE VILLAGE CENTER HUB AND YOU CAN SEE THE SITE HOW IT'S

06:00:01 SITUATED RIGHT IN THE MIDDLE OF THAT JUST WEST OF THE COUNTY
06:00:06 PROPERTY AND SCHOOL SPORTS PARK ALONG VIA COCONUT.
06:00:11 JUST A LITTLE CLOSER VIEW OF THE 20-ACRE SITE SPECIFICALLY
06:00:17 THAT I'M SURE YOU'RE VERY FAMILIAR WITH.
06:00:19 CHRIS, YOU WANT TO TALK THROUGH SOME OF THE EARLY STAGE
06:00:24 DIRECTION WE'RE TAKING.
06:00:25 >>Anthony Gargano: YOU MENTIONED THE POPULARITY OF
06:00:32 PICKLEBALL, AND CHICKEN N PICKLE ADDRESSED THAT.
06:00:36 I DIDN'T SEE ANY IN THE HIGH 5 PRESENTATION THAT ADDRESSED
06:00:39 THAT.
06:00:41 >>Michael Comparato: THAT ADDRESSED WHICH PART?
06:00:43 >>Anthony Gargano: PICKLEBALL.
06:00:45 >>Michael Comparato: WE'LL HAVE COMPLEMENTARY USES AND NOT
06:00:48 COMPETING USES.
06:00:48 HIGH 5 WILL HAVE ONE ARRAY OF FAMILY ENTERTAINMENT CONCEPTS.
06:00:52 CHICKEN N PICKLE WILL HAVE A DIFFERENT ARRAY SO THAT THEY'LL
06:00:55 COMPLEMENT ONE ANOTHER.
06:00:56 WE'RE NOT GOING TO HAVE COMPETING USES OR COMPETING PARTNERS
06:00:59 ON THE SAME CAMPUS.
06:01:01 SO THEY WILL WORK TOGETHER AND CO-LOCATE.

06:01:05 >>Barry Jones: CAN I ASK A LITTLE INFORMATION ON THE
06:01:07 BACKGROUND?
06:01:08 I'M STILL TRYING TO UNDERSTAND WITH ALL THE COMMERCIAL
06:01:11 DEVELOPMENT, OR COMMERCIAL LAND AVAILABLE FOR SALE IN THE
06:01:14 MARKET WHY THE VILLAGE DECIDED TO DEVELOP COMMERCIAL LAND

06:01:18 FOR PRIVATE ENTERPRISE VERSUS PUT THE LAND INTO SOME SORT OF
06:01:23 OTHER PARK USE?
06:01:26 WHAT WAS THE DISCUSSION ON THAT DURING THE PUBLIC HEARINGS
06:01:29 AND STUFF?
06:01:29 WAS IT JUST BECAUSE PEOPLE WANTED PICKLEBALL, SO THAT'S WHAT
06:01:33 CAME?
06:01:34 >>Michael Comparato: I THINK IT WAS A COMBINATION OF THINGS,
06:01:36 JUST TO GO BACK TO SOME OF THE VILLAGE COUNCIL MEETINGS AND
06:01:39 A LOT OF THE FEEDBACK WE GOT FROM COUNCIL AS TO WHAT THEIR
06:01:41 THOUGHT PROCESS WAS.
06:01:43 BUT I THINK THE CONSENSUS FROM COUNCIL WAS THAT IT WAS A
06:01:48 NICE BLEND, IF WE LOOK AT CONTEXTUALLY WHAT'S GOING ON IN
06:01:52 THE VILLAGE CENTER HUB, WHAT TYPE OF OPPORTUNITIES IN GROWTH
06:01:55 WE HAVE AROUND THAT, THAT IT WAS A GOOD OPPORTUNITY FOR THE
06:01:58 VILLAGE TO PARTNER WITH PRIVATE SECTOR GROUPS TO HELP
06:02:01 GENERATE SOME REVENUE-SHARING OPPORTUNITIES FOR US TO
06:02:04 BENEFIT FROM THE VILLAGE THAT WE CAN THEN REINVEST INTO OPEN
06:02:08 SPACE AMENITIES FOR OURSELVES.
06:02:10 >>Barry Jones: SO THE MARKET RATE ON WHAT THIS PROPERTY WILL
06:02:12 BE LEASED OR SOLD FOR, WOULD THAT BE CONSISTENT WITH THE
06:02:15 MARKET RATE OR IS THE VILLAGE GOING TO SUPPLEMENT?
06:02:19 IS IT DISCOUNTED TO THE MARKET OR HAS ANY OF THAT DISCUSSION
06:02:22 BEEN HELD YET?
06:02:26 >>Michael Comparato: NO.
06:02:26 WE'RE IN DISCUSSIONS RIGHT NOW HOW THAT ENDS UP DOING.

06:02:29 WE'RE CONSTANTLY BRIEFING WITH COUNCIL ON TO GET DIRECTION
06:02:32 FROM THEM.
06:02:32 >>Barry Jones: THANK YOU.
06:02:33 >>Michael Comparato: SURE.
06:02:36 >>Jim Wallace: THIS IS JIM WALLACE.
06:02:37 IT WOULD APPEAR TO ME, YOU HAVE 24 PICKLEBALL COURTS AND 4
06:02:42 PLAYERS MATCH PLUS, 89 PLAYERS OR SOMETHING, YOU SEEM TO
06:02:49 HAVE THE EMPHASIS, TALK ABOUT A SPORTS BAR AND A RESTAURANT,
06:02:54 I WOULD PRESUME THE EXPECTATION IS THAT THE SPORTS BAR AND
06:02:58 RESTAURANT WILL NOT BE RELYING UPON THE PICKLEBALL PLAYERS.
06:03:04 HARD TO DO THREE TO FOUR TURNS IN A RESTAURANT IF YOU ONLY
06:03:08 HAVE PICKLEBALL PLAYERS PLAYING IN THE MORNING.
06:03:11 I'M JUST PRESUMING, CONFIRM TO ME YES OR NO THAT THIS IS
06:03:15 REALLY AS MUCH OR MORE A RESTAURANT AND SPORTS BAR FACILITY
06:03:22 AND THE SPORT IS THE HANDLE.
06:03:25 AM I CORRECT?

06:03:28 >>Michael Comparato: NOT REALLY.
06:03:29 IT'S CLOSE, JIM, BUT NOT QUITE.
06:03:32 CAN YOU HEAR ME OKAY?
06:03:36 >>Jim Wallace: YEAH, SURE.
06:03:37 >>Michael Comparato: GREAT.
06:03:38 NOT QUITE.
06:03:39 THEY WILL RUN A CHICKEN N PICKLE OPERATION WILL RUN A PRETTY
06:03:47 INTENSE SCHEDULE ON A DAILY, WEEKLY BASIS.
06:03:50 IT IS VERY MUCH A TOP GOLF TYPE STRUCTURE WHERE THEY WILL

06:03:53 HAVE -- I FORGOT WHAT THEY CALL THEM -- AT EACH PICKLEBALL
06:03:57 COURT, THEY WILL BE SERVING FOOD AND BEVERAGE TO EACH OF THE
06:04:00 COURTS IN ADDITION TO WHAT THEY HAVE IN THE DINING ROOM.
06:04:03 WILL SOMEBODY GO THERE FOR LUNCH OR FOR DINNER?
06:04:06 POSSIBLY.
06:04:07 I'M SURE THAT MIGHT HAPPEN.
06:04:09 THERE MAY BE SOME OTHER THINGS GOING ON THAT THEY MAY JUST
06:04:13 HAVE AN EVENT OR LUNCHEON OR WHATEVER.
06:04:15 BUT FROM THEIR NORMAL OPERATIONS, WHAT WE'VE SEEN AROUND THE
06:04:21 COUNTRY, THEY ARE VERY MUCH TIED TOGETHER, JUST LIKE A TOP
06:04:24 GOLF STRUCTURE WOULD BE.
06:04:25 SAME THING WITH HIGH 5.
06:04:28 AGAIN, DOES THAT PRECLUDE FOLKS FROM HERTZ WORKING ACROSS
06:04:32 THE STREET FROM GOING OVER THERE FOR LUNCH OR ANY OF US?
06:04:36 NO, IT DOESN'T.
06:04:37 I WON'T SAY THAT THAT WON'T HAPPEN.
06:04:40 BUT THAT'S NOT TRADITIONALLY WHAT WE HAVE SEEN IN THEIR
06:04:43 NORMAL OPERATION.
06:04:43 >>Jim Wallace: OKAY.
06:04:47 YOU KNOW WHAT I'M TALKING ABOUT FITNESS CLUBS WITH SQUASH
06:04:52 FACILITIES AND THEIR RESTAURANTS, PEOPLE ARE GOING IN THE
06:04:55 EVENING AFTER WORK AND HAVING A DRINK, WORK OUT, HAVE A
06:04:58 DRINK, ET CETERA.
06:04:59 IS THAT WHAT THEY ARE INTENDING TO BE?
06:05:07 >>Michael Comparato: I'M HAVING A HARD TIME MAKING THAT

06:05:09 PARALLEL.
06:05:09 I HAVE TO SAY PROBABLY NOT.
06:05:13 I CAN'T MAKE A PARALLEL FROM WHAT WE'VE SEEN IN THEIR
06:05:16 OPERATION TO A PRIVATE CLUB.
06:05:17 >>Jim Wallace: PICKLEBALL, MY EXPERIENCE OR WHAT WE HEARD IS
06:05:20 PRIMARILY A MORNING SPORT.
06:05:22 IS THIS GOING TO BE AN AFTERNOON/EVENING PROMOTION?
06:05:26 I'M TRYING TO UNDERSTAND HOW THE TWO WORK TOGETHER.
06:05:30 >>Michael Comparato: THEIR PROGRAMMING RUNS ALL DAY INTO THE
06:05:34 EVENING, MORNING, AFTERNOON AND EVENINGS, YES.
06:05:39 >> JIM, AT THE COMMONS, THE PICKLEBALL COURTS ARE USED FROM
06:05:44 MORNING TO EVENING.

06:05:49 >>Michael Comparato: ANY OTHER HIGH-LEVEL QUESTIONS BEFORE
06:05:51 CHRIS TALKS --
06:05:56 >>Scotty Wood: BASICALLY WE'RE TALKING ABOUT ACTIVITIES THAT
06:05:57 ARE PAY TO PLAY.
06:05:59 ANYTHING IN THE PLANS FOR FREE PUBLIC AMENITIES?
06:06:01 >>Michael Comparato: NOT FREE PUBLIC AMENITIES IN THESE TWO
06:06:04 USES.
06:06:06 AS PART OF THE OVERALL --
06:06:08 >>Scotty Wood: OVERALL.
06:06:09 >>Michael Comparato: YES, YES.
06:06:10 IN FACT, PART OF THE GOAL, IF WE GO BACK TO SOME OF THE
06:06:13 VILLAGE COUNCIL MEETINGS, PART OF THE GOAL IN THE GENESIS,
06:06:16 LIKE I SAID, IS TO CREATE A CREATIVE REVENUE CONCEPT THAT

06:06:22 THEY WILL SHARE BACK TO THE VILLAGE FOR US TO FUND SOME OF
06:06:24 THOSE FREE ADDITIONAL COMMUNITY AMENITIES THAT WERE
06:06:26 PRIORITIZED IN THAT OPEN SPACE MASTER PLAN.
06:06:32 >>James Tatooles: WHICH DRIVES THE BOAT?
06:06:34 THE SPORTS OR THE DRINKING?
06:06:38 >>Michael Comparato: HOPEFULLY SPORTS FIRST AND DRINKING
06:06:41 SECOND.
06:06:41 OTHERWISE THE SPORTS WILL DECLINE, WELL, FOR MOST PEOPLE
06:06:46 HEAVILY FROM THERE.
06:06:48 IT'S A VERY SOCIAL FAMILY ORIENTED ATMOSPHERE THAT WE'VE
06:06:55 SEEN FROM THESE FOLKS IN OTHER LOCATIONS.
06:06:57 >>Jim Wallace: YOU'RE TALKING ABOUT ARCADE WITH A HUNDRED
06:06:59 GAMES.
06:07:00 THAT'S A LOT OF VIDEO GAMES.
06:07:10 >>Michael Comparato: TALKING ABOUT CHICKEN N PICKLE?
06:07:15 >>Jim Wallace: I DON'T HAVE IT IN FRONT OF ME RIGHT NOW.
06:07:18 HIGH 5, YEAH.
06:07:18 >>Michael Comparato: THEY VARY BY MARKET.
06:07:20 THEY HAVE A NUMBER OF DIFFERENT OFFERINGS.
06:07:24 THEY ARE VERY MODULAR IN PLUG AND PLAY THAT THEY ADAPT.
06:07:29 WE'VE SEEN THEM ADAPT THE VARIOUS DIFFERENT OFFERINGS TO
06:07:31 EACH MARKET TO HOW MANY THEY HAVE AND WHAT TYPE THEY HAVE
06:07:35 BASED ON THE DEMOGRAPHICS.
06:07:37 WE WERE TALKING ABOUT WHETHER OR NOT WE REALLY WANTED TO SEE
06:07:39 -- WE HAVE THIS STILL ONGOING, WHETHER WE WANT TO SEE A TOP

06:07:43 GOLF SUITE.
06:07:45 TYPICALLY THEY HAVE A SINGLE TOP GOLF SUITE AS ONE OF THOSE
06:07:47 AMENITIES.
06:07:48 IF IT FITS IN ESTERO, GREAT.
06:07:51 IF IT'S A CONCEPT THAT MAKES SENSE IN ESTERO, GREAT.
06:07:54 IF NOT, THEY'VE GOT THAT OPPORTUNITY TO PULL THAT UNIT OUT
06:07:58 AND PUT A DIFFERENT OFFERING IN THAT BETTER FITS WITH THE
06:08:01 SAME OPPORTUNITY TO GENERATE REVENUE AND GENERATE AN AMENITY

06:08:05 THAT MAKES MORE SENSE.
06:08:06 SO OUT OF THOSE HUNDRED OR SO, THEY HAVE GOT A VERY FLEXIBLE
06:08:10 APPROACH TO CUSTOMIZE THOSE VENUE TO VENUE.
06:08:15 >>Jim Wallace: THE ITEMIZATION YOU GAVE US, TYPICAL MENU,
06:08:19 BUT THEY HAVE A SMORGASBORD AND WILL FIT THE MARKET
06:08:24 DEMOGRAPHIC.
06:08:24 >>Michael Comparato: SURE.
06:08:29 -- FINAL -- [INAUDIBLE]
06:08:30 >>Jim Wallace: I UNDERSTAND.
06:08:34 >>Scotty Wood: ANYTHING ELSE?
06:08:37 >>Michael Comparato: THANK YOU ALL.
06:08:39 APPRECIATE IT.
06:08:41 CHRIS.
06:08:42 >>Jim Wallace: GREAT SITE PLAN.
06:08:43 REALLY MAKES SENSE.
06:08:47 >> GOOD EVENING, EVERYONE.
06:08:48 I'M CHRIS WRIGHT, I'M THE PROJECT PRINCIPAL FOR RWA

06:08:53 INCORPORATED.
06:08:54 I'M ALSO A REGISTERED PROFESSIONAL ENGINEER.
06:08:57 WHAT I WANT TO DO THIS EVENING IS JUST KIND OF GIVE YOU A
06:09:00 HIGH-LEVEL OVERVIEW, AS MICHAEL AND MARY HAVE BOTH STATED,
06:09:04 OF KIND OF WHERE WE ARE IN THE SITE PLANNING PROCESS.
06:09:06 AND WE'LL BEGIN THE -- WE BEGAN THE EXERCISE ABOUT 30 DAYS
06:09:11 AGO, SO THERE ARE A LOT OF THINGS WE'RE STILL WORKING
06:09:13 THROUGH.
06:09:14 I THINK WE HAVE SOMETHING THAT IS REFLECTIVE OF KIND OF THE
06:09:17 OVERALL INTENT THAT WE'LL PROBABLY END UP WITH.
06:09:21 SO THE SITE IS ROUGHLY 21 ACRES, AND YOU CAN SEE THE
06:09:30 PERIMETER BOUNDARY.
06:09:32 IT'S BOUND, WHICH ACTUALLY IS ON THE SOUTH SIDE HERE BY
06:09:35 WILLIAMS ROAD, ALONG THE EDGE TO THE TOP OF THE PAGE HERE IS
06:09:41 KIND OF AN ACCESS DRIVE USED FOR THE PARK.
06:09:45 DOWN HERE ON THIS LOWER QUADRANT, WE HAVE VIA COCONUT, WHICH
06:09:49 IS A PUBLIC RIGHT-OF-WAY.
06:09:51 AND THEN THE PROJECT IS BOUND ON ACTUALLY THE WESTERN
06:09:54 PROPERTY BOUNDARY WITH THE RAILROAD RIGHT-OF-WAY RIGHT HERE.
06:09:58 FAINTLY YOU CAN SEE UNDERLYING HERE IS AN EXISTING DRAINAGE
06:10:04 POND.
06:10:05 THAT POND SERVES A PORTION OF VIA COCONUT, AND ONE OF THE
06:10:08 THINGS WE'RE LOOKING AT FROM AN OPPORTUNITY STANDPOINT IS TO
06:10:11 INTEGRATE THAT EXISTING POND FEATURE INTO ONE SINGLE LAKE
06:10:15 THAT WOULD SERVE THE ENTIRE 21 ACRES.

06:10:18 WE'RE GOING THROUGH THE EVALUATION PROCESS OF THAT.
06:10:21 WE DON'T KNOW IF THERE'S BENEFITS TO DOING SO, BUT RIGHT NOW
06:10:24 IT LOOKS LIKE THERE IS.
06:10:26 KIND OF THE ORGANIZATION OF THE SITE, AS MICHAEL MENTIONED,

06:10:32 THERE ARE TWO PRIME TENANTS.
06:10:35 RIGHT HERE -- I HAVE A HARD TIME SEEING THE CURSOR.
06:10:37 RIGHT DOWN HERE IN THIS LOWER CORNER IS THE PROPOSED HIGH 5
06:10:41 SITE.
06:10:42 WE'VE GOT SOME DEVELOPMENT BOUNDARIES KIND OF SHOWN ON THE
06:10:45 SITE PLAN RIGHT NOW.
06:10:46 WE'RE KIND OF GIVING THOSE INDIVIDUAL TENANTS AN OPPORTUNITY
06:10:49 TO WORK WITHIN THOSE BOXES.
06:10:51 WE'RE GOING THROUGH AN ITERATIVE PROCESS WHERE THEY ARE
06:10:55 COMING UP WITH THEIR PROJECT PROGRAM, PUTTING IT DOWN IN THE
06:10:59 FORM OF A SITE PLAN THAT FITS WITHIN THAT BOX AND WE'LL
06:11:02 PROBABLY BE ADJUSTING THE BOUNDARIES HERE AND THERE TO GET
06:11:04 EVERYTHING TO FIT AND WORK.
06:11:06 THESE AREN'T HARD BOUNDARIES AT THIS POINT IN TIME.
06:11:08 A LITTLE BIT FARTHER TO THE NORTH IS THE CHICKEN N PICKLE
06:11:12 SITE.
06:11:13 YOU CAN SEE IT'S ROUGHLY TWO AND A HALF ACRES, TWO AND A
06:11:16 QUARTER ACRES.
06:11:17 OVER HERE IN THE CORNER IS A SITE THAT'S RESERVED FOR FUTURE
06:11:21 PICKLEBALL COURTS.
06:11:22 RIGHT NOW, THERE ARE NO PLANS FOR IT OTHER THAN POSSIBLY AN

06:11:25 EXPANSION OF THE PICKLEBALL VENUE.
06:11:28 YOU CAN SEE THE PROJECT IS SERVED BY A ROAD THAT CONNECTS TO
06:11:32 BOTH WILLIAMS ROAD AND TO VIA COCONUT.
06:11:36 IT'S AN INTERNAL MEANS OF INGRESS AND EGRESSING THE SITE.
06:11:40 PARKING FLANKING ON EITHER SIDE OF THE ROADWAY.
06:11:43 DOWN HERE TUCKED IN THE SOUTHERN SIDE OF THE SITE IS A
06:11:47 FUTURE DEVELOPMENT PROCESS YET TO BE UNDEFINED.
06:11:50 RIGHT NOW WE HAVE ABOUT A TWO ACRE BOUNDARY ON IT PLUS OR
06:11:53 MINUS.
06:11:53 I FORGOT TO MENTION, OBVIOUSLY, WE'VE GOT THE EXISTING GOLF
06:11:57 COURSE DRIVING RANGE HERE, WHICH IS PRIMARILY CLEARED, AND
06:12:01 THEN THIS PARCEL ON THE OTHER SIDE, THE OTHER TEN ACRE
06:12:05 PARCEL ON THE WEST IS OBVIOUSLY MORE HEAVILY VEGETATED.
06:12:09 SO THAT'S KIND OF WHERE WE ARE.
06:12:11 ONE OF THE THINGS THAT WE'RE EVALUATING RIGHT NOW IS THE
06:12:14 OPPORTUNITY TO WORK WITH A LOT OF THE HERITAGE TREES THAT
06:12:17 ARE ON-SITE.
06:12:18 AND YOU CAN SEE THIS PLAN HERE JUST SIMPLY ILLUSTRATES WHAT
06:12:22 WE HAVE IS AN EARLY INVENTORY.
06:12:24 THESE HAVEN'T BEEN PRECISELY LOCATED.
06:12:27 THEY ARE ACTUALLY THE SAME CIRCLES, IF YOU WILL, THAT WERE
06:12:30 USED IN THE ZONING PROCESS, AND WE'RE IN THE PROCESS OF
06:12:34 GETTING THOSE SITES REFINED.
06:12:36 RIGHT NOW WE BELIEVE THERE'S GOING TO BE A LOT OF CHALLENGES
06:12:39 ASSOCIATED WITH WORKING AROUND SOME OF THESE HERITAGE TREES.

06:12:42 WE'RE LOOKING MOST CLOSELY AT THE ONES DOWN HERE ON VIA
06:12:46 COCONUT AS OPPORTUNITIES TO SAVE.
06:12:49 YOU CAN SEE A LOT OF THE SITE DISTURBS A LOT OF THE TREES
06:12:52 THAT ARE ON-SITE RIGHT NOW THAT ARE CLASSIFIED HERITAGE,
06:12:57 EITHER OF THE OAK VARIETY OR OF THE PINE VARIETY.
06:13:00 SO THAT'S KIND OF WHERE WE ARE.
06:13:02 AGAIN, WE'RE IN AN ITERATIVE PHASE OF THE SITE PLAN.
06:13:06 RIGHT NOW WE'RE JUST GETTING READY TO START TO LINK UP MORE
06:13:09 DIRECTLY WITH THE PROJECT ARCHITECTS FOR BOTH OF THOSE
06:13:12 TENANTS AND START INTEGRATING THEIR SPECIFIC BUILDING
06:13:16 PLACEMENT AND LAYOUT AND AMENITIES THAT SURROUND THE
06:13:20 BUILDINGS INTO THIS SITE PLAN AND WE'LL PROBABLY GO THROUGH
06:13:23 ANOTHER ITERATIVE ASPECT OF THE SITE PLAN BEFORE IT COMES
06:13:29 FINAL IN THE NEXT 30 TO 45 DAYS.
06:13:32 WITH THAT, I WOULD BE HAPPY TO ANSWER ANY QUESTIONS.
06:13:34 THAT'S KIND OF WHERE WE ARE.
06:13:35 STILL A LOT OF MOVING PIECES.
06:13:37 MOVING PIECES ARE SPECIFIC POINTS OF INGRESS AND EGRESS.
06:13:40 WE SAY THAT VIA COCONUT IS PRETTY WELL DEFINED RIGHT NOW.
06:13:44 SHOOT RIGHT BETWEEN THE TWO EXISTING BUILDINGS.
06:13:46 THE LOCATION DOWN HERE ON WILLIAMS ROAD IS STILL SUBJECT TO
06:13:49 SHIFTING EITHER EAST OR WEST, DEPENDING ON A LOT OF
06:13:53 DIFFERENT THINGS.
06:13:54 RIGHT NOW, THERE IS ALSO FIGURING OUT HOW TO ACCOMMODATE ALL
06:14:01 THE PARKING.

06:14:03 PROBABLY THE NUMBER OF SPACES THAT ARE GOING TO BE NOT SO
06:14:05 MUCH REQUIRED BY CODE, BUT REQUIRED BY THE VENDORS
06:14:08 THEMSELVES WILL EXCEED THE NUMBER OF SPACES REQUIRED BY
06:14:12 CODE.
06:14:12 SO WE'RE TRYING TO FIGURE OUT HOW TO FIT EVERYTHING IN AND
06:14:15 MAKE EVERYTHING FUNCTION WHERE IT'S A COHESIVE SITE AND
06:14:19 DOESN'T FEEL OVERLY CRAMPED OR CONFINED.
06:14:24 >>Kristin Jeannin: DO YOU EXPECT ADDITIONAL PARKING AROUND
06:14:31 THE FACILITIES OR IS THE PARKING WE SEE HERE MEANT TO SERVE
06:14:33 ALL OF THE PARCELS?
06:14:36 >>Chris Wright: THE PARKING LOTS SHOWN ARE CENTRAL TO BE
06:14:39 USED BY ALL THE KIND OF OUTPARCELS RIGHT NOW.
06:14:42 SO THERE WILL BE NO ADDITIONAL PARKING WITHIN THE TWO
06:14:45 ENVELOPES UP AGAINST VIA COCONUT.
06:14:47 AGAIN, AS I MENTIONED EARLIER, THIS FUTURE DEVELOPMENT,
06:14:51 WE'RE STILL EVALUATING WHAT IT'S GOING TO LOOK LIKE.
06:14:53 WHETHER IT'S PARKING.
06:14:55 WHETHER IT'S SOMETHING ELSE.
06:15:01 >>Barry Jones: WILL THE D.O. BE FOR THE INFRASTRUCTURE ONLY
06:15:04 AND THEN THE BUILDINGS WILL COME BACK INDEPENDENTLY?
06:15:07 >> WE'RE STILL WORKING OUT AN OPTIMAL SCHEDULE RIGHT NOW.
06:15:13 THEY WOULD LIKE TO BE CONSTRUCTING ADDS AS EARLY AS THE

06:15:16 MIDDLE PART OF NEXT YEAR.
06:15:18 I THINK THE OPPORTUNITY RIGHT NOW AS I SEE IT TRY TO GET
06:15:21 EVERYTHING IN ON ONE D.O.

06:15:24 ALSO WE'RE ENTERTAINING THE IDEAS OF COMING THROUGH WITH A
06:15:27 KIND OF EARLY, I DON'T EVEN KNOW WHAT YOU WANT TO CALL IT,
06:15:29 BUT THE ABILITY TO START MOVING DIRT, TO GET THE PADS READY
06:15:33 SO THE FOUNDATION FOR THE BUILDINGS GO IN EARLIER THAN MAYBE
06:15:35 SOME OF THE INFRASTRUCTURE THAT IS GOING TO WEAVE THROUGH
06:15:38 THE SITE.
06:15:39 >>Barry Jones: MAYBE DO AN INFRASTRUCTURE DEVELOPMENT ORDER
06:15:42 SEPARATE FROM EACH OF THE BUILDINGS, EACH OF THE BUILDINGS
06:15:44 COME WITH THEIR OWN WITH THE ARCHITECTURE TO BE REVIEWED.
06:15:47 >>Mary Gibbs: WE ALSO LOOKED AT THE POSSIBILITY OF WHAT
06:15:49 CHRIS IS SAYING LIKE AN LDO FOR FILL.
06:15:54 WE'RE TRYING TO LOOK AT ALL THE DIFFERENT OPTIONS.
06:15:56 DOES IT MAKE SENSE TO DO THE INFRASTRUCTURE ONE, WHAT WORKS
06:15:58 BEST WITH THE TIMING?
06:16:00 >>Barry Jones: IS THERE ANY THOUGHT PROCESS IN DOING A
06:16:03 MULTIUSE PATH SOMEWHERE OFF ROADWAY FROM WILLIAMS TO VIA
06:16:06 COCONUT TO ROUTE PEDESTRIANS THROUGH THIS?
06:16:10 HOW IS A BICYCLIST AND ALL THE PEOPLE THAT MIGHT BE COMING
06:16:13 WITH ALTERNATIVES, BIKING OR WALKING, GETTING IN AND OUT?
06:16:23 IDEALLY, I WOULD THINK YOU WOULD HAVE A PEDESTRIAN PATH
06:16:26 CONNECTION TO ALL FOUR SIDES, INCLUDING THE RAILWAY THAT
06:16:30 WILL GO TO A FUTURE BIKE PATH.
06:16:32 I DON'T KNOW HOW YOU CREATE THAT, GETTING PEDESTRIANS IN AND
06:16:36 OUT OF THE SITE BECAUSE YOU'RE SURROUNDED BY PARKS AND ROADS
06:16:39 AND FUTURE BIKEWAY.

06:16:44 >> WE HAVE VERSIONS OF THE SITE PLAN THAT HAVE ARTICULATED
06:16:49 WHAT THE PATHWAY NETWORK COULD LOOK LIKE.
06:16:51 WE DIDN'T WANT TO PUT IT IN HERE BECAUSE WE CAN'T MAKE ANY
06:16:54 PROMISES AT THIS POINT AND THINGS ARE STILL MOVING.
06:16:57 BUT THE UNDERLYING INTENT IS TO PROVIDE SOME GOOD PEDESTRIAN
06:17:00 BICYCLE-TYPE MOVEMENTS EITHER FROM WILLIAMS ROAD OUT TO VIA
06:17:04 COCONUT OR IN AND AROUND THE SITE AND INTERCONNECTED TO
06:17:07 WHAT'S GOING ON ADJACENT WITH THE EXISTING PARK USE.
06:17:12 >>Jim Wallace: YOU ALREADY HAVE THE SIDEWALKS ADJACENT TO
06:17:15 WILLIAMS AND VIA COCONUT.
06:17:19 JIM WALLACE.
06:17:20 I HAVE A QUESTION.
06:17:22 ON VIA COCONUT, YOU'RE PROPOSING THAT YOU'RE GOING TO STAY
06:17:25 WITH A NORTHBOUND RIGHT-IN, RIGHT-OUT BECAUSE OF THE CLOSE
06:17:31 PROXIMITY TO THE ROUNDABOUT.
06:17:34 CAN'T GET A MEDIAN CUT THERE, CAN YOU?
06:17:37 >>Chris Wright: WE HAVEN'T GOTTEN THAT FAR, BUT, YEAH, WE'RE
06:17:40 ANTICIPATING SOME TYPE OF TURNING MOVEMENTS AT THAT

06:17:43 INTERSECTION.
06:17:48 >>Jim Wallace: OKAY.
06:17:48 ALL RIGHT.
06:17:49 BECAUSE YOU'RE NOT SHOWING ANY MEDIAN CUTS.
06:17:51 I THOUGHT MAYBE THAT YOU DIDN'T INTEND TO PUT ANYTHING
06:17:54 THERE.
06:17:55 >>Chris Wright: AT THE MOMENT, THAT IS CORRECT.

06:17:58 >>Jim Wallace: IF I REMEMBER, THAT'S QUITE NARROW.
06:18:00 THERE'S NO ROOM FOR A TURNING LANE ON VIA COCONUT AS IT IS
06:18:04 NOW ANYWAY.
06:18:06 >>Chris Wright: THERE ACTUALLY IS ROOM FOR A TURNING LANE.
06:18:08 WE JUST HAVEN'T ILLUSTRATED WHAT WE'RE THINKING THERE YET
06:18:11 BECAUSE WE'RE STILL KIND OF WORKING INTERNAL TO THE PARCEL
06:18:13 AND EXPANDING OUTWARD.
06:18:16 >>Jim Wallace: OKAY.
06:18:17 MY ONLY OTHER COMMENT IS I THINK IT'S GREAT.
06:18:20 I THINK IT'S TERRIFIC.
06:18:22 LOVE WHAT YOU'RE DOING.
06:18:24 >>Chris Wright: THANK YOU.
06:18:25 ANY OTHER QUESTIONS FOR EITHER MYSELF OR MICHAEL?
06:18:31 >> NO.
06:18:32 >>Scotty Wood: NO.
06:18:34 >>Chris Wright: THANK YOU VERY MUCH.
06:18:40 >>Mary Gibbs: WERE WE GOING TO ASK FOR PUBLIC INPUT?
06:18:44 WE HAVE ONE MORE ITEM ON THE AGENDA, AND THAT'S PUBLIC
06:18:46 INPUT.
06:18:48 >>Mary Gibbs: ARE WE GOING TO ASK FOR PUBLIC INPUT FOR THIS
06:18:51 PUBLIC INFORMATION MEETING?
06:18:52 >>Tammy Duran: I HAVE NOTHING.
06:18:53 >>Mary Gibbs: WE'RE GOING TO ASK THE PEOPLE -- I HEAR THEM
06:18:57 TALKING, I DON'T KNOW IF THEY WANT TO SPEAK.
06:19:11 >>Tammy Duran: WHEN YOU GET DONE, CAN YOU FILL OUT A CARD

06:19:14 FOR ME?
06:19:14 IT'S RIGHT BEHIND ME, BUT WHEN YOU GET DONE.
06:19:18 >> HI.
06:19:18 I'M DARYL SMITH.
06:19:19 I LIVE IN RAPALLO.
06:19:22 AND WE'RE LOOKING FORWARD TO SOMETHING LIKE THIS.
06:19:24 MY QUESTION WAS, IS THERE ANY PLAN IN THE COMMUNITY PARK
06:19:29 THERE?
06:19:29 THEY HAVE ALL KINDS OF LAND AND A COUPLE OF INDOOR
06:19:32 PICKLEBALL COURTS, BUT I NEVER KNEW WHY THEY DIDN'T USE ALL
06:19:37 THAT LAND TO PUT IN SOME PUBLIC PICKLEBALL COURTS RIGHT
06:19:40 THERE.
06:19:43 IS THAT INTEGRATED AT ALL INTO THE PROGRAM?
06:19:46 >>Mary Gibbs: I CAN ANSWER THAT.

06:19:47 WE HAVE MET -- THAT'S OWNED BY THE COUNTY, LEE COUNTY.
06:19:51 IT'S NOT CONTROLLED BY THE VILLAGE.
06:19:53 SO WE HAVE HAD SOME MEETINGS WITH THEM TO SEE IF WE COULD
06:19:56 WORK TOGETHER BECAUSE IT WOULD MAKE SENSE IF WE COULD WORK
06:20:00 OUR FACILITY IN WITH THEIR FACILITY AND OPTIMIZE THAT.
06:20:03 WE HAVE NOT -- WE JUST HAD PRELIMINARY CONVERSATIONS.
06:20:07 WHEN YOU GET TWO DIFFERENT JURISDICTIONS, SOMETIMES IT'S
06:20:10 TRICKY.
06:20:11 BUT THAT'S OUR BIG-PICTURE VISION.
06:20:14 ALSO WITH THE SCHOOL DISTRICT AS WELL, WE WOULD LIKE TO
06:20:17 PARTNER WITH THEM IF WE CAN.

06:20:19 THERE IS SOME LAND THAT I THINK COULD BE BENEFICIAL FOR
06:20:23 EVERYBODY.
06:20:24 SO, YES.
06:20:27 BUT RIGHT NOW WE'RE WORKING ON THIS BECAUSE WE DON'T CONTROL
06:20:29 THE OTHER TWO AGENCIES.
06:20:32 >> AND THEN -- YOU ALREADY MENTIONED THE BIKE PATH, IF THAT
06:20:37 EVER COMES TO FRUITION, BECAUSE OF ALL THE RESIDENCES AROUND
06:20:44 HERE, YOU COULD HAVE A MAJOR BIKE INPUT COMING INTO THAT
06:20:47 FACILITY.
06:20:47 TALKING 50 TO 100 AT A TIME PROBABLY, BECAUSE COULD BE AT A
06:20:54 STOP-OFF POINT FOR THE BIKE TRAIL.
06:20:57 THAT WOULD MAKE THAT A WHOLE BUNCH OF EXTRA PEOPLE THERE.
06:21:00 THANK YOU.
06:21:00 >>Mary Gibbs: I COULD JUST SAY WE DID LOOK AT THAT.
06:21:03 WE ARE LOOKING AT THAT, TOO, BECAUSE IF THE RAILROAD
06:21:06 RIGHT-OF-WAY, IF WE CAN HAVE A CONNECTION THERE, THAT WOULD
06:21:09 BE A REALLY GOOD IDEA.
06:21:14 >>Scotty Wood: ANYONE ELSE ON THE VILLAGE CENTER HUB?
06:21:18 >>Mary Gibbs: I DID WANT TO SAY WE GOT FIVE E-COMMENTS THAT
06:21:20 WERE SENT TO YOU PREVIOUSLY.
06:21:23 >>Scotty Wood: WE HAVE ONE OTHER ITEM ON THE AGENDA.
06:21:25 BEFORE WE ASK FOR PUBLIC INPUT ON NON-AGENDA ITEMS, BOARD
06:21:30 MEMBER SHEELEY REMINDED ME THAT WE DID NOT APPROVE THE
06:21:33 CONSENT AGENDA.
06:21:34 SO I'D LIKE A MOTION TO APPROVE THE CONSENT AGENDA, WHICH

06:21:37 CONSISTS OF THE MINUTES OF THE JULY MEETING.
06:21:41 >>Michael Sheeley: SO MOVED.
06:21:42 >>Anthony Gargano: SECOND.
06:21:43 >>Scotty Wood: ALL IN FAVOR?
06:21:45 >> AYE.
06:21:45 >>Scotty Wood: THANK YOU.
06:21:46 MY APOLOGIES FOR OVERLOOKING IT.
06:21:50 AT THIS POINT, IF THERE'S ANYONE WHO WANTS TO SPEAK ON ANY
06:21:56 OTHER SUBJECT, YOU CAN DO SO BY FILLING OUT A CARD AND YOU
06:22:02 GET FIVE MINUTES TO SPEAK.

06:22:04 DOES ANYONE WISH TO DO THAT?
06:22:07 APPARENTLY NOT.
06:22:11 SO ON THAT NOTE, I WILL ENTERTAIN A MOTION TO ADJOURN.
06:22:15 >>Anthony Gargano: SO MOVED.
06:22:17 >>Michael Sheeley: SECOND.
06:22:18 >>Scotty Wood: ALL IN FAVOR?
06:22:19 >> AYE.
06:22:20 >>Scotty Wood: WE'RE ADJOURNED.
06:22:21

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at https://estero-fl.gov/agendas/ at the corresponding meeting date.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 25, 2023 4:30 p.m.

1. CALL TO ORDER: 4:34 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood, Vice Chairman Anthony Gargano, Board Members James Tatooles, Barry Jones, Jim Wallace, and Michael Sheeley. Absent Board Member Kristin Jeannin.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of July 11, 2023, meeting minutes.

A motion to approve the consent agenda was made and duly passed.

6. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

(a) The Cheesecake Factory - Outdoor Consumption on Premises (COP2023-E002) (District 6)
23106 Fashion Drive, Unit 135 in Coconut Point Mall. Located in the space previously occupied by Stir Crazy.

Limited Development Order LDO2022-E055 approved Cheesecake Factories remodel including an increase to the outdoor patio dining area. Land Development Code Section 4-402 A.3.C. requires a public hearing for any outdoors consumption on premises.

Applicant requests approval of alcoholic beverage service in the outdoor patio area.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Dimitar Stoyanov, The Cheesecake Factory

Public Comment
eComment
John Levins, Shadow Wood

Board Questions or Comments
Board Members Sheeley, Jones, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to approve request of alcoholic beverage service in the outdoor patio area with staff conditions.

Motion by: Board Member Jones
Seconded by: Vice Chairman Gargano

Action: Approved request for alcoholic beverage service in the outdoor patio area with staff conditions.

Vote:
Aye: Board Members Tatooles, Jones, Sheeley, Wallace, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

(b) Genova Gate Access Modification – Zoning Amendment (DCI2023-E001) (District 4)
21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Applicant seeks approval of a Zoning Amendment to eliminate a condition requiring the existing security gate to be manned 24 hours a day and replaced with an automated virtual gate.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by
Dan Olson, Virtual Gate Committee Co-Chair Genova One Association
Susan Majka, Virtual Gate Committee Co-Chair Genova One Association
Jeff Hiatt, Envera Systems
Michael Majka, Genova Resident

Public Comment
In Person
Linda White, Genova
Debbi Wallace, Genova
Paul Denett, Genova
Frank Schmuck, Genova
Diane Nash, Genova

eComments
Larry and Judy Stenzel, Genova
Dianne Hand, Genova
Cynthia LoMonaco, Genova
Ian Johnston, Genova

Board Questions or Comments
Board Members Jones, Sheeley, Wallace, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to approve the installation of the remote operated gates with staff recommendations.

Motion by: Board Member Jones
Seconded by: Board Member Sheeley

Action: Approved the installation of the remote operated gates with staff recommendations.

Vote:
Aye: Board Members Tatooles, Jones, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay: Board Member Wallace

Abstentions:

(c) Culver's Coconut Point – Development Order (DOS) (District 6)
8400 Murano Del Lago Drive, Tract 3C, Coconut Point Mixed Planned Development, vacant lot on the southeast corner of US 41 and Pelican Colony Boulevard, just north of Extra Space Storage.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
Brent Addison, P.E., Banks Engineering
Megan Knight, Banks Engineering
Wendy Martin, AIA, NCARB
Gregory J, Diserio, RLA, DMJA

Public Comment
In Person
None.

Board Questions or Comments
Board Members Jones, Sheeley, and Wallace.

Motion: Motion to approve the Development Order for a 4,052 square foot Fast Food.

Motion by: Board Member Wallace
Seconded by: Vice Chairman Gargano

Action: Approved the Development Order for a 4,052 square foot Fast Food.

Vote:
Aye: Board Members Tatooles, Jones, Wallace, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

(d) Villages of Country Creek Limited Development Order – Villages of Country Creek Pickleball Court (LDO2022-E044) (District 4)
The court is located at the Clubhouse, 21180 Country Creek Drive, North of Corkscrew Road and west of Three Oaks Parkway.

Request to use one existing tennis court for pickleball.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager
Nancy Stroud, Village Land Use Attorney

Presentation/Information by
Sharon Boos, Country Creek
Ron Stone, Country Creek
Sharon Pasanchun, Villages of Country Creek General Manager

Public Comment
In Person
Mark Folivier, Country Creek
Ruth Ann Paterson, Country Creek
Marge Piorkowski, Country Creek
Darlene Damstrom, Country Creek
David Castello, Country Creek
Marion Malone, Country Creek
Tom Boos, Country Creek
George Molnar, Country Creek

eComments
Ronald and Donna Lento, Country Creek
Betty Cook, Country Creek
Margie and Bob Tipsword, Country Creek
Darlene Shick, Country Creek
Constance Spohn, Country Creek
William Crabtree, Country Creek
Kandice Vabcura, Country Creek
Gail Desisto, Country Creek
Penny Favia, Country Creek
Ann Wittman, Country Creek
Mary Berzak, Country Creek
Susan Twombly, Country Creek
Mark Twombly, Country Creek
Allen Damstrom, Country Creek
Carol DeFrank, Country Creek
Darlene Damstrom, Country Creek
Wendy Candy, Country Creek
Eric Arvold, Country Creek
Faith Bauer, Country Creek
Cynthia Krause, Country Creek
Jim Fallon, Country Creek
Patricia Marks, Country Creek

Kimberly Riley, Country Creek
Kathleen Johnstone, Country Creek
James Johnstone, Country Creek
Steve Zielinski, Country Creek
Gary Broska and Mary O'Toole, Country Creek
Sharon Anderson, Country Creek
Jerry Anderson, Country Creek
William Grace, Country Creek
Gary LaRocque, Country Creek
Fran Houseman, Country Creek
Stuart Allen, Country Creek
Lindsay Ennis, Country Creek
Tamela Anderson, Country Creek
Jody and Bob Egan, Country Creek
Dana Brazis, Country Creek
Catherine Crassman, Country Creek
Barbara Lattimer, Country Creek
Linda Madden, Country Creek
Philip Beloin, Country Creek
Jon Malita, Country Creek
Sylvia Allen, Country Creek
Deborah Reich, Country Creek
Trudy Traynor, Country Creek
Carol Clark, Country Creek
Nancy Anderson, Country Creek
Cynthia LoMonaco, Country Creek
Wayne Canary, Country Creek
Patricia O'Connor, Country Creek
Marion Malone, Country Creek
Joan Blaschke, Country Creek
Jody Egan, Country Creek
Kermit Hellrung, Country Creek
Gary Blaschke, Country Creek
Larry Brush, Country Creek
Jacquelyn Powell, Country Creek
Jard Powell, Country Creek
Susan and Paul Neatrour, Country Creek
Anita Willett, Country Creek
Catherine Crassman, Country Creek
Wesley King, Country Creek
Bob & Sandi Barber, Country Creek
Margaret Piorkowski, Country Creek
Phil Riskin, Country Creek
Ronald Wicks, Country Creek
Robert Piorkorwski, Country Creek
Betty Sayad, Country Creek
Nancy Eisenberg, Country Creek

Roe Brush, Country Creek
Lawrence Brush, Country Creek
Carol Clark, Country Creek
Nancy Anderson, Country Creek
Catherine Barcus, Country Creek
Gerald Barrone, Country Creek
Ann Bartlett, Country Creek
Jeanette Miller, Country Creek
Pam Curtis, Country Creek
Patty Barrone, Country Creek
Janet Knafel, Country Creek
Tom Whelan, Country Creek
Lee Eisenberg, Country Creek
Margaret Farmar, Country Creek
Joseph Farmar, Country Creek
Chad and Teresa Hageman, Country Creek

Board Questions or Comments
Board Members Jones, Sheeley, and Wallace.

Motion: Motion to deny the application based on the proximity of the nearest homes and also the proximity of the adjacent amenities.

Motion by: Vice Chairman Gargano
Seconded by: Board Member Wallace

Action: Denied the application based on the proximity of the nearest homes and also the proximity of the adjacent amenities.

Vote:
Aye: Board Members Tatooles, Jones, Wallace, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

Recess at 7:08 pm and Convene 7:38 pm.

7. PUBLIC INFORMATION MEETINGS

(a) Wawa Convenience Food & Beverage Store with Gas (DOS2022-E016) (District 4)
10081 Estero Town Commons Place, south of Corkscrew Road, previously constructed and operated as a Ruby Tuesday Restaurant.

Applicant is seeking to remove the existing structure and construct a 5,537 square feet convenience store and gas station. Site will be reconfigured to provide for vehicular & pedestrian traffic, parking, and landscaping.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
Maleia Storum, Bowman
Amani Robinson, Bowman

Public Comment
None.

Board Questions or Comments
Board Members Sheeley, Wallace, and Chairman Wood.

(b) Camargo North (Case TBD) (District 2)
21681 Pelican Sound Drive identified as Camargo North Mixed Use Planned Development (MPD). The ±11- acre property is located west on US 41 and directly north of Pelican Sound's entrance and Pelican Sound Boulevard.

Applicant requests to rezone the property to allow 219 multi-family rental units.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Andy Bollig, Roers Development Partner
Neale Montgomery, Esq, Pavese Law
D. Wayne Arnold, AICP, Q. Grady Minor & Associates, P.A.
Christine Pecard, NCARB, AIA, ESG Architecture & Design

Public Comment
In-Person
Andrew Fentiman, Meadows of Estero
Jim Gilman, Meadows of Estero
Crawford Tyree, Meadows of Estero
Walter Gauger, Meadows of Estero
Robert Higher, Meadows of Estero
Kim Mahanna, Meadows of Estero
Linda Blum, Meadows of Estero
Gerri Holterhoff, Meadows of Estero
Terry Higerd, Meadows of Estero
Kevin Ofenloch, Meadow of Estero

eComments
Gerald Bowers, Meadows of Estero

Board Questions or Comments
Board Members Jones, Wallace, Sheeley, Tatooles, Vice Chair Gargano, and Chairman Wood

A motion to continue the meeting past 9:00 pm was made and duly passed.

(c) Coconut Point Ford Expansion – Development Order (DOS2023-E004) (District 1)
22600 & 22604 S. Tamiami Trail, located on the west side of US 41 and south of Galloway Ford Road. Currently the property is used for Coconut Point Pre-Owned vehicle sales.

Applicant seeks to construct an addition for 18 vehicle service bays, 14 parking spaces and related infrastructure.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
Kyle Kitchens, Studio, A.D.
Ahmad Kareh, Haley Ward

Board Questions or Comments
Board Members Jones, Wallace, Sheeley, and Chairman Wood

Public Comment
None.

9. PUBLIC INPUT
George Molnar

10. BOARD COMMUNICATIONS

(a) Next meeting – August 8, 2023

11. ADJOURNMENT: 9:23 pm.

_____
Tammy Duran
Deputy Village Clerk

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
RiverCreek (FKA Corkscrew Crossing) Phase Three Development Order
CASE NUMBER
DOS2023-E006
MEETING DATE
August 8, 2023
REQUEST
Development Order for the final phase
APPLICANT
Lee County Homes Associates IV, LLLP
LOCATION
Located at 12840 Corkscrew Road between Wildcat Run and The Preserve at Corkscrew
PROPERTY SIZE
395 acres (total site); Phase Three is 56.25 acres
ZONING
Parcel is zoned Residential Planned Development (RPD) and was most recently amended by the Village Council on September 25, 2019 by Ordinance 2019-25
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on May 9, 2023

Staff Recommendation

Staff recommends approval of the Development Order for Phase Three, the final phase. Phases One and Two are under construction.

Background

The property is zoned Residential Planned Development. The rezoning was approved by Lee County in Resolution Z-07-047. The zoning request was amended and approved by the Village in Ordinance 2019-25 to allow a maximum of 590 residential units.

The applicant is requesting approval of a Development Order for Phase Three, the final phase, which consists of 200 lots at the south end of the site and north of the preserve area. The total project area is 395 acres. The project was reviewed by the PZDB at a Public Information Meeting on May 9, 2023. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Project Summary

This project is proposed as a residential community with a total of 554 single family homes, gatehouse, and a common recreation area. The total project area is 395 acres. The project is bounded by Corkscrew Road to the north, Wildcat Run to the west, The Preserve at Corkscrew and Bella Terra to the east, and Kiker Preserve (owned by Lee County) to the south.

Architecture

As part of the zoning, a Pattern Book was adopted by the Village Council, and the development complies with the Pattern Book. The Pattern Book indicated a variety of potential home designs as the buyer was not known at the time. A Pattern Book is required for rezoning and amendments, but single family homes are exempt from architectural review.

The proposed architecture blends with the adjacent property, including tile type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation

The project has a main access from Corkscrew Road, as well as an emergency access. The main access is across from Wild Blue and is planned to be signalized.

At build-out, the project will generate 5,323 average daily trips, 424 am peak hour trips and 558 pm peak hour trips. Corkscrew Road (between I-75 & Bella Terra Boulevard) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E and a maximum service volume capacity of 1,980 vehicles per hour per day. It has been determined that a right-ingress and left-ingress turn lane will be warranted at the site's access on Corkscrew Road; and one left-egress lane and one thru/right turn lane will need to be constructed. Turn lane warrants were based upon the criteria set forth by Lee County's Turn Lane Policy AC-11-4. Lee County is in the process of widening Corkscrew Road from 2 lanes to 4 lanes. As part of the 4-lane widening, the left-ingress and right-ingress turn lanes will be constructed.

There is a condition in the zoning approval (Condition 6) that the developer shall enter into an agreement with Lee County prior to the issuance of the first certificate of compliance, per the development order, regarding a proportionate share obligation for a future traffic signal at the project entrance.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall into the preserve system via a series of three control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-08730-P) has been approved. The lowest proposed elevation of the finished floor is 20.85 feet NAVD88.

There is a stormwater management zoning condition (Condition 8) which requires detailed modeling calculations at time of development order to convey flow appropriately. Staff has reviewed this and pipes have been upsized for this purpose.

Landscaping and Environmental

Landscaping
Buffers and landscaping are as follows as depicted in the zoning Ordinance:

East: 50-foot wide drainage and landscape buffer easement as shown on Master Concept Plan

West: Enhanced buffer per agreement with Wildcat Run per zoning approval

South: Preserve area as shown on the Master Concept Plan; no buffer required

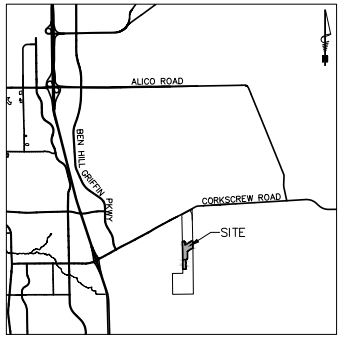
The development order plans are consistent with this condition.

Environmental Issues
There is a large amount of wetlands on the site. Wetlands were reviewed as part of the zoning process. Through this process, the applicant is proposing to preserve through a conservation easement more than 200 acres of wetlands (and some uplands) located in the southern portion of the site. There is a zoning condition (Condition 18) that addresses this requirement. Additionally, the applicant will be providing a payment to the Village for mitigation for wetland impacts through a Settlement Agreement related to a Comprehensive Plan Challenge filed by the previous property owner. This payment will be used by the Village for purchase of land for open space, recreation or environmentally sensitive land.

CONSTRUCTION PLANS
FOR

RIVERCREEK – PHASE THREE

VILLAGE OF ESTERO IN LEE COUNTY, FLORIDA
DO# DOS2023-E006



LOCATION MAP
NTS

LEGAL DESCRIPTION

BEING ALL OF TRACTS "F3", "J-8", "J-9", AND "J-10", RIVERCREEK – PHASE ONE, ACCORDING TO THE PLAT RECORDED AS INSTRUMENT NUMBER 2022000018043 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, VILLAGE OF ESTERO, LEE COUNTY FLORIDA.

CONTAINING 56.254 ACRES, MORE OR LESS.

PREPARED BY:

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE (954) 753-1730
FL CERTIFICATE OF AUTHORIZATION NO. 27459

SHEET SET	
Sheet Number	Sheet Description
1	COVER SHEET
2	PROJECT NOTES
3	AERIAL AND EXISTING CONDITIONS
4	SITE & PHASING PLAN
5	MASTER DRAINAGE PLAN
6	SITE PLAN 1
7	SITE PLAN 2
8	MASTER UTILITY PLAN
9	PLAN AND PROFILE KEY MAP
10	PAVING, GRADING, AND DRAINAGE PLAN 1
11	PAVING, GRADING, AND DRAINAGE PLAN 2
12	PAVING, GRADING, AND DRAINAGE PLAN 3
13	PAVING, GRADING, AND DRAINAGE PLAN 4
14	PAVING, GRADING, AND DRAINAGE PLAN 5
15	PAVING, GRADING, AND DRAINAGE PLAN 6
16	FAIR OAK LANE PLAN AND PROFILE STA (29+60.76 TO 39+00)
17	FAIR OAK LANE PLAN AND PROFILE (STA 39+00 TO 49+00)
18	FAIR OAK LANE PLAN AND PROFILE (STA 49+00 TO 56+69.78)
19	CABALLO CT PLAN AND PROFILE (STA 1+00 TO 7+00)
20	CABALLO CT PLAN AND PROFILE (STA 7+00 TO 12+97.55)
21	ALDERSON AVE PLAN AND PROFILE (STA 1+00 TO 11+00)
22	PORTUGAL PL PLAN AND PROFILE (STA 1+00 TO 4+94.79) & LS #7920
23	TEAK TREE TER PLAN AND PROFILE (STA 1+00 TO 6+00)
24	TEAK TREE TER PLAN AND PROFILE (STA 6+00 TO 11+95.91)
25	CABALLO CT & ALDERSON AVE WATER MAIN PLAN & PROFILE
26	PAVING, GRADING AND DRAINAGE DETAILS 1
27	CROSS SECTIONS & POTABLE WATER DETAILS
28	POTABLE WATER DETAILS
29	POTABLE WATER AND WASTEWATER DETAILS
30	WASTEWATER DETAILS
31	LIFT STATION #7920 DETAILS
32	SURFACE WATER POLLUTION PREVENTION PLAN
33	OPEN SPACE PLAN
34	FIRE DEPARTMENT ACCESS PLAN – ENTRY
35	FIRE DEPARTMENT ACCESS PLAN – EXIT
ATTACHMENTS	
1-10	DUPLEX PUMP STATION DRAWING INDEX

UTILITIES AND SERVICES DIRECTORY THE FOLLOWING ENTITIES SHALL PROVIDE THE NOTED SERVICES	
WATER LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 (239) 533-8181	POWER FLORIDA POWER & LIGHT 15834 WINKLER ROAD FORT MYERS, FLORIDA 33908 (239) 415-1319
WASTEWATER LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 (239) 533-8181	FIRE PROTECTION ESTERO FIRE RESCUE 21500 THREE OAKS PARKWAY ESTERO, FLORIDA 33928 (239) 390-8000
SOLID WASTE (REFUSE) LEE COUNTY SOLID WASTE VIA WASTE PRO 10500 BUCKINGHAM ROAD FORT MYERS, FLORIDA 33905 (239) 337-0800	CABLE/PHONE/INTERNET COMCAST 2931 MICHIGAN AVENUE FORT MYERS, FLORIDA 33916 (239) 334-8828

VERTICAL ELEVATIONS BASED ON: NAVD-88

COVER SHEET
RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

REVISIONS	DATE	BY	CK
REVISED PER VILLAGE AND LCU COMMTS	23-07-06	LCS	

NOT TO SCALE
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL301.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 1 OF 35

GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON THESE PLANS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TO CONVERT ELEVATIONS TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), ADD 1.175 FEET TO THE NAVD88 ELEVATION. FOR EXAMPLE, NAVD88 + 1.175' = NGVD29.
2. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE VILLAGE, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK.
3. THE CONTRACTOR SHALL CALL SUNSHINE 811 (1-800-432-4770), 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
4. EXISTING UTILITIES – IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD DEVIATIONS PRIOR TO CONSTRUCTION.
5. AS-BUILTS – THE CONTRACTOR SHALL SUBMIT "AS-BUILT" INFORMATION OBTAINED BY A FLORIDA REGISTERED LAND SURVEYOR. INFORMATION SHALL BE IN A FORMAT SPECIFIED BY THE GOVERNING AGENCIES.
6. GUARANTEE – ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, INSTALLATION AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART FOR THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTEE PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. SEQUENCE OF CONSTRUCTION – THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
8. CLEARING AND GRUBBING – WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
9. GUMBO – WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
10. MUCK AND PEAT –IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD, PARKING OR BUILDING AREA, THEY SHALL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT OR FOUNDATION AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
11. SOD – WHERE SOD IS SHOWN, LOWER THE GROUND 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
12. SUBGRADE – SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-180 SPECIFICATIONS. SUBGRADE SHALL BE 12" THICK AND EXTEND 12" BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER OR TYPE "D" CURB. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION. WHEN FILLING IS REQUIRED, SUBGRADE SHALL BE COMPACTED IN 6" LIFTS.
13. BASE MATERIAL – APPROVED BASE MATERIAL, MINIMUM L.B.R. 100, SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 SPECIFICATIONS AND MEET THE CRITERIA SET FORTH IN THE PLANS AND SPECIFICATIONS AND AS CALLED FOR IN BOTH FLORIDA D.O.T. INDEX 514 AND FLORIDA D.O.T SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL NOTIFY BOTH THE OWNER AND OWNER'S GEOTECHNICAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO BASE MATERIAL DELIVERY TO THE PROJECT TO SCHEDULE MATERIAL TESTING. TEST RESULTS THAT DO NOT MEET THE SPECIFIED CRITERIA, SHALL CAUSE THE CONTRACTOR, AT HIS SOLE EXPENSE, TO REMOVE ANY MATERIAL NOT MEETING THE SPECIFIED CRITERIA AND REPLACE IT WITH MATERIAL THAT DOES MEET THE SPECIFIED CRITERIA. BEFORE ANY BASE MATERIAL CONTRACTOR SHALL NOTIFY OWNER AND OWNER'S GEOTECHNICAL ENGINEER 48 HOURS PRIOR TO DELIVERY OF BASE MATERIAL THAT IS FROM A NEW SOURCE TO SCHEDULE MATERIAL TESTING. CONTRACTOR SHALL PROVIDE THE OWNER AND OWNER'S GEOTECHNICAL ENGINEER A SCHEMATIC INDICATING WHERE ON THE PROJECT THE CHANGE IN MATERIAL SOURCE HAS OCCURRED. AT MINIMUM, ALL BASE MATERIAL SHALL BE TESTED PRIOR TO THE START OF EACH NEW PHASE OF THE WORK AND AS THE OWNER OR OWNER'S GEOTECHNICAL ENGINEER DEEMS AS NECESSARY DURING FIELD INSPECTIONS TO ENSURE ALL BASE MATERIAL THROUGHOUT THE PROJECT MEETS ALL MINIMUM CRITERIA.
14. PRIME COAT – BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A DIFFERENT RATE IS DIRECTED BY THE ENGINEER. PRIME COAT IS TO BE APPLIED AT LEAST 24 HOURS PRIOR TO PLACEMENT OF PAVEMENT WITH AN ABSOLUTE MINIMUM APPLICATION LEAD TIME OF 12 HOURS PERMITTED ONLY WITH THE WRITTEN APPROVAL FROM THE ENGINEER.
15. TACK COAT – BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
16. SURFACE COURSE – ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
17. PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
18. CONCRETE – ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
19. ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S ENGINEER.
20. DRAINAGE PIPE BACKFILL –REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O.) T-99 SPECIFICATIONS.
21. ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK. ALL CONCRETE PIPES SHALL HAVE GASKET JOINTS.
22. THE DEVELOPMENT AREA WILL BE MAINTAINED FREE FROM INVASIVE EXOTIC PLANTS IN PERPETUITY.
23. ALL EFFORTS WILL BE MADE TO PROTECT NATIVE TREES WHEN CONDUCTING SELECTIVE MECHANICAL REMOVAL ACTIVITIES; AND ALL INVASIVE EXOTIC VEGETATION DEBRIS MUST BE REMOVED FROM THE PRESERVE.
24. A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR EMBANKMENTS THAT WILL SUPPORT STRUCTURES, AND 90 PERCENT OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR OTHER EMBANKMENTS IN ACCORD WITH ASTM D1557 MUST BE OBTAINED.
25. LIGHTING FROM THE DEVELOPMENT PORTIONS OF THE PROJECT WILL NOT DIRECTLY ILLUMINATE THE PRESERVE HABITATS TO ENSURE AGAINST DISTURBANCE.

LEE COUNTY UTILITIES STANDARD PLAN NOTES

GENERAL

The standard notes shown below shall be included on all water and sewer plans submitted for approval to Lee County Utilities (LCU).

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. The Contractor shall comply with All Regulatory and Permitting Agencies' requirements.
3. Any quantities shown on plans are not verified by LCU.
4. All construction performed must be done by a Contractor properly licensed in the State of Florida.
5. 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 a minimum of two (2) working days prior to the pre-construction meeting.
6. One copy of the LCU Approved/Stamped Construction Plans must be maintained by the Contractor at the site at all times.
7. 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 the Contractor's expense.
8. 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.
9. LCU Inspection Staff is to be present for all hot taps, pressure tests, lift station start-ups, and for any other 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-week's notice.
10. The Contractor is to uncover all existing LCU utility infrastructure to verify horizontal location, vertical location, pipe diameter, and pipe material prior to scheduling the connection with LCU.
11. 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.
12. The Contractor shall provide a minimum of at least two (2) working days' notice to the individual utility companies prior to construction.
13. 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.
14. 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.
15. 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.
16. 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.
17. LCU requires there to be a minimum of five (5) feet horizontal separation and 18' vertical 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.
18. 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.
19. 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 the NAVD 1988 State Plane Florida West Coordinate System, as well as any other record information required by the LCU Design Manual.

ADDITIONAL UTILITY PLAN NOTES

1. PER LEE COUNTY ORDINANCE 95-21, SECTION 62-555.360 OF THE FLORIDA ADMINISTRATIVE CODE, ALL RESIDENTIAL DEVELOPMENTS/HOMES THAT HAVE AN AUXILIARY WATER SUPPLY ARE REQUIRED TO INSTALL "DUAL CHECK" CROSS-CONNECTION CONTROL ASSEMBLIES ON EACH POTABLE WATER SERVICE. THE CROSS-CONNECTION CONTROL ASSEMBLIES ARE TO BE LOCATED ON THE "CUSTOMER'S SIDE" OF THE METER. THEY ARE TO BE INSTALLED AFTER THE WATER METER INSTALLATION AND PRIOR TO ISSUANCE OF A CO FOR EACH HOME.

VERTICAL ELEVATIONS BASED ON: NAVD-88

PROJECT NOTES

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1750

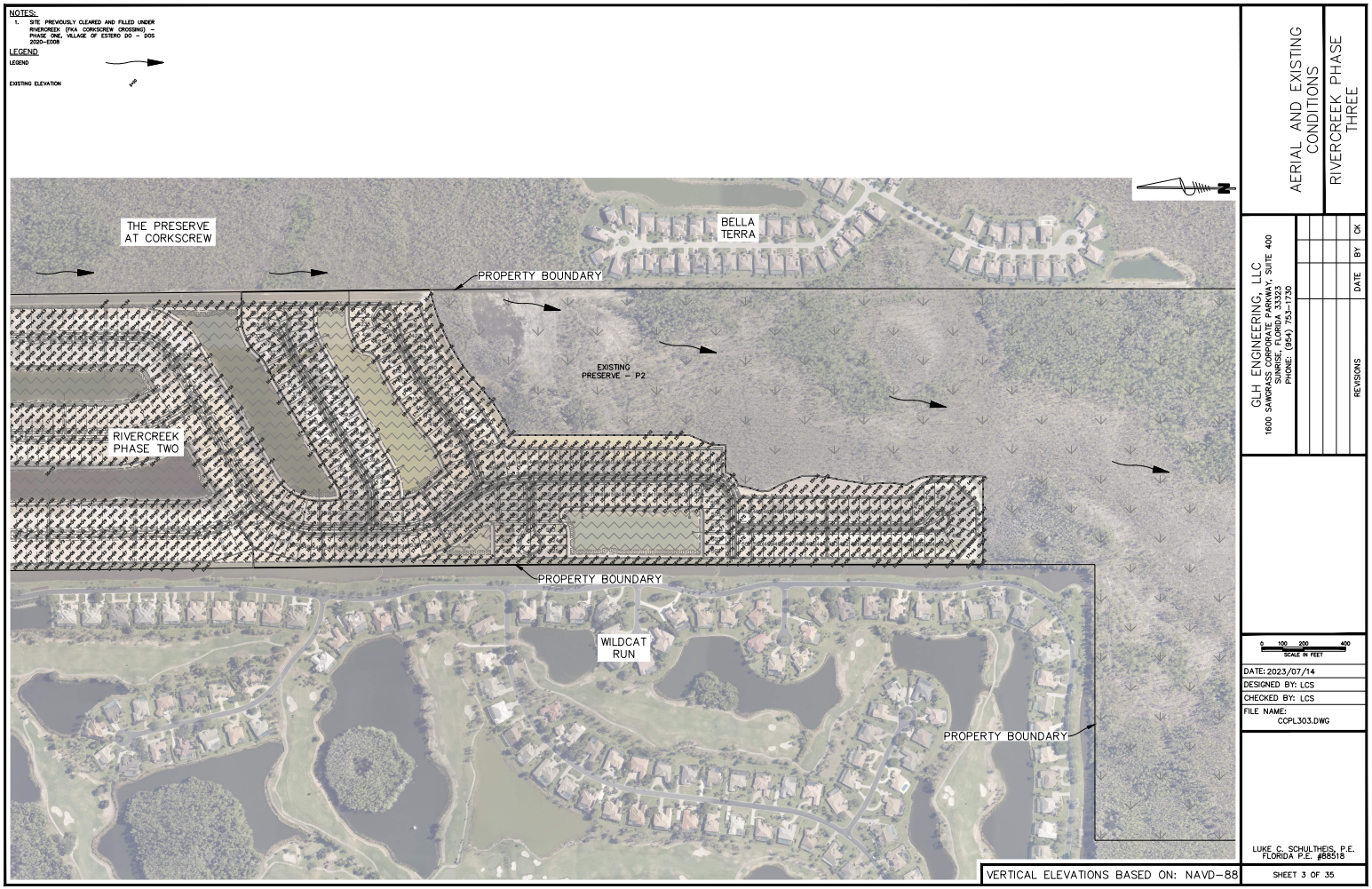
REVISIONS	DATE	BY	CK

NOT TO SCALE

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL302.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 2 OF 35


NOTES:
1. SITE PREVIOUSLY CLEARED AND FILLED UNDER RIVERCREEK (FKA CORKSCREW CROSSING) – PHASE ONE, VILLAGE OF ESTERO DO – DOS 2020-E008
LEGEND
LEGEND
EXISTING ELEVATION
THE PRESERVE AT CORKSCREW
BELLA TERRA
PROPERTY BOUNDARY
EXISTING PRESERVE – P2
RIVERCREEK PHASE TWO
PROPERTY BOUNDARY
WILDCAT RUN
PROPERTY BOUNDARY
N
AERIAL AND EXISTING CONDITIONS
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
0 100 200 400
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL303.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 3 OF 35

NOTES:

1. EXISTING IS DEFINED AS EITHER PREVIOUSLY PERMITTED OR EXISTING.
2. FINAL DIMENSIONS OF ALL LOTS SHALL BE PROVIDED WITH THE RESPECTIVE PHASE.
3. PER ORDINANCE 2019-25 EXHIBIT A 18A, THE PLANS MUST DELINEATE A PRESERVE CONTAINING A MINIMUM OF 219+ ACRES. REQUIRED PRESERVE PREVIOUSLY PLATTED UNDER RIVERCREEK – PHASE ONE.

EX PRESERVE "P1" AREA = 2.10 AC.
EX PRESERVE "P2" AREA = 222.27 AC.
TOTAL EX PRESERVE AREA = 224.37 AC.

LEGEND:

PHASE 3A
PHASE 3B
EX LAKE
OS# OPEN SPACE TRACT NUMBER

WATER MANAGEMENT SUMMARY

WATER MANAGEMENT PARAMETER	BASIN		
	BASIN 2	BASIN 3	BASIN 4
LAKES	1&2	3-6	7-10
CONTROL ELEVATION (FT-NAVD)	16.8	16.3	15.8
25-YEAR, 3-DAY RAINFALL (INCHES)		10.8	
100-YEAR, 3-DAY RAINFALL (INCHES)		13.5	
PEAK 25-YEAR, 3-DAY RAINFALL (FT-NAVD)	18.90	18.77	18.84
PEAK 100-YEAR, 3-DAY RAINFALL (FT-NAVD)	19.77	19.71	19.77
FEMA ELEVATION (FT-NAVD)	NOT MAPPED	NOT MAPPED	NOT MAPPED
MINIMUM ROAD ELEVATION (FT-NAVD)	19.1	19.1	19.1
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	19.8	19.8	19.8
MINIMUM PERIMETER BERM (FT-NAVD)	19.1	19.1	19.1

PHASES

PHASE THREE (LOTS 355-554) [200 LOTS]

PHASE 3A (PH3A) – LOTS 355-404 & 537-554 [68 LOTS]

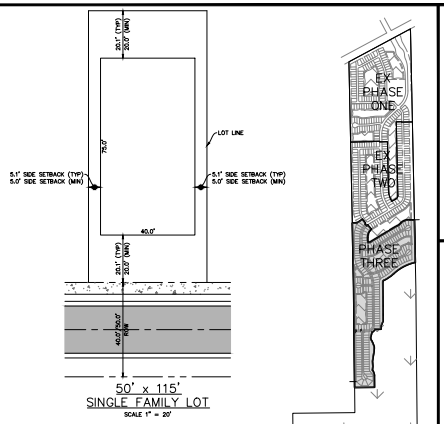
A) ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
1. RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
2. WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
3. COMPLETION OF STABILIZED ACCESS ROAD.
4. FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
5. P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
6. INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LCU, LCDOH, OR FDEP).
7. EXCAVATION AND STABILIATION (SOD) OF LAKES 7, 8 & 9.

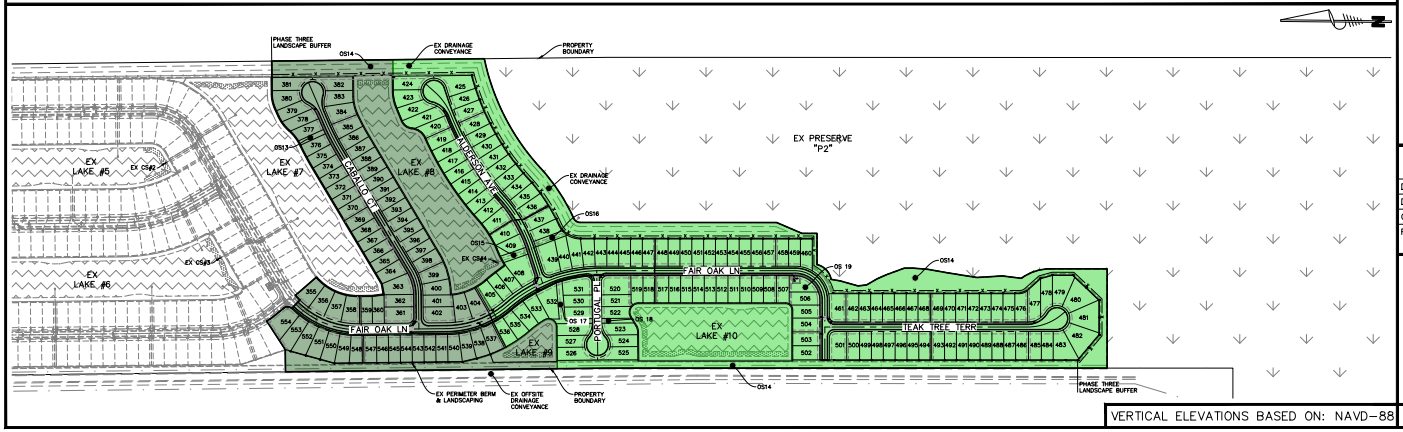
B) ISSUANCE OF C.O. (CERTIFICATE O F OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)
1. PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LCU AND FDEP).
2. INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3A.
3. ROADWAYS WITHIN PHASE 3A PAVED (FIRST LIFT ONLY).
4. INSTALLATION AND ACTIVATION OF DRY UTILITIES.
5. PARTIAL CERTIFICATION OF PHASE 3A FROM SFWMD.
6. COMPLETION OF LAKES 7, 8 & 9 (SOD, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED. NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER DOS2020-E0008. THE LITTORAL PLANTINGS WILL BE PLANED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).
7. INSTALLATION OF EAST LANDSCAPE BUFFER ADJACENT TO PHASE THREE LOTS (ZONE 1 & ALL OF THE LBE).

PHASE 3B (PH3B) – LOTS 405-536 [132 LOTS]

A) ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
1. RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
2. WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
3. COMPLETION OF STABILIZED ACCESS ROAD.
4. FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
5. P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
6. INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LCU, LCDOH, OR FDEP).
7. EXCAVATION AND STABILIZATION (SOD) OF LAKE 10.

B) ISSUANCE OF C.O. (CERTIFICATE O F OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)
1. PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LCU, LCDOH, AND FDEP).
2. INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3B.
3. ROADWAYS WITHIN PHASE 3B PAVED (FIRST LIFT ONLY).
4. INSTALLATION AND ACTIVATION OF DRY UTILITIES.
5. PARTIAL CERTIFICATION OF PHASE 3B FROM SFWMD.
6. COMPLETION OF LAKE 10 (SOD, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED. NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER DOS2020-E0008. THE LITTORAL PLANTINGS WILL BE PLANED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).





VERTICAL ELEVATIONS BASED ON: NAVD-88

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

REVISIONS	DATE	BY	CK
REVISED PER VILLAGE COMTS	23-07-06	LCS	

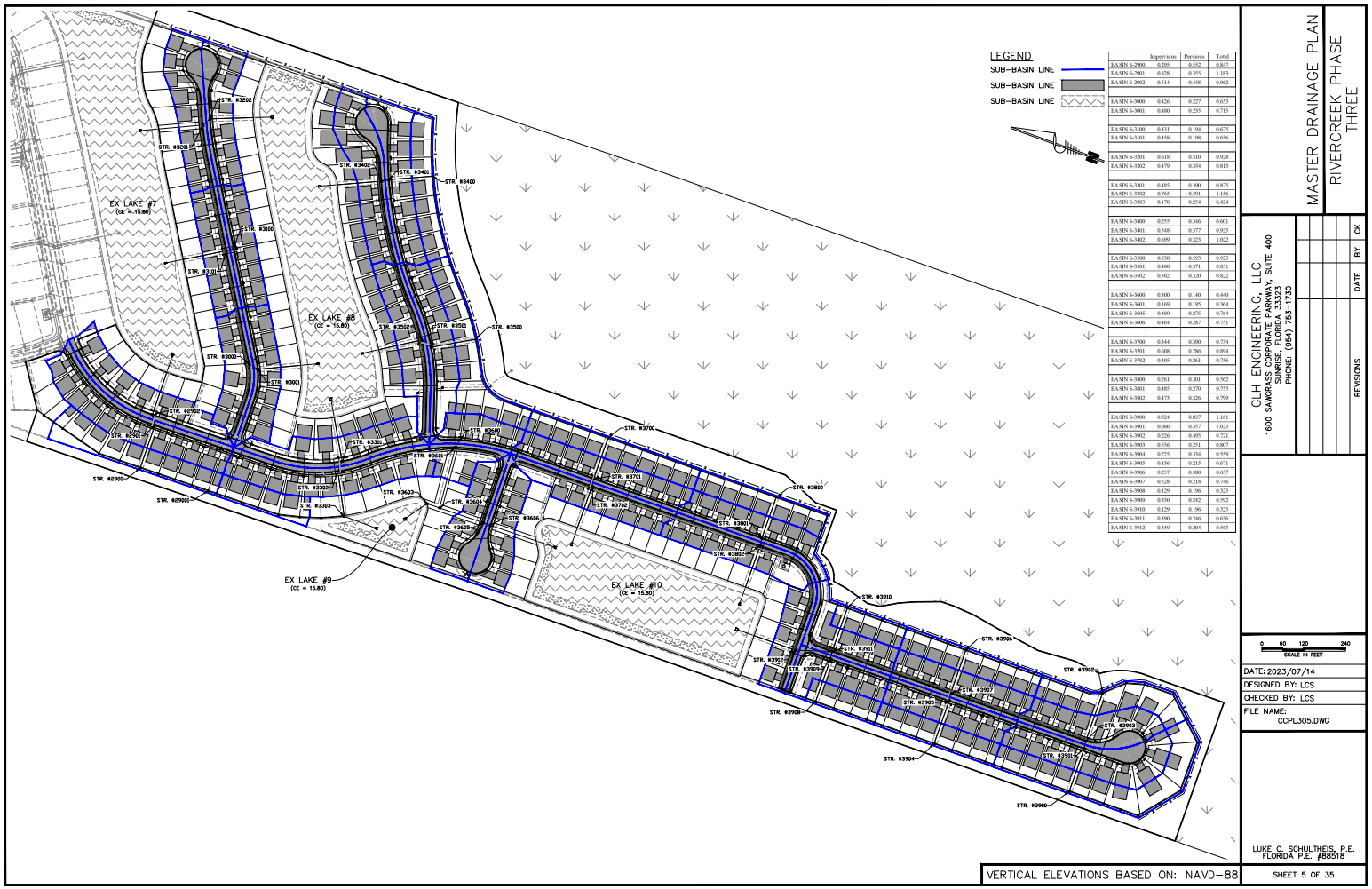
SITE & PHASING PLAN
RIVERCREEK PHASE THREE

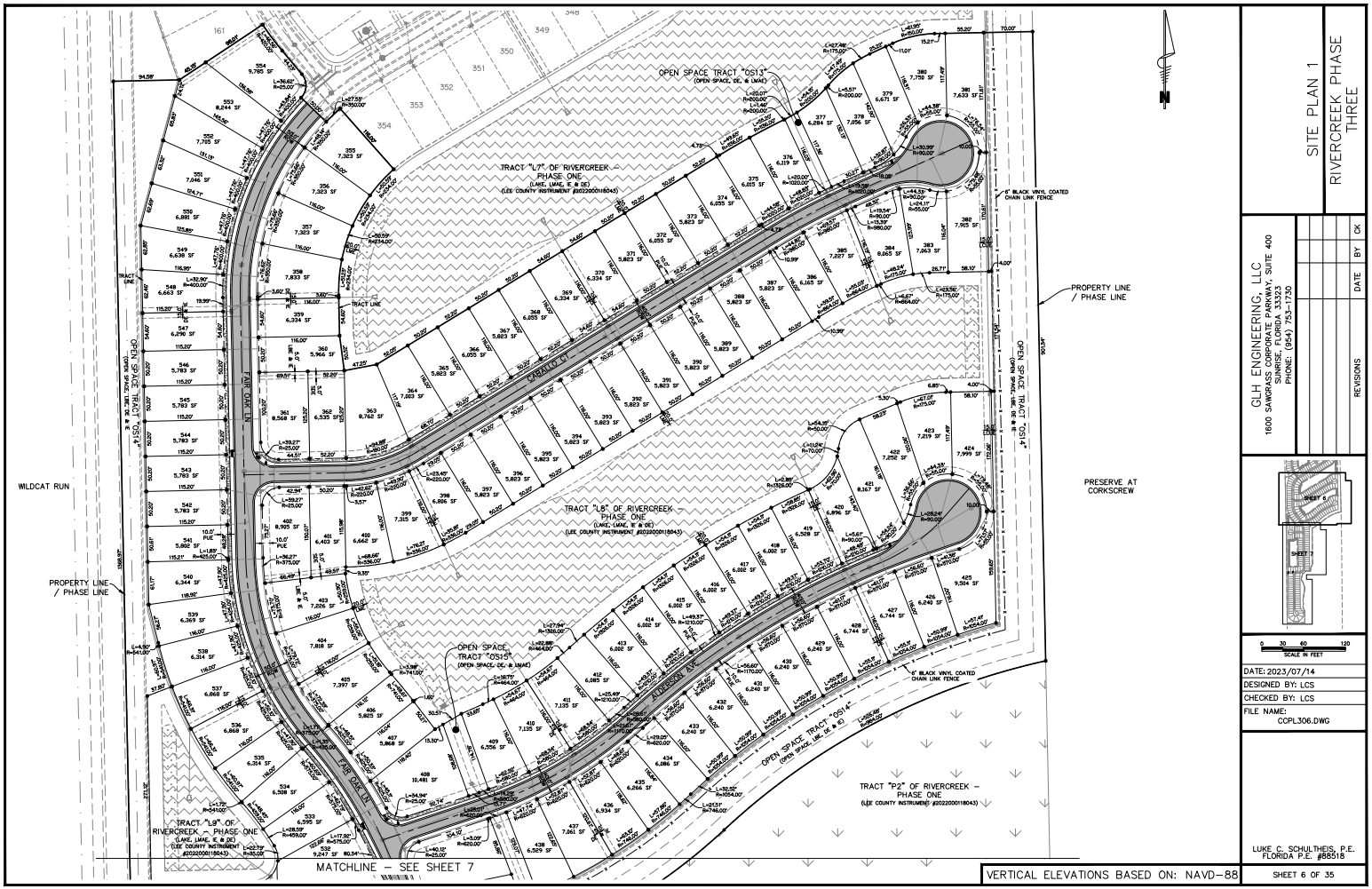
0 100 200 400
SCALE IN FEET

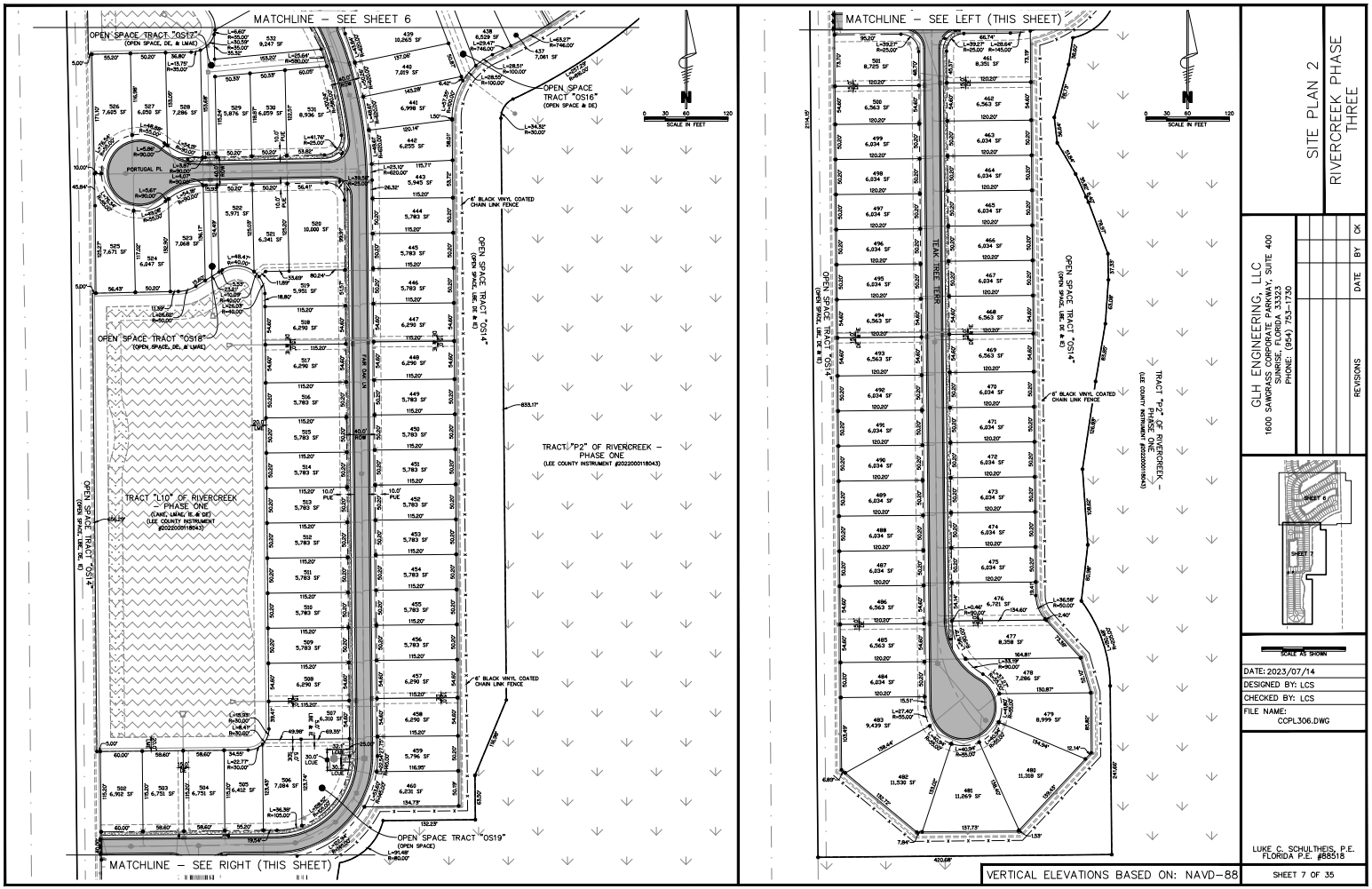
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL304.DWG

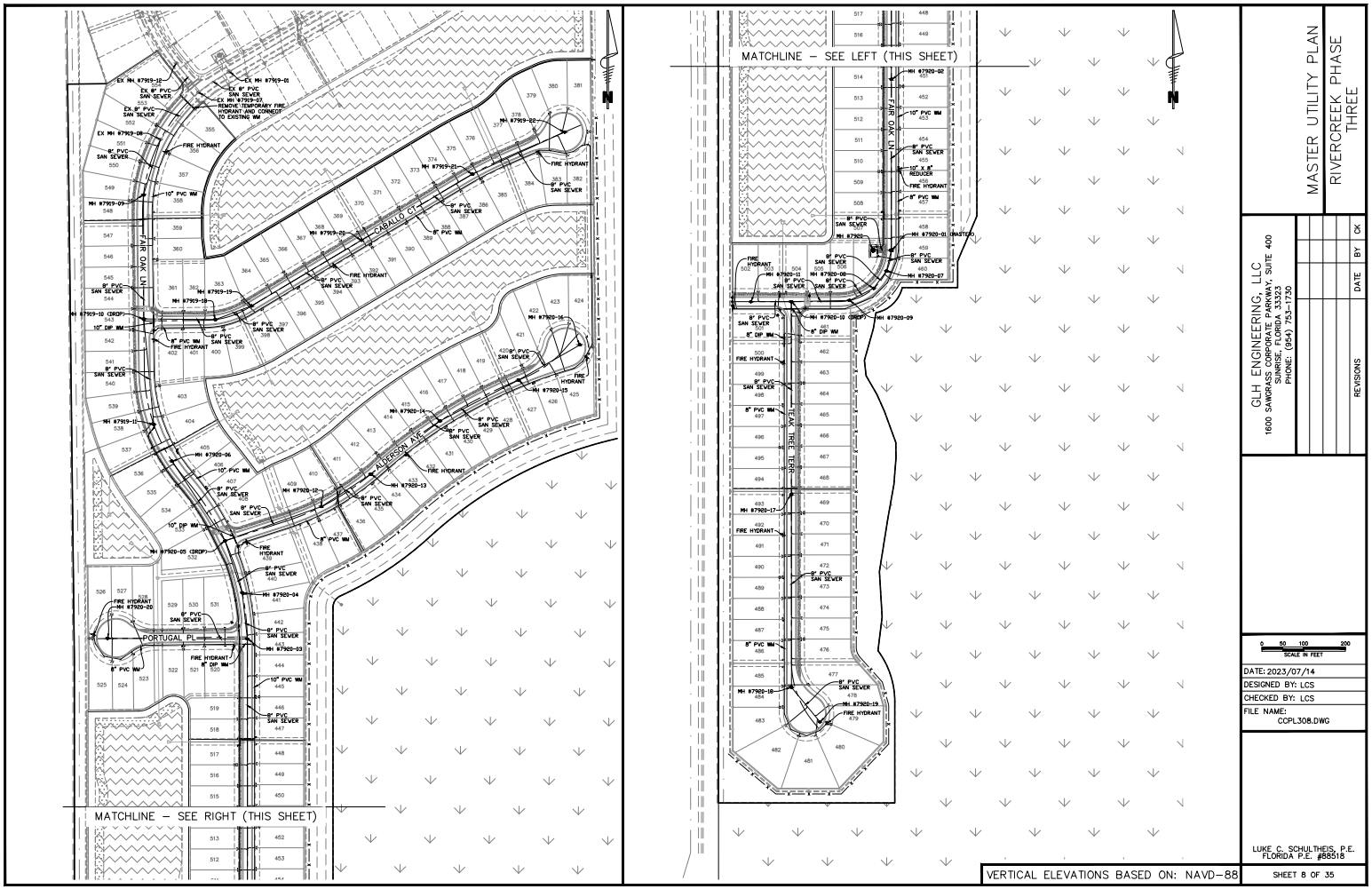
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

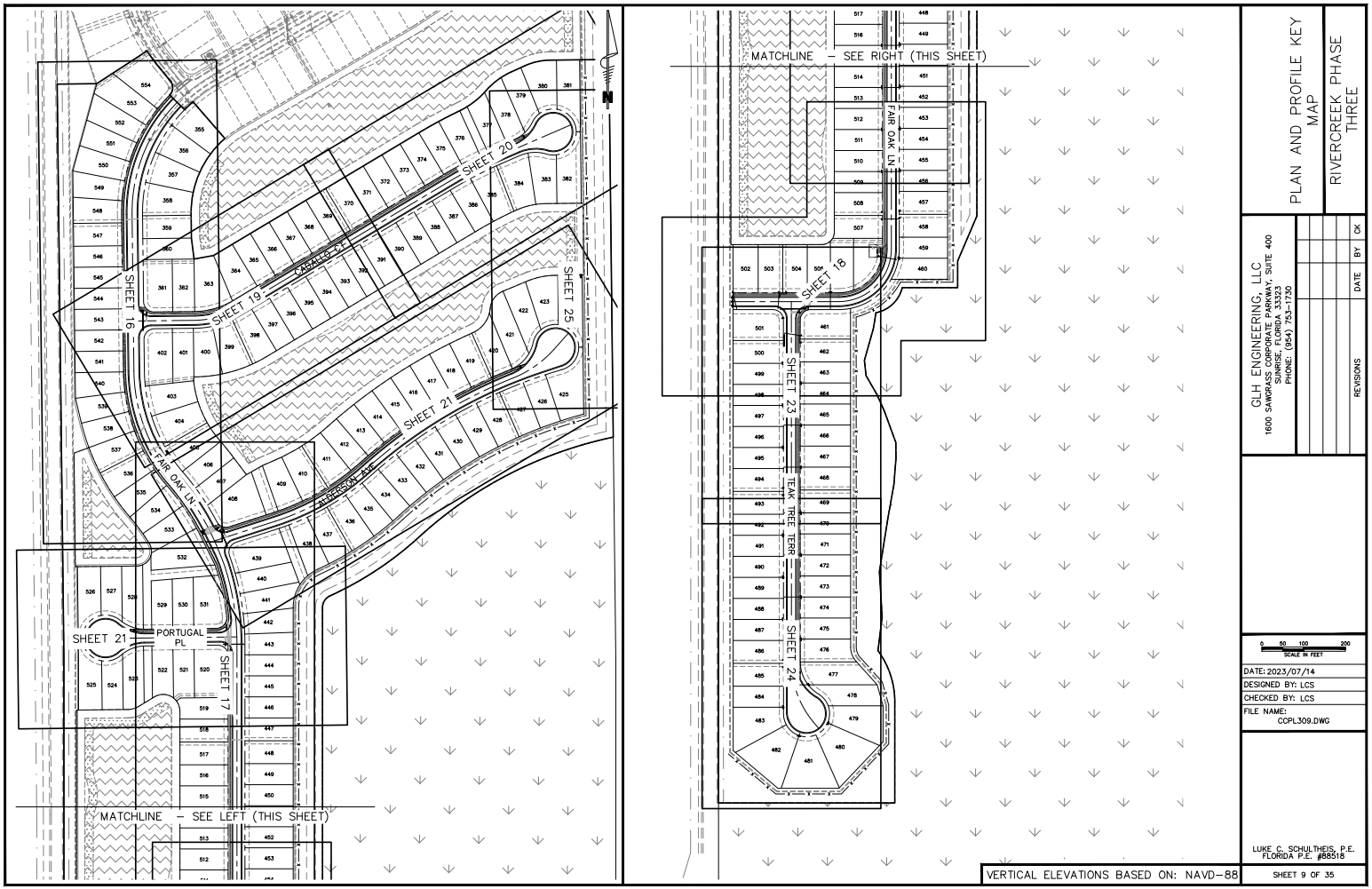
SHEET 4 OF 35

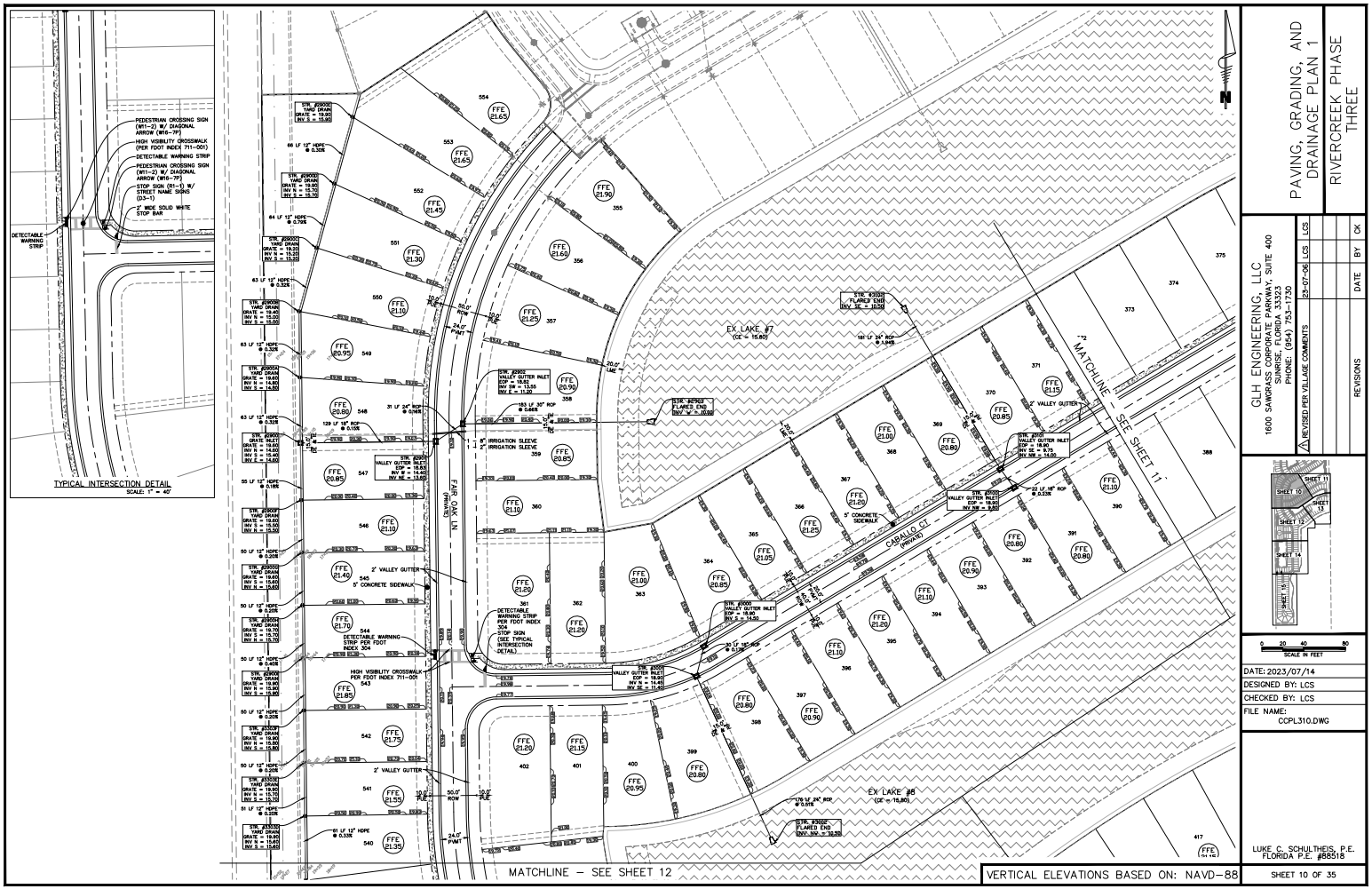

LEGEND
SUB-BASIN LINE
SUB-BASIN LINE
SUB-BASIN LINE
EX LAKE #7 (CE = 15.80)
EX LAKE #8 (CE = 15.80)
EX LAKE #9 (CE = 15.80)
EX LAKE #10 (CE = 15.80)
VERTICAL ELEVATIONS BASED ON: NAVD-88
MASTER DRAINAGE PLAN
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL305.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 5 OF 35

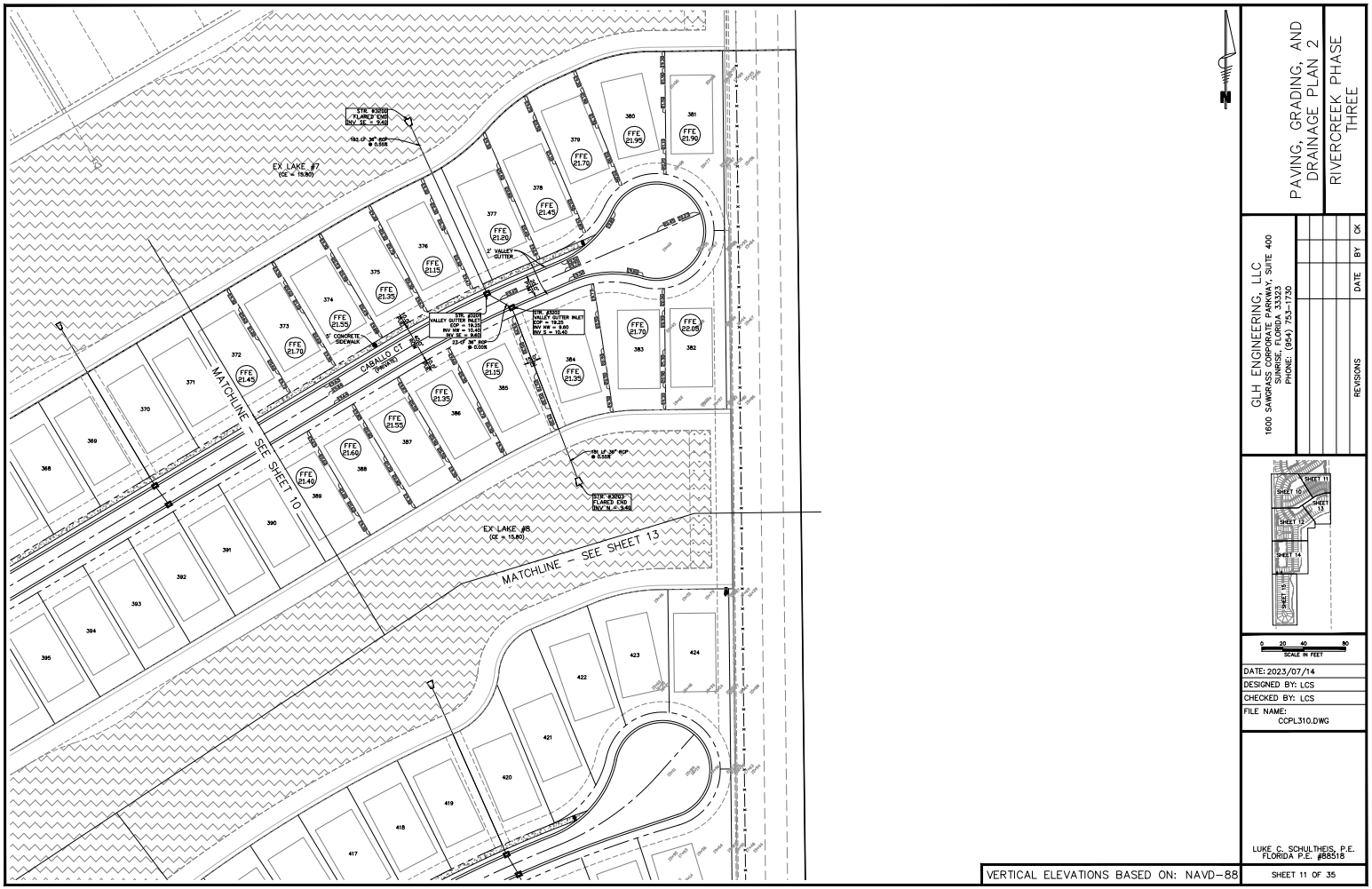

SITE PLAN 1
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
OPEN SPACE TRACT "OS13"
(OPEN SPACE, DE, & LWMC)
TRACT "L7" OF RIVERCREEK PHASE ONE
(LAKE, LWMC, E & DE)
(LEE COUNTY INSTRUMENT #2022000118043)
6' BLACK VINYL COATED CHAIN LINK FENCE
PROPERTY LINE / PHASE LINE
CABALLO CT
FAN OAK CT
OPEN SPACE TRACT "OS14"
(OPEN SPACE, DE, & LWMC)
WILDCAT RUN
TRACT "L8" OF RIVERCREEK PHASE ONE
(LAKE, LWMC, E & DE)
(LEE COUNTY INSTRUMENT #2022000118043)
PRESERVE AT CORKSCREW
PROPERTY LINE / PHASE LINE
OPEN SPACE TRACT "OS15"
(OPEN SPACE, DE, & LWMC)
ANDERSON LK
FAN OAK LN
OPEN SPACE TRACT "OS14"
(OPEN SPACE, LWMC, DE, & E)
TRACT "P2" OF RIVERCREEK – PHASE ONE
(LEE COUNTY INSTRUMENT #2022000118043)
TRACT "L9" OF RIVERCREEK – PHASE ONE
(LAKE, LWMC, E & DE)
(LEE COUNTY INSTRUMENT #2022000118043)
MATCHLINE – SEE SHEET 7
SHEET 6
SHEET 7
0 30 60 120
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL306.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD–88
SHEET 6 OF 35

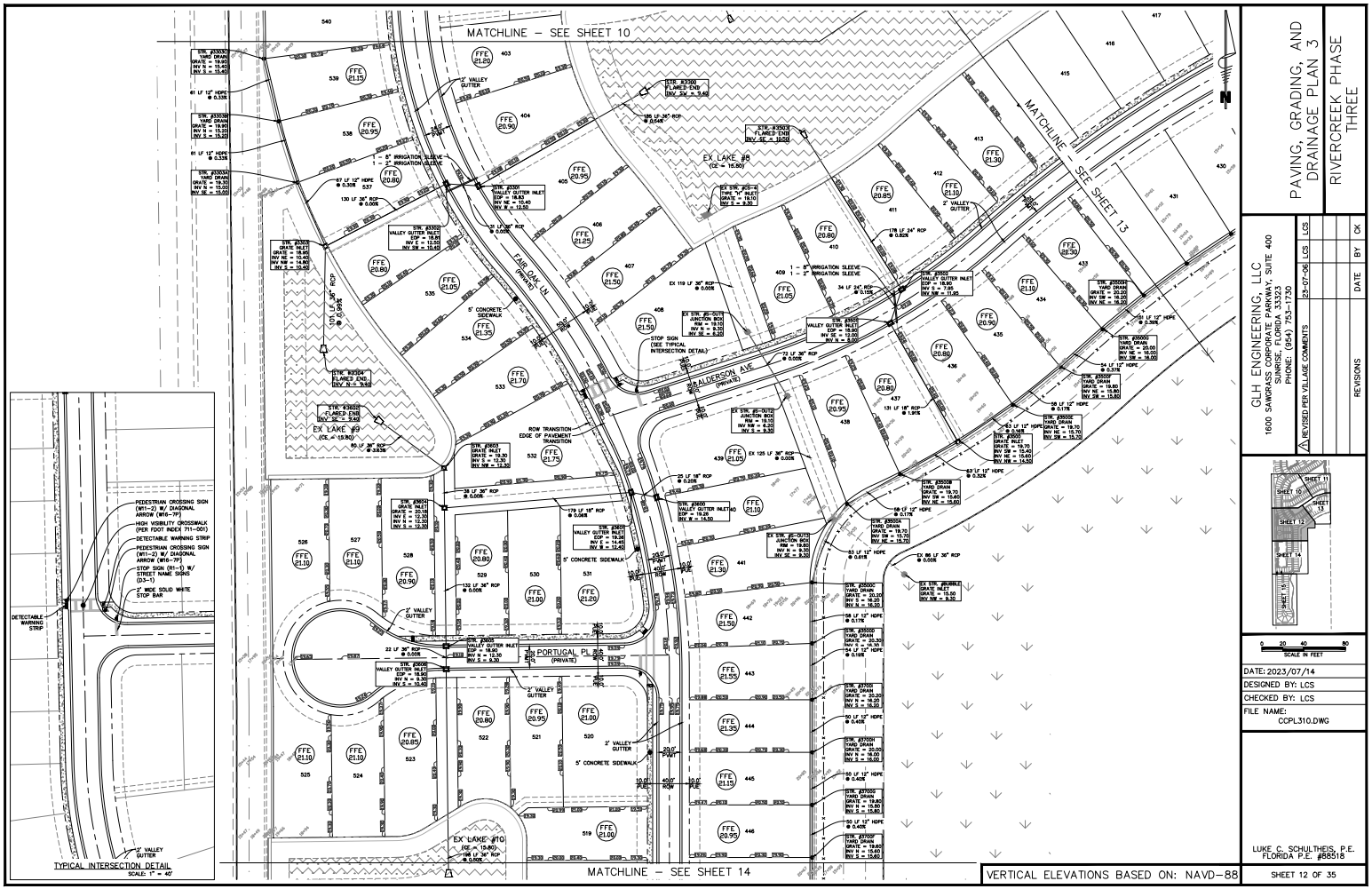

MATCHLINE – SEE SHEET 6
OPEN SPACE TRACT "OS17"
(OPEN SPACE, DE, & LMAE)
OPEN SPACE TRACT "OS16"
(OPEN SPACE & DE)
6' BLACK VINYL COATED CHAIN LINK FENCE
OPEN SPACE TRACT "OS14"
(OPEN SPACE, LME, DE, & E)
OPEN SPACE TRACT "OS18"
(OPEN SPACE, DE, & LMAE)
TRACT "L10" OF RIVERCREEK PHASE ONE
(LMAE, LMME, TE, & DE)
(LEE COUNTY INSTRUMENT #2022000118043)
TRACT "P2" OF RIVERCREEK – PHASE ONE
(LEE COUNTY INSTRUMENT #2022000118043)
OPEN SPACE TRACT "OS19"
(OPEN SPACE)
MATCHLINE – SEE RIGHT (THIS SHEET)
MATCHLINE – SEE LEFT (THIS SHEET)
TEAK TREE TERR
SCALE IN FEET
SITE PLAN 2
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
SCALE AS SHOWN
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL306.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD–88
SHEET 7 OF 35


MATCHLINE – SEE RIGHT (THIS SHEET)
MATCHLINE – SEE LEFT (THIS SHEET)
CAPELLO CT
FAIR OAK LN
PORTUGAL PL
ALLERON AVE
TEAK TREE TERR
MASTER UTILITY PLAN
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL308.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 8 OF 35


MATCHLINE – SEE RIGHT (THIS SHEET)
MATCHLINE – SEE LEFT (THIS SHEET)
SHEET 16
SHEET 17
SHEET 18
SHEET 19
SHEET 20
SHEET 21
SHEET 23
SHEET 24
SHEET 25
FAIR OAK LN
PORTUGAL PL
ANDALUSIA CT
ANDERSON AVE
TEAK TREE TERR
PLAN AND PROFILE KEY MAP
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
0 50 100 200
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL309.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 9 OF 35


TYPICAL INTERSECTION DETAIL
SCALE: 1" = 40'
PEDESTRIAN CROSSING SIGN (W11-2) W/ DIAGONAL ARROW (W16-7P)
HIGH VISIBILITY CROSSWALK (PER FDOT INDEX 711-001)
DETECTABLE WARNING STRIP
STOP SIGN (R1-1) W/ STREET NAME SIGNS (D3-1)
2' WIDE SOLID WHITE STOP BAR
FAR OAK LN (PRIVATE)
CABALLO CT (PRIVATE)
EX LAKE #7 (CE = 15.80)
EX LAKE #8 (CE = 15.80)
MATCHLINE - SEE SHEET 11
MATCHLINE - SEE SHEET 12
PAVING, GRADING, AND DRAINAGE PLAN 1
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER VILLAGE COMMENTS 23-07-06 LCS
REVISIONS DATE BY CK
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL310.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 10 OF 35


EX LAKE #7
(CE = 15.80)
EX LAKE #8
(CE = 15.80)
MATCHLINE - SEE SHEET 10
MATCHLINE - SEE SHEET 13
CAMILO CT
PAVING, GRADING, AND DRAINAGE PLAN 2
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL310.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 11 OF 35


MATCHLINE – SEE SHEET 10
MATCHLINE – SEE SHEET 13
MATCHLINE – SEE SHEET 14
EX LAKE #8
EX LAKE #9
EX LAKE #10
FAIR OAK LN (PRIVATE)
ALDERSON AVE (PRIVATE)
PORTUGAL PL (PRIVATE)
TYPICAL INTERSECTION DETAIL
SCALE: 1" = 40'
PAVING, GRADING, AND DRAINAGE PLAN 3
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER VILLAGE COMMENTS
REVISIONS
DATE
BY
CK
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL310.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 12 OF 35



PAVING, GRADING, AND DRAINAGE PLAN 4

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

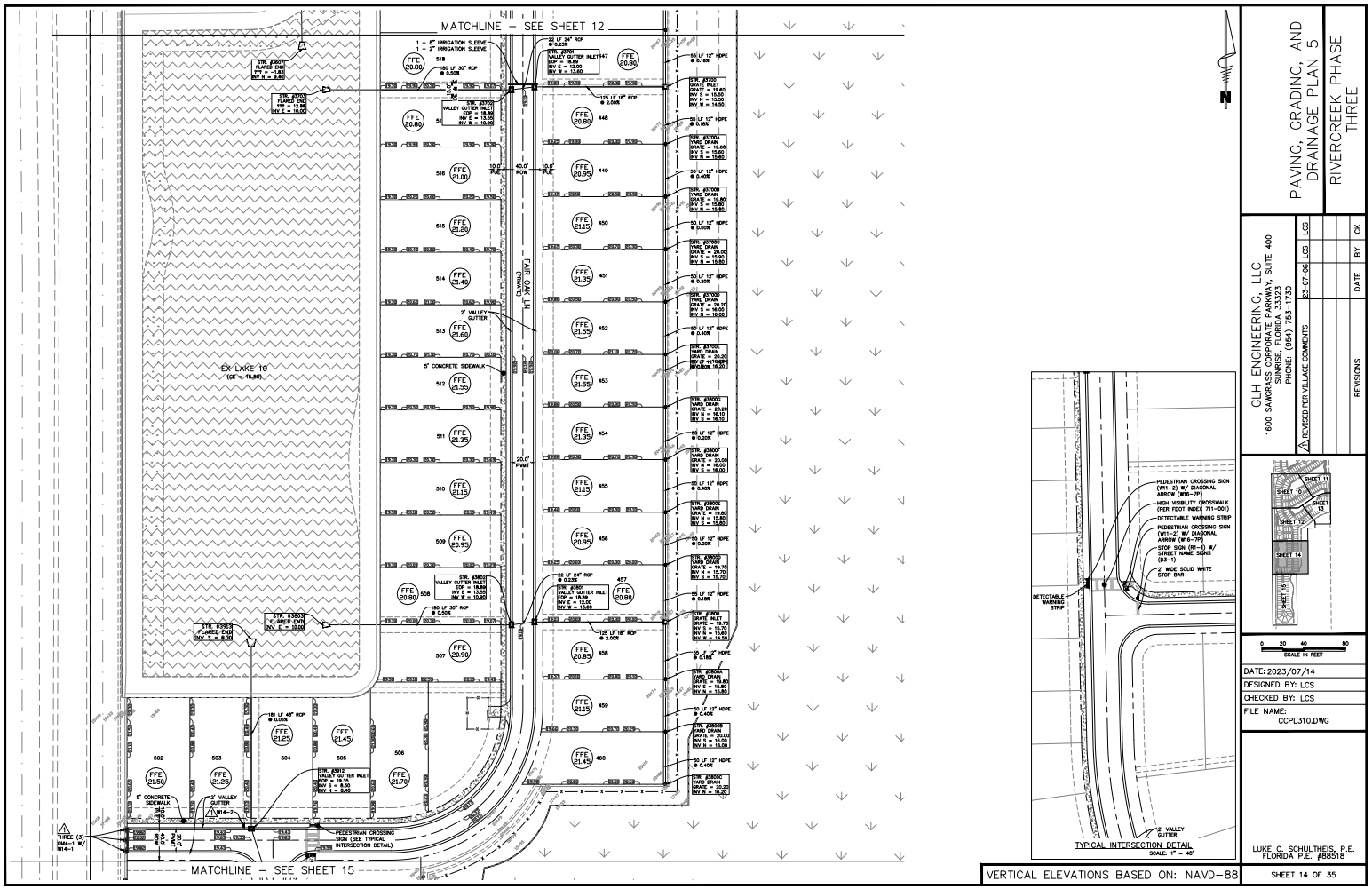
REVISIONS	DATE	BY	CK
REVISED PER VILLAGE COMMENTS	23-07-06	LCS	LCS

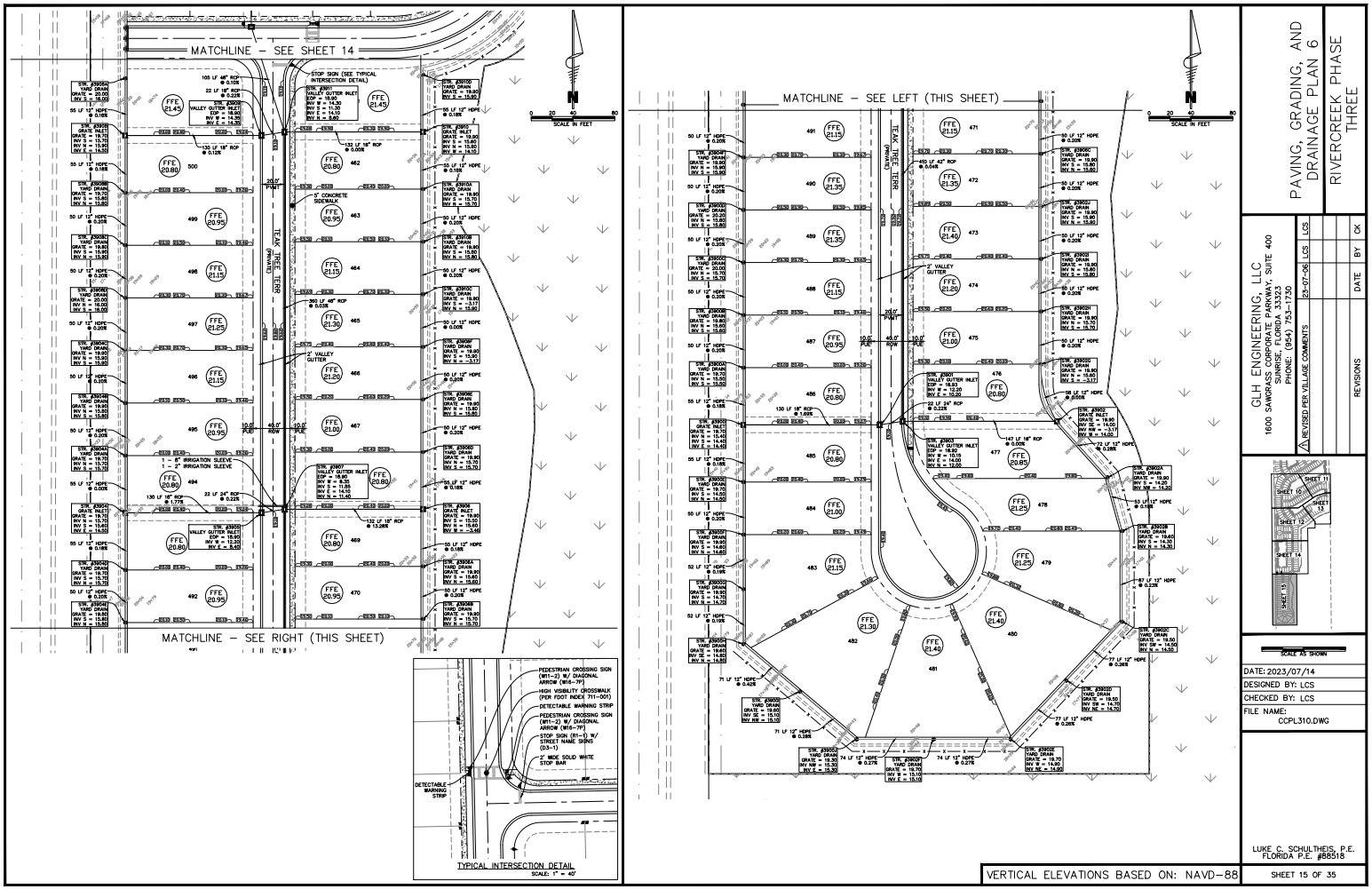
SCALE IN FEET: 0 20 40 80

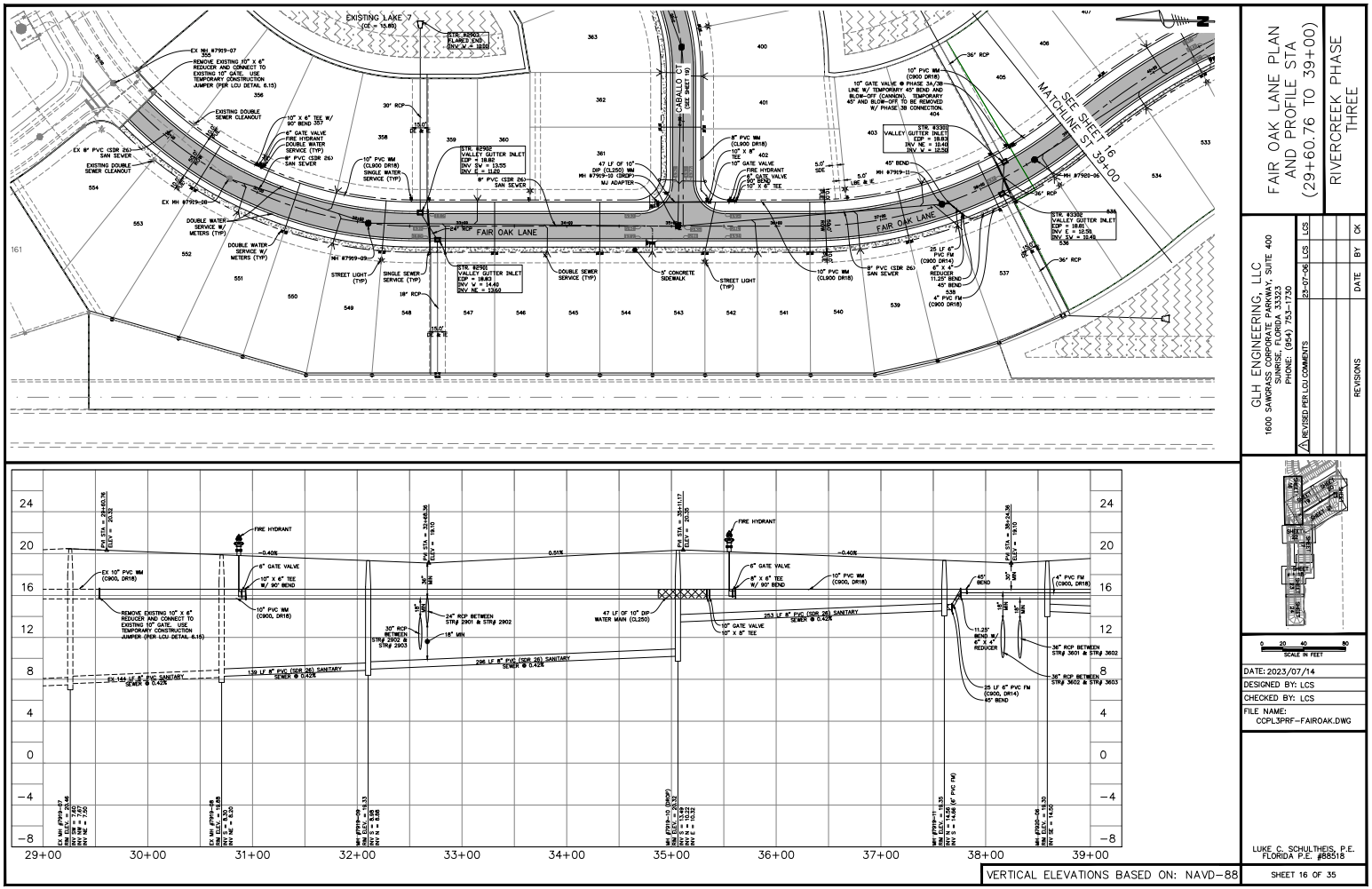
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CGPL310.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 13 OF 35


MATCHLINE – SEE SHEET 12
MATCHLINE – SEE SHEET 15
EX LAKE 10
(CE = 15.80)
FAIR OAK LN
(Private)
5' CONCRETE SIDEWALK
2' VALLEY GUTTER
PEDESTRIAN CROSSING SIGN (SEE TYPICAL INTERSECTION DETAIL)
THREE (3) OM4-1 W/ W14-1
PEDESTRIAN CROSSING SIGN (W11-2) W/ DIAGONAL ARROW (W16-7P)
HIGH VISIBILITY CROSSWALK (PER FDOT INDEX 711-001)
DETECTABLE WARNING STRIP
STOP SIGN (R1-1) W/ STREET NAME SIGNS (D3-1)
2' WIDE SOLID WHITE STOP BAR
TYPICAL INTERSECTION DETAIL
SCALE: 1" = 40'
VERTICAL ELEVATIONS BASED ON: NAVD–88
PAVING, GRADING, AND DRAINAGE PLAN 5
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER VILLAGE COMMENTS 23-07-06 LCS LCS
REVISIONS DATE BY CK
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL310.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 14 OF 35


MATCHLINE – SEE SHEET 14
MATCHLINE – SEE RIGHT (THIS SHEET)
MATCHLINE – SEE LEFT (THIS SHEET)
TEAK TREE TERR (PRIVATE)
TYPICAL INTERSECTION DETAIL
SCALE: 1" = 40'
SCALE IN FEET
PAVING, GRADING, AND DRAINAGE PLAN 6
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER VILLAGE COMMENTS
REVISIONS
SCALE AS SHOWN
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL310.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 15 OF 35



FAIR OAK LANE PLAN AND PROFILE STA (29+60.76 TO 39+00)

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

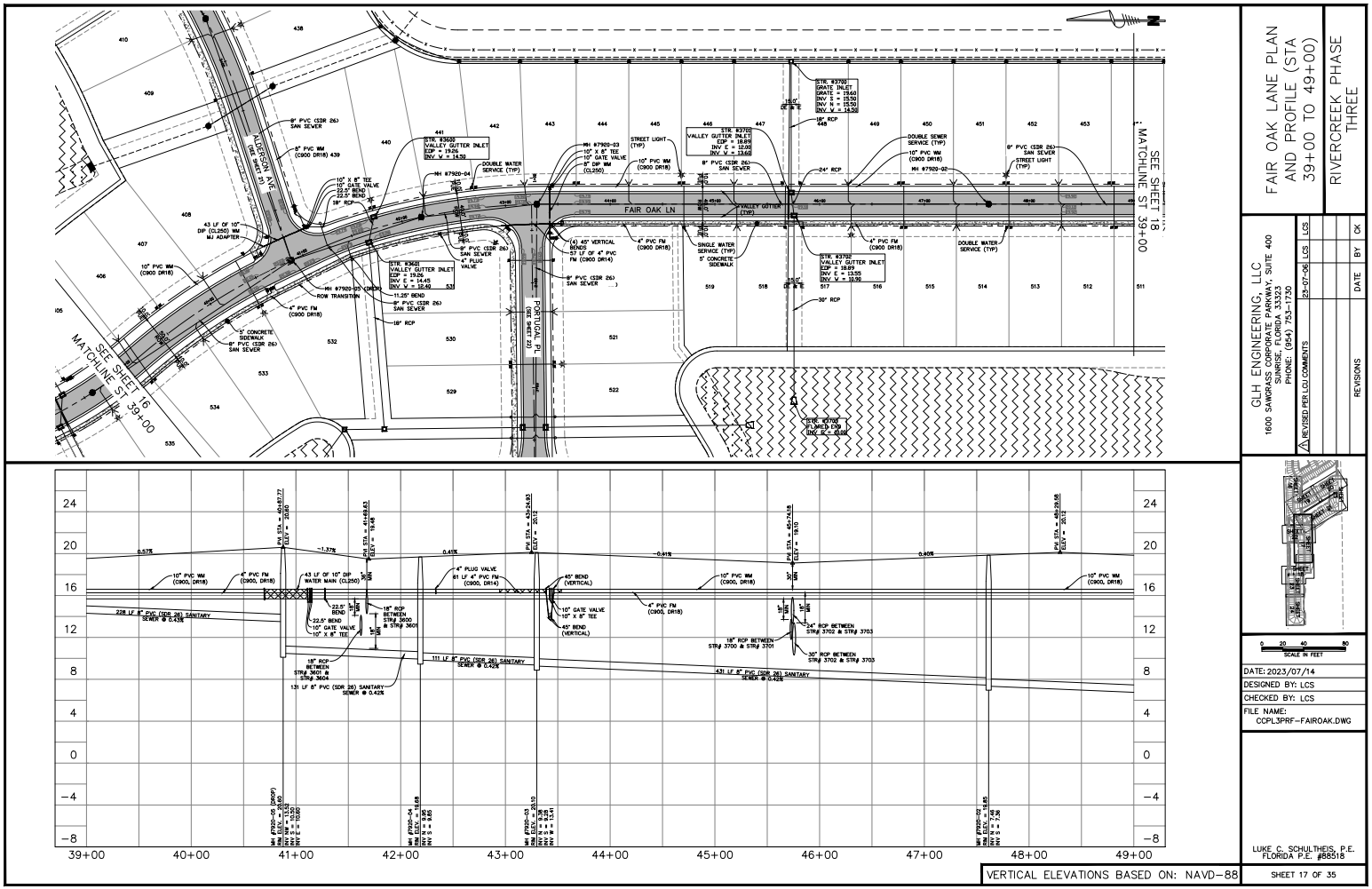
REVISIONS	DATE	BY	CK
REVISED PER LCU COMMENTS	23-07-06	LCS	

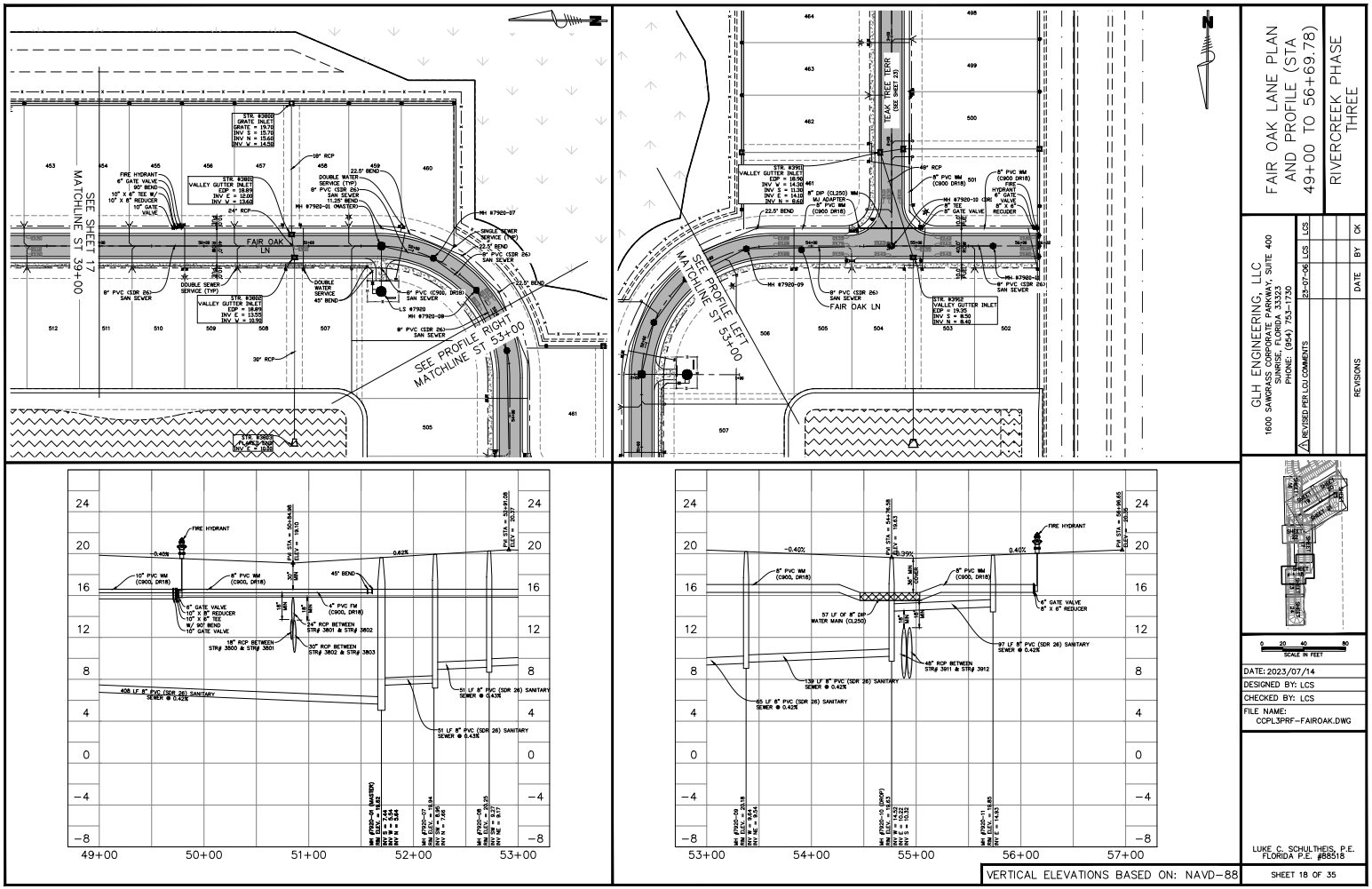
SCALE IN FEET: 0 20 40 80

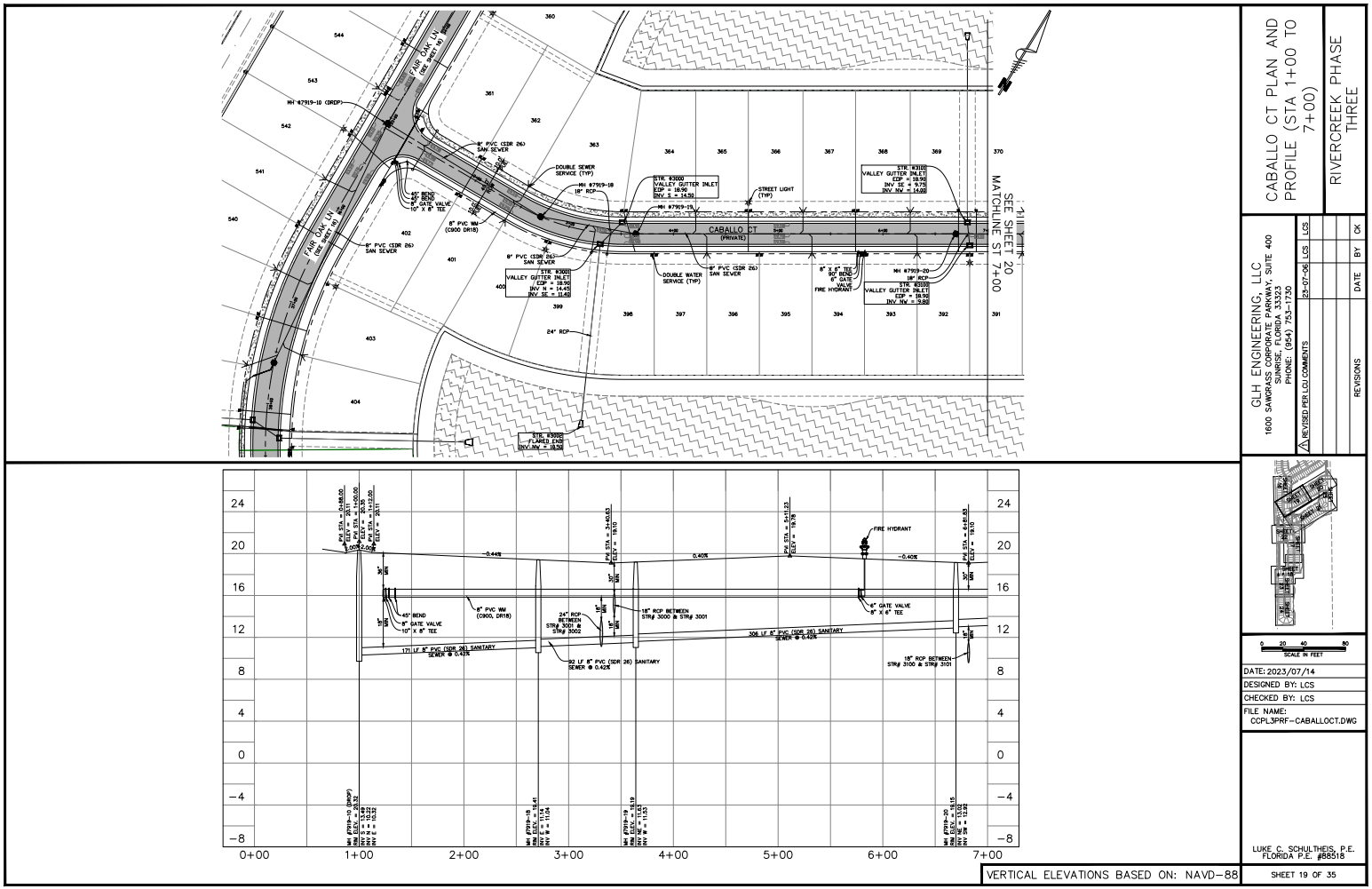
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL3PRF-FAIROAK.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 16 OF 35


FAIR OAK LANE PLAN AND PROFILE (STA 39+00 TO 49+00)
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER LCI COMMENTS
23-07-06
LCS
REVISIONS
DATE
BY
CK
FAIR OAK LN
PORTUGAL PL
SEE SHEET 18
MATCHLINE ST 39+00
SEE SHEET 16
MATCHLINE ST 39+00
VERTICAL ELEVATIONS BASED ON: NAVD-88
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL3PRF-FAIROAK.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 17 OF 35


FAIR OAK LANE PLAN AND PROFILE (STA 49+00 TO 56+69.78)
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER LCI COMMENTS
23-07-06
LCS
REVISIONS
DATE
BY
CK
FAIR OAK LN
SEE SHEET 17
MATCHLINE ST 39+00
SEE PROFILE RIGHT
MATCHLINE ST 53+00
SEE PROFILE LEFT
MATCHLINE ST 53+00
TEAK TREE TERR
(SEE SHEET 23)
FIRE HYDRANT
6" GATE VALVE
90° BEND
10" X 6" TEE W/
10" X 8" REDUCER
10" GATE VALVE
STR #3880
GRATE INLET
GRATE = 19.78
INV S = 15.70
INV N = 15.66
INV V = 14.59
STR #3880
VALLEY GUTTER INLET
EOP = 18.89
INV E = 12.05
INV V = 13.46
MH #7920-01 (MASTER)
18" RCP
24" RCP
30" RCP
22.5° BEND
DOUBLE WATER SERVICE (TYP)
8" PVC (SDR 26) SAN SEWER
11.25° BEND
MH #7920-07
SINGLE SEWER SERVICE (TYP)
DOUBLE SEWER SERVICE (TYP)
DOUBLE WATER SERVICE 45° BEND
8" PVC (C900, DR18) SAN SEWER
LS #7920
MH #7920-08
STR #3880
FLARE END
INV E = 10.50
STR #3951
VALLEY GUTTER INLET
EOP = 18.90
INV V = 14.26
INV E = 11.30
INV E = 14.10
INV N = 9.60
8" DIP (CL250) WM
MJ ADAPTOR
8" PVC WM (C900 DR18)
MH #7920-10 (DROP)
8" TEE
8" GATE VALVE
6" PVC WM (C900 DR18)
FIRE HYDRANT
6" GATE VALVE
90° BEND
8" X 6" REDUCER
MH #7920-09
STR #3952
VALLEY GUTTER INLET
EOP = 19.35
INV S = 8.50
INV N = 8.40
49+00
50+00
51+00
52+00
53+00
54+00
55+00
56+00
57+00
-0.40%
0.42%
0.99%
45° BEND
4" PVC FM (C900, DR18)
24" RCP BETWEEN STR# 3801 & STR# 3802
30" RCP BETWEEN STR# 3802 & STR# 3803
18" RCP BETWEEN STR# 3800 & STR# 3801
408 LF 8" PVC (SDR 26) SANITARY SEWER @ 0.42%
51 LF 8" PVC (SDR 26) SANITARY SEWER @ 0.43%
57 LF OF 8" DIP WATER MAIN (CL250)
139 LF 8" PVC (SDR 26) SANITARY SEWER @ 0.42%
65 LF 8" PVC (SDR 26) SANITARY SEWER @ 0.42%
45° RCP BETWEEN STR# 3911 & STR# 3912
97 LF 8" PVC (SDR 26) SANITARY SEWER @ 0.42%
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL3PRF-FAIROAK.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 18 OF 35



CABALLO CT PLAN AND PROFILE (STA 1+00 TO 7+00)

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

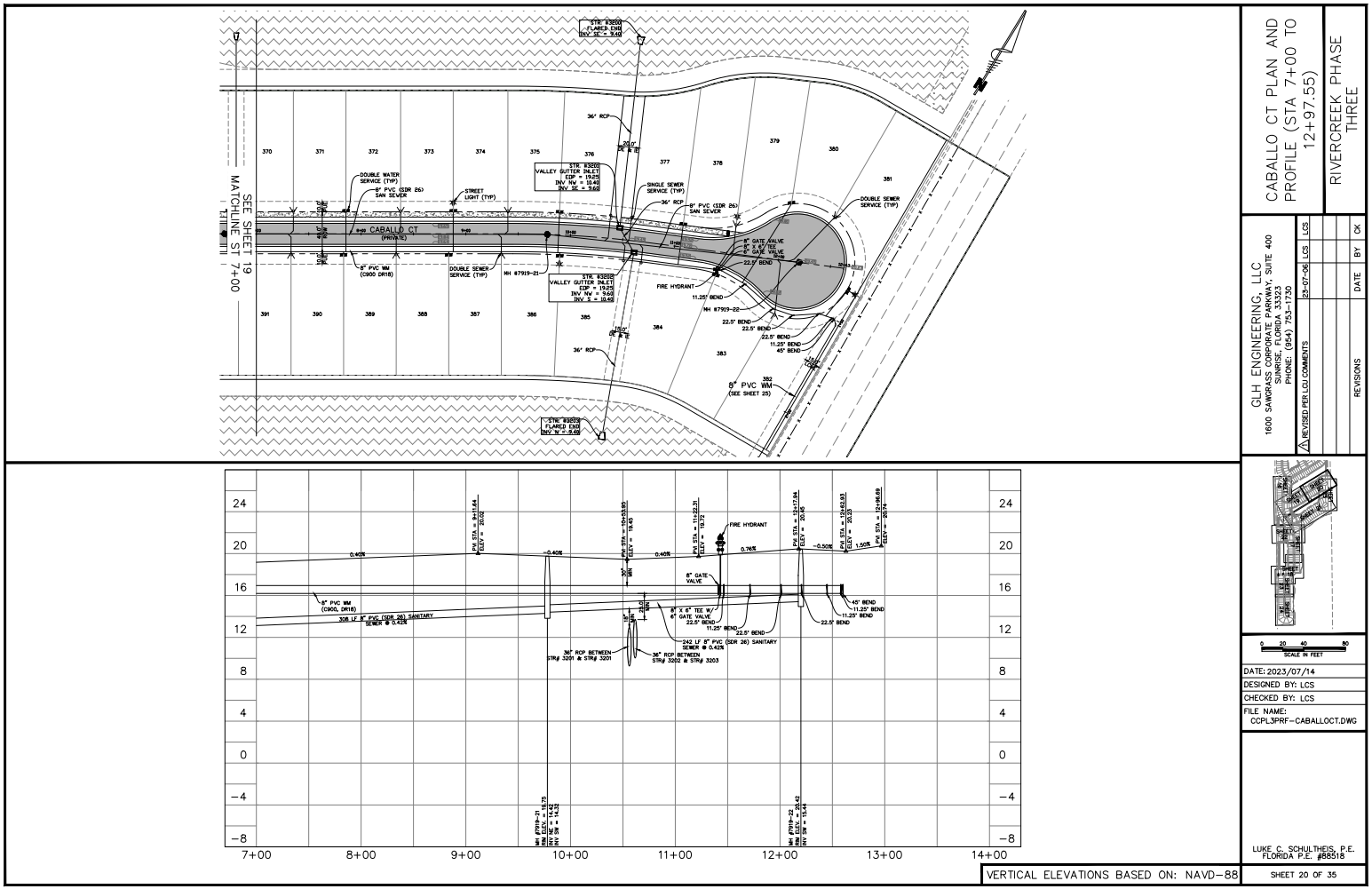
REVISIONS	DATE	BY	CK
REVISED PER LCI COMMENTS	23-07-06	LCS	

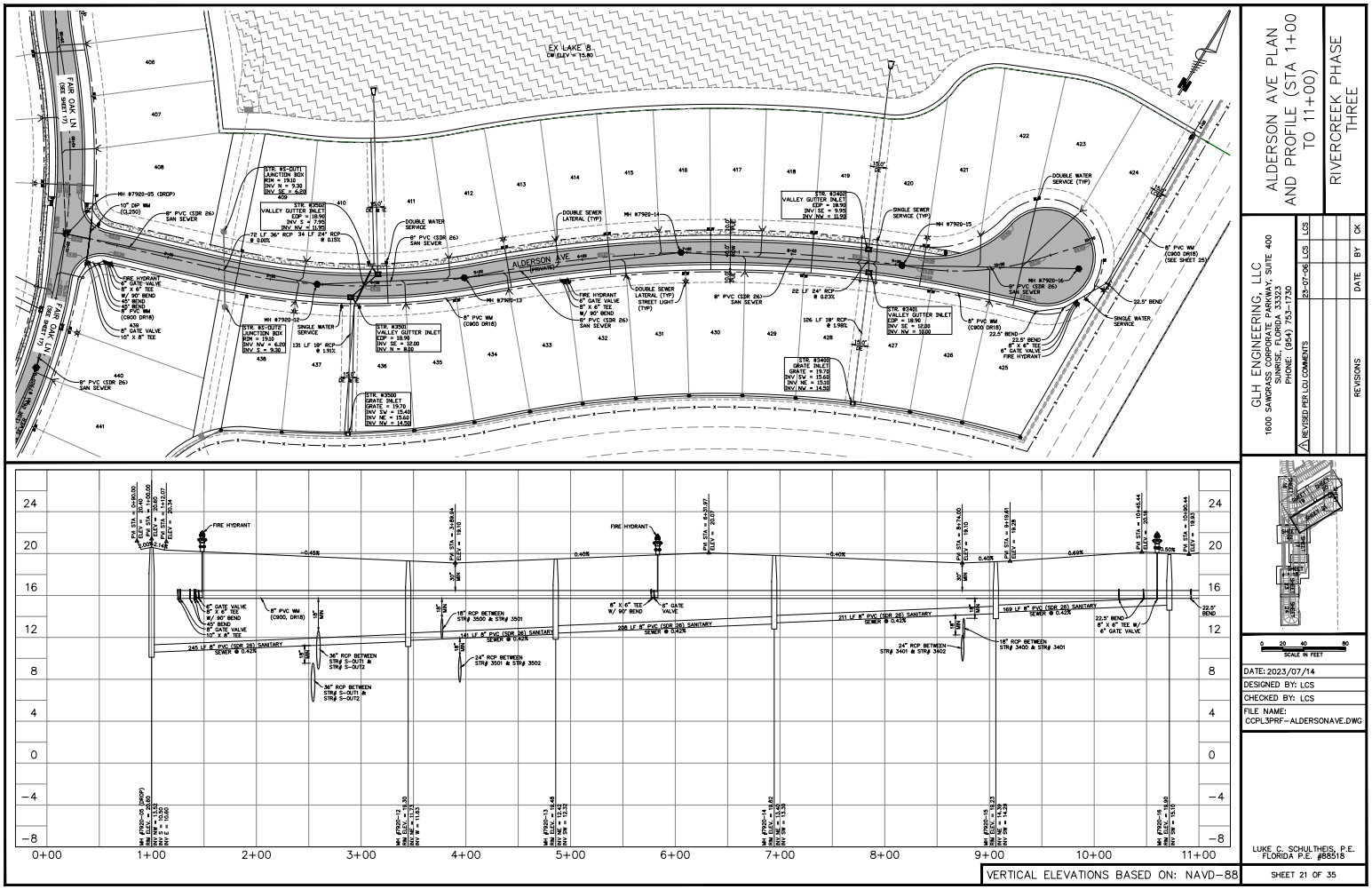
SCALE IN FEET

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL3PRF-CABALLOCT.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 19 OF 35


CABALLO CT PLAN AND PROFILE (STA 7+00 TO 12+97.55)
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER LDI COMMENTS
REVISIONS
DATE
BY
CK
LCS
23-07-06
SEE SHEET 19
MATCHLINE STA 7+00
CABALLO CT
(PRIVATE)
8" PVC WM
(C900 DR18)
DOUBLE WATER SERVICE (TYP)
8" PVC (SDR 26) SAN SEWER
STREET LIGHT (TYP)
DOUBLE SEWER SERVICE (TYP)
SINGLE SEWER SERVICE (TYP)
STR# 93200
FLARED END
INV SE = 9.40
STR# 93201
VALLEY GUTTER INLET
TOP = 19.25
INV NW = 10.46
INV SE = 9.66
STR# 93202
VALLEY GUTTER INLET
TOP = 19.25
INV NW = 9.46
INV S = 10.62
STR# 93203
FLARED END
INV N = 9.69
36" RCP
MH #7919-21
MH #7919-22
FIRE HYDRANT
8" GATE VALVE
8" X 6" TEE
6" GATE VALVE
22.5° BEND
11.25° BEND
45° BEND
8" PVC WM
(SEE SHEET 25)
VERTICAL ELEVATIONS BASED ON: NAVD-88
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL3PRF-CABALLOCT.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 20 OF 35



ALDERSON AVE PLAN AND PROFILE (STA 1+00 TO 11+00)

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33323
PHONE: (954) 753-1730

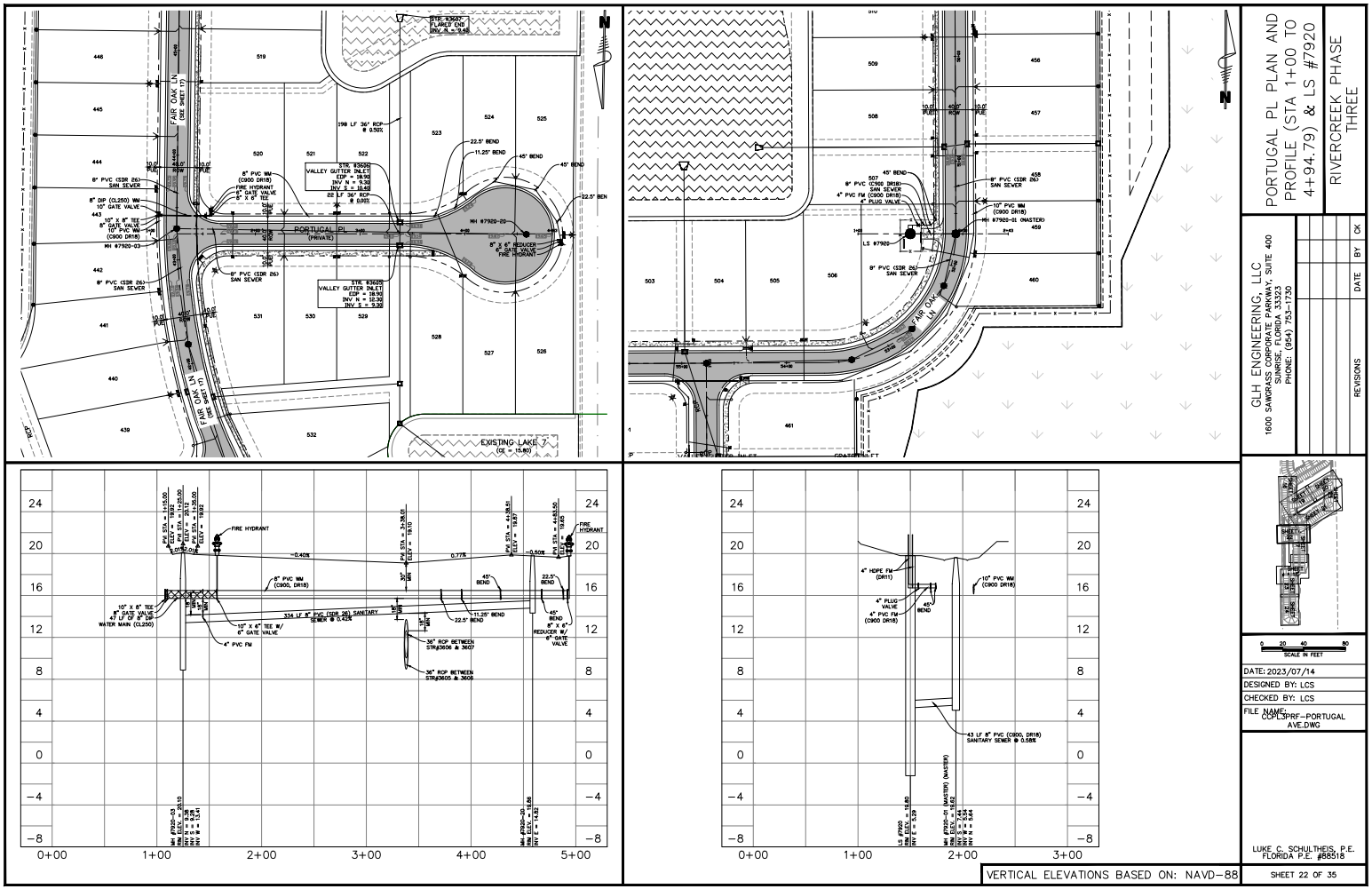
REVISIONS	DATE	BY	CK
REVISED PER LCI COMMENTS	23-07-06	LCS	

SCALE IN FEET

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPLSPRF-ALDERSONAVE.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 21 OF 35



PORTUGAL PL PLAN AND PROFILE (STA 1+00 TO 4+94.79) & LS #7920

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

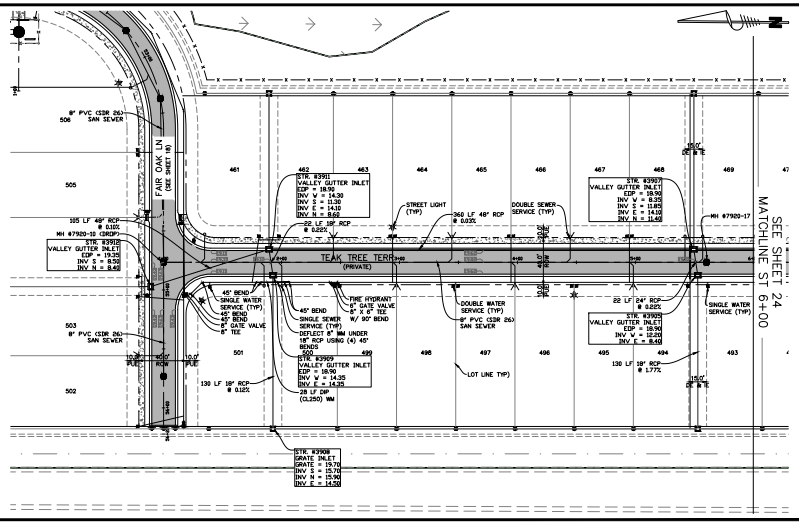
REVISIONS | DATE | BY | CK

SCALE IN FEET: 0 20 40 80

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: C:\PC\PRF-PORTUGAL AVE.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 22 OF 35

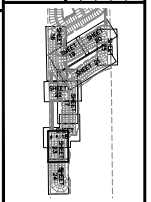


TEAK TREE TER PLAN AND PROFILE (STA 1+00 TO 6+00)

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

REVISED PER LCI COMMENTS	23-07-06	LCS	CK
REVISIONS	DATE	BY	



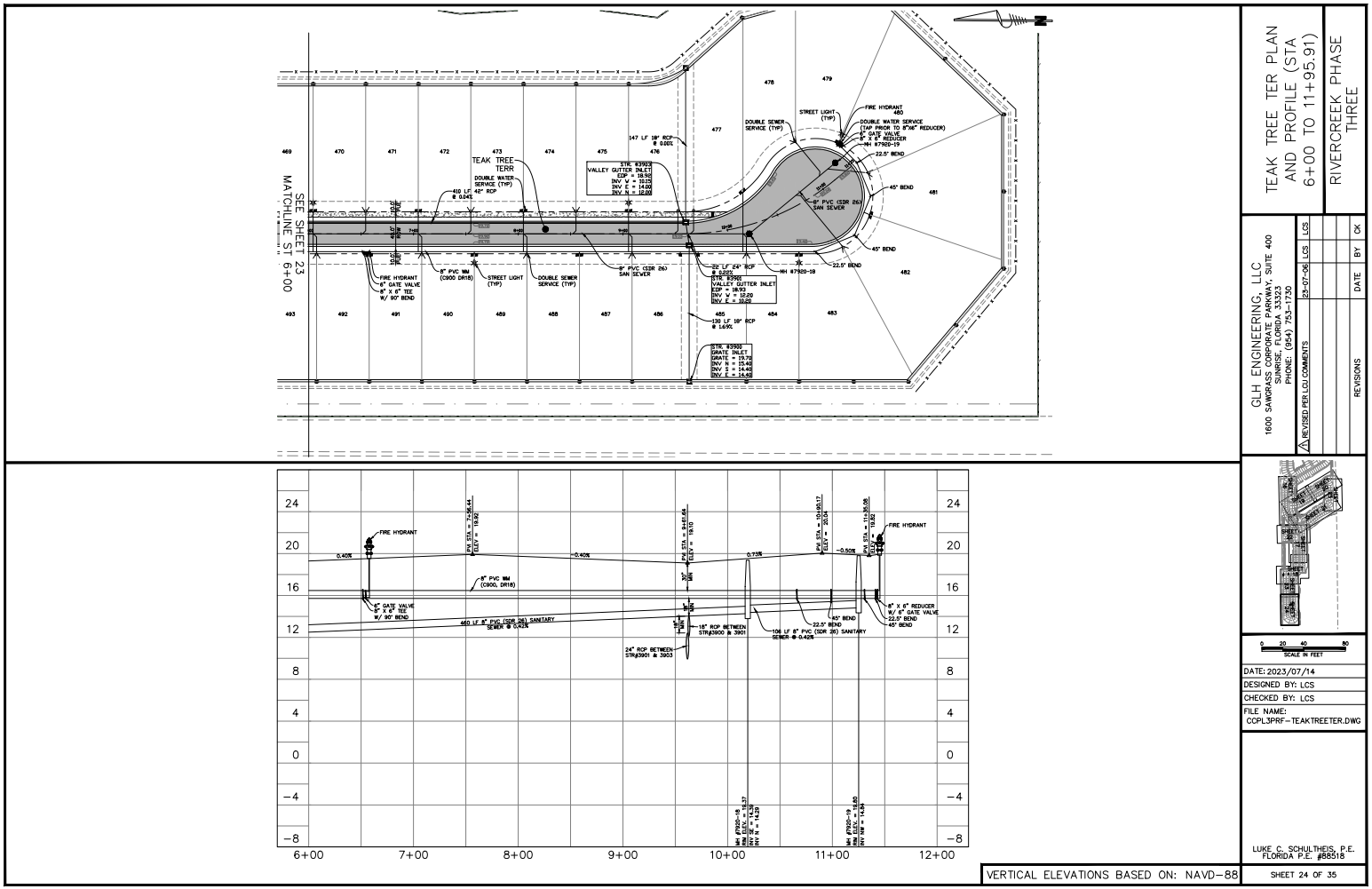
SCALE IN FEET: 0 20 40 80

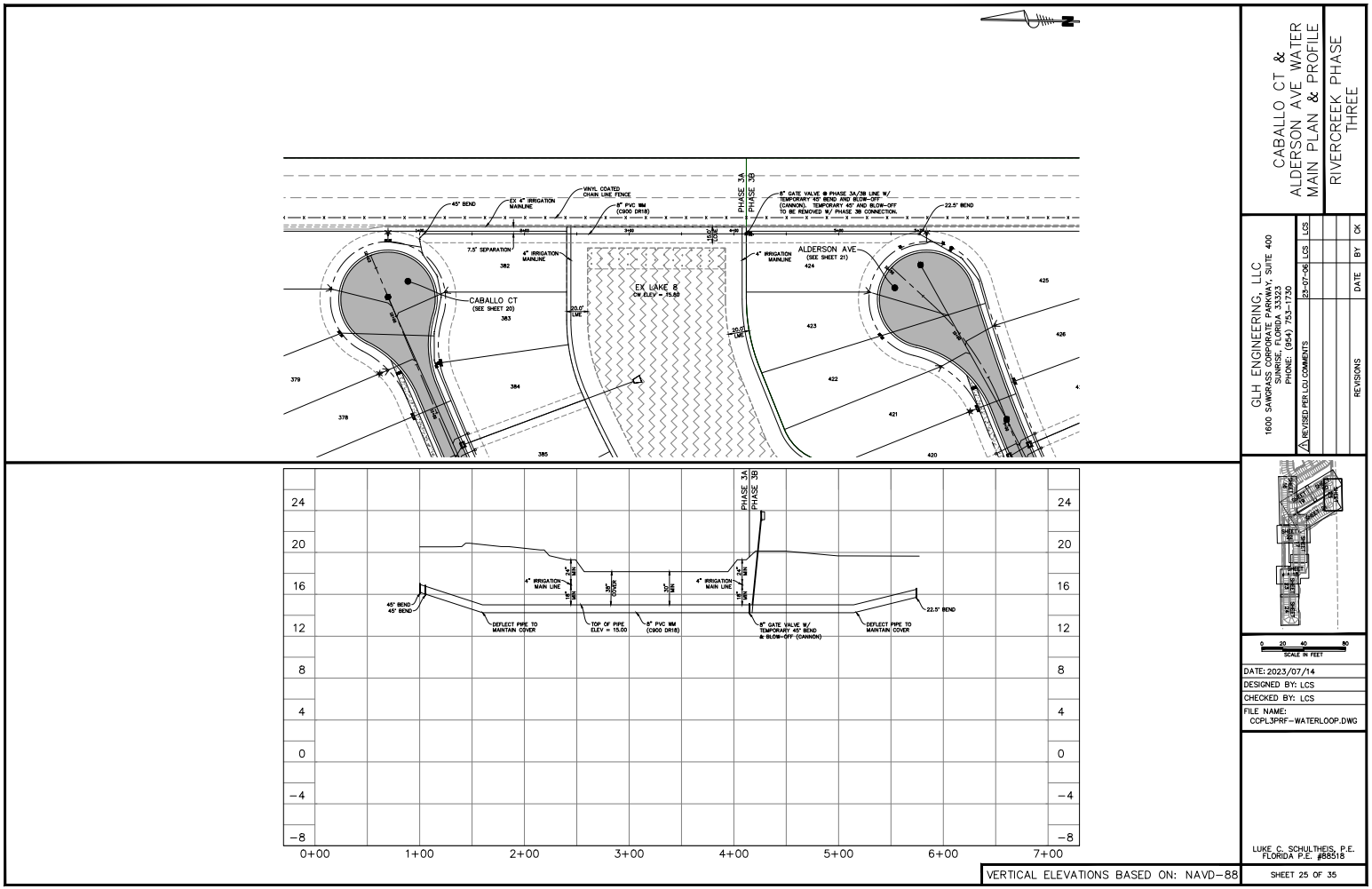
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL3PRF-TEAKTREETER.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET 23 OF 35


TEAK TREE TER PLAN AND PROFILE (STA 6+00 TO 11+95.91)
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER LDI COMMENTS
23-07-06
LCS
REVISIONS
DATE
BY
CK
SEE SHEET 23
MATCHLINE ST 6+00
TEAK TREE TERR
FIRE HYDRANT
6" GATE VALVE
6" X 6" TEE
W/ 90° BEND
8" PVC WM (C900 DR18)
STREET LIGHT (TYP)
DOUBLE SEWER SERVICE (TYP)
8" PVC (SDR 26) SAN SEWER
DOUBLE WATER SERVICE (TYP)
410 LF @ 0.04% 42" RCP
147 LF 18" RCP @ 0.00%
STR. #3900S VALLEY GUTTER INLET
INV W = 18.93
INV E = 14.65
INV N = 12.40
22 LF 24" RCP @ 0.20%
STR. #3901 VALLEY GUTTER INLET
EOF = 18.93
INV W = 12.20
INV E = 10.20
MH #7920-18
138 LF 18" RCP @ 1.69%
STR. #3902 GRATE INLET
GRATE = 19.70
INV N = 15.40
INV S = 14.45
INV E = 14.65
DOUBLE SEWER SERVICE (TYP)
STREET LIGHT (TYP)
FIRE HYDRANT
DOUBLE WATER SERVICE (TAP PRIOR TO 8"X6" REDUCER)
6" GATE VALVE
8" X 6" REDUCER
MH #7920-19
22.5° BEND
45° BEND
8" PVC (SDR 26) SAN SEWER
45° BEND
22.5° BEND
24
20
16
12
8
4
0
-4
-8
6+00
7+00
8+00
9+00
10+00
11+00
12+00
FIRE HYDRANT
PVI STA = 7+36.44
ELEV = 19.82
0.40%
-0.40%
PVI STA = 9+91.81
ELEV = 9.93
0.73%
PVI STA = 10+90.17
ELEV = 20.04
-0.50%
PVI STA = 11+35.08
ELEV = 19.82
FIRE HYDRANT
6" GATE VALVE
6" X 6" TEE
W/ 90° BEND
8" PVC WM (C900, DR18)
460 LF 8" PVC (SDR 26) SANITARY SEWER @ 0.42%
18" RCP BETWEEN STR@3900 & 3901
24" RCP BETWEEN STR@3901 & 3903
106 LF 8" PVC (SDR 26) SANITARY SEWER @ 0.42%
22.5° BEND
45° BEND
8" X 6" REDUCER W/ 6" GATE VALVE
22.5° BEND
45° BEND
MH #7920-18 RIM = 18.37 INV W = 14.26 INV W = 14.29
MH #7920-19 RIM = 18.65 INV W = 14.64
SHEET 23
SHEET 24
SHEET 25
0 20 40 80
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL3PRF-TEAKTREETER.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 24 OF 35



CABALLO CT & ALDERSON AVE WATER MAIN PLAN & PROFILE

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

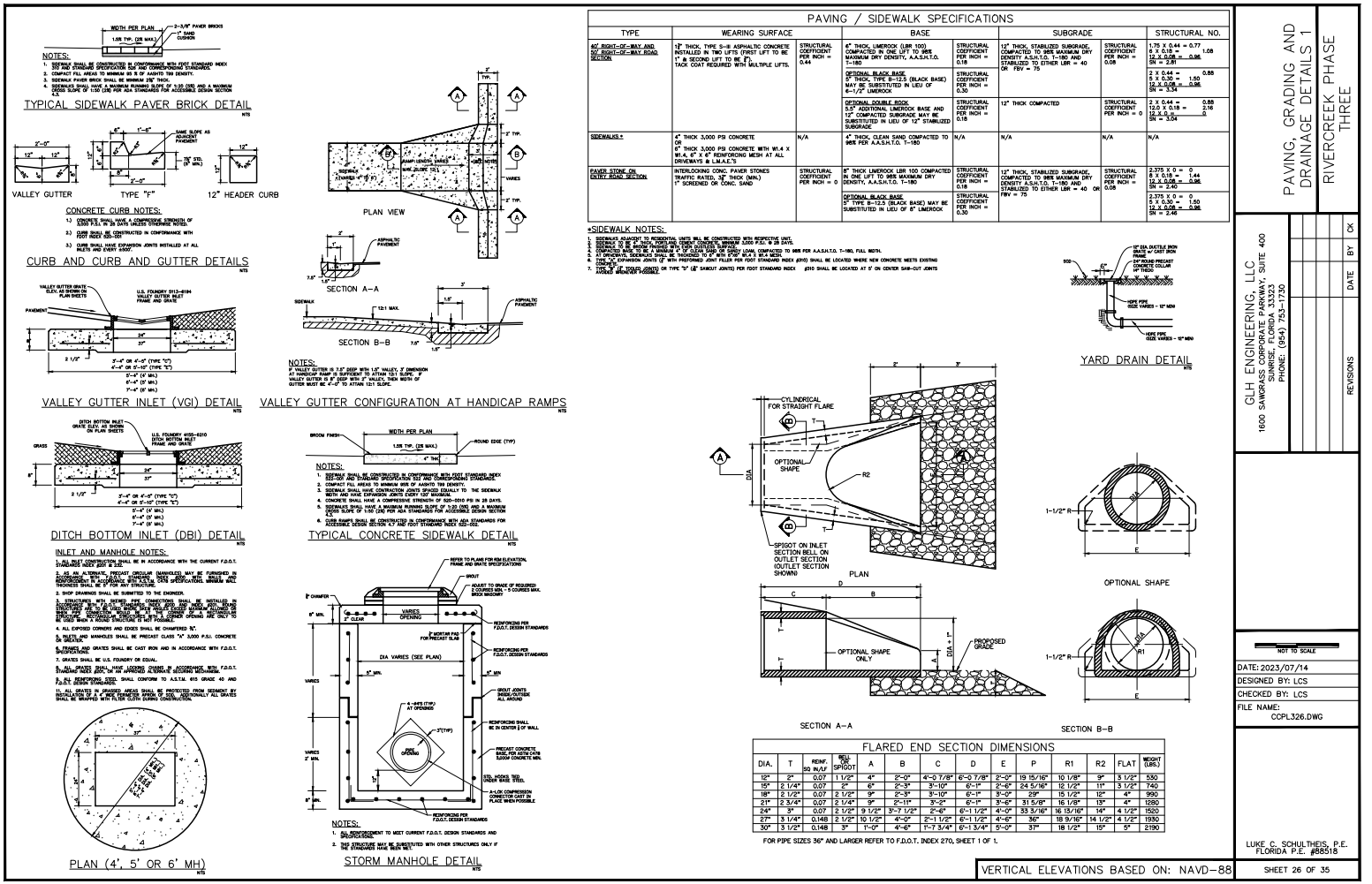
REVISIONS	DATE	BY	CK
REVISED PER LCI COMMENTS	23-07-06	LCS	

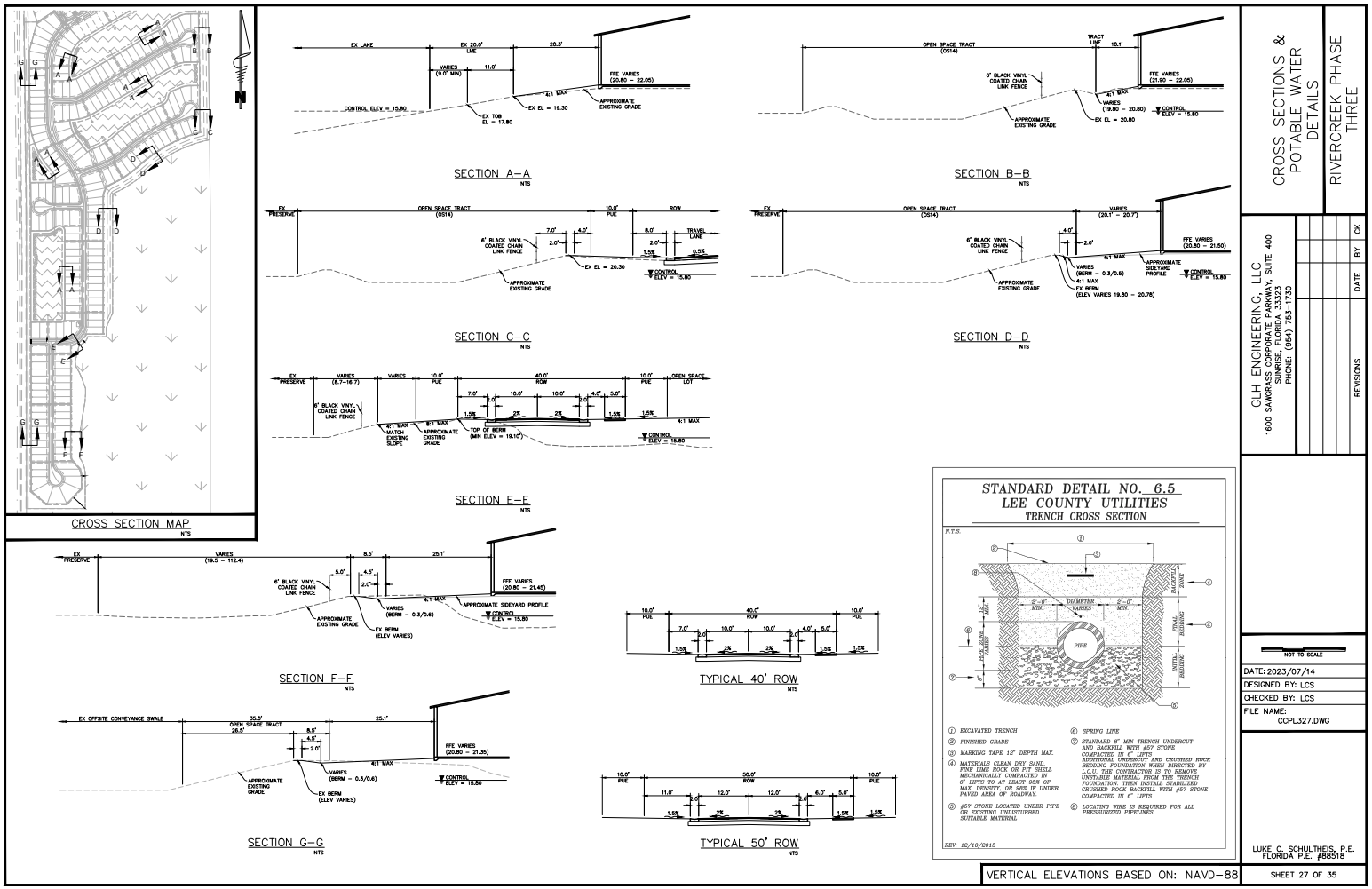
SCALE IN FEET: 0 20 40 80

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL3PRF-WATERLOOP.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

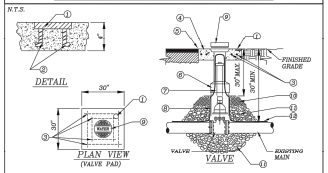
SHEET 25 OF 35


TYPICAL SIDEWALK PAVER BRICK DETAIL
VALLEY GUTTER
TYPE "F"
12" HEADER CURB
CURB AND CURB AND GUTTER DETAILS
PLAN VIEW
SECTION A-A
SECTION B-B
VALLEY GUTTER INLET (VGI) DETAIL
VALLEY GUTTER CONFIGURATION AT HANDICAP RAMPS
DITCH BOTTOM INLET (DBI) DETAIL
TYPICAL CONCRETE SIDEWALK DETAIL
PLAN (4', 5' OR 6' MH)
STORM MANHOLE DETAIL
PAVING / SIDEWALK SPECIFICATIONS
TYPE
WEARING SURFACE
BASE
SUBGRADE
STRUCTURAL NO.
40' RIGHT-OF-WAY AND 50' RIGHT-OF-WAY ROAD SECTION
12" THICK, TYPE S-III ASPHALTIC CONCRETE INSTALLED IN TWO LIFTS (FIRST LIFT TO BE 1" & SECOND LIFT TO BE 2"). TACK COAT REQUIRED WITH MULTIPLE LIFTS.
6" THICK, LIMEROCK (LBR 100) COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.A.S.H.T.O. T-180
12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO EITHER LBR = 40 OR FBV = 75
1.75 X 0.44 = 0.77
4 X 0.18 = 1.08
12 X 0.08 = 0.96
SN = 2.81
OPTIONAL BLACK BASE
5" THICK, TYPE B-12.5 (BLACK BASE) MAY BE SUBSTITUTED IN LIEU OF 6-1/2" LIMEROCK
2 X 0.44 = 0.88
5 X 0.30 = 1.50
12 X 0.08 = 0.96
SN = 3.34
OPTIONAL DOUBLE ROCK
5.5" ADDITIONAL LIMEROCK BASE AND 12" COMPACTED SUBGRADE MAY BE SUBSTITUTED IN LIEU OF 12" STABILIZED SUBGRADE
12" THICK COMPACTED
2 X 0.44 = 0.88
12.0 X 0.18 = 2.16
12 X 0 = 0
SN = 3.04
SIDEWALKS *
4" THICK 3,000 PSI CONCRETE OR 6" THICK 3,000 PSI CONCRETE WITH W1.4 X W1.4, 6" X 6" REINFORCING MESH AT ALL DRIVEWAYS & L.M.A.C.'S
4" THICK CLEAN SAND COMPACTED TO 98% PER A.A.S.H.T.O. T-180
2.375 X 0 = 0
8 X 0.18 = 1.44
12 X 0.08 = 0.96
SN = 2.40
PAVER STONE ON ENTRY ROAD SECTION
INTERLOCKING CONC. PAVER STONES TRAFFIC RATED, 3" THICK (MIN.) 1" SCREENED OR CONC. SAND
8" THICK LIMEROCK LBR 100 COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.A.S.H.T.O. T-180
12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO EITHER LBR = 40 OR FBV = 75
2.375 X 0 = 0
5 X 0.30 = 1.50
12 X 0.08 = 0.96
SN = 2.46
*SIDEWALK NOTES:
YARD DRAIN DETAIL
PLAN
SECTION A-A
SECTION B-B
OPTIONAL SHAPE
FLARED END SECTION DIMENSIONS
DIA. | T | REINF. SQ IN/LF | RCP SPIGOT | A | B | C | D | E | P | R1 | R2 | FLAT | WEIGHT (LBS.)
12" | 2" | 0.07 | 1 1/2" | 4" | 2'-0" | 4'-0 7/8" | 6'-0 7/8" | 2'-0" | 19 15/16" | 10 1/8" | 9" | 3 1/2" | 530
15" | 2 1/4" | 0.07 | 2" | 6" | 2'-3" | 3'-10" | 6'-1" | 2'-6" | 24 5/16" | 12 1/2" | 11" | 3 1/2" | 740
18" | 2 1/2" | 0.07 | 2 1/2" | 9" | 2'-3" | 3'-10" | 6'-1" | 3'-0" | 29" | 15 1/2" | 12" | 4" | 990
21" | 2 3/4" | 0.07 | 2 1/4" | 9" | 2'-11" | 3'-2" | 6'-1" | 3'-6" | 31 5/8" | 16 1/8" | 13" | 4" | 1280
24" | 3" | 0.07 | 2 1/2" | 9 1/2" | 3'-7 1/2" | 2'-6" | 6'-1 1/2" | 4'-0" | 33 3/16" | 16 13/16" | 14" | 4 1/2" | 1520
27" | 3 1/4" | 0.148 | 2 1/2" | 10 1/2" | 4'-0" | 2'-1 1/2" | 6'-1 1/2" | 4'-6" | 36" | 18 9/16" | 14 1/2" | 4 1/2" | 1930
30" | 3 1/2" | 0.148 | 3" | 1'-0" | 4'-6" | 1'-7 3/4" | 6'-1 3/4" | 5'-0" | 37" | 18 1/2" | 15" | 5" | 2190
FOR PIPE SIZES 36" AND LARGER REFER TO F.D.O.T. INDEX 270, SHEET 1 OF 1.
VERTICAL ELEVATIONS BASED ON: NAVD-88
PAVING, GRADING AND DRAINAGE DETAILS 1
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
NOT TO SCALE
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL326.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 26 OF 35


CROSS SECTIONS & POTABLE WATER DETAILS
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
CROSS SECTION MAP
NTS
SECTION A–A
NTS
SECTION B–B
NTS
SECTION C–C
NTS
SECTION D–D
NTS
SECTION E–E
NTS
SECTION F–F
NTS
SECTION G–G
NTS
TYPICAL 40' ROW
NTS
TYPICAL 50' ROW
NTS
STANDARD DETAIL NO. 6.5
LEE COUNTY UTILITIES
TRENCH CROSS SECTION
NOT TO SCALE
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL327.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD–88
SHEET 27 OF 35

STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION

N.T.S.

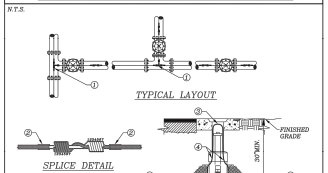


1. BRASS PLATE: SIZE OF VALVE, VALVE TYPE No. OF TURNS & DIRECTION TO OPEN VALVE M.F.G. & YEAR INSTALL SYSTEM "WATER" OR "SEWER" OR "REUSE" OR "FIRE"
2. ANCHOR
3. EIGHT (8) #4 BARS OVERLAP EACH CORNER BY 2'
4. 36"SQ X 4" THK.CONC.PAD SURROUNDING BOX, MIN. 3,000 P.S.I. POURED IN PLACE
5. SET TOP OF BOX FLUSH WITH FINISHED GRADE
6. HEAVY DUTY TRAFFIC BEARING CAST IRON VALVE BOX, ADJUSTABLE SCREW TYPE, 5 1/4" DIAMETER SHAFT THAT IS LCU APPROVED
7. EXTENSION STEM WITH 2" OPERATING NUT AS REQUIRED, IF NUT IS MORE THAN 30" BELOW FINISH GRADE
8. RISER NOT TO BEAR ON VALVE OR PIPE
9. CAST IRON DROP COVER MARKED "WATER" OR "SEWER" OR "REUSE OR "FIRE"
10. COMPACTED SUITABLE EARTH BACKFILL
11. 3/4" GRANULAR MATERIAL #57 STONE
12. 12 GAUGE DOUBLE INSULATED COPPER LOCATING WIRE (SEE LCU STANDARD DETAIL)

REV: 12/10/2015

STANDARD DETAIL NO. 6.3
LEE COUNTY UTILITIES
LOCATING WIRE FOR PRESSURE MAINS

N.T.S.



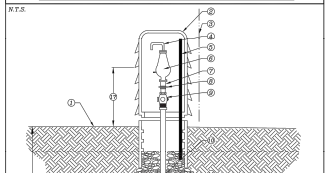
NOTES
1. WIRE SHALL BE CONTINUOUS BETWEEN VALVE BOXES. THE PVC RISER PIPE SHALL BE NOTCHED AND THE WIRE ATTACHED TO THE RISER PIPE TO ALLOW FOR THE WIRE TO BE CONTINUOUS PAST THE VALVE BOX WITHOUT SHEARING THE WIRE
2. LOCATING WIRE SHALL BE LAID ON TOP OF THE MAIN, AND SHALL BE TAPED TO IT AT 10' INTERVALS AND TAPED AT ALL FITTINGS. TAPE SHALL BE 10 MIL POLYETHYLENE
3. CONTRACTOR SHALL CONDUCT A CONTINUITY TEST ON ALL LOCATING WIRE IMMEDIATELY PRIOR TO SCHEDULING THE OFFICIAL FINAL INSPECTION WITH LCU
4. ALL SPLICES SHALL UTILIZE A DIRECT BURY WATERPROOF SPLICE KIT. (SEE APPROVED MATERIAL LIST)

① SPLICE RUN TOGETHER, KEEP CLEAR OF FITTING. TYPICAL
② COVER SPLICE WITH 2 WRAPS OF 10 MIL POLYETHYLENE TAPE
③ 6" LOOP OF BARE WIRE, 6" MAX. DEPTH TO TOP OF BARE WIRE
④ 12 GAUGE DOUBLE INSULATED COPPER LOCATING WIRE
⑤ SPLICE (SEE DETAIL THIS SHEET)

REV: 12/10/2015

STANDARD DETAIL NO. 6.4
LEE COUNTY UTILITIES
AUTOMATIC AIR RELEASE VALVE

N.T.S.

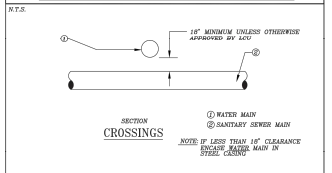


① FINISHED GRADE
② PEDESTAL HOUSING (SEE APPROVED MATERIAL LIST) COLORS: BLUE-WATER GREEN-SEWER, PANTONE-REUSE
③ EDGE OF RIGHT-OF-WAY
④ PVC STREET ELL
⑤ S.S. POST WITH S.S. HARDWARE AND S.S. LOCKING HASP WITH BRASS LOCK
⑥ SHORT BODY AUTOMATIC AIR RELEASE VALVE (SEE APPROVED MATERIAL LIST) WITH 2" INLET AND 1" OUTLET ALL SS 300 SERIES STAINLESS STEEL
⑦ PVC SCHEDULE 80
⑧ PVC REDUCER IF NEEDED
⑨ BRASS BALL CORP. STOP
⑩ 2" POLY-TUBE
⑪ 3/4" GRANULAR MATERIAL, #57 STONE
⑫ 2" BRASS FITTING IF NECESSARY
⑬ 1% MIN. SLOPE UP, 2" POLY-TUBE
⑭ TAP AT CROWN OF PIPE
⑮ 2" DOUBLE STRAP TAPPING SADDLE (SEE APPROVED MATERIAL LIST)
⑯ EXISTING PRESSURE MAIN
⑰ 24"
⑱ 30" MIN.

REV: 12/10/2015

STANDARD DETAIL NO. 6.8
LEE COUNTY UTILITIES
WATER AND SEWER CROSSING DETAIL

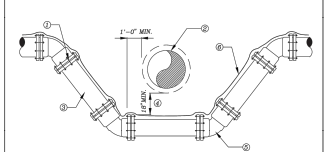
N.T.S.



REV: 12/10/2015

STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET W/ DUCTILE IRON MJ FITTINGS & PIPE

N.T.S.



① LCU APPROVED JOINT RESTRAINT FOR D.I. M.J. PIPE AND FITTINGS PLACED IN ACCORDANCE WITH JOINT RESTRAINT SCHEDULE. (SEE DETAIL 6.12)
② CONFLICT PIPE
③ LCU APPROVED DUCTILE IRON PIPING PRESSURE CLASS 350
④ 18" MIN, UNLESS OTHERWISE APPROVED BY LCU
⑤ 45° MECHANICAL JOINT FITTING, TYPICAL
⑥ 12 GAUGE DOUBLE INSULATED COPPER WIRE (SEE LCU STANDARD DETAIL)

REV: 12/10/2015

STANDARD DETAIL NO. 6.12
LEE COUNTY UTILITIES
RESTRAINED LENGTH SCHEDULE

N.T.S.

DUCTILE IRON PIPE

PIPE SIZE	MINIMUM RESTRAINED PIPE LENGTH (FEET)					
	HORIZONTAL BENDS				DEAD END/VALVE	HORIZONTAL TEE
(Inches)	90°	45°	22-1/2°	11-1/4°		
4	17	7	4	2	29	6
6	23	10	5	2	40	17
8	29	12	6	3	53	29
10	35	14	7	4	63	38
12	41	17	8	4	74	49
16	51	21	11	5	94	68
24	69	29	14	7	131	105
30	81	34	17	8	156	129

PVC PIPE

PIPE SIZE	MINIMUM RESTRAINED PIPE LENGTH (FEET)					
	HORIZONTAL BENDS				DEAD END/VALVE	HORIZONTAL TEE
(Inches)	90°	45°	22-1/2°	11-1/4°		
4	20	8	4	2	45	8
6	29	12	6	3	63	25
8	36	15	8	4	83	43
10	44	18	9	5	99	56
12	51	21	11	5	116	74
16	63	26	13	7	149	103
24	87	36	18	9	206	156
30	102	42	21	10	245	194

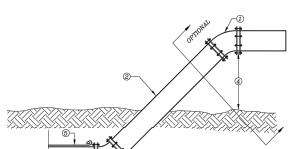
A COMPLETE JOINT RESTRAINING SCHEDULE FOR ALL ENCOUNTERED VERTICAL & HORIZONTAL BENDS, VERTICAL OFFSETS, TEES, AND DEAD ENDS SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER.

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

REV: 12/22/2022

STANDARD DETAIL NO. 6.13
LEE COUNTY UTILITIES
WATER MAIN FLUSHING DETAIL

N.T.S.



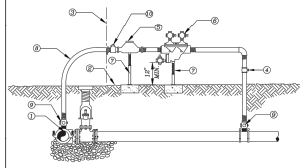
① 45° MJ D.I.P. BEND
② TEMPORARY FLUSHING PIPE
③ END OF WATER MAIN
④ 24" MIN.

NOTES:
1. FLUSHING DETAIL TO BE USED ON WATER LINES 8" DIAMETER OR GREATER.
2. FLUSHING PIPE SHALL BE THE SAME DIAMETER AS WATER MAIN.
3. CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE FOR FLUSHED WATER.
4. PROVIDE M.J. CAP IF ASSEMBLY IS LEFT IN PLACE UNATTENDED.
5. 12 GAUGE DOUBLE INSULATED COPPER LOCATING WIRE (SEE LCU STANDARD DETAIL)

REV: 12/10/2015

STANDARD DETAIL NO. 6.15
LEE COUNTY UTILITIES
TEMPORARY CONSTRUCTION JUMPER WITH METER

N.T.S.



NOTES:
CONTRACTOR/CUSTOMER SHALL APPLY AT LEE COUNTY UTILITIES FOR TEMPORARY WATER SERVICE FIVE DAYS PRIOR TO REQUIRED SERVICE DATE.
THE METER ONLY WILL BE FURNISHED BY LEE COUNTY UTILITIES. ALL FITTINGS, PIPING, VALVES AND MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR/CUSTOMER. THE APPROVED BACKFLOW PREVENTION DEVICE SHALL BE TESTED AND CERTIFIED BY LEE COUNTY UTILITIES APPROVED CERTIFIED BACKFLOW PREVENTION TECHNICIAN (FURNISHED BY CONTRACTOR/CUSTOMER) AT TIME OF METER INSTALLATION. CONTRACTOR/CUSTOMER SHALL PROTECT THE ASSEMBLY FROM DAMAGE. TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY SHALL NOT BE REMOVED UNTIL SYSTEM IS ACCEPTED AND DEPARTMENT OF HEALTH CERTIFICATION AND CLEARANCE FOR SERVICE FORM HAS BEEN RECEIVED BY LEE COUNTY UTILITIES. WHEN THE NEW SYSTEM IS ACCEPTED, THE TEMPORARY CONSTRUCTION JUMPER METER ASSEMBLY MUST BE COMPLETELY REMOVED DOWN TO CORP STOPS.

① TAPPING SLEEVE AND VALVE TO BE FULLY RESTRAINED ON EXISTING MAIN (SEE LCU STANDARD DETAIL)
② GRADE
③ PROPERTY LINE AND/OR RIGHT OF WAY LINE
④ BRONZE BALL VALVE
⑤ METER FURNISHED BY LEE COUNTY UTILITIES
⑥ REDUCED PRESSURE BACKFLOW PREVENTER
⑦ PIPE STAND (SEE LCU STANDARD DETAIL)
⑧ 2" DIA. HDPE DR9
⑨ 2" DIA. CORPORATION STOP
⑩ 2" DIA. CURB STOP

REV: 12/10/2015

POTABLE WATER DETAILS

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

REVISIONS	DATE	BY	CK

NOT TO SCALE

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL328.DWG

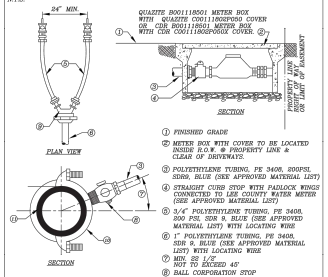
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET 28 OF 35

STANDARD DETAIL NO. 6.16
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION 5/8" THROUGH 1"

N.T.S.



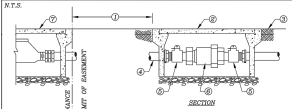
1. FINISHED GRADE
2. METER BOX WITH COVER TO BE LOCATED INSIDE R.O.W. @ PROPERTY LINE & CLEAR OF DRIVEWAYS.
3. POLYETHYLENE TUBING, PE 3408, 200PSI, SDR9, BLUE (SEE APPROVED MATERIAL LIST)
4. STRAIGHT CURB STOP WITH PADLOCK WINGS CONNECTED TO LEE COUNTY WATER METER (SEE APPROVED MATERIAL LIST)
5. 3/4" POLYETHYLENE TUBING, PE 3408, 200 PSI, SDR 9, BLUE (SEE APPROVED MATERIAL LIST) WITH LOCATING WIRE
6. 1" POLYETHYLENE TUBING, PE 3408, SDR 9, BLUE (SEE APPROVED MATERIAL LIST) WITH LOCATING WIRE
7. MIN. 22 1/2° NOT TO EXCEED 45°
8. BALL CORPORATION STOP (SEE APPROVED MATERIAL LIST)
9. BRASS "Y" OR "I" CONNECT (SEE APPROVED MATERIAL LIST)
10. DOUBLE STRAP SERVICE SADDLE PROVIDE SPRING LOADED TAPPING SADDLE WHEN TAPPING HDPE (SEE APPROVED MATERIAL LIST)
11. WATER MAIN

NOTES:
1. TUBING UNDER ROADWAY SHALL BE ENCASED IN 4" P.V.C. PIPE SCHEDULE 40 MINIMUM AND EXTEND 4 FEET BEYOND THE EDGES OF PAVEMENT OR BACK OF CURB.

REV: 12/10/2015

STANDARD DETAIL NO. 6.18
LEE COUNTY UTILITIES
5/8" THROUGH 2" SINGLE FAMILY RESIDENTIAL
CROSS CONNECTION CONTROL ASSEMBLY

N.T.S.



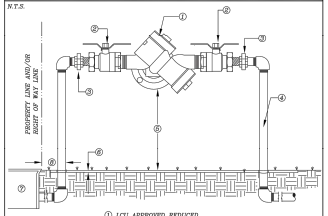
1. 1 FT. MINIMUM – 2 FT. MAXIMUM, LOCATED IN P.U.E.
2. UTILITY BOX WITH COVER, TO BE LOCATED CLEAR OF DRIVEWAYS (SEE APPROVED MATERIAL LIST)
3. FINISHED GRADE
4. POLYETHYLENE TUBING, PE3408, 200 PSI SDR9, BLUE (SEE APPROVED MATERIAL LIST)
5. STRAIGHT CURB STOP (SEE APPROVED MATERIAL LIST)
6. L.C.U. APPROVED DUAL CHECK BACKFLOW PREVENTER (SEE APPROVED MATERIAL LIST)
7. WATER METER BOX

NOTE:
1. INITIAL DEVICE TESTING REQUIRED. REFURBISH OR REPLACE DUAL CHECK BACKFLOW PREVENTER AT LEAST EVERY 5 TO 10 YEARS.

DATE: 12/10/2015

STANDARD DETAIL NO. 6.19
LEE COUNTY UTILITIES
3/4" TO 2" CROSS CONNECTION CONTROL ASSEMBLY

N.T.S.



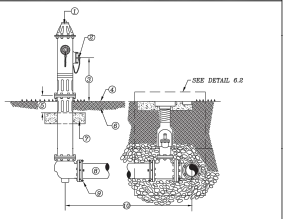
1. LCU APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (SEE APPROVED MATERIAL LIST)
2. FULL FLOW BRONZE BALL VALVE
3. UNION
4. ALL PIPING AND FITTINGS SHALL BE BRASS OR COPPER
5. 12"MIN – 24" MAX. UNLESS OTHERWISE APPROVED BY LCU
6. FINISHED GRADE
7. METER BOX
8. 2" MAXIMUM

NOTES: 1. UNIONS REQUIRED
2. INITIAL AND ANNUAL DEVICE TESTING REQUIRED

REV: 12/10/2015

STANDARD DETAIL NO. 6.24
LEE COUNTY UTILITIES
FIRE HYDRANT ASSEMBLY

N.T.S.

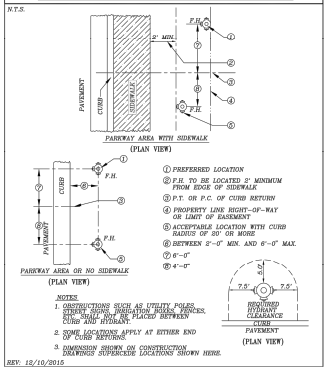


1. FIRE HYDRANT: STANDARD A.W.W.A. SAFETY YELLOW (SEE APPROVED MATERIAL LIST)
2. PUMPER CONNECTION FACING AS PER FIRE DISTRICT RECOMMENDATION
3. 18" MIN. – 24" MAX.
4. FINISHED GRADE
5. 6" MIN. CLEARANCE
6. COMPACTED FILL
7. 36" X 36" X 4" CONCRETE BREAK AWAY CONCRETE PAD, 3000 P.S.I.
8. PIPE TO BE D.I.P., PRESSURE CLASS 350
9. RESTRAINED JOINTS, FROM HYDRANT TO WATER MAIN
10. VARIABLE DISTANCE, IF GREATER THAN 100' A VALVE SHALL BE INSTALLED AT HYDRANT BASE

REV: 12/10/2015

STANDARD DETAIL NO. 6.25
LEE COUNTY UTILITIES
FIRE HYDRANT LOCATIONS/CLEARANCE

N.T.S.



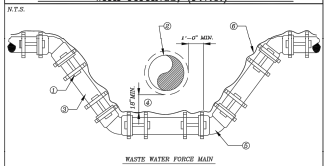
1. PREFERRED LOCATION
2. F.H. TO BE LOCATED 2' MINIMUM FROM EDGE OF SIDEWALK
3. P.T. OR P.C. OF CURB RETURN
4. PROPERTY LINE RIGHT-OF-WAY OR LIMIT OF EASEMENT
5. ACCEPTABLE LOCATION WITH CURB RADIUS OF 20' OR MORE
6. BETWEEN 2'-0" MIN. AND 6'-0" MAX.
7. 6'-0"
8. 4'-0"

NOTES:
1. OBSTRUCTIONS SUCH AS UTILITY POLES, TREES, SIGNS, IRRIGATION BOXES, FENCES, ETC. SHALL NOT BE PLACED BETWEEN CURB AND HYDRANT.
2. SOME LOCATIONS APPLY AT EITHER END OF CURB RETURNS.
3. DIMENSION SHOWN ON CONSTRUCTION DRAWINGS SUPERCEDE LOCATIONS SHOWN HERE.

REV: 12/10/2015

STANDARD DETAIL NO. 6.11
LEE COUNTY UTILITIES
WASTE WATER FORCE MAIN VERTICAL OFFSET WITH FITTINGS, (P.V.C.)

N.T.S.

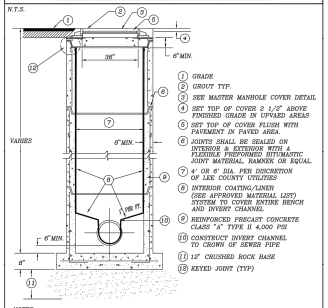


1. LCU APPROVED JOINT RESTRAINT FOR P.V.C., M.J. PIPE AND FITTINGS PLACED IN ACCORDANCE WITH JOINT RESTRAINT SCHEDULE. (SEE DETAIL 6.12)
2. CONFLICT PIPE
3. LCU APPROVED C-900 PVC DR 14
4. 18" MIN. UNLESS OTHERWISE APPROVED BY LCU
5. 45° MECHANICAL JOINT FITTING, TYPICAL
6. 12 GAUGE DOUBLE INSULATED COPPER WIRE (SEE LCU STANDARD DETAIL)

REV: 12/10/2015

STANDARD DETAIL NO. 6.28
LEE COUNTY UTILITIES
MASTER PRECAST CONCRETE MANHOLE

N.T.S.



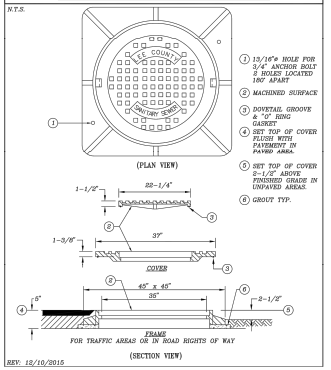
1. GRADE
2. GROUT TYP.
3. SEE MASTER MANHOLE COVER DETAIL
4. SET TOP OF COVER 2 1/2" ABOVE FINISHED GRADE IN UPVARD AREAS
5. SET TOP OF COVER FLUSH WITH PAVEMENT IN PAVED AREA.
6. JOINTS SHALL BE SEALED ON INTERIOR & EXTERIOR WITH A FLEXIBLE PREFORMED BITUMASTIC JOINT MATERIAL, RAMNEK OR EQUAL.
7. 4' OR 5' DIA. PER DISCRETION OF LEE COUNTY UTILITIES
8. INTERIOR COATING/LINER (SEE APPROVED MATERIAL LIST) SYSTEM TO COVER ENTIRE BENCH AND INVERT CHANNEL.
9. REINFORCED PRECAST CONCRETE CLASS "A" TYPE II 4,000 PSI
10. CONSTRUCT INVERT CHANNEL TO CROWN OF SEWER PIPE
11. 12" CRUSHED ROCK BASE
12. KEYED JOINT (TYP)

NOTES:
1. MASTER MANHOLES FOR WASTEWATER PUMPING STATIONS SHALL HAVE ONLY ONE INFLUENT AND ONE EFFLUENT PIPE, UNLESS OTHERWISE APPROVED BY LEE COUNTY UTILITIES.
2. FLEXIBLE, RESILIENT CONNECTIONS SHALL BE INSTALLED FOR ALL CONNECTIONS BETWEEN MANHOLE AND PIPES.

REV: 12/10/2015

STANDARD DETAIL NO. 6.29
LEE COUNTY UTILITIES
MASTER MANHOLE FRAME AND COVER

N.T.S.



1. 13/16"ø HOLE FOR 3/4" ANCHOR BOLT 2 HOLES LOCATED 180° APART
2. MACHINED SURFACE
3. DOVETAIL GROOVE & "O" RING GASKET
4. SET TOP OF COVER FLUSH WITH PAVEMENT IN PAVED AREA.
5. SET TOP OF COVER 2-1/2" ABOVE FINISHED GRADE IN UNPAVED AREAS.
6. GROUT TYP.

REV: 12/10/2015

VERTICAL ELEVATIONS BASED ON: NAVD–88

POTABLE WATER AND WASTEWATER DETAILS

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

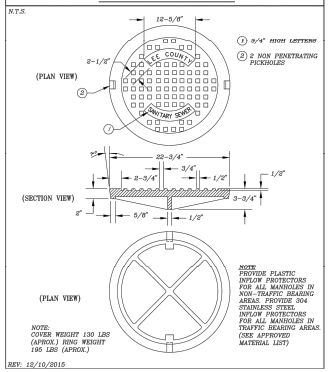
REVISIONS	DATE	BY	CK

NOT TO SCALE
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL329.DWG

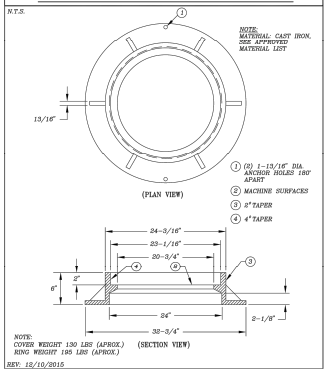
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 29 OF 35

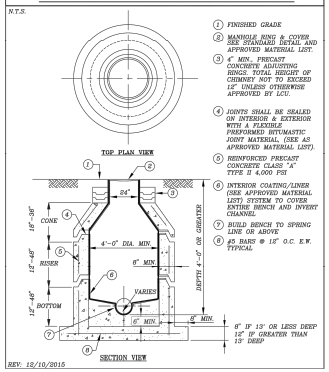
STANDARD DETAIL NO. 6.30
LEE COUNTY UTILITIES
MANHOLE FRAME COVER



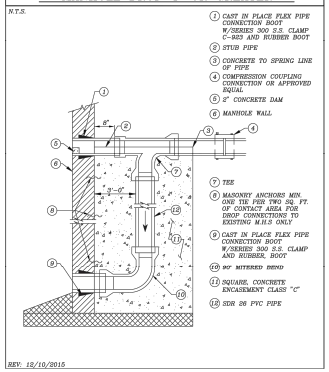
STANDARD DETAIL NO. 6.31
LEE COUNTY UTILITIES
MANHOLE FRAME RING



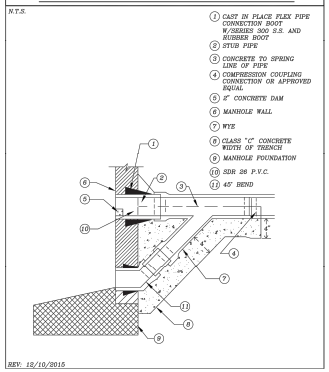
STANDARD DETAIL NO. 6.33
LEE COUNTY UTILITIES
PRECAST MANHOLE–CONCENTRIC



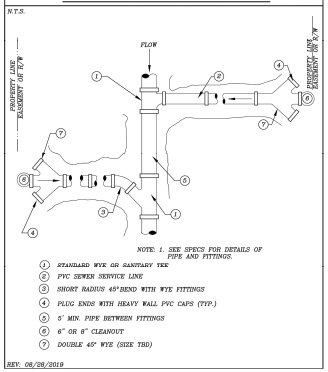
STANDARD DETAIL NO. 6.35
LEE COUNTY UTILITIES
MANHOLE DROP 4' OR GREATER



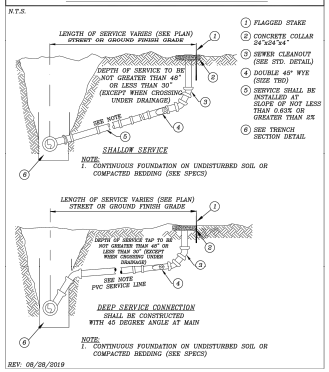
STANDARD DETAIL NO. 6.36
LEE COUNTY UTILITIES
OPTIONAL MANHOLE DROP 2' TO 4'



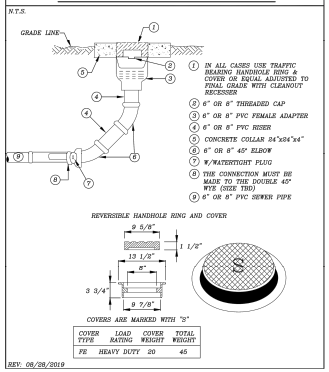
STANDARD DETAIL NO. 6.38
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERALS



STANDARD DETAIL NO. 6.39
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERAL



STANDARD DETAIL NO. 6.40
LEE COUNTY UTILITIES
6" OR 8" SEWER CLEAN–OUT DETAIL



VERTICAL ELEVATIONS BASED ON: NAVD–88

WASTEWATER DETAILS
RIVERCREEK PHASE THREE

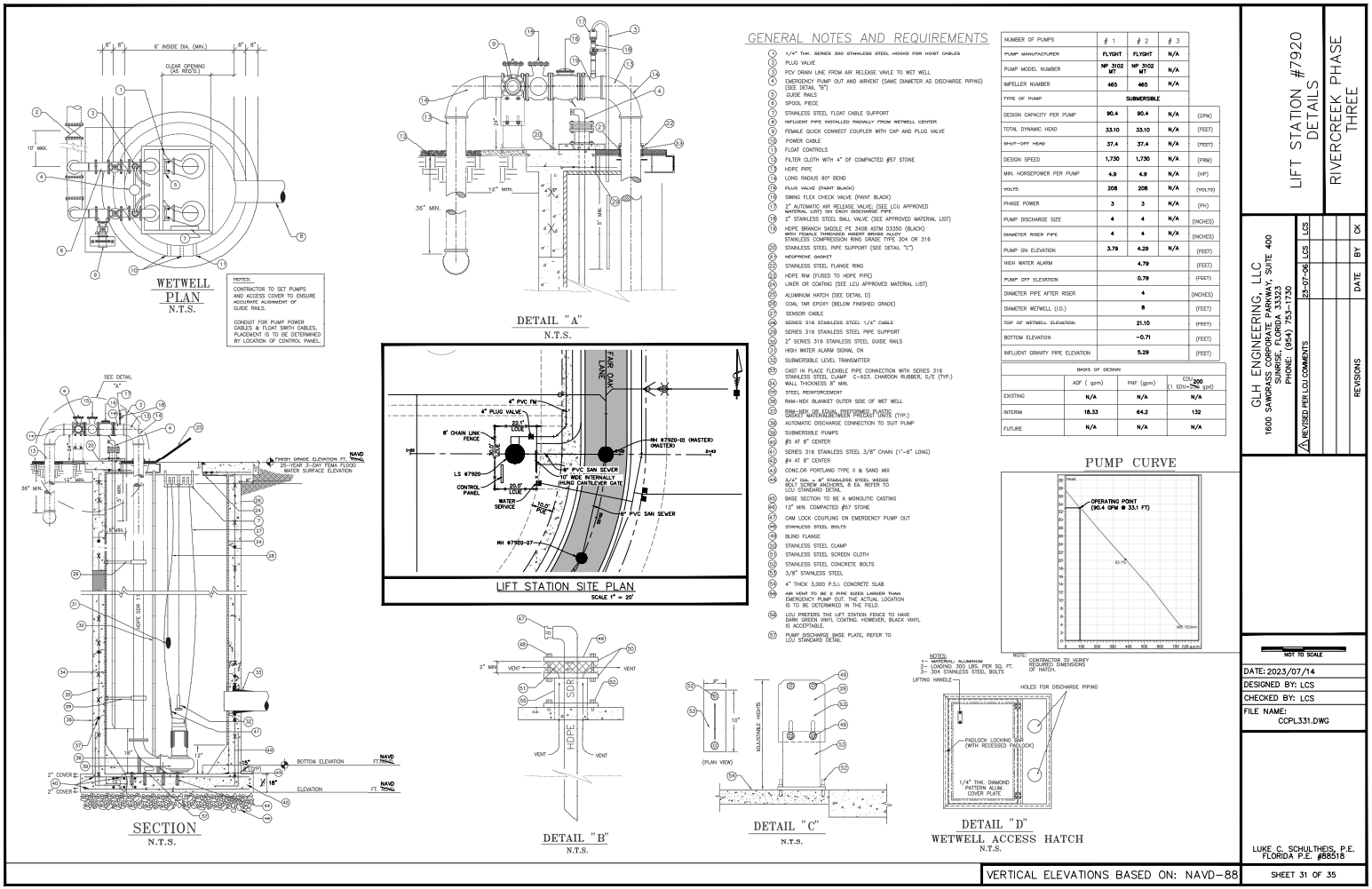
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

REVISIONS	DATE	BY	CK

NOT TO SCALE
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL330.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 30 OF 35



NUMBER OF PUMPS	# 1	# 2	# 3	
PUMP MANUFACTURER	FLYGHT	FLYGHT	N/A	
PUMP MODEL NUMBER	NP 3102 MT	NP 3102 MT	N/A	
IMPELLER NUMBER	465	465	N/A	
TYPE OF PUMP	SUBMERSIBLE			
DESIGN CAPACITY PER PUMP	90.4	90.4	N/A	(GPM)
TOTAL DYNAMIC HEAD	33.10	33.10	N/A	(FEET)
SHUT-OFF HEAD	37.4	37.4	N/A	(FEET)
DESIGN SPEED	1,730	1,730	N/A	(RPM)
MIN. HORSEPOWER PER PUMP	4.9	4.9	N/A	(HP)
VOLTS	208	208	N/A	(VOLTS)
PHASE POWER	3	3	N/A	(PH)
PUMP DISCHARGE SIZE	4	4	N/A	(INCHES)
DIAMETER RISER PIPE	4	4	N/A	(INCHES)
PUMP ON ELEVATION	3.79	4.29	N/A	(FEET)
HIGH WATER ALARM	4.79			(FEET)
PUMP OFF ELEVATION	0.79			(FEET)
DIAMETER PIPE AFTER RISER	4			(INCHES)
DIAMETER WETWELL (I.D.)	8			(FEET)
TOP OF WETWELL ELEVATION	21.10			(FEET)
BOTTOM ELEVATION	-0.71			(FEET)
INFLUENT GRAVITY PIPE ELEVATION	5.29			(FEET)

BASIS OF DESIGN	ADF (gpm)	PHF (gpm)	EDU = 200 (1 EDU=275 gpd)
EXISTING	N/A	N/A	N/A
INTERIM	18.33	64.2	132
FUTURE	N/A	N/A	N/A

LIFT STATION #7920 DETAILS

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

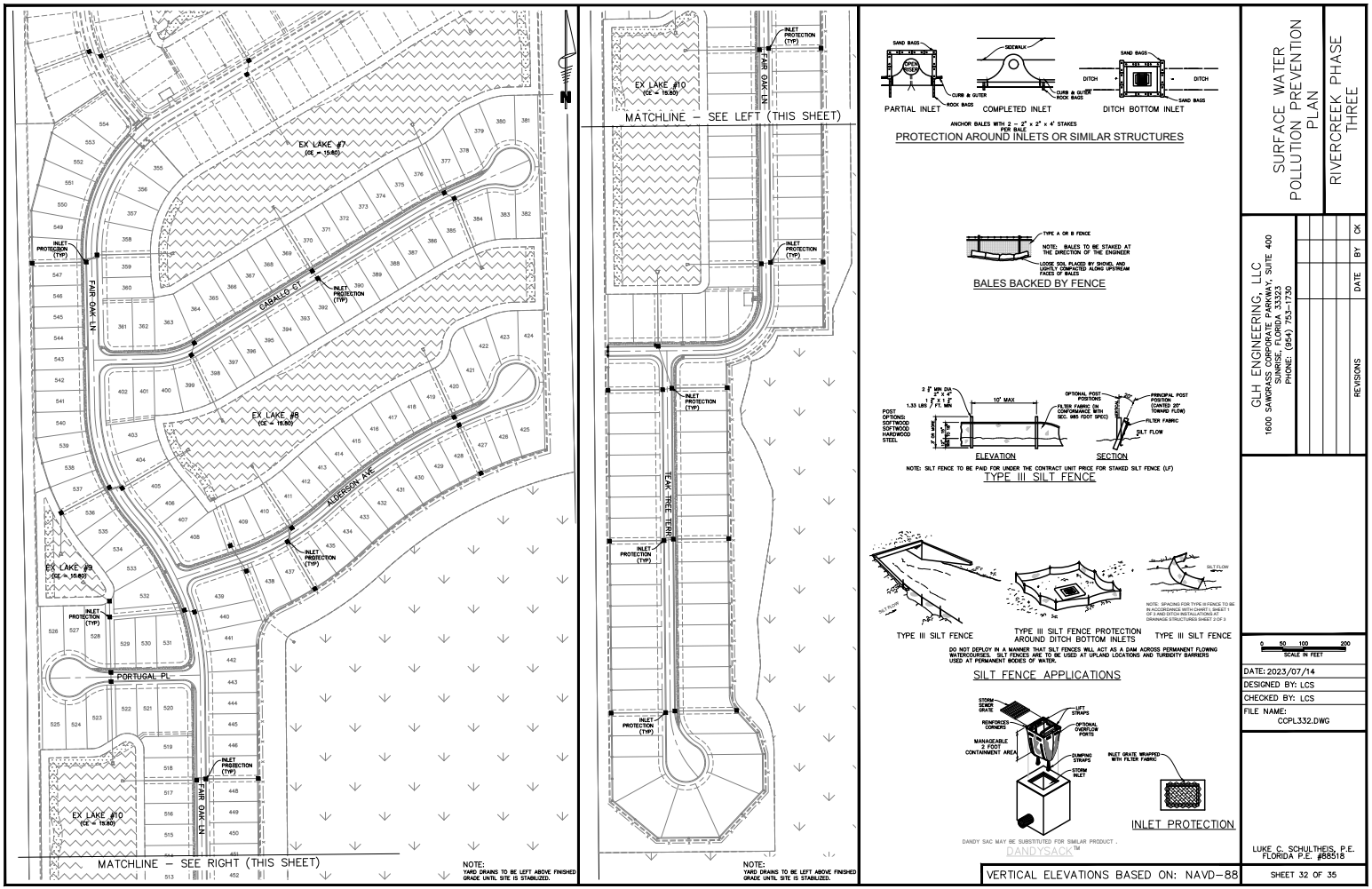
REVISIONS	DATE	BY	CK
REVISED PER LCU COMMENTS	23-07-06	LCS	

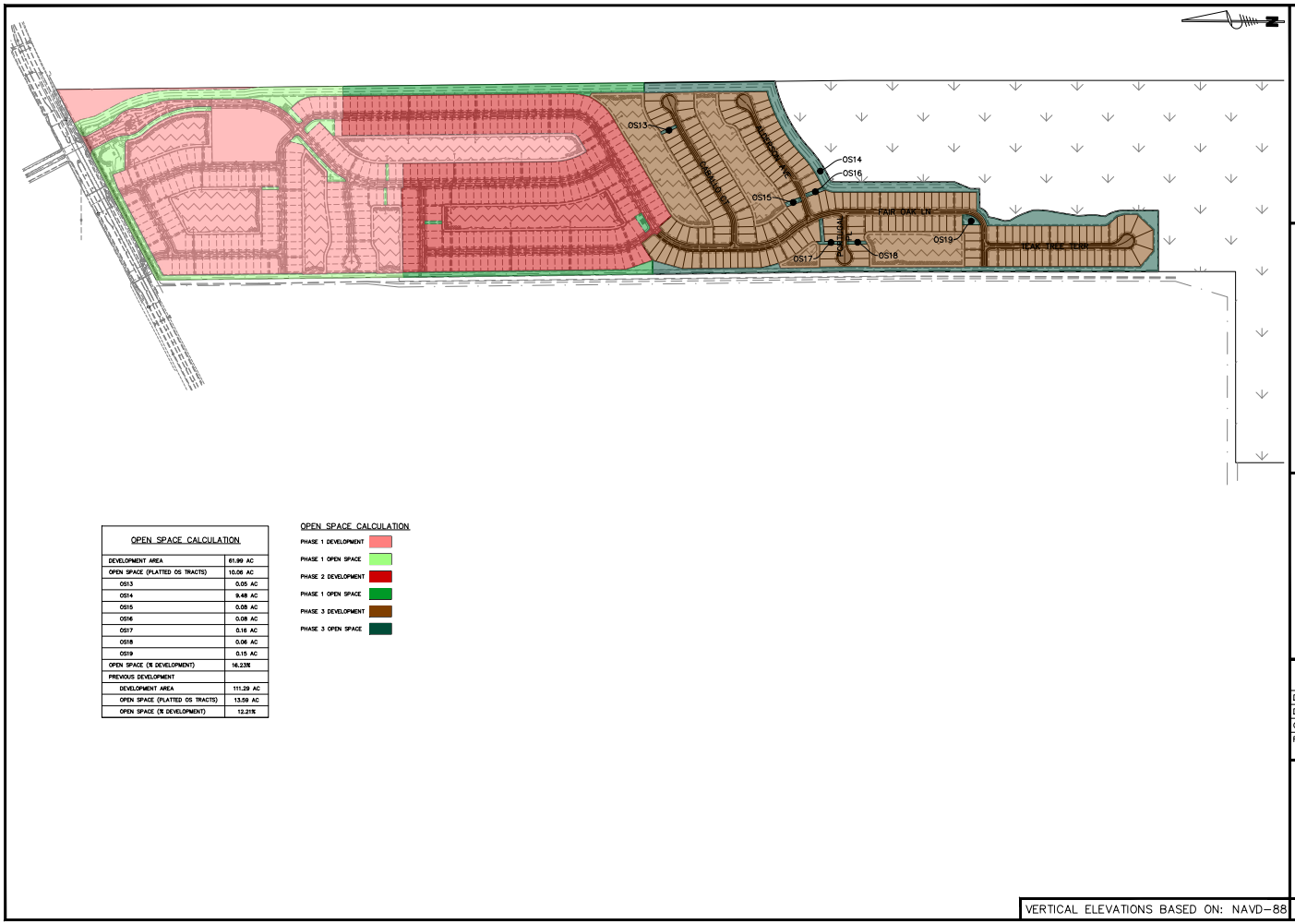
NOT TO SCALE

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL331.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 31 OF 35


EX LAKE #7
(CE = 15.80)
EX LAKE #8
(CE = 15.80)
EX LAKE #9
(CE = 15.80)
EX LAKE #10
(CE = 15.80)
CABALLO ST
ALDERSON AVE
PORTUGAL PL
FAIR OAK LN
TEAK TREE TRAIL
INLET PROTECTION (TYP)
MATCHLINE – SEE RIGHT (THIS SHEET)
MATCHLINE – SEE LEFT (THIS SHEET)
NOTE: YARD DRAINS TO BE LEFT ABOVE FINISHED GRADE UNTIL SITE IS STABILIZED.
SAND BAGS
SIDEWALK
CURB & GUTTER
ROCK BAGS
DITCH
PARTIAL INLET
COMPLETED INLET
DITCH BOTTOM INLET
ANCHOR BALES WITH 2 – 2" x 2" x 4' STAKES PER BALE
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
TYPE A OR B FENCE
NOTE: BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER
LOOSE SOIL PLACED BY SHOVEL AND COMPACTED ALONG UPSTREAM FACES OF BALES
BALES BACKED BY FENCE
2" X 4" OR 4" X 4" 1.33 LBS / FT. MIN
10' MAX
OPTIONAL POST POSITIONS
FILTER FABRIC ON CONFORMANCE WITH SEC. 985 FDOT SPEC)
PRINCIPAL POST POSITION (TURNED 20° TOWARD FLOW)
FILTER FABRIC
SILT FLOW
POST OPTIONS: SOFTWOOD SOFTWOOD HARDWOOD STEEL
ELEVATION
SECTION
NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)
TYPE III SILT FENCE
TYPE III SILT FENCE
TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS
TYPE III SILT FENCE
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART 1, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
SILT FENCE APPLICATIONS
STORM SEWER GRATE
LIFT STRAPS
REINFORCED CORNERS
OPTIONAL OVERFLOW PORTS
MANAGEABLE 2 FOOT CONTAINMENT AREA
DUMPING STRAPS
STORM INLET
INLET GRATE WRAPPED WITH FILTER FABRIC
DANDY SAC MAY BE SUBSTITUTED FOR SIMILAR PRODUCT.
DANDYSACK™
INLET PROTECTION
VERTICAL ELEVATIONS BASED ON: NAVD–88
SURFACE WATER POLLUTION PREVENTION PLAN
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
0 50 100 200
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL332.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 32 OF 35



OPEN SPACE CALCULATION	
DEVELOPMENT AREA	61.99 AC
OPEN SPACE (PLATTED OS TRACTS)	10.06 AC
OS13	0.05 AC
OS14	9.48 AC
OS15	0.08 AC
OS16	0.08 AC
OS17	0.16 AC
OS18	0.06 AC
OS19	0.15 AC
OPEN SPACE (% DEVELOPMENT)	16.23%
PREVIOUS DEVELOPMENT	
DEVELOPMENT AREA	111.29 AC
OPEN SPACE (PLATTED OS TRACTS)	13.59 AC
OPEN SPACE (% DEVELOPMENT)	12.21%

OPEN SPACE CALCULATION

PHASE 1 DEVELOPMENT
PHASE 1 OPEN SPACE
PHASE 2 DEVELOPMENT
PHASE 1 OPEN SPACE
PHASE 3 DEVELOPMENT
PHASE 3 OPEN SPACE

VERTICAL ELEVATIONS BASED ON: NAVD-88

OPEN SPACE PLAN

RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

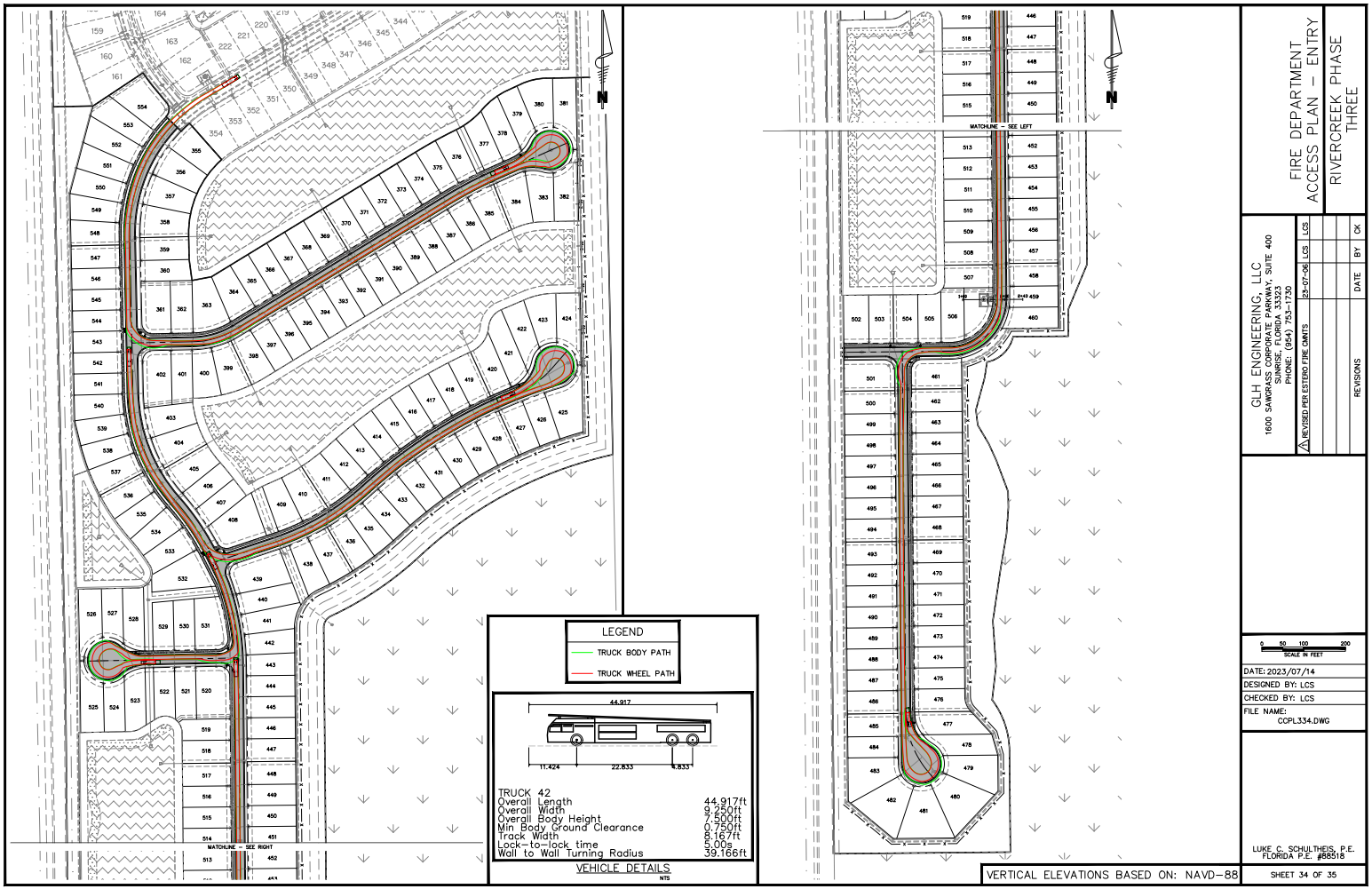
REVISIONS | DATE | BY | CK

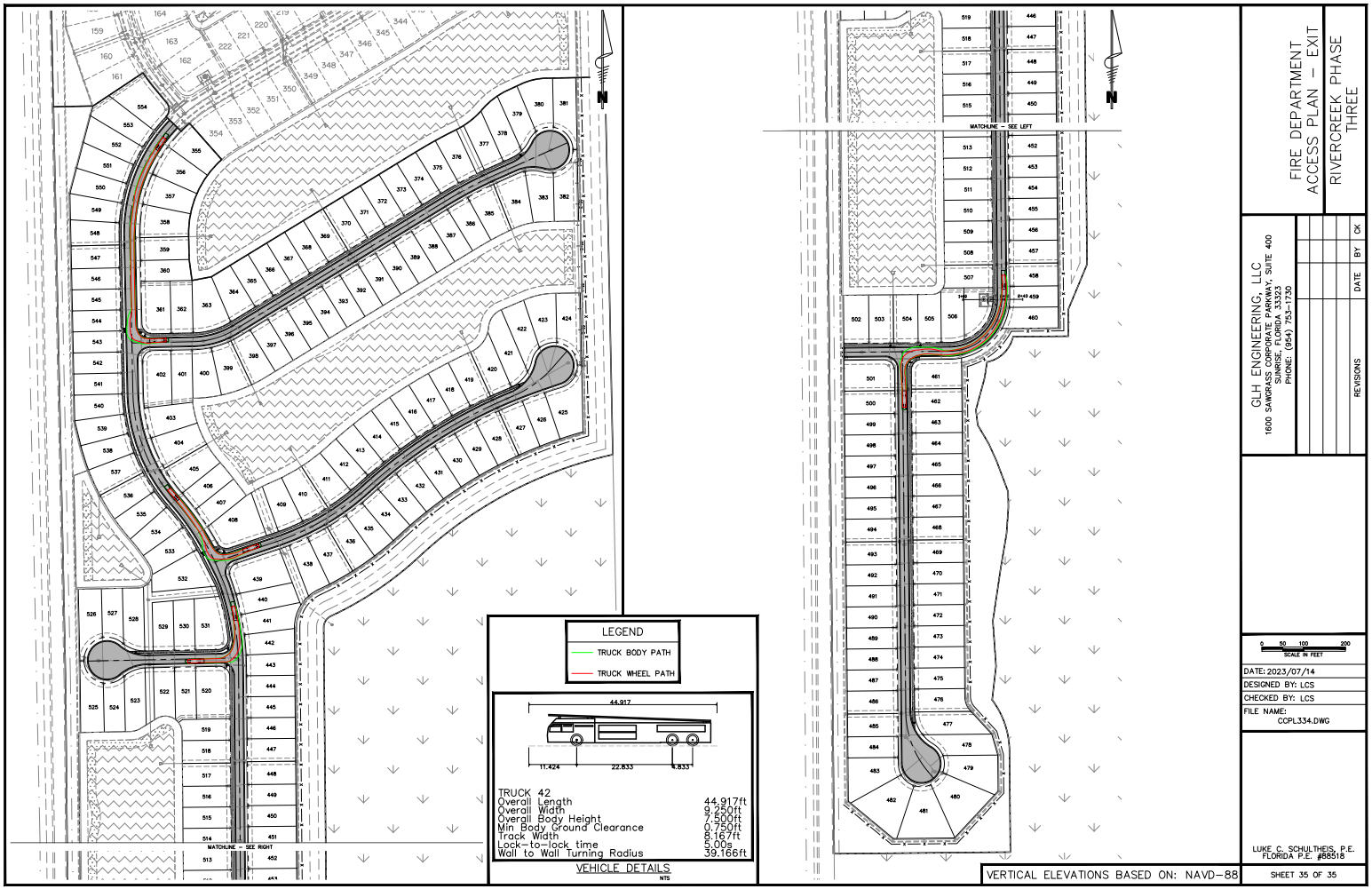
0 150 300 600
SCALE IN FEET

DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL333.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 33 OF 35


LEGEND
TRUCK BODY PATH
TRUCK WHEEL PATH
44.917
11.424
22.833
4.833
TRUCK 42
Overall Length 44.917ft
Overall Width 9.250ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 39.166ft
VEHICLE DETAILS
NTS
MATCHLINE - SEE RIGHT
MATCHLINE - SEE LEFT
VERTICAL ELEVATIONS BASED ON: NAVD-88
FIRE DEPARTMENT ACCESS PLAN - ENTRY
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISED PER ESTERO FIRE CMNTS 23-07-06 LCS
REVISIONS DATE BY CK
0 50 100 200
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL334.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 34 OF 35


LEGEND
TRUCK BODY PATH
TRUCK WHEEL PATH
44.917
11.424
22.833
4.833
TRUCK 42
Overall Length 44.917ft
Overall Width 9.250ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 39.166ft
VEHICLE DETAILS
NTS
MATCHLINE - SEE RIGHT
MATCHLINE - SEE LEFT
VERTICAL ELEVATIONS BASED ON: NAVD-88
FIRE DEPARTMENT ACCESS PLAN - EXIT
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
0 50 100 200
SCALE IN FEET
DATE: 2023/07/14
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL334.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 35 OF 35

DUPLEX PUMP STATION
ELECTRICAL DRAWING INDEX

STANDARD DRAWINGS
E-1 ELECTRICAL DRAWING INDEX
E-2 ELECTRICAL SYMBOLS LEGEND & ABBREVIATIONS

DUPLEX PUMP STATION SITES
E-3 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION POWER, BONDING & GROUNDING PLAN
E-4 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION ELECTRICAL EQUIPMENT RACK ELEVATION
E-5 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION ELECTRICAL RISER DIAGRAM
E-6 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEVATION
E-7 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY DRAWING
E-7 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY DRAWING
E-8 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY DRAWING
E-8 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY DRAWING
E-9 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY DRAWING
E-9 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY DRAWING
E-10 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY DRAWING
E-11 STANDARD 208V-3ø (0-30HP) DUPLEX PUMP STATION DATA COLLECTOR INSTALLATION DRAWING

STANDARD DETAIL DRAWINGS
ES-1 JUNCTION BOX AND TERMINAL STRIP INSTALLATION AT CONTROL PANEL LOCATION
ES-2 GROUNDING DETAILS
ES-3 STREAMER RETARDING FIXTURE AIR TERMINAL FIXTURE POLE MOUNTED
ES-4 LEVEL TRANSMITTER DETAIL
ES-5 TERMINATION OF SHIELDED INSTRUMENT CONTROL CABINET DETAIL
ES-6 INSTRUMENT GROUNDING & SURGE PROTECTION DETAIL
ES-7 UNDERGROUND CONDUIT INSTALLATION
ES-8 GROUND ROD INSTALLATION DETAIL

GENERAL NOTE:

SITE SPECIFIC CONDITIONS DETERMINE THE CLASSIFICATION OF PUMP STATION IN ACCORDANCE WITH FDEP STANDARDS AND MUST BE DETERMINED BY THE DESIGN ENGINEER FOR EACH SPECIFIC PROJECT.

SUBMITTAL REQUIREMENT:

LEE COUNTY UTILITIES REQUIRES PUMP STATION SUBMITTALS BE PROVIDED FOR THEIR REVIEW TO ENSURE COMPLIANCE WITH THE LCU PUMP STATION STANDARDS.

ELECTRICAL DRAWING INDEX

E-1

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
1500 MONROE STREET FORT MYERS, FLORIDA 33901

LEE COUNTY UTILITIES ENGINEERING

SHEET TITLE: DUPLEX PUMP STATION DRAWING INDEX

TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION

PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD

PROJECT NO.	FILE NAME:	SHEET NUMBER:
208V-30 DPS	Duplex 208 3P	1 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg

CONTROL/ELEMENTARY SYMBOLS

- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- LIMIT SWITCH, NORMALLY OPEN
- LIMIT SWITCH, NORMALLY CLOSED
- PRESSURE SWITCH, NORMALLY OPEN
- PRESSURE SWITCH, NORMALLY CLOSED
- FLOAT SWITCH, NORMALLY OPEN
- FLOAT SWITCH, NORMALLY CLOSED
- FLOW SWITCH, NORMALLY OPEN
- FLOW SWITCH, NORMALLY CLOSED
- TEMPERATURE SWITCH, NORMALLY OPEN
- TEMPERATURE SWITCH, NORMALLY CLOSED
- NORMALLY OPEN, TIMED TO CLOSE CONTACT
- NORMALLY CLOSED, TIMED TO OPEN CONTACT
- NORMALLY CLOSED, TIMED TO CLOSE CONTACT
- NORMALLY OPEN, TIMED TO OPEN CONTACT
- ANALYZER INDICATOR TRANSMITTER
- ALARM RELAY
- ALARM TIMER
- CONTROL RELAY
- FLOW INDICATOR TRANSMITTER (TOTALIZER)
- FLOW SWITCH HIGH/LOW
- LIQUID LEVEL SWITCH
- LEVEL INDICATOR TRANSMITTER
- LIMIT SWITCH OR LEVEL SWITCH
- MOTOR SWITCH MANUAL
- MOTOR STARTER
- PRESSURE GAUGE
- PROCESS FLOW TIMER
- PRESSURE SWITCH
- TEMPERATURE SWITCH
- TIMING RELAY
- SURGE SUPPRESSION DEVICE
- SOLENOID VALVE
- VIBRATION SWITCH
- TORQUE SWITCH
- ZERO SPEED SWITCH
- ALARM INDICATING LIGHT
- RUN INDICATING LIGHT
- MOMENTARY CONTACT PUSHBUTTON
- MOMENTARY BREAK PUSHBUTTON OR RESET
- KEYED SWITCH
- MAINTAINED CONTACT ON-OFF SWITCH
- START/STOP (S/S) CONTROL SWITCH MAINTAINED CONTACT
- FUSE
- MOLDED CASE CIRCUIT BREAKER
- CONTROL POWER TRANSFORMER
- REMOTE TERMINAL BLOCK POINT
- COPPERWELD GRD. ROD
- HAND OFF REMOTE CONTROL STATION
- HAND OFF AUTO CONTROL STATION
- MOTOR STRIP HEATER

ELECTRICAL PLAN SYMBOLS

- WALL OUTLET BOX AND 20 AMP SINGLE POLE SWITCH ('a' INDICATES SWITCHES) 48" TO CETERLINE
- WALL OUTLET BOX AND 20 AMP 3-WAY SWITCH ('a' INDICATES SWITCHES) 48" TO CTR LINE.
- MANUAL MOTOR STARTING SWITCH WITH OVERLOADS AND PILOT LIGHT. NEMA 4X TYPICAL
- WALL OUTLET BOX AND 20 AMP SWITCH WITH WEATHERPROOF COVER OR ENCLOSURE.
- WALL OUTLET BOX AND 20 AMP DUPLEX RECEPTACLE 18" TO CENTERLINE
- WALL OUTLET BOX AND 20 AMP DUPLEX RECEPT MOUNTED 48"AFF OR AS NOTED.
- WALL OUTLET BOX AND 20 AMP GFCI DUPLEX RECEPTACLE AT 18" TO CENTERLINE. WP INDICATES WEATHERPROOF COVER PLATE.
- WALL OUTLET BOX AND 20 AMP GFCI RECEPTACLE MOUNTED 48"AFF OR AS NOTED.
- WALL OUTLET BOX AND DOUBLE 20 AMP DUPLEX RECEPTACLES 18" TO CENTERLINE
- FLUSH MOUNTED JUNCTION BOX (SURFACE IN MECH/ELEC SPACES OR ABOVE CEILINGS).
- BRANCH CIRCUIT CONDUIT AND WIRE GENERALLY SURFACE MOUNTED, CONCEALED ABOVE CEILINGS SLASH MARKS INDICATE NUMBER OF CONDUCTORS; (MARKS SHOWN TO AID CONTRACTOR IN BIDDING, THE CONTRACTOR SHALL PROVIDE THE REQUIRED CONDUCTORS UNDER THE CONTRACT SUM WHETHER OR NOT SHOWN). SHORT SLASHES INDICATE PHASE CONDUCTOR OR SWITCH LEG, LONG INDICATE NEUTRAL CONDUCTOR. GREEN GROUND CONDUCTOR NOT SHOWN; ALL CONDUITS REQUIRE COPPER GROUND CONDUCTOR. TWO CONDUCTORS PLUS GROUND REQUIRED, MINIMUM.
- CONDUIT AND WIRE CONCEALED IN FLOOR SLAB OR UNDERGROUND.
- BRANCH CIRCUIT PANELBOARD AS NOTED; SEE PANEL SCHEDULES
- DISCONNECT SWITCH SIZE PER EQUIPMENT NAME PLATE OR AS NOTED: FOR DISCONNECTS SERVING MOTOR LOADS OF 10HP OR GREATER AND FOR ALL MOTOR LOADS SERVED THROUGH VARIABLE FREQUENCY DRIVES; PROVIDE SURGE SUPPRESSION DEVICE EQUAL TO SQ.-D. SP3650 OR EQUAL AT DISCONNECT.
- MOTOR CONNECTION
- MANUAL TRANSFER SWITCH OR REVERSING SWITCH

LIGHTING FIXURES SYMBOLS

- LED FIXTURE POLE MOUNTED SEE DETAIL

SYSTEM SYMBOL LEGEND

- SYSTEMS CABINET AS NOTED OR MARKED.
- LIGHTNING PROTECTION AIR TERMINAL STREAMER RETARDING TYPE.
- STREAMER RETARDING AIR TERMINAL MOUNTED TO LIGHT POLE.

SINGLE LINE DIAGRAM SYMBOLS

- VOLTMETER
- POWER FACTOR METER
- KILOWATT METER
- AMMETER
- THREE PHASE VOLT SWITCH
- THREE PHASE AMP SWITCH
- CURRENT TRANSMITTER
- KILOWATT TRANSMITTER
- POWER FACTOR TRANSMITTER
- LOCAL CONTROL PANEL
- GROUND FAULT INTERRUPTER
- WATT HOUR METER
- FUSE
- CAPACITOR
- DRAW-OUT CIRCUIT BREAKER
- MOULDED CASE CIRCUIT BREAKER
- TYPICAL STARTER CONTROL. SEE SWITCHGEAR CONTROL DIAGRAMS FOR EXACT TYPE.
- ELECTRIC A.C. MOTOR, NO. INDICATES HORSEPOWER.
- ELECTRIC D.C. MOTOR, NO. INDICATES HORSEPOWER.
- SERVICE OR EQUIPMENT GROUND.
- NON-FUSIBLE DISCONNECT SWITCH, 30A,3P UNLESS OTHERWISE INDICATED.
- NON-FUSIBLE DISCONNECT SWITCH, 30A,3P UNLESS OTHERWISE INDICATED, WITH REMOTE CONTROL STATION AS REQUIRED BY ELEMENTARY DIAGRAMS OR SPECS.
- LIGHTING PANELBOARD
- POWER PANELBOARD
- KIRK KEY INTERLOCK
- CURRENT TRANSFORMERS
- POTENTIAL TRANSFORMERS
- MANUAL OR AUTOMATIC TRANSFER SWITCH

ABBREVIATIONS LIST

A	AMPS
AF	AMP FRAME
AIC	AMPS INTERRUPTING CURRENT
ALUM	ALUMINUM
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AVAIL	AVAILABLE
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CAB	CABINET
CAT	CATEGORY
CONV	CONVERSION
CRCC	CELLULAR ROUTER COMMUNICATION CABINET
CU	COPPER
D	DEPTH
DIA	DIAMETER
DRGS	DRAWINGS
ENET	ETHERNET
EXT	EXTERNAL
FOCC	FIBER OPTIC CONVERSION CABINET
FPL	FLORIDA POWER AND LIGHT
GND OR GRD. OR G.	GROUND
H	HEIGHT
HZ	HERTZ
I&C	INSTRUMENTATION AND CONTROLS
I/O	INPUT/OUTPUT
INST	INSTRUMENT
INT	INTERNAL
KVA	KILOVOLT-AMPERES (1VA*10^-3)
LCU	LEE COUNTY UTILITIES
LT	LIGHT
MA	MILLIAMPS (1A*10^-3)
MCB	MAGNETIC CIRCUIT BREAKER
MIN	MINIMUM
NA	NOT APPLICABLE
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
P	POLE
PH	PHASE
P&ID	PROPORTIONAL INTEGRAL DERIVATIVE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PW	PRODUCTION WELL
MPZ	MINI POWER ZONE
SCH	SCHEDULE
SE	SERVICE ENTRANCE
SPD	SURGE PROTECTION DEVICE
SS	STAINLESS STEEL
TEMP	TEMPERATURE OR TEMPORARY
TSP	TWISTED SHIELDED PAIR
TYP	TYPICAL
U.G.	UNDERGROUND
UPS	UNINTERRUPTIBLE POWER SOURCE
V	VOLTS
VA	VOLT-AMPERES (APPARENT POWER)
VAC	VOLTS ALTERNATING CURRENT
VDC	VOLTS DIRECT CURRENT
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS (REAL POWER)
PCP	PUMP CONTROL PANEL
W/	WITH
XFMR	TRANSFORMER
"	INCHES
' OR FT	FEET
# OR NO.	NUMBER
E# OR W#	11"X17" SHEET.
ES-#	8.5"X11" SHEET.
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

E-2

ELECTRICAL SYMBOLS LEGEND & ABBREVIATIONS

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
1500 MONROE STREET FORT MYERS, FLORIDA 33901

LEE COUNTY UTILITIES ENGINEERING

SHEET TITLE: DUPLEX PUMP STATION NOTES & ABBREVIATIONS

TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION

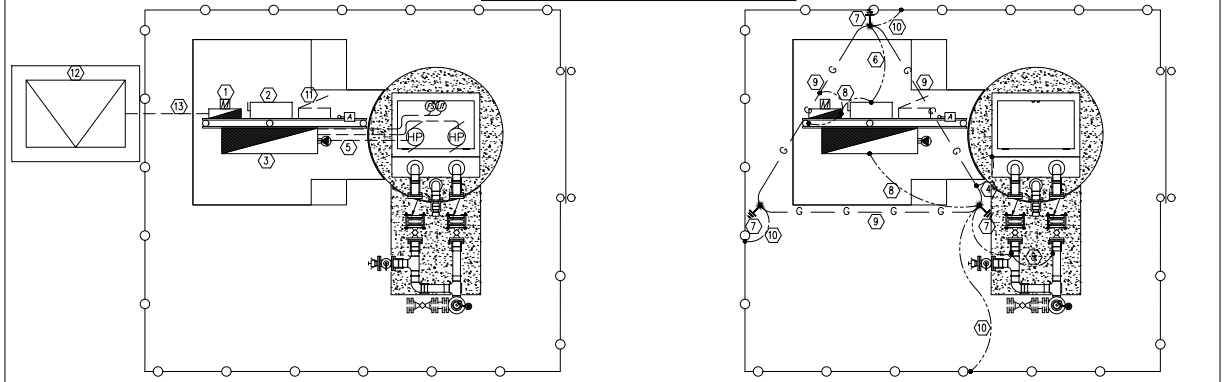
PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD

PROJECT NO.	FILE NAME:	SHEET NUMBER
208V-30 DPS	Duplex 208 3P	2 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg

MINIMUM EQUIPMENT RACK LAYOUT BASED ON THE FOLLOWING:
ADJUST EQUIPMENT RATINGS AND DIMENSIONS FOR SPECIFIC PUMP STATION HORSEPOWER AND SERVICE SIZE (MINIMUM 100A SERVICE SIZE). IN NO CASE SHALL DIMENSIONS BE PERMITTED TO BE REDUCED IN SIZE.

EQUIPMENT	SIZE	H(IN)	W(IN)	D(IN)
UTILITY MAIN DISCONNECT (0-2HP)	100A	21	12	7
UTILITY MAIN DISCONNECT (3HP-10HP)	200A	30	20	9
UTILITY MAIN DISCONNECT (15HP-30HP)	400A	47	27	11
PUMP STATION CONTROL PANEL (0-2HP)	150AF 100AT	48	60	16
PUMP STATION CONTROL PANEL (3HP-10HP)	250AF 250AT	48	60	16
PUMP STATION CONTROL PANEL (15HP-30HP)	400AF 350AT	48	60	16



POWER PLAN

BONDING & GROUNDING PLAN

GENERAL NOTES

1.) ALL EQUIPMENT SHALL BE HUNG ON EQUIPMENT RACK. OPEN WINDOW CUTTING OF ENCLOSURE BOTTOMS IS NOT PERMITTED.

2.) REFERENCE SINGLE LINE DRAWING FOR CONDUIT AND WIRE SIZE.

3.) ALL U.G. CONNECTIONS TO BE VIA EXOTHERMIC WELD (CADWELD) UNLESS INDICATED OTHERWISE.

4.) ALL REQUIRED BONDS MAY NOT BE SHOWN; PROVIDE ADDITIONAL BONDS TO ALL DEVICES, INSTRUMENTS, CABINETS, CONTROL VALVES, ETC. AS REQUIRED TO COMPLY WITH UL AND NEC.

KEYNOTES

1.) ALUMINUM DIRECT READING UTILITY METER.

2.) MAIN SERVICE DISCONNECT.

3.) DEP COMPLIANT PUMP CONTROL PANEL WITH PORTABLE GENERATOR RECEPTACLE.

4.) BOND TO HINGE CORNER OF HATCH FRAME. DRILL TAP AS REQUIRED.

5.) (3) MINIMUM 2" CONDUITS INTO WETWELL. (2) FOR SUBMERSIBLE PUMP CABLES, (1) FOR FLOATS AND LIT CABLES. CORE DRILL NEW PENETRATIONS THROUGH WETWELL. PATCH ALL WITH HYDROCEMENT.

6.) TINNED STRANDED COPPER ELECTRIC SERVICE MAIN GROUNDING ELECTRODE CONDUCTOR. SIZE PER SITE SPECIFIC SERVICE REQUIREMENTS.

7.) 20' DRIVEN GROUND ROD WITH INSPECTION TEST WELL (SEE DETAIL). TYPICAL.

8.) #2 TINNED SOLID COPPER BOND. TYPICAL.

9.) #2/0 TINNED STRANDED COPPER COUNTERPOISE LOOP GROUND. TYPICAL.

10.) #2/0 TINNED SOLID BARE BOND TO GROUND ROD.

11.) PROVIDE SPACE FOR FUTURE 120/208V 3PH-4WIRE PANELBOARD.

12.) UTILITY PADMOUNT TRANSFORMER OR AERIAL TRANSFORMER BANK. COORDINATE SERVICE CHARACTERISTICS, EXACT LOCATION AND PRIMARY FEEDER DETAILS WITH UTILITY. PROVIDE GROUNDING, TRANSFORMER PAD AND CONDUIT ENTRY PER UTILITY REQUIREMENTS.

13.) UNDERGROUND SERVICE LATERAL.

LIGHTNING PROTECTION LEGEND:

LP — MAIN ROOF/DOWN CONDUCTOR TYPICAL

G — #2/0 TINNED BARE COPPER COUNTERPOISE LOOP GROUND.

— — — — #2 TINNED SOLID COPPER BOND TO EQUIPMENT/CABINETS ETC.

E-3

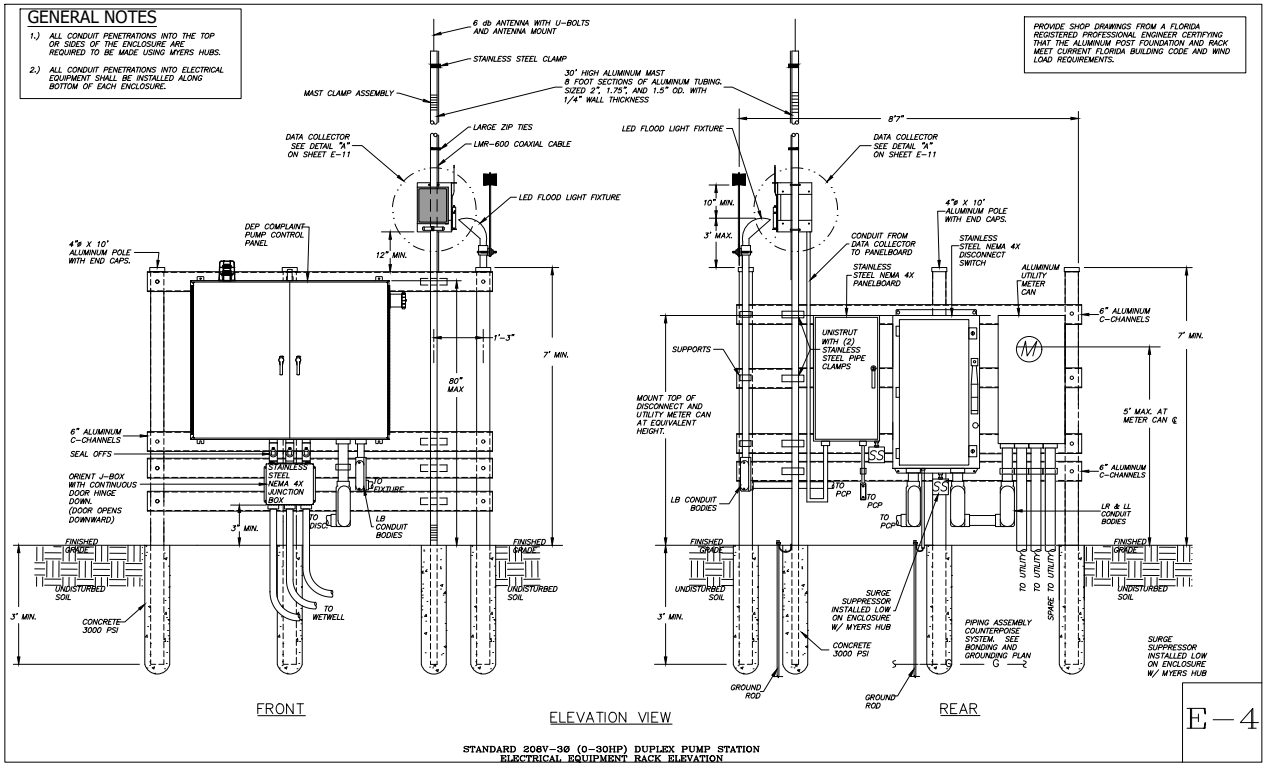
STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
POWER, BONDING & GROUNDING PLAN

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

SHEET TITLE: DUPLEX PUMP STATION POWER BONDING & GROUNDING PLAN
TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD
PROJECT NO.: 208V-30 DPS | FILE NAME: Duplex 208 3P | SHEET NUMBER: 3 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg



STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
ELECTRICAL EQUIPMENT RACK ELEVATION

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

SHEET TITLE: DUPLEX PUMP STATION ELECTRICAL EQUIPMENT RACK ELEVATION
TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD
PROJECT NO.: 208V-30 DPS
FILE NAME: Duplex 208 3P
SHEET NUMBER: 4 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg

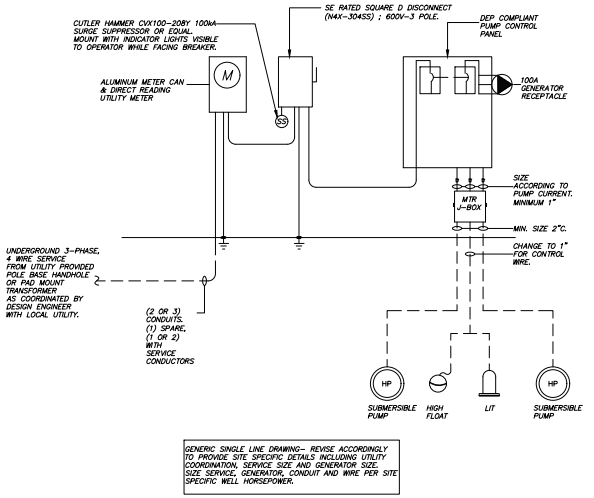
PROVIDE MINIMUM SERVICES UTILITY SIZES AS FOLLOWS:

SERVICE SIZE:	CONDUIT SIZE:	CONDUCTOR SIZE:	GROUND SIZE:
100A	(1)2"	(4)#3	(1)#8
200A	(1)2.5"	(4)#3/0	(1)#3
400A	(2)2.5"	(4)#3/0 IN EACH	(1)#3 IN EACH

GENERAL NOTES:

1.) MINIMUM EQUIPMENT AIC RATINGS:
240V SERVICE 35,000AIC
480V SERVICE 65,000AIC
EQUIPMENT AIC RATINGS SHOWN TO ESTABLISH MINIMUM ACCEPTABLE RATING. DESIGNER TO COORDINATE REQUIRED AIC RATINGS WITH SITE SPECIFIC ELECTRICAL SERVICE CHARACTERISTICS AND IN NO CASE LOWER THEN ESTABLISHED MINIMUMS.

2.) THIS PLAN DOES NOT INDICATE ALL CONDUIT & WIRE REQUIRED; SEE ADDITIONAL REQUIREMENTS ON ELEMENTARY & PLAN DRAWINGS.



GENERIC SINGLE LINE DRAWING-- REVISE ACCORDINGLY TO PROVIDE SITE SPECIFIC DETAILS INCLUDING UTILITY COORDINATION, SERVICE SIZE AND GENERATOR SIZE. SIZE SERVICE, GENERATOR, CONDUIT AND WIRE PER SITE SPECIFIC WELL HORSEPOWER.

ELECTRICAL RISER DIAGRAM (208V 3-PHASE)
N.T.S.

PANEL: LP	BUS: 100A, 60A MCB	VOLTAGE: 120/208V,3P,4W
MOUNTING: WALL MOUNT	POLES: 18	35,000AIC MIN
LOCATION: EQUIPMENT RACK		NEMA 4X SS ENCLOSURE

CIR. NO.	DESCRIPTION	TRIP	POLES	REMARKS
1	DATA COLLECTOR HUB AMI	20	1	
2	SPARE	20	1	
3	SPARE	20	1	
4	SPARE	20	1	
5	SPARE	20	1	
6	SPARE	20	1	
7	SPARE	20	1	
8	SPARE	20	1	
9-17	SPACE	20	1	
10-12	SPACE	20	1	
14,16,18	SURGE SUPPRESSION	30	1	

PROVIDE PANEL WITH 35kAIC RATING.
PROVIDE PANEL WITH EXTERNAL CUTLER HAMMER CVX100 SERIES SPD

PANEL SCHEDULE
N.T.S.

E-5

STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
ELECTRICAL RISER DIAGRAM

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

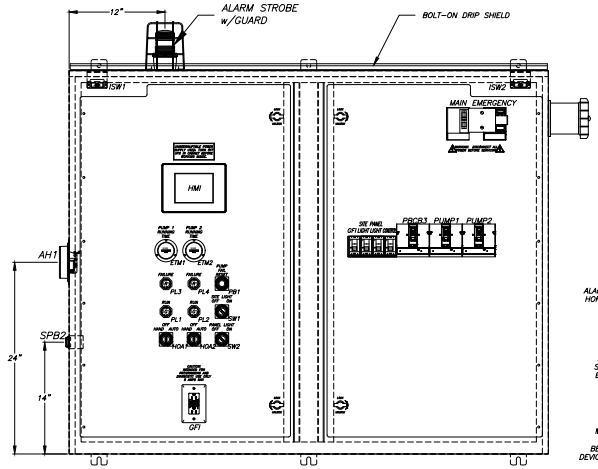
LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

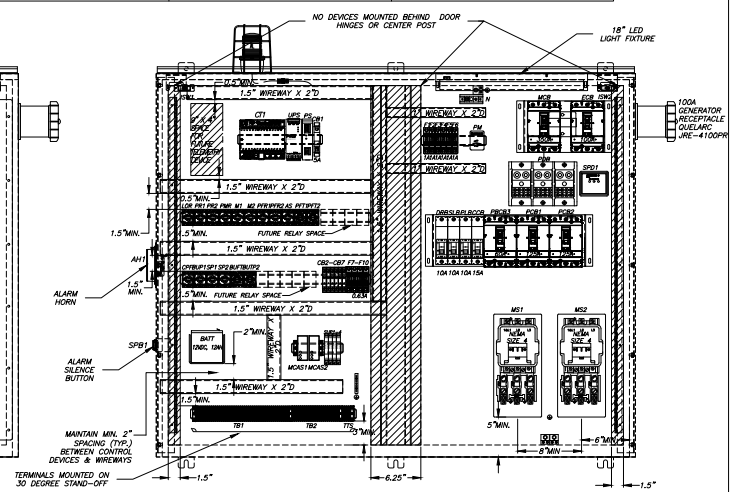
SHEET TITLE: DUPLEX PUMP STATION ELECTRICAL RISER DIAGRAM
TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD
PROJECT NO.: 208V-30 DPS
FILE NAME: Duplex 208 3P
SHEET NUMBER: 5 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg

CONTROL WIRE COLOR CODE:

FUNCTION DESCRIPTION	WIRE COLOR	FUNCTION DESCRIPTION	WIRE COLOR	FUNCTION DESCRIPTION:	WIRE COLOR:	FUNCTION DESCRIPTION:	WIRE COLOR:	FUNCTION DESCRIPTION:	WIRE COLOR:
120VAC FEED	BLACK	H-O-A 1 SCADA	BROWN	PUMP 2 RUN SCADA	ORANGE/BLACK	PUMP 3 FAIL SCADA	BLUE/RED	START PUMP 3	BLACK/BLUE
120VAC LOAD	RED	H-O-A 1 COMMON SCADA	BROWN	PUMP 2 RUN COMMON SCADA	ORANGE/BLACK	PUMP 3 FAIL COMMON SCADA	BLUE/RED	START PUMP 3 COMMON	BLACK/BLUE
120VAC NEUTRAL	WHITE	H-O-A 2 SCADA	RED/BLACK	PUMP 3 RUN SCADA	YELLOW/BLACK	CONTROL POWER FAIL SCADA	YELLOW/RED	ALARM RESET	RED/BLUE
PHASE MONITOR FAIL	BLUE	H-O-A 2 COMMON SCADA	RED/BLACK	PUMP 3 RUN COMMON SCADA	YELLOW/BLACK	CONTROL POWER FAIL SCADA COMMON	YELLOW/RED	ALARM RESET COMMON	RED/BLUE
PHASE MONITOR COMMON	BLUE	H-O-A 3 SCADA	YELLOW	PUMP 1 FAIL SCADA	BROWN/BLACK	START PUMP 1	ORANGE/RED	ALARM LIGHT HORN	ORANGE/BLUE
24VDC POSITIVE (+)	BLUE	H-O-A 3 COMMON SCADA	YELLOW	PUMP 1 FAIL COMMON SCADA	BROWN/BLACK	START PUMP 1 COMMON	ORANGE/RED	ALARM LIGHT HORN COMMON	ORANGE/BLUE
24VDC NEGATIVE (-)	WHITE/BLUE	PUMP 1 RUN SCADA	BLUE/BLACK	PUMP 2 FAIL SCADA	BLACK/RED	START PUMP 2	BROWN/RED	SCADA HIGH LEVEL FLOAT	YELLOW/BLUE
GROUND	GREEN	PUMP 1 RUN COMMON SCADA	BLUE/BLACK	PUMP 2 FAIL COMMON SCADA	BLACK/RED	START PUMP 2 COMMON	BROWN/RED	SCADA HIGH LEVEL FLOAT COMMON	YELLOW/BLUE





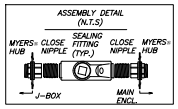
NOTES:

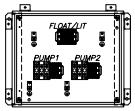
1. TERMINAL ON CONTROL CIRCUIT TERMINAL STRIP
2. TERMINAL ON POWER DISTRIBUTION BLOCK
3. NEUTRAL AND GROUND LUGS
4. — — FIELD WIRING (EXTERNAL TO CONTROL PANEL)
5. —— PANEL WIRING
6. SEAL ALL CONDUITS ENTERING CONTROL PANEL
7. CONTROL PANEL IS UL508A LABELED
8. INSTALL IN ACCORDANCE WITH ARTICLE 504 OF THE N.E.C.
9. MINIMUM #14 AWG WIRE AT 600V
10. MAINTAIN MIN. 2" SPACE BETWEEN CONTROL DEVICES & WIREWAYS
11. MAINTAIN MAX. 6" EXTRA LENGTH ON CONTROL WIRES
12. ALL BREAKERS MUST BE ACCESSIBLE FROM DEAD-FRONT

ENCLOSURE:
MIN. SPN4DSS-486016 (48"H x 60"W x 16"D) NEMA 4X RATED, WITH BOLT-ON DRIP SHIELD AND REMOVABLE CENTER POST. FABRICATED FROM TYPE 304 STAINLESS STEEL, WITH POLISHED FINISH. OUTER DOORS HAVE 3-POINT PAD-LOCKABLE HANDLES, AND 90° STOPS.

BACK PANEL:
SPPD-6048 (45"H x 57"W) FABRICATED FROM 12ga. CARBON STEEL PAINTED WHITE.

INNER DOOR:
(2) HID-4830 FABRICATED FROM .125 BLACK ENGRAVED ALUMINUM.





JUNCTION BOX ENCLOSURE:
SPJH4SS-14128 (14"H x 12"W x 8"D) NEMA 4X RATED, JIC TYPE.
FABRICATED FROM TYPE 304 STAINLESS STEEL, POLISHED FINISH. OUTER DOOR HAS JIC CLAMPS.

BACK PANEL:
SPPJ-1412 (12.86"H x 10.86"W)
FABRICATED FROM 12ga. CARBON STEEL PAINTED WHITE.

E-6

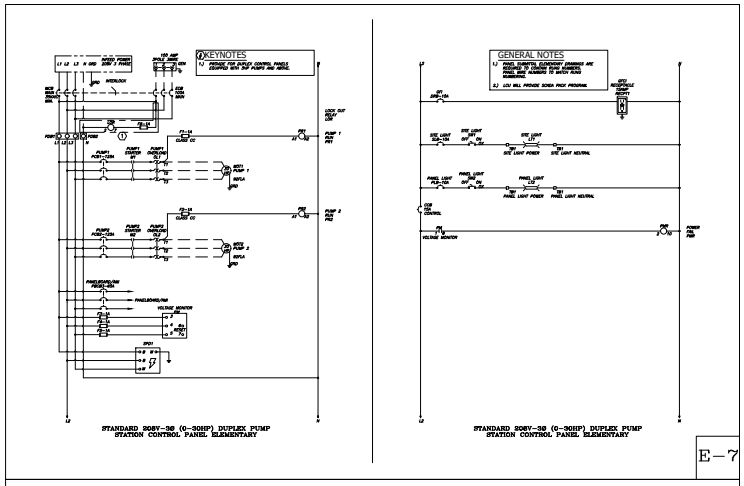
STANDARD 208V-30 (0-30HP) DUPLEX PUMP
STATION CONTROL PANEL ELEVATION

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

SHEET TITLE: DUPLEX PUMP STATION CONTROL PANEL ELEVATION
TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD
PROJECT NO.: 208V-30 DPS
FILE NAME: Duplex 208 3P
SHEET NUMBER: 6 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg

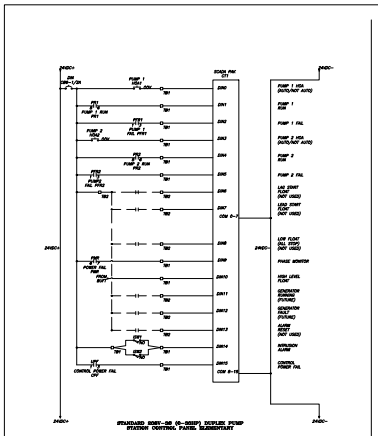


NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

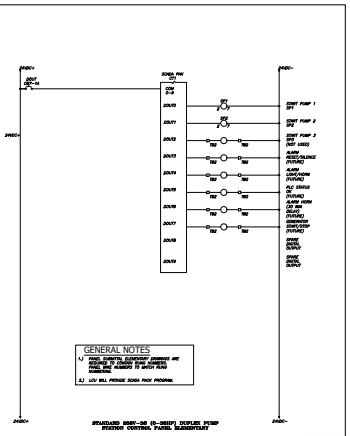
SHEET TITLE: DUPLEX PUMP STATION ELECTRICAL DIAGRAMS
TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION
PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD
PROJECT NO.: 208V-30 DPS
FILE NAME: Duplex 208 3P
SHEET NUMBER: 7 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg



STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY

E-9



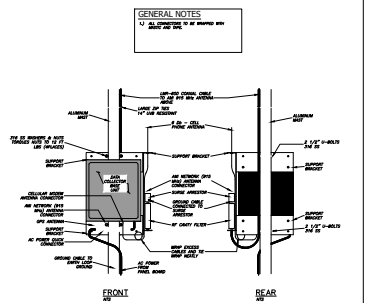
GENERAL NOTES

1.) PANEL SCHEMATIC ELEMENTARY DRAWINGS ARE PROVIDED AS A GUIDE. CONTRACTOR TO MATCH FIELD NUMBERING.

2.) LCU WILL PROVIDE SCADA PACK PROGRAM.

STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION CONTROL PANEL ELEMENTARY

E-10



GENERAL NOTES

1.) ALL EQUIPMENSHALL BE MOUNTED WITH ANTENNA WAVE DOWN.

FRONT

REAR

STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION DATA COLLECTOR INSTALLATION DETAIL "A"

E-11

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

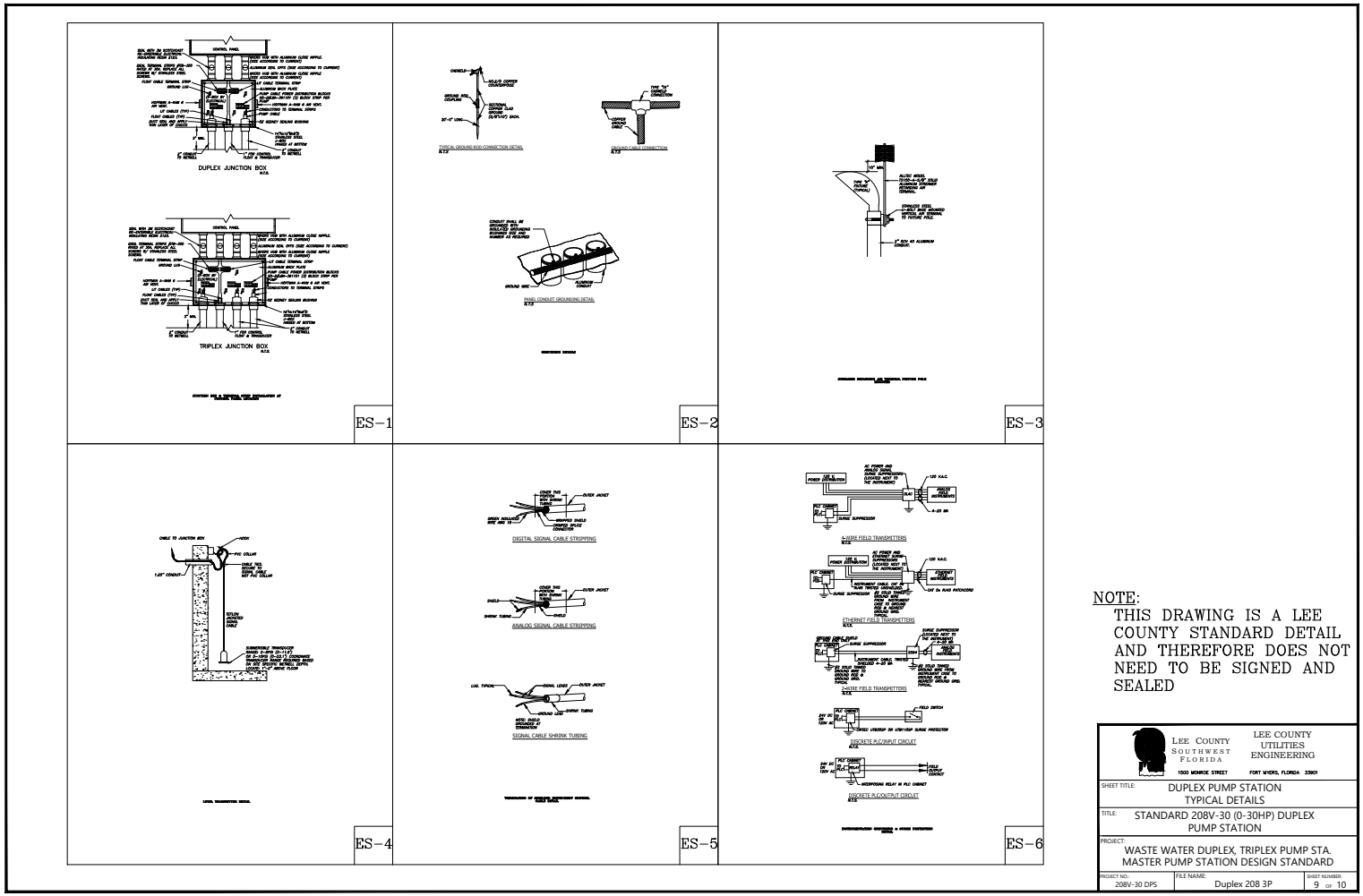
SHEET TITLE: DUPLEX PUMP STATION ELEVATION & ELECTRICAL DIAGRAMS

TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION

PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD

PROJECT NO.: 208V-30 DPS | FILE NAME: Duplex 208 3P | SHEET NUMBER: 8 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg



NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

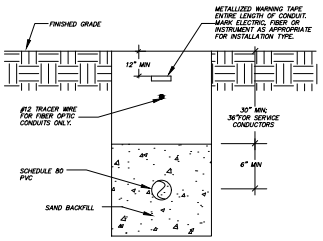
SHEET TITLE: DUPLEX PUMP STATION TYPICAL DETAILS

TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION

PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD

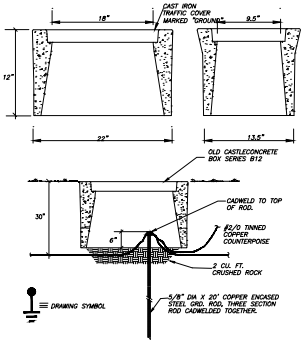
PROJECT NO.	FILE NAME:	SHEET NUMBER
208V-30 DPS	Duplex 208 3P	9 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg



UNDERGROUND CONDUIT INSTALLATION DETAIL.

ES-7



GROUND ROD INSTALLATION DETAIL.

ES-8

NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED

LEE COUNTY SOUTHWEST FLORIDA
LEE COUNTY UTILITIES ENGINEERING
1500 MONROE STREET FORT MYERS, FLORIDA 33901

SHEET TITLE: DUPLEX PUMP STATION TYPICAL DETAILS

TITLE: STANDARD 208V-30 (0-30HP) DUPLEX PUMP STATION

PROJECT: WASTE WATER DUPLEX, TRIPLEX PUMP STA. MASTER PUMP STATION DESIGN STANDARD

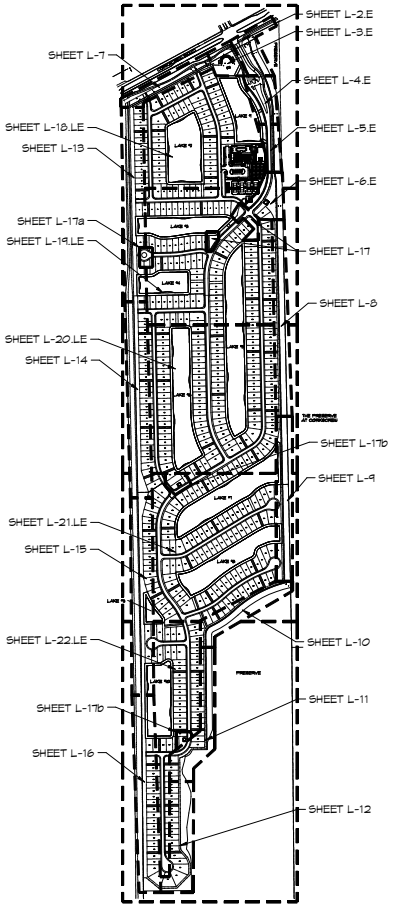
PROJECT NO.	FILE NAME:	SHEET NUMBER:
208V-30 DPS	Duplex 208 3P	10 OF 10

October 21, 2020 2:14 PM S:\Utilities\ENGINEERING\ACAD\LCU-CAD-Stnds\151209 LCU STD DETAILS\Underconstruction\Lift Station Stds\LCU Duplex\208V 3PH Duplex Std\Duplex 208 3P.dwg

RIVERCREEK PHASE 3
PLANTING PLANS

KEY MAP

N.T.S.



SHEET INDEX

Sheet L-1	COVER SHEET
Sheet L-1a	DETAILS, SPECIFICATION, AND NOTES
~~Sheet L-2.E~~	~~MAIN ENTRY PLANTING PLAN~~
~~Sheet L-3.E~~	~~MAIN ENTRY PLANTING PLAN~~
~~Sheet L-4.E~~	~~ENTRY PLANTING PLAN~~
~~Sheet L-5.E~~	~~ENTRY PLANTING PLAN~~
~~Sheet L-6.E~~	~~ENTRY PLANTING PLAN~~
~~Sheet L-7~~	~~NORTH BUFFER PLANTING PLAN~~
~~Sheet L-8~~	~~EAST BUFFER PLANTING PLAN~~
Sheet L-9	EAST BUFFER PLANTING PLAN
Sheet L-10	EAST BUFFER PLANTING PLAN
Sheet L-11	EAST BUFFER PLANTING PLAN
Sheet L-12	EAST BUFFER PLANTING PLAN
~~Sheet L-13~~	~~WEST BUFFER PLANTING PLAN~~
~~Sheet L-14~~	~~WEST BUFFER PLANTING PLAN~~
~~Sheet L-15~~	~~WEST BUFFER PLANTING PLAN~~
~~Sheet L-16~~	~~WEST BUFFER PLANTING PLAN~~
~~Sheet L-17~~	~~OPEN SPACE PLANTING PLAN~~
~~Sheet L-17a~~	~~CUL-DE-SAC PLANTING PLAN~~
Sheet L-17b	OPEN SPACE PLANTING PLAN
~~Sheet L-18.LE~~	~~LAKE EDGE PLANTING PLAN~~
~~Sheet L-19.LE~~	~~LAKE EDGE PLANTING PLAN~~
~~Sheet L-20.LE~~	~~LAKE EDGE PLANTING PLAN~~
Sheet L-21.LE	LAKE EDGE PLANTING PLAN
Sheet L-22.LE	LAKE EDGE PLANTING PLAN

PARKER•YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
COVER SHEET

DATE: 4.23.21
DRAWN BY: AJO
JOB NO. 20-152
SCALE:
FILENAME: Coversheet

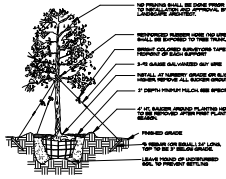
REVISIONS:
4.28.21 8.24.21 8.7.21
7.29.21 8.30.21 8.23.21
10.14.21 12.1.21 9.9.22
5.25.22 4.28.22 7.29.22
9.29.22 10.5.22 1.4.23
1.26.23 9.28.23
8.7.23 Spine rd open space
8.30.23 Entry
1.1.24

PER FLORIDA ADMIN. CODE RULE 61G5-18.001(7), THE SIGNATURE AND SEAL APPEARED BELOW CERTIFIES THAT ONLY THE SHEETS LISTED ON THIS INDEX WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT EACH SHEET BEING SIGNED AND SEALED INDIVIDUALLY.

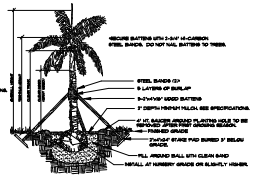
COVER SHEET

SHEET:
L-1

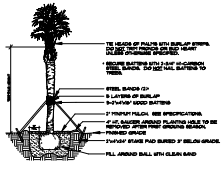
Planting Details



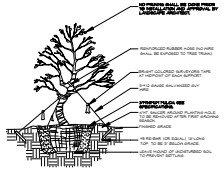
Tree Planting



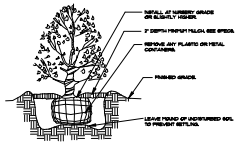
Palm Planting



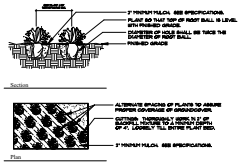
Palm Planting



Irregular & Multi-Stem Tree Planting



Shrub Planting



Groundcover Planting

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Selection, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of diseases and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where nature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the nature aged trunk, joins the immature or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be two (2) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, notarized at the time of application to prevent viral displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes:

1.) TREES SHALL NOT BE PLANTED WITHIN ANY EASEMENT SO AS TO INTERFERE WITH THE USE OF THAT EASEMENT, NOR UNDER ANY PRESENT OR PLANNED OVERHEAD UTILITY.

2.) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER ONE OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

3.) ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

4.) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED BY THE VILLAGE OF ESTERO COUNTY LAND DEVELOPMENT CODE.

5.) ALL PLANTING TO HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE 50% OVERLAP. A RAIN SENSOR SWITCH SHALL BE INSTALLED ON SYSTEMS WITH AUTOMATIC CONTROLLERS. UNDERGROUND SLEEVES TO BE PROVIDED FOR ALL LANDSCAPED AREAS, INCLUDING PARKING ISLANDS.

6.) INVASIVE SPECIES, INCLUDING BRAZILIAN PEPPER, AUSTRALIAN PINE, MELALEUCA AND EARLEAF ACACIA SHALL BE ERADICATED IN THE DEVELOPMENT AREA AND REMOVED FROM THE SITE.

7.) LANDSCAPING SHALL BE KEPT FREE OF VISIBLE SIGNS OF INSECTS AND DISEASE AND APPROPRIATELY IRRIGATED AND FERTILIZED TO ENABLE LANDSCAPING TO BE IN HEALTHY CONDITION.

8.) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NOT CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY OWNER IF CONFLICTS EXIST. ANY CONFLICT SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR VERIFICATION.

9.) QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.

10.) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY GROWING CONDITION AT ALL TIMES.

11.) TREES SHOWN ON THESE PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER, OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS (5' SEPARATION FOR PALMS). IN NO CASE SHALL A TREE ENCROACH INTO A UTILITY EASEMENT AND ONLY SIZE CAN BE INSTALLED WITHIN 10' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.

12.) ALL TREES LOCATED WITHIN A SAFE SIGHT TRIANGLE MUST HAVE AN EIGHT FOOT (8') CLEAR TRUNK AND SHRUBS TO BE PERPETUALLY MAINTAINED AT A MAXIMUM HEIGHT OF 30" FROM ADJACENT GROWN OF ROAD.

Village of Estero Notes:

1.) ALL REQUIRED TREES MUST BE A MINIMUM 45-GALLON CONTAINER, 12-FOOT TO 14-FOOT PLANTED HEIGHT, SIX-FOOT SPREAD AND 3-INCH CALIPER, OR FIELD GROWN EQUIVALENT, AT THE TIME OF PLANTING.

2.) ALL EFFORTS WILL BE MADE TO PROTECT NATIVE TREES WHEN CONDUCTING SELECTIVE MECHANICAL REMOVAL ACTIVITIES, AND ALL INVASIVE EXOTIC DEBRIS MUST BE REMOVED FROM THE PRESERVE.

3.) FOR REQUIRED BUFFERS, 100% OF THE REQUIRED BUFFER MATERIAL SHALL BE NATIVE SPECIES. FOR ALL OTHER MATERIAL, AT LEAST 75% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE FLORIDA SPECIES.

4.) THE DEVELOPMENT AREA WILL BE MAINTAINED FREE FROM INVASIVE EXOTIC PLANTS IN PERPETUITY.

5.) TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND IN THE FIELD.

6.) CLEAR AROUND FENCE OF THE GENERATOR TO BE MAINTAINED MIN. 6' ABOVE THE HEIGHT OF THE GENERATOR.

WEST BUFFER NOTES PER AGREEMENT WITH WILDCAT RUN:

CANOPY: SABAL PALMETTO STAGGERED HEIGHTS 10' O.A. TO 18' O.A. PLANTED IN DOUBLE STAGGERED ROWS 10' x 8' O.C. AND PLANTED IN A FASHION THAT WHEN THE HEADS MATURE THEY WILL FORM A SOLID SHADE BUFFER.

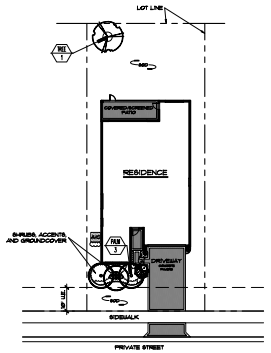
HEDGE: A SOLID SCREEN HEDGE MAINTAINED IN PERPETUITY TO AN ELEVATION 6' ABOVE SURROUNDING GRADE IS TO BE PROVIDED. HOWEVER, EACH SPECIES IS TO BE PLANTED AS A MONOCULTURE OF 200 LF MINIMUM.

IRRIGATION NOTES:

1.) OWNER WILL PROVIDE FULLY AUTOMATIC IRRIGATION SYSTEM FOR ALL COMMON AREA PLANTINGS WITH A CONTROLLER SET TO CONSERVE WATER AND APPLICABLE MOISTURE (RAIN) SENSOR LOCATED TO RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS.

2.) IRRIGATION PROVIDED SHALL BE DESIGNED TO ELIMINATE APPLICATION OF WATER TO IMPERVIOUS AREAS INCLUDING ROADS,DRIVES, AND OTHER NON-USAR USE AREAS.

3.) IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE.



Typical Lot Planting

MIN. 2 TREES REQUIRED PER LOT PER LDC SEC. 10-416

1.) ALL REQUIRED TREES MUST BE A MINIMUM 45-GALLON CONTAINER, 12-FOOT TO 14-FOOT PLANTED HEIGHT, SIX-FOOT SPREAD AND 3-INCH CALIPER, OR FIELD GROWN EQUIVALENT, AT THE TIME OF PLANTING.

2.) PALMS TO BE MINIMUM 12' C.T. AND LIMITED TO 50% OF THE LOT TREE REQUIREMENT.

3.) AT LEAST 75% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE FLORIDA SPECIES.

PARKER•YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
DETAILS, SPECIFICATION, AND NOTES

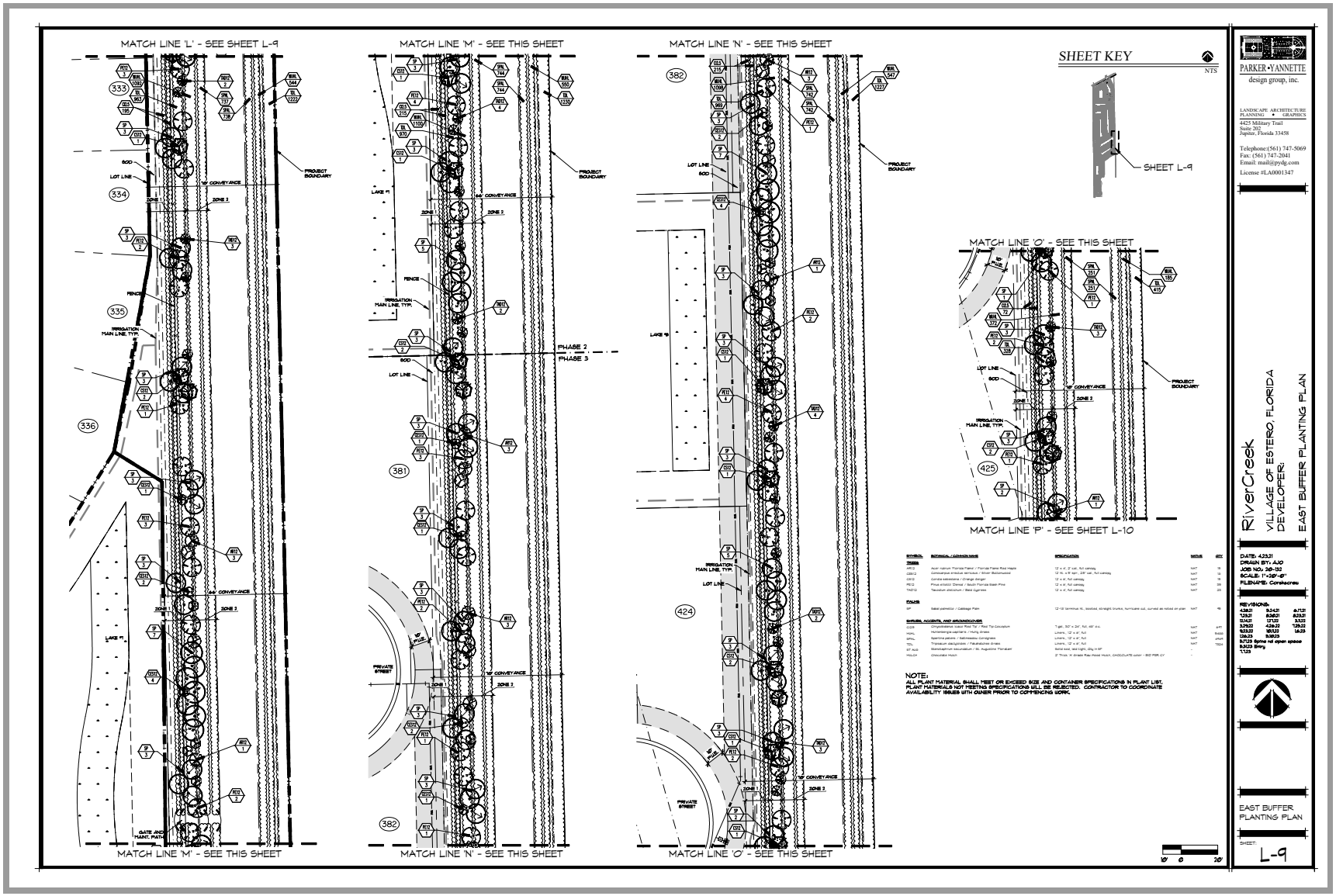
DATE: 4.23.21
DRAWN BY: AJO
JOB NO.: 20-152
SCALE:
FILENAME: Coversheet

REVISIONS:

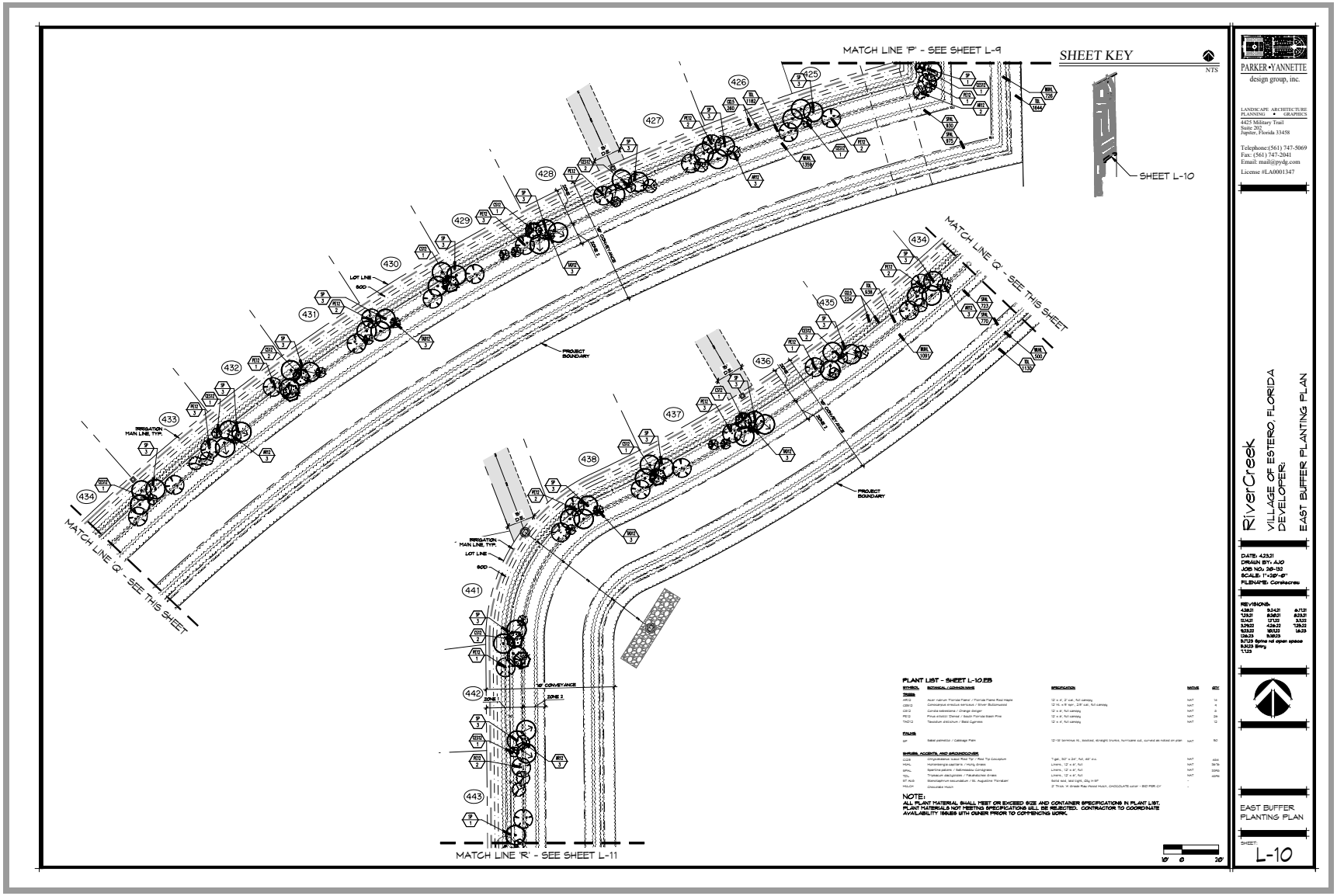
4.30.21	8.24.21	9.17.21
7.29.21	8.26.21	8.23.21
7.14.21	9.7.21	9.9.21
8.2.21	4.28.22	7.28.22
8.23.22	10.5.22	1.6.23
1.24.23	9.28.23	
9.7.23 Spine rel open space		
9.29.23 Entry		
1.1.24		

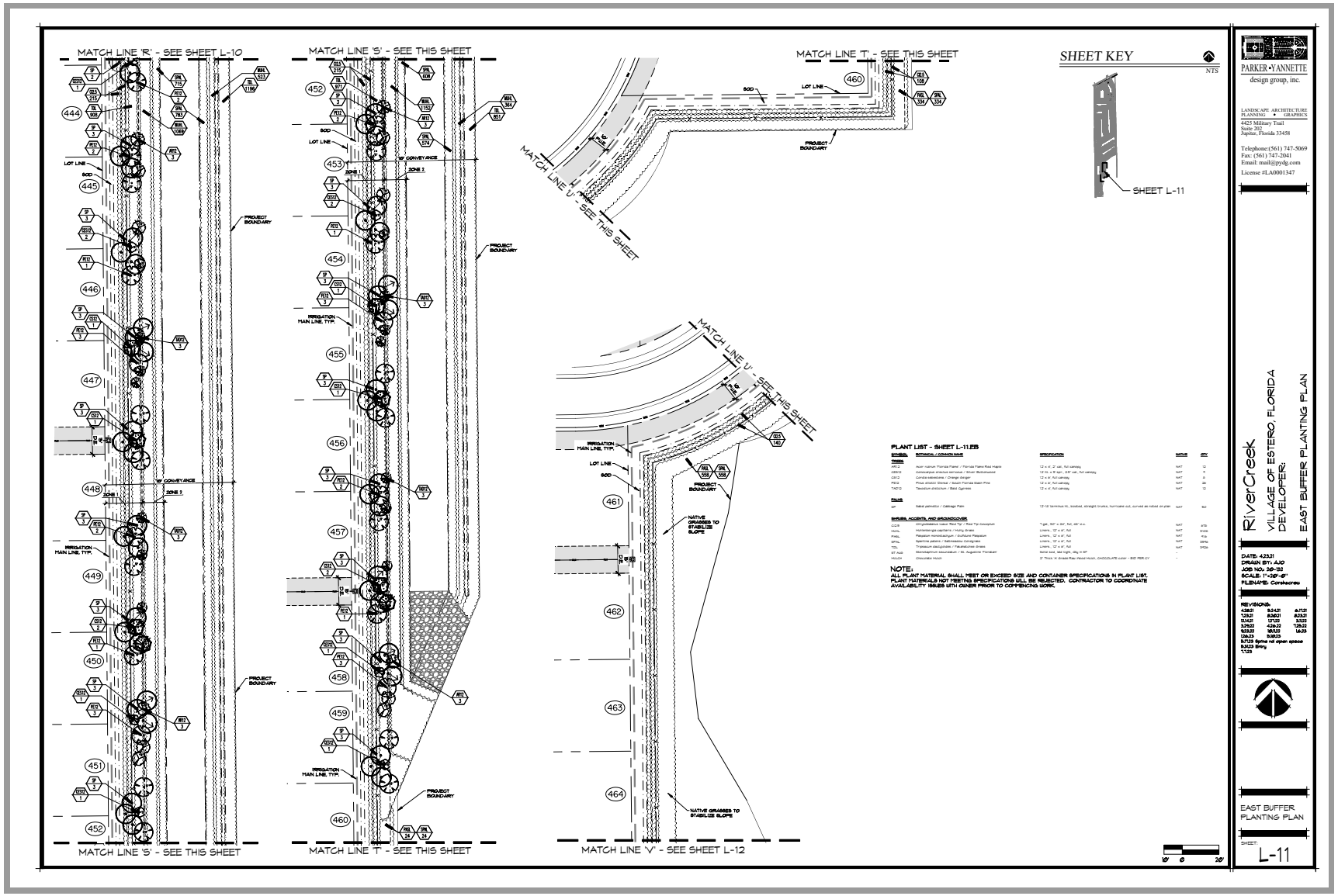
DETAILS, SPECIFICATIONS, AND NOTES

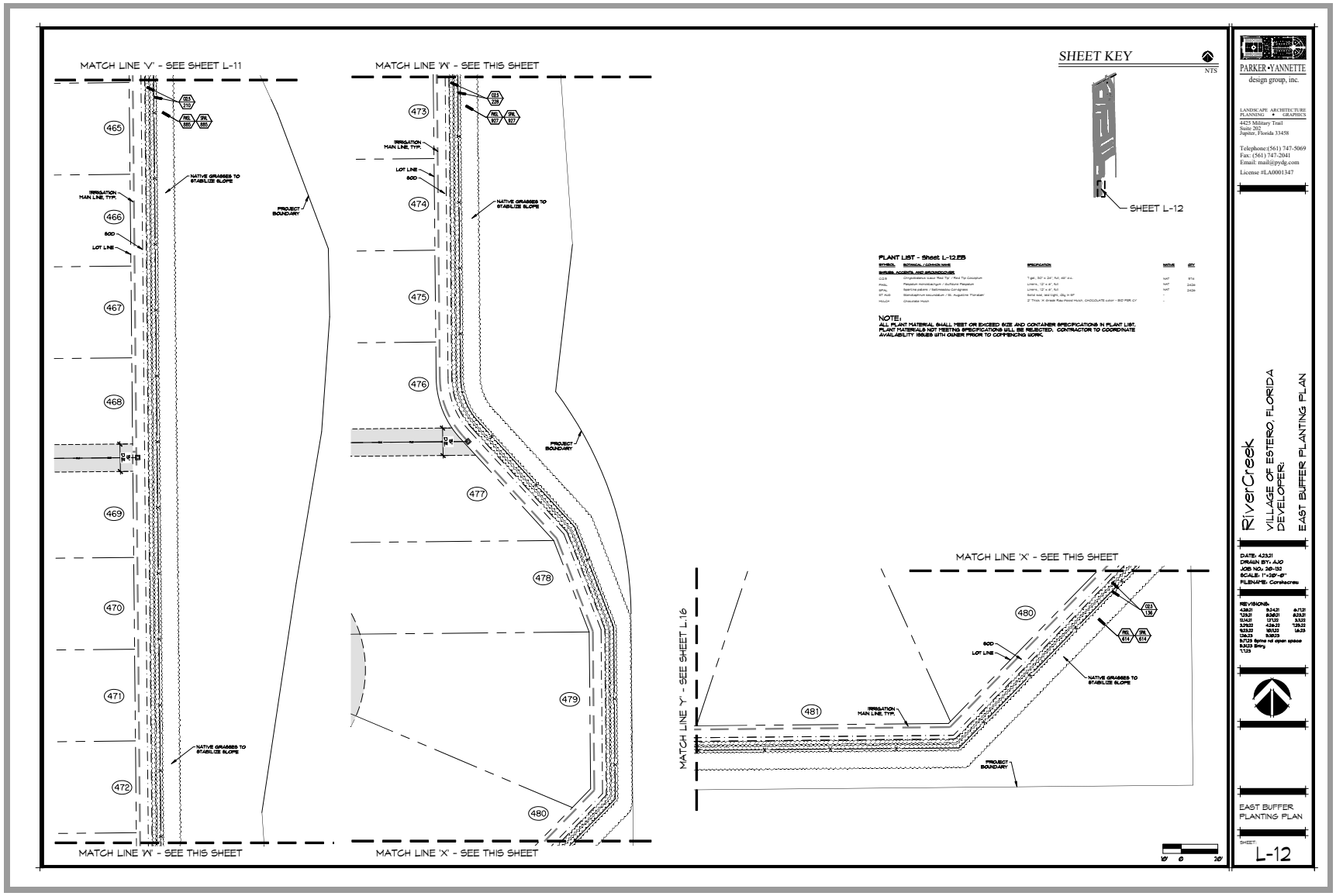
SHEET:
L-1a



SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	REMARKS
TREES				
ARE12	Acer rubrum 'Florida Flame' / Florida Flame Red Maple	12' x 4', 2" cal., full canopy	NAT	
QUE12	Conocarpus erectus sericeus / Silver Buttonwood	12' ht. x 6' spr., 3/4" cal., full canopy	NAT	
QUI12	Quercus virginiana / Orange Jasper	12' x 4', full canopy	NAT	
PIE12	Pinus elliottii Densa / South Florida Slash Pine	12' x 4', full canopy	NAT	
TAD12	Taxodium distichum / Bald Cypress	12' x 4', full canopy	NAT	
PALMS				
SP	Sabal palmetto / Cabbage Palm	12'-16' terminal ht., booted, straight trunks, hurricane cut, curved as noted on plan	NAT	
SHRUBS, ACCENTS, AND GROUNDCOVER				
CODI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	1 gal., 30" x 24", full, 48" o.c.	NAT	
HAM	Hamelia patens / Firebush	Liners, 12" x 6", full	NAT	
SPAL	Spathodea campanulata / Africa Tulip Tree	Liners, 12" x 6", full	NAT	
TRI	Tripsacum dactyloides / Fakahatchee Grass	Liners, 12" x 6", full	NAT	
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, 48sy in SF	-	
MULCH	Chocolate Mulch	2" Thick, A Grade Raw Wood Mulch, CHOCOLATE color - SID PER CY	-	


MATCH LINE 'P' - SEE SHEET L-9
SHEET KEY
NTS
SHEET L-10
MATCH LINE 'Q' - SEE THIS SHEET
MATCH LINE 'Q' - SEE THIS SHEET
MATCH LINE 'R' - SEE SHEET L-11
PROJECT BOUNDARY
LOT LINE
SOD
IRRIGATION MAIN LINE, TYP.
50' CONVEYANCE
ZONE 1
ZONE 2
PLANT LIST - SHEET L-10.EB
NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.
10' 0 20'
PARKER•YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347
RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
EAST BUFFER PLANTING PLAN
DATE: 4.23.21
DRAWN BY: AJO
JOB NO.: 20-152
SCALE: 1"=20'-0"
FILENAME: Corekrecrec
REVISIONS:
EAST BUFFER PLANTING PLAN
SHEET
L-10


MATCH LINE 'R' - SEE SHEET L-10
MATCH LINE 'S' - SEE THIS SHEET
MATCH LINE 'T' - SEE THIS SHEET
MATCH LINE 'U' - SEE THIS SHEET
MATCH LINE 'V' - SEE THIS SHEET
MATCH LINE 'S' - SEE THIS SHEET
MATCH LINE 'T' - SEE THIS SHEET
MATCH LINE 'V' - SEE SHEET L-12
SHEET KEY
NTS
SHEET L-11
PLANT LIST - SHEET L-11EB
NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.
PARKER•YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347
RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
EAST BUFFER PLANTING PLAN
DATE: 4.23.21
DRAWN BY: AJO
JOB NO. 20-152
SCALE: 1"=20'-0"
FILENAME: Corrsheet.
REVISIONS:
EAST BUFFER PLANTING PLAN
SHEET:
L-11



PARKER•YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
EAST BUFFER PLANTING PLAN

DATE: 4.23.21
DRAWN BY: AJO
JOB NO: 20-152
SCALE: 1"=20'-0"
FILENAME: Corekrcrec

REVISIONS:
4.28.21 5.7.21 6.7.21
7.29.21 8.26.21 8.23.21
10.4.21 12.1.21 9.9.22
5.25.22 4.28.22 7.28.22
9.23.22 10.1.22 1.4.23
1.26.23 9.9.23
9.7.23 Spine nd open space
9.9.23 Entry
1.1.24

EAST BUFFER PLANTING PLAN

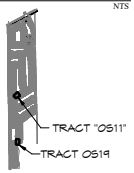
SHEET:
L-12

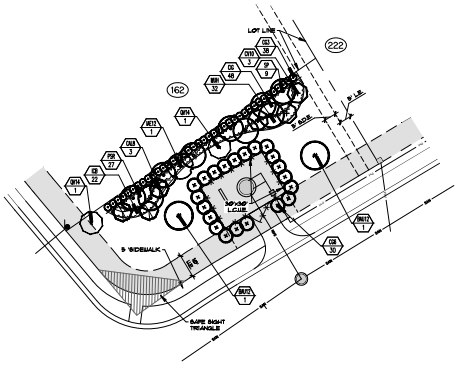
PLANT LIST – SHEET L-17b

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BAUC2	Bauhinia blakeana / Hong Kong Orchid	12' x 8', 4' c.t., 2.5" cal., full canopy	-	9
CALS	Calliandra haematocephala / Pink Powder Puff	8' ht., full canopy	-	4
CLC3	Callistemon viminalis / Bottlebrush	12' x 8', standard, full canopy	-	4
HEX2	Ilex x attenuata 'Eagleston' / Eagleston Holly	12' x 6', 2.5" cal., 5' c.t., full, dense, symmetrical canopy, straight trunk	NAT	2
QUV4	Quercus virginiana / Live Oak	14' - 16' ht. x 12" - 12' spr., 3 cal., full, B & B	NAT	9
PALMS				
SP	Sabal palmetto / Cabbage Palm	12'-16' brownsk ht., boxsbad, straight trunks, hurricane cut, curved as noted on plan	NAT	21
SHRUBS, ACCENTS, AND GROUNDCOVER				
CAS 5	Clusia guttifera / Small Leaf Clusia	7 gal., 3' x 3', full to base, dense	NAT	74
CAS 6	Clusia guttifera / Small Leaf Clusia	25 gal., 6' x 4', full to base, dense	NAT	91
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 24" x 22", full, 24" o.c.	NAT	455
CIO	Chrysobalanus icaco / Green Cocoplum	3 gal., 24" x 22", full, 24" o.c.	NAT	420
IOB	Ilex cornuta 'Burfordii Compacta' / Compact Burford Holly	3 gal., 10" x 14", full, 24" o.c.	-	444
HUV	Hunteria eburnea / Ivory Grass	3 gal., 22" x 18", full, purple flower, 30" o.c.	NAT	52
PMR	Pennisetum setaceum 'Rubrum' / Red Fountain Grass	3 gal., 22" x 18", full, 24" o.c.	-	79
SAG	Sansthiera ehrenbrunii Gold Gabriel / Variegated Giant Sansthiera	3 gal., 22" x 20", full	-	53
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Sod, laid tight, 1/2 in SF	-	
MULCH	Chocolate mulch	2" Thick, In Shade Beds Floral Mulch, CHOCOLATE color - BID PER CY	-	

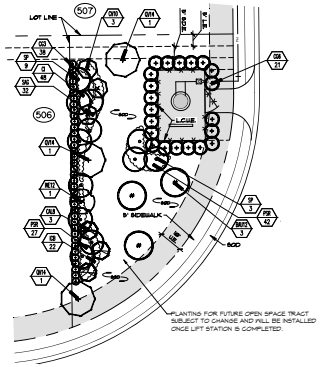
NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

SHEET KEY
NTS





TRACT "OS11" - PHASE TWO



TRACT "OS19" - PHASE THREE

10' 0 20'

PARKER•YANNETTE design group, inc.

LANDSCAPE ARCHITECTURE PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

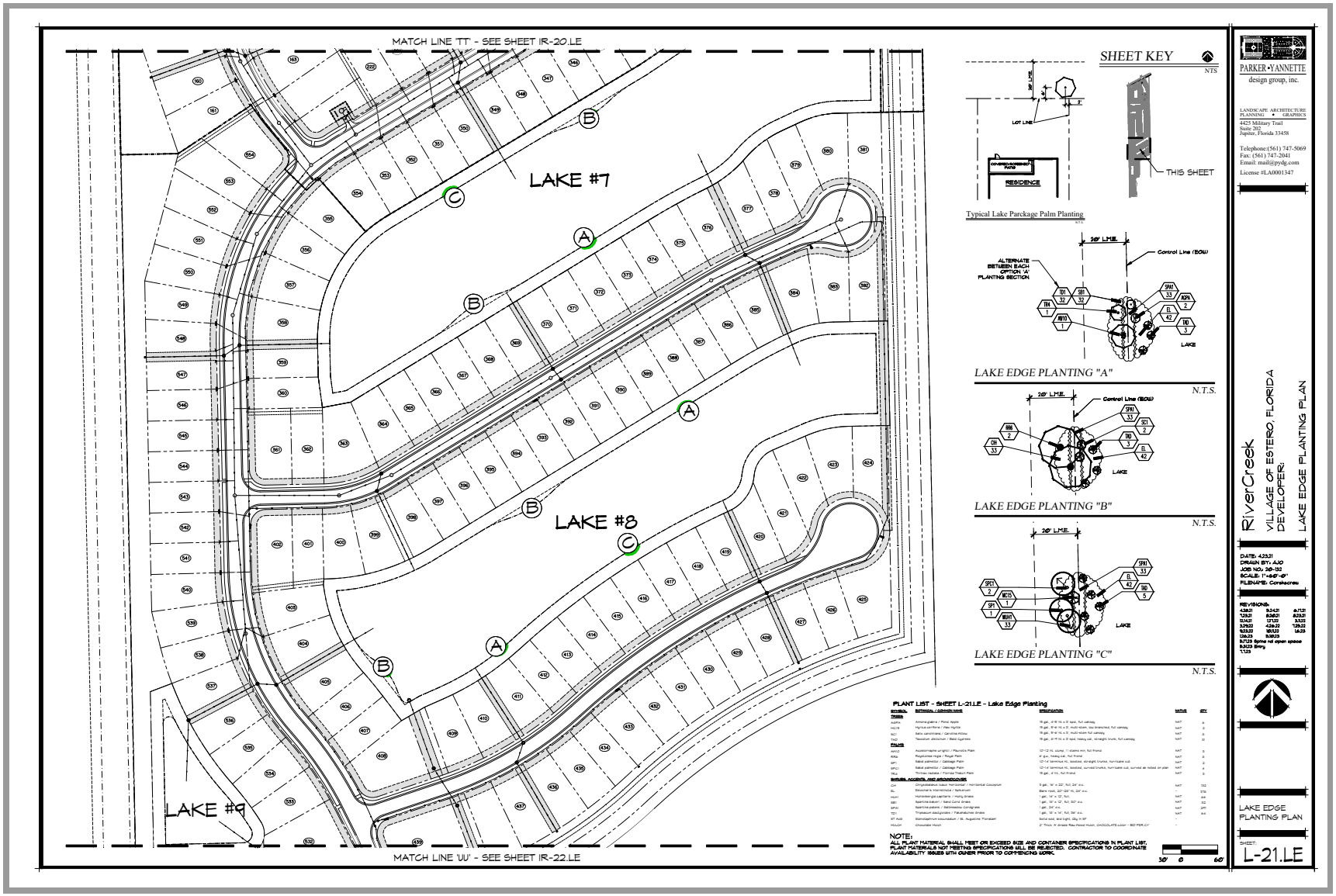
RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
OPEN SPACE PLANTING PLAN

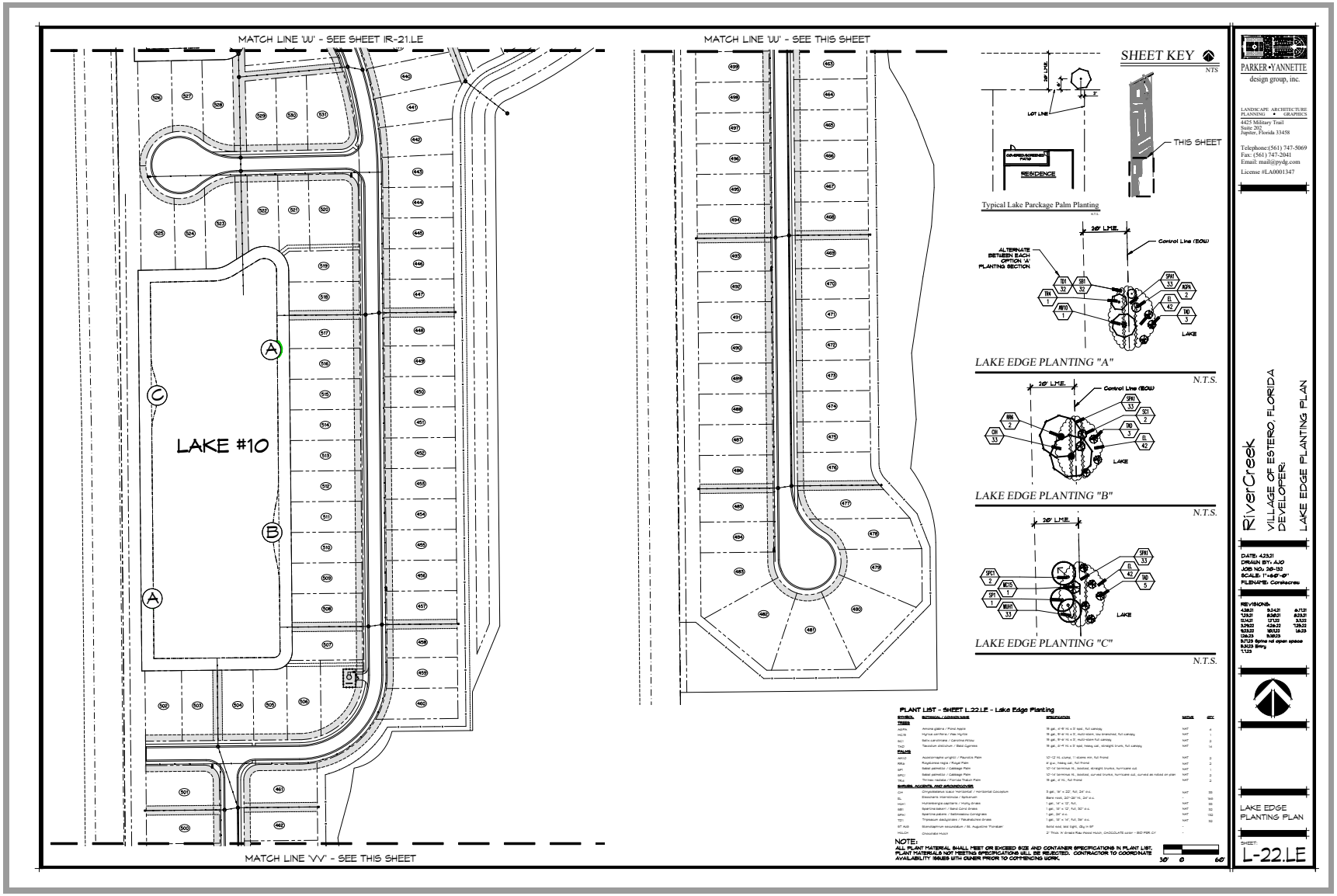
DATE: 4.23.21
DRAWN BY: AJO
JOB NO.: 20-152
SCALE: 1"=20'-0"
FILENAME: Conacreau

REVISIONS:
4.26.21 5.7.21 6.7.21
7.29.21 8.26.21 8.23.21
10.14.21 11.1.21 9.9.22
5.25.22 4.28.22 7.28.22
9.23.22 10.7.22 1.6.23
1.26.23 3.30.23
5.7.23 Spine rel open space
5.30.23 Emrg
7.1.23

OPEN SPACE PLANTING PLAN

SHEET:
L-17b


MATCH LINE 'TT' - SEE SHEET IR-20.LE
LAKE #7
LAKE #8
LAKE #9
MATCH LINE 'UU' - SEE SHEET IR-22.LE
SHEET KEY
NTS
THIS SHEET
Typical Lake Package Palm Planting
LAKE EDGE PLANTING "A"
N.T.S.
LAKE EDGE PLANTING "B"
N.T.S.
LAKE EDGE PLANTING "C"
N.T.S.
PLANT LIST - SHEET L-21.LE - Lake Edge Planting
NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.
30' 0 60'
PARKER•YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347
RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
LAKE EDGE PLANTING PLAN
DATE: 4.23.21
DRAWN BY: AJO
JOB NO.: 20-152
SCALE: 1"=50'-0"
FILENAME: Corelracrev
REVISIONS:
LAKE EDGE
PLANTING PLAN
SHEET:
L-21.LE


MATCH LINE 'UU' - SEE SHEET IR-21.LE
MATCH LINE 'UU' - SEE THIS SHEET
MATCH LINE 'VV' - SEE THIS SHEET
LAKE #10
SHEET KEY
NTS
THIS SHEET
Typical Lake Parckage Palm Planting
LAKE EDGE PLANTING "A"
N.T.S.
LAKE EDGE PLANTING "B"
N.T.S.
LAKE EDGE PLANTING "C"
N.T.S.
PLANT LIST - SHEET L.22.LE - Lake Edge Planting
NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY SIZES WITH OWNER PRIOR TO COMMENCING WORK.
30' 0 60'
PARKER•YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347
RiverCreek
VILLAGE OF ESTERO, FLORIDA
DEVELOPER:
LAKE EDGE PLANTING PLAN
DATE: 4.23.21
DRAWN BY: AJO
JOB NO. 20-152
SCALE: 1"=60'-0"
FILENAME: Conskeep
REVISIONS:
LAKE EDGE PLANTING PLAN
SHEET:
L-22.LE

Village of ESTERO

RIVERCREEK

PHASE THREE

DEVELOPMENT ORDER

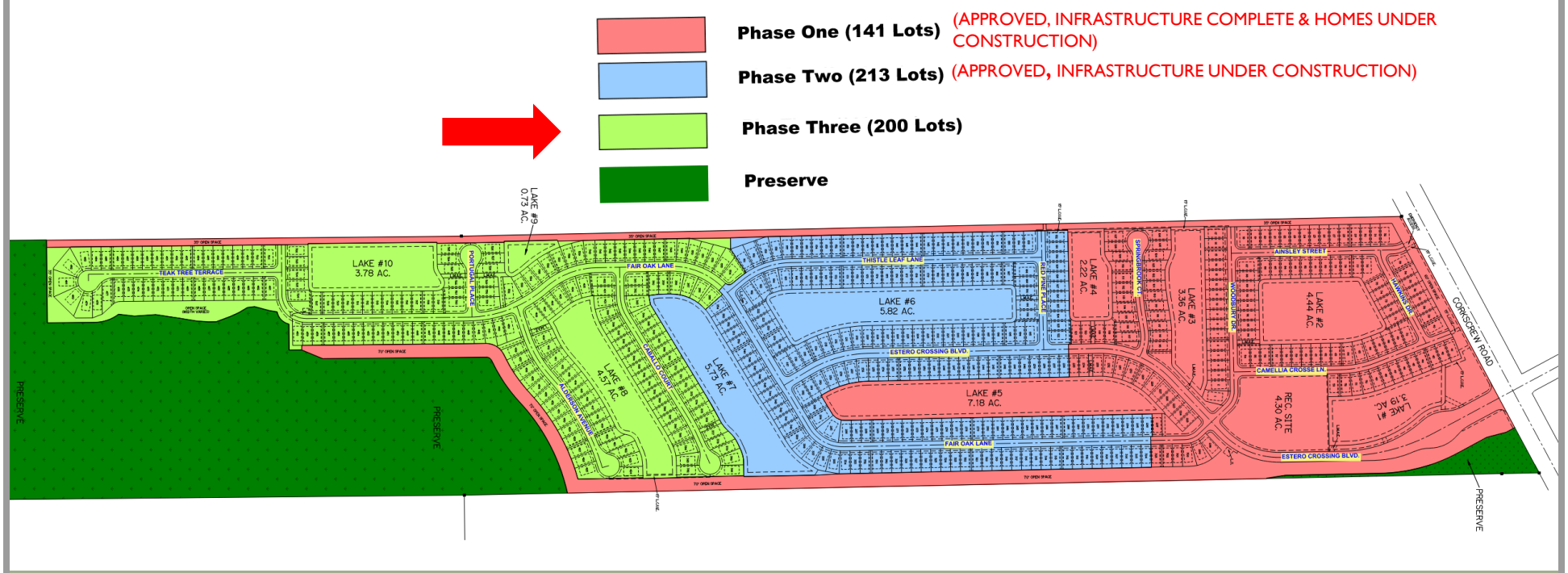
(f.k.a. Corkscrew Crossing)

PLANNING ZONING & DESIGN BOARD MEETING – August 22, 2023

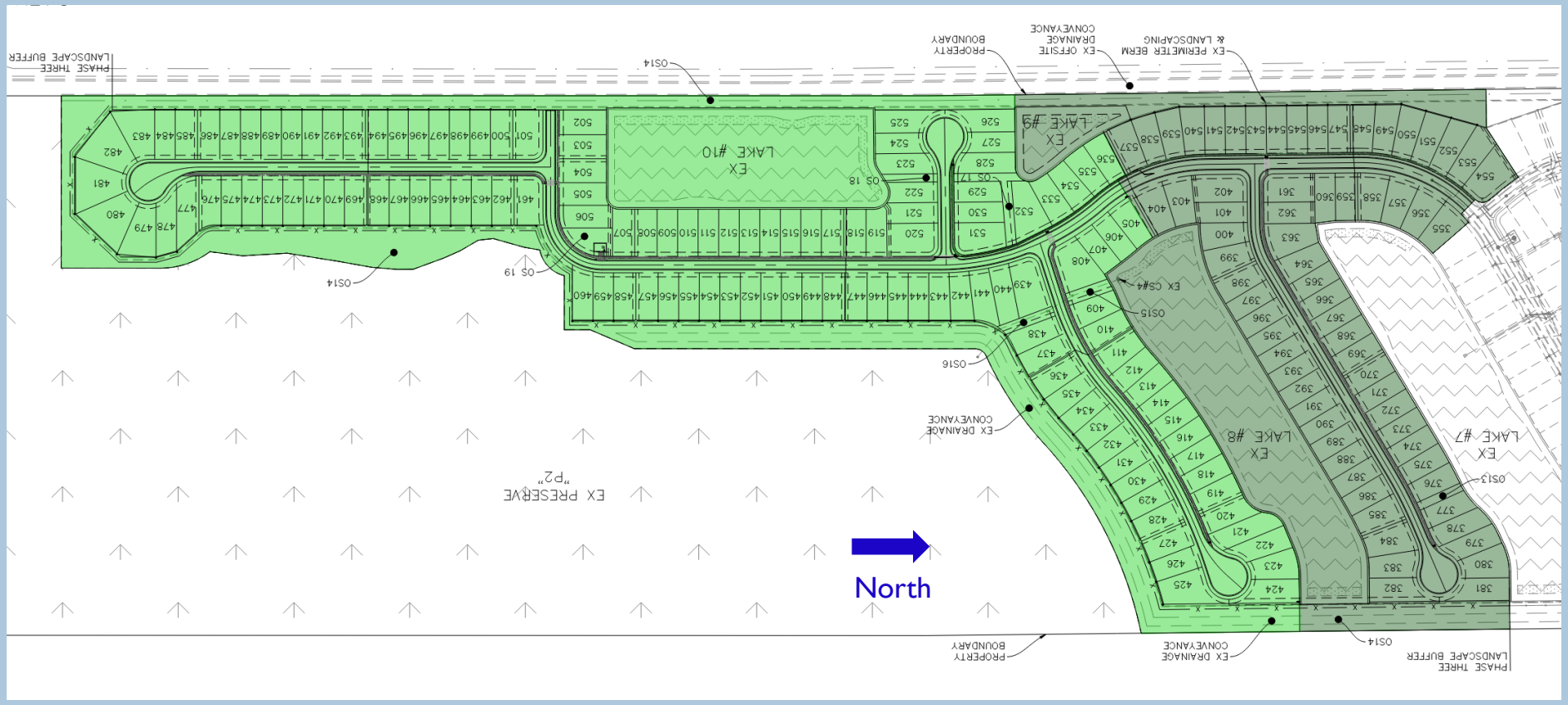
Lee County Homes Associates IV, LLLP


PROPOSED SITE PLAN
554 D.U. (Single Family Homes)
North
Wildcat Run
SITE PLAN FOR
CORKSCREW CROSSING
VACANT
PRESERVE
WILDCAT RUN
LAKE #10
3.78 AC.
LAKE #9
0.73 AC.
LAKE #8
4.25 AC.
LAKE #7
5.73 AC.
LAKE #6
5.82 AC.
LAKE #4
2.22 AC.
LAKE #3
3.36 AC.
LAKE #2
4.44 AC.
LAKE #5
7.18 AC.
REC. SITE
LAKE #1
3.18 AC.
PRESERVE
PRESERVE
PRESERVE
PRESERVE
THE PRESERVE
AT CORKSCREW
BELLA TERRA
Bella Terra
Preserve at Corkscrew
RiverCreek Ph 3 DO - PZDB

PROJECT PHASING



Phase Three



RiverCreek Ph 3 DO - PZDB


Phase One Status
Looking Northwest
RiverCreek Ph 3 DO - PZDB


Phase Two Status
Looking Southeast
RiverCreek Ph 3 DO - PZDB



RiverCreek Ph 3 DO - PZDB

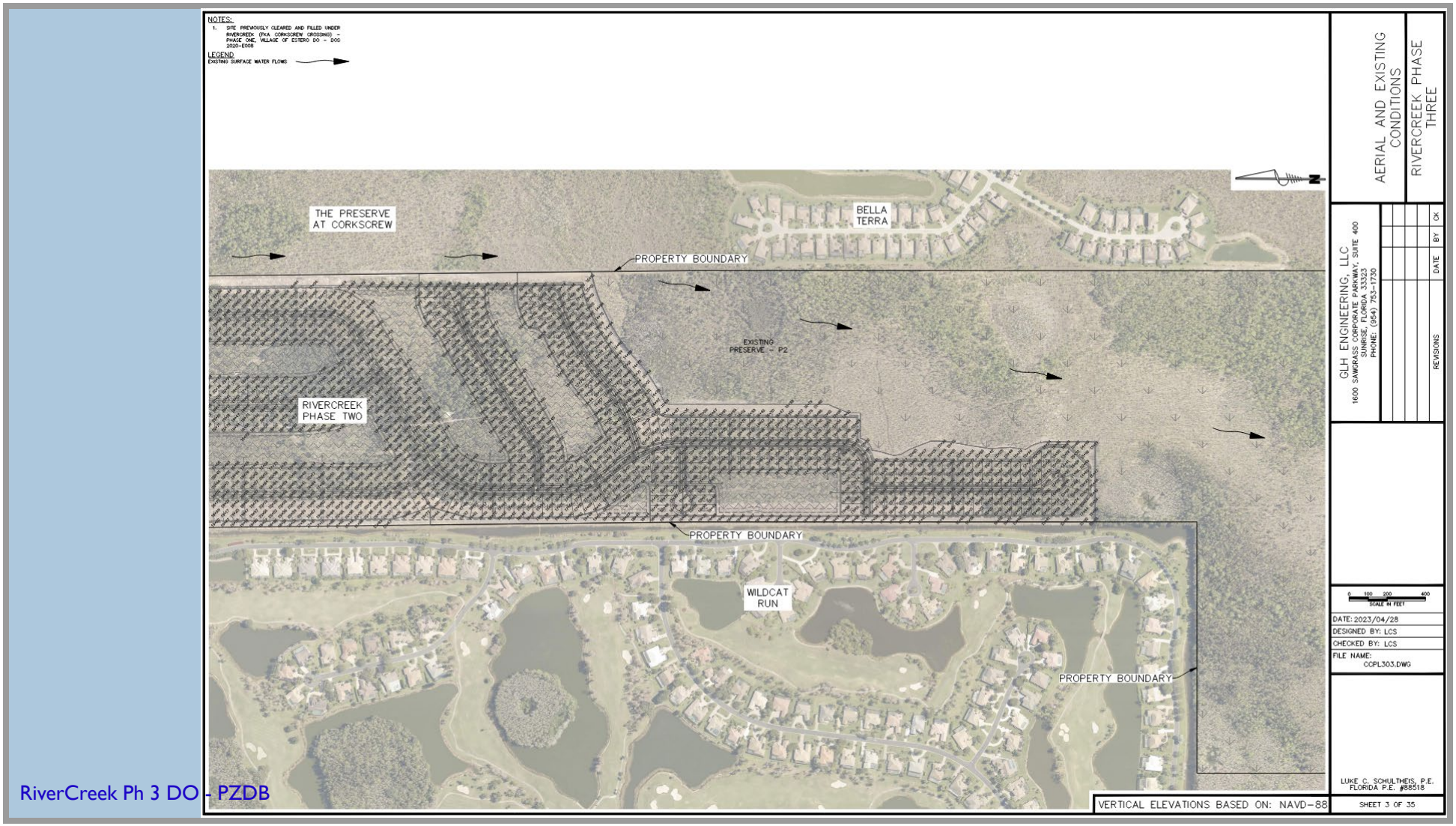

Front Entry
RIVERCREEK
RiverCreek Ph 3 DO - PZDB

Phase 3 - Questions





RiverCreek Ph 3 DO - PZDB



RiverCreek Ph 3 DO - PZDB

NOTES

1. EXISTING IS DEFINED AS EITHER PREVIOUSLY PERMITTED OR EXISTING.
2. FINAL DIMENSIONS OF ALL LOTS SHALL BE PROVIDED WITH THE RESPECTIVE PHASE.
3. PER ORDINANCE 2019-25 EXHIBIT A 18A, THE PLANS MUST DELINEATE A PRESERVE CONTAINING A MINIMUM OF 218± ACRES. REQUIRED PRESERVE PREVIOUSLY PLATTED UNDER RIVERCREEK - PHASE ONE.

EX PRESERVE "P1" AREA = 2.10 AC.
EX PRESERVE "P2" AREA = 222.27 AC.
TOTAL EX PRESERVE AREA = 224.37 AC.

LEGEND

PHASE 3A
PHASE 3B
PHASE 3B

OS# OPEN SPACE TRACT NUMBER

WATER MANAGEMENT SUMMARY

WATER MANAGEMENT PARAMETER	BASIN		
	BASIN 2	BASIN 3	BASIN 4
LAKES	1&2	3-6	7-10
CONTROL ELEVATION (FT-NAVD)	16.8	16.3	15.8
25-YEAR, 3-DAY RAINFALL (INCHES)	10.8		
100-YEAR, 3-DAY RAINFALL (INCHES)	13.5		
PEAK 25-YEAR, 3-DAY RAINFALL (FT-NAVD)	18.90	18.77	18.84
PEAK 100-YEAR, 3-DAY RAINFALL (FT-NAVD)	19.77	19.71	19.77
FEMA ELEVATION (FT-NAVD)	NOT MAPPED	NOT MAPPED	NOT MAPPED
MINIMUM ROAD ELEVATION (FT-NAVD)	19.1	19.1	19.1
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	19.8	19.8	19.8
MINIMUM PERIMETER BERM (FT-NAVD)	19.1	19.1	19.1

PHASES

PHASE THREE (LOTS 355-554) [200 LOTS]

PHASE 3A (PH3A) - LOTS 355-404 & 537-554 [68 LOTS]

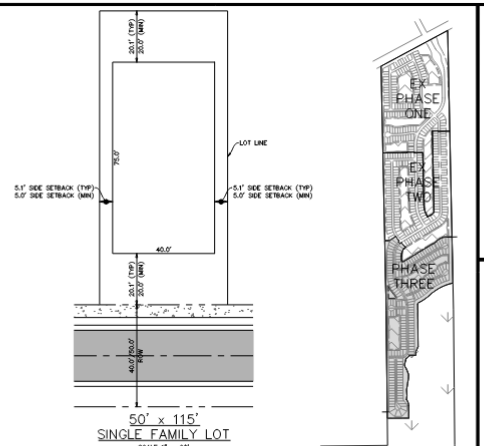
A) ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
1. RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
2. WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
3. COMPLETION OF STABILIZED ACCESS ROAD.
4. FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
5. P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
6. INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LCU, LCDOH, OR FDEP).
7. EXCAVATION AND STABILIZATION (SOD) OF OF LAKES 7 & 8.

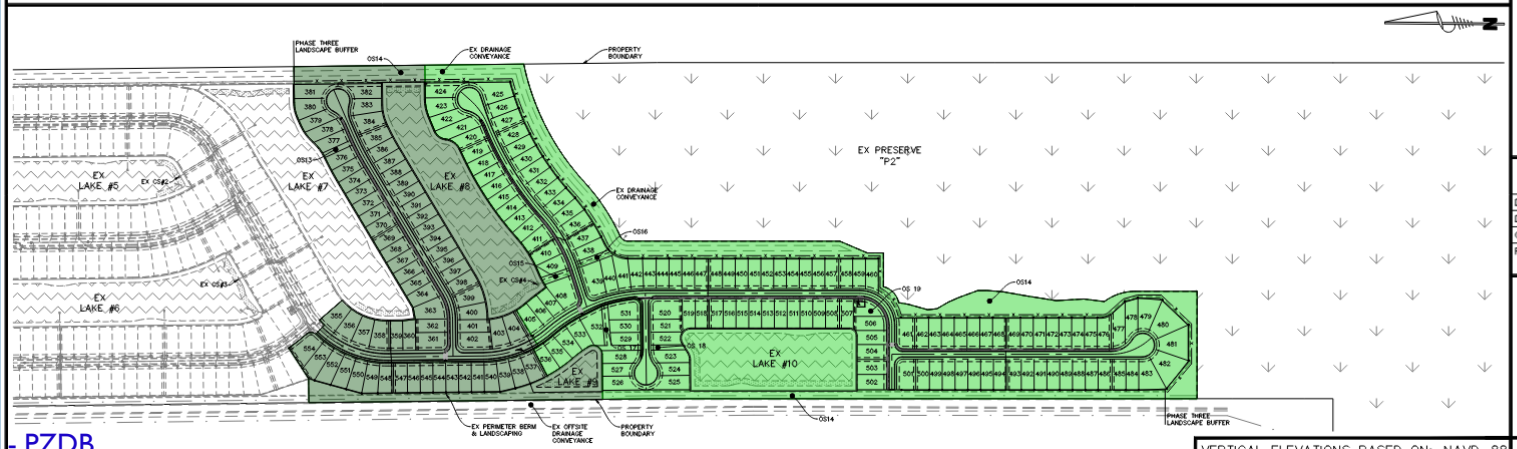
B) ISSUANCE OF C.O. (CERTIFICATE O F OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)
1. PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LCU, LCDOH, AND FDEP).
2. INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3A.
3. ROADWAYS WITHIN PHASE 3A PAVED (FIRST LIFT ONLY).
4. INSTALLATION AND ACTIVATION OF DRY UTILITIES.
5. PARTIAL CERTIFICATION OF PHASE 3A FROM SFWMD.
6. COMPLETION OF LAKES 7 & 8 (SOD, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED, NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER DOS2020-E0008. THE LITTORAL PLANTINGS WILL BE PLANED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).
7. INSTALLATION OF EAST LANDSCAPE BUFFER ADJACENT TO PHASE THREE LOTS (ZONE 1 & ALL OF THE LBE).

PHASE 3B (PH3B) - LOTS 405-536 [132 LOTS]

A) ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
1. RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
2. WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
3. COMPLETION OF STABILIZED ACCESS ROAD.
4. FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
5. P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
6. INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LCU, LCDOH, OR FDEP).
7. EXCAVATION AND STABILIZATION (SOD) OF OF LAKES 9 & 10.

B) ISSUANCE OF C.O. (CERTIFICATE O F OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)
1. PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LCU, LCDOH, AND FDEP).
2. INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3B.
3. ROADWAYS WITHIN PHASE 3B PAVED (FIRST LIFT ONLY).
4. INSTALLATION AND ACTIVATION OF DRY UTILITIES.
5. PARTIAL CERTIFICATION OF PHASE 3B FROM SFWMD.
6. COMPLETION OF LAKES 9 & 10 (SOD, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED, NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER DOS2020-E0008. THE LITTORAL PLANTINGS WILL BE PLANED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).





VERTICAL ELEVATIONS BASED ON: NAVD-88

SITE & PHASING PLAN
RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

REVISIONS	DATE	BY	CK

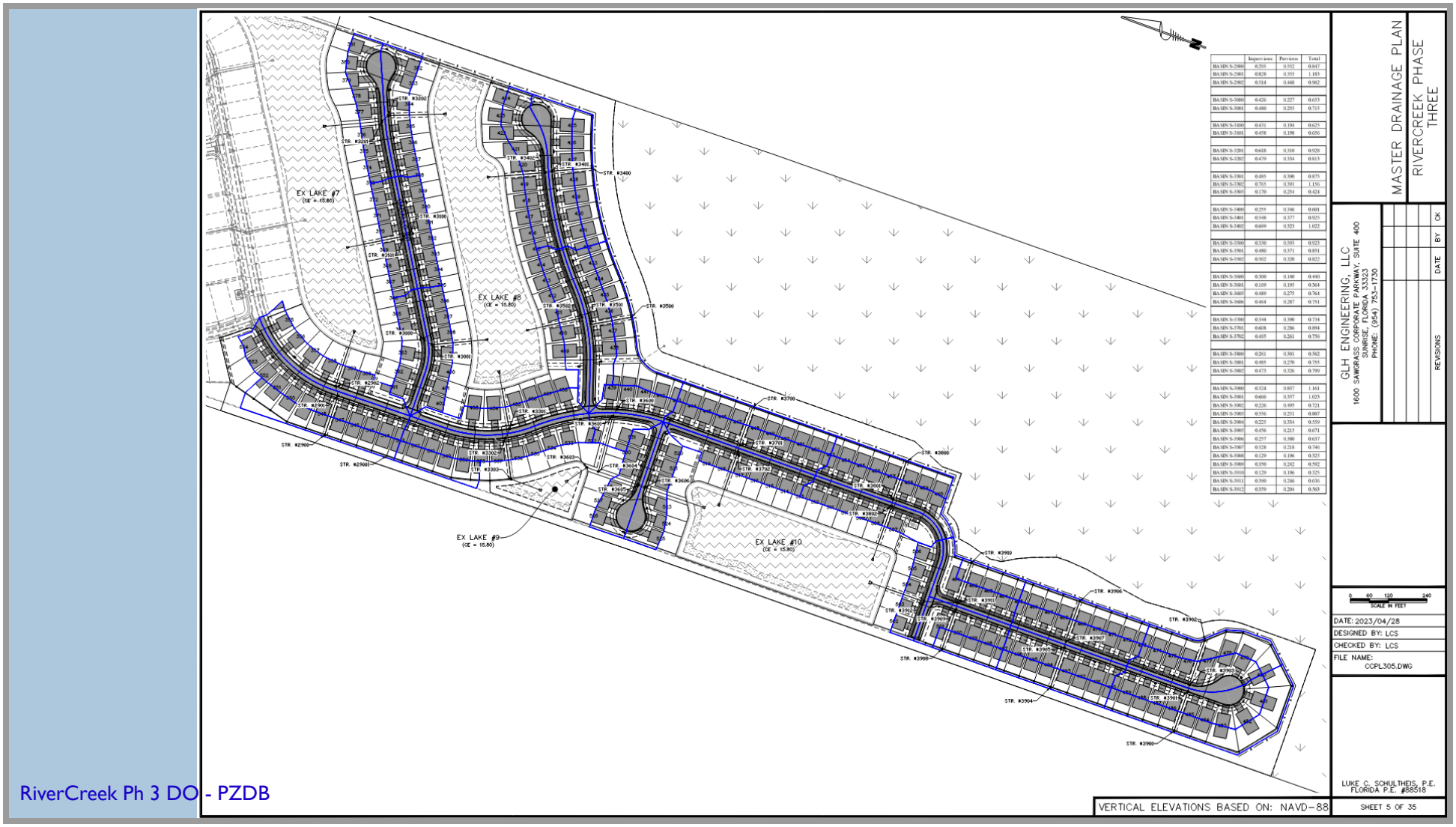
SCALE IN FEET: 0 100 200 400

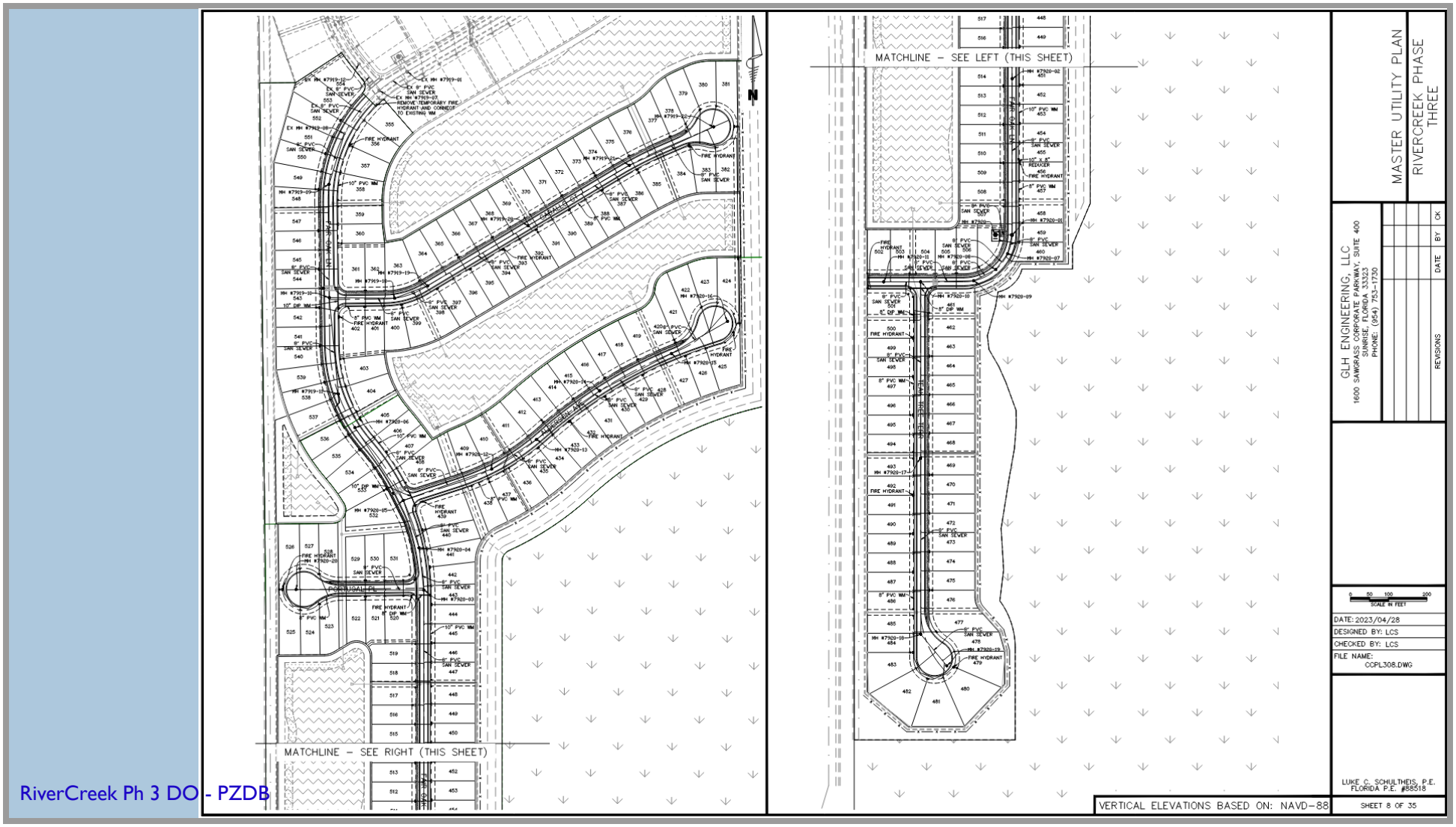
DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL304.DWG

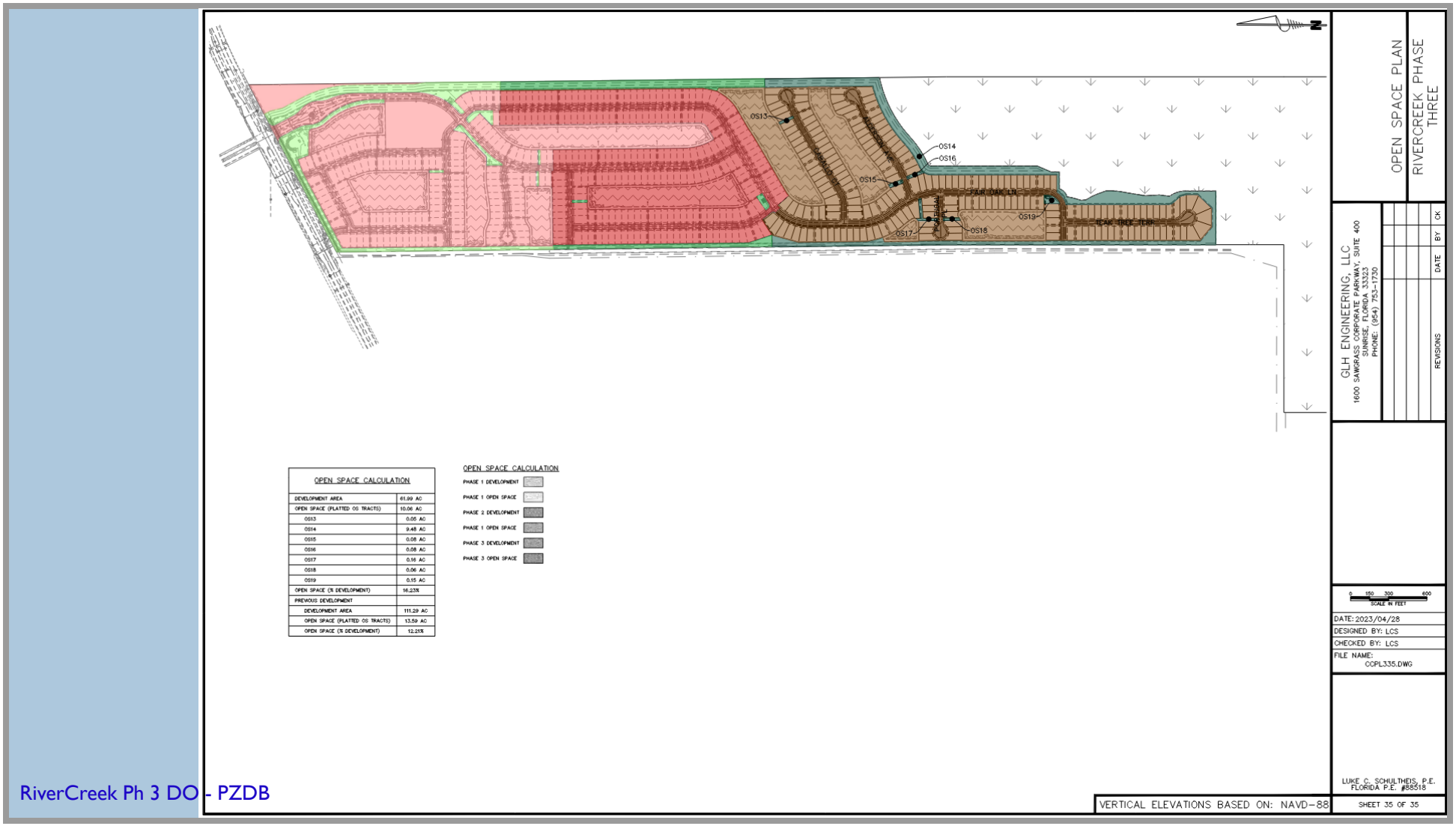
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 4 OF 35

RiverCreek Ph 3 DO - PZDB


MASTER DRAINAGE PLAN
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
SCALE IN FEET
DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL305.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 5 OF 35
VERTICAL ELEVATIONS BASED ON: NAVD-88
EX LAKE #7
EX LAKE #8
EX LAKE #9
EX LAKE #10
RiverCreek Ph 3 DO - PZDB


MATCHLINE – SEE RIGHT (THIS SHEET)
MATCHLINE – SEE LEFT (THIS SHEET)
MASTER UTILITY PLAN
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
SCALE IN FEET
DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL308.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 8 OF 35
RiverCreek Ph 3 DO - PZDB



OPEN SPACE CALCULATION	
DEVELOPMENT AREA	61.99 AC
OPEN SPACE (PLATTED OS TRACTS)	10.06 AC
OS13	0.05 AC
OS14	9.48 AC
OS15	0.08 AC
OS16	0.08 AC
OS17	0.16 AC
OS18	0.06 AC
OS19	0.15 AC
OPEN SPACE (% DEVELOPMENT)	16.23%
PREVIOUS DEVELOPMENT	
DEVELOPMENT AREA	111.29 AC
OPEN SPACE (PLATTED OS TRACTS)	13.59 AC
OPEN SPACE (% DEVELOPMENT)	12.21%

OPEN SPACE CALCULATION

PHASE 1 DEVELOPMENT
PHASE 1 OPEN SPACE
PHASE 2 DEVELOPMENT
PHASE 1 OPEN SPACE
PHASE 3 DEVELOPMENT
PHASE 3 OPEN SPACE

RiverCreek Ph 3 DO - PZDB

COCONUT POINT MPD/DRI

Mixed-use Planned Development Administrative Amendment

ZONING STAFF REPORT

PROJECT NAME:	**MARKETPLACE AT COCONUT POINT**
CASE TYPE:	**ADMINISTRATIVE AMENDMENT**
CASE NUMBER:	**ADD2023-E003**
PLANNING & ZONING BOARD DATE:	**August 8, 2023**

REQUEST AND STAFF RECOMMENDATION

The applicant is requesting an Administrative Amendment to the Coconut Point DRI/MPD Planned Development Zoning for approval of three signs on the Marketplace 10-acre tract. The Marketplace project is approved for a development order for restaurant and retail uses and is located on US-41 between Via Villagio and Sweetwater Ranch Boulevard.

Staff recommends Approval of the request with conditions in the PZDB Resolution.

APPLICATION SUMMARY

Applicant
Konover South represented by Jeffrey Williams.

Location
US-41 and Sweetwater Ranch Blvd.
STRAP number for the parcel is 04-47-25-E2-3100C.0000.

Request
Mixed-use Planned Development (MPD) administrative amendment to:

1. Allow two monument signs and a Project Identification sign along US-41 on the 10-acre Marketplace site; and

LAND USE CATEGORY

Transitional Mixed Use

PROJECT HISTORY

The subject property is located on Tract 1-C in the Coconut Point Mixed-use Planned Development/Development of Regional Impact (MPD/DRI).

The Coconut Point DRI and the associated Mixed-use Planned Development was approved by Lee County on October 21, 2002. The MPD was approved to permit a regional mall development consisting of 1,800,000 square feet of retail floor area, 300,000 square feet of office floor area, 1,200 dwelling units and 600 hotel units, all not to exceed 60 feet in height. There have been numerous amendments since 2002. An administrative amendment in 2004 approved an overall signage plan.

PROJECT DESCRIPTION AND REQUEST

The Marketplace at Coconut Point is a small 10-acre portion of the 482-acre Coconut Point DRI/MPD. A development order was reviewed and approved by the Planning Zoning and Design Board in November, 2022, but the monument signs were not finalized at the time and staff recommended that the signs be reviewed at a later date when more detail was provided.

1. The request is for the approval three signs on the site:

    - Two monument signs along US-41, one at each end of the project. The monument signs would be approximately 6 ½ feet tall and 11 feet wide, meeting the Land Development Code criteria for commercial monument signs. Those signs would be single tenant signs for the two restaurants on the site.

    - A project identification sign (called a Type 3 Medium Sign) in the Coconut Point Design Guidelines document. This sign is slightly taller than the new LDC allows and is not wider than tall as is a typical monument sign. However, it is consistent with the Coconut Point Design Guidelines. This sign would be located along US-41, in the middle part of the project. These types of signs typically identify multiple tenants on the site.

STAFF ANALYSIS

After research into Lee County records, it appears that the Design Review Guidelines were conceptually approved by Lee County in 2004 in Administrative Amendment ADD2004-00060. The Guidelines include a section on signage that indicated general sign locations and types of signs, along with a unified and attractive design. At that time, not all the development tracts were identified and not all the signage locations were determined. Subsequent administrative amendments for signage have been approved by Lee County for other parcels in Coconut Point, such as Hertz.

The two monument signs are 11 feet wide and 6 feet 6 inches high, and they meet Code requirements for height and width and are consistent with the design in the Coconut Point Design Guidelines document. The taller sign is 18 feet 8 inches tall and 11 feet wide and is a project identification sign intended to provide signage for the smaller tenants. In the County Administrative Sign Amendment, the larger sign is shown on the adjacent Hertz site. Hertz constructed a smaller sign in lieu of this identification sign. Staff does not object to this taller sign which will help identify the smaller retail tenants. The sign complies with the Design Guidelines of the DRI.

It should be noted that there are two Coconut Point identification signs on the property. There are several of these interspersed throughout the larger 482-acre project.

FINDINGS

1. The applicant has provided sufficient justification for the amendment by demonstrating compliance with the Comprehensive Plan, Land Development Code and Coconut Point Design Guidelines.

2. The sign design is consistent with the Coconut Point Design Review Guidelines document ADD2004-00060 governing Oakbrook Properties.

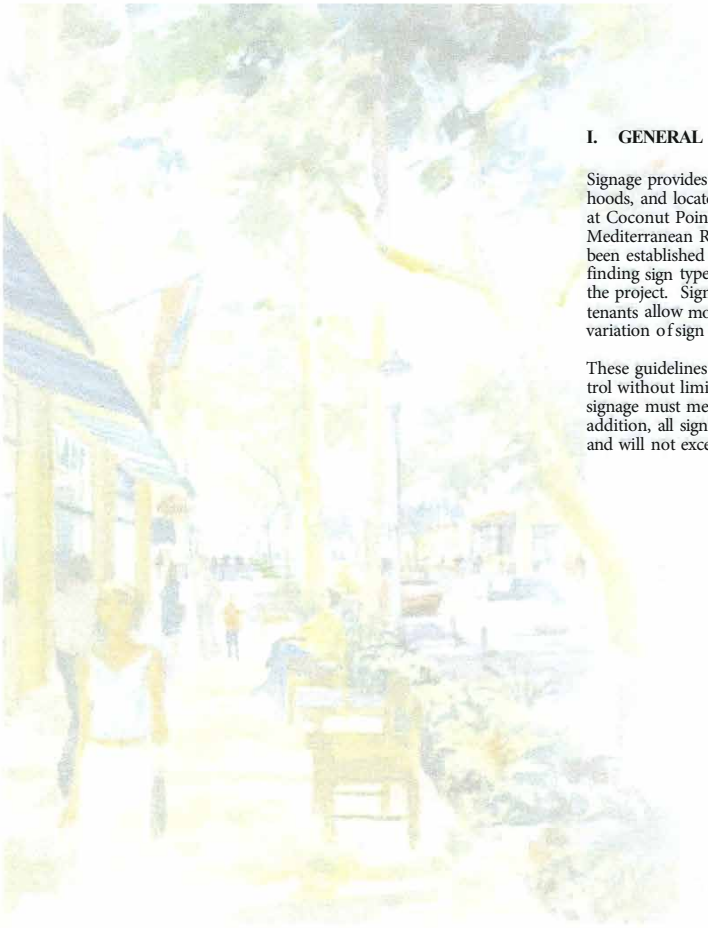
ATTACHMENTS

A. Location Map
B. Excerpt from Design Guidelines Document – Signage Section
C. Applicant's Information

Attachment A



Attachment B



PART4
SIGNAGE

I. GENERAL

Signage provides project identity, assists in way finding, marks neighborhoods, and locates businesses. Identity, way finding and residential signage at Coconut Point shall incorporate a common theme in keeping with the Mediterranean Revival style of the project. Particular, cohesive designs have been established for project identity signage. In addition, a program of way finding sign types and environmental graphics will be incorporated into the project. Signage criteria for the individual storefronts of commercial tenants allow more flexibility for expression through business logos and variation of sign type and construction.

These guidelines are intended to provide an appropriate level of sign control without limiting creative sign design by tenants and businesses. All signage must meet these criteria and receive approval by the DRA. In addition, all signs at Coconut Point must conform to local sign ordinances and will not exceed any local size restrictions for signs.

75

PART 4 SIGNAGE

RECEIVED
ADD

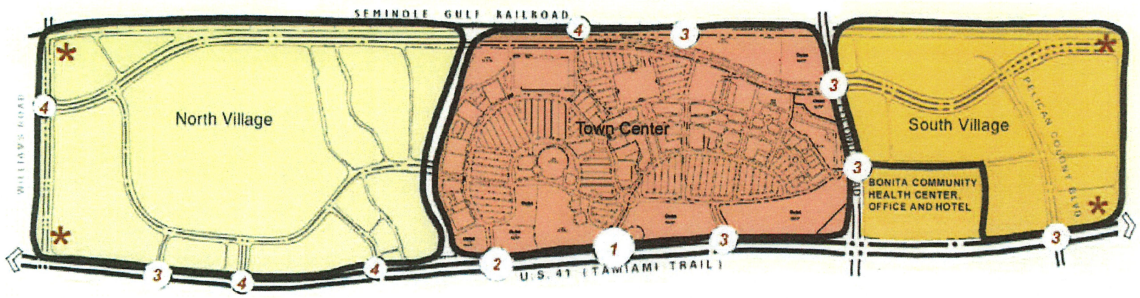
JUNE 14, 2004

II. GENERAL CHARACTERISTICS OF SIGNAGE AT COCONUT POINT

1. Project Identity Signage

- Project Identity Towers - Project Identity Sign Type 1
- Large Scale Monument Signs - Project Identity Sign Type 2
- Medium Scale Monument Signs - Project Identity Sign Type 3
- Entry Sign Walls - Project Identity Sign Type 4
- Project Identity Sign (shown on keyplan as *)

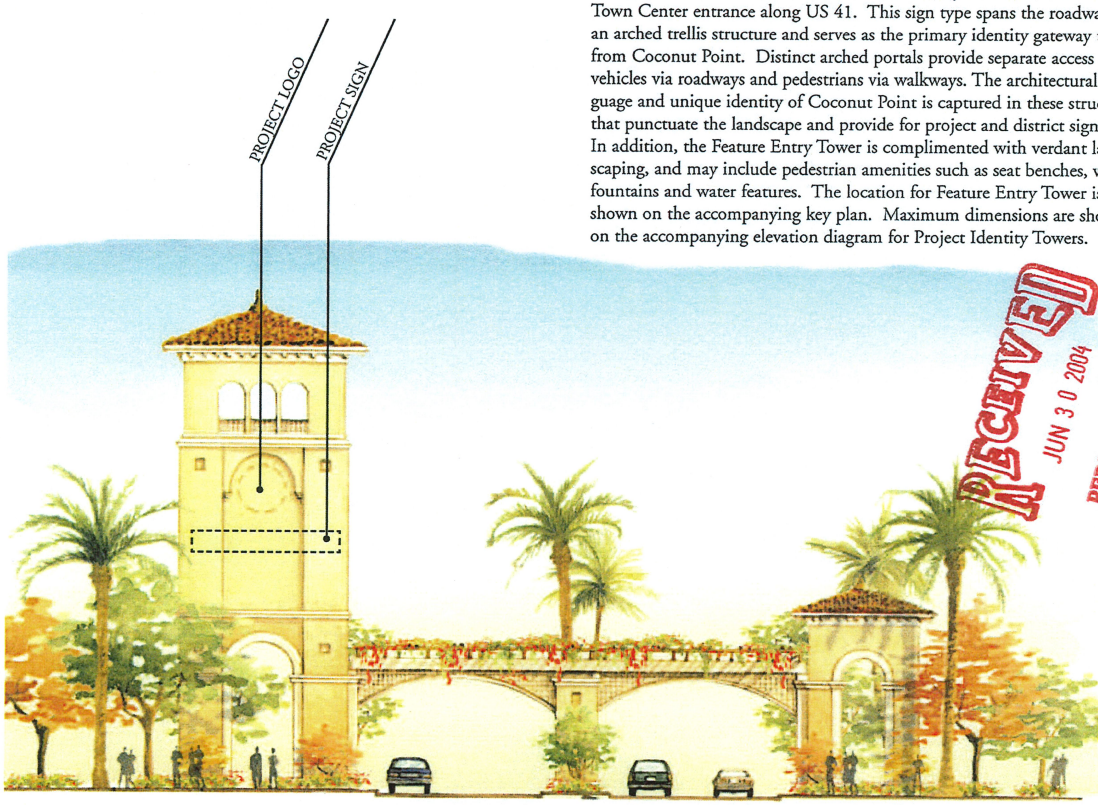
RECEIVED
JUN 30 2004
PERMIT COUNTER
ADD 2004-00060



JUNE 14, 2004

A. Feature Entry Tower - Entry Sign Type 1

A major architectural statement, the Feature Entry Tower is located at the Town Center entrance along US 41. This sign type spans the roadway with an arched trellis structure and serves as the primary identity gateway to and from Coconut Point. Distinct arched portals provide separate access for vehicles via roadways and pedestrians via walkways. The architectural language and unique identity of Coconut Point is captured in these structures that punctuate the landscape and provide for project and district signage. In addition, the Feature Entry Tower is complimented with verdant landscaping, and may include pedestrian amenities such as seat benches, water fountains and water features. The location for Feature Entry Tower is shown on the accompanying key plan. Maximum dimensions are shown on the accompanying elevation diagram for Project Identity Towers.



RECEIVED
JUN 30 2004
PERMIT COUNTER
ADD 2004-00060

JUNE 14, 2004

B. Large Scale Monument Signs - Project Identity Sign Type 2

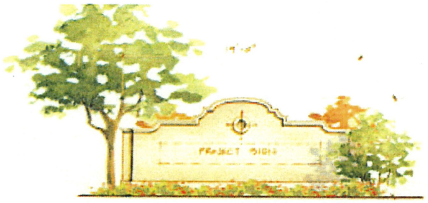
Large Scale Monument signs allow for streetside announcement of multiple large-scale commercial Tenants at Coconut Point. Locations for Large Scale Monument signs are shown on the accompanying key plan. Maximum dimensions for Large Scale Monument signs are shown on the accompanying elevation diagram.

C. Medium Scale Monument Signs - Project Identity Sign Type 3

Similar to Large Scale Monument Signs but on a smaller scale, Medium Scale Monument Signs may be provided at the main entries into each district. These will be well landscaped with architectural feature walls providing opportunity for multiple message signage. These signs reflect the district identity signage as well as community identity and may incorporate user names. Locations for Medium Scale Monument are shown on the accompanying key plan.

D. Entry Sign Walls - Entry Sign Type 4

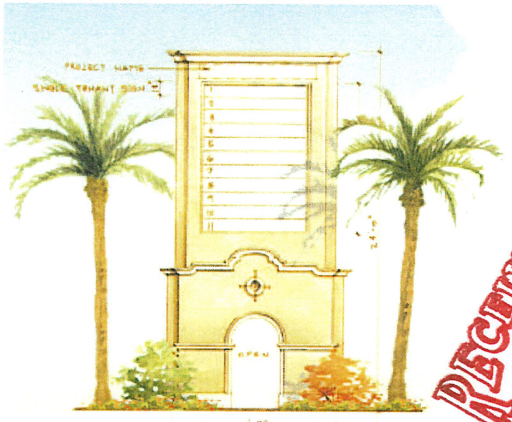
Entry Sign Walls are smaller statements at secondary entries into the districts. They will be smaller in scale and detail than other project entry signs, with landscaping and architectural articulation. Locations for Entry Sign Walls are shown on the accompanying key plan. Maximum dimensions are shown on the accompanying elevation diagram for Entry Sign Walls.



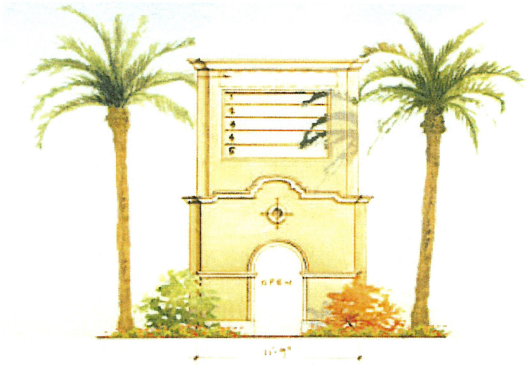
Entry Sign Walls - Entry Sign Type 4

E. Project Identity Signs (shown on key plan as *)

These signs mark the four corners of the Coconut Point boundaries and are similar in design to Entry Sign Type 1. Between 18 to 24 feet high, they reinforce the identity of the overall project. Their design shall be in keeping with the Coconut Point Mediterranean Revival aesthetic.



Large Scale Monument Signs - Project Identity Sign Type 2

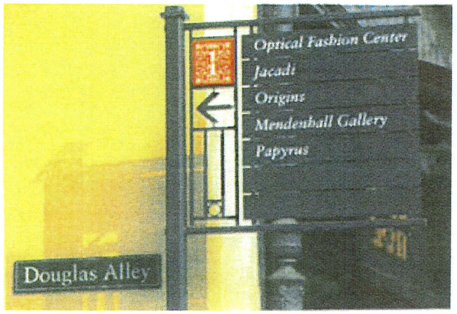


Medium Scale Monument Signs - Project Identity Sign Type 3

RECEIVED
JUN 30 2004
PERMIT COUNTER
2004-00060

2. Way finding Sign Types

Primarily located in Commercial Areas, Way finding directories will be provided at key decision making locations throughout the project. These will be suitably sized and located to provide easily readable information for all visitors, including pedestrians, bicyclists, and drivers of motor vehicles. All signs within a district will have a consistent design theme and will be suitably sized and placed. In general, signs will provide directions to major destinations or to the larger tenants within Coconut Point.

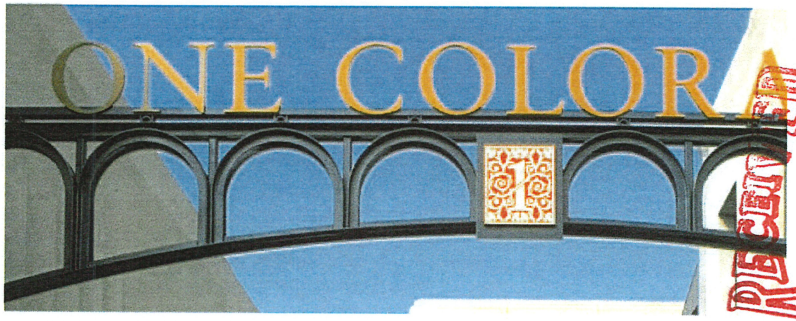


A. Pedestrian signs are generally similar in style to monument signs on a smaller scale and provide information on tenant locations within the project, frequently including a project key plan.

B. Vehicle signs may be either pole mounted or similar in style to monument signs and may include district names and directional arrows and other project information. Care should be taken to provide adequate clearances above grade for any projecting elements yet maintain visibility and legibility when designing pole mounted way finding signs.

C. Bicycle signs are generally centrally mounted on poles at the eye level of cyclists. Information is provided on orientation, primary destinations and districts.





RECEIVED
JUN 30 2004
PERMIT COUNTER

400 2004-99060

79

PART 4 SIGNAGE

JUNE 14, 2004

III. CHARACTERISTICS OF SIGNAGE SPECIFIC TO COMMERCIAL RETAIL ZONES

A specific set of design criteria has been established governing the individual buildings and storefronts of commercial tenants at Coconut Point. The types and construction of building signage are outlined on the following pages.

1. Commercial Building Sign Types and Criteria

All tenant signs are to comply with Lee County and Estero signage codes. However, signs on any one sign face of a tenant building shall not exceed 300 SF. This area is to be determined by the sum of all reasonable rectangles that enclose the sign parts.

Building face is defined as the area of wall fronting on leased or owned space of the tenant or owner measured from the roof eave or top of parapet to finished floor.

A. Wall Mounted Fascia Signs.

• Wall mounted signs and fascia signs provide key tenant identification above storefronts and on building facades.

• Wall mounted signs and fascia signs of construction types outlined in item 2 of this section are permitted.

B. Awning Signs.

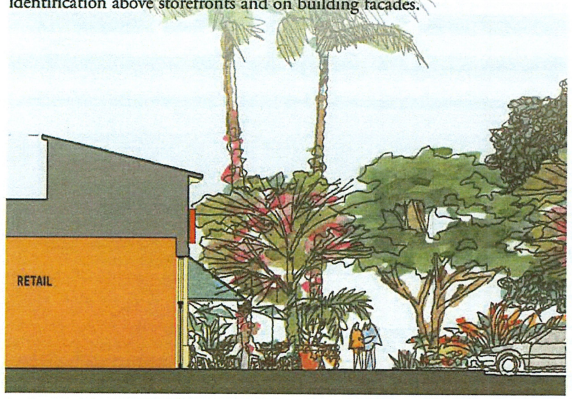
• Awning signage is permitted at awning valances.

C. Projecting Signs

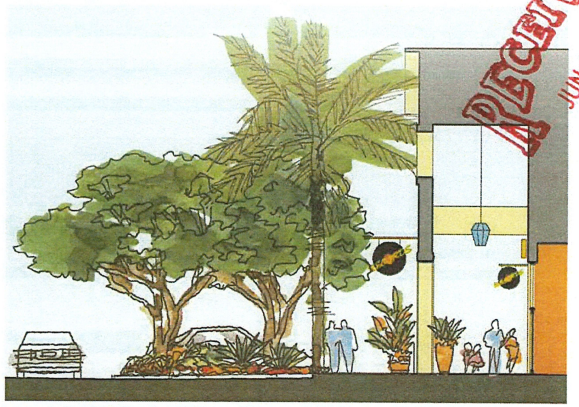
• The use of Projecting signs are encouraged as they provide visual excitement and accentuate the pedestrian character of certain districts at Coconut Point.

• Projecting signs located at a building corner may use the larger of the two building faces adjoining that corner for determination of sign size.

• Minimum clear distance from the bottom of a projecting sign to a pedestrian walking or vehicular driving surface is 9'-6".

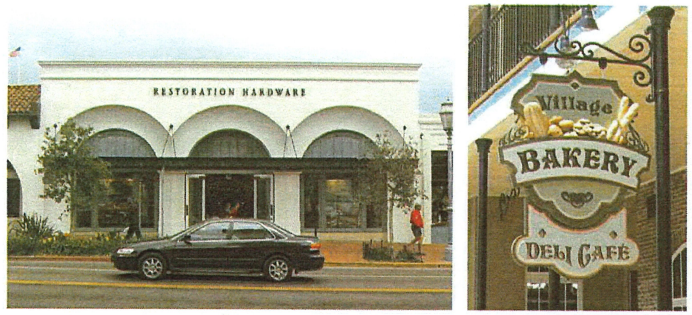


Section at Wall Mounted Sign



Section at Projecting Sign

RECEIVED
JUN 30 2004
PERMIT COUNTER
ADD 2004-00060







Elevation at Wall Mounted and Awning Signs

Elevation at Projecting Sign

JUNE 14, 2004

81

PART A

RECEIVED
JUN 30 2004
PERMIT COUNTER

AD 2004-00060

D. Banners

- Banners announce community events and animate streetscapes and pedestrian areas by adding color, texture and rhythm.
- Seasonal theme banners are permitted in commercial zones.
- Banners may not advertise discounts or other sale-type events.
- Banners must be fastened to: arms attached to poles erected for that purpose; lamp posts; or wall brackets on buildings. Arms and brackets must be permanently fastened and integral to the design of the post or façade they are attached to.



2. Construction of Commercial Building Sign Types and Criteria

The following types of sign construction are permitted for Commercial Retail Signs at Coconut Point. For all sign construction types, all transformers, wiring, ballasts, connectors and labels must be concealed from view.

- Internally illuminated, reverse channel letter signs:
Individual channel letters are mounted off the wall either by mounting clips or pins with internal illumination projecting out and around the letter backs.



- Double illuminated channel letter signs:
Individual channel letters are mounted off the wall either by mounting clips or pins with internal illumination projecting out and around the letter backs, as well as through the letter faces.



- Internally illuminated channel letter signs:
Individual channel letters are surface mounted to the wall usually with clip angles with internal illumination projecting through translucent letter faces but not through opaque letter sides or backs.



- Edge illuminated channel letter signs:
Individual channel letters are surface mounted to the wall usually with clip angles with internal illumination projecting through translucent letter edges but not through opaque letter faces or backs.



- Dimensional cut or cast letter signs:
Dimensional cut or cast letters are mounted off the wall either by mounting clips or pins, with concealed illumination projecting out and around the letters.



- Sign cut from an opaque panel:
Individual letters are cut from an opaque panel, with concealed illumination projecting through the letters and possibly out and around the panel as well.



RECEIVED
JUN 30 2004
PERMIT COUNTER
ADD 2004-00060

Attachment C

Konover South
A Simon Konover Company

431 Fairway Drive
Suite 201
Deerfield Beach.FL 33441
phone 954.354.8282
fax 954.354.8283
www.konoversouth.com

To: Mary Gibbs, Village of Estero, Community Development Director
From: Jeff Williams, Konover South, Executive Vice President
Re: Marketplace at Coconut Point, Ground Mounted Signage
Date: 07/17/23

Mary,

This is our second submission seeking approval for three ground mounted signs at our Marketplace at Coconut Point Development. Per your request this narrative will provide clarity on the details included in the submittal. We are seeking approval of three signs, two small scale ground mounted single tenant signs and one medium scale ground mounted multi-tenant sign.

The single tenant signs will be located along US 41 in front of the McDonalds and the Millers Ale House at opposite ends of the development and the multi-tenant sign will be in the middle of the development along US 41. The architecture of all three signs is consistent with the guidelines proved in the Coconut Point DRJ Design Regulations (DRG's) and has received written approval from the North Village Association as required. That approval document was included with our Development Order submission that was also fully approved. All dimensions and design of the three signs match what was provided in the Development Order. Our signage plans were signed, dated, and stamped as "approved" within our D.O. and were specifically enumerated as approved "construction plans" with the D.O. approval letter from Jim Hart. The only difference from the approved sign plans within the D.O. is that we have moved the setback to 15' as requested; all other detail remain unchanged.

The DRG's include a conceptual master sign plan. On our tract of land (tract 1-C) two (2) Entry Sign Walls are shown and both of those signs were installed a long time ago and remain on the property today. No other signs are shown on the conceptual plan as there are a wide variety of approved uses on this tract of land and therefore development and tenant specific signage would not have been appropriate at the time the DRG's were approved. The Hertz parcel directly to the North of us shows a Project Identity sign, which is in place, and Medium Scale Monument sign which is NOT in place. The Hertz development processed and administrative amendment through Lee County and replaced the Medium Scale sign with two Entry Sign Walls which ARE currently in place. We are proposing relocating the previously planned Medium Scale Monument sign to the center of our property and adding two Small Scale Single Tenant signs to serve the McDonalds and Millers Ale House. The movement/relocation/change of these sign locations were provided in the D.O. Please note that there is nothing within the Coconut Point approvals that limits signage to two total signs per parcel.

The provided signage plans include all dimensions of the planned signs, but for clarity please see the main dimensions below:

Small Scale Ground Mounted Single Tenant Sign – McDonalds
Width = 11'0"
Height = 6'6"

Small Scale Ground Mounted Single Tenant Sign – Millers Ale House
Width = 11'0"
Height = 6'6"

Medium Scale Multi-Tenant Sign – Retail
Width = 11'0"
Height = 18'8"

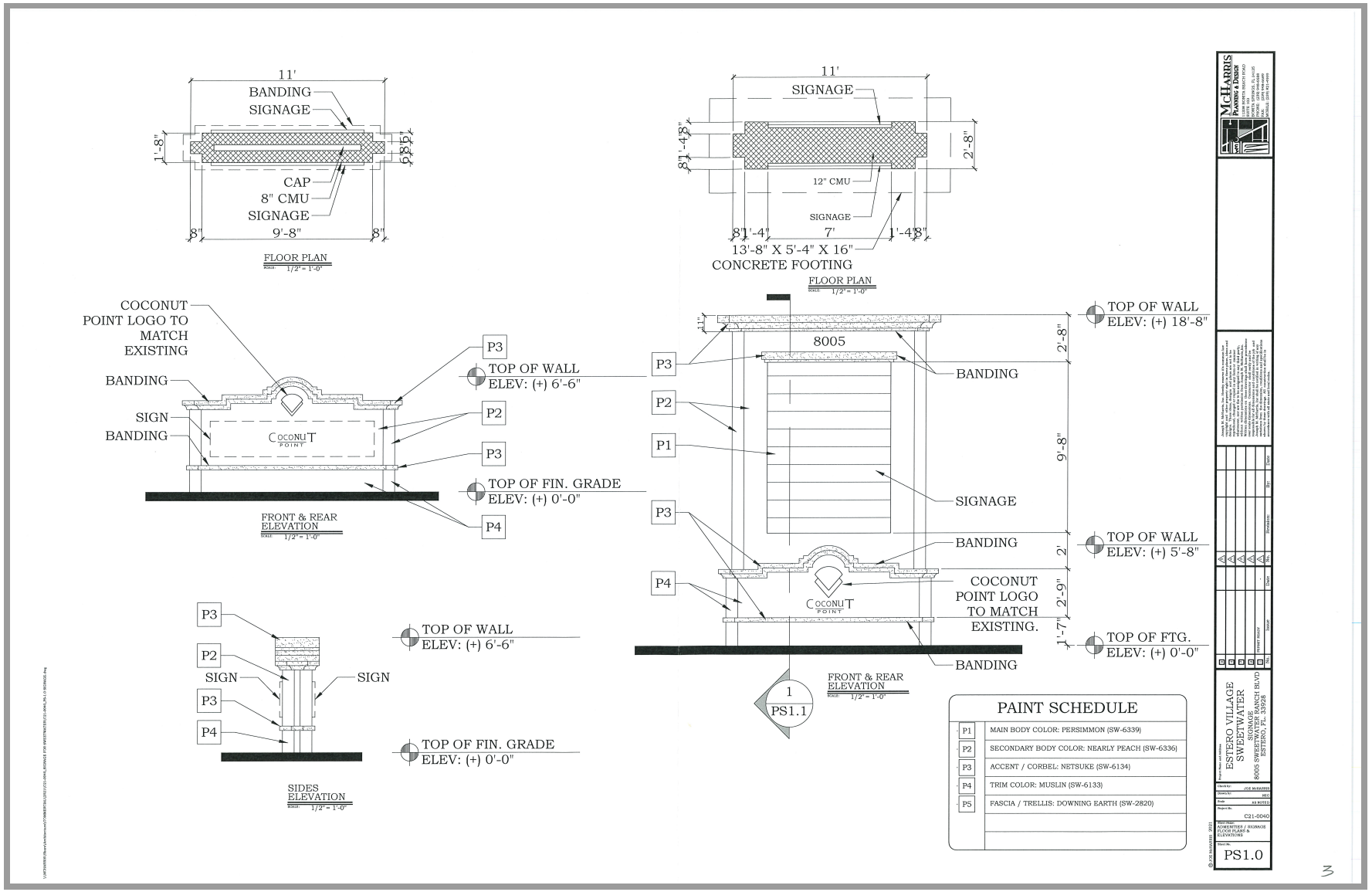
Should you need any additional information please do not hesitate to contact me directly. We look forward to this approval and the start of construction. Thank you.

Regards,

Jeff Williams, Executive Vice President
Konover South

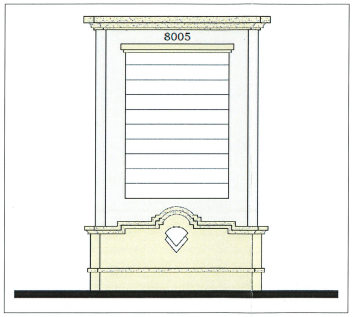
Development. Leasing. Management.
Since 1957

2

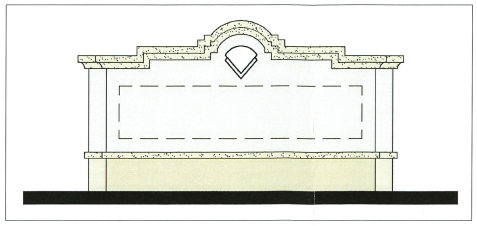

11'
BANDING
SIGNAGE
1'-8"
6'-8"
CAP
8" CMU
SIGNAGE
8"
9'-8"
8"
FLOOR PLAN
SCALE 1/2" = 1'-0"
11'
SIGNAGE
8'1'-4"
2'-8"
12" CMU
SIGNAGE
8'1'-4"
7'
1'-4 3/8"
13'-8" X 5'-4" X 16"
CONCRETE FOOTING
FLOOR PLAN
SCALE 1/2" = 1'-0"
COCONUT
POINT LOGO TO
MATCH
EXISTING
BANDING
SIGN
BANDING
P3
TOP OF WALL
ELEV: (+) 6'-6"
P2
P3
TOP OF FIN. GRADE
ELEV: (+) 0'-0"
P4
COCONUT
POINT
FRONT & REAR
ELEVATION
SCALE 1/2" = 1'-0"
P3
P2
SIGN
P3
P4
SIGN
TOP OF WALL
ELEV: (+) 6'-6"
TOP OF FIN. GRADE
ELEV: (+) 0'-0"
SIDES
ELEVATION
SCALE 1/2" = 1'-0"
1"
8005
2'-8"
P3
P2
P1
P3
P4
BANDING
SIGNAGE
BANDING
COCONUT
POINT LOGO
TO MATCH
EXISTING.
BANDING
9'-8"
2'
2'-9"
1'-7"
TOP OF WALL
ELEV: (+) 18'-8"
TOP OF WALL
ELEV: (+) 5'-8"
TOP OF FTG.
ELEV: (+) 0'-0"
1
PS1.1
FRONT & REAR
ELEVATION
SCALE 1/2" = 1'-0"
PAINT SCHEDULE
P1 MAIN BODY COLOR: PERSIMMON (SW-6339)
P2 SECONDARY BODY COLOR: NEARLY PEACH (SW-6336)
P3 ACCENT / CORBEL: NETSUKE (SW-6134)
P4 TRIM COLOR: MUSLIN (SW-6133)
P5 FASCIA / TRELLIS: DOWNING EARTH (SW-2820)
McHARRIS
PLANNING & DESIGN
ESTERO VILLAGE
SWEETWATER
SIGNAGE
8005 SWEETWATER RANCH BLVD
ESTERO, FL 33928
C21-0040
AMENITIES / SIGNAGE
FLOOR PLANS &
ELEVATIONS
PS1.0
3

PAINT SCHEDULE

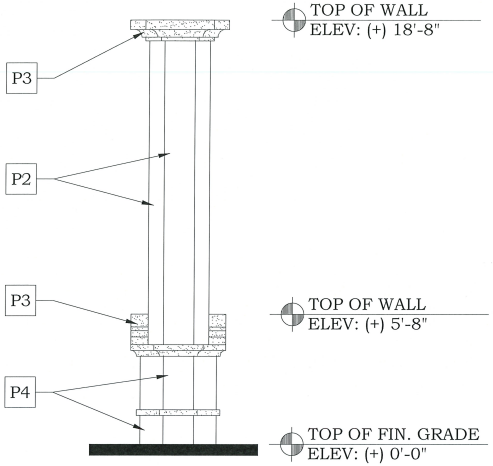
P1	MAIN BODY COLOR: PERSIMMON (SW-6339)
P2	SECONDARY BODY COLOR: NEARLY PEACH (SW-6336)
P3	ACCENT / CORBEL: NETSUKE (SW-6134)
P4	TRIM COLOR: MUSLIN (SW-6133)
P5	FASCIA / TRELLIS: DOWNING EARTH (SW-2820)



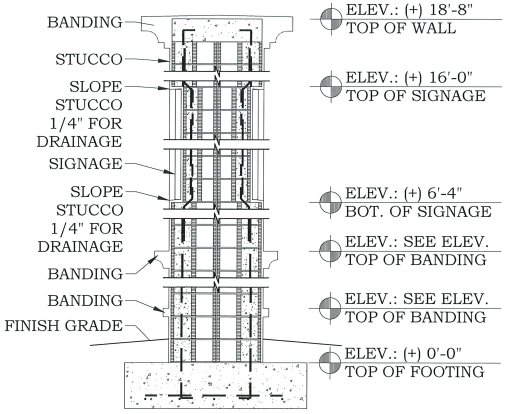
SIGNAGE RENDERING
SCALE: N.T.S.



SIGNAGE RENDERING
SCALE: N.T.S.



SIDES
ELEVATION
SCALE: 1/2" = 1'-0"



1 WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"

McHARRIS PLANNING & DESIGN

ESTERO VILLAGE SWEETWATER
SIGNAGE
8005 SWEETWATER RANCH BLVD
ESTERO, FL 33928

C21-0040

AMENITIES / SIGNAGE FLOOR PLANS & ELEVATIONS

PS1.1

4

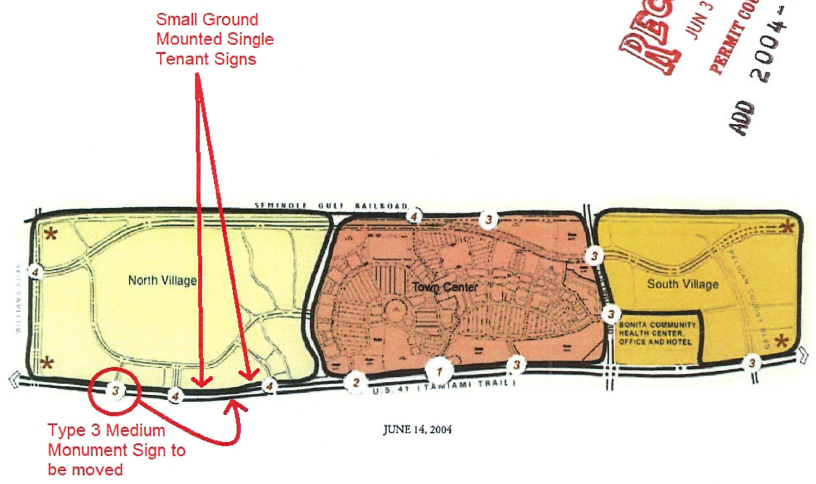
II. GENERAL CHARACTERISTICS OF SIGNAGE AT COCONUT POINT

1. Project Identity Signage

- Project Identity Towers - Project Identity Sign Type 1
- Large Scale Monument Signs - Project Identity Sign Type 2
- Medium Scale Monument Signs - Project Identity Sign Type 3
- Entry Sign Walls - Project Identity Sign Type 4
- Project Identity Sign (shown on keyplan as *)

76

RECEIVED
JUN 30 2004
PERMIT CENTER
ADD 2004-00060



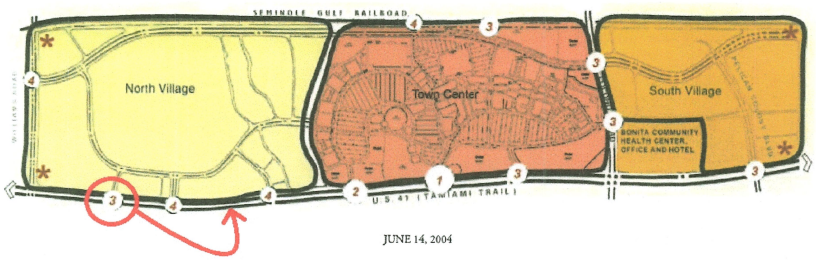
JUNE 14, 2004

II. GENERAL CHARACTERISTICS OF SIGNAGE AT COCONUT POINT

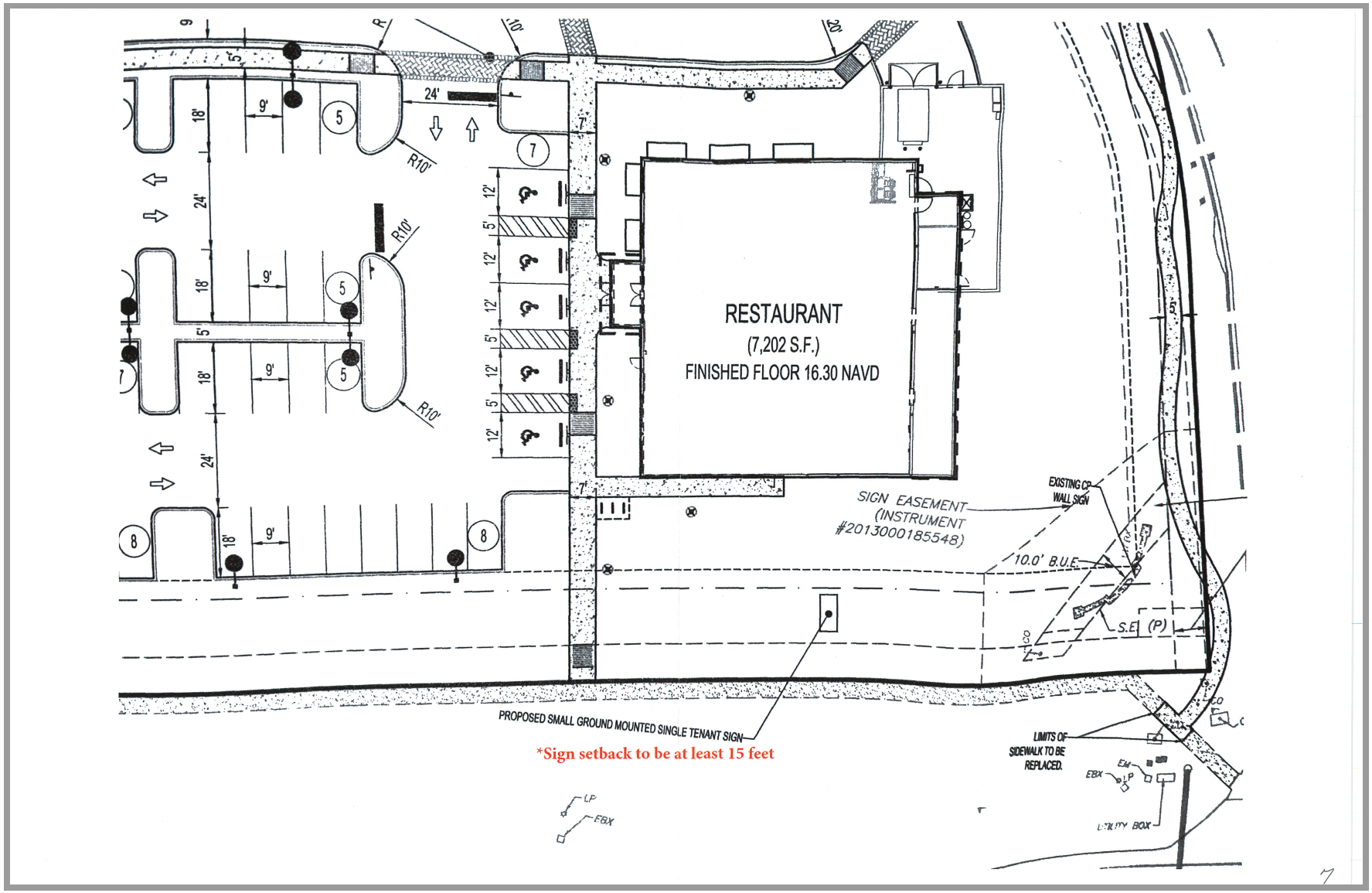
1. Project Identity Signage

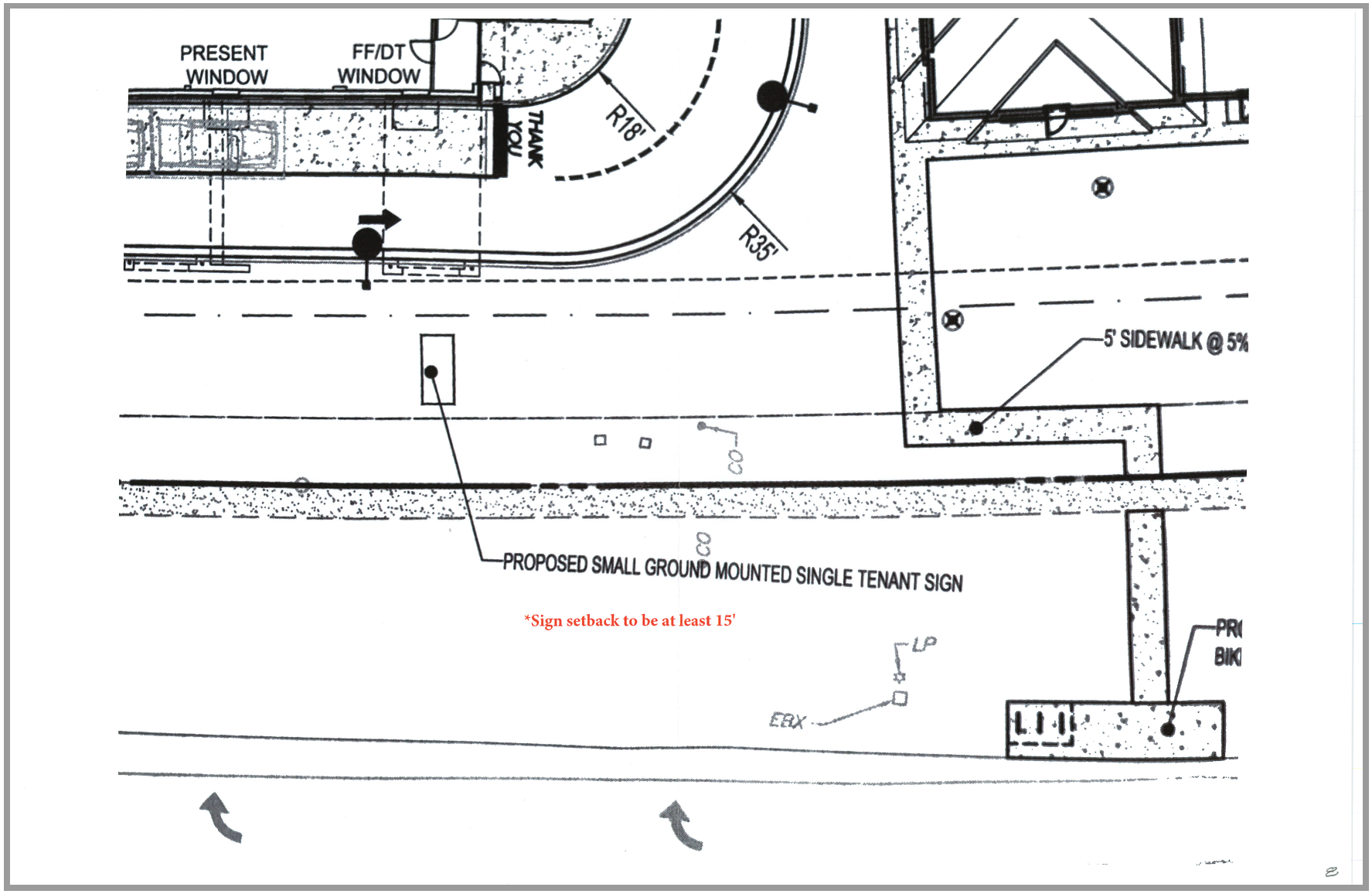
- Project Identity Towers - Project Identity Sign Type 1
- Large Scale Monument Signs - Project Identity Sign Type 2
- Medium Scale Monument Signs - Project Identity Sign Type 3
- Entry Sign Walls - Project Identity Sign Type 4
- Project Identity Sign (shown on keyplan as *)

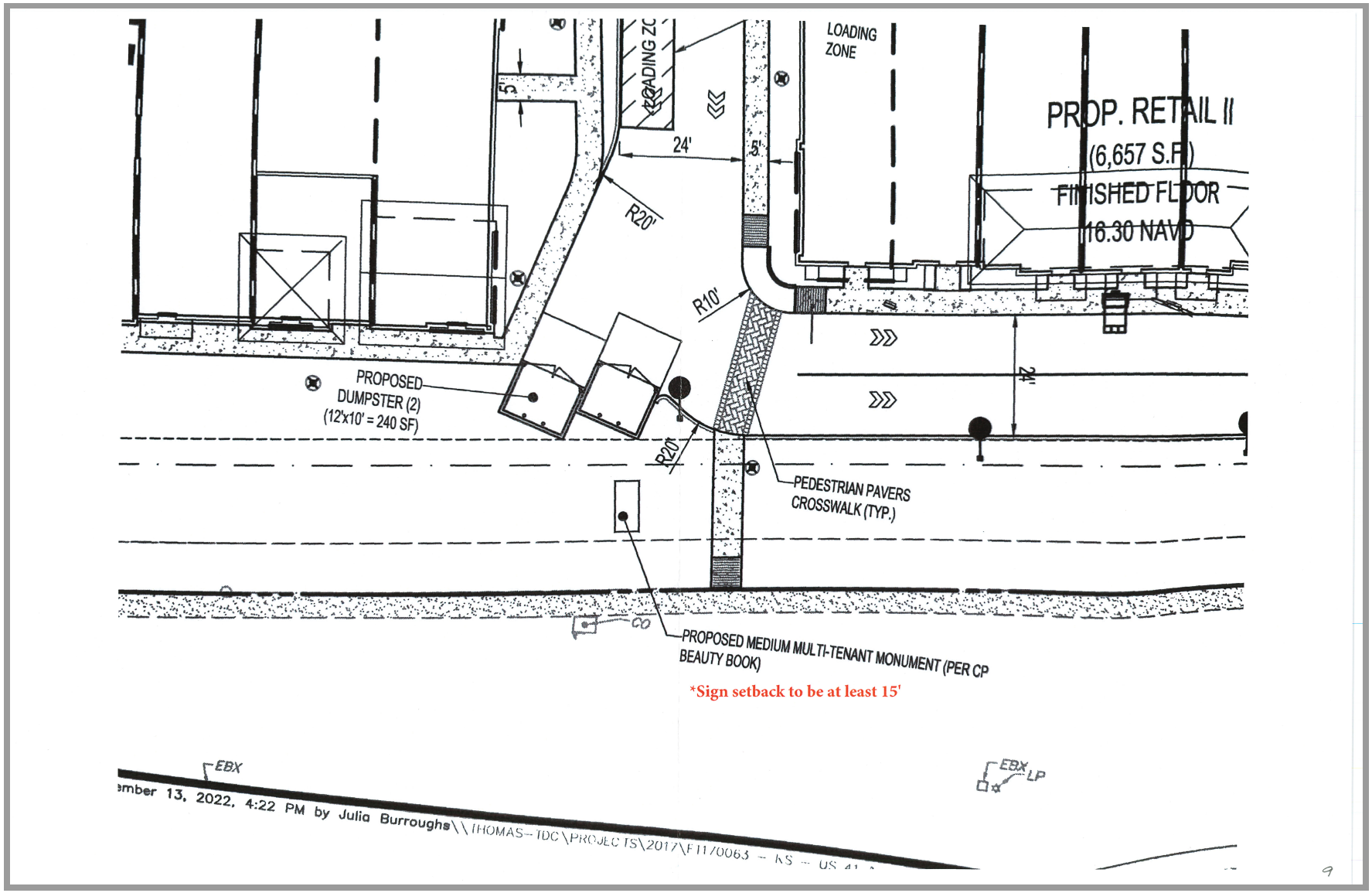
RECEIVED
JUN 30 2004
PERMIT COUNTER
ADD 2004-00060



JUNE 14, 2004


RESTAURANT
(7,202 S.F.)
FINISHED FLOOR 16.30 NAVD
SIGN EASEMENT
(INSTRUMENT
#20130000185548)
EXISTING CP
WALL SIGN
10.0' B.U.E.
S.E. (P)
PROPOSED SMALL GROUND MOUNTED SINGLE TENANT SIGN
*Sign setback to be at least 15 feet
LIMITS OF
SIDEWALK TO BE
REPLACED.
EBX
LP
UTILITY BOX
24'
18'
9'
R10'
12'
5'
7'


PRESENT WINDOW
FF/DT WINDOW
THANK YOU
R18'
R35'
5' SIDEWALK @ 5%
PROPOSED SMALL GROUND MOUNTED SINGLE TENANT SIGN
*Sign setback to be at least 15'
LP
EBX


LOADING ZONE
PROP. RETAIL II
(6,657 S.F.)
FINISHED FLOOR
16.30 NAVD
24'
5'
R20'
R10'
PROPOSED DUMPSTER (2)
(12'x10' = 240 SF)
R20'
PEDESTRIAN PAVERS
CROSSWALK (TYP.)
PROPOSED MEDIUM MULTI-TENANT MONUMENT (PER CP BEAUTY BOOK)
*Sign setback to be at least 15'
EBX
EBX LP
ember 13, 2022, 4:22 PM by Julia Burroughs \\THOMAS-TDC\PROJECTS\2017\F17006.3 - KS - US 41

RESOLUTION NO. PZDB 2023-03
ADMINISTRATIVE AMENDMENT ADD2023-E003

PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO, FLORIDA

WHEREAS, Konover South (applicant) filed an application for an administrative amendment for the **Coconut Point MPD** as follows:

> An administrative amendment for approval of signage for the Marketplace tract at Coconut Point.

WHEREAS, authorization for the amendment was provided to Konover South by the property owner, CP Land Investment LLC c/o Ned Newhirst; and

WHEREAS, the property is located at 8001 Via Rapallo Drive, and described more particularly as: STRAP Number: 04-47-25-E2-3100C.0000; and

WHEREAS, the project is part of the Coconut Point DRI and is zoned Mixed-Use Planned Development which was approved by Lee County on October 21, 2002 in Resolution Z-02-009 as amended; and

WHEREAS, the property is also subject to the Coconut Point DRI Development Order; and

WHEREAS, the Future Land Use designation of the subject property is Transitional Mixed Use; and

WHEREAS, the "Coconut Point Design Review Guidelines" document was conceptually approved for Coconut Point in Lee County ADD2004-00060, including signage; and

WHEREAS, the applicant is requesting two monument signs and one project identification sign for the 10-acre tract which was approved by the Village for a local development order on January 12, 2023 for restaurants and retail uses; and

WHEREAS, the Land Development Code provides for certain minor amendments to planned developments to be reviewed and decided by the Planning Zoning and Design Board; and

WHEREAS, the following findings of fact are offered:

1. The proposed sign structures are in conformity with good design.

2. The structures are in harmony with the developments in the general area.

3. The design of the structures is consistent with the "Coconut Point Design Review Guidelines" document (ADD2004-00060) governing Simon and Oakbrook properties.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative amendment is approved to add 3 signs to the Marketplace Tract 1-C with the following conditions:

1. The signs must be in conformance with Signage design as illustrated on the attached plan dated 02/28/2023 and consistent with the Coconut Point Design Review Guidelines.

2. Sign dimensions are as follows:

   - 2 single-tenant monument signs 11' wide x 6' 6" high
   - multi-tenant sign 11' wide x 18' 8" tall

3. Signs must meet the Design Guidelines for paint colors and meet the Land Development Code for all other specifications.

PASSED AND DULY ADOPTED this 8th day of August, 2023.

VILLAGE OF ESTERO, FLORIDA
PLANNING AND ZONING BOARD

_____
Scotty Wood, Chairman

Attest:

By: _____
Carol Sacco, Village Clerk

Reviewed for legal sufficiency

By:_____
Nancy Stroud, Esq., Land Use Attorney

Vote:

Scotty Wood	Yes___	No___
Anthony Gargano	Yes___	No___
Kristin Jeannin	Yes___	No___
Barry Jones	Yes___	No___
Michael Sheeley	Yes___	No___
James Tatooles	Yes___	No___
Jim Wallace	Yes___	No___

MARKETPLACE AT COCONUT POINT

Monument Signage Proposal

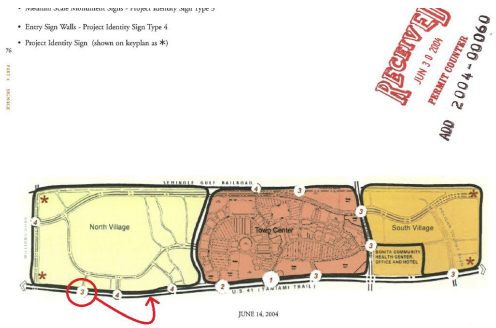
2 Single Tenant Ground Mounted Signs

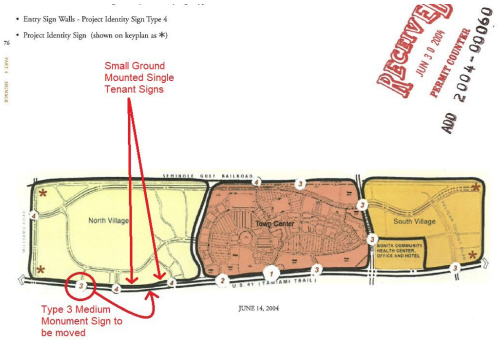
1 Multi-Tenant Ground Mounted Monument Sign



PROPOSED SIGN MOVEMENT FROM CONCEPTUAL PLAN IN CP DRGS

- Type 3 Monument sign previously planned for Hertz property relocated to tract 1C
- 2 Small Ground Mounted, Single Tenant signs added to Tract 1C
- 2 Type 4 Entry signs currently on Tract 1C



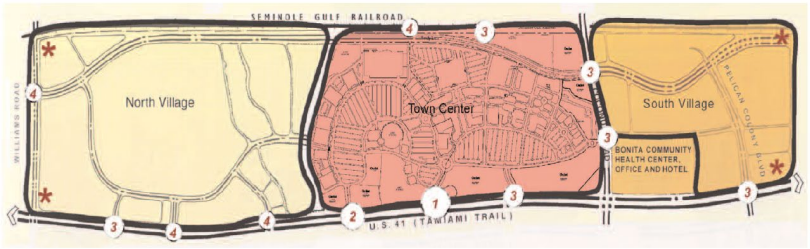


CP DRG SIGN PLAN AND DETAILS

II. GENERAL CHARACTERISTICS OF SIGNAGE AT COCONUT POINT

1. Project Identity Signage

- Project Identity Towers - Project Identity Sign Type 1
- Large Scale Monument Signs - Project Identity Sign Type 2
- Medium Scale Monument Signs - Project Identity Sign Type 3
- Entry Sign Walls - Project Identity Sign Type 4
- Project Identity Sign (shown on keyplan as ✶)



JUNE 14, 2004

78

PART 4 SIGNAGE

C. Medium Scale Monument Signs - Project Identity Sign Type 3

Similar to Large Scale Monument Signs but on a smaller scale, Medium Scale Monument Signs may be provided at the main entries into each district. These will be well landscaped with architectural feature walls providing opportunity for multiple message signage. These signs reflect the district identity signage as well as community identity and may incorporate user names. Locations for Medium Scale Monument are shown on the accompanying key plan.



Medium Scale Monument Signs - Project Identity Sign Type 3

D. Entry Sign Walls - Entry Sign Type 4

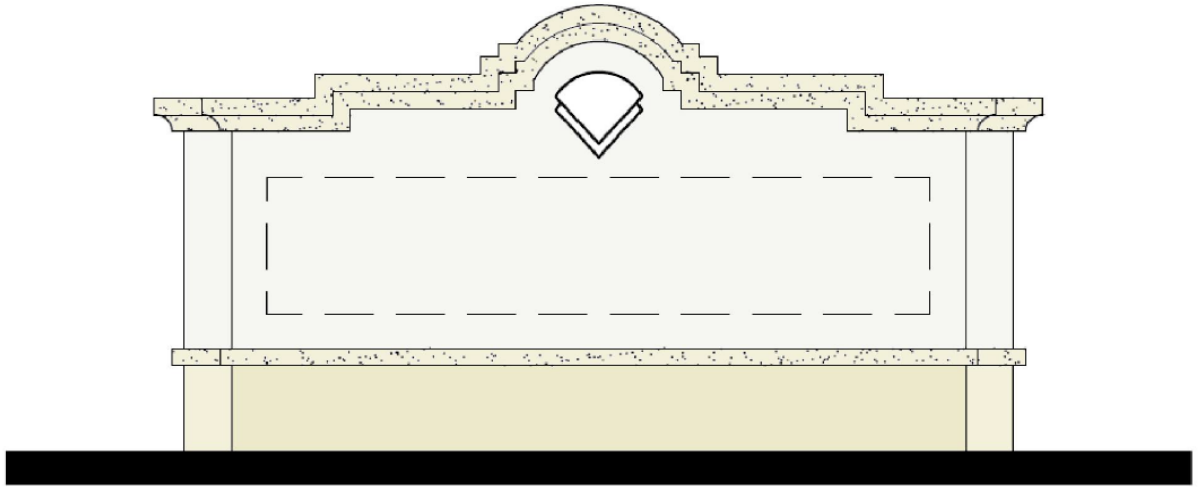
Entry Sign Walls are smaller statements at secondary entries into the districts. They will be smaller in scale and detail than other project entry signs, with landscaping and architectural articulation. Locations for Entry Sign Walls are shown on the accompanying key plan. Maximum dimensions are shown on the accompanying elevation diagram for Entry Sign Walls.



Entry Sign Walls - Entry Sign Type 4

JUNE 14, 2004

PROPOSED ADDED SINGLE TENANT SIGNS



EXISTING HERTZ SINGLE TENANT SIGN



CP DRG TYPE 3 MEDIUM MONUMENT SIGN

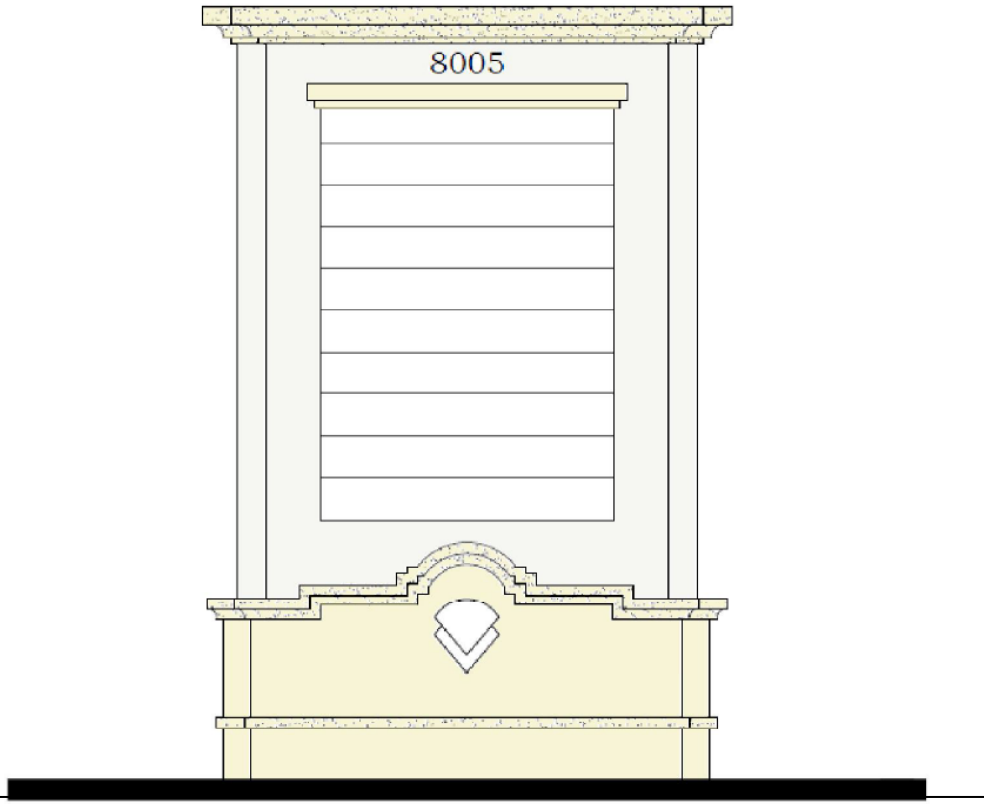
C. Medium Scale Monument Signs - Project Identity Sign Type 3

Similar to Large Scale Monument Signs but on a smaller scale, Medium Scale Monument Signs may be provided at the main entries into each district. These will be well landscaped with architectural feature walls providing opportunity for multiple message signage. These signs reflect the district identity signage as well as community identity and may incorporate user names. Locations for Medium Scale Monument are shown on the accompanying key plan.



Medium Scale Monument Signs - Project Identity Sign Type 3

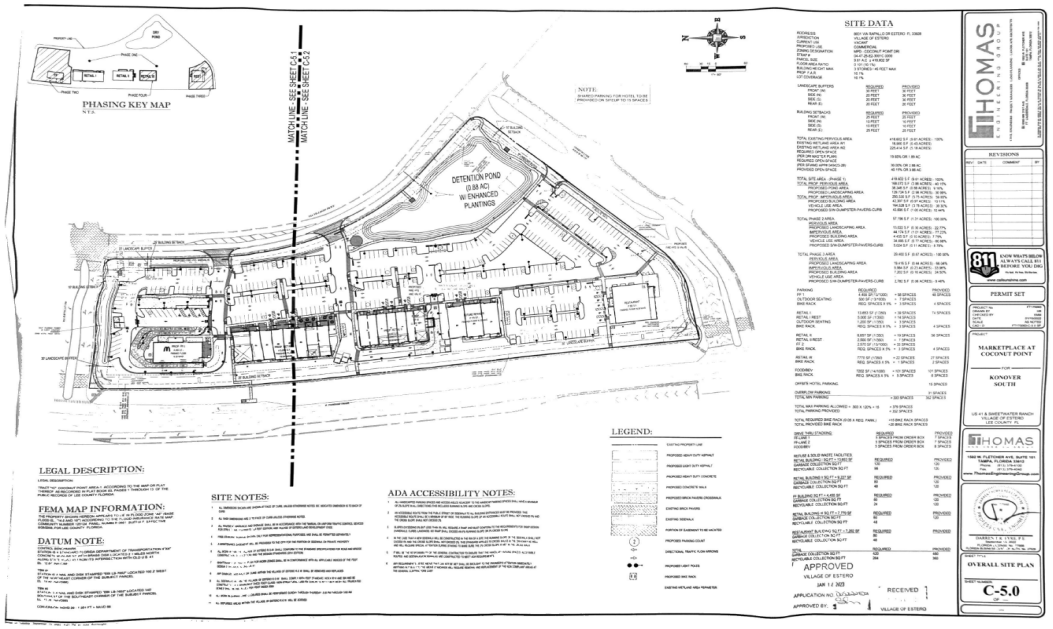
PROPOSED MEDIUM MONUMENT SIGN



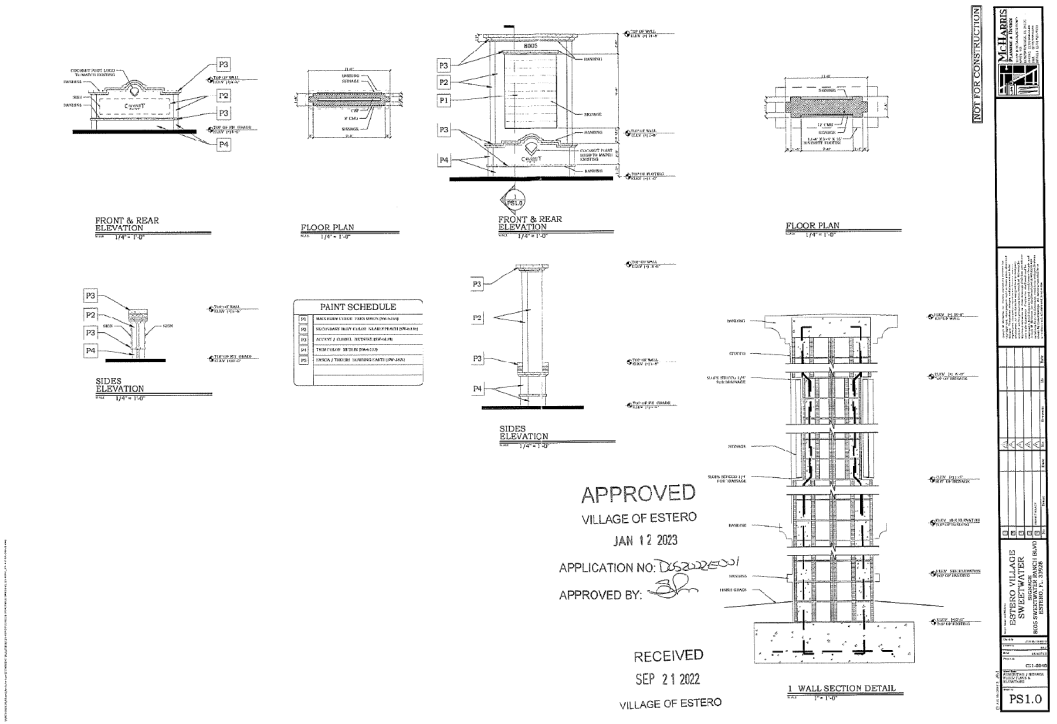
EXISTING S. VILLAGE TYPE 3 MONUMENT SIGN



SIGN LOCATIONS ON SITE PLAN



APPROVED SIGN DETAILS FROM D.O.



DO APPROVAL LETTER INCLUDING SIGNAGE

Village of ESTERO

Joanne Ribble
District One

Larry Fiesel
District Two

Jon McLain
Vice- Mayor
District Three

Katy Errington
Mayor
District Four

Jim Boesch
District Five

Jim Ward
District Six

Jim Wilson
District Seven

Steve Sarkozy
Village Manager

Robert Eschenfelder
Village Attorney

January 12, 2023

Darron Eyre, P.E.
Thomas Engineering Group
1502 W. Fletcher Ave
Suite 101
Tampa, FL 33612

Re: MARKETPLACE AT COCONUT POINT
DOS2022-E001

Dear Mr. Eyre:

Your application for the above referenced project has been approved with stipulations in accordance with the approved plans.

The project is to construct MARKETPLACE AT COCONUT POINT which includes 5 buildings with associated parking, landscaping, and stormwater management. The five building include a McDonald's (4,455 SF) with two lane drive thru, Miller's Ale House restaurant (7,202 SF), and three separate retail buildings (13,653 SF, 9,227 SF, & 7,770 SF) per approved plans.

This approval is based on Construction Plans for MARKETPLACE AT COCONUT POINT which includes the following:

Civil Plans by Darron Thomas Reasor Eyre, PE of Thomas Engineering Group dated 9/13/22.

Landscape Plans by Michael D. Grosswirth, RLA of Thomas Engineering Group dated 8/30/22.

Architectural plans rec'd 9/14/22 by Axis (McD).

Architectural Elevations by Mrg'n dated 8/23/22 (Miller Ale House).

Architectural Elevations by McHarris Planning & Design for Retail Buildings I, II, III sheets A4.0 and A4.1 (each building) (6 sheets total).

Colors on Elevations Rev. 7.13.22. (prev. sub)

Site Lighting by Michael A. Freire of Kamm Consulting dated 4/18/22 and After Business Hours Plan dated 9/19/22.

Signage by Joseph McHarris of McHarris Planning & Design received 9/21/22.

;all subject to the following stipulations:

STIPULATION: Lighting levels to be below 50% of the normal lighting levels per After Hour Site Photometric Plan.

Village of Estero 9401 Corkscrew Palms Circle Estero, FL 33928 Phone 239 221 5035 Fax 239 494 5543 www.Estero-fl.gov

Village of ESTERO

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Wawa
CASE NUMBER
DOS2022-E016
MEETING DATE
August 22, 2023
REQUEST
Development Order for the construction of a 5,537 s.f. building with convenience store and gas station
APPLICANT
Brightwork
LOCATION
10081 Estero Town Commons Place, Corkscrew Road
PROPERTY SIZE
1.60 acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) as amended by Ordinance No. 2022-10
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on July 25, 2023

Staff Recommendation

Staff recommends approval of the Development Order and the deviation with the following Stipulations:

1. Condition 6 of zoning states Replat: Prior to issuance of a development order a re-plat of Tract B must be submitted, reviewed, and approved by the Village Council. The proposed project lies on the eastern portion of the platted Estero Town Commons Tract B which was improperly/illegally split. The project site must be replatted to split Tract B into two lots before the DO application is approved.

   NOTE: The Development Order will not be issued until the Village Council has approved the replat.

2. Condition 3 of zoning states: The developer, successor or assigns (owner) of the northeast parcel in Village Area 2 is responsible for their proportionate share of the cost of signalization at the intersection of Corkscrew Road and Estero Town Commons Place, prior to issuance of any development order.

   NOTE: The development order will not be issued until the proportionate share has been paid.

3. If the Village determines traffic is adversely affected by stacking on Estero Town Commons Place or Corkscrew Road to enter the Wawa, then applicant shall implement remedies approved by the Village within 60 days of notice by the Village. These remedies may include fuel deliveries limited to certain hours, adjusting the entrance location or configuration, internal traffic routing, or eliminating the entrance on Estero Town Commons Place.

Background

Applicant is requesting a development order for construction of a 5,537 s.f. building with convenience store and gas station. The building will replace the former Ruby Tuesday restaurant site located on Corkscrew Road in the Lowe's shopping plaza.

Project Summary

This project is a Development Order for the construction of a 5,537 s.f. building with convenience store and gas station. The total project area is 1.60 acres. The project is bounded by Corkscrew Road on the north and Estero Town Commons Place on the east. There is also a request for a deviation from the LDC maximum mounting height of lighting fixtures from 20' to increase to 21.53' under the canopy.

Architecture

The proposed architecture blends with the existing architecture in the Center, including roof type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation/Parking

The project has access from Estero Town Commons Place from Corkscrew Road or from Three Oaks Parkway.

Wawa Estero Town Commons

Land Use	Size
Convenience Store/Gas Station	5,537 square feet w/12 refueling positions

Trip Generation
Wawa Estero Town Commons

Land Use	Weekday a.m. Peak Hour			Weekday p.m. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Convenience Store/Gas Station (12 Refueling Positions)	189	190	379	161	162	323	4,149

There is no transportation Level of Service issue for this project.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-108573-P, Application # 221206-36792) is in review. The lowest proposed elevation of the finished floor is 18.38 feet NAVD88.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Applicant has requested a deviation from the LDC maximum mounting height of lighting fixtures from 20' to increase to 21.53' under the canopy. Details of the fixtures are provided with the applicant's documents.

Landscaping

Buffers and landscaping comply with the zoning Resolutions and the LDC.

Zoning

Zoning Conditions are listed below:

1. ***Master Concept Plan***

Development of this project must be consistent with the Master Concept Plan (MCP) titled "Estero Town Center", stamped "Received May 2, 2022", except as modified by the conditions below. The project is approved on the eastern portion of Tract B, Estero Town Commons.

2. ***Previous Approvals***

The previous approvals contained in Resolution Number Z-03-032, ADD2005-00156, ADD2005-00235, ADD2006-00163, and ADD2007-00017, including conditions and deviations, remain in effect

except as modified by the conditions and deviations contained in this approval. The Schedule of Uses and building heights for the site must be in accordance with Resolution Z-03-032.

3. *Traffic Signal*

The developer, successor or assigns (owner) of the northeast parcel in Village Area 2 is responsible for their proportionate share of the cost of signalization at the intersection of Corkscrew Road and Estero Town Commons Place, prior to issuance of any development order.

4. *Parking*

All handicap parking spaces must meet required standards and be located immediately adjacent to the entrance of the building.

5. *Utilities*

Water and sewer services are available to the site, and this development must connect to those services as part of any local development order for the site.

6. *Replat*

Prior to issuance of a development order a re-plat of Tract B must be submitted, reviewed, and approved by the Village Council.

7. *Outdoor Display/Storage*

Ice machines and propane tanks must be located adjacent to the south side of the building, as shown in the Pattern Book Addendum I, to provide screening from Corkscrew Road.

8. *Pattern Book*

Development must be in substantial compliance with the "Estero Town Center CPD Pattern Book addendum I," stamped Received May 18, 2022, except that the gas station canopy shown in Exhibit D is approved.

Details of the public gathering area must be provided as part of the Development Order. The public area will be relocated further south and adjacent to the existing parking spaces and buffered from the parking spaces.

9. *Sidewalk & Pedestrian Connections*

Sidewalks and pedestrian connections must be provided consistent with the Pattern Book and Land Development Code.

Additionally, a pedestrian crosswalk must be installed at the existing full access entry to the site.

10. ***Buffers***

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, the Pattern Book, and any approved deviations. Buffers on the north, east, and south will be consistent in quality with adjacent developments to the east along Corkscrew Road.

As part of local development order approval, all required buffer plantings must be 100% native vegetation.

All buffer plantings required by the LDC will be required in all buffers even when deviations may be granted to reduce the width of the buffer.

CONVENIENCE STORE WITH GAS (ESTERO TOWN COMMONS PLACE)

PLANNING AND ZONING BOARD

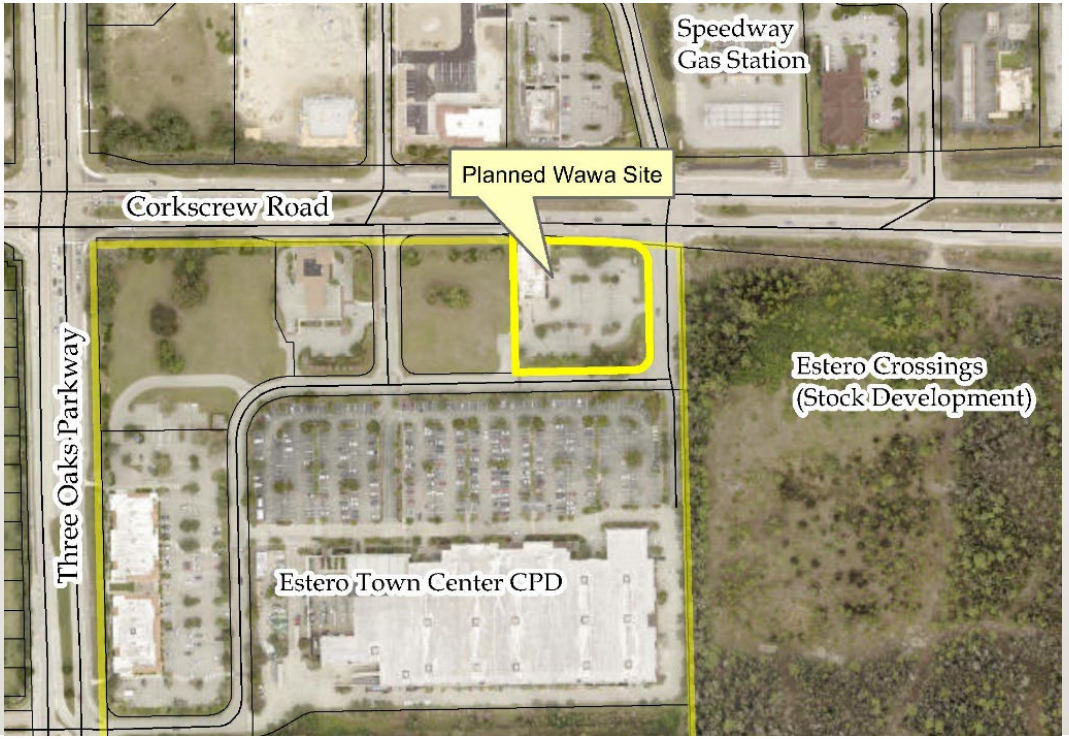
AUGUST 22, 2023

PROJECT TEAM

- Developer/Applicant: Brightwork Real Estate
- Engineer: Bowman
- Landscape Architect: Bowman
- Architect: Cuhaci Peterson
- Photometric: Red Leonard Associates
- Signage : Thomas Sign & Awning CO INC

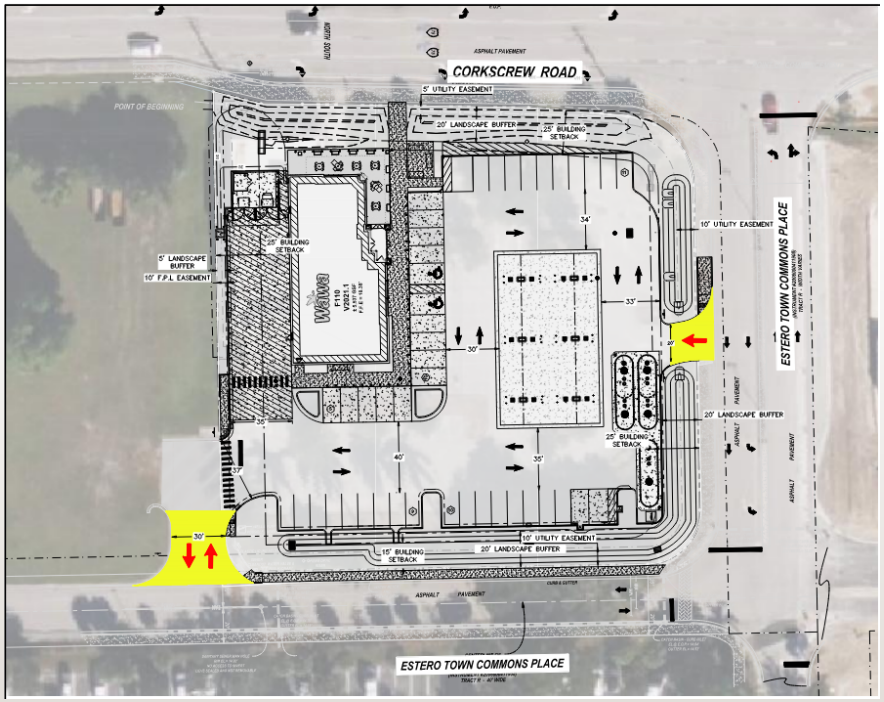
PROPERTY LOCATION

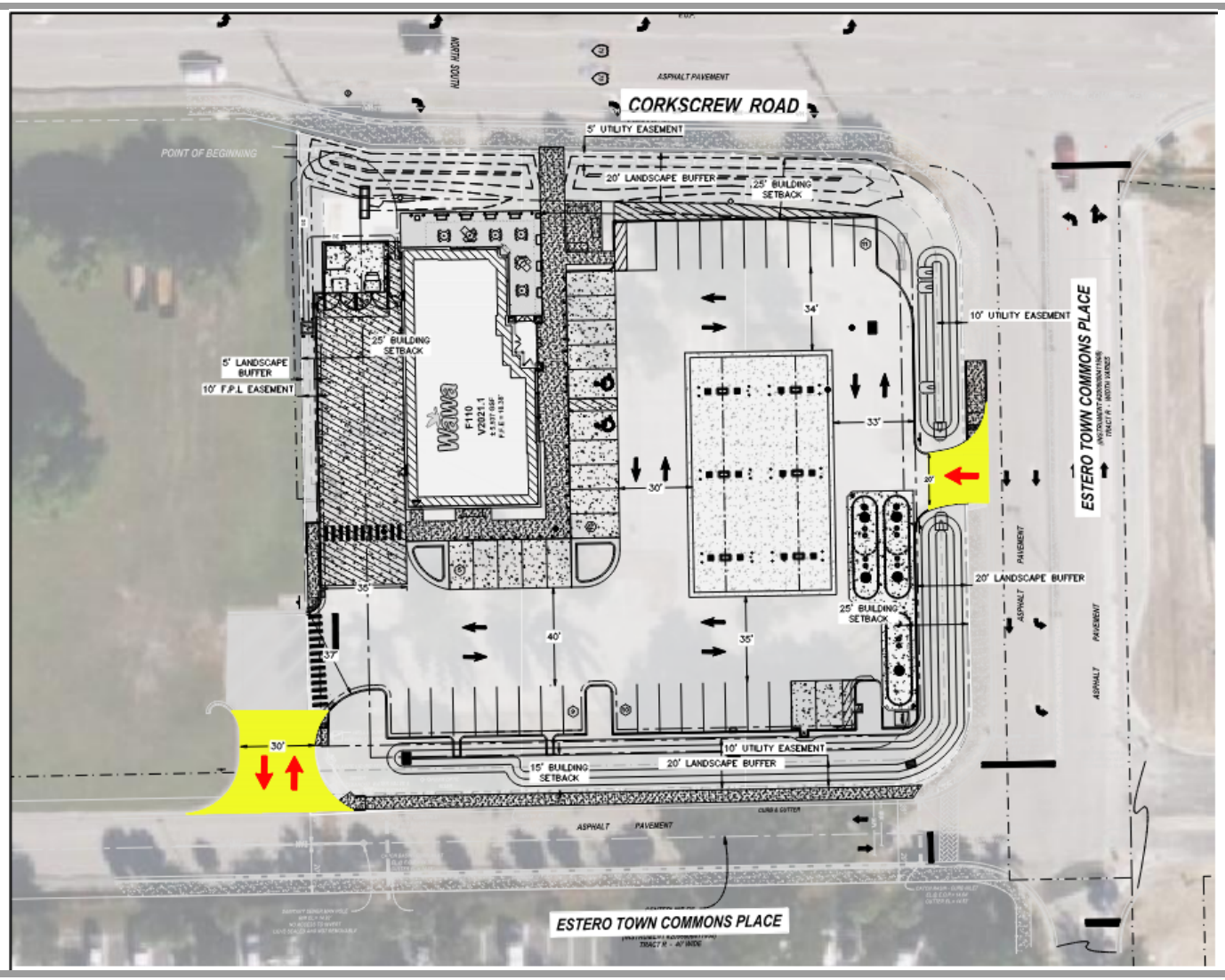
- Corner of Corkscrew Rd. and Three Oaks Parkway
- Wawa Parcel at Northeast corner of site.
  - Intersection of Corkscrew Road and Estero Town Commons Place



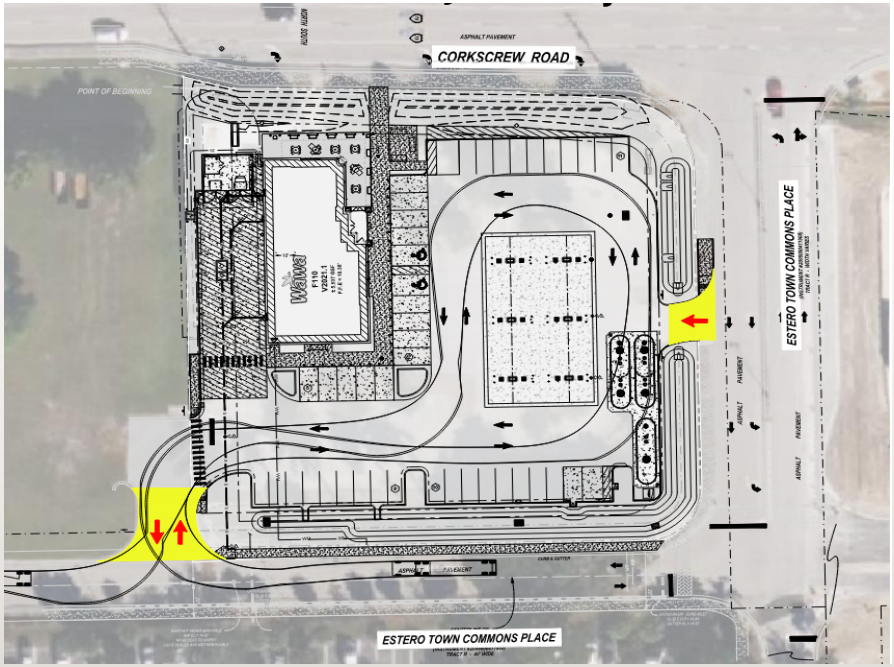
PROJECT OVERVIEW

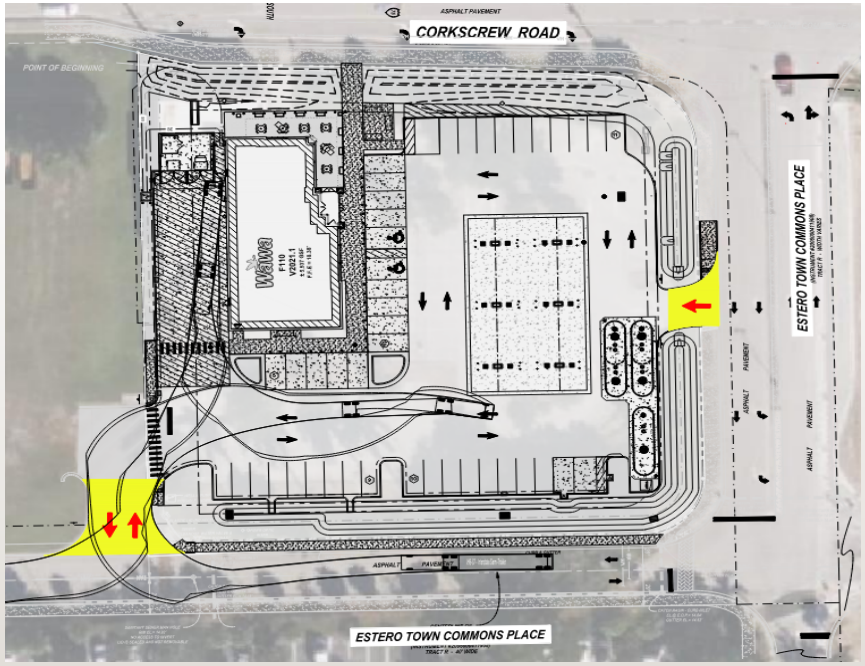
- Proposing the development of a 5,537 SF (+/-) convenience store with 12 fueling positions.
- Improvements consist of associated parking, signage, trash enclosure and landscaping.
- We are keeping the existing right in only on the east and the existing full access to the south.




CORKSCREW ROAD
5' UTILITY EASEMENT
20' LANDSCAPE BUFFER
25' BUILDING SETBACK
POINT OF BEGINNING
5' LANDSCAPE BUFFER
10' F.P.L EASEMENT
Wawa
F110
V2025.1
10' UTILITY EASEMENT
ESTERO TOWN COMMONS PLACE
20' LANDSCAPE BUFFER
25' BUILDING SETBACK
15' BUILDING SETBACK
ASPHALT PAVEMENT
ESTERO TOWN COMMONS PLACE

SITE PLAN CIRCULATION





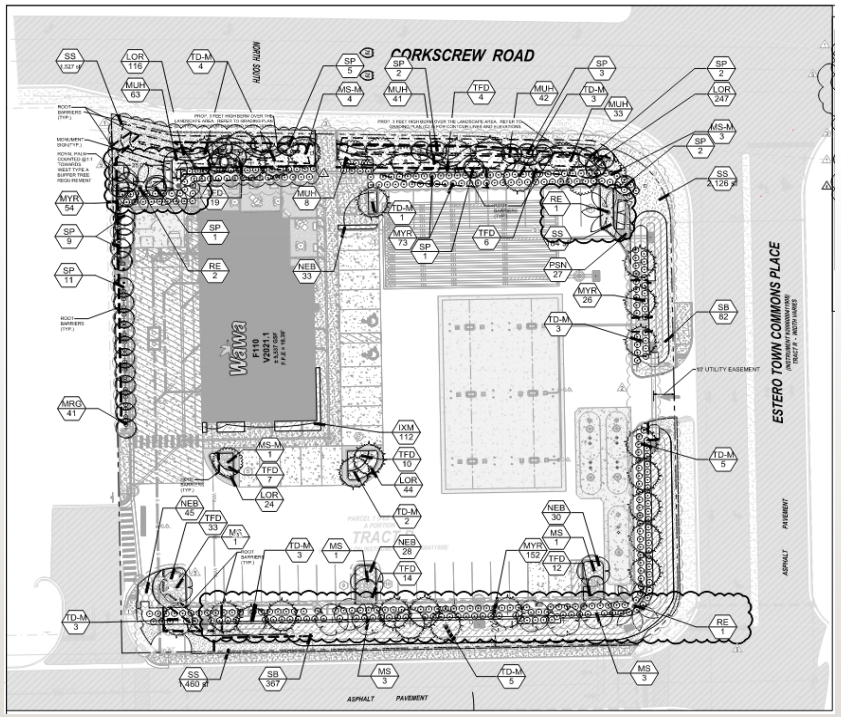
SITE LANDSCAPING

- Landscaping is provided on all four fronts of the site.
- The site has been heavily planted to maximize all available planting space.
- The caliper of shade trees were upsized to provide a more mature atmosphere to add the site's appearance.
- Tree choices consisted of Magnolias and Cypresses in order to ensure the trees can withstand the wet season. Palms and grasses are proposed for consistency with adjacent developments.



LANDSCAPING NOTES

- All proposed trees are being installed at a minimum 4" DBH (Diameter Breast Height) and minimum 16' height.
- Shrubs consist of Simpson stopper, muhly grass, and fakahatchee grass to match existing development around and create an environment that responds to required retention areas.
- North buffer along Corkscrew road has additional plantings beyond the requirement to establish a lush buffer reminiscent of the existing conditions of the previous site.
- Buffers are planted to maximum capacity.



PROPOSED PATTERN BOOK – EAST ELEVATION

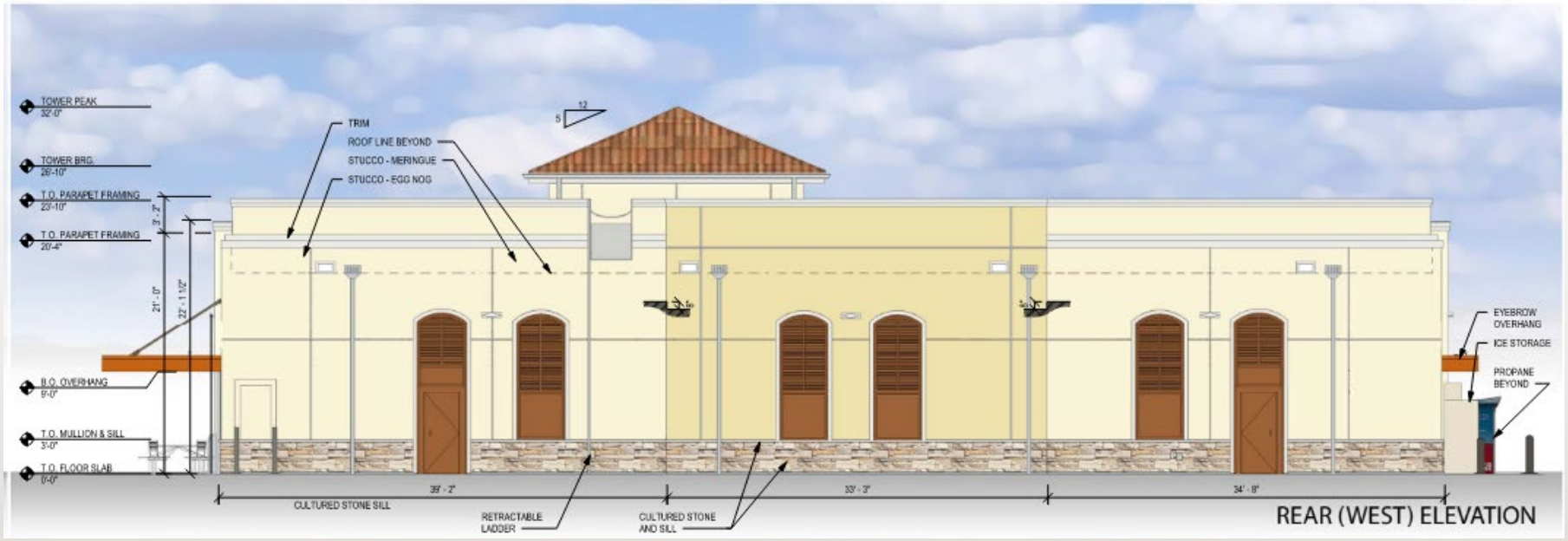




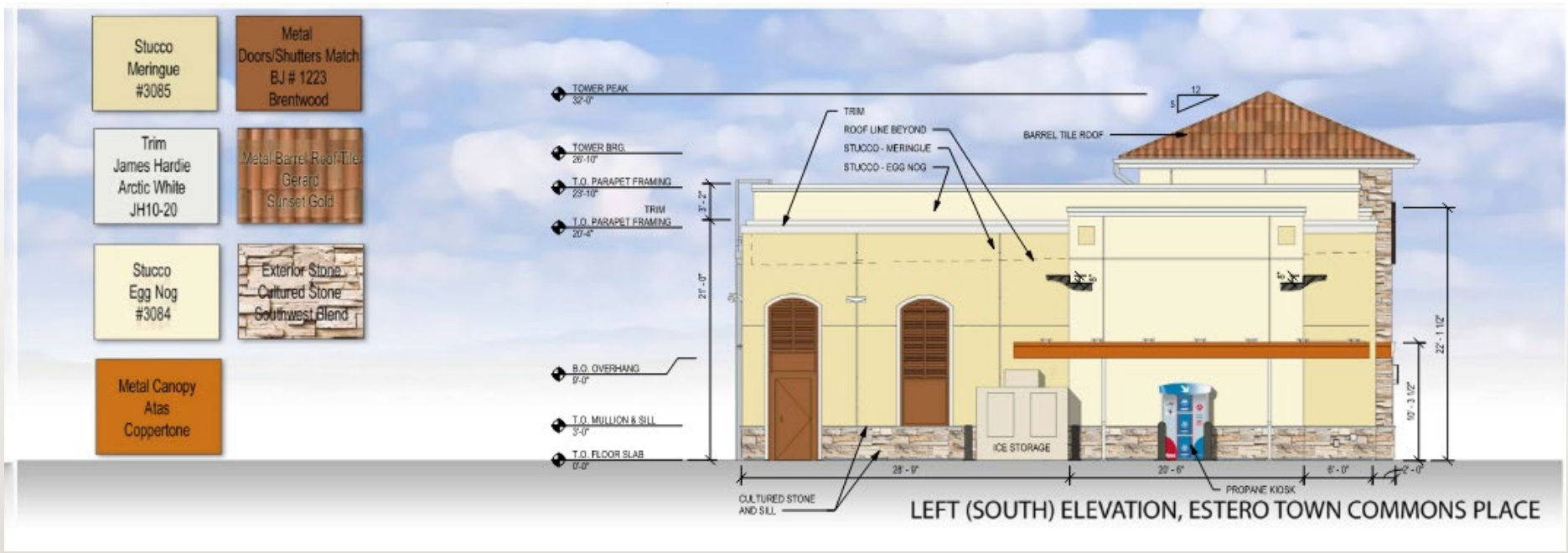
PROPOSED PATTERN BOOK – NORTH ELEVATION



PROPOSED PATTERN BOOK – WEST ELEVATION



PROPOSED PATTERN BOOK – SOUTH ELEVATION



PROPOSED RENDERING



PROPOSED RENDERING



PROPOSED RENDERING



GAS CANOPY

- The fuel canopy has been custom designed to meet Estero's LDC requirements in lieu of Wawa's trademark single slope roof

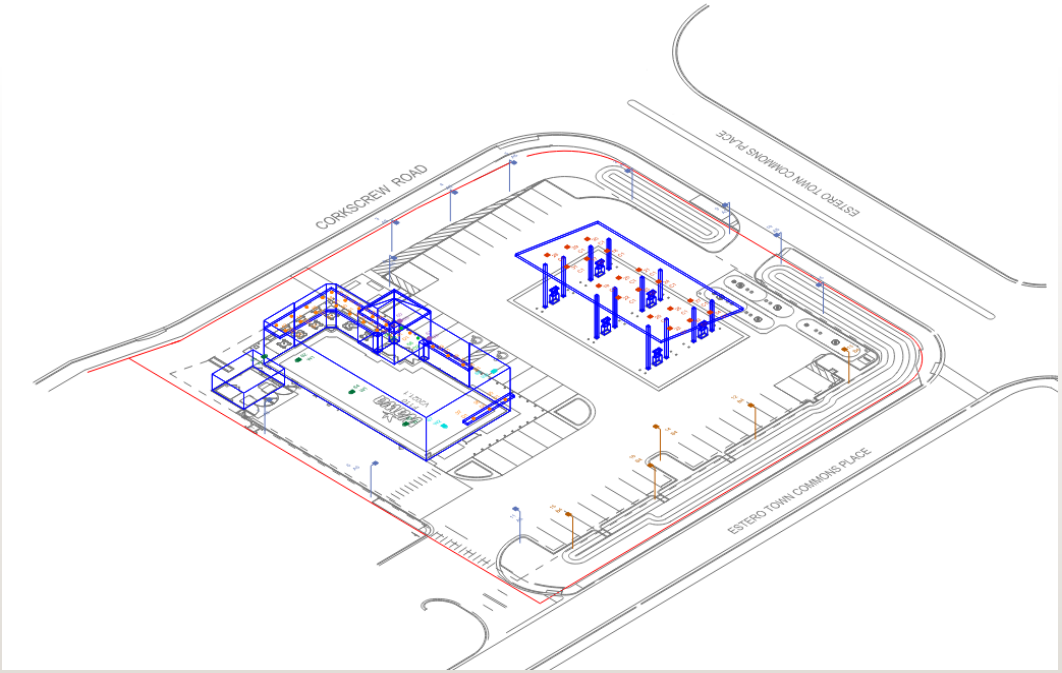
- Proposed design includes:
  - Stone siding
  - Architecturally pleasing
  - Integral part of the Wawa brand
  - Materials consistent with building





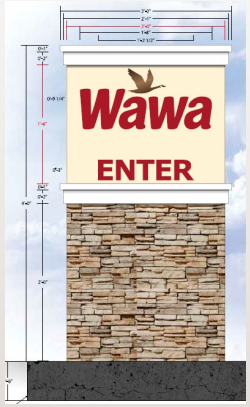
SITE LIGHTING

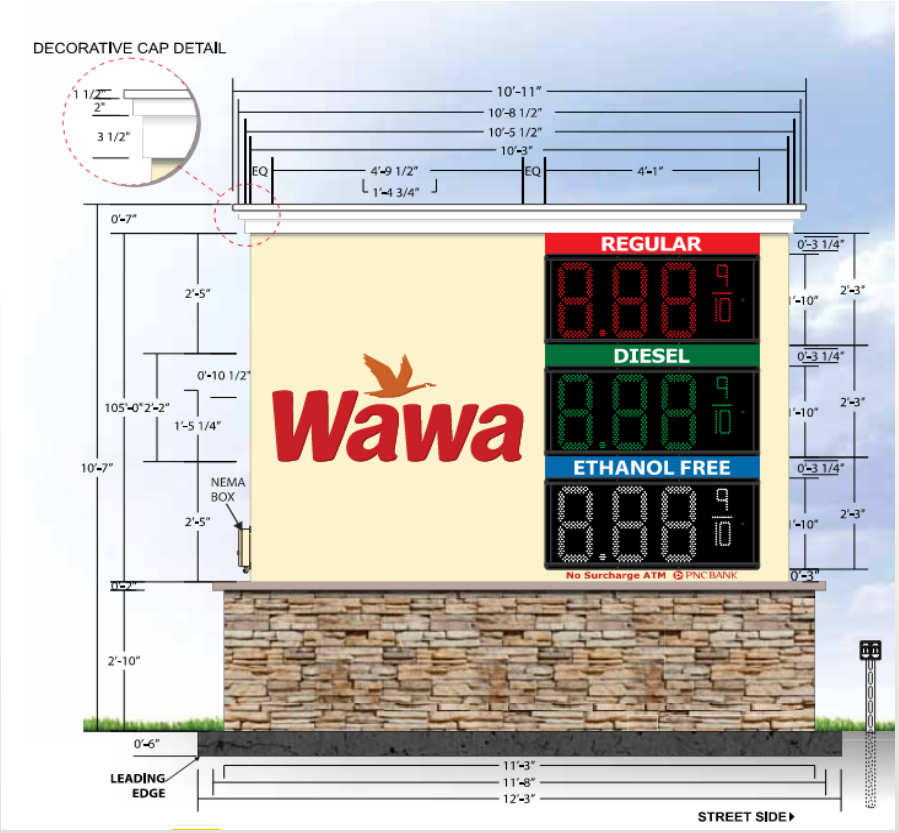
- Lighting has been designed in accordance with the Village of Estero Land Development Code for the accessibility and safety of the community.
- Proposed design includes:
  - Pedestrian lighting
  - Off Street lighting
  - Wall Pack lighting
  - Canopy lighting



SITE SIGNAGE

- Monument sign is proposed on the northwest corner at 10′-7″ height with fuel pricing.
- 4′ tall directional signs will be placed at the driveways.





SUMMARY

- The proposed development is designed in accordance with all AHJ guidelines, and currently in review with the Village of Estero to ensure the safety and attraction of the Village are met.
- This development is a high-quality convenience store with fuel that offers hot food, beverages, and free air pumps.
- Community space is also provided in the form of outdoor seating and a public space.
- High Quality architectural elements are included to compliment the appearance of the surrounding community.
- This location will serve the community along the evacuation route to I-75. Wawa prides itself on being resilient during emergency situations. Generators ensure that Wawa can continue to providing fuel, water, supplies, and food when the community needs it most.

QUESTIONS?

CIVIL CONSTRUCTION PLANS FOR:

ESTERO WAWA

10081 ESTERO TOWN COMMONS PLACE
ESTERO, FL 33928

PARCEL ID NUMBER: 35-46-25-E1-3300B.0010 | FOLIO ID: 10553002

[DOS2022-E016]

PERMIT LIST	
PERMIT	PERMIT #
-	-
-	-
-	-
-	
-	

LEGAL DESCRIPTION:

PARCEL 1 (FEE PARCEL):

A PORTION OF TRACT B, OF ESTERO TOWN COMMONS, ACCORDING TO THE PLAT THEREOF RECORDED AS CLERK'S INSTRUMENT NO. 2006000411908 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF ESTERO TOWN COMMONS, AS RECORDED IN INSTRUMENT #2006000411908 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;
THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, ALSO BEING THE NORTHERLY BOUNDARY LINE OF TRACT R, NORTH 85°18'20" WEST, A DISTANCE OF 315.68 FEET;
THENCE RUN SOUTH 89°24'57" WEST, A DISTANCE OF 42.61 FEET;
THENCE RUN SOUTH 75°43'45" EAST, A DISTANCE OF 22.22 FEET TO THE NORTH LINE OF TRACT B OF THE AFOREMENTIONED ESTERO TOWN COMMONS, AND THE POINT OF BEGINNING;
THENCE RUN THE FOLLOWING ALONG THE BOUNDARY OF TRACT B; SOUTH 75°43'45" EAST, A DISTANCE OF 27.95 FEET;
THENCE SOUTH 89°38'01" EAST, A DISTANCE OF 23.25 FEET; THENCE SOUTH 89°06'37" EAST, A DISTANCE OF 127.75 FEET;
THENCE SOUTH 85°17'53" EAST, A DISTANCE OF 56.50 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY;
THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 84°12'57", AN ARC LENGTH OF 58.79 FEET, A CHORD BEARING OF SOUTH 43°11'24" EAST;
THENCE RUN SOUTH 01°04'56" EAST FOR A DISTANCE OF 183.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY;
THENCE RUN ALONG SAID CURVE HAVING A RADIUS OF 30.00 FEET A CENTRAL ANGLE OF 90°30'00", AN ARC LENGTH OF 47.12 FEET, A CHORD LENGTH OF 42.43 FEET AND A CHORD BEARING OF SOUTH 43°55'04" WEST, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ESTERO TOWN COMMONS PLACE;
THENCE RUN SOUTH 88°50'04" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 240.05 FEET;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND BOUNDARY OF TRACT B, RUN NORTH 01°04'56" WEST, A DISTANCE OF 271.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT PARCELS):

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR USE OF COMMON AREA, ACCESS ROADS, UTILITY FACILITIES, SELF-HELP, STORM WATER DRAINAGE FACILITIES AND FREESTANDING MONUMENT SIGNS AND EASEMENTS, ALL AS ESTABLISHED BY AND MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS CLERK'S INSTRUMENT NO. 2006000151605.
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR DRAINAGE FACILITIES AS ESTABLISHED BY AND MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF DRAINAGE EASEMENT RECORDED AS CLERK'S INSTRUMENT NO. 2007000026001, AND
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR SIGN FACILITIES AS ESTABLISHED BY AND MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF SIGNAGE EASEMENT RECORDED AS CLERK'S INSTRUMENT NO. 2007000026002.

GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE COMMERCIAL REDEVELOPMENT OF 1.60 ± ACRES OF PROPERTY. THE PROPOSED DEVELOPMENT INCLUDES THE DEMOLITION OF THE EXISTING INFRASTRUCTURE, PAVEMENT AREAS AND LANDSCAPING, AND CONSTRUCTION OF a69,696 SF ONE STORY GAS STATION CONVENIENCE STORE WITH 6 FUELING PUMPS AND CANOPY, AND ASSOCIATED UTILITIES, PARKING AND LANDSCAPING.

PLANS ARE BASED UPON INFORMATION PROVIDED ON AN ALTA BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CRAIG WATSON AND ASSOCIATES, LLC.
PROJECT NUMBER 21201, DATED 08/01/2021.

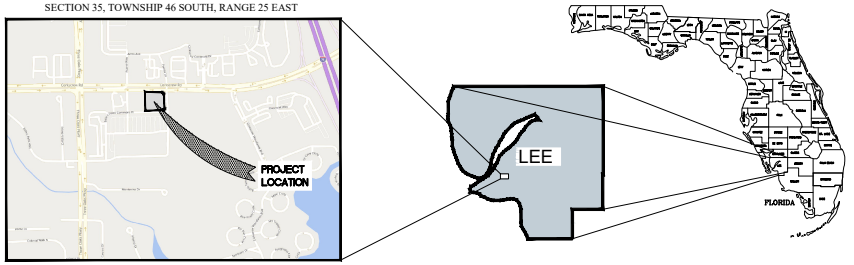
SITE DATA TABLE

BUILDING TYPE:	F110
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
NUMBER MPD'S:	6
TYPE OF MPD'S:	(4) 3+1+1 & (2) 4+1
NUMBER OF PARKING SPACES:	43 (NOT INCLUDING HC)
NUMBER OF HANDICAP SPACES:	2
NUMBER OF TRUCK/OVERSIZED PARKING:	0
SQUARE FEET OF ASPHALT INSIDE OF RIGHT OF WAY (TO BE SEAL COATED):	N/A
SQUARE FEET OF LAWN AREA (TO BE MOWED):	N/A
SQUARE FEET OF MULCH AREAS:	N/A

GOVERNING AND UTILITY AGENCIES CONTACTS

WATER/SEWER	LEE COUNTY UTILITIES 1500 MONROE STREET, FORT MYERS, FL 33901 CONTACT: PUBLIC WORKS/UTILITY DEPARTMENT EMAIL: UTILITIES@LEEGOV.COM PHONE: (239) 533-8181 FAX: (239) 533-8181	TELEPHONE	CENTURY LINK 8000 MEDITERRANEAN DR, ESTERO, FL 33928 PHONE: (855) 263-9576
		NATURAL GAS	TECO PEOPLES GAS 5801 ENTERPRISE PKWY FORT MYERS, FL 33905 PHONE: (877) 832-6747 FAX: (239) 690-5508
STORM WATER	SOUTH FLORIDA WATER MANAGEMENT DISTRICT 2301 MCGREGOR BLVD, FORT MYERS, FL 33901 CONTACT: RICK GREEN EMAIL: RICK.GREEN@DEP.STATE.FL.US PHONE: (850) 617-0318	PLUMBING	VILLAGE OF ESTERO PUBLIC WORKS 9401 CORKSCREW PALMS CIRCLE, ESTERO, FL 33928 CONTACT: DAVID WILLEMS EMAIL: WILLEMS@ESTERO-FL.GOV PHONE: (239) 221-5035
SOLID WASTE	LEE COUNTY SOUTH WASTE MANAGEMENT 10500 BUCKINGHAM ROAD, FORT MYERS, FL 33905 PHONE: (239) 533-8000	FIRE MARSHALL	ESTERO FIRE RESCUE 21000 THREE OAKS PARKWAY ESTERO, FL 33928 CONTACT: SUSAN LIDENMUTH PHONE: (239) 390-8000 EMAIL: LIDENMUTH@ESTEROFIRE.ORG
TRANSPORTATION DEPARTMENT	FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT 1 801 N. BROADWAY AVENUE BARTOW, FL 33830-3809 CONTACT: L.K NANDAM PHONE: (800)292-3368	PLANNING AND ZONING	VILLAGE OF ESTERO ZONING DEPARTMENT 9401 CORKSCREW PALMS CIRCLE, ESTERO, FL 33928 CONTACT: JIM HART PHONE: (239) 319-3020 EMAIL: JHART@ESTERO-FL.GOV
ELECTRIC	FLORIDA POWER AND LIGHT 7501 ALICO ROAD FORT MYERS, FL 33912 PHONE: (800) 468-8243		

SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST



SITE LOCATION MAP
NOT TO SCALE

BENCHMARK:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 83/90 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF N88°55'04"E ALONG THE CENTERLINE OF TRACT 'R' ESTERO TOWN COMMONS SUBDIVISION - AS SHOWN ON SURVEY.
2. ELEVATIONS SHOWN, ALONG WITH THE SITE BENCHMARK ARE BASED ON A PUBLISHED LEE COUNTY BENCHMARK, DESIGNATION - L 779) ELEVATION 17.14' (NAVD 88).

FLOOD NOTE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'AH' WITH A CONTOUR BASE ELEVATION BETWEEN 15.0' AND 15.5' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12071C0591G, DATED DECEMBER 7, 2018 AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988.

OWNER / DEVELOPER

OWNER:
BW CORKSCREW ESTERO TOWN COMMONS
3708 WEST SWANN AVE, STE 200
TAMPA, FL 33609
CONTACT: TIMOTHY A. SIMMONS
PHONE: (813) 874-1700

DEVELOPER:
BRIGHTWORK REAL ESTATE
3708 WEST SWANN AVE, STE 200
TAMPA, FL 33609
CONTACT: MATT BRITTEN
PHONE: (813) 874-1700, EXT 231
EMAIL: MBRITTEN@BRIGHTWORKRE.COM

LAND SURVEYOR:
CRAIG WATSON AND ASSOCIATES , INC.
(PROFESSIONAL SURVEYING MAPPING)
SURVEYOR OF RECORD:
CRAIG D. WATSON
2240 NE DIXIE HIGHWAY
JENSEN BEACH, FL - 34957
PHONE: (772) 334-0868

CIVIL ENGINEER:
BOWMAN CONSULTING
ENGINEER OF RECORD:
ERIK D. JULIANO
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 736-2114

LANDSCAPE ARCHITECT:
BOWMAN CONSULTING GROUP, LTD.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 687-4963

Bowman

Sheet List Table				
Sheet Number	Sheet Title	REV 1	REV 2	REV 3
C0.0	COVER SHEET	☒		
N1.0	GENERAL NOTES			
DM1.0	EXISTING CONDITIONS AND DEMOLITION PLAN	☒	☒	
ES1.0	EROSION CONTROL PLAN		☒	
ES2.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	☒		
ES3.0	EROSION CONTROL DETAILS			
C1.0	SITE PLAN	☒	☒	☒
C1.1	GARBAGE AND STORE DELIVERY TRUCK PLAN			
C1.2	FUEL DELIVERY AND FIRE TRUCK PLAN			☒
C2.0	PAVING AND GRADING PLAN		☒	
C2.1	DRAINAGE PLAN	☒		☒
C2.2	SITE SECTION PROFILES	☒		
C2.3	RETENTION SECTION PROFILES	☒		☒
C2.4	ADA COMPLIANCE PLAN			
C3.0	UTILITY PLAN	☒	☒	
D1.0	WAWA STANDARD GENERAL DETAILS			
D1.1	WAWA STANDARD SITE DETAILS			
D1.2	WAWA UTILITY DETAILS			
D2.0	CONSTRUCTION DETAILS			
D2.1	CONSTRUCTION DETAILS	☒		
D2.2	CONSTRUCTION DETAILS	☒		☒
D2.3	CONSTRUCTION DETAILS	☒	☒	
D2.4	CONSTRUCTION DETAILS	☒	☒	☒
D2.5	FDOT DETAILS			
D2.6	FDOT DETAILS			
EX1.0-EX1.1	DIVISION OF WORK PLAN			
LA-1	TREE MITIGATION PLAN			
LA-2	LANDSCAPE PLAN			☒
LA-3	LANDSCAPE DETAILS			
LA-4	PHOTOMETRIC PLAN			☒
LA-5	PHOTOMETRIC DETAILS			
LA-6	IRRIGATION PLAN			
LA-7	IRRIGATION DETAILS			

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG! www.sunshine.com

Bowman
Certificate of Authorization License No. 31962

Bowman Consulting Group, Ltd.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30462
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

COVER SHEET
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

(DOS2022-E016)
VILLAGE OF ESTERO

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS	
05/10/2023	AHJ COMMENTS
06/16/2023	AHJ COMMENTS
08/03/2023	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN / CED CHKD
SCALE	NONE
JOB No.	010889-01-001
DATE	11/21/2022
FILE	010889-01-001-01-C0-COV.DWG
SHEET	C0.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-01-C0-COV.dwg 8/3/2023

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION. CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR ANY OTHER APPURTENANCES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE LEE COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE LEE COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING CONDITIONS SHOWN TO REMAIN IN THESE PLANS WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

GENERAL SITE NOTES:

1. ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL VILLAGE OF ESTERO REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
3. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
4. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES.
5. CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES/SPECIFICATIONS OUTLINED IN THE SITE GEOTECHNICAL REPORT. ANY CONFLICTS WHICH MAY ARISE SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS PROJECT AND HIS FIELD OF SERVICE SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, FACILITY EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
8. THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.
9. THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH THE OWNER.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DESIGNATED WASH-OUTS FOR CONCRETE, STUCCO, ETC. THESE SHOULD BE DESIGNATED PRIOR TO CONSTRUCTION ON THE PLANS AND ESTABLISHED AT THE PRE-CONSTRUCTION MEETING.
12. EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE. AREAS OF EXISTING PAVING THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, THEN REMOVED AND REPLACED.
13. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION, SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. SHOULD ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER.
14. SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH EXISTING FLUSH AND SMOOTH.
15. IF REQUESTED BY THE OWNER, PROVIDE TEMPORARY CONSTRUCTION FENCING, MINIMUM 6'-0" HIGH, AROUND ENTIRE AREA OF CONSTRUCTION OR PER THE CLIENTS STANDARDS. FIELD VERIFY EXACT LOCATION AND SPECIFICATIONS OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION. REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST HOLES.
16. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC UNLESS NOTED OTHERWISE).
17. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
18. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
19. CONTRACTOR SHALL PROVIDE PIPE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREA.
20. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
21. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION START.
22. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
23. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
24. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH VILLAGE OF ESTERO AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
26. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.
27. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL.
28. IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).
29. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.
30. ALL VEGETATION FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE.
31. CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO VILLAGE OF ESTERO STANDARDS.
32. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE VILLAGE OF ESTERO DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

GENERAL PAVING AND GRADING NOTES:

1. ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (VILLAGE OF ESTERO).
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION AND SHALL MEET ALL VILLAGE OF ESTERO REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA AND/OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE ARCHITECT/ENGINEER OF RECORD AND OWNER FOR REVIEW.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
12. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
13. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS AND STANDARDS (LATEST EDITION) RESPECTIVELY.
14. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES LATEST REQUIREMENTS AND SPECIFICATIONS OR AUTHORITY HAVING JURISDICTION SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
15. ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 60-FOOT CENTERS, CHANGES IN DIRECTION, AND ABUTTING SEPARATE POURS. CONTRACTION JOINT SPACING MATCHES WIDTH OF SIDEWALK AND EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM OF 25 FEET. THIS WOULD MEAN 24 FEET FOR A 6 INCH CURB. PAVEMENT JOINTS SHALL BE SPACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR DETAILS.
16. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS AND GEOTECHNICAL REPORT.
17. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, FOUNDATION PLANTING AREAS, ETC.) ARE NOT COMPACTED AND DO NOT CONTAIN LIMEROCK OR OTHER MATERIAL (CLAY, SUBGRADE MATERIAL, MARL, ETC.) WHICH MAY ADVERSELY AFFECT DRAINAGE OF GREEN AREAS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND BACKFILL WITH CLEAN, FREE DRAINING TOPSOIL.
18. CONTRACTOR IS SPECIFICALLY CAUTIONED, DEPENDING ON THE TIME OF YEAR AND PROJECT LOCATION, DEWATERING MAY BY REQUIRED.
19. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT/ENGINEER PRIOR TO EXCAVATION.
20. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS TO BE IMPERVIOUS. TOPSOIL SHALL BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES AND ALL OTHER GREEN AND LANDSCAPE AREAS.
21. FIELD DENSITY TESTS SHALL BE TAKEN AT FREQUENCY AS REQUIRED IN THE SPECIFICATIONS OR AS REQUIRED BY THE GOVERNING REGULATORY AGENCY, WHICH EVER IS MORE STRINGENT.
22. CONTRACTOR SHALL ENSURE POSITIVE FLOW TO ALL INLETS WITHIN DRAINAGE BASINS TO PRECLUDE PONDED WATER.
23. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL SEDIMENT, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED.

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
2. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS (INCLUDING SERVICE LINES) SHALL BE CONSTRUCTED TO THE LEE COUNTY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
4. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
5. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT "STUB OUTS" FOR POWER, TELEPHONE, FIBER OPTICS, WATER AND SEWER (IF APPLICABLE) HAVE BEEN PROVIDED BY OTHERS AT THE AREA ADJACENT TO THE PROPOSED BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS AT THE BUILDING.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ALL EXISTING CONDITIONS THAT ARE REMOVED OR DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. ITEMS THAT MAY NEED TO BE REPLACED OR REPAIRED INCLUDE BUT ARE NOT LIMITED TO: EXISTING ASPHALT PAVING, EXISTING CONCRETE PAVING, WATER LINES, IRRIGATION LINES, GRASS AREAS, LANDSCAPING, AND SITE LIGHTING. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL SANITARY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. SANITARY MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE WITH WATER TIGHT LIDS.
9. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
10. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
11. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 P.S.I.
13. REFER TO ARCHITECTURAL PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
16. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
17. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
18. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
20. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
21. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
22. SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCE SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING UTILITY DEPARTMENT. CONTRACTOR TO COPY THE ENGINEER OF RECORD WITH APPROVED DRAWINGS AS REQUIRED. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.
23. AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LEE COUNTY AND THE UTILITY COMPANY AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THE LEE COUNTY ENGINEERING INSPECTION OFFICE SHOULD ALSO BE CONTACTED FIVE DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONAL. ANY WORK PREFORMED PRIOR TO NOTIFYING THE LEE COUNTY ENGINEERING INSPECTION OFFICE OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE SOLE EXPENSE OF THE CONTRACTOR.
24. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH THE LEE COUNTY UTILITY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE LEE COUNTY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN A MINIMUM CLEARANCE BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS, AND SPECIFICATIONS.
26. SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS AND/OR WATER SERVICES WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE.
27. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST EIGHTEEN (18) INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
28. A MINIMUM HORIZONTAL DISTANCE OF THREE (3) FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF NONSANITARY NATURE (GAS, ELECTRIC, ETC.) EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
29. A MINIMUM TEN (10) FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
30. ALL DIP SHALL BE CLASS 50 OR HIGHER, DUCTILE IRON FITTINGS SHALL BE CLASS 350. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.
31. TREES SHALL BE PLACED SO AS TO AVOID BURIED UTILITIES.
32. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOP LEVEL WITH FINISH PAVEMENT GRADES.
33. PRESSURE PIPE TESTING SPECIFICATIONS SHALL REFERENCE THE LEE COUNTY AND/OR FIRE DEPARTMENT.
34. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.
35. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
36. REFER TO BUILDING PLANS FOR SITE ELECTRICAL PLAN.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL AUTHORITY HAVING JURISDICTION STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN SEVEN (7) DAYS, UNLESS OTHERWISE NOTED IN THE PLANS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH ALL AUTHORITY HAVING JURISDICTION STANDARDS. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED.
6. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
7. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
8. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
9. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
10. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
11. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
12. THE AUTHORITY HAVING JURISDICTION SHALL BE NOTIFIED PER AUTHORITY HAVING JURISDICTION REQUIREMENTS PRIOR TO ANY LAND DISTURBANCE.
13. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
14. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
15. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
16. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
17. ALL VEGETATIVE MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN.
18. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
19. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE INSPECTOR.

STANDARD ABBREVIATIONS	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLD	BUILDING
BOL	BOLLARD
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END OF WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR
GH	GRADE HIGH SIDE OF WALL
GL	GRADE LOW SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT

STANDARD ABBREVIATIONS	
AC	ACRES
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
POI	POINT OF INTEREST
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPR	REINFORCED CONCRETE WITH RUBBER GASKET
RET-WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TEL	TELEPHONE
TP	TREE PROTECTION
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

Bowman
Certificate of Authorization License No. 30462
Bowman Consulting Group, Ltd.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30462
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

GENERAL NOTES
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
(DOS2022-E016)
VILLAGE OF ESTERO

ERIK D. JULIANO LICENSE No. 68423 STATE OF FLORIDA PROFESSIONAL ENGINEER

ERIK D. JULIANO
LICENSE NO. 68423

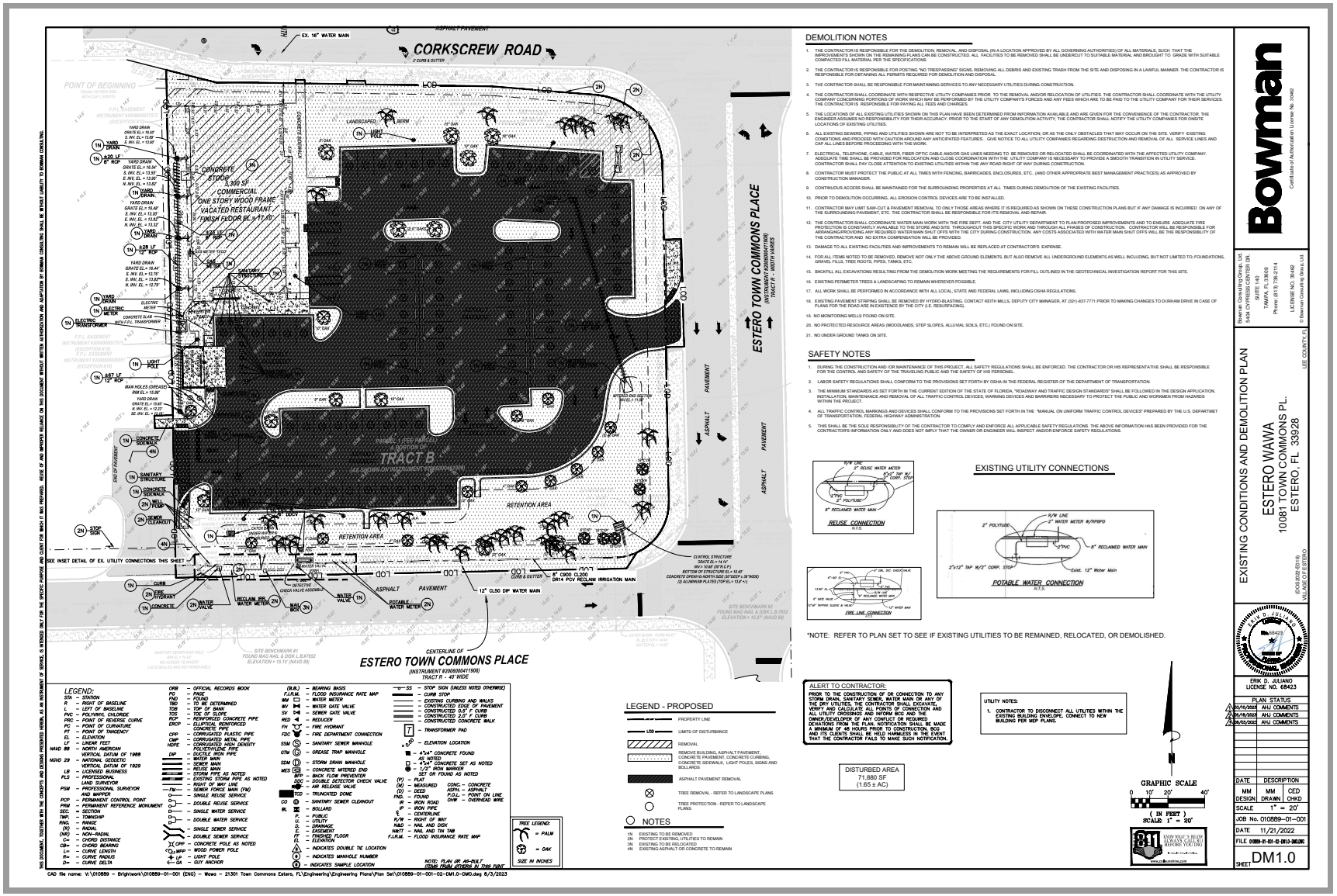
PLAN STATUS		
1	03/10/2023	AHJ COMMENTS
2	05/18/2023	AHJ COMMENTS
3	08/03/2023	AHJ COMMENTS
	DATE	DESCRIPTION

MM	MM	CED
DESIGN	DRAWN	CHKD

SCALE NONE
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-01-C0-COV.DWG
SHEET N1.0

CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-01-C0-COV.dwg 8/3/2023

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL MATERIALS, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR POSTING "NO TRESPASSING" SIGNS, REMOVING ALL DEBRIS AND EXISTING TRASH FROM THE SITE AND DISPOSING IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING FACILITIES AND IMPROVEMENTS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
15. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
16. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING OSHA REGULATIONS.
18. EXISTING PAVEMENT STRIPING SHALL BE REMOVED BY HYDRO-BLASTING. CONTACT KEITH MILLS, DEPUTY CITY MANAGER, AT (321) 407-7771 PRIOR TO MAKING CHANGES TO DURHAM DRIVE IN CASE OF PLANS FOR THE ROAD ARE IN EXISTENCE BY THE CITY (I.E. RESURFACING.
19. NO MONITORING WELLS FOUND ON SITE.
20. NO PROTECTED RESOURCE AREAS (WOODLANDS, STEP SLOPES, ALLUVIAL SOILS, ETC.) FOUND ON SITE.
21. NO UNDER GROUND TANKS ON SITE.

SAFETY NOTES

1. DURING THE CONSTRUCTION AND /OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS SHALL BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
3. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, "ROADWAY AND TRAFFIC DESIGN STANDARDS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT.
4. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
5. THIS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

EXISTING UTILITY CONNECTIONS

REUSE CONNECTION
N.T.S.

POTABLE WATER CONNECTION
N.T.S.

FIRE LINE CONNECTION
N.T.S.

*NOTE: REFER TO PLAN SET TO SEE IF EXISTING UTILITIES TO BE REMAINED, RELOCATED, OR DEMOLISHED.

ALERT TO CONTRACTOR:
PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND NOTIFY THE BOWMAN DESIGNER/ENGINEER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. BCG AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

DISTURBED AREA
71,880 SF
(1.65 ± AC)

UTILITY NOTES:
1. CONTRACTOR TO DISCONNECT ALL UTILITIES WITHIN THE EXISTING BUILDING ENVELOPE. CONNECT TO NEW BUILDING PER MEP PLANS.

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE 1" = 20'

811 KNOW WHAT'S BELOW. ALWAYS. CALL 811 BEFORE YOU DIG. www.sunshine.com

Bowman
Certificate of Authorization License No. 30462

Bowman Consulting Group, Ltd.
5466 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30462
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

EXISTING CONDITIONS AND DEMOLITION PLAN

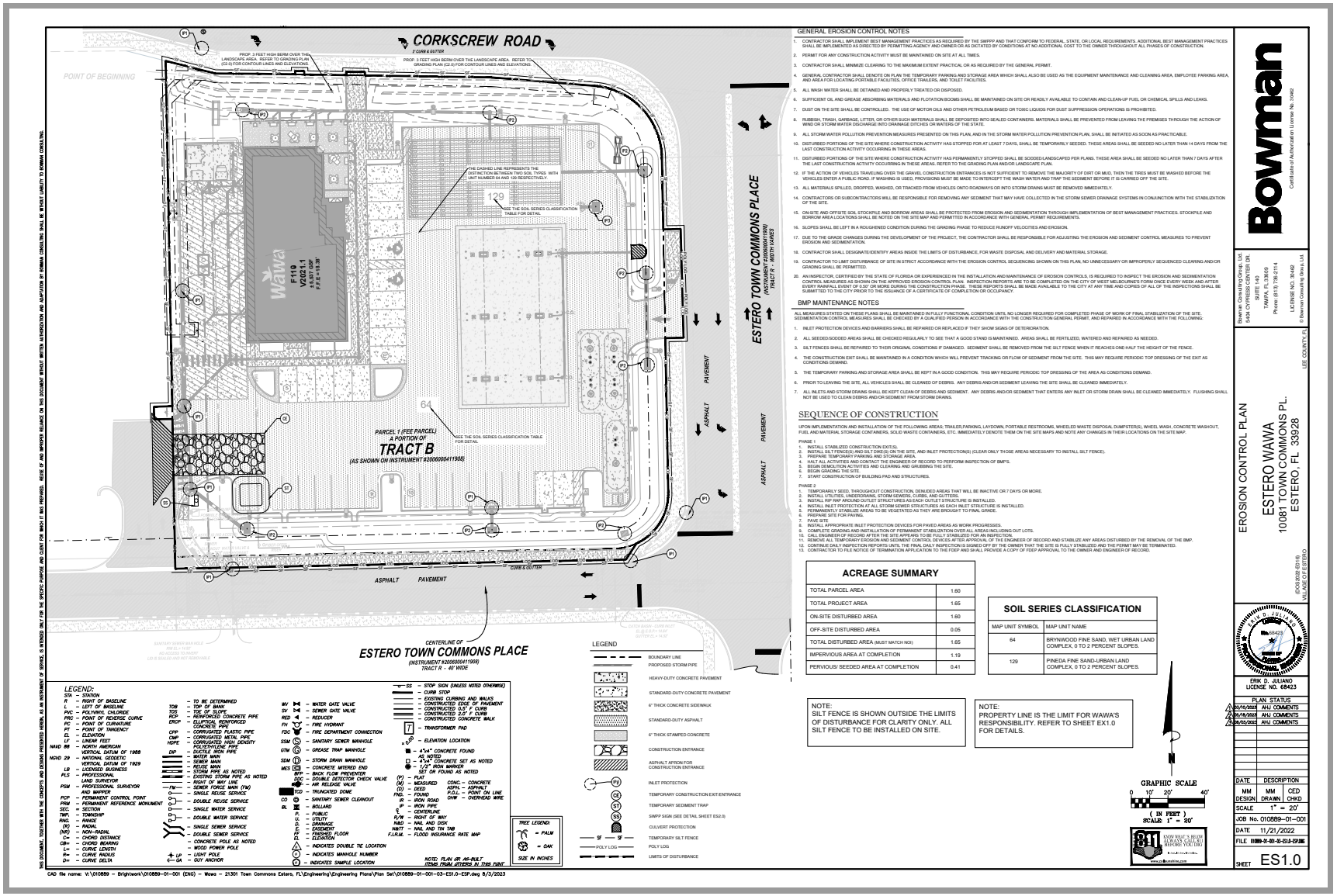
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

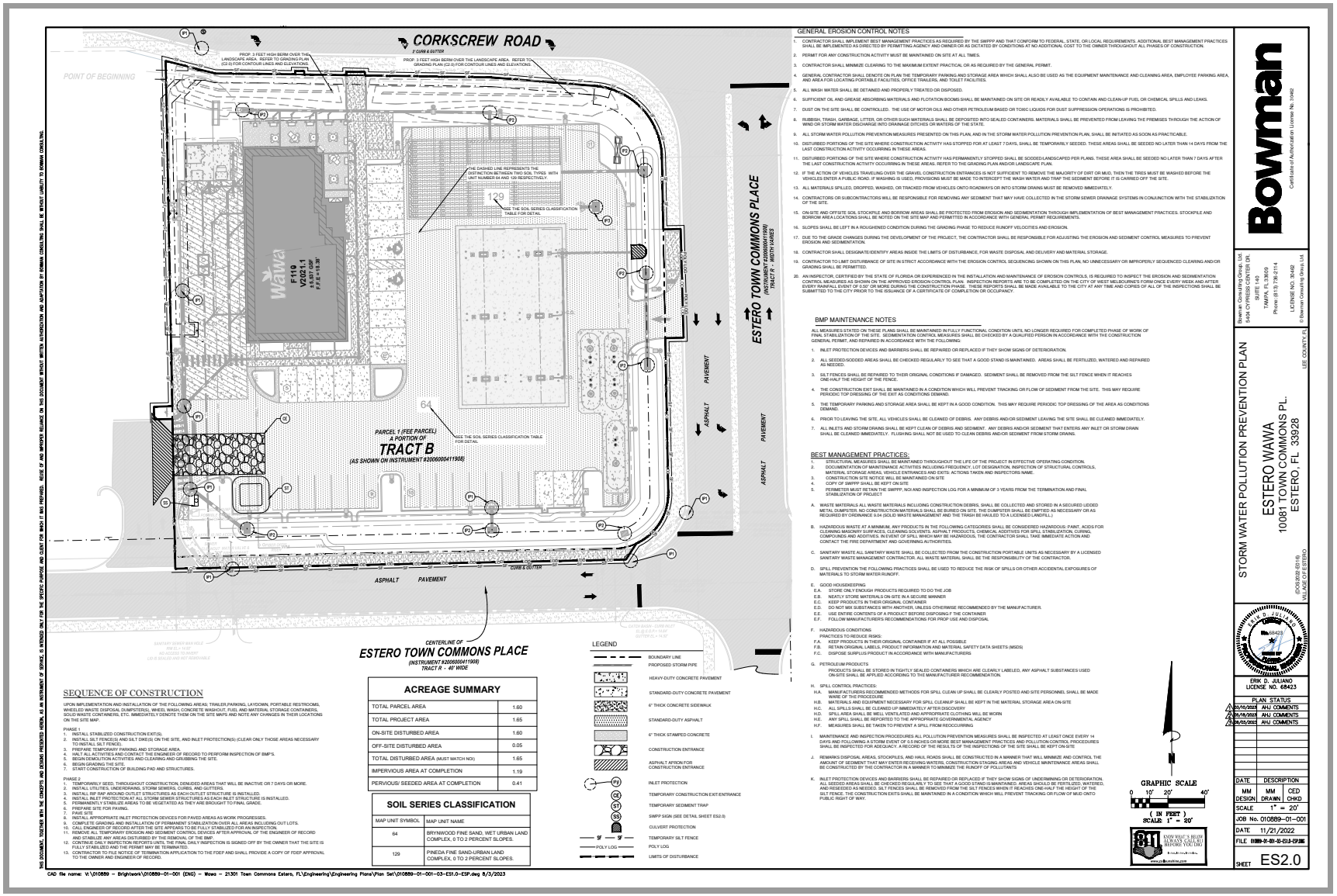
(DCK)8/2/2023 (SV) (S)
S:\ENGINEER\ESTERO

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS	
08/10/2023	AHJ COMMENTS
08/18/2023	AHJ COMMENTS
08/03/2023	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN CED CHKD
SCALE	1" = 20'
JOB No.	010889-01-001
DATE	11/21/2022
FILE	010889-01-001-02-DM1.0-DM0.DWG
SHEET	DM1.0


CORKSCREW ROAD
CURB & GUTTER
PROP. 3 FEET HIGH BERM OVER THE LANDSCAPE AREA. REFER TO GRADING PLAN (C2.0) FOR CONTOUR LINES AND ELEVATIONS
POINT OF BEGINNING
Wawa
F119
V2/021.1
±5.83' GSF
F.F.E.=18.30'
THE DASHED LINE REPRESENTS THE DISTINCTION BETWEEN TWO SOIL TYPES WITH UNIT NUMBER 64 AND 129 RESPECTIVELY.
SEE THE SOIL SERIES CLASSIFICATION TABLE FOR DETAIL
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2006000411908)
TRACT R - WIDTH VARIES
SOUTH BOUND
PAVEMENT
ASPHALT
PARCEL 1 (FEE PARCEL)
A PORTION OF
TRACT B
(AS SHOWN ON INSTRUMENT #2006000411908)
CURB & GUTTER
CENTERLINE OF
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2006000411908)
TRACT R - 40' WIDE
LEGEND
BOUNDARY LINE
PROPOSED STORM PIPE
HEAVY-DUTY CONCRETE PAVEMENT
STANDARD-DUTY CONCRETE PAVEMENT
6" THICK CONCRETE SIDEWALK
STANDARD-DUTY ASPHALT
6" THICK STAMPED CONCRETE
CONSTRUCTION ENTRANCE
ASPHALT APRON FOR CONSTRUCTION ENTRANCE
INLET PROTECTION
TEMPORARY CONSTRUCTION EXIT/ENTRANCE
TEMPORARY SEDIMENT TRAP
SWPP SIGN (SEE DETAIL SHEET ES2.0)
CULVERT PROTECTION
TEMPORARY SILT FENCE
POLY LOG
LIMITS OF DISTURBANCE
LEGEND:
STA – STATION
R – RIGHT OF BASELINE
L – LEFT OF BASELINE
PVC – POLYVINYL CHLORIDE
PRC – POINT OF REVERSE CURVE
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
EL – ELEVATION
LF – LINEAR FEET
HDPE – CORRUGATED HIGH DENSITY POLYETHYLENE PIPE
NAVD 88 – NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD 29 – NATIONAL GEODETIC VERTICAL DATUM OF 1929
LB – LICENSED BUSINESS
PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR AND MAPPER
PCP – PERMANENT CONTROL POINT
PRM – PERMANENT REFERENCE MONUMENT
SEC. – SECTION
TWP. – TOWNSHIP
RNG. – RANGE
(R) – RADIAL
(NR) – NON–RADIAL
Ch= – CHORD DISTANCE
CB= – CHORD BEARING
L= – CURVE LENGTH
R= – CURVE RADIUS
D= – CURVE DELTA
TOB – TOP OF BANK
TOS – TOE OF SLOPE
RCP – REINFORCED CONCRETE PIPE
ERCP – ELLIPTICAL REINFORCED CONCRETE PIPE
CPP – CORRUGATED PLASTIC PIPE
CMP – CORRUGATED METAL PIPE
SSM – SANITARY SEWER MANHOLE
GTM – GREASE TRAP MANHOLE
SDM – STORM DRAIN MANHOLE
MES – CONCRETE MITERED END
BFP – BACK FLOW PREVENTER
DDC – DOUBLE DETECTOR CHECK VALVE
AR – AIR RELEASE VALVE
TCD – TRUNCATED DOME
CO – SANITARY SEWER CLEANOUT
BL – BOLLARD
P. – PUBLIC
U. – UTILITY
D. – DRAINAGE
E. – EASEMENT
FF – FINISH FLOOR
EL. – ELEVATION
– INDICATES DOUBLE TIE LOCATION
– INDICATES MANHOLE NUMBER
– INDICATES SAMPLE LOCATION
WV – WATER GATE VALVE
SV – SEWER GATE VALVE
RED – REDUCER
FH – FIRE HYDRANT
FDC – FIRE DEPARTMENT CONNECTION
– WATER MAIN
– SEWER MAIN
– REUSE MAIN
– STORM PIPE AS NOTED
– EXISTING STORM PIPE AS NOTED
– RIGHT OF WAY LINE
– SEWER FORCE MAIN (TM)
– SINGLE REUSE SERVICE
– DOUBLE REUSE SERVICE
– SINGLE WATER SERVICE
– DOUBLE WATER SERVICE
– SINGLE SEWER SERVICE
– DOUBLE SEWER SERVICE
– CONCRETE POLE AS NOTED
– WOOD POWER POLE
– LIGHT POLE
– GUY ANCHOR
– STOP SIGN (UNLESS NOTED OTHERWISE)
– CURB STOP
– EXISTING CURBING AND WALKS
– CONSTRUCTED EDGE OF PAVEMENT
– CONSTRUCTED 0.5' F CURB
– CONSTRUCTED 2.5' F CURB
– CONSTRUCTED CONCRETE WALK
– TRANSFORMER PAD
– ELEVATION LOCATION
– 5/64" CONCRETE FOUND AS NOTED
– 5/64" CONCRETE SET AS NOTED
– 1/2" IRON MARKER SET OR FOUND AS NOTED
(P) – PLAT
(M) – MEASURED
(D) – DEED
FND. – FOUND
IR – IRON ROD
IP – IRON PIPE
℄ – CENTERLINE
R/W – RIGHT OF WAY
NAIL – NAIL AND DISK
N&T – NAIL AND TIN TAB
F.I.R.M. – FLOOD INSURANCE RATE MAP
CONC. – CONCRETE
ASPH. – ASPHALT
P.O.L. – POINT ON LINE
OHW – OVERHEAD WIRE
NOTE: PLAN QR AS-BUILT ITEMS FROM OTHERS IN THIS PLAN
TREE LEGEND:
= PALM
= OAK
SIZE IN INCHES
GENERAL EROSION CONTROL NOTES
1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SODDED/LANDSCAPED PER PLANS. THESE AREA SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
12. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
15. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
18. CONTRACTOR SHALL DESIGNATE/IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
19. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
20. AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ON THE CITY OF WEST MELBOURNE'S FORM ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.50" OR MORE DURING THE CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE CITY AT ANY TIME AND COPIES OF ALL OF THE INSPECTIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.
BMP MAINTENANCE NOTES
ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.
SEQUENCE OF CONSTRUCTION
UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS; TRAILER/PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.
PHASE 1
1. INSTALL STABILIZED CONSTRUCTION EXIT(S).
2. INSTALL SILT FENCE(S) AND SILT DIKE(S) ON THE SITE, AND INLET PROTECTION(S) (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION OF BMP'S.
5. BEGIN DEMOLITION ACTIVITIES AND CLEARING AND GRUBBING THE SITE.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
PHASE 2
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE OR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS, AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. PREPARE SITE FOR PAVING.
7. PAVE SITE
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS INCLUDING OUT LOTS.
10. CALL ENGINEER OF RECORD AFTER THE SITE APPEARS TO BE FULLY STABILIZED FOR AN INSPECTION.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER APPROVAL OF THE ENGINEER OF RECORD AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP.
12. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE OWNER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.
13. CONTRACTOR TO FILE NOTICE OF TERMINATION APPLICATION TO THE FDEP AND SHALL PROVIDE A COPY OF FDEP APPROVAL TO THE OWNER AND ENGINEER OF RECORDS.
ACREAGE SUMMARY
TOTAL PARCEL AREA 1.60
TOTAL PROJECT AREA 1.65
ON-SITE DISTURBED AREA 1.60
OFF-SITE DISTURBED AREA 0.05
TOTAL DISTURBED AREA (MUST MATCH NOI) 1.65
IMPERVIOUS AREA AT COMPLETION 1.19
PERVIOUS/ SEEDED AREA AT COMPLETION 0.41
SOIL SERIES CLASSIFICATION
MAP UNIT SYMBOL | MAP UNIT NAME
64 | BRYNWOOD FINE SAND, WET URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES.
129 | PINEDA FINE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES.
NOTE: SILT FENCE IS SHOWN OUTSIDE THE LIMITS OF DISTURBANCE FOR CLARITY ONLY. ALL SILT FENCE TO BE INSTALLED ON SITE.
NOTE: PROPERTY LINE IS THE LIMIT FOR WAWA'S RESPONSIBILITY. REFER TO SHEET EX1.0 FOR DETAILS.
GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE 1" = 20'
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.sunshine.com
Bowman
Certificate of Authorization License No. 31962
Bowman Consulting Group, Ltd.
5406 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 31962
© Bowman Consulting Group, Ltd.
LEE COUNTY, FL
EROSION CONTROL PLAN
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
(DCK2022.03.16)
FILE LOCATION: ESTERO
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
2 05/10/2022 AHJ COMMENTS
1 05/18/2022 AHJ COMMENTS
0 06/03/2022 AHJ COMMENTS
DATE | DESCRIPTION
MM DESIGN | MM DRAWN | CED CHKD
SCALE 1" = 20'
JOB No. 010889–01–001
DATE 11/21/2022
FILE 010889-01-001-03-ES1.0-ESP.DWG
SHEET ES1.0
CAD file name: V:\010889 – Brightwork\010889–01–001 (ENG) – Wawa – 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889–01–001–03–ES1.0–ESP.dwg 5/3/2023
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS, TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1
1. INSTALL STABILIZED CONSTRUCTION EXIT(S).
2. INSTALL SILT FENCE(S) AND SILT DIKE(S) ON THE SITE, AND INLET PROTECTION(S) (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION OF BMP'S.
5. BEGIN DEMOLITION ACTIVITIES AND CLEARING AND GRUBBING THE SITE.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE 2
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE OR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS, AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. PREPARE SITE FOR PAVING.
7. PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS INCLUDING OUT LOTS.
10. INSTALL LANDSCAPING AND IRRIGATION SYSTEMS TO BE FULLY STABILIZED FOR AN INSPECTION.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER APPROVAL OF THE ENGINEER OF RECORD AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP.
12. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE OWNER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.
13. CONTRACTOR TO FILE NOTICE OF TERMINATION APPLICATION TO THE FDEP AND SHALL PROVIDE A COPY OF FDEP APPROVAL TO THE OWNER AND ENGINEER OF RECORD.

ACREAGE SUMMARY

TOTAL PARCEL AREA	1.60
TOTAL PROJECT AREA	1.65
ON-SITE DISTURBED AREA	1.60
OFF-SITE DISTURBED AREA	0.05
TOTAL DISTURBED AREA (MUST MATCH NOI)	1.65
IMPERVIOUS AREA AT COMPLETION	1.19
PERVIOUS/ SEEDED AREA AT COMPLETION	0.41

SOIL SERIES CLASSIFICATION

MAP UNIT SYMBOL	MAP UNIT NAME
64	BRYNWOOD FINE SAND, WET URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES.
129	PINEDA FINE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES.

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SODDED/LANDSCAPED PER PLANS. THESE AREA SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
12. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
15. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
18. CONTRACTOR SHALL DESIGNATE/IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
19. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
20. AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ON THE CITY OF WEST MELBOURNE'S FORM ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.50" OR MORE DURING THE CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE CITY AT ANY TIME AND COPIES OF ALL OF THE INSPECTIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.

BEST MANAGEMENT PRACTICES:

1. STRUCTURAL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS, VEHICLE ENTRANCES AND EXITS: ACTIONS TAKEN AND INSPECTORS NAME.
3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE
4. COPY OF SWPPP SHALL BE KEPT ON SITE
5. PERIMETER MUST RETAIN THE SWPPP, NOI AND INSPECTION LOG FOR A MINIMUM OF 3 YEARS FROM THE TERMINATION AND FINAL STABILIZATION OF PROJECT

A. WASTE MATERIALS ALL WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURED LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT AND THE TRASH BE HAULED TO A LICENSED LANDFILL.)

B. HAZARDOUS WASTE AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING COMPOUNDS AND ADDITIVES. IN EVENT OF SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPARTMENT AND GOVERNING AUTHORITIES.

C. SANITARY WASTE ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

D. SPILL PREVENTION THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.

E. GOOD HOUSEKEEPING
- E.A. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB
- E.B. NEATLY STORE MATERIALS ON-SITE IN A SECURE MANNER
- E.C. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
- E.D. DO NOT MIX SUBSTANCES WITH ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
- E.E. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING F THE CONTAINER
- E.F. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROP USE AND DISPOSAL

F. HAZARDOUS CONDITIONS
PRACTICES TO REDUCE RISKS:
- F.A. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
- F.B. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
- F.C. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.

G. PETROLEUM PRODUCTS
PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED, ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURERS RECOMMENDATION.

H. SPILL CONTROL PRACTICES:
- H.A. MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE WARE OF THE PROCEDURE
- H.B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE
- H.C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY
- H.D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN
- H.E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY
- H.F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING

I. MAINTENANCE AND INSPECTION PROCEDURES ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD OF THE RESULTS OF THIS INSPECTIONS OF THE SITE SHALL BE KEPT ON-SITE

J. REMARKS DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS

K. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED. SILT FENCES SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CAD file name: V:\2010899 - Brightwork\010899-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010899-01-001-03-ES1.0-ESP.dwg 8/3/2023

Bowman
Certificate of Authorization License No. 31962
Bowman Consulting Group, Ltd.
5406 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 735-2114
LICENSE NO. 31962
© Bowman Consulting Group, Ltd.

STORM WATER POLLUTION PREVENTION PLAN

ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

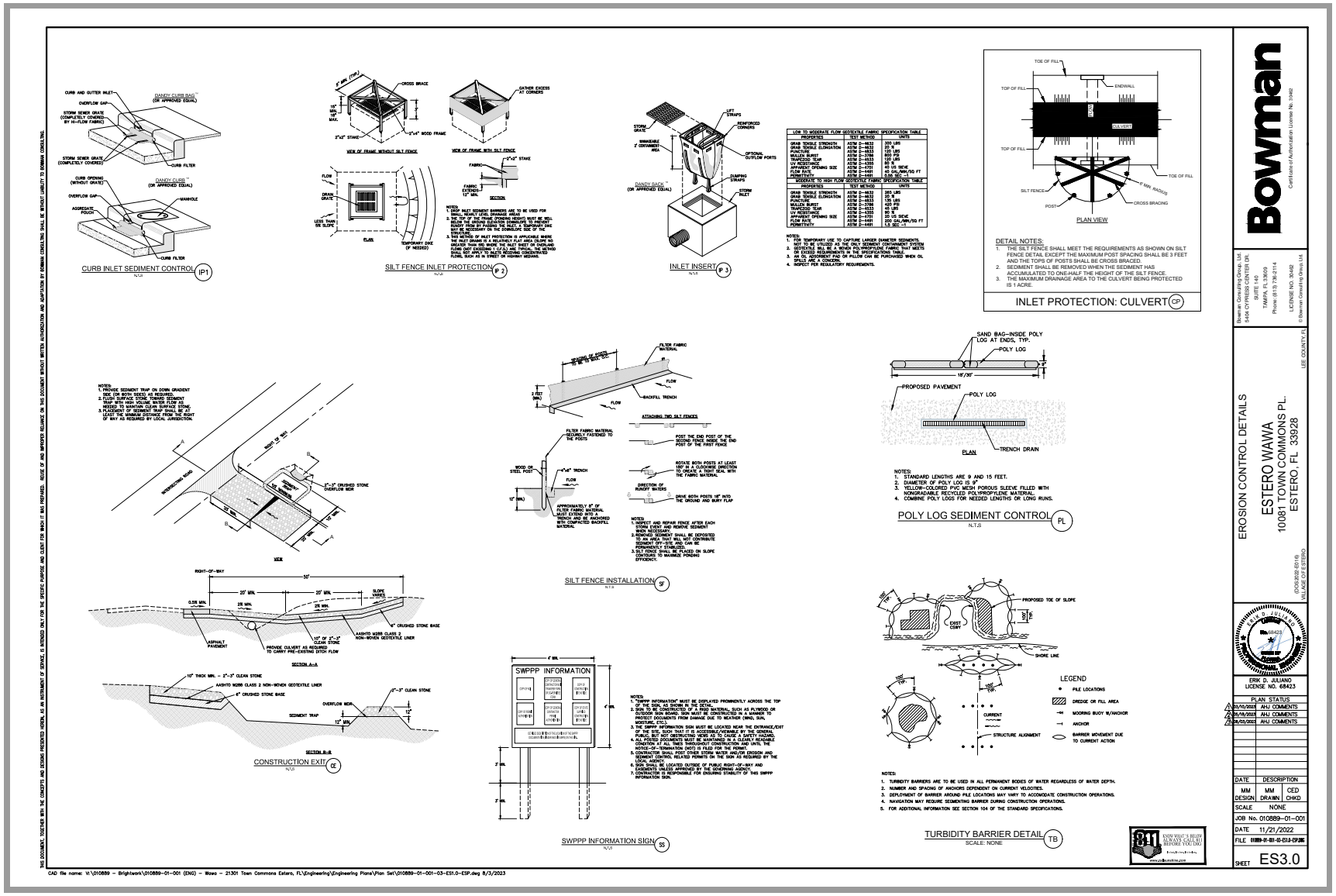
(DCK)8/2/ 23 (1)
VILLAGE OF ESTERO

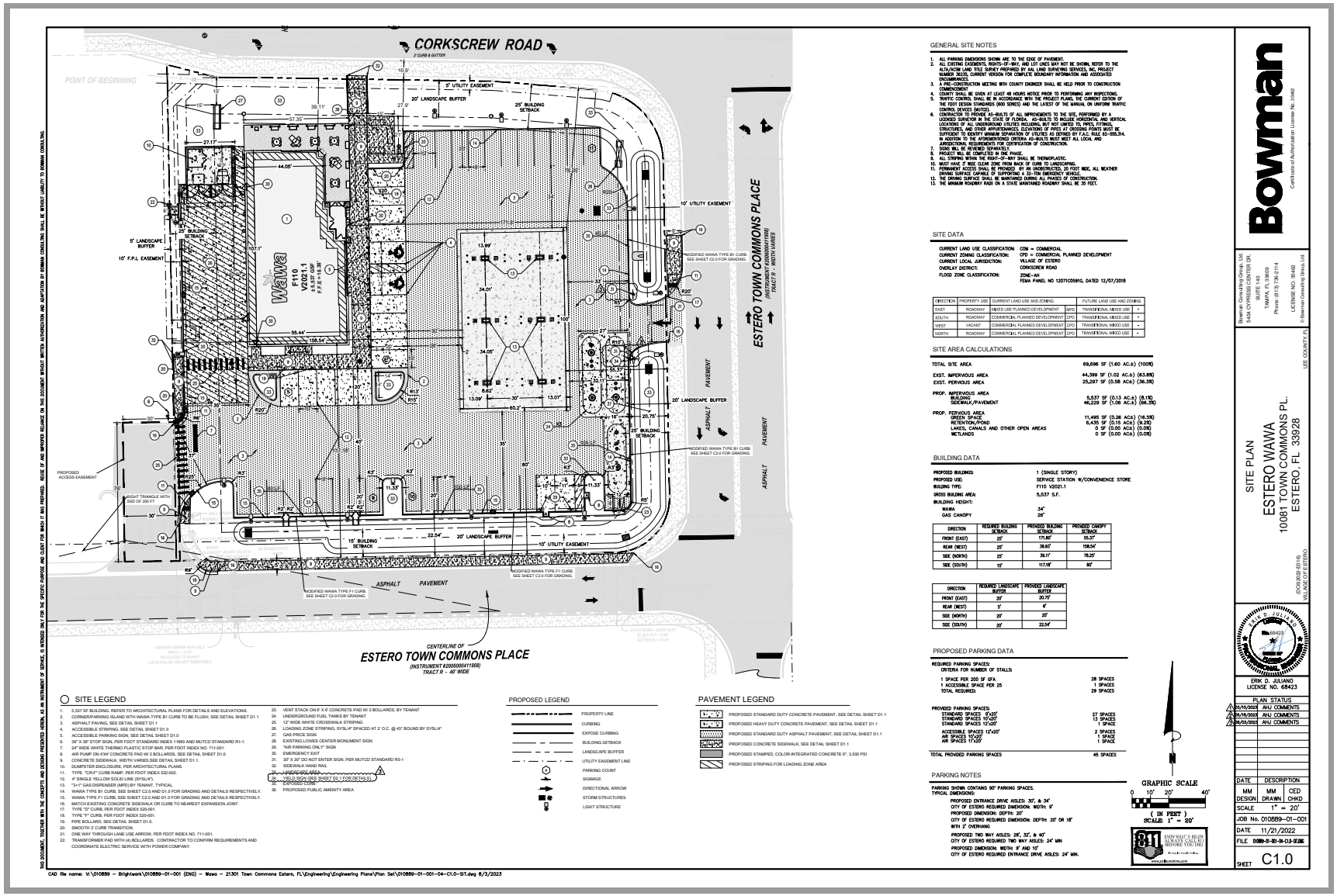
LEE COUNTY, FL

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS	
05/10/2023	AHJ COMMENTS
05/18/2023	AHJ COMMENTS
08/03/2023	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN / CED CHKD
SCALE	1" = 20'
JOB No.	010899-01-001
DATE	11/21/2022
FILE	010899-01-001-03-ES1.0-ESP.DWG
SHEET	ES2.0


CURB INLET SEDIMENT CONTROL IP1
SILT FENCE INLET PROTECTION IP 2
INLET INSERT IP 3
INLET PROTECTION: CULVERT CP
PLAN VIEW
SILT FENCE INSTALLATION SF
POLY LOG SEDIMENT CONTROL PL
CONSTRUCTION EXIT CE
SWPPP INFORMATION SIGN SS
TURBIDITY BARRIER DETAIL TB
EROSION CONTROL DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
Bowman
ERIK D. JULIANO
LICENSE NO. 68423
ES3.0



SITE LEGEND

1. 5,537 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
2. CORNER/PARKING ISLAND WITH WAWA TYPE B1 CURB TO BE FLUSH, SEE DETAIL SHEET D1.1
3. ASPHALT PAVING, SEE DETAIL SHEET D1.1
4. ACCESSIBLE STRIPING, SEE DETAIL SHEET D1.0
5. ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET D1.0
6. 36" X 36" STOP SIGN, PER FDOT STANDARD INDEX 1 1860 AND MUTCD STANDARD R1-1.
7. 24" WIDE WHITE THERMO PLASTIC STOP BAR, PER FDOT INDEX NO. 711-001.
8. AIR PUMP ON 4'X4' CONCRETE PAD W/ 2 BOLLARDS. SEE DETAIL SHEET D1.0.
9. CONCRETE SIDEWALK, WIDTH VARIES.SEE DETAIL SHEET D1.1.
10. DUMPSTER ENCLOSURE, PER ARCHITECTURAL PLANS.
11. TYPE "CR-F" CURB RAMP, PER FDOT INDEX 522-002.
12. 4" SINGLE YELLOW SOLID LINE (SYSL#1").
13. "3+1" GAS DISPENSER (MPD) BY TENANT, TYPICAL.
14. WAWA TYPE B1 CURB, SEE SHEET C2.0 AND D1.0 FOR GRADING AND DETAILS RESPECTIVELY.
15. WAWA TYPE F1 CURB, SEE SHEET C2.0 AND D1.0 FOR GRADING AND DETAILS RESPECTIVELY.
16. MATCH EXISTING CONCRETE SIDEWALK OR CURB TO NEAREST EXPANSION JOINT.
17. TYPE "D" CURB, PER FDOT INDEX 520-001.
18. TYPE "F" CURB, PER FDOT INDEX 520-001.
19. PIPE BOLLARD, SEE DETAIL SHEET D1.0.
20. SMOOTH 3' CURB TRANSITION.
21. ONE WAY THROUGH LANE USE ARROW, PER FDOT INDEX NO. 711-001.
22. TRANSFORMER PAD WITH (4) BOLLARDS. CONTRACTOR TO CONFIRM REQUIREMENTS AND COORDINATE ELECTRIC SERVICE WITH POWER COMPANY.
23. VENT STACK ON 6' X 6' CONCRETE PAD W/ 2 BOLLARDS, BY TENANT
24. UNDERGROUND FUEL TANKS BY TENANT
25. 12" WIDE WHITE CROSSWALK STRIPING
26. LOADING ZONE STRIPING, SYSL=9' SPACED AT 2' O.C. @ 45° BOUND BY SYSL=4'
27. GAS PRICE SIGN
28. EXISTING LOWES CENTER MONUMENT SIGN
29. "WR PARKING ONLY" SIGN
30. EMERGENCY EXIT
31. 30" X 30" DO NOT ENTER SIGN, PER MUTCD STANDARD RS-1
32. SIDEWALK HAND RAIL
33. ARC=25.00'
34. YIELD SIGN (SEE SHEET 50_1 FOR DETAILS)
35. CONDENSER UNIT
36. PROPOSED PUBLIC AMENITY AREA

PROPOSED LEGEND

PROPERTY LINE
CURBING
EXPOSE CURBING
BUILDING SETBACK
LANDSCAPE BUFFER
UTILITY EASEMENT LINE
PARKING COUNT
SIGNAGE
DIRECTIONAL ARROW
STORM STRUCTURES
LIGHT STRUCTURE

PAVEMENT LEGEND

PROPOSED STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.1
PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.1
PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET D1.1
PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET D1.1
PROPOSED STAMPED, COLOR-INTEGRATED CONCRETE 6", 3,500 PSI
PROPOSED STRIPING FOR LOADING ZONE AREA

GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY AAL LAND SURVEYING SERVICES, INC. PROJECT NUMBER 36235, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH COUNTY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. COUNTY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS DEFINED BY F.A.C. RULE 62-555.314. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND STATE REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
7. SIGNS WILL BE REVIEWED SEPARATELY.
8. PROJECT WILL BE COMPLETED IN ONE PHASE.
9. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
10. MUST HAVE 5' WIDE CLEAR ZONE FROM BACK OF CURB TO LANDSCAPING.
11. PERMANENT ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED, 20 FOOT WIDE, ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 33-TON EMERGENCY VEHICLE.
12. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
13. THE MINIMUM ROADWAY RADII ON A STATE MAINTAINED ROADWAY SHALL BE 35 FEET.

SITE DATA

CURRENT LAND USE CLASSIFICATION: COM = COMMERCIAL
CURRENT ZONING CLASSIFICATION: CPD = COMMERCIAL PLANNED DEVELOPMENT
CURRENT LOCAL JURISDICTION: VILLAGE OF ESTERO
OVERLAY DISTRICT: CORKSCREW ROAD
FLOOD ZONE CLASSIFICATION: ZONE=AH
FEMA PANEL NO 12071C0591G, DATED 12/07/2018

DIRECTION	PROPERTY USE	CURRENT LAND USE AND ZONING		FUTURE LAND USE AND ZONING	
EAST	ROADWAY	MIXED USE PLANNED DEVELOPMENT	MPD	TRANSITIONAL MIXED USE	-
SOUTH	ROADWAY	COMMERCIAL PLANNED DEVELOPMENT	CPD	TRANSITIONAL MIXED USE	-
WEST	VACANT	COMMERCIAL PLANNED DEVELOPMENT	CPD	TRANSITIONAL MIXED USE	-
NORTH	ROADWAY	COMMERCIAL PLANNED DEVELOPMENT	CPD	TRANSITIONAL MIXED USE	-

SITE AREA CALCULATIONS

TOTAL SITE AREA	69,696 SF (1.60 AC.±) (100%)
EXST. IMPERVIOUS AREA	44,399 SF (1.02 AC.±) (63.8%)
EXST. PERVIOUS AREA	25,297 SF (0.58 AC.±) (36.3%)
PROP. IMPERVIOUS AREA	
BUILDING	5,537 SF (0.13 AC.±) (8.1%)
SIDEWALK/PAVEMENT	46,229 SF (1.06 AC.±) (66.3%)
PROP. PERVIOUS AREA	
GREEN SPACE	11,495 SF (0.26 AC±) (16.5%)
RETENTION/POND	6,435 SF (0.15 AC±) (9.2%)
LAKES, CANALS AND OTHER OPEN AREAS	0 SF (0.00 AC±) (0.0%)
WETLANDS	0 SF (0.00 AC±) (0.0%)

BUILDING DATA

PROPOSED BUILDINGS:	1 (SINGLE STORY)
PROPOSED USE:	SERVICE STATION W/CONVENIENCE STORE
BUILDING TYPE:	F110 V2021.1
GROSS BUILDING AREA:	5,537 S.F.
BUILDING HEIGHT:	
WAWA	34'
GAS CANOPY	26'

DIRECTION	REQUIRED BUILDING SETBACK	PROVIDED BUILDING SETBACK	PROVIDED CANOPY SETBACK
FRONT (EAST)	25'	171.80'	55.37'
REAR (WEST)	25'	38.93'	158.54'
SIDE (NORTH)	25'	36.11'	76.25'
SIDE (SOUTH)	15'	117.18'	80'

DIRECTION	REQUIRED LANDSCAPE BUFFER	PROVIDED LANDSCAPE BUFFER
FRONT (EAST)	20'	20.75'
REAR (WEST)	5'	6'
SIDE (NORTH)	20'	20'
SIDE (SOUTH)	20'	22.54'

PROPOSED PARKING DATA

REQUIRED PARKING SPACES:
CRITERIA FOR NUMBER OF STALLS

1 SPACE PER 200 SF GFA	28 SPACES
1 ACCESSIBLE SPACE PER 25	1 SPACES
TOTAL REQUIRED:	29 SPACES

PROVIDED PARKING SPACES:

STANDARD SPACES 9'x20'	27 SPACES
STANDARD SPACES 10'x20'	13 SPACES
STANDARD SPACES 12'x20'	1 SPACE
ACCESSIBLE SPACES 12'x20'	2 SPACES
AIR SPACES 10'x20'	1 SPACE
AIR SPACES 11'x20'	1 SPACE
TOTAL PROVIDED PARKING SPACES	45 SPACES

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
TYPICAL DIMENSIONS:
PROPOSED ENTRANCE DRIVE AISLES: 30', & 34'.
CITY OF ESTERO REQUIRED DIMENSION: WIDTH: 9'
PROPOSED DIMENSION: DEPTH: 20'
CITY OF ESTERO REQUIRED DIMENSION: DEPTH: 20' OR 18' WITH 2' OVERHANG
PROPOSED TWO WAY AISLES: 28', 33', & 40'
CITY OF ESTERO REQUIRED TWO WAY AISLES: 24' MIN
PROPOSED DIMENSION: WIDTH: 9' AND 10'
CITY OF ESTERO REQUIRED ENTRANCE DRIVE AISLES: 24' MIN.

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE 1" = 20'

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG! www.sunshine811.com

Bowman
Certificate of Authorization License No. 31962
Bowman Consulting Group, Ltd.
9484 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30482
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

SITE PLAN
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

(DCR2022-0016)
VILLAGE OF ESTERO

ERIK D. JULIANO
LICENSE NO. 68423

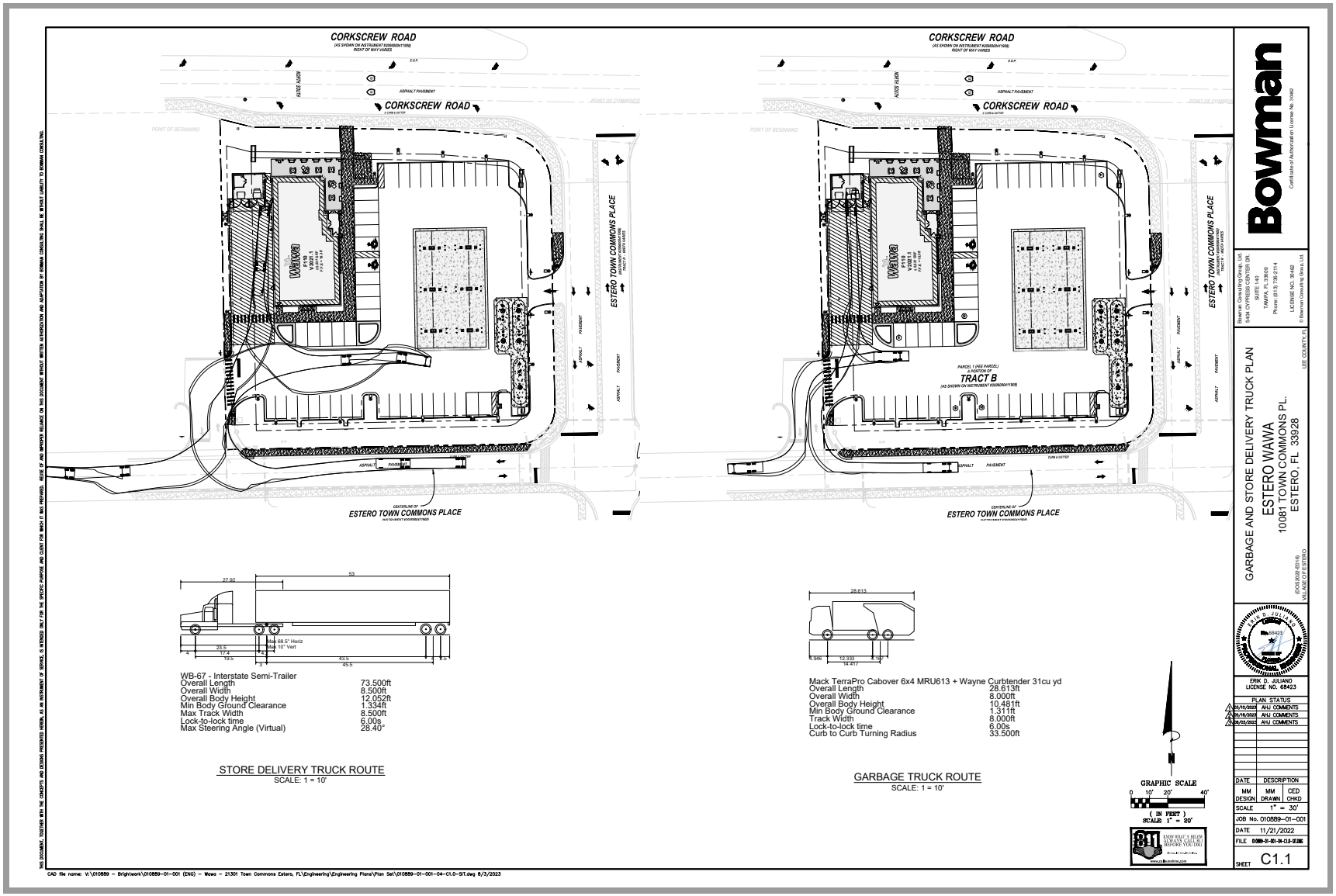
PLAN STATUS

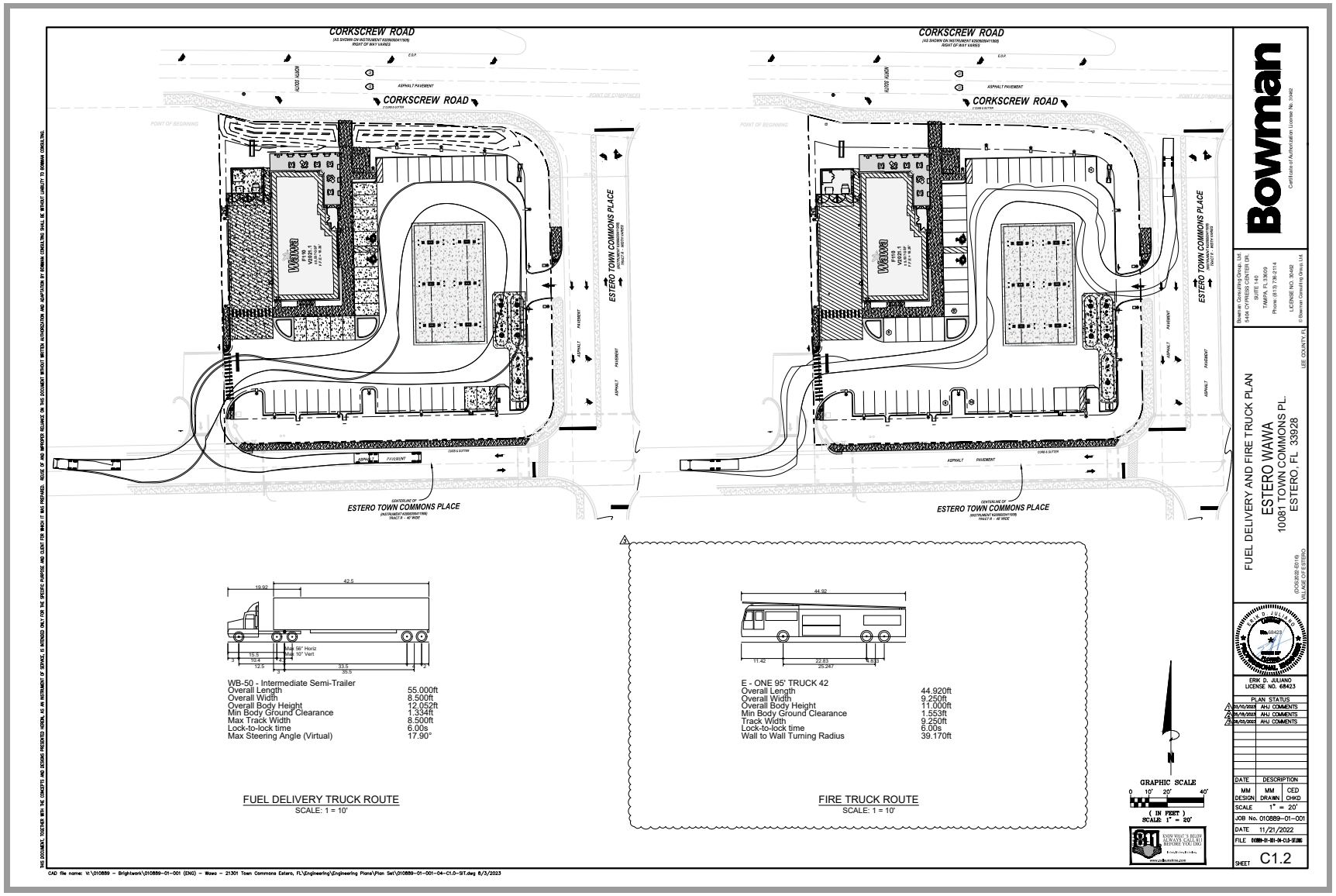
DATE	DESCRIPTION
05/10/2023	AHJ COMMENTS
05/18/2023	AHJ COMMENTS
06/23/2023	AHJ COMMENTS

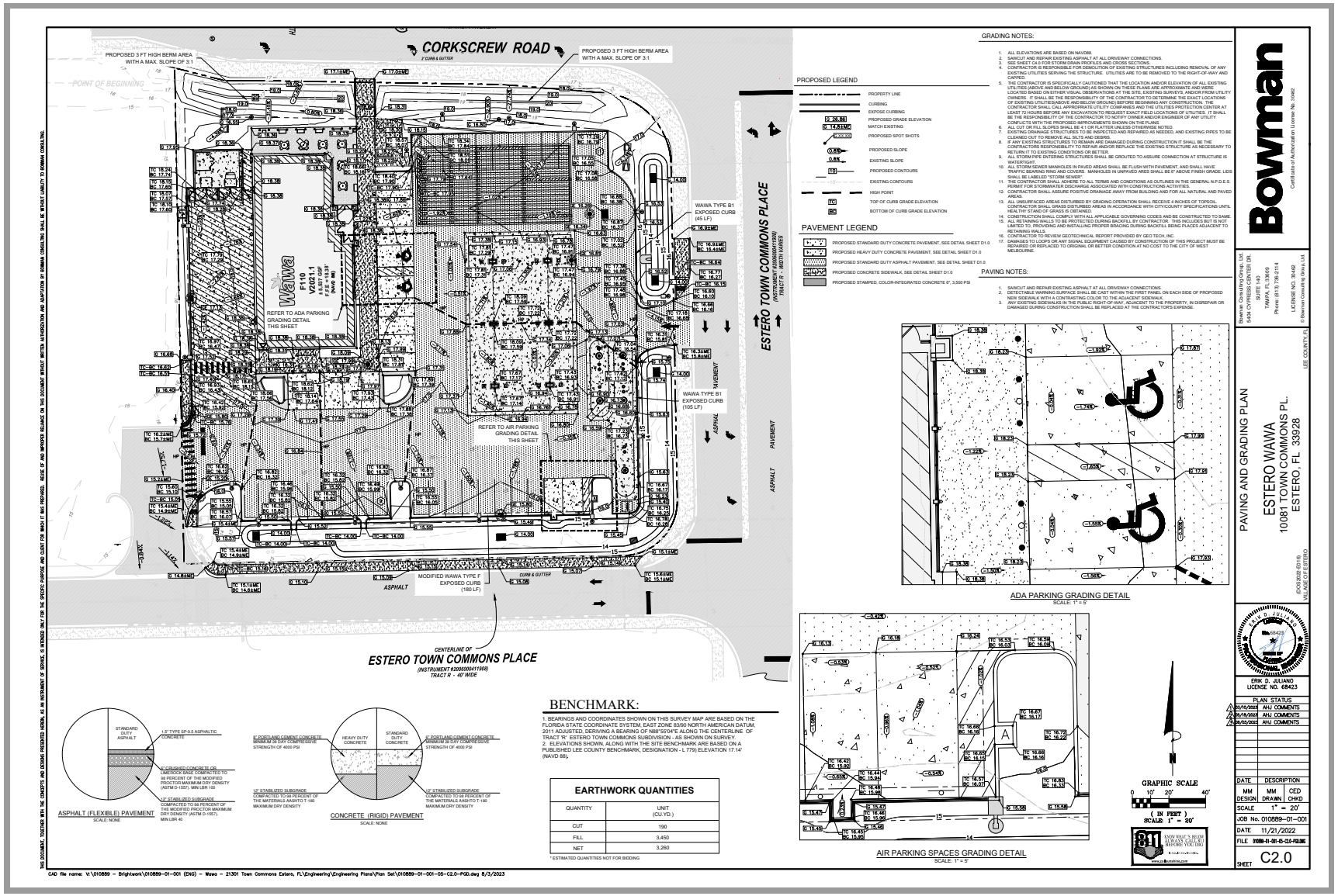
DATE	DESCRIPTION	
MM DESIGN	MM DRAWN	CED CHKD
SCALE	1" = 20'	
JOB No.	010889-01-001	
DATE	11/21/2022	
FILE	010889-01-001-04-C1.0-SITE.DWG	
SHEET	C1.0	

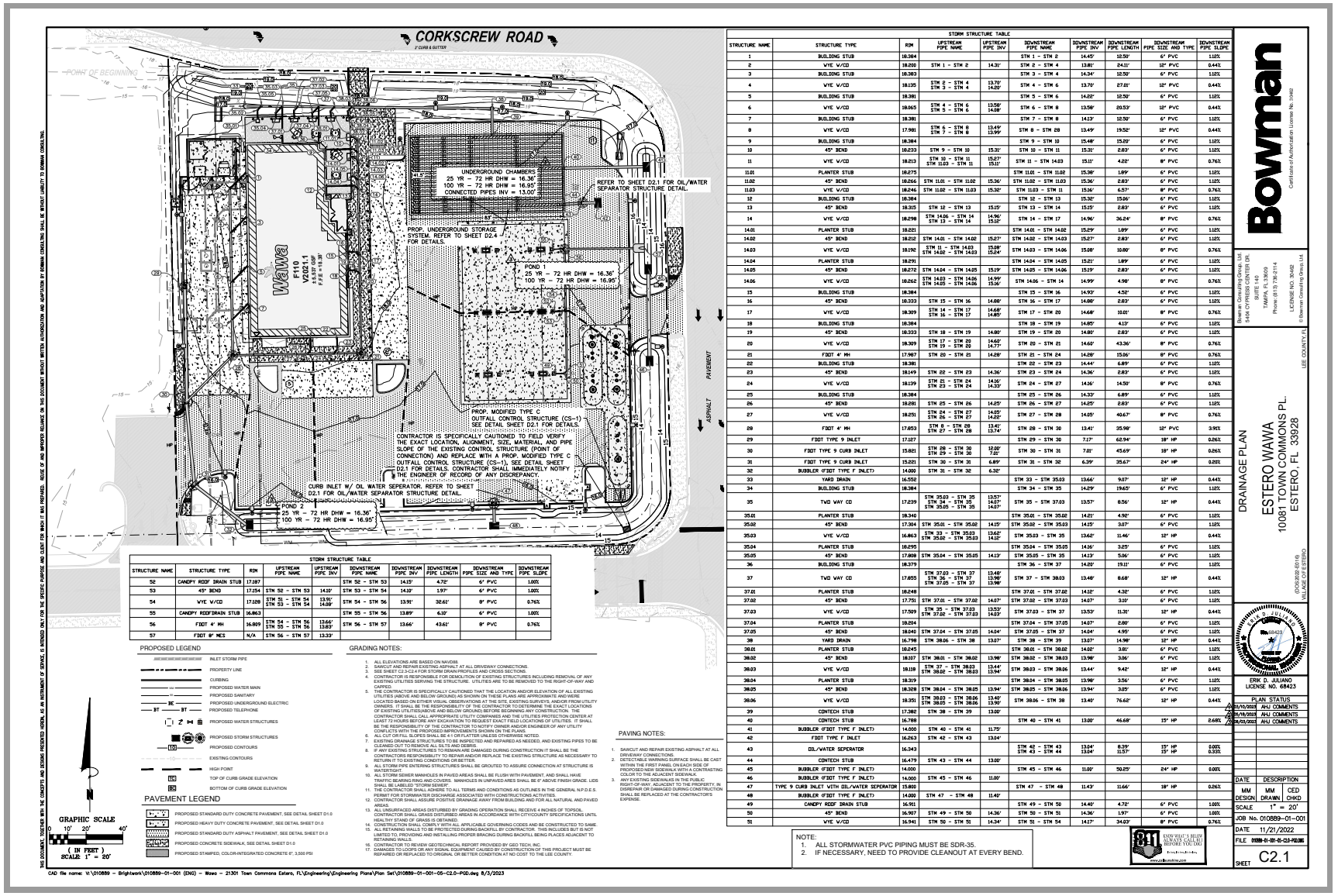
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-04-C1.0-SIT.dwg 6/3/2023


CORKSCREW ROAD
ESTERO TOWN COMMONS PLACE
TRACT B
WB-67 - Interstate Semi-Trailer
Overall Length 73.500ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°
STORE DELIVERY TRUCK ROUTE
SCALE: 1 = 10'
Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd
Overall Length 28.613ft
Overall Width 8.000ft
Overall Body Height 10.481ft
Min Body Ground Clearance 1.311ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 33.500ft
GARBAGE TRUCK ROUTE
SCALE: 1 = 10'
GRAPHIC SCALE
(IN FEET)
SCALE 1" = 20'
Bowman
GARBAGE AND STORE DELIVERY TRUCK PLAN
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
DATE DESCRIPTION
SCALE 1" = 30'
JOB No. 010889-01-001
DATE 11/21/2022
SHEET C1.1


CORKSCREW ROAD
ESTERO TOWN COMMONS PLACE
WB-50 - Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°
FUEL DELIVERY TRUCK ROUTE
SCALE: 1 = 10'
E - ONE 95' TRUCK 42
Overall Length 44.920ft
Overall Width 9.250ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.553ft
Track Width 9.250ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 39.170ft
FIRE TRUCK ROUTE
SCALE: 1 = 10'
GRAPHIC SCALE
(IN FEET)
SCALE 1" = 20'
Bowman
FUEL DELIVERY AND FIRE TRUCK PLAN
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
AHJ COMMENTS
DESIGN MM
DRAWN MM
CHKD CED
SCALE 1" = 20'
JOB No. 010889-01-001
DATE 11/21/2022
SHEET C1.2


CORKSCREW ROAD
PROPOSED 3 FT HIGH BERM AREA WITH A MAX. SLOPE OF 3:1
POINT OF BEGINNING
WAWA TYPE B1 EXPOSED CURB (45 LF)
WAWA TYPE B1 EXPOSED CURB (105 LF)
MODIFIED WAWA TYPE F EXPOSED CURB (180 LF)
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2000000411908)
TRACT H - 40' WIDE
CENTERLINE OF
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2000000411908)
TRACT H - 40' WIDE
REFER TO ADA PARKING GRADING DETAIL THIS SHEET
REFER TO AIR PARKING GRADING DETAIL THIS SHEET
ASPHALT PAVEMENT
CURB & GUTTER
Wawa
F110
V2021.1
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
PAVING AND GRADING PLAN
ADA PARKING GRADING DETAIL
SCALE: 1" = 5'
AIR PARKING SPACES GRADING DETAIL
SCALE: 1" = 5'
GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE 1" = 20'
ASPHALT (FLEXIBLE) PAVEMENT
SCALE: NONE
CONCRETE (RIGID) PAVEMENT
SCALE: NONE
BENCHMARK:
1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 83/90 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF N88°55'04"E ALONG THE CENTERLINE OF TRACT 'H' ESTERO TOWN COMMONS SUBDIVISION - AS SHOWN ON SURVEY.
2. ELEVATIONS SHOWN, ALONG WITH THE SITE BENCHMARK ARE BASED ON A PUBLISHED LEE COUNTY BENCHMARK, DESIGNATION - L 779) ELEVATION 17.14' (NAVD 88).
EARTHWORK QUANTITIES
QUANTITY | UNIT (CU YD.)
CUT | 190
FILL | 3,450
NET | 3,260
* ESTIMATED QUANTITIES NOT FOR BIDDING
PROPOSED LEGEND
PROPERTY LINE
CURBING
EXPOSE CURBING
PROPOSED GRADE ELEVATION
MATCH EXISTING
PROPOSED SPOT SHOTS
PROPOSED SLOPE
EXISTING SLOPE
PROPOSED CONTOURS
EXISTING CONTOURS
HIGH POINT
TOP OF CURB GRADE ELEVATION
BOTTOM OF CURB GRADE ELEVATION
PAVEMENT LEGEND
PROPOSED STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0
PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0
PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET D1.0
PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET D1.0
PROPOSED STAMPED, COLOR-INTEGRATED CONCRETE 6", 3,500 PSI
GRADING NOTES:
1. ALL ELEVATIONS ARE BASED ON NAVD88.
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. SEE SHEET C4.0 FOR STORM DRAIN PROFILES AND CROSS SECTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY AND CAPPED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES(ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREA SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
11. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
15. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACED ADJACENT TO RETAINING WALLS.
16. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY GEO TECH, INC.
17. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE IMMEDIATELY BE REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO THE CITY OF WEST MELBOURNE.
PAVING NOTES:
1. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
2. DETECTABLE WARNING SURFACE SHALL BE CAST WITHIN THE FIRST PANEL ON EACH SIDE OF PROPOSED NEW SIDEWALK WITH A CONTRASTING COLOR TO THE ADJACENT SIDEWALK.
3. ANY EXISTING SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTY, IN DISREPAIR OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
Bowman
Certificate of Authorization License No. 31962
Bowman Consulting Group, Ltd.
4349 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 31962
© Bowman Consulting Group, Ltd.
LEE COUNTY, FL
(COS3028.00-16)
MILLAGE CAP ESTERO
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
05/10/2023 AHJ COMMENTS
05/18/2023 AHJ COMMENTS
06/02/2023 AHJ COMMENTS
DATE | DESCRIPTION
MM DESIGN | MM DRAWN | CED CHKD
SCALE 1" = 20'
JOB No. 010889--01--001
DATE 11/21/2022
FILE P:\010889-01-001-00-C2.0-PGD.DWG
SHEET C2.0
CAD file name: V:\010889 - Brightwork\010889--01--001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889--01--001--05--C2.0--PGD.dwg 8/3/2023



STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
1	BUILDING STUB	18.384			STM 1 - STM 2	14.45'	10.50'	6" PVC	1.12%
2	WYE W/CO	18.206	STM 1 - STM 2	14.31'	STM 2 - STM 4	13.81'	24.11'	12" PVC	0.44%
3	BUILDING STUB	18.383			STM 3 - STM 4	14.34'	10.50'	6" PVC	1.12%
4	WYE W/CO	18.135	STM 2 - STM 4 STM 3 - STM 4	13.70' 14.22'	STM 4 - STM 6	13.70'	27.01'	12" PVC	0.44%
5	BUILDING STUB	18.381			STM 5 - STM 6	14.22'	10.50'	6" PVC	1.12%
6	WYE W/CO	18.065	STM 4 - STM 6 STM 5 - STM 6	13.58' 14.08'	STM 6 - STM 8	13.58'	20.53'	12" PVC	0.44%
7	BUILDING STUB	18.381			STM 7 - STM 8	14.13'	10.50'	6" PVC	1.12%
8	WYE W/CO	17.981	STM 6 - STM 8 STM 7 - STM 8	13.49' 13.99'	STM 8 - STM 28	13.49'	19.52'	12" PVC	0.44%
9	BUILDING STUB	18.384			STM 9 - STM 10	15.48'	15.20'	6" PVC	1.12%
10	45° BEND	18.233	STM 9 - STM 10	15.31'	STM 10 - STM 11	15.31'	2.83'	6" PVC	1.12%
11	WYE W/CO	18.213	STM 10 - STM 11 STM 11.03 - STM 11	15.27' 15.11'	STM 11 - STM 14.03	15.11'	4.22'	8" PVC	0.76%
11.01	PLANTER STUB	18.275			STM 11.01 - STM 11.02	15.38'	1.89'	6" PVC	1.12%
11.02	45° BEND	18.266	STM 11.01 - STM 11.02	15.36'	STM 11.02 - STM 11.03	15.36'	2.83'	6" PVC	1.12%
11.03	WYE W/CO	18.246	STM 11.02 - STM 11.03	15.32'	STM 11.03 - STM 11	15.16'	6.57'	8" PVC	0.76%
12	BUILDING STUB	18.384			STM 12 - STM 13	15.32'	15.06'	6" PVC	1.12%
13	45° BEND	18.315	STM 12 - STM 13	15.15'	STM 13 - STM 14	15.15'	2.83'	6" PVC	1.12%
14	WYE W/CO	18.298	STM 14.06 - STM 14 STM 13 - STM 14	14.96' 15.12'	STM 14 - STM 17	14.96'	36.24'	8" PVC	0.76%
14.01	PLANTER STUB	18.221			STM 14.01 - STM 14.02	15.29'	1.89'	6" PVC	1.12%
14.02	45° BEND	18.212	STM 14.01 - STM 14.02	15.27'	STM 14.02 - STM 14.03	15.27'	2.83'	6" PVC	1.12%
14.03	WYE W/CO	18.198	STM 11 - STM 14.03 STM 14.02 - STM 14.03	15.08' 15.24'	STM 14.03 - STM 14.06	15.08'	10.80'	8" PVC	0.76%
14.04	PLANTER STUB	18.291			STM 14.04 - STM 14.05	15.21'	1.89'	6" PVC	1.12%
14.05	45° BEND	18.272	STM 14.04 - STM 14.05	15.19'	STM 14.05 - STM 14.06	15.19'	2.83'	6" PVC	1.12%
14.06	WYE W/CO	18.262	STM 14.03 - STM 14.06 STM 14.05 - STM 14.06	14.99' 15.16'	STM 14.06 - STM 14	14.99'	4.98'	8" PVC	0.76%
15	BUILDING STUB	18.384			STM 15 - STM 16	14.93'	4.52'	6" PVC	1.12%
16	45° BEND	18.333	STM 15 - STM 16	14.88'	STM 16 - STM 17	14.88'	2.83'	6" PVC	1.12%
17	WYE W/CO	18.309	STM 14 - STM 17 STM 16 - STM 17	14.68' 14.85'	STM 17 - STM 20	14.68'	10.01'	8" PVC	0.76%
18	BUILDING STUB	18.384			STM 19 - STM 19	14.85'	4.13'	6" PVC	1.12%
19	45° BEND	18.333	STM 18 - STM 19	14.80'	STM 19 - STM 20	14.80'	2.83'	6" PVC	1.12%
20	WYE W/CO	18.309	STM 17 - STM 20 STM 19 - STM 20	14.62' 14.77'	STM 20 - STM 21	14.62'	43.36'	8" PVC	0.76%
21	FDOT 4' MH	17.967	STM 20 - STM 21	14.28'	STM 21 - STM 24	14.28'	15.06'	8" PVC	0.76%
22	BUILDING STUB	18.381			STM 22 - STM 23	14.44'	6.89'	6" PVC	1.12%
23	45° BEND	18.149	STM 22 - STM 23	14.36'	STM 23 - STM 24	14.36'	2.83'	6" PVC	1.12%
24	WYE W/CO	18.139	STM 21 - STM 24 STM 23 - STM 24	14.16' 14.33'	STM 24 - STM 27	14.16'	14.50'	8" PVC	0.76%
25	BUILDING STUB	18.384			STM 25 - STM 26	14.33'	6.89'	6" PVC	1.12%
26	45° BEND	18.281	STM 25 - STM 26	14.25'	STM 26 - STM 27	14.25'	2.83'	6" PVC	1.12%
27	WYE W/CO	18.251	STM 24 - STM 27 STM 26 - STM 27	14.05' 14.22'	STM 27 - STM 28	14.05'	40.67'	8" PVC	0.76%
28	FDOT 4' MH	17.853	STM 8 - STM 28 STM 27 - STM 28	13.41' 13.74'	STM 28 - STM 30	13.41'	35.98'	12" PVC	3.95%
29	FDOT TYPE 9 INLET	17.127			STM 29 - STM 30	7.17'	62.94'	18" HP	0.26%
30	FDOT TYPE 9 CURB INLET	15.821	STM 29 - STM 30 STM 29 - STM 30	12.00' 7.02'	STM 30 - STM 31	7.01'	45.69'	18" HP	0.26%
31	FDOT TYPE 9 CURB INLET	15.221	STM 30 - STM 31	6.89'	STM 31 - STM 32	6.39'	35.67'	24" HP	0.20%
32	BUBBLER (FDOT TYPE F INLET)	14.000	STM 31 - STM 32	6.32'					
33	YARD DRAIN	16.552			STM 33 - STM 35.03	13.66'	9.07'	12" HP	0.44%
34	BUILDING STUB	18.384			STM 34 - STM 35	14.29'	19.65'	6" PVC	1.12%
35	TWO WAY CO	17.239	STM 35.03 - STM 35 STM 34 - STM 35 STM 35.05 - STM 35	13.57' 14.07' 14.07'	STM 35 - STM 37.03	13.57'	8.56'	12" HP	0.44%
35.01	PLANTER STUB	18.340			STM 35.01 - STM 35.02	14.21'	4.92'	6" PVC	1.12%
35.02	45° BEND	17.304	STM 35.01 - STM 35.02	14.15'	STM 35.02 - STM 35.03	14.15'	3.07'	6" PVC	1.12%
35.03	WYE W/CO	16.863	STM 33 - STM 35.03 STM 35.02 - STM 35.03	13.62' 14.12'	STM 35.03 - STM 35	13.62'	11.46'	12" HP	0.44%
35.04	PLANTER STUB	18.295			STM 35.04 - STM 35.05	14.16'	3.25'	6" PVC	1.12%
35.05	45° BEND	17.809	STM 35.04 - STM 35.05	14.13'	STM 35.05 - STM 35	14.13'	5.96'	6" PVC	1.12%
36	BUILDING STUB	18.379			STM 36 - STM 37	14.29'	19.11'	6" PVC	1.12%
37	TWO WAY CO	17.855	STM 37.03 - STM 37 STM 36 - STM 37 STM 37.05 - STM 37	13.48' 13.98' 13.98'	STM 37 - STM 38.03	13.48'	8.68'	12" HP	0.44%
37.01	PLANTER STUB	18.248			STM 37.01 - STM 37.02	14.12'	4.32'	6" PVC	1.12%
37.02	45° BEND	17.751	STM 37.01 - STM 37.02	14.07'	STM 37.02 - STM 37.03	14.07'	3.33'	6" PVC	1.12%
37.03	WYE W/CO	17.509	STM 35 - STM 37.03 STM 37.02 - STM 37.03	13.53' 14.03'	STM 37.03 - STM 37	13.53'	11.31'	12" HP	0.44%
37.04	PLANTER STUB	18.204			STM 37.04 - STM 37.05	14.07'	2.90'	6" PVC	1.12%
37.05	45° BEND	18.040	STM 37.04 - STM 37.05	14.04'	STM 37.05 - STM 37	14.04'	4.95'	6" PVC	1.12%
38	YARD DRAIN	16.798	STM 38.06 - STM 38	13.07'	STM 38 - STM 39	13.07'	14.98'	12" HP	0.44%
38.01	PLANTER STUB	18.245			STM 38.01 - STM 38.02	14.02'	3.81'	6" PVC	1.12%
38.02	45° BEND	18.107	STM 38.01 - STM 38.02	13.98'	STM 38.02 - STM 38.03	13.98'	3.06'	6" PVC	1.12%
38.03	WYE W/CO	18.118	STM 37 - STM 38.03 STM 38.02 - STM 38.03	13.44' 13.94'	STM 38.03 - STM 38.06	13.44'	9.42'	12" HP	0.44%
38.04	PLANTER STUB	18.319			STM 38.04 - STM 38.05	13.98'	3.56'	6" PVC	1.12%
38.05	45° BEND	18.328	STM 38.04 - STM 38.05	13.94'	STM 38.05 - STM 38.06	13.94'	3.25'	6" PVC	1.12%
38.06	WYE W/CO	18.351	STM 38.03 - STM 38.06 STM 38.05 - STM 38.06	13.40' 13.90'	STM 38.06 - STM 38	13.40'	76.62'	12" HP	0.44%
39	CONTECH STUB	17.382	STM 38 - STM 39	13.00'					
40	CONTECH STUB	16.788			STM 40 - STM 41	13.00'	46.68'	15" HP	2.68%
41	BUBBLER (FDOT TYPE F INLET)	14.000	STM 40 - STM 41	11.75'					
42	FDOT TYPE F INLET	16.263	STM 42 - STM 43	13.04'					
43	OIL/WATER SEPERATOR	16.343			STM 42 - STM 43 STM 43 - STM 44	13.04' 13.04'	8.39' 11.57'	15" HP 15" HP	0.00% 0.33%
44	CONTECH STUB	16.479	STM 43 - STM 44	13.00'					
45	BUBBLER (FDOT TYPE F INLET)	14.000			STM 45 - STM 46	11.00'	50.25'	24" HP	0.00%
46	BUBBLER (FDOT TYPE F INLET)	14.000	STM 45 - STM 46	11.00'					
47	TYPE 9 CURB INLET WITH OIL/WATER SEPERATOR	15.800			STM 47 - STM 48	11.43'	11.66'	18" HP	0.26%
48	BUBBLER (FDOT TYPE F INLET)	14.000	STM 47 - STM 48	11.42'					
49	CANOPY ROOF DRAIN STUB	16.911			STM 49 - STM 50	14.40'	4.72'	6" PVC	1.00%
50	45° BEND	16.907	STM 49 - STM 50	14.36'	STM 50 - STM 51	14.36'	1.97'	6" PVC	1.00%
51	WYE W/CO	16.941	STM 50 - STM 51	14.24'	STM 51 - STM 54	14.17'	34.03'	8" PVC	0.76%

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
52	CANOPY ROOF DRAIN STUB	17.187			STM 52 - STM 53	14.15'	4.72'	6" PVC	1.00%
53	45° BEND	17.154	STM 52 - STM 53	14.10'	STM 53 - STM 54	14.10'	1.97'	6" PVC	1.00%
54	WYE W/CO	17.128	STM 51 - STM 54 STM 53 - STM 54	13.91' 14.08'	STM 54 - STM 56	13.91'	32.61'	8" PVC	0.76%
55	CANOPY ROOF DRAIN STUB	16.863			STM 55 - STM 56	13.89'	6.10'	6" PVC	1.00%
56	FDOT 4' MH	16.809	STM 54 - STM 56 STM 55 - STM 56	13.66' 13.83'	STM 56 - STM 57	13.66'	43.61'	8" PVC	0.76%
57	FDOT 8" MES	N/A	STM 56 - STM 57	13.33'					

PROPOSED LEGEND

- INLET STORM PIPE
- PROPERTY LINE
- CURBING
- W — PROPOSED WATER MAIN
- S — PROPOSED SANITARY
- UE — PROPOSED UNDERGROUND ELECTRIC
- BT — BT — PROPOSED TELEPHONE
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- 110 — PROPOSED CONTOURS
- 110 — EXISTING CONTOURS
- HP — HIGH POINT
- TC — TOP OF CURB GRADE ELEVATION
- BC — BOTTOM OF CURB GRADE ELEVATION

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET D1.0
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET D1.0
- PROPOSED STAMPED, COLOR-INTEGRATED CONCRETE 6", 3,500 PSI

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'

GRADING NOTES:

1. ALL ELEVATIONS ARE BASED ON NAVD88.
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. SEE SHEET C2.3-C2.4 FOR STORM DRAIN PROFILES AND CROSS SECTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY AND CAPPED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES(ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED PRIOR TO THE START OF CONSTRUCTION.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
12. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
15. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.
16. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY GEO TECH, INC.
17. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO THE LEE COUNTY.

PAVING NOTES:

1. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
2. DETECTABLE WARNING SURFACE SHALL BE CAST WITHIN THE FIRST PANEL ON EACH SIDE OF PROPOSED NEW SIDEWALK WITH A CONTRASTING COLOR TO THE ADJACENT SIDEWALK
3. ANY EXISTING SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTY, IN DISREPAIR OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NOTE:
1. ALL STORMWATER PVC PIPING MUST BE SDR-35.
2. IF NECESSARY, NEED TO PROVIDE CLEANOUT AT EVERY BEND.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.sunshine.com

Bowman
Certificate of Authorization License No. 31962

Bowman Consulting Group, Ltd.
5104 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 31962
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

DRAINAGE PLAN
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

(CORKSCREW RD / TOWN COMMONS PL)
VILLAGE OF ESTERO

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS

05/10/2022	AHJ COMMENTS
08/18/2022	AHJ COMMENTS
09/03/2022	AHJ COMMENTS

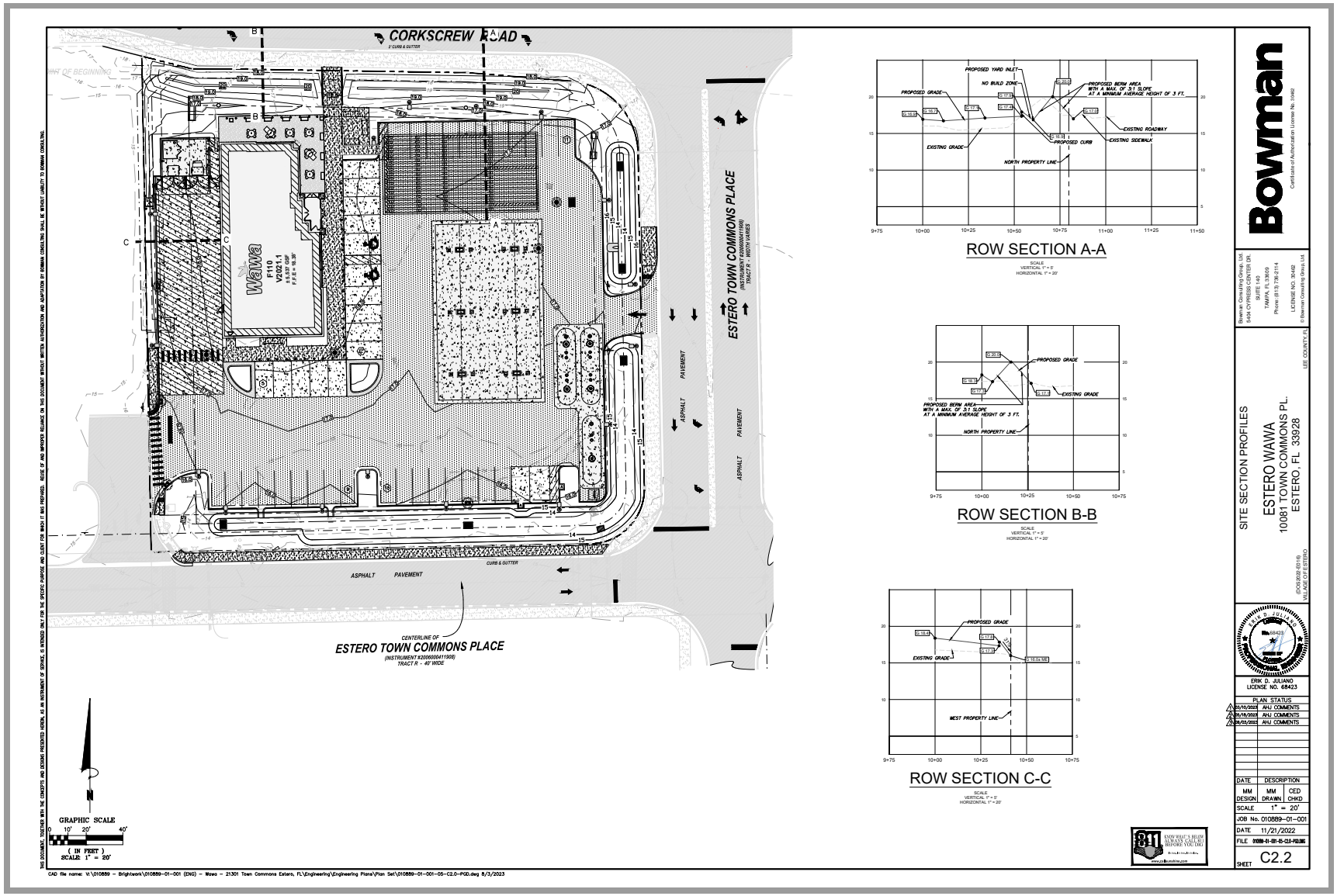
DATE	DESCRIPTION

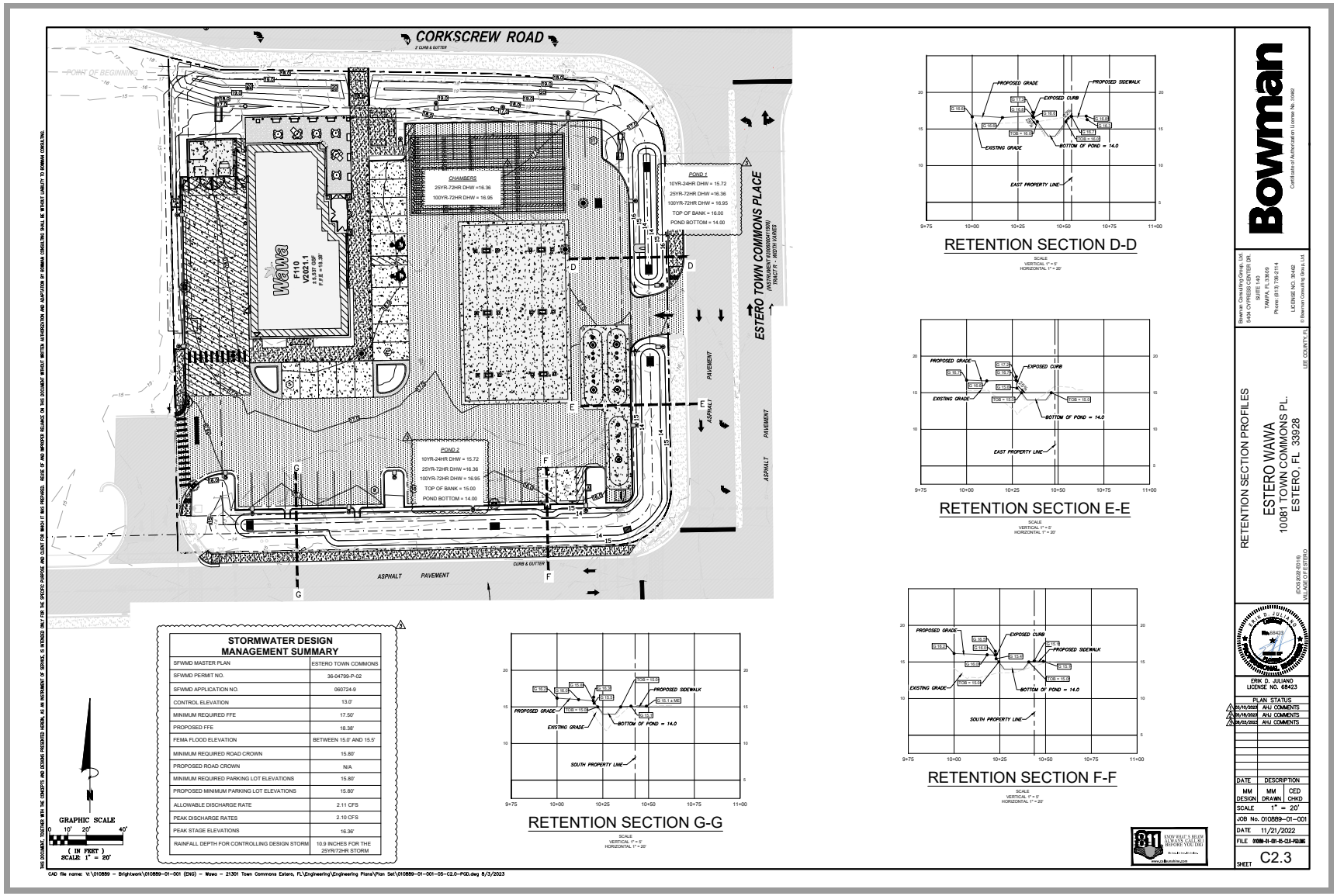
MM DESIGN	MM DRAWN	CED CHKD

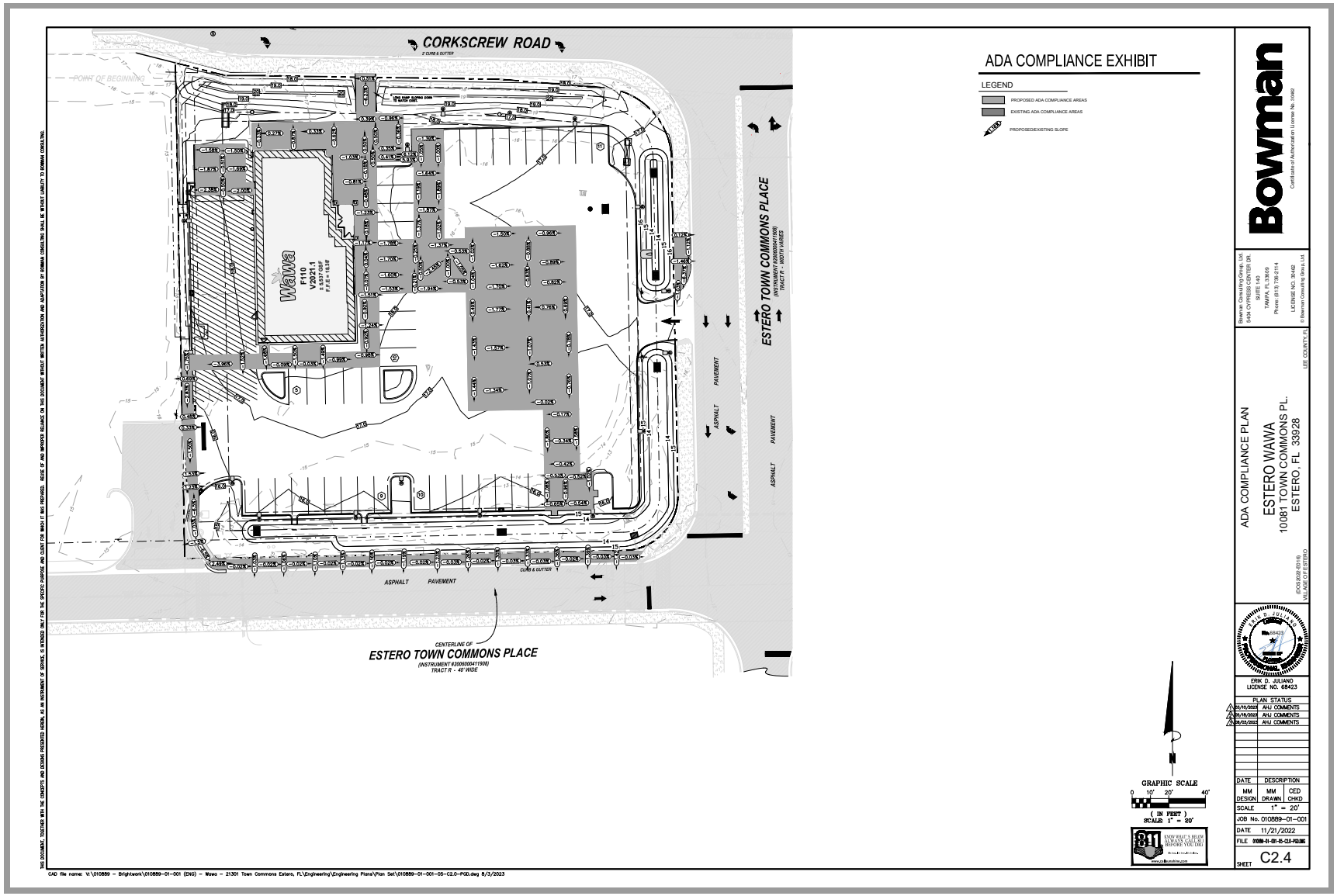
SCALE 1" = 20'
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-02-C2.0-PGD.DWG
SHEET C2.1

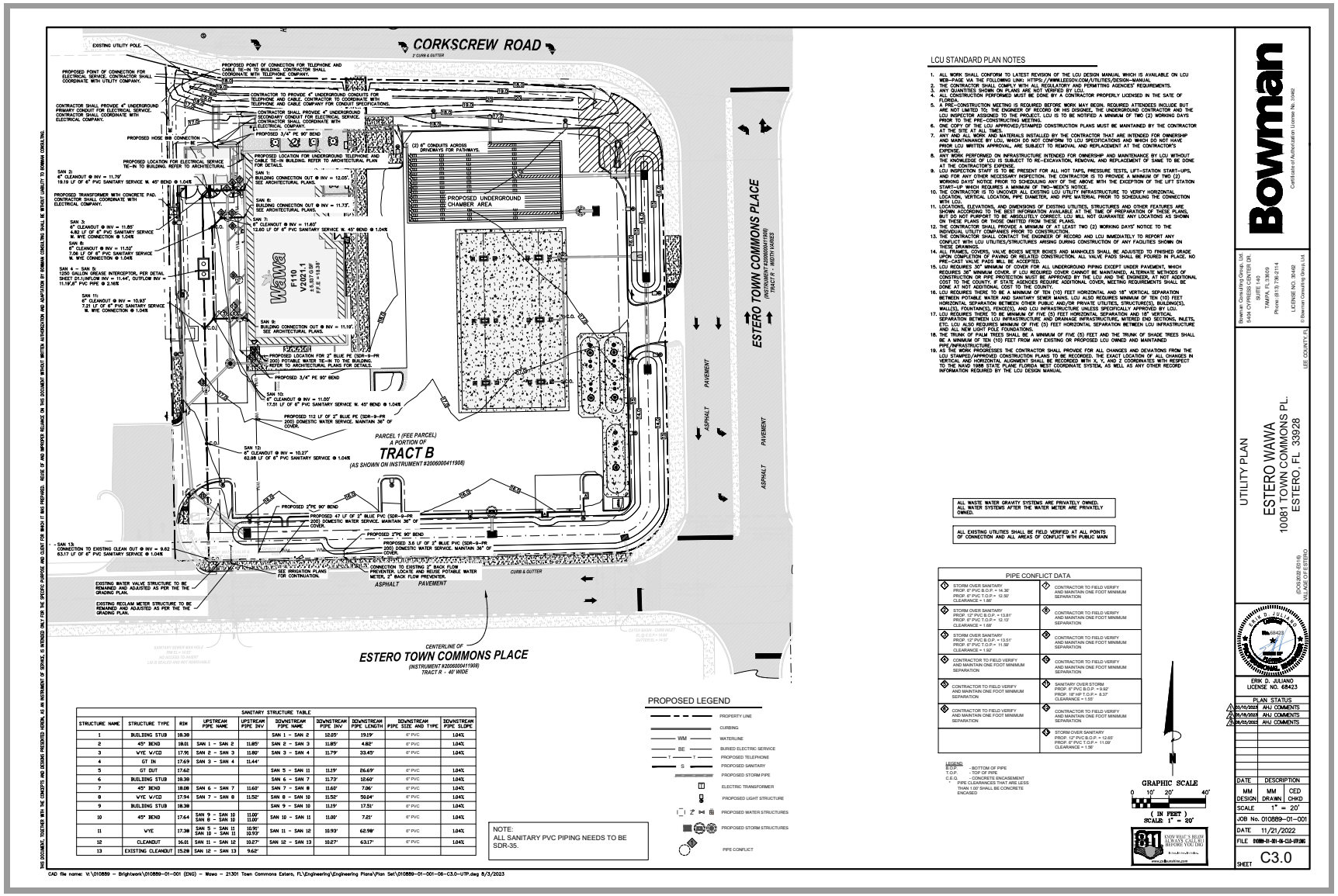
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-05-C2.0-PGD.dwg 8/3/2023

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.


CORKSCREW ROAD
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2006000411308)
(TRACT R - WIDTH VARIES)
PAVEMENT
ASPHALT
CURB & GUTTER
CENTERLINE OF
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2006000411308)
TRACT R - 40' WIDE
Wawa
F110
V2021.1
GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE 1" = 20'
PROPOSED YARD INLET
NO BUILD ZONE
PROPOSED BERM AREA WITH A MAX. OF 3:1 SLOPE AT A MINIMUM AVERAGE HEIGHT OF 3 FT.
PROPOSED GRADE
EXISTING GRADE
EXISTING ROADWAY
EXISTING SIDEWALK
PROPOSED CURB
NORTH PROPERTY LINE
ROW SECTION A-A
SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 20'
PROPOSED GRADE
EXISTING GRADE
PROPOSED BERM AREA WITH A MAX. OF 3:1 SLOPE AT A MINIMUM AVERAGE HEIGHT OF 3 FT.
NORTH PROPERTY LINE
ROW SECTION B-B
SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 20'
PROPOSED GRADE
EXISTING GRADE
WEST PROPERTY LINE
ROW SECTION C-C
SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 20'
Bowman
Certificate of Authorization License No. 30492
Bowman Consulting Group, Ltd.
5406 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30492
© Bowman Consulting Group, Ltd.
LEE COUNTY, FL
SITE SECTION PROFILES
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
(DCI2022-00018)
VILLAGE OF ESTERO
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
1 08/10/2023 AHJ COMMENTS
2 09/18/2023 AHJ COMMENTS
3 10/03/2023 AHJ COMMENTS
DATE DESCRIPTION
MM DESIGN MM DRAWN CED CHKD
SCALE 1" = 20'
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-EG-C2.0-PGD.DWG
SHEET C2.2
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG!
www.sunshine.com
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-05-C2.0-PGD.dwg 8/3/2023


CORKSCREW ROAD
ESTERO TOWN COMMONS PLACE
Wawa
CHAMBERS
25YR-72HR DHW =16.36
100YR-72HR DHW = 16.95
POND 1
10YR-24HR DHW = 15.72
25YR-72HR DHW =16.36
100YR-72HR DHW = 16.95
TOP OF BANK = 16.00
POND BOTTOM = 14.00
POND 2
10YR-24HR DHW = 15.72
25YR-72HR DHW =16.36
100YR-72HR DHW = 16.95
TOP OF BANK = 15.00
POND BOTTOM = 14.00
ASPHALT
PAVEMENT
CURB & GUTTER
GRAPHIC SCALE
(IN FEET)
SCALE 1" = 20'
STORMWATER DESIGN MANAGEMENT SUMMARY
SFWMD MASTER PLAN | ESTERO TOWN COMMONS
SFWMD PERMIT NO. | 36-04799-P-02
SFWMD APPLICATION NO. | 060724-9
CONTROL ELEVATION | 13.0'
MINIMUM REQUIRED FFE | 17.50'
PROPOSED FFE | 18.38'
FEMA FLOOD ELEVATION | BETWEEN 15.0' AND 15.5'
MINIMUM REQUIRED ROAD CROWN | 15.80'
PROPOSED ROAD CROWN | N/A
MINIMUM REQUIRED PARKING LOT ELEVATIONS | 15.80'
PROPOSED MINIMUM PARKING LOT ELEVATIONS | 15.80'
ALLOWABLE DISCHARGE RATE | 2.11 CFS
PEAK DISCHARGE RATES | 2.10 CFS
PEAK STAGE ELEVATIONS | 16.36'
RAINFALL DEPTH FOR CONTROLLING DESIGN STORM | 10.9 INCHES FOR THE 25YR/72HR STORM
RETENTION SECTION G-G
RETENTION SECTION D-D
RETENTION SECTION E-E
RETENTION SECTION F-F
PROPOSED GRADE
EXISTING GRADE
EXPOSED CURB
PROPOSED SIDEWALK
BOTTOM OF POND = 14.0
EAST PROPERTY LINE
SOUTH PROPERTY LINE
Bowman
RETENTION SECTION PROFILES
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
05/10/2023 AHJ COMMENTS
05/18/2023 AHJ COMMENTS
08/03/2023 AHJ COMMENTS
DATE DESCRIPTION
MM DESIGN MM DRAWN CED CHKD
SCALE 1" = 20'
JOB No. 010889-01-001
DATE 11/21/2022
SHEET C2.3


CORKSCREW ROAD
2' CURB & GUTTER
POINT OF BEGINNING
Wawa
F110
V2021.1
± 5,537 GSF
F.F.E = 18.50'
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2006000471008)
TRACT R - 40' WIDE
ASPHALT PAVEMENT
CURB & GUTTER
CENTERLINE OF
ESTERO TOWN COMMONS PLACE
(INSTRUMENT #2006000471008)
TRACT R - 40' WIDE
ADA COMPLIANCE EXHIBIT
LEGEND
PROPOSED ADA COMPLIANCE AREAS
EXISTING ADA COMPLIANCE AREAS
PROPOSED/EXISTING SLOPE
GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE 1" = 20'
Bowman
Certificate of Authorization License No. 31962
Bowman Consulting Group, Ltd.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30462
© Bowman Consulting Group, Ltd.
LEE COUNTY, FL
ADA COMPLIANCE PLAN
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
(DCI2022-E016)
VILLAGE OF ESTERO
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
03/10/2023 AHJ COMMENTS
05/18/2023 AHJ COMMENTS
08/03/2023 AHJ COMMENTS
DATE DESCRIPTION
MM DESIGN
MM DRAWN
CED CHKD
SCALE 1" = 20'
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-EE-C2.0-PGD.DWG
SHEET C2.4
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-05-C2.0-PGD.dwg 8/3/2023



SANITARY STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
1	BUILDING STUB	18.39			SAN 1 - SAN 2	10.05'	19.19'	6" PVC	1.04%
2	45° BEND	18.01	SAN 1 - SAN 2	11.85'	SAN 2 - SAN 3	11.85'	4.82'	6" PVC	1.04%
3	WYE W/CO	17.95	SAN 2 - SAN 3	11.80'	SAN 3 - SAN 4	11.79'	33.45'	6" PVC	1.04%
4	GT IN	17.69	SAN 3 - SAN 4	11.44'					
5	GT OUT	17.62			SAN 5 - SAN 11	11.19'	26.69'	6" PVC	1.04%
6	BUILDING STUB	18.39			SAN 6 - SAN 7	11.73'	12.60'	6" PVC	1.04%
7	45° BEND	18.08	SAN 6 - SAN 7	11.60'	SAN 7 - SAN 8	11.60'	7.06'	6" PVC	1.04%
8	WYE W/CO	17.94	SAN 7 - SAN 8	11.52'	SAN 8 - SAN 10	11.52'	50.04'	6" PVC	1.04%
9	BUILDING STUB	18.39			SAN 9 - SAN 10	11.19'	17.51'	6" PVC	1.04%
10	45° BEND	17.64	SAN 9 - SAN 10 SAN 6 - SAN 10	11.00' 11.00'	SAN 10 - SAN 11	11.00'	7.21'	6" PVC	1.04%
11	WYE	17.38	SAN 5 - SAN 11 SAN 10 - SAN 11	10.90' 10.53'	SAN 11 - SAN 12	10.93'	62.98'	6" PVC	1.04%
12	CLEANOUT	16.01	SAN 11 - SAN 12	10.27'	SAN 12 - SAN 13	10.27'	63.17'	6" PVC	1.04%
13	EXISTING CLEANOUT	15.28	SAN 12 - SAN 13	9.62'					

NOTE:
ALL SANITARY PVC PIPING NEEDS TO BE SDR-35.

LCU STANDARD PLAN NOTES

1. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL WHICH IS AVAILABLE ON LCU WEB-PAGE VIA THE FOLLOWING LINK: HTTPS://WWW.LEEGOV.COM/UTILITIES/DESIGN-MANUAL
2. THE CONTRACTOR SHALL COMPLY WITH ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
4. ALL CONSTRUCTION PERFORMED MUST BE DONE BY A CONTRACTOR PROPERLY LICENSED IN THE SATE OF FLORIDA.
5. 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 A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTING MEETING.
6. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS MUST BE MAINTAINED BY THE CONTRACTOR AT THE SITE AT ALL TIMES.
7. ANY AND ALL WORK AND MATERIALS INSTALLED BY THE CONTRACTOR THAT ARE INTENDED FOR OWNERSHIP AND MAINTAINANCE 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 THE CONTRACTOR'S EXPENSE.
8. 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.
9. LEE COUNTY UTILITIES MUST BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT-STATION START-UPS, AND FOR ANY OTHER 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-WEEK'S NOTICE.
10. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LCU UTILITY INFRASTRUCTURE TO VERIFY HORIZONTAL LOCATION, VERTICAL LOCATION, PIPE DIAMETER, AND PIPE MATERIAL PRIOR TO SCHEDULING THE CONNECTION WITH LCU.
11. 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.
12. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF AT LEAST TWO (2) WORKING DAYS' NOTICE TO THE INDIVIDUAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
13. 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 PLANS.
14. 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.
15. 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 THE LCU AND THE ENGINEER, AT NOT ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING REQUIREMENTS SHALL BE DONE AT NOT ADDITIONAL COST TO THE COUNTY.
16. 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, STRUCTURE(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S), AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
17. LCU REQUIRES THERE TO BE MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION AND 18" VERTICAL 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.
18. 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.
19. AS THE WORK PROGRESSES THE CONTRACTOR SHALL PROVIDE FOR ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS TO BE RECORDED TO THE EXACT LOCATION OF ALL CHANGES IN THE SIZE AND/OR TYPE OF MATERIAL INSTALLED. THESE CHANGES SHALL BE RECORDED WITH X, Y, AND Z COORDINATES IN RESPECT TO THE NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM, AS WELL AS ANY OTHER RECORD INFORMATION REQUIRED BY THE LCU DESIGN MANUAL

ALL WASTE WATER GRAVITY SYSTEMS ARE PRIVATELY OWNED. ALL WATER SYSTEMS AFTER THE WATER METER ARE PRIVATELY OWNED.

ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND ALL AREAS OF CONFLICT WITH PUBLIC MAIN

PIPE CONFLICT DATA

1 STORM OVER SANITARY PROP. 6" PVC B.O.P. = 14.36' PROP. 6" PVC T.O.P. = 12.50' CLEARANCE = 1.86'	1 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
2 STORM OVER SANITARY PROP. 12" PVC B.O.P. = 13.81' PROP. 6" PVC T.O.P. = 12.13' CLEARANCE = 1.68'	2 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
3 STORM OVER SANITARY PROP. 12" PVC B.O.P. = 13.51' PROP. 6" PVC T.O.P. = 11.59' CLEARANCE = 1.92'	3 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
4 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	4 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
5 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	5 SANITARY OVER STORM PROP. 6" PVC B.O.P. = 9.92' PROP. 18" HP T.O.P. = 8.37' CLEARANCE = 1.55'
6 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	6 CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
	7 STORM OVER SANITARY PROP. 12" PVC B.O.P. = 12.63' PROP. 6" PVC T.O.P. = 11.09' CLEARANCE = 1.36'

LEGEND
B.O.P. – BOTTOM OF PIPE
T.O.P. – TOP OF PIPE
C.E.C. – CONCRETE ENCASEMENT
* – PIPE CLEARANCES THAT ARE LESS THAN 1.00' SHALL BE CONCRETE ENCASED

Bowman
Certificate of Authorization License No. 31962
Bowman Consulting Group, Ltd.
5466 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 31962
© Bowman Consulting Group, Ltd.

UTILITY PLAN
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

LEE COUNTY, FL

(DCI2022-00016)
VILLAGE OF ESTERO

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS

08/10/2023	AHJ COMMENTS
08/18/2023	AHJ COMMENTS
09/05/2023	AHJ COMMENTS

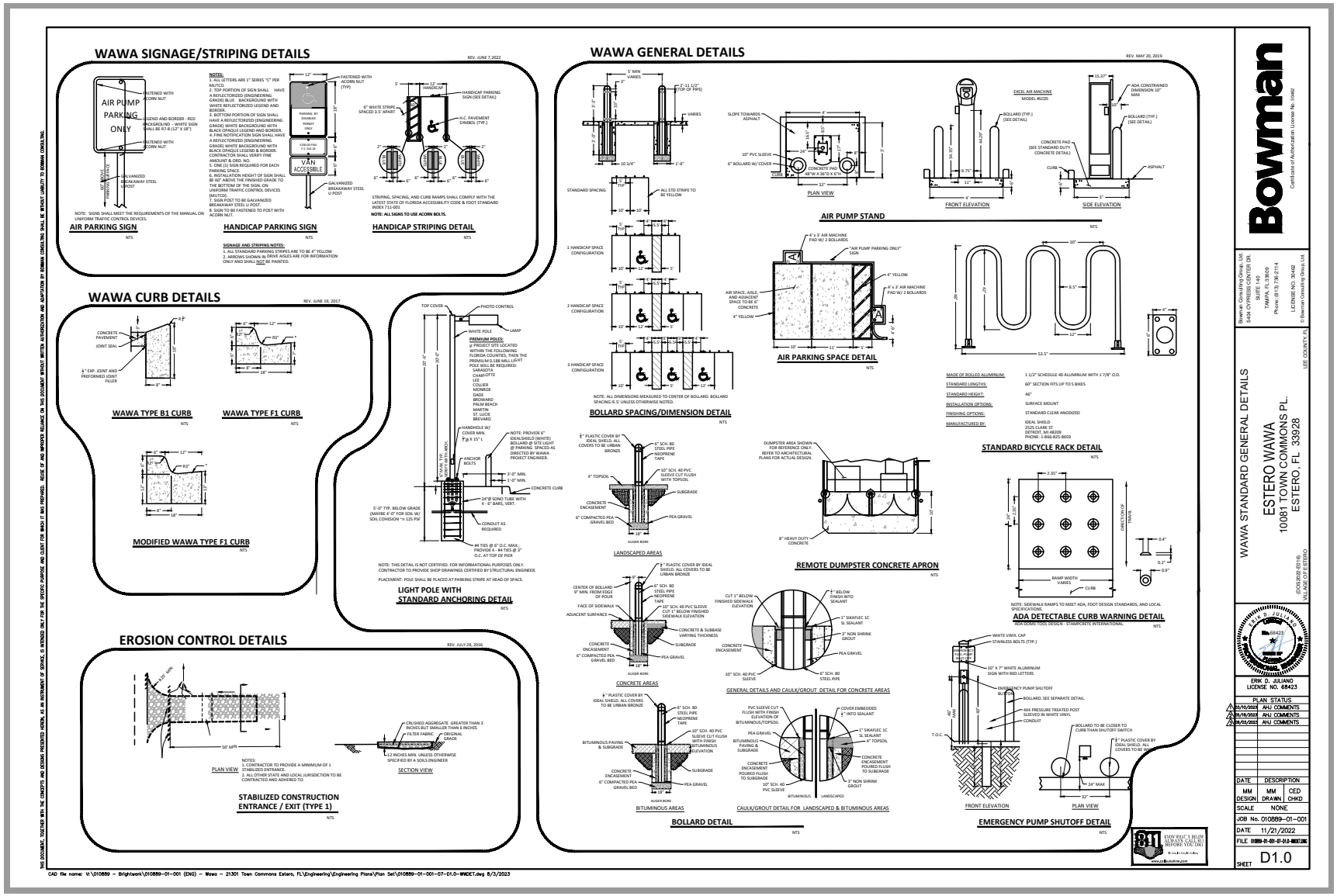
DATE	DESCRIPTION

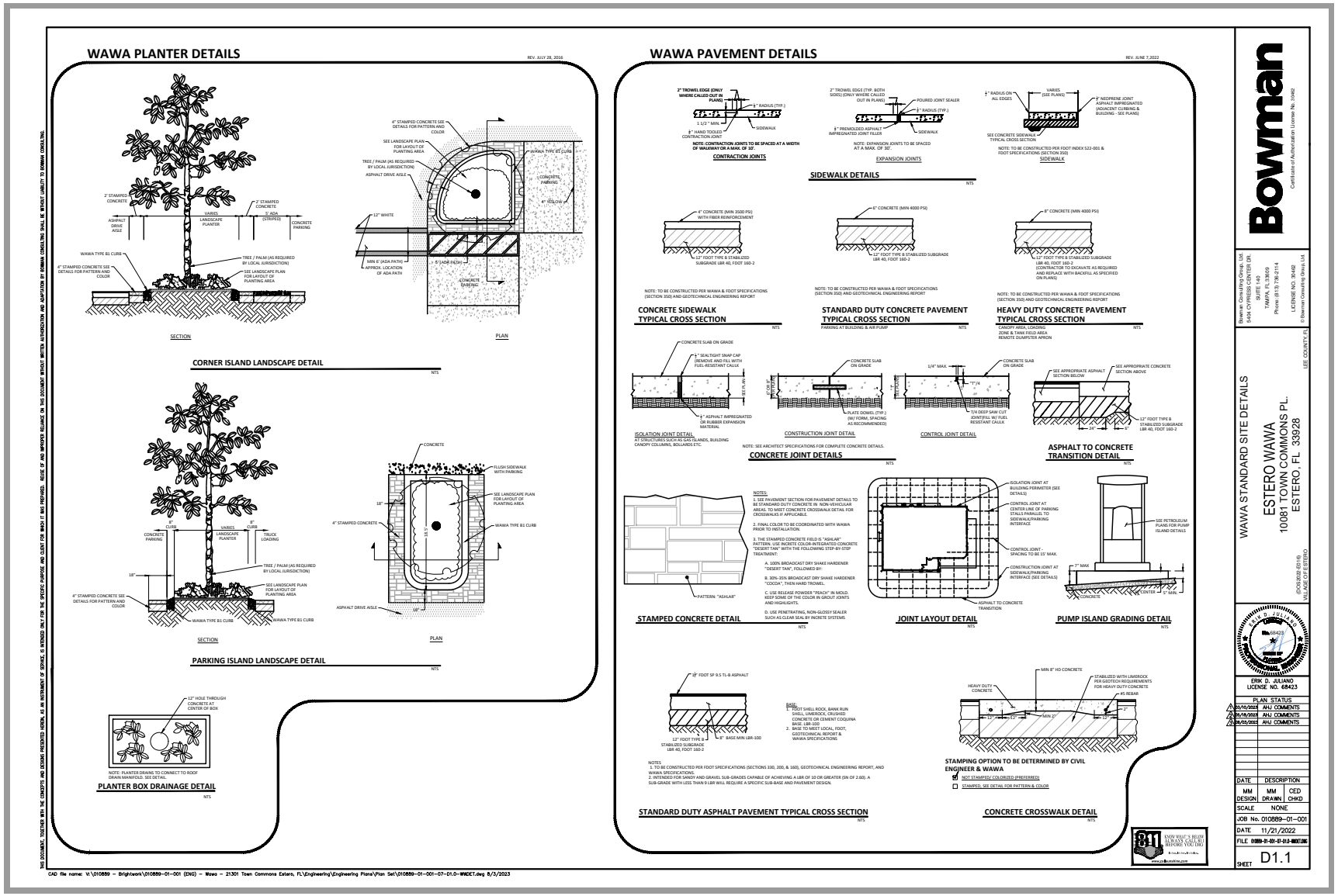
DESIGN	DRAWN	CHKD
MM	MM	CED

SCALE 1" = 20'
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-06-C3.0-UTP.DWG
SHEET C3.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

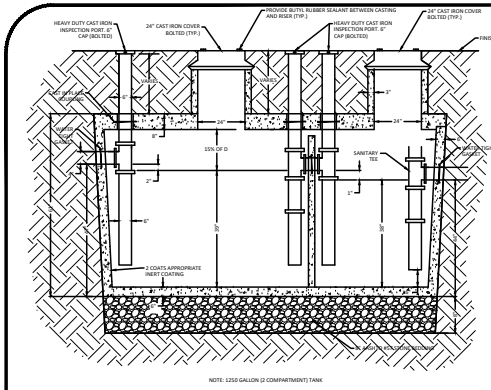
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-06-C3.0-UTP.dwg 8/3/2023


WAWA SIGNAGE/STRIPING DETAILS
REV. JUNE 7,2022
AIR PUMP PARKING ONLY
FASTENED WITH ACORN NUT
LEGEND AND BORDER - RED (BACKGROUND - WHITE SIGN SHALL BE R7-8 (12" X 18")
GALVANIZED BREAKAWAY STEEL U POST
NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
AIR PARKING SIGN
NTS
NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT & ORD. NO.
5. ONE (1) SIGN REQUIRED FOR EACH HANDICAP SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE 60" ABOVE THE FINISHED GRADE TO THE BOTTOM OF THE SIGN. ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN POST TO BE GALVANIZED BREAKAWAY STEEL U POST.
8. SIGN TO BE FASTENED TO POST WITH ACORN NUT.
PARKING BY DISABLED PERMIT ONLY
$250.00 F.S. 316.1955
VAN ACCESSIBLE
GALVANIZED BREAKAWAY STEEL U POST
HANDICAP PARKING SIGN
NTS
HANDICAP PARKING SIGN (SEE DETAIL)
H.C. PAVEMENT SYMBOL (TYP.)
STRIPING, SPACING, AND CURB RAMPS SHALL COMPLY WITH THE LATEST STATE OF FLORIDA ACCESSIBILITY CODE & FDOT STANDARD INDEX 711-001
NOTE: ALL SIGNS TO USE ACORN BOLTS.
HANDICAP STRIPING DETAIL
NTS
SIGNAGE AND STRIPING NOTES:
1. ALL STANDARD PARKING STRIPES ARE TO BE 4" YELLOW
2. ARROWS SHOWN IN DRIVE AISLES ARE FOR INFORMATION ONLY AND SHALL NOT BE PAINTED.
WAWA CURB DETAILS
REV. JUNE 19, 2017
CONCRETE PAVEMENT
JOINT SEAL
½" EXP. JOINT AND PREFORMED JOINT FILLER
WAWA TYPE B1 CURB
NTS
WAWA TYPE F1 CURB
NTS
MODIFIED WAWA TYPE F1 CURB
NTS
EROSION CONTROL DETAILS
REV. JULY 28, 2016
50' MIN
PLAN VIEW
NOTES:
1. CONTRACTOR TO PROVIDE A MINIMUM OF 1 STABILIZED ENTRANCE.
2. ALL OTHER STATE AND LOCAL JURISDICTION TO BE CONTACTED AND ADHERED TO.
CRUSHED AGGREGATE GREATER THAN 3 INCHES BUT SMALLER THAN 6 INCHES
FILTER FABRIC
ORIGINAL GRADE
12 INCHES MIN. UNLESS OTHERWISE SPECIFIED BY A SOILS ENGINEER
SECTION VIEW
STABILIZED CONSTRUCTION ENTRANCE / EXIT (TYPE 1)
NTS
WAWA GENERAL DETAILS
REV. MAY 20, 2019
STANDARD SPACING
ALL STD STRIPE TO BE YELLOW
1 HANDICAP SPACE CONFIGURATION
2 HANDICAP SPACE CONFIGURATION
3 HANDICAP SPACE CONFIGURATION
NOTE: ALL DIMENSIONS MEASURED TO CENTER OF BOLLARD. BOLLARD SPACING IS 5' UNLESS OTHERWISE NOTED.
BOLLARD SPACING/DIMENSION DETAIL
NTS
SLOPE TOWARDS ASPHALT
10" PVC SLEEVE
6" BOLLARD W/ COVER
CONCRETE PAD 48"W X 30"D X 6"T
PLAN VIEW
EXCEL AIR MACHINE MODEL #GC65
BOLLARD (TYP.) (SEE DETAIL)
FRONT ELEVATION
ADA CONSTRAINED DIMENSION 10" MAX
BOLLARD (TYP.) (SEE DETAIL)
CONCRETE PAD (SEE STANDARD DUTY CONCRETE DETAIL)
CURB
ASPHALT
SIDE ELEVATION
AIR PUMP STAND
NTS
6" x 3' AIR MACHINE PAD W/ 2 BOLLARDS
"AIR PUMP PARKING ONLY" SIGN
4" YELLOW
AIR SPACE, AISLE, AND ADJACENT SPACE TO BE 6" CONCRETE
AIR PARKING SPACE DETAIL
NTS
MADE OF ROLLED ALUMINUM: 1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
STANDARD LENGTHS: 60" SECTION FITS UP TO 5 BIKES
STANDARD HEIGHT: 40"
INSTALLATION OPTIONS: SURFACE MOUNT
FINISHING OPTIONS: STANDARD CLEAR ANODIZED
MANUFACTURED BY: IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-625-8659
STANDARD BICYCLE RACK DETAIL
NTS
TOP COVER
PHOTO CONTROL
WHITE POLE
LAMP
PREMIUM POLES:
@ PROJECT SITE LOCATED WITHIN THE FOLLOWING FLORIDA COUNTIES, THESE PREMIUM 0.188 MILL LIGHT POLES WILL BE REQUIRED:
SARASOTA
CHARLOTTE
LEE
COLLIER
MONROE
DADE
BROWARD
PALM BEACH
MARTIN
ST. LUCIE
BREVARD
HANDHOLE W/ COVER MIN. 8"ø X 15" L
ANCHOR BOLTS
NOTE: PROVIDE 6" IDEALSHIELD (WHITE) BOLLARD @ SITE LIGHT @ PARKING SPACES AS DIRECTED BY WAWA PROJECT ENGINEER.
3'-0" MIN.
3'-0" MIN.
CONCRETE CURB
24"ø SONO TUBE WITH 4 - 8" BARS, VERT.
CONDUIT AS REQUIRED
#4 TIES @ 6" O.C. MAX.; PROVIDE 4 - #4 TIES @ 3" O.C. AT TOP OF PIER
5'-0" TYP. BELOW GRADE (MARSH: 4'-0" FOR SOIL W/ SOIL COHESION >= 125 PSF
NOTE: THIS DETAIL IS NOT CERTIFIED. FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.
PLACEMENT: POLE SHALL BE PLACED AT PARKING STRIPE AT HEAD OF SPACE.
LIGHT POLE WITH STANDARD ANCHORING DETAIL
NTS
½" PLASTIC COVER BY IDEAL SHIELD. ALL COVERS TO BE URBAN BRONZE
6" SCH. 80 STEEL PIPE
NEOPRENE TAPE
4" TOPSOIL
10" SCH. 40 PVC SLEEVE CUT FLUSH WITH TOPSOIL
SUBGRADE
CONCRETE ENCASEMENT
6" COMPACTED PEA GRAVEL BED
PEA GRAVEL
18"
AUGER BORE
LANDSCAPED AREAS
DUMPSTER AREA SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ACTUAL DESIGN.
8" HEAVY DUTY CONCRETE
REMOTE DUMPSTER CONCRETE APRON
NTS
½" PLASTIC COVER BY IDEAL SHIELD. ALL COVERS TO BE URBAN BRONZE
CENTER OF BOLLARD
9" MIN. FROM EDGE OF SIDEWALK
FACE OF SIDEWALK
ADJACENT SURFACE
10" SCH. 40 PVC SLEEVE CUT 1" BELOW FINISHED SIDEWALK ELEVATION
CONCRETE & SUBBASE VARYING THICKNESS
SUBGRADE
CONCRETE ENCASEMENT
6" COMPACTED PEA GRAVEL BED
PEA GRAVEL
CONCRETE AREAS
CUT 1" BELOW FINISHED SIDEWALK ELEVATION
½" BELOW FINISH INTO SEALANT
1" SIKAFLEC 1C SL SEALANT
3" NON SHRINK GROUT
CONCRETE ENCASEMENT
PEA GRAVEL
10" SCH. 40 PVC SLEEVE
6" SCH. 80 STEEL PIPE
GENERAL DETAILS AND CAULK/GROUT DETAIL FOR CONCRETE AREAS
½" PLASTIC COVER BY IDEAL SHIELD. ALL COVERS TO BE URBAN BRONZE
6" SCH. 80 STEEL PIPE
NEOPRENE TAPE
10" SCH. 40 PVC SLEEVE CUT FLUSH WITH FINISH BITUMINOUS ELEVATION
BITUMINOUS PAVING & SUBGRADE
SUBGRADE
CONCRETE ENCASEMENT
6" COMPACTED PEA GRAVEL BED
PEA GRAVEL
BITUMINOUS AREAS
PVC SLEEVE CUT FLUSH WITH FINISH ELEVATION OF BITUMINOUS/TOPSOIL
PEA GRAVEL
BITUMINOUS PAVING & SUBGRADE
CONCRETE ENCASEMENT POURED FLUSH TO SUBGRADE
10" SCH. 40 PVC SLEEVE
COVER EMBEDDED ½" INTO SEALANT
1" SIKAFLEC 1C SL SEALANT
6" TOPSOIL
CONCRETE ENCASEMENT POURED FLUSH TO SUBGRADE
3" NON SHRINK GROUT
BITUMINOUS
LANDSCAPED
CAULK/GROUT DETAIL FOR LANDSCAPED & BITUMINOUS AREAS
BOLLARD DETAIL
NTS
ADA DETECTABLE CURB WARNING DETAIL
ADA DOME TOOL DESIGN - STAMPCRETE INTERNATIONAL.
NTS
NOTE: SIDEWALK RAMPS TO MEET ADA, FDOT DESIGN STANDARDS, AND LOCAL SPECIFICATIONS.
WHITE VINYL CAP
STAINLESS BOLTS (TYP.)
10" X 7" WHITE ALUMINUM SIGN WITH RED LETTERS
EMERGENCY PUMP SHUTOFF BUTTON
BOLLARD. SEE SEPARATE DETAIL.
4X4 PRESSURE TREATED POST SLEEVED IN WHITE VINYL
CONDUIT
T.O.C.
FRONT ELEVATION
BOLLARD TO BE CLOSER TO CURB THAN SHUTOFF SWITCH
½" PLASTIC COVER BY IDEAL SHIELD. ALL COVERS TO BE
24" MAX
PLAN VIEW
EMERGENCY PUMP SHUTOFF DETAIL
NTS
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.sunshine.com
Bowman
Certificate of Authorization License No. 31662
Bowman Consulting Group, Ltd.
4350 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30482
© Bowman Consulting Group, Ltd.
LEE COUNTY, FL
WAWA STANDARD GENERAL DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
(DOCKSIDE EDITS)
MILLPOINT ESTERO
STATE OF FLORIDA
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
05/10/2023 AHJ COMMENTS
05/18/2023 AHJ COMMENTS
06/02/2023 AHJ COMMENTS
DATE DESCRIPTION
MM DESIGN MM DRAWN CED CHKD
SCALE NONE
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-01-D1.0-WWDET.DWG
SHEET D1.0
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-07-D1.0-WWDET.dwg 8/3/2023


WAWA PLANTER DETAILS
REV. JULY 28, 2016
SECTION
PLAN
CORNER ISLAND LANDSCAPE DETAIL
NTS
SECTION
PLAN
PARKING ISLAND LANDSCAPE DETAIL
NTS
PLANTER BOX DRAINAGE DETAIL
NTS
WAWA PAVEMENT DETAILS
REV. JUNE 7,2022
CONTRACTION JOINTS
EXPANSION JOINTS
SIDEWALK
SIDEWALK DETAILS
NTS
CONCRETE SIDEWALK TYPICAL CROSS SECTION
STANDARD DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION
HEAVY DUTY CONCRETE PAVEMENT TYPICAL CROSS SECTION
ISOLATION JOINT DETAIL
CONSTRUCTION JOINT DETAIL
CONTROL JOINT DETAIL
CONCRETE JOINT DETAILS
ASPHALT TO CONCRETE TRANSITION DETAIL
STAMPED CONCRETE DETAIL
JOINT LAYOUT DETAIL
PUMP ISLAND GRADING DETAIL
STANDARD DUTY ASPHALT PAVEMENT TYPICAL CROSS SECTION
STAMPING OPTION TO BE DETERMINED BY CIVIL ENGINEER & WAWA
CONCRETE CROSSWALK DETAIL
Bowman
Certificate of Authorization License No. 31662
Bowman Consulting Group, Ltd.
4349 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30482
© Bowman Consulting Group, Ltd.
WAWA STANDARD SITE DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
LEE COUNTY, FL
(DCR2022-0016)
WALGREENS OF ESTERO
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
05/10/2023 AHJ COMMENTS
05/18/2023 AHJ COMMENTS
06/02/2023 AHJ COMMENTS
DATE DESCRIPTION
MM DESIGN
MM DRAWN
CED CHKD
SCALE NONE
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-01-D1.0-WADET.DWG
SHEET D1.1
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-07-D1.0-WADET.dwg 8/3/2023

WAWA UTILITY DETAILS

REV. JULY 28, 2016



ALL INLET AND OUTLET PIPES SHALL BE INSTALLED NO MORE THAN 6" FROM THE BOTTOM OF THE GREASE TRAP. TANK TAPERS TOP TO BOTTOM AND IS TRAPEZOIDAL IN CROSS SECTION.
TANK IS 5000 PSI CONCRETE-STEEL REINFORCED (@ 28 DAYS) CONCRETE CONFORMS TO ACI 318-16-4.5.1 AND 318-16-4.5.2, ASTM A615 AND A185

-DIMENSION: 10'7" INTERIOR/ 11'7" EXTERIOR LENGTH x 5'2" INTERIOR/ 6'2"" EXTERIOR WIDTH

NOTES:

1) WHEN LOCATED IN DRIVEWAYS OR PAVED AREAS, GREASE TRAP TO BE DESIGNED FOR APPROPRIATE LOAD BEARING CONDITIONS. GREASE TRAP SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADING.

2) ALL PIPE PENETRATIONS SHALL BE WATERTIGHT.

3) GREASE TRAP SHALL BE PROVIDED WITH GAS-TIGHT MANHOLE COVERS, IN ACCORDANCE WITH TOWNSHIP STANDARD SPECIFICATIONS.

4) PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH 5000 PSI.

5) EXTERIOR CONCRETE SURFACES BELOW GRADE SHALL HAVE 2 COATS OF COAL TAR EPOXY.

6) SPECIFIC SEALANT DETAIL AT CONCRETE RISER TO CONCRETE VAULT INTERFACE SHALL BE WATERTIGHT. AT A MINIMUM, THE JOINT SHALL BE SEALED WITH BUTYL RUBBER SEALANT (KENT SEAL #2 OR APPROVED EQUIVALENT) AND THE EXTERIOR OF THE JOINT SHALL BE SEALED WITH NON-SHRINK GROUT IN CONFORMANCE WITH THE TOWNSHIP STANDARD GREASE TRAP DETAIL.

7) TANK SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING FOR 24 HRS. TO SOAK, THEN TOPPED OFF, AND THEN WATCHED FOR 24 HRS. NO DROP IN WATER IS ALLOWED.

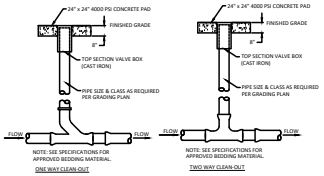
8) CAST IRON SHALL BE BOLTED TO CONCRETE WITH MASTIC TAPE (KENT SEAL OR APPROVED EQUIVALENT) SEALANT.

9) MAXIMUM EARTH COVER=5.0', HS-20 LOADING.

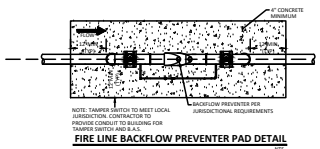
10) INLET AND OUTLET EQUIPPED WITH PIPE SEALS.

NOTE: 1250 GALLON (2 COMPARTMENT) TANK

GREASE TRAP DETAIL
NTS



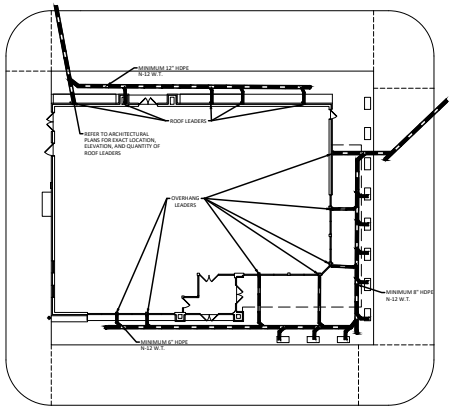
CLEAN OUT DETAIL
NTS



FIRE LINE BACKFLOW PREVENTER PAD DETAIL
NTS

WAWA DRAINAGE DETAILS

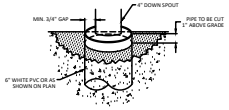
REV. MAY 15, 2019



NOTES:

1. ENGINEER TO SPECIFY ACTUAL PIPE SIZE PER HYDRAULIC CALCULATIONS.
2. SITE CONTRACTOR TO BUILD LINES TO INDIVIDUAL WYE FITTINGS.
3. PLANTER DRAINS ARE TO CONNECT TO MANIFOLD.

ROOF DRAIN MANIFOLD DETAIL
NTS



ROOF DRAIN CONNECTION DETAIL
NTS

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-07-D1.0-WWDET.dwg 8/3/2023

Bowman
Certificate of Authorization License No. 31662

Bowman Consulting Group, Ltd.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30482
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

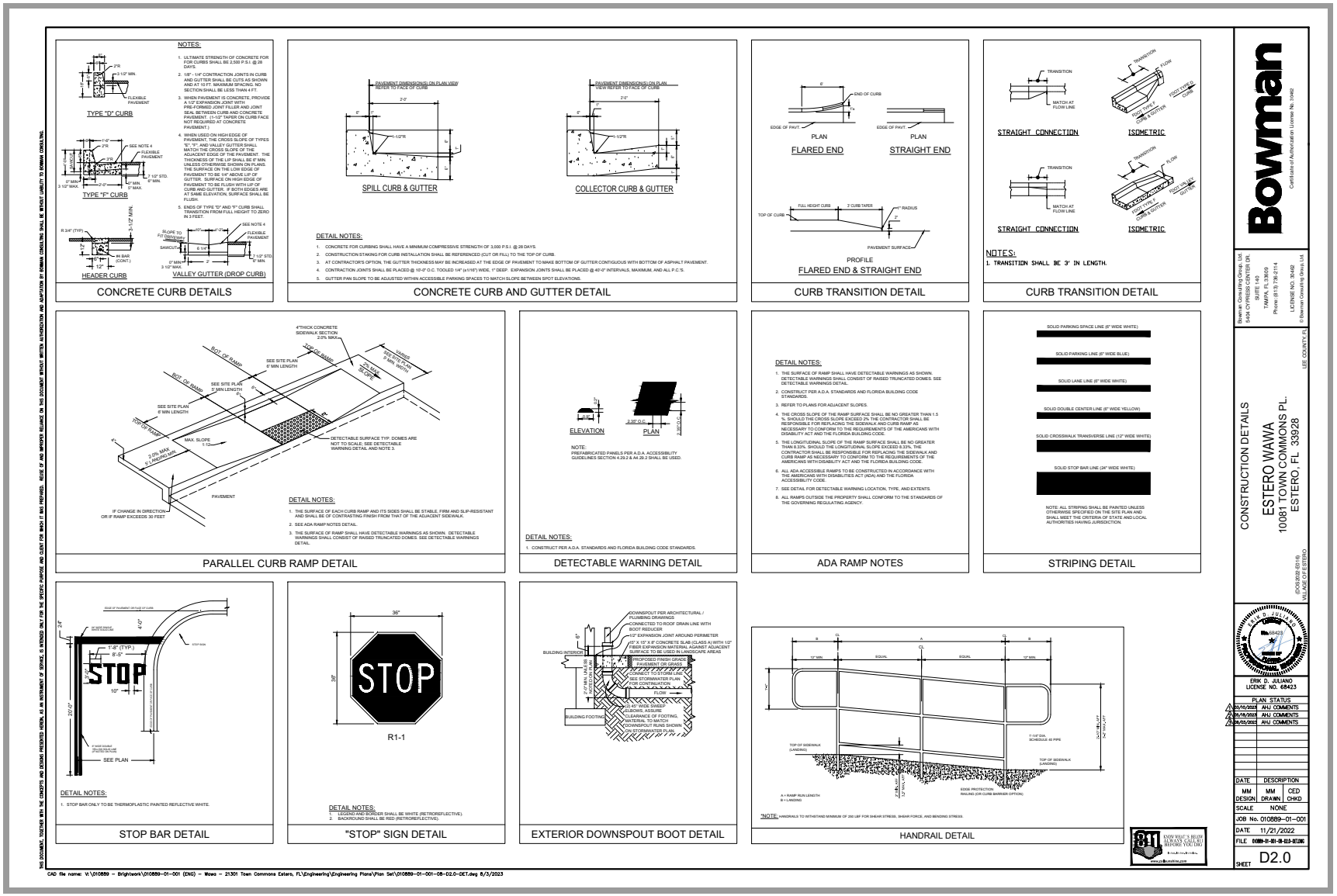
WAWA UTILITY DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

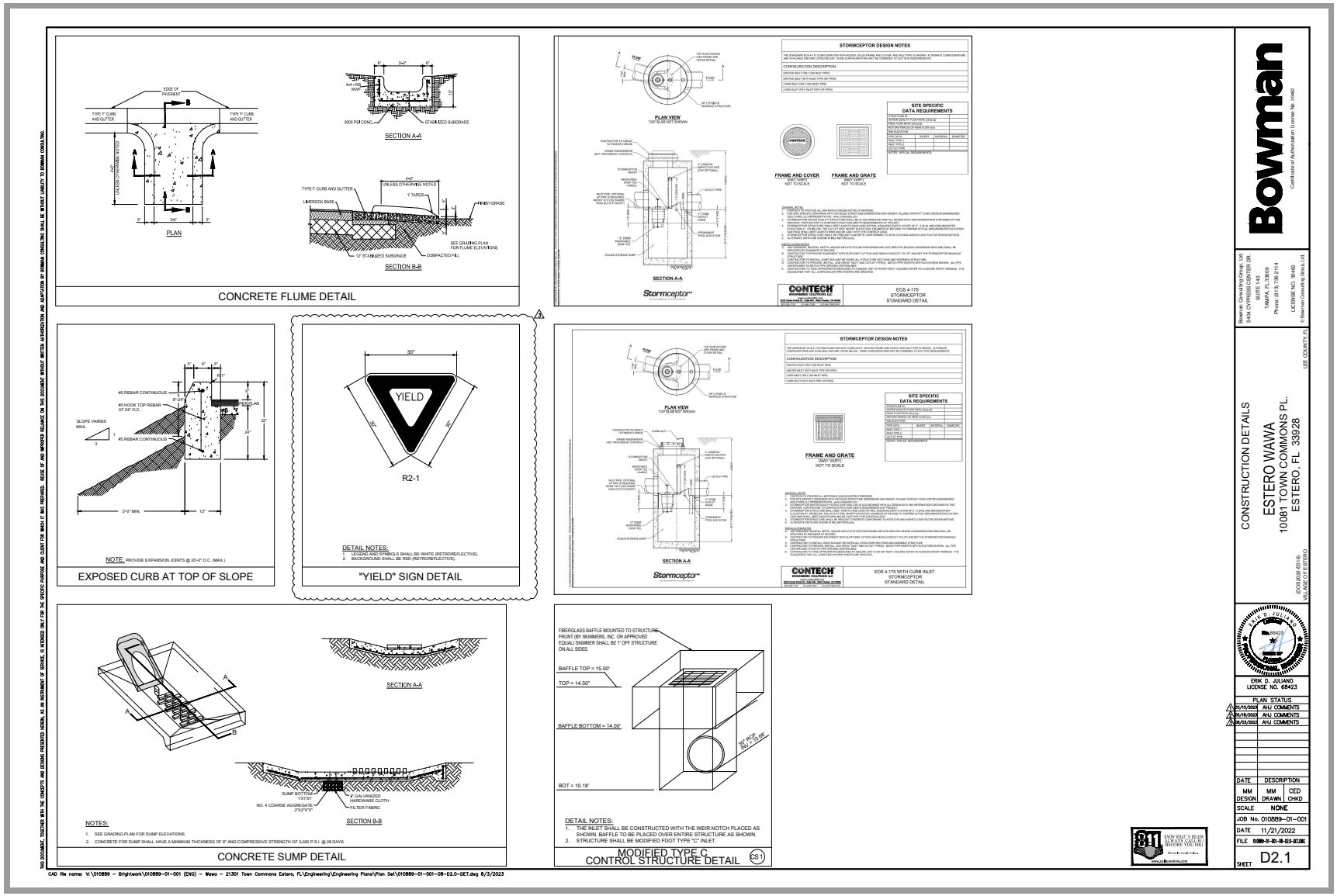
(DOCS)D2E-EO1/0
FILE:\DOCS\D2E-EO1\0

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS	
3	08/10/2023 AHJ COMMENTS
2	05/18/2023 AHJ COMMENTS
1	04/03/2023 AHJ COMMENTS

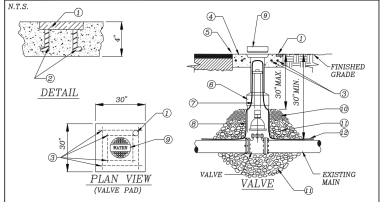
DATE	DESCRIPTION
MM DESIGN	MM DRAWN CED CHKD
SCALE	NONE
JOB No.	010889-01-001
DATE	11/21/2022
FILE	010889-01-001-07-D1.0-WWDET.DWG
SHEET	D1.2


CONCRETE CURB DETAILS
CONCRETE CURB AND GUTTER DETAIL
CURB TRANSITION DETAIL
CURB TRANSITION DETAIL
PARALLEL CURB RAMP DETAIL
DETECTABLE WARNING DETAIL
ADA RAMP NOTES
STRIPING DETAIL
STOP BAR DETAIL
"STOP" SIGN DETAIL
EXTERIOR DOWNSPOUT BOOT DETAIL
HANDRAIL DETAIL
Bowman
CONSTRUCTION DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
11/10/2022 AHJ COMMENTS
05/18/2023 AHJ COMMENTS
08/03/2023 AHJ COMMENTS
JOB No. 010889-01-001
DATE 11/21/2022
SHEET D2.0


CONCRETE FLUME DETAIL
EDGE OF PAVEMENT
TYPE 'F' CURB AND GUTTER
PLAN
SECTION A-A
3000 PSI CONC.
STABILIZED SUBGRADE
UNLESS OTHERWISE NOTED
Y TAPER
LIMEROCK BASE
FINISH GRADE
12" STABILIZED SUBGRADE
COMPACTED FILL
SEE GRADING PLAN FOR FLUME ELEVATIONS
SECTION B-B
PLAN VIEW
TOP SLAB NOT SHOWN
SECTION A-A
STORMCEPTOR DESIGN NOTES
SITE SPECIFIC DATA REQUIREMENTS
FRAME AND COVER
FRAME AND GRATE
CONTECH
Stormceptor
EOS 4-175
STORMCEPTOR
STANDARD DETAIL
EXPOSED CURB AT TOP OF SLOPE
#5 REBAR CONTINUOUS
#5 HOOK TOP REBAR AT 24" O.C.
SLOPE VARIES MAX.
3'-0" MIN.
12"
NOTE: PROVIDE EXPANSION JOINTS @ 20'-0" O.C. (MAX.)
"YIELD" SIGN DETAIL
30"
YIELD
R2-1
DETAIL NOTES:
1. LEGEND AND SYMBOLS SHALL BE WHITE (RETROREFLECTIVE)
2. BACKGROUND SHALL BE RED (RETROREFLECTIVE).
PLAN VIEW
TOP SLAB NOT SHOWN
SECTION A-A
STORMCEPTOR DESIGN NOTES
SITE SPECIFIC DATA REQUIREMENTS
FRAME AND GRATE
CONTECH
Stormceptor
EOS 4-175 WITH CURB INLET
STORMCEPTOR
STANDARD DETAIL
CONCRETE SUMP DETAIL
SECTION A-A
SECTION B-B
SUMP BOTTOM 1'X1'X1'
NO. 4 COARSE AGGREGATE 3"X2"X3"
6" GALVANIZED HARDWARE CLOTH
FILTER FABRIC
NOTES:
1. SEE GRADING PLAN FOR SUMP ELEVATIONS.
2. CONCRETE FOR SUMP SHALL HAVE A MINIMUM THICKNESS OF 8" AND COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
MODIFIED TYPE C
CONTROL STRUCTURE DETAIL
CS 1
FIBERGLASS BAFFLE MOUNTED TO STRUCTURE FRONT (BY SKIMMERS, INC. OR APPROVED EQUAL) SKIMMER SHALL BE 1' OFF STRUCTURE ON ALL SIDES.
BAFFLE TOP = 15.00'
TOP = 14.50"
BAFFLE BOTTOM = 14.00'
BOT = 10.18'
36" RCP, SCH 40 PVC
DETAIL NOTES:
1. THE INLET SHALL BE CONSTRUCTED WITH THE WEIR NOTCH PLACED AS SHOWN. BAFFLE TO BE PLACED OVER ENTIRE STRUCTURE AS SHOWN.
2. STRUCTURE SHALL BE MODIFIED FDOT TYPE "C" INLET.
Bowman
Certificate of Authorization License No. 31462
Bowman Consulting Group, Ltd.
5406 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30462
© Bowman Consulting Group, Ltd.
CONSTRUCTION DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
LEE COUNTY, FL
(DCK2022-0016)
VILLAGE OF ESTERO
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
11/10/2022 AHJ COMMENTS
09/16/2023 AHJ COMMENTS
12/03/2022 AHJ COMMENTS
DATE DESCRIPTION
MM DESIGN
MM DRAWN
CED CHKD
SCALE NONE
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-08-D2.0-DET.DWG
SHEET D2.1
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-08-D2.0-DET.dwg 8/3/2023

STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION

N.T.S.

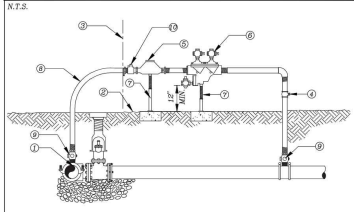


① BRASS PLATE: SIZE OF VALVE, VALVE TYPE No. OF TURNS & DIRECTION TO OPEN VALVE M.F.G. & YEAR INSTALL SYSTEM "WATER" OR "SEWER" OR "REUSE" OR "FIRE"
② ANCHOR
③ EIGHT (8) #4 BARS OVERLAP EACH CORNER BY 2"
④ 30"SQ X 4" THK.CONC.PAD SURROUNDING BOX, MIN. 3,000 P.S.I. POURED IN PLACE
⑤ SET TOP OF BOX FLUSH WITH FINISHED GRADE
⑥ HEAVY DUTY TRAFFIC BEARING CAST IRON VALVE BOX, ADJUSTABLE SCREW TYPE, 5 1/4" DIAMETER SHAFT THAT IS LCU APPROVED
⑦ EXTENSION STEM WITH 2" OPERATING NUT AS REQUIRED, IF NUT IS MORE THAN 30" BELOW FINISH GRADE
⑧ RISER NOT TO BEAR ON VALVE OR PIPE
⑨ CAST IRON DROP COVER MARKED "WATER" OR "SEWER" OR "REUSE OR "FIRE"
⑩ COMPACTED SUITABLE EARTH BACKFILL
⑪ 3/4" GRANULAR MATERIAL #57 STONE
⑫ 12 GAUGE DOUBLE INSULATED COPPER LOCATING WIRE (SEE LCU STANDARD DETAIL)

REV: 12/10/2015

STANDARD DETAIL NO. 6.15
LEE COUNTY UTILITIES
TEMPORARY CONSTRUCTION JUMPER WITH METER

N.T.S.



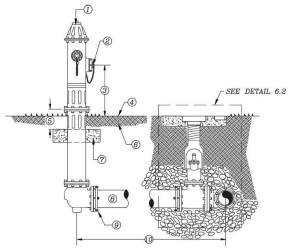
NOTES:
CONTRACTOR/CUSTOMER SHALL APPLY AT LEE COUNTY UTILITIES FOR TEMPORARY WATER SERVICE FIVE DAYS PRIOR TO REQUIRED SERVICE DATE.
THE METER ONLY WILL BE FURNISHED BY LEE COUNTY UTILITIES. ALL FITTINGS, PIPING, VALVES AND MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR/CUSTOMER. THE APPROVED BACKFLOW PREVENTION DEVICE SHALL BE TESTED AND CERTIFIED BY LEE COUNTY UTILITIES APPROVED CERTIFIED BACKFLOW PREVENTION TECHNICIAN (FURNISHED BY CONTRACTOR/CUSTOMER) AT TIME OF METER INSTALLATION. CONTRACTOR/CUSTOMER SHALL PROTECT THE ASSEMBLY FROM DAMAGE. TEMPORARY CONSTRUCTION JUMPER/METER ASSEMBLY SHALL NOT BE REMOVED UNTIL SYSTEM IS ACCEPTED AND DEPARTMENT OF HEALTH CERTIFICATION AND CLEARANCE FOR SERVICE FORM HAS BEEN RECEIVED BY LEE COUNTY UTILITIES. WHEN THE NEW SYSTEM IS ACCEPTED, THE TEMPORARY CONSTRUCTION JUMPER METER ASSEMBLY MUST BE COMPLETELY REMOVED DOWN TO CORP STOPS.

① TAPPING SLEEVE AND VALVE TO BE FULLY RESTRAINED ON EXISTING MAIN (SEE LCU STANDARD DETAIL)
② GRADE
③ PROPERTY LINE AND/OR RIGHT OF WAY LINE
④ BRONZE BALL VALVE
⑤ METER FURNISHED BY LEE COUNTY UTILITIES
⑥ REDUCED PRESSURE BACKFLOW PREVENTER
⑦ PIPE STAND (SEE LCU STANDARD DETAIL)
⑧ 2" DIA. HDPE DR9
⑨ 2" DIA. CORPORATION STOP
⑩ 2" DIA. CURB STOP

REV: 12/10/2015

STANDARD DETAIL NO. 6.24
LEE COUNTY UTILITIES
FIRE HYDRANT ASSEMBLY

N.T.S.

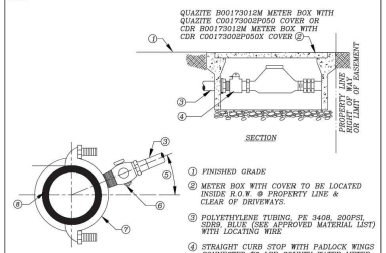


① FIRE HYDRANT: STANDARD A.W.W.A. SAFETY YELLOW (SEE APPROVED MATERIAL LIST)
② PUMPER CONNECTION FACING AS PER FIRE DISTRICT RECOMMENDATION
③ 18" MIN. – 24" MAX.
④ FINISHED GRADE
⑤ 6" MIN. CLEARANCE
⑥ COMPACTED FILL
⑦ 30" X 30" X 4" CONCRETE BREAK AWAY CONCRETE PAD, 3000 P.S.I.
⑧ PIPE TO BE D.I.P., PRESSURE CLASS 350
⑨ RESTRAINED JOINTS, FROM HYDRANT TO WATER MAIN
⑩ VARIABLE DISTANCE, IF GREATER THAN 100' A VALVE SHALL BE INSTALLED AT HYDRANT BASE

REV: 12/10/2015

STANDARD DETAIL NO. 6.17
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION 1-1/2" THROUGH 2"

N.T.S.



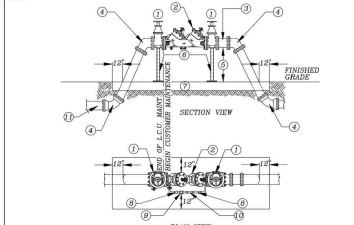
① FINISHED GRADE
② METER BOX WITH COVER TO BE LOCATED INSIDE R.O.W. @ PROPERTY LINE & CLEAR OF DRIVEWAYS.
③ POLYETHYLENE TUBING, PE 3408, 200PSI, SDR9, BLUE (SEE APPROVED MATERIAL LIST) WITH LOCATING WIRE
④ STRAIGHT CURB STOP WITH PADLOCK WINGS CONNECTED TO LEE COUNTY WATER METER (SEE APPROVED MATERIAL LIST)
⑤ MIN. 22 1/2" NOT TO EXCEED 45°
⑥ BALL CORPORATION STOP (SEE APPROVED MATERIAL LIST)
⑦ DOUBLE STRAP SERVICE SADDLE PROVIDE SPRING LOADED TAPPING SADDLE WHEN TAPPING HDPE (SEE APPROVED MATERIAL LIST)
⑧ WATER MAIN

NOTE:
1. TUBING UNDER ROADWAY SHALL BE ENCASED IN 4" P.V.C. PIPE SCHEDULE 40 MINIMUM AND EXTEND 4 FEET BEYOND THE EDGES OF PAVEMENT OR BACK OF CURB.

REV: 12/10/2015

STANDARD DETAIL NO. 6.21
LEE COUNTY UTILITIES
2-1/2" OR LARGER CROSS CONNECTION CONTROL ASSEMBLY

N.T.S.



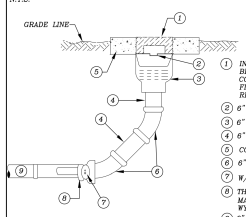
① OS & Y GATE VALVE
② L.C.U. APPROVED REDUCED PRESSURE PRINCIPLE OR DOUBLE CHECK VALVE ASSEMBLY
③ 24" LONG FLANGE X PLAIN END SPOOL PIECE W/UNIFLANGE ON PLAIN END LINE UP
④ 45° OR 90° ELBOW M.J. W/ RETAINER GLANDS ABOVE GROUND FITTINGS TO BE FLANGED
⑤ 18"MIN. TO 24"MAX. FROM FINISH GRADE TO LOWEST POINT ALL FITTINGS
⑥ HOT DIPPED GALVANIZED OR S.S. ADJUSTABLE PIPE STANDS (SEE LCU STANDARD DETAIL)
⑦ 4" THICK CONCRETE PAD 3000 P.S.I. MIN.
⑧ RESILIENT SEATED FULL FLOW VALVE
⑨ LOW FLOW BYPASS METER
⑩ REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
⑪ D.I.P. TO POINT OF CONNECTION

NOTES: 1. PAINT IN ACCORDANCE WITH LCU STANDARDS
2. ALL PIPING BETWEEN THE BELOW GROUND 45° or 90° BENDS AND THROUGH THE ASSEMBLY SHALL BE DIP, PRESSURE CLASS 350 ABOVE GROUND DIP SHALL BE FLANGED

REV: 12/10/2015

STANDARD DETAIL NO. 6.40
LEE COUNTY UTILITIES
6" OR 8" SEWER CLEAN-OUT DETAIL

N.T.S.



① IN ALL CASES USE TRAFFIC BEARING HANDHOLE RING & COVER OR EQUAL ADJUSTED TO FINAL GRADE WITH CLEANOUT RECESSER
② 6" OR 8" THREADED CAP
③ 6" OR 8" PVC FEMALE ADAPTER
④ 6" OR 8" PVC RISER
⑤ CONCRETE COLLAR 24"x24"x4"
⑥ 6" OR 8" 45° ELBOW
⑦ W/WATERTIGHT PLUG
⑧ THE CONNECTION MUST BE MADE TO THE DOUBLE 45° WYE (SIZE TBD)
⑨ 6" OR 8" PVC SEWER PIPE

COVERS ARE MARKED WITH "S"

COVER TYPE	LOAD RATING	COVER WEIGHT	TOTAL WEIGHT
FE	HEAVY DUTY	20	45

REV: 06/26/2019

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG www.callsunshine.com

Bowman
Certificate of Authorization License No. 31962

Bowman Consulting Group, Ltd.
5466 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30462
©Bowman Consulting Group, Ltd.

LEE COUNTY, FL

CONSTRUCTION DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

©DCR2022.0016
WAWA OF ESTERO

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS	
10/10/2022	AHJ COMMENTS
10/18/2022	AHJ COMMENTS
11/03/2022	AHJ COMMENTS

DATE	DESCRIPTION

MM	MM	CED
DESIGN	DRAWN	CHKD

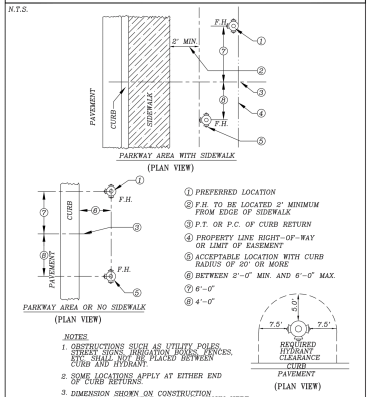
SCALE NONE
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-08-D2.0-DETAILS
SHEET D2.2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-08-D2.0-DET.dwg 8/3/2023

STANDARD DETAIL NO. 6.25
LEE COUNTY UTILITIES
FIRE HYDRANT LOCATIONS/CLEARANCE

N.T.S.

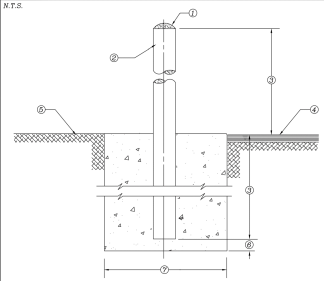


NOTES:
1. OBSTRUCTIONS SUCH AS UTILITY POLES, STREET SIGNS, IRRIGATION BOXES, FENCES, ETC. SHALL NOT BE PLACED BETWEEN CURB AND HYDRANT.
2. SOME LOCATIONS APPLY AT EITHER END OF CURB RETURNS.
3. DIMENSION SHOWN ON CONSTRUCTION DRAWINGS SUPERCEDES LOCATIONS SHOWN HERE.

REV: 12/10/2015

STANDARD DETAIL NO. 6.44
LEE COUNTY UTILITIES
BOLLARD POST DETAIL

N.T.S.



① FILL AND TOP PIPE WITH CONCRETE
② 6" DIA. x 6'-0" LONG PRESSURE CLASS 350 DUCTILE IRON PIPE
③ 3'-0" MINIMUM
④ PAVEMENT
⑤ FINISHED GRADE
⑥ 3"
⑦ 18" DIA. CONCRETE ENCASEMENT 3000 P.S.I.

NOTE:
1. PAINT BOLLARD TO LCU STANDARDS

REV: 12/10/2015

Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, annual inspections. Sites with high trash load or small outlet control orifices may need more frequent inspections. The rate at which the system collects pollutants will depend more on-site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

Maintenance

CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice. Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Annual inspections are best practice for all underground systems. During this inspection if evidence of salting/de-icing agents is observed within the system, it is best practice for the system to be rinsed, including above the spring line soon after the spring thaw as part of the maintenance program for the system.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.



NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH'S CONDITIONS OF SALE (AVAILABLE AT WWW.CONTECHES.COM/COS) FOR MORE INFORMATION.

CMP MAINTENANCE GUIDE 10/19 PDF

CONTECH
CMP DETENTION SYSTEMS

CONTECH
ENGINEERED SOLUTIONS

© 2019 CONTECH ENGINEERED SOLUTIONS LLC, A QUIKRETE COMPANY
ALL RIGHTS RESERVED. PRINTED IN USA.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG www.sunshine.com

Bowman
Certificate of Authorization License No. 31962

Bowman Consulting Group, Ltd.
5406 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30482
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

CONSTRUCTION DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

(DOR2022-0016)
VILLAGE OF ESTERO

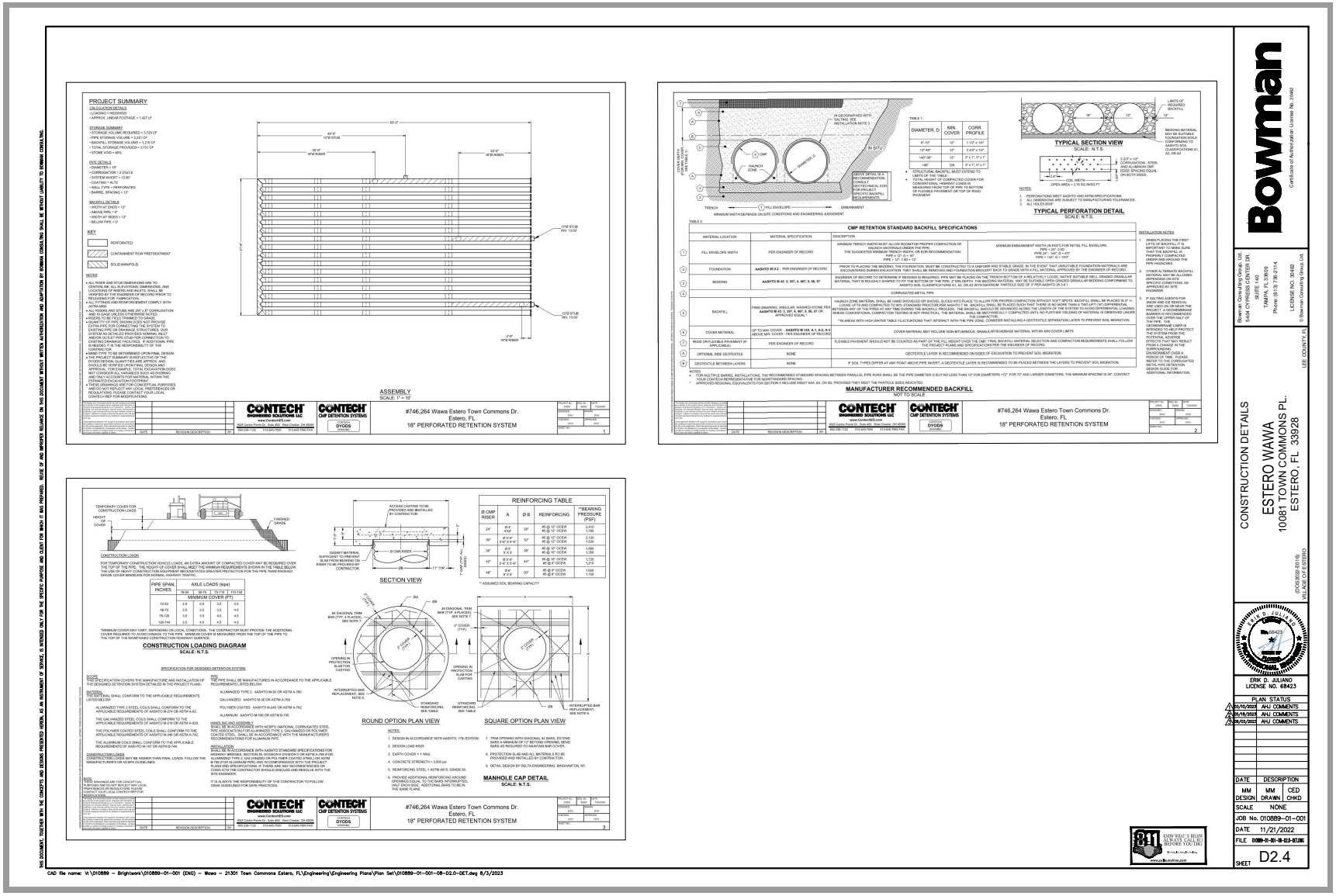
ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS	
03/10/2023	AHJ COMMENTS
05/18/2023	AHJ COMMENTS
08/03/2023	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN CED CHKD
SCALE	NONE
JOB No.	010889-01-001
DATE	11/21/2022
FILE	010889-01-001-08-D2.0-DET.DWG
SHEET	D2.3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-08-D2.0-DET.dwg 8/3/2023



Bowman
Certificate of Authorization License No. 31962

Bowman Consulting Group, Ltd.
9484 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 736-2114
LICENSE NO. 30482
© Bowman Consulting Group, Ltd.

LEE COUNTY, FL

CONSTRUCTION DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928

(DCK)9/28/2018
MILL/SAGE/ESTERO

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS

	DATE	DESCRIPTION
3	08/10/2023	AHJ COMMENTS
2	05/18/2023	AHJ COMMENTS
1	04/03/2023	AHJ COMMENTS

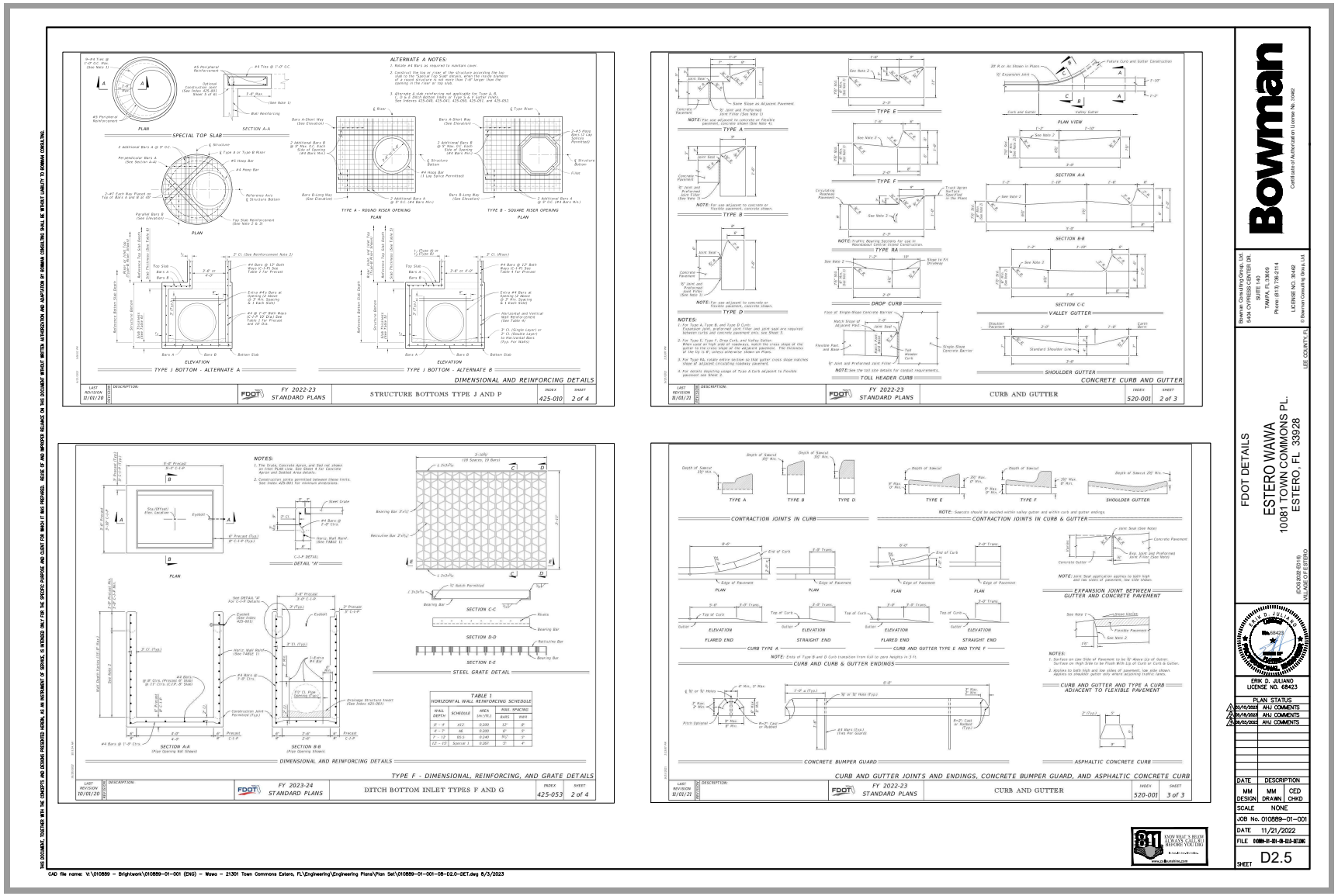
DESIGN	DRAWN	CHKD
MM	MM	CED

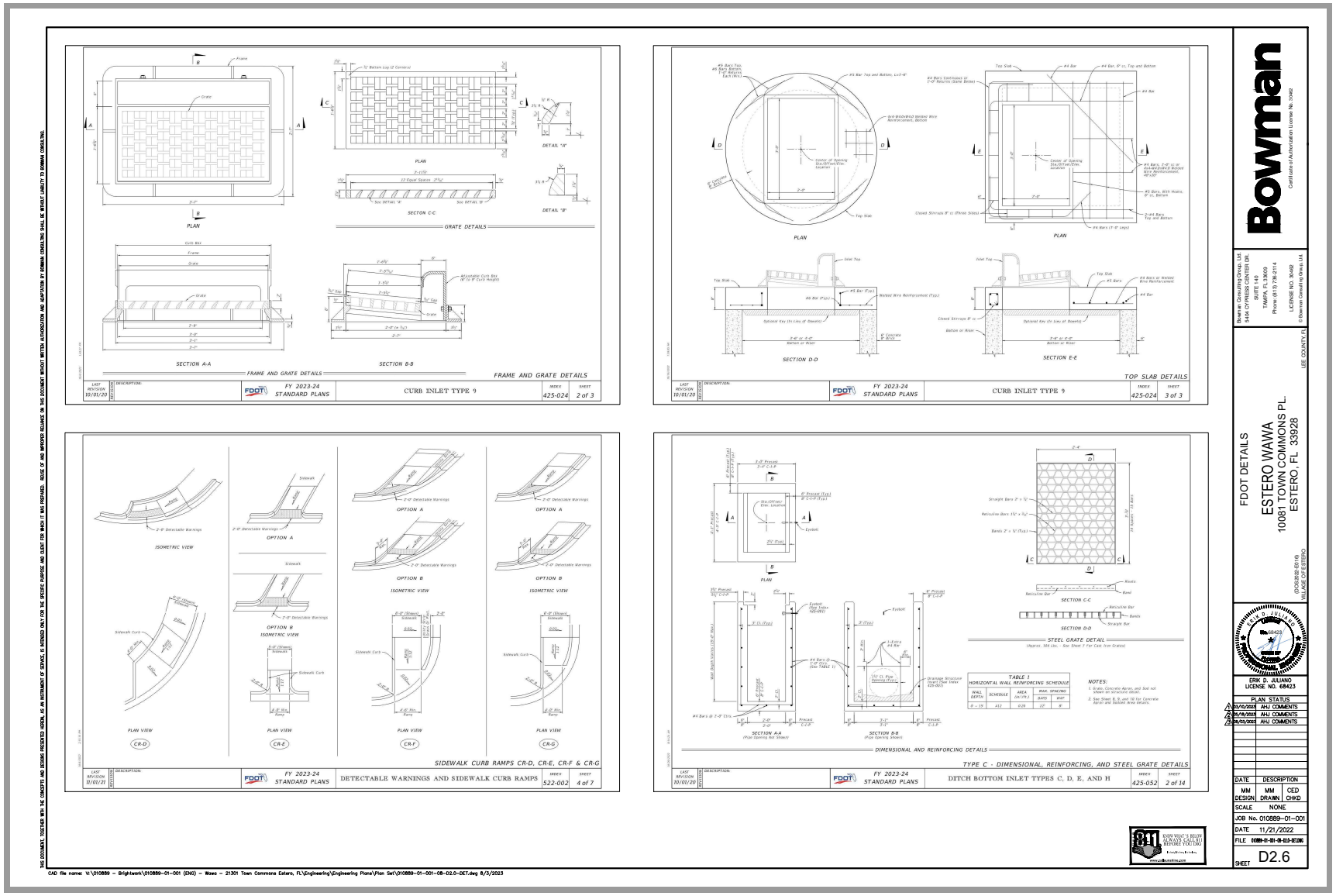
SCALE NONE
JOB No. 010889--01--001
DATE 11/21/2022
FILE 010889-01-001-08-023-RETDWG
SHEET D2.4

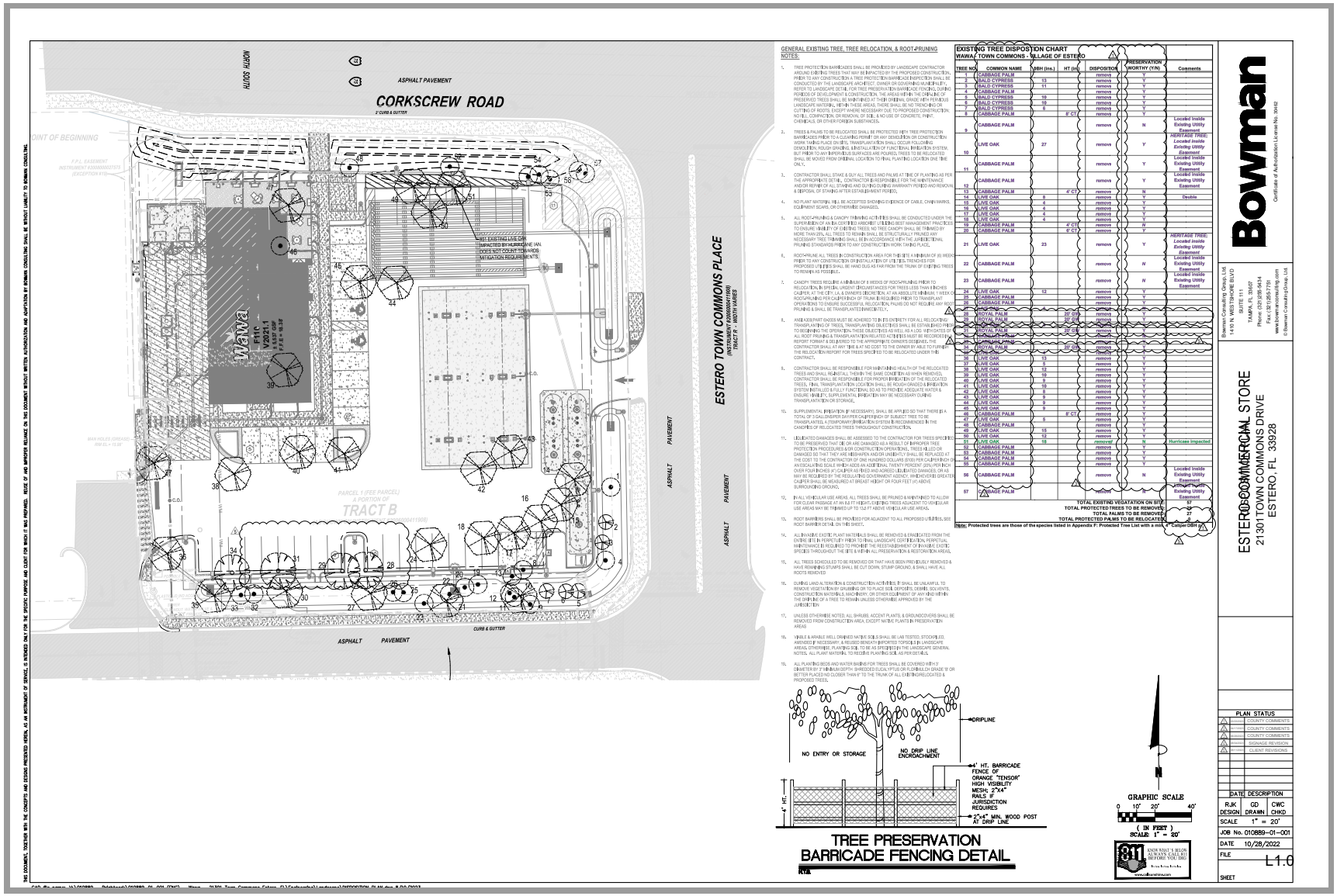
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.sunshine.com

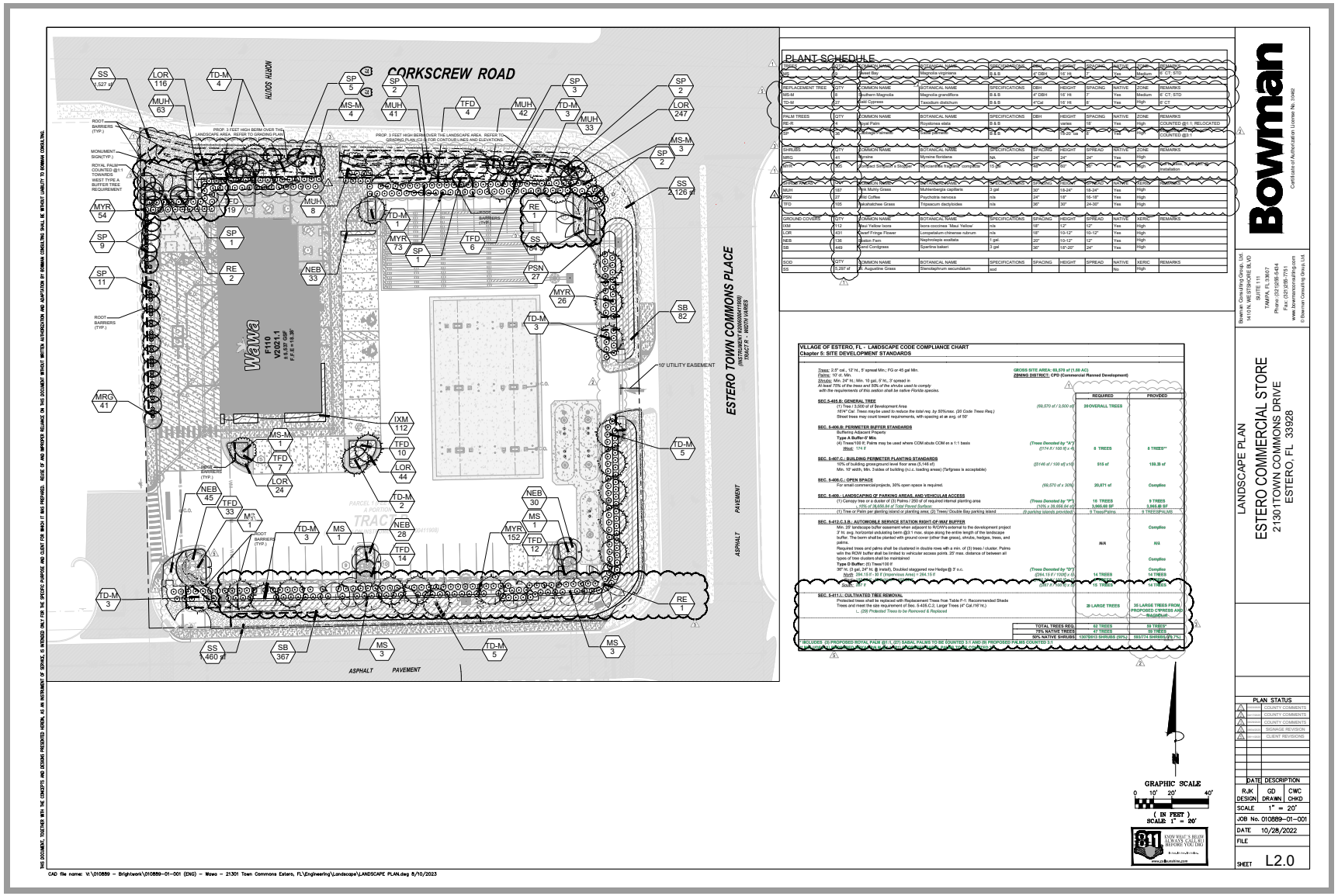
CAD file name: V:\010889 - Brightwork\010889--01--001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889--01--001--08-D2.0--DET.dwg 8/3/2023

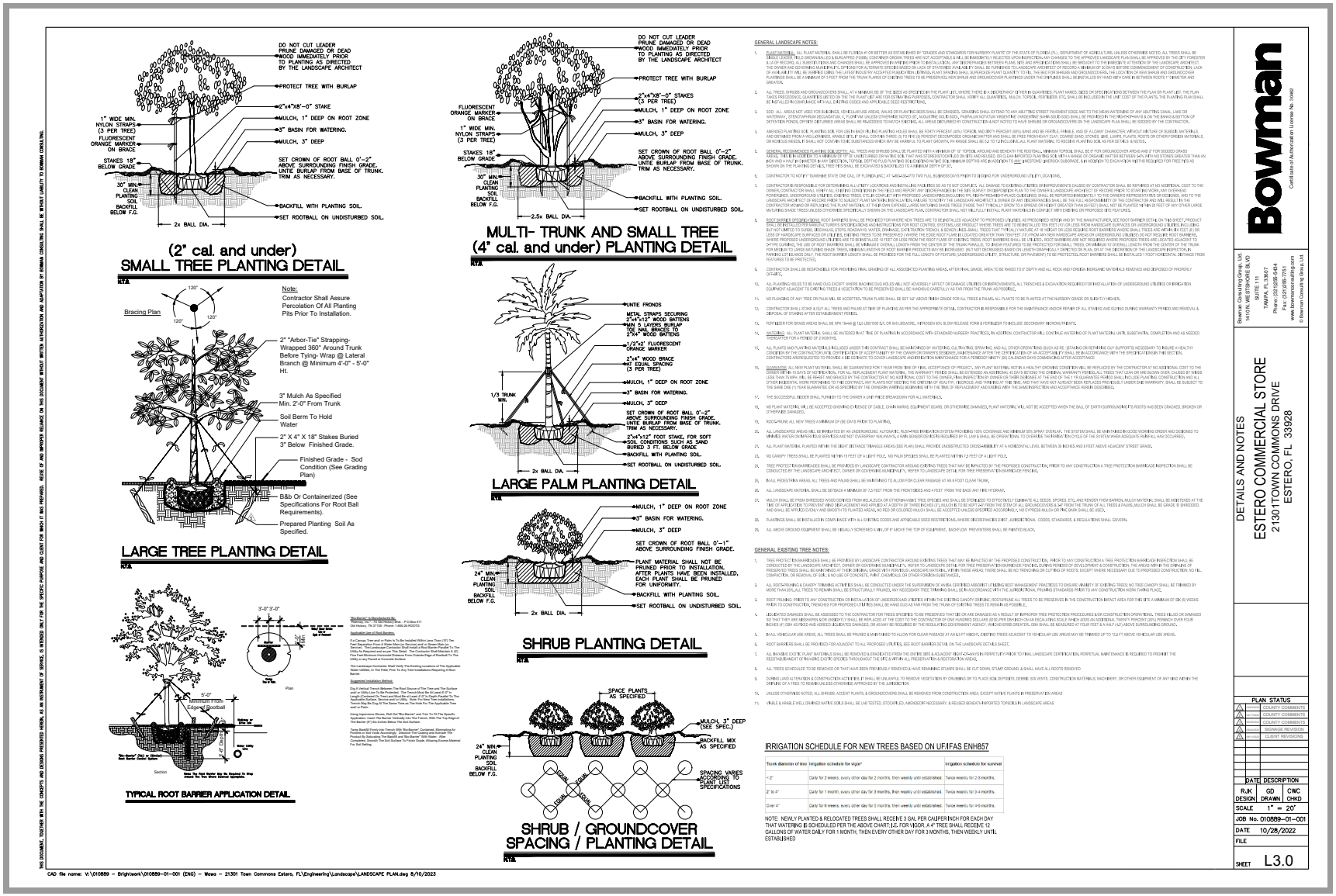
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

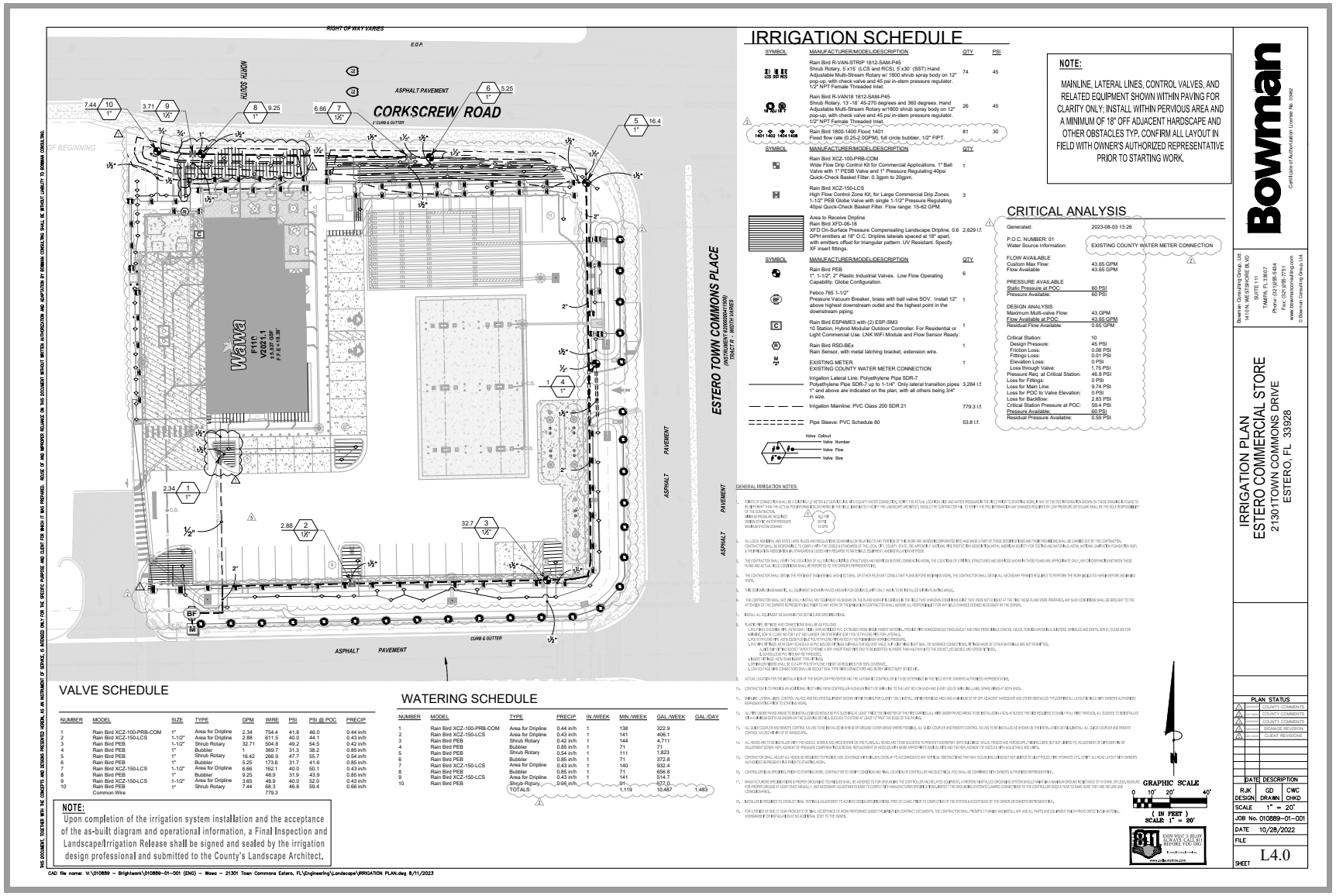

ALTERNATE A NOTES:
SPECIAL TOP SLAB
TYPE A - ROUND RISER OPENING
TYPE B - SQUARE RISER OPENING
TYPE J BOTTOM - ALTERNATE A
TYPE J BOTTOM - ALTERNATE B
DIMENSIONAL AND REINFORCING DETAILS
STRUCTURE BOTTOMS TYPE J AND P
FY 2022-23 STANDARD PLANS
425-010
2 of 4
TYPE E
TYPE F
TYPE RA
TYPE B
TYPE D
DROP CURB
VALLEY GUTTER
SHOULDER GUTTER
CONCRETE CURB AND GUTTER
CURB AND GUTTER
520-001
2 of 3
NOTES:
1. Tie Slab, Concrete Apron, and Sod not shown in Top Slab view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these Units. See Index 425-001 for minimum dimensions.
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE
STEEL GRATE DETAIL
DETAIL "A"
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
DIMENSIONAL AND REINFORCING DETAILS
TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS
DITCH BOTTOM INLET TYPES F AND G
FY 2023-24 STANDARD PLANS
425-053
2 of 4
CONTRACTION JOINTS IN CURB
CONTRACTION JOINTS IN CURB & GUTTER
EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT
CURB AND CURB & GUTTER ENDINGS
CURB AND GUTTER TYPE E AND TYPE F
CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT
CONCRETE BUMPER GUARD
ASPHALTIC CONCRETE CURB
CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB
FY 2022-23 STANDARD PLANS
CURB AND GUTTER
520-001
3 of 3
Bowman
Certificate of Authorization License No. 31962
Bowman Consulting Group, Ltd.
5466 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 735-2114
LICENSE NO. 31962
© Bowman Consulting Group, Ltd.
LEE COUNTY, FL
FDOT DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
(DCR2022-0016)
WILLOUGHBY ESTERO
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
05/10/2023 AHJ COMMENTS
05/18/2023 AHJ COMMENTS
06/23/2023 AHJ COMMENTS
DATE DESCRIPTION
MM DESIGN
MM DRAWN
CED CHKD
SCALE NONE
JOB No. 010889-01-001
DATE 11/21/2022
FILE 010889-01-001-08-D2.5-DETAILS
SHEET D2.5
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Engineering Plans\Plan Set\010889-01-001-08-D2.0-DET.dwg 8/3/2023


GRATE DETAILS
FRAME AND GRATE DETAILS
CURB INLET TYPE 9
FY 2023-24 STANDARD PLANS
425-024
2 of 3
TOP SLAB DETAILS
CURB INLET TYPE 9
425-024
3 of 3
SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G
DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
522-002
4 of 7
DIMENSIONAL AND REINFORCING DETAILS
TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS
DITCH BOTTOM INLET TYPES C, D, E, AND H
425-052
2 of 14
Bowman
FDOT DETAILS
ESTERO WAWA
10081 TOWN COMMONS PL.
ESTERO, FL 33928
LEE COUNTY, FL
ERIK D. JULIANO
LICENSE NO. 68423
PLAN STATUS
DATE
DESCRIPTION
11/10/2022 AHJ COMMENTS
01/18/2023 AHJ COMMENTS
04/03/2023 AHJ COMMENTS
SCALE NONE
JOB No. 010889-01-001
DATE 11/21/2022
SHEET D2.6


CORKSCREW ROAD
ESTERO TOWN COMMONS PLACE
(PRIVATE ACCESS EASEMENT)
TRACT R - WIDTH VARIES
TRACT B
Wawa
ASPHALT PAVEMENT
CURB & GUTTER
NORTH SOUTH
POINT OF BEGINNING
F.P.L. EASEMENT
INSTRUMENT #2000000037375
(EXCEPTION #19)
MAN HOLES (GREASE)
RIM EL.= 15.68
EXISTING LIVE OAK IMPACTED BY HURRICANE IAN. TREES NOT COUNT TOWARDS MITIGATION REQUIREMENTS.
GENERAL EXISTING TREE, TREE RELOCATION, & ROOT-PRUNING NOTES:
1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIPLINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH TYPICALLY LANDSCAPE MATERIAL WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION. NO FILL, COMPACTION, OR REMOVAL OF SOIL, & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. TREES & PALMS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO A CLEARING PERMIT OR ANY DEMOLITION OR CONSTRUCTION WORK TAKING PLACE ON SITE. TRANSPLANTATION SHALL OCCUR FOLLOWING DEMOLITION, ROUGH GRADING, & INSTALLATION OF FUNCTIONAL IRRIGATION SYSTEM, BUT PRIOR TO ANY IMPERVIOUS SURFACES ARE POURED. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION ONE TIME ONLY.
3. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
4. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
5. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES. NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
6. ROOT-PRUNE ALL TREES IN CONSTRUCTION AREA FOR THIS SITE A MINIMUM OF (6) WEEKS PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UTILITIES. REMOVERS FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE.
7. CANOPY TREES REQUIRE A MINIMUM OF 8 WEEKS OF ROOT-PRUNING PRIOR TO RELOCATION. IN SPECIAL URGENT CIRCUMSTANCES FOR TREES LESS THAN 3 INCHES CALIPER, AT THE CITY, LA, & OWNER'S DISCRETION, AT AN ABSOLUTE MINIMUM 1 WEEK OF ROOT-PRUNING PER CALIPER INCH OF TRUNK IS REQUIRED PRIOR TO TRANSPLANT OPERATIONS TO ENSURE SUCCESSFUL RELOCATION. PALMS DO NOT REQUIRE ANY ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY.
8. ANSI A300 PART 6-2009 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING TRANSPLANTING OF TREES. TRANSPLANTING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING THE OPERATION. THESE OBJECTIVES AS WELL AS A LOG WITH DATES OF ALL ROOT PRUNING & TRANSPLANTATION RELATED ACTIVITIES MUST BE INCORPORATED IN REPORT FORMAT & DELIVERED TO THE APPROPRIATE OWNER'S DESIGNATE. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BE ABLE TO FURNISH THE RELOCATION REPORT FOR TREES SPECIFIED TO BE RELOCATED UNDER THIS CONTRACT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL REINSTALL THEM IN THE SAME CONDITION AS WHEN REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE ROUGH GRADED & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE.
10. SUPPLEMENTAL IRRIGATION (IF NECESSARY) SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 5 GALLONS PER DAY PER CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED. A (TEMPORARY) IRRIGATION SYSTEM IS RECOMMENDED IN THE CANOPIES OF RELOCATED TREES THROUGHOUT CONSTRUCTION.
11. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE UNSHAPEN AND/OR UNSIGHTLY SHALL BE REFUSED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH OR AS CALCULATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS CITED AND AGREED. LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER GREATER CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.
12. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.0 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 12-FT ABOVE VEHICULAR USE AREAS.
13. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THIS SHEET.
14. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
15. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
16. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEBRIS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
17. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
18. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE USE TESTED, STOCKPILED, AMENDED IF NECESSARY & REUSED BENEATH IMPORTED TOPSOIL IN LANDSCAPE AREAS, OTHERWISE, PLANTING SOIL TO BE AS SPECIFIED IN THE LANDSCAPE GENERAL NOTES. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.
19. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH 3" DIAMETER BY 3" MINIMUM DEPTH SHREDDED EUCALYPTUS OR PLUMBUCK GRADE 'B' OR BETTER PLACED NO CLOSER THAN 6" TO THE TRUNK OF ALL EXISTING/RELOCATED & PROPOSED TREES.
EXISTING TREE DISPOSITION CHART
WAWA - TOWN COMMONS - VILLAGE OF ESTERO
TREE NO. | COMMON NAME | DBH (ins.) | HT (in) | DISPOSITION | PRESERVATION WORTHY (Y/N) | Comments
1 CABBAGE PALM remove Y
2 BALD CYPRESS 13 remove Y
3 BALD CYPRESS 11 remove Y
4 CABBAGE PALM remove Y
5 BALD CYPRESS 10 remove Y
6 BALD CYPRESS 19 remove Y
7 BALD CYPRESS 8 remove Y
8 CABBAGE PALM 8' CT remove Y
9 CABBAGE PALM remove N Located inside Existing Utility Easement
10 LIVE OAK 27 remove Y HERITAGE TREE; Located inside Existing Utility Easement
11 CABBAGE PALM remove Y Located inside Existing Utility Easement
12 CABBAGE PALM remove Y Located inside Existing Utility Easement
13 CABBAGE PALM 4' CT remove N
14 LIVE OAK 8 remove Y Double
15 LIVE OAK 4 remove Y
16 LIVE OAK 6 remove Y
17 LIVE OAK 4 remove Y
18 LIVE OAK 4 remove Y
19 CABBAGE PALM 4' CT remove N
20 CABBAGE PALM 6' CT remove Y
21 LIVE OAK 23 remove Y HERITAGE TREE; Located inside Existing Utility Easement
22 CABBAGE PALM remove N Located inside Existing Utility Easement
23 CABBAGE PALM remove N Located inside Existing Utility Easement
24 LIVE OAK 12 remove Y
25 CABBAGE PALM remove Y
26 CABBAGE PALM remove Y
27 ROYAL PALM 20' OA remove
28 ROYAL PALM 20' OA remove
29 ROYAL PALM 20' OA remove
30 ROYAL PALM 20' OA remove
31 ROYAL PALM 20' OA remove
32 CABBAGE PALM remove Y
33 CABBAGE PALM remove Y
34 ROYAL PALM 20' OA remove
35 ROYAL PALM 20' OA remove
36 LIVE OAK 13 remove Y
37 LIVE OAK 8 remove Y
38 LIVE OAK 12 remove Y
39 LIVE OAK 19 remove Y
40 LIVE OAK 8 remove Y
41 LIVE OAK 19 remove Y
42 LIVE OAK 8 remove Y
43 LIVE OAK 9 remove Y
44 LIVE OAK 9 remove Y
45 LIVE OAK 9 remove Y
46 CABBAGE PALM 8' CT remove Y
47 LIVE OAK 8 remove Y
48 CABBAGE PALM remove Y
49 LIVE OAK 18 remove Y
50 LIVE OAK 12 remove Y
51 LIVE OAK 18 removed N Hurricane Impacted
52 CABBAGE PALM remove Y
53 CABBAGE PALM remove Y
54 CABBAGE PALM remove Y
55 CABBAGE PALM remove Y
56 CABBAGE PALM remove N Located inside Existing Utility Easement
57 CABBAGE PALM remove N Located inside Existing Utility Easement
TOTAL EXISTING VEGATATION ON SITE: 57
TOTAL PROTECTED TREES TO BE REMOVED: 20
TOTAL PALMS TO BE REMOVED: 37
TOTAL PROTECTED PALMS TO BE RELOCATED: 2
Note: Protected trees are those of the species listed in Appendix F: Protected Tree List with a min. 4" Caliper DBH
DRIPLINE
NO ENTRY OR STORAGE
NO DRIP LINE ENCROACHMENT
4' HT. BARRICADE FENCE OF ORANGE "TENSOR" HIGH VISIBILITY MESH; 2"X4" RAILS OF JURISDICTION REQUIRES
2"x4" MIN. WOOD POST AT DRIP LINE
4' HT.
TREE PRESERVATION BARRICADE FENCING DETAIL
GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE: 1" = 20'
811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
Bowman
Certificate of Authorization License No. 30412
Bowman Consulting Group, Ltd.
1400 N. WESTSHORE BLVD
SUITE 111
TAMPA, FL 33607
Phone: (813) 289-5414
Fax: (813) 854-7791
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.
ESTERO COMMERCIAL STORE
21301 TOWN COMMONS DRIVE
ESTERO, FL 33928
PLAN STATUS
1 10/24/2022 COUNTY COMMENTS
2 11/28/2022 COUNTY COMMENTS
3 12/28/2022 COUNTY COMMENTS
4 01/27/2023 SIGNAGE REVISION
5 02/27/2023 CLIENT REVISIONS
DATE DESCRIPTION
RJK DESIGN | GD DRAWN | CWC CHKD
SCALE 1" = 20'
JOB No. 010889-01-001
DATE 10/28/2022
FILE L1.0
SHEET


CORKSCREW ROAD
ESTERO TOWN COMMONS PLACE
(PRIVATE ACCESS EASEMENT)
TRACT R - WIDTH VARIES
Wawa
F110
V21021.1
10' UTILITY EASEMENT
ASPHALT
PAVEMENT
PLANT SCHEDULE
VILLAGE OF ESTERO, FL - LANDSCAPE CODE COMPLIANCE CHART
Chapter 5: SITE DEVELOPMENT STANDARDS
GRAPHIC SCALE
(IN FEET)
SCALE 1" = 20'
Bowman
LANDSCAPE PLAN
ESTERO COMMERCIAL STORE
21301TOWN COMMONS DRIVE
ESTERO, FL 33928
PLAN STATUS
SCALE 1" = 20'
JOB No. 010889--01--001
DATE 10/28/2022
FILE
SHEET L2.0


(2" cal. and under)
SMALL TREE PLANTING DETAIL
N.T.S.
Note:
Contractor Shall Assure Percolation Of All Planting Pits Prior To Installation.
Bracing Plan
120°
DO NOT CUT LEADER
PRUNE DAMAGED OR DEAD
WOOD IMMEDIATELY PRIOR
TO PLANTING AS DIRECTED
BY THE LANDSCAPE ARCHITECT
PROTECT TREE WITH BURLAP
2"x4"X8'-0" STAKE
MULCH, 1" DEEP ON ROOT ZONE
3" BASIN FOR WATERING.
MULCH, 3" DEEP
1" WIDE MIN. NYLON STRAPS (3 PER TREE)
FLUORESCENT ORANGE MARKER ON BRACE
STAKES 18" BELOW GRADE
30" MIN. CLEAN PLANTING SOIL BACKFILL BELOW F.G.
SET CROWN OF ROOT BALL 0"-2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY.
BACKFILL WITH PLANTING SOIL.
SET ROOTBALL ON UNDISTURBED SOIL.
2x BALL DIA.
2" "Arbor-Tie" Strapping- Wrapped 360° Around Trunk Before Tying- Wrap @ Lateral Branch @ Minimum 4'-0" - 5'-0" Ht.
3" Mulch As Specified
Min. 2'-0" From Trunk
Soil Berm To Hold Water
2" X 4" X 18" Stakes Buried 3" Below Finished Grade.
Finished Grade - Sod Condition (See Grading Plan)
B&b Or Containerized (See Specifications For Root Ball Requirements).
Prepared Planting Soil As Specified.
LARGE TREE PLANTING DETAIL
N.T.S.
3'-0" 3'-0"
Min. 2'-0" From Trunk
Soil Berm To Hold Water
Plan
5'-0"
Minimum From Edge of Sidewalk
Section
TYPICAL ROOT BARRIER APPLICATION DETAIL
MULTI- TRUNK AND SMALL TREE
(4" cal. and under) PLANTING DETAIL
N.T.S.
DO NOT CUT LEADER
PRUNE DAMAGED OR DEAD
WOOD IMMEDIATELY PRIOR
TO PLANTING AS DIRECTED
BY THE LANDSCAPE ARCHITECT
PROTECT TREE WITH BURLAP
2"x4"X8'-0" STAKES (3 PER TREE)
FLUORESCENT ORANGE MARKER ON BRACE
1" WIDE MIN. NYLON STRAPS (3 PER TREE)
MULCH, 1" DEEP ON ROOT ZONE
3" BASIN FOR WATERING.
MULCH, 3" DEEP
STAKES 18" BELOW GRADE
30" MIN. CLEAN PLANTING SOIL BACKFILL BELOW F.G.
SET CROWN OF ROOT BALL 0"-2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY.
BACKFILL WITH PLANTING SOIL.
SET ROOTBALL ON UNDISTURBED SOIL.
2.5x BALL DIA.
LARGE PALM PLANTING DETAIL
N.T.S.
UNTIE FRONDS
METAL STRAPS SECURING 2"x4"x12" WOOD BATTENS MIN 5 LAYERS BURLAP TIE RAIL BRACES TO 2"X4" WOOD BATTENS
1/3 TRUNK MIN.
1/2"X3/4" FLUORESCENT ORANGE MARKER
2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
MULCH, 1" DEEP ON ROOT ZONE
3" BASIN FOR WATERING.
MULCH, 3" DEEP
SET CROWN OF ROOT BALL 0"-2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY.
2"x4"x12" FOOT STAKE, FOR SOFT SOIL CONDITIONS SUCH AS SAND BURIED 1 FT. BELOW GRADE
BACKFILL WITH PLANTING SOIL.
SET ROOTBALL ON UNDISTURBED SOIL.
2x BALL DIA.
SHRUB PLANTING DETAIL
N.T.S.
MULCH, 1" DEEP ON ROOT ZONE
3" BASIN FOR WATERING.
MULCH, 3" DEEP
SET CROWN OF ROOT BALL 0"-1" ABOVE SURROUNDING FINISH GRADE.
PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.
24" MIN. CLEAN PLANTING SOIL BACKFILL BELOW F.G.
BACKFILL WITH PLANTING SOIL.
SET ROOTBALL ON UNDISTURBED SOIL.
2x BALL DIA.
SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
N.T.S.
SPACE PLANTS AS SPECIFIED
MULCH, 3" DEEP (SEE SPEC.)
BACKFILL MIX AS SPECIFIED
24" MIN. CLEAN PLANTING SOIL BACKFILL BELOW F.G.
SPACING VARIES ACCORDING TO PLANT LIST SPECIFICATIONS
GENERAL LANDSCAPE NOTES:
GENERAL EXISTING TREE NOTES:
IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857
Trunk diameter of tree
Irrigation schedule for vigor*
Irrigation schedule for survival
< 2"
Daily for 2 weeks, every other day for 2 months, then weekly until established.
Twice weekly for 2-3 months.
2" to 4"
Daily for 1 month, every other day for 3 months, then weekly until established.
Twice weekly for 3-4 months.
Over 4"
Daily for 6 weeks, every other day for 5 months, then weekly until established.
Twice weekly for 4-5 months.
NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART, I.E.- FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED
Bowman
Certificate of Authorization License No. 30462
Bowman Consulting Group, Ltd.
5410 W. WESTSHORE BLVD.
SUITE 111
TAMPA, FL 33607
Phone: (321)285-5454
Fax: (321)285-7751
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.
DETAILS AND NOTES
ESTERO COMMERCIAL STORE
21301 TOWN COMMONS DRIVE
ESTERO, FL 33928
PLAN STATUS
1 10/28/2022 COUNTY COMMENTS
2 11/28/2022 COUNTY COMMENTS
3 12/28/2022 COUNTY COMMENTS
4 01/28/2023 SIGNAGE REVISION
5 02/28/2023 CLIENT REVISIONS
DATE DESCRIPTION
RJK DESIGN
GD DRAWN
CWC CHKD
SCALE 1" = 20'
JOB No. 010889-01-001
DATE 10/28/2022
FILE
SHEET L3.0
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.
CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Landscape\LANDSCAPE PLAN.dwg 8/10/2023



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LCS SST RCS	Rain Bird R-VAN-STRIP 1812-SAM-P45 Shrub Rotary, 5'x15' (LCS and RCS), 5'x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	74	45
18 360 18 NPT	Rain Bird R-VAN18 1812-SAM-P45 Shrub Rotary, 13'-18' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	26	45
1401 1402 1404 1406	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.00PM), full circle bubbler, 1/2" FIPT.	81	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	1
	Rain Bird XCZ-150-LCS High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PEB Globe Valve with single 1-1/2" Pressure Regulating 40psi Quick-Check Basket Filter. Flow range: 15-62 GPM.	3
	Area to Receive Dripline Rain Bird XFD-06-18 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	2,629 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability. Globe Configuration.	6
BF	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1
C	Rain Bird ESP4ME3 with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
RSD	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	EXISTING METER EXISTING COUNTY WATER METER CONNECTION	1
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene Pipe SDR-7 up to 1-1/4". Only lateral transition pipes 1" and above are indicated on the plan, with all others being 3/4" in size.	3,284 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	779.3 l.f.
	Pipe Sleeve: PVC Schedule 80	53.8 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTE:
MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

CRITICAL ANALYSIS

Generated: 2023-08-03 13:26

P.O.C. NUMBER: 01
Water Source Information: EXISTING COUNTY WATER METER CONNECTION

FLOW AVAILABLE
Custom Max Flow: 43.65 GPM
Flow Available: 43.65 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

DESIGN ANALYSIS
Maximum Multi-valve Flow: 43 GPM
Flow Available at POC: 43.65 GPM
Residual Flow Available: 0.65 GPM

Critical Station: 10
Design Pressure: 45 PSI
Friction Loss: 0.08 PSI
Fittings Loss: 0.01 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.75 PSI
Pressure Req. at Critical Station: 46.8 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 9.74 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 2.83 PSI
Critical Station Pressure at POC: 59.4 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 0.59 PSI

GENERAL IRRIGATION NOTES:

1. POINTS OF CONNECTION SHALL BE A MINIMUM 2" METER AT YOUR HOUSE AND MY COUNTY WATER CONNECTION, CONFIRM ACTUAL LOCATIONS, SIZES AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THIS PRE-INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL PRE-INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT, CIVIL ENGINEER OR CONTRACTOR FOR THE PROPER INFORMATION BEFORE PROCEEDING. IT IS NOT THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
MINIMUM PRESSURE REQUIRED
COMBO DESIGN WATER PRESSURE
MAXIMUM SYSTEM DEMAND
60 PSI
43 PSI
43 GPM
2. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, PER APPROPRIATE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC, ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT INITIALLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT SHOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED, ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR INSTALLATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RELOCATIONS DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
1. PVC PIPE: EXCLUSIVELY RIGID ASTM D2241 SDR21 (200 PSI) PVC EXTRUDED FROM VIRGIN PARENT MATERIAL, FREE FROM HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES AND DENTS, SDR 21, CLASS 200 FOR MAINLINE, SDR 19, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7.09, WITH ZERO ZINC PER ASTM D1784.
2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 160 PSI FOR MAXIMUM WORKING PRESSURE.
3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD. SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS, FITTINGS SHALL BE OF OTHER MATERIALS ARE NOT PERMITTED.
4. SCHEDULE 80 PVC NIPPLES SHALL BE USED FOR ALL SCHEDULE 40 PVC MALE ADAPTERS.
5. SOLVENTS AND PRIMERS: ACTIVE (paint) INACTIVE TYPE SOLVENTS.
6. PVC PIPE SHALL BE CUT SQUARE WITH A SAW AND DEBURRED. ALL SOLVENT WELD JOINTS SHALL BE MADE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. PVC PIPE THREADS: ARE ONLY TO BE USED TO CONNECT A SPRINKLER TO THE RISER. THREADS SHALL BE TAPERED. ONLY TEFLON TAPE IS TO BE USED ON PVC THREADS. PIPE DOPE IS PROHIBITED.
8. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE, HEIGHT AS REQUIRED FOR 100% COVERAGE.
9. PIPE CONNECTIONS: ALL CONNECTIONS SHALL BE SOCKET FUSE, POLY PIPE WITH COMPRESSION FITTINGS.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE, AND, SPARE WIRES AT BOTH ENDS.
11. MANUALLY ACTIVATED VALVES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY, INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
12. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCH 40 SLEEVE PIPE SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED, ALL WIRE UNDER PAVED AREAS NEED TO BE INSTALLED IN A BOX, AT BOTH THE SIDE REQUIRED TO EASILY PULL WIRE THROUGH, ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVE INSTALLATION DETAIL & SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
13. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE, ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS & ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 10' OF HARDSCAPE.
14. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS, ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE, THESE RULES, BUT NOT LIMITED TO, ADJUSTMENT OF CUT-DOWN OR ADJUSTMENT SCREWS WITH ADDITION OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS NOZZLES AND THE REPLACEMENT OF NOZZLES WITH LOWER FLOW NOZZLES.
15. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MINIMUM OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR INCLUDING BUT NOT LIMITED TO LIGHT POLES, TREE PLANTINGS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
16. CONTROLLER & ALL EQUIPMENT, PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
17. MANUFACTURER'S SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT, A PROPER, INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS, MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS, INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION FREE.
18. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMMUNICATION OF THE SYSTEM'S ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
19. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	2.34	754.4	41.8	46.0	0.44 in/h
2	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	2.88	611.5	40.0	44.1	0.43 in/h
3	Rain Bird PEB	1-1/2"	Shrub Rotary	32.71	504.8	49.2	54.5	0.42 in/h
4	Rain Bird PEB	1"	Bubbler	1	369.7	31.3	38.2	0.85 in/h
5	Rain Bird PEB	1"	Shrub Rotary	16.42	266.9	47.7	55.7	0.54 in/h
6	Rain Bird PEB	1"	Bubbler	5.25	173.8	31.7	41.6	0.85 in/h
7	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	6.66	162.1	40.0	50.1	0.43 in/h
8	Rain Bird PEB	1"	Bubbler	9.25	48.9	31.9	43.9	0.85 in/h
9	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	3.65	48.9	40.0	52.0	0.43 in/h
10	Rain Bird PEB	1"	Shrub Rotary	7.44	68.3	46.8	59.4	0.66 in/h
	Common Wire				779.3			

NOTE:
Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZ-100-PRB-COM	Area for Dripline	0.44 in/h	1	138	322.9	
2	Rain Bird XCZ-150-LCS	Area for Dripline	0.43 in/h	1	141	406.1	
3	Rain Bird PEB	Shrub Rotary	0.42 in/h	1	144	4,711	
4	Rain Bird PEB	Bubbler	0.85 in/h	1	71	71	
5	Rain Bird PEB	Shrub Rotary	0.54 in/h	1	111	1,823	
6	Rain Bird PEB	Bubbler	0.85 in/h	1	71	372.8	
7	Rain Bird XCZ-150-LCS	Area for Dripline	0.43 in/h	1	140	932.4	
8	Rain Bird PEB	Bubbler	0.85 in/h	1	71	656.8	
9	Rain Bird XCZ-150-LCS	Area for Dripline	0.43 in/h	1	141	514.7	
10	Rain Bird PEB	Shrub Rotary	0.66 in/h	1	91	672.0	
		TOTALS:		1,119	10,487	1,483	

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
SCALE 1" = 20'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.sunshine.com

CAD file name: V:\010889 - Brightwork\010889-01-001 (ENG) - Wawa - 21301 Town Commons Estero, FL\Engineering\Landscape\IRRIGATION PLAN.dwg 8/11/2023

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

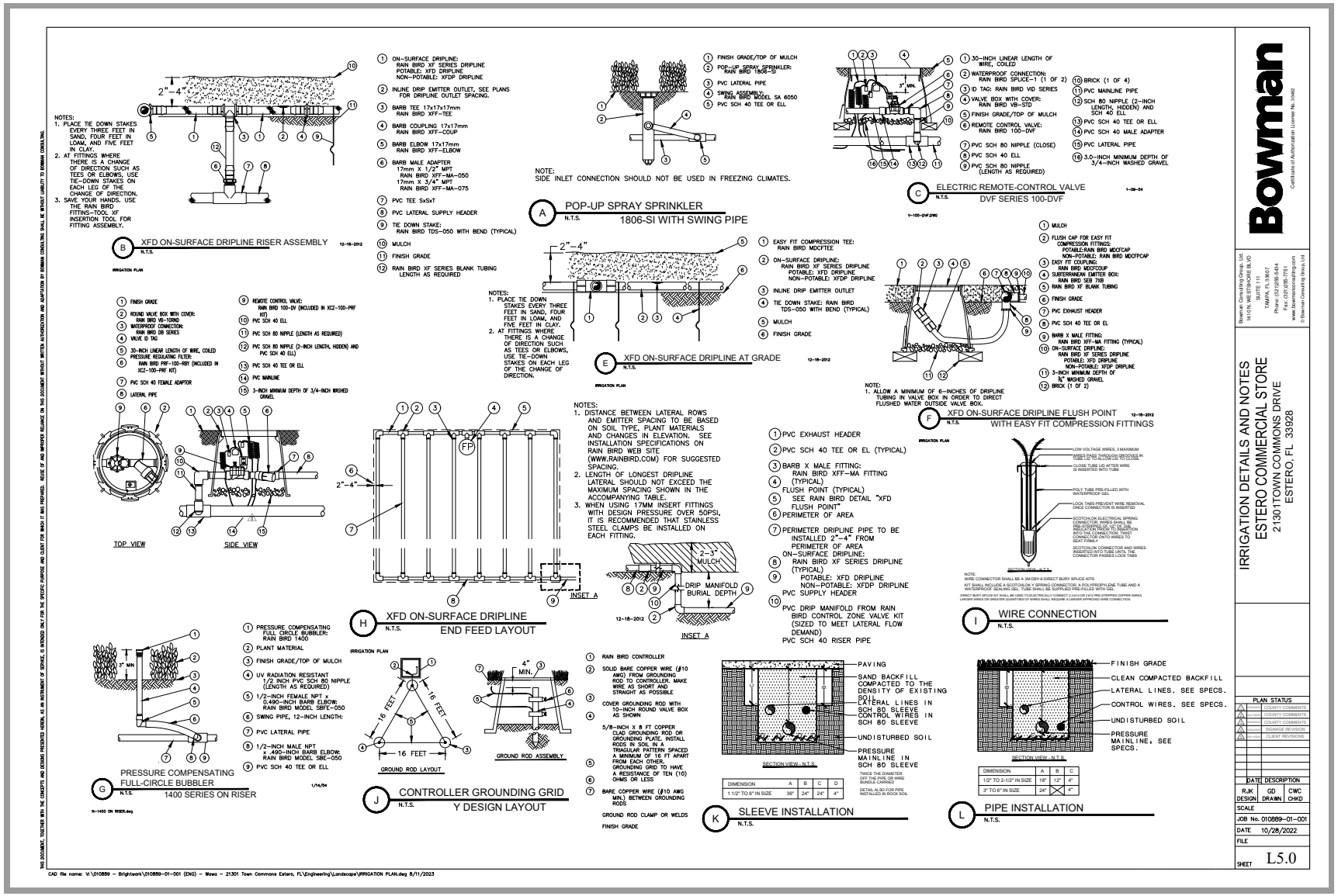
Bowman Consulting Group, Ltd.
141 N. WESTSHORE BLVD.
SUITE 111
TAMPA, FL 33607
Phone: (321)205-5454
Fax: (321)285-7751
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

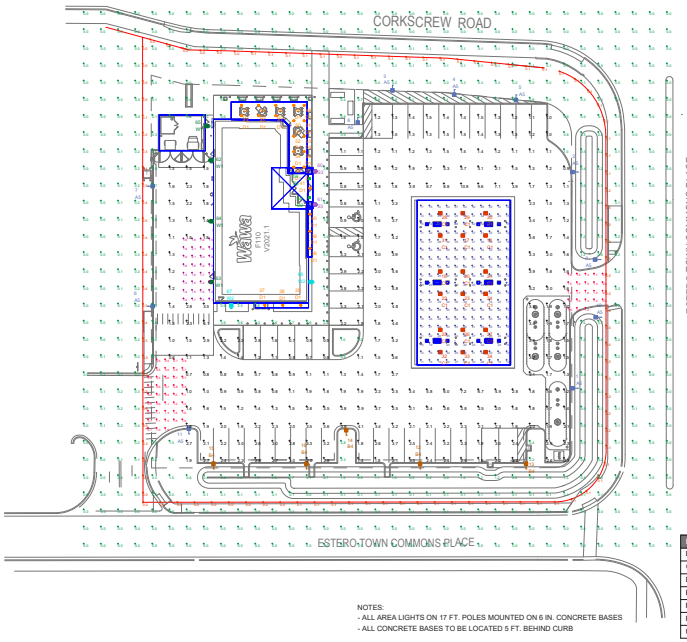
Bowman
Certificate of Authorization License No. 31962

IRRIGATION PLAN
ESTERO COMMERCIAL STORE
21301TOWN COMMONS DRIVE
ESTERO, FL 33928

PLAN STATUS	
1	COUNTY COMMENTS
2	COUNTY COMMENTS
3	COUNTY COMMENTS
4	SIGNAGE REVISION
5	CLIENT REVISIONS

DATE	DESCRIPTION
RJK DESIGN	GD DRAWN
CWC CHKD	
SCALE	1" = 20'
JOB No.	010889--01--001
DATE	10/26/2022
FILE	
SHEET	L4.0


NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.
B XFD ON-SURFACE DRIPLINE RISER ASSEMBLY
N.T.S.
A POP-UP SPRAY SPRINKLER
1806-SI WITH SWING PIPE
N.T.S.
NOTE:
SIDE INLET CONNECTION SHOULD NOT BE USED IN FREEZING CLIMATES.
C ELECTRIC REMOTE-CONTROL VALVE
DVF SERIES 100-DVF
N.T.S.
E XFD ON-SURFACE DRIPLINE AT GRADE
N.T.S.
F XFD ON-SURFACE DRIPLINE FLUSH POINT
WITH EASY FIT COMPRESSION FITTINGS
N.T.S.
TOP VIEW
SIDE VIEW
H XFD ON-SURFACE DRIPLINE
END FEED LAYOUT
N.T.S.
INSET A
I WIRE CONNECTION
N.T.S.
G PRESSURE COMPENSATING
FULL-CIRCLE BUBBLER
1400 SERIES ON RISER
N.T.S.
J CONTROLLER GROUNDING GRID
Y DESIGN LAYOUT
N.T.S.
GROUND ROD LAYOUT
GROUND ROD ASSEMBLY
K SLEEVE INSTALLATION
N.T.S.
L PIPE INSTALLATION
N.T.S.
Bowman
IRRIGATION DETAILS AND NOTES
ESTERO COMMERCIAL STORE
21301TOWN COMMONS DRIVE
ESTERO, FL 33928
PLAN STATUS
DATE DESCRIPTION
RJK DESIGN
GD DRAWN
CWC CHKD
SCALE
JOB No. 010889-01-001
DATE 10/28/2022
FILE
SHEET L5.0



NOTES:
- ALL AREA LIGHTS ON 17 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES
- ALL CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	27.92	46	11	2.54	4.18
DELIVERY	1.62	2.1	1.0	1.62	2.10
ENTRANCES & EXITS	1.05	1.9	0.4	2.63	4.75
PAVED	2.16	10.9	0.6	3.60	18.17
PROPERTY LINES	0.17	0.5	0.0	N.A.	N.A.
UNDEFINED	0.38	11.4	0.0	N.A.	N.A.

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1	A5	17.5
2	A5	17.5
3	A5	17.5
4	A5	17.5
5	A5	17.5
6	A5	17.5
7	A5	17.5
8	A5	17.5
9	A5	17.5
10	A5	17.5
11	A5	17.5
12	B4	17.5
13	B4	17.5
14	B4	17.5
15	B4	17.5
16	B4	17.5
17	C1	19.32
18	C1	17.11
19	C1	21.53
20	C1	19.32
21	C1	17.11
22	C1	21.53
23	C1	19.32
24	C1	17.11
25	C1	21.53
26	C1	19.32
27	C1	17.11
28	C1	21.53
29	C1	19.32
30	C1	17.11
31	C1	21.53
32	C1	21.53
33	C1	19.32
34	C1	17.11

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
35	D1	9
36	D1	9
37	D1	9
38	D1	9
39	D1	9
40	D1	9
41	D1	9
42	D1	9
43	D1	9
44	D1	9
45	D1	9
46	D1	9
47	D1	9
48	D1	9
49	D1	9
50	D1	9
51	D1	9
52	D1	9
53	D1	9
54	D1	9
55	D1	9
56	D1	9
57	D1	9
58	D2	9
59	D2	9
60	S3	9.5
61	S3	9.5
62	W1	15
63	W1	15
64	W1	15
65	W1	8
66	W2	15
67	W2	15

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	11	A5	SINGLE	1453	1.010	B0-U0-G1	25	275	CREE, INC.	ARE-EDG-3MB-DA-02-E-UL-WH-350-30K
	5	B4	SINGLE	5230	1.010	B1-U0-G1	93	465	CREE, INC.	ARE-EDG-4MB-DA-04-E-UL-WH-700-30K
	18	C1	SINGLE	13251	0.828	B3-U0-G1	134	2412	CREE, INC.	CAN-304-SL-RD-06-E-UL-WH-700-30K (SPECIAL ORDER)
	23	D1	SINGLE	1652	1.010	B2-U0-G0	27.2	625.6	Cree Inc	KR6-20L-30K-120V + KR6T-SSGC-FF
	2	D2	SINGLE	655	1.010	B1-U0-G0	12.6	25.2	Cree Inc	KR4-9L-30K-120V + KR4T-SSGC-FF
	2	S3	SINGLE	1295	1.000	B2-U0-G0	23	46	FC LIGHTING	FC4300-UNV-930-10L-WHE-40-LD
	4	W1	SINGLE	1560	1.010	B0-U0-G1	25	100	CREE, INC.	SEC-EDG-4MB-WM-02-E-UL-WH-350-30K
	2	W2	SINGLE	5230	1.010	B1-U0-G1	93	186	CREE, INC.	SEC-EDG-4MB-WM-04-E-UL-WH-700-30K

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr. Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	FNW	3/9/23	REVISED PER UPDATED SITE PLAN & ADDED FIXTURE COLOR
R2	LMP	05/01/23	REVISED PER UPDATED SITE PLAN
R3	JAN	06/27/23	REVISED PER UPDATED SITE PLAN

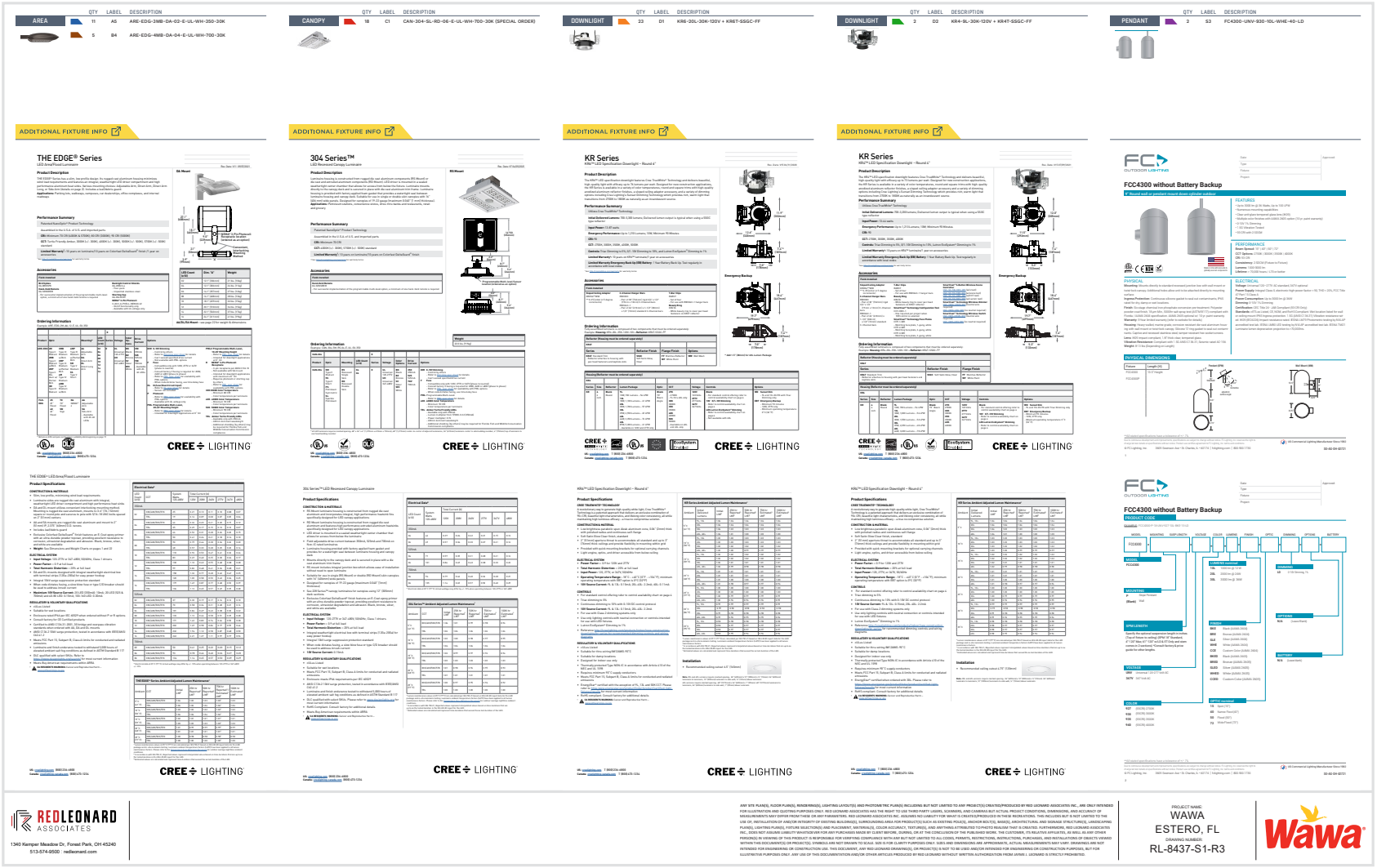
DISCLAIMER

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND CLIENT REVIEW PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA'S FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), WIRE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLANT(S), LIGHTING PLANE(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES, INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PARSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 30'
LAYOUT BY: LMP
DWG SIZE: D
DATE: 11/09/22

PROJECT NAME:
WAWA
ESTERO, FL
DRAWING NUMBER:
RL-8437-S1-R3

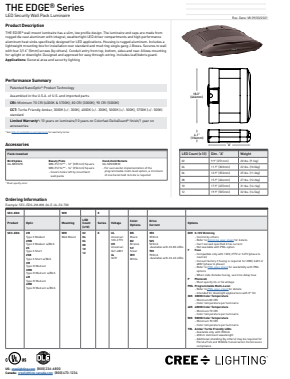
Wawa


AREA
CANOPY
DOWNLIGHT
DOWNLIGHT
PENDANT
ADDITIONAL FIXTURE INFO
THE EDGE® Series
304 Series™
KR Series
KR Series
FC4300 without Battery Backup
CREE LIGHTING
REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 · redleonard.com
PROJECT NAME:
WAWA
ESTERO, FL
DRAWING NUMBER:
RL-8437-S1-R3
Wawa

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	4	W1	SEC-EDG-4MB-WM-02-E-UL-WH-350-30K
	2	W2	SEC-EDG-4MB-WM-04-E-UL-WH-700-30K



ADDITIONAL FIXTURE INFO



THE EDGE® Series

LED Security Wall Pack Luminaire

Product Description

Performance Summary

Accessories

Ordering Information

CREE LIGHTING



THE EDGE™ LED Security Wall Pack Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

ELECTRICAL SYSTEM

REGULATORY & VOLUNTARY QUALIFICATIONS

Electrical Data*

THEEDGE™ Series Ambient Adjusted Lumen Maintenance*

CREE LIGHTING

REDLEONARD ASSOCIATES

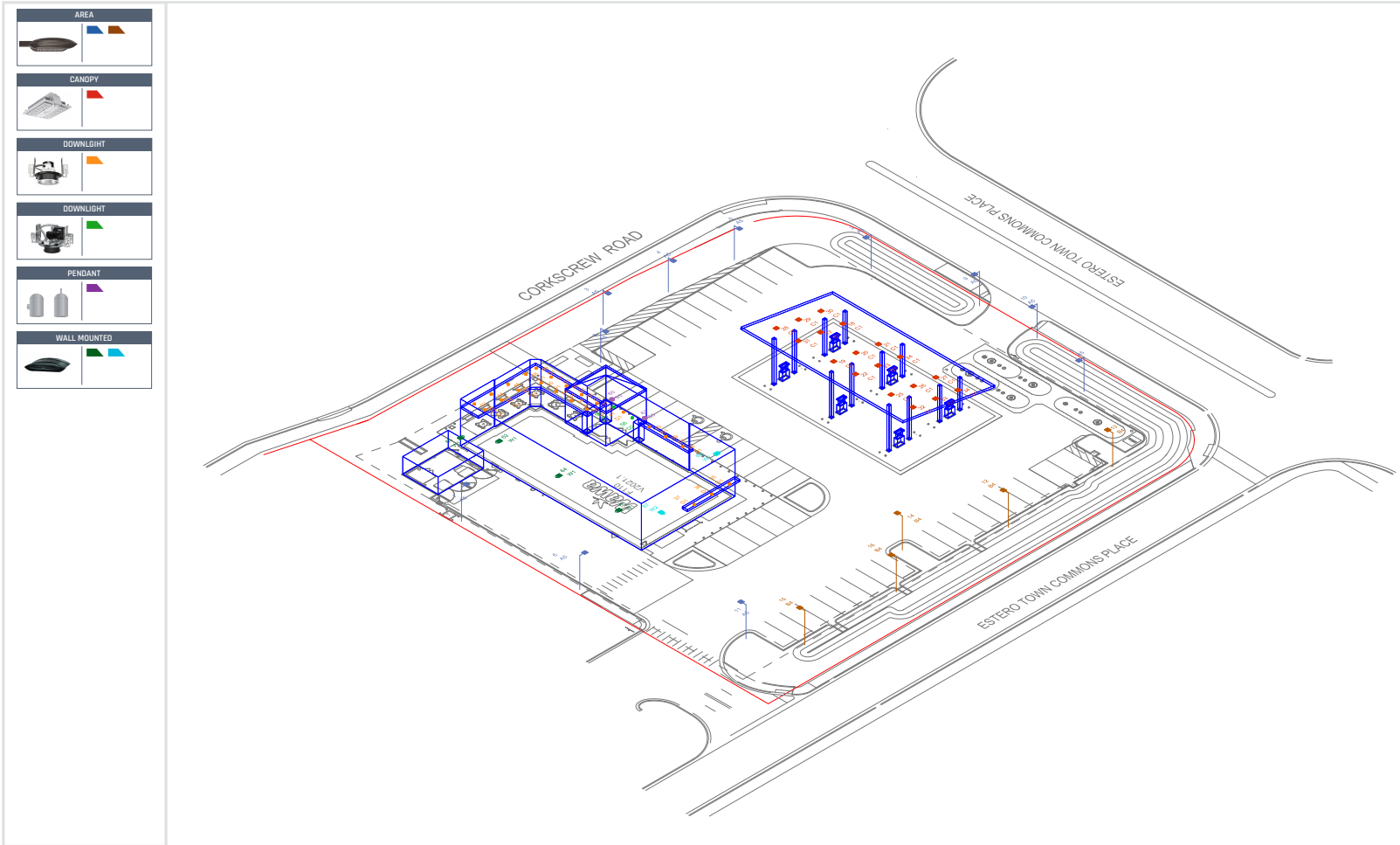
1340 Kemper Meadow Dr, Forest Park, OH 45240

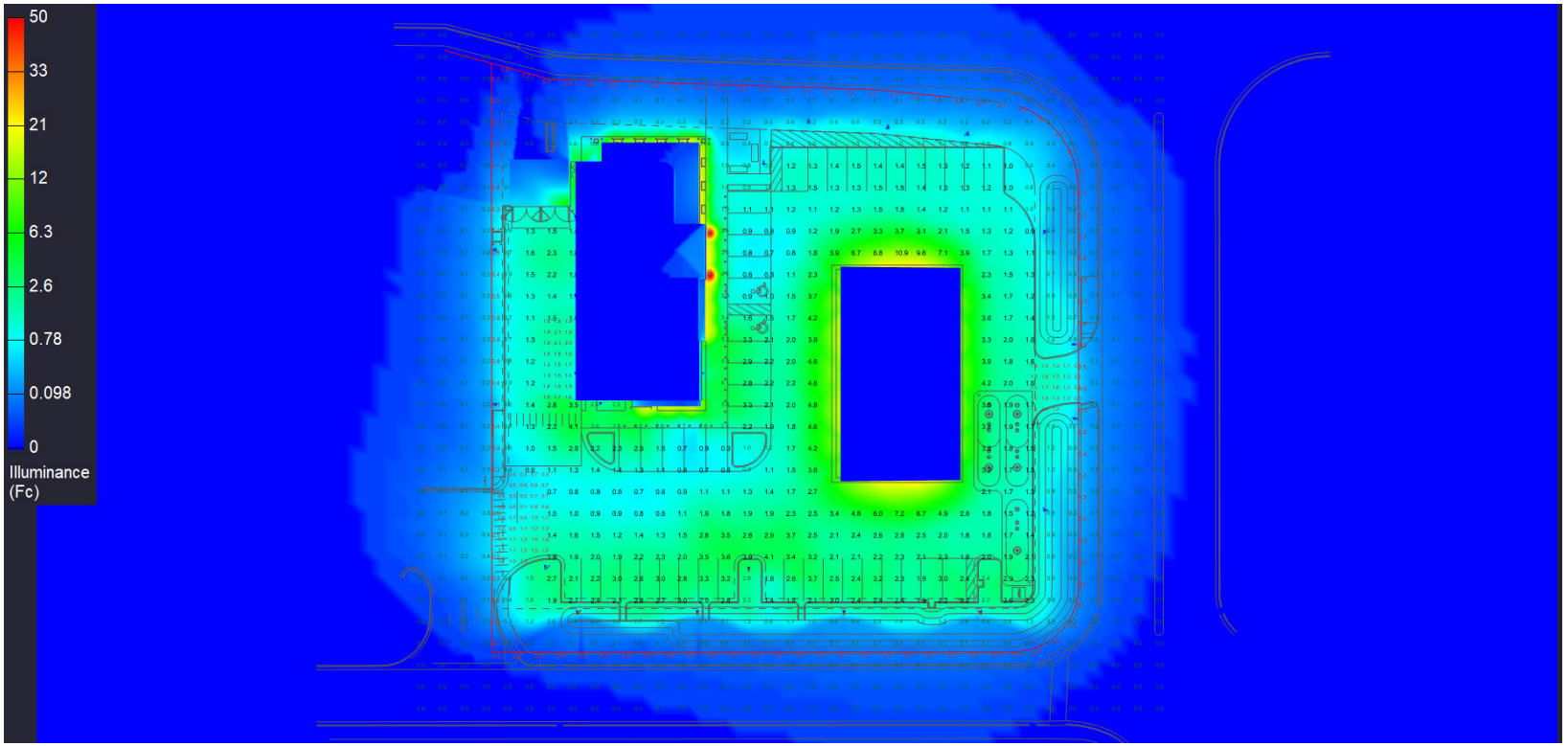
513-574-9500 · redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PRODUCT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LOGOS, SCANNING, AND CAMMACA BUT ACTUAL PRODUCT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF, AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURE(S), AND SIGNAGE STRUCTURE(S), LANDSCAPING PLANE(S), LIGHTING PLANE(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, OR WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYMIN J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
WAWA
ESTERO, FL
DRAWING NUMBER:
RL-8437-S1-R3

Wawa

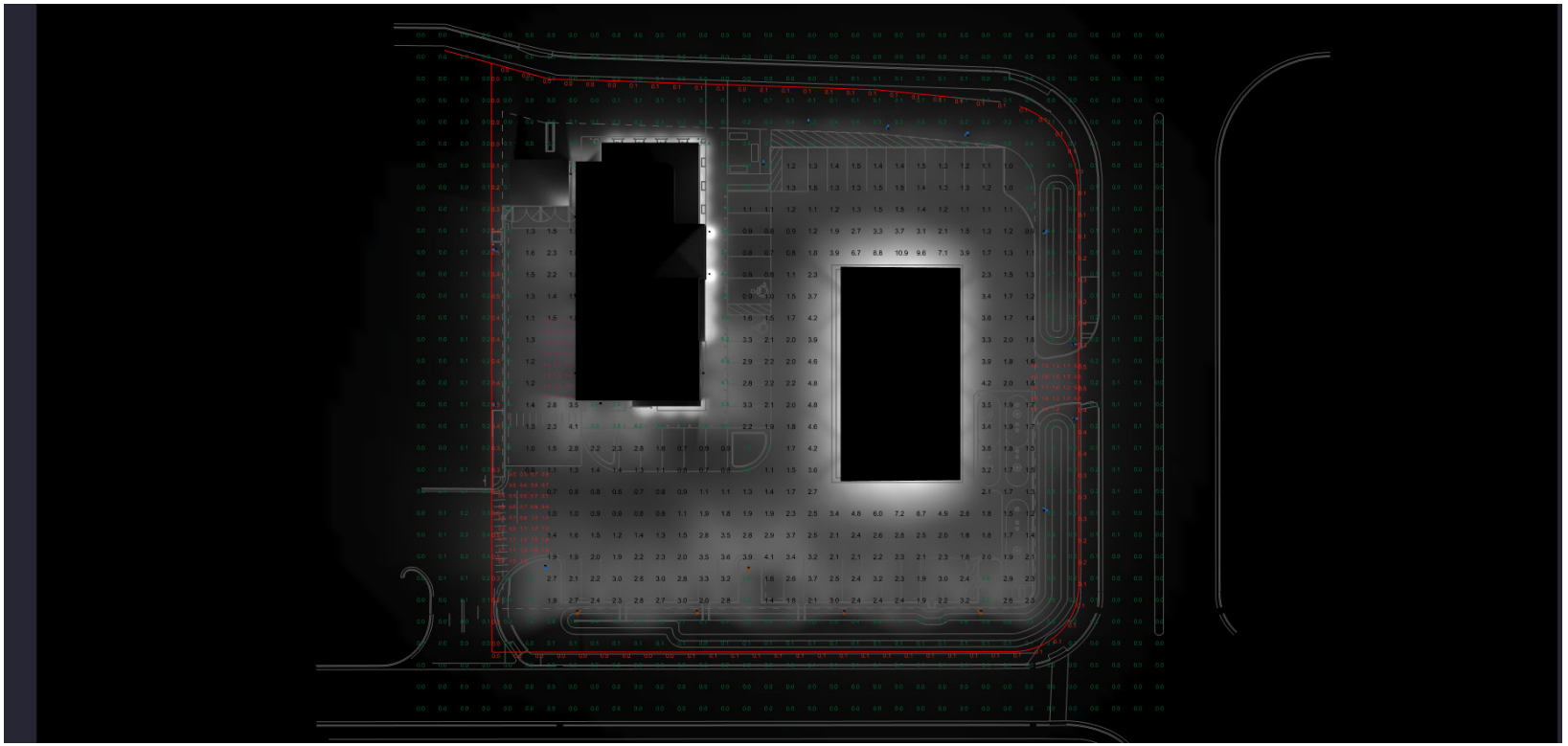

AREA
CANOPY
DOWNLGIHT
DOWNLIGHT
PENDANT
WALL MOUNTED
CORKSCREW ROAD
ESTERO TOWN COMMONS PLACE
ESTERO TOWN COMMONS PLACE
REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 redleonard.com
PROJECT NAME:
WAWA
ESTERO, FL
DRAWING NUMBER:
RL-8437-S1-R3
Wawa



REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 redleonard.com

PROJECT NAME:
WAWA
ESTERO, FL
DRAWING NUMBER:
RL-8437-S1-R3

Wawa



REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PRODUCT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LOGOS, SCANNING, AND CAMERAS BUT ACTUAL PRODUCT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF, AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLANS(), LIGHTING PLANS(), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATED AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYMIE J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
WAWA
ESTERO, FL
DRAWING NUMBER:
RL-8437-S1-R3

Wawa

The following attachment is not a PDF, so a link to the native file format is being provided instead:

9000 Williams Rd. FINAL Presentation.pptx (LINK)


AGNOLI
BARBER &
BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors & Landscape Architects
Wildcat Run Golf & Country Club
PUBLIC INFORMATION MEETING
8/22/23

PROJECT LOCATION



WILDCAT RUN
Golf & Country Club

ABB

CIVIL PLANS - COVER SHEET

SITE DEVELOPMENT PLANS FOR:

WILDCAT RUN GOLF & COUNTRY CLUB

SITE IMPROVEMENTS

LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

REVIEWING AGENCIES

LEE COUNTY
VILLAGE OF ESTERO COMMUNITY DEVELOPMENT SERVICES
9401 CORKSCREW PALMS CIRCLE
ESTERO, FLA. 33928
TEL: (239) 221-3036

TELEPHONE:
CENTURY LINK
9250 BAY PLAZA BLVD
TAMPA, FL. 33619
TEL: (239) 365-6319

ENVIRONMENTAL:
DEPARTMENT OF ENVIRONMENTAL PROTECTION
2295 VICTORIA AVENUE, STE 364
FT. MYERS, FL. 33902
TEL: (239) 332-6975

SEWER:
LEE COUNTY UTILITIES
7391 COLLEGE PARKWAY
FT. MYERS, FLA. 33907
TEL: (239) 533-8181

WATER MANAGEMENT:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
2301 MCGREGOR BOULEVARD
FORT MYERS, FLA. 33901
TEL: (239) 338-2929

POWER:
FLORIDA POWER AND LIGHT COMPANY
13936 HOMER RD SOUTH
FT. MYERS, FLA. 33908
(239) 334-7734

TELEVISION:
COMCAST
9260 VILLAGE SHOPS WAY, SUITE 107
ESTERO, FLA. 33928
TEL: (800) 934-6489

FIRE DISTRICT:
ESTERO FIRE RESCUE
21388 FIRE HOUSE LANE
ESTERO, FLA. 33928
TEL: (239) 765-3644

WATER:
LEE COUNTY UTILITIES
7391 COLLEGE PARKWAY
FT. MYERS, FLA. 33907
TEL: (239) 533-8845

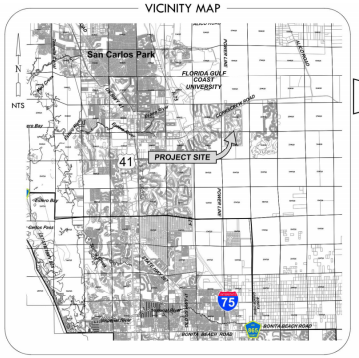
PREPARED FOR:
WILDCAT RUN COUNTRY CLUB
ASSOCIATION, INC.
20300 COUNTRY CLUB DRIVE
ESTERO, FL 33928

PROPERTY ZONING: GOLF COURSE, DRIVING RANGE (PUD: 94-030)
PROPERTY STRAP NUMBER: 30-46-26-E4-0100A.20CE
LEGAL DESCRIPTION: AS PROVIDED BY SURVEYOR

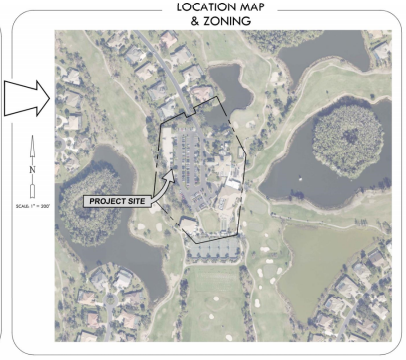
SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	LEGENDS, ABBREVIATIONS, GENERAL & SPECIAL NOTES
03	EXISTING CONDITIONS & DEMOLITION PLAN
04	SITE PLAN
05	PAVING, GRADING & DRAINAGE PLAN
06	PAVING, GRADING & DRAINAGE PLAN (2)
07	SEDIMENT & EROSION CONTROL PLAN
08	GENERAL & CONSTRUCTION DETAILS AND SECTIONS
09	2023 AERIAL OVERLAY

VICINITY MAP



LOCATION MAP & ZONING



CLIENT NAME: WILDCAT RUN COUNTRY CLUB ASSOCIATION, INC. 20300 COUNTRY CLUB DRIVE ESTERO, FL 33928

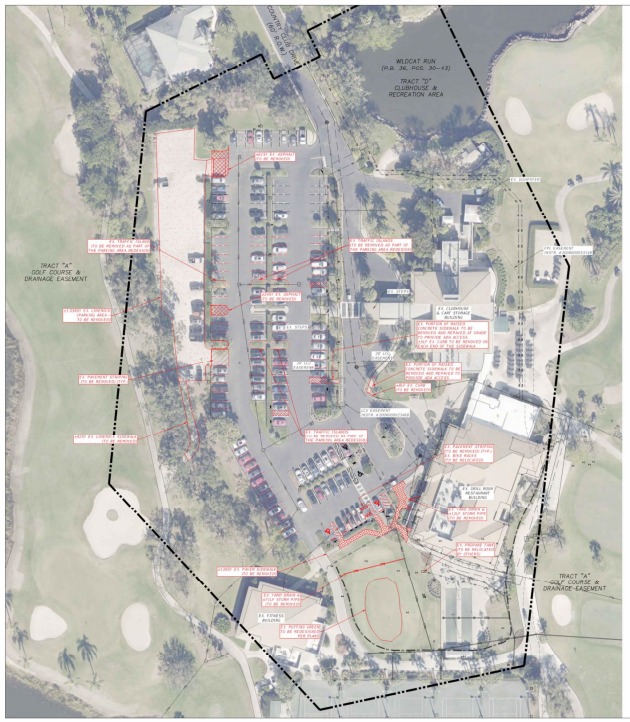
PROJECT NAME: WILDCAT RUN GOLF & COUNTRY CLUB

DRAWING TITLE: COVER SHEET

DESIGNED BY: ABB
DRAWN BY: TAB
CHECKED BY: DAB
REVIEWED BY: JAC
DATE: July 2023
DATUM: NAVD 88

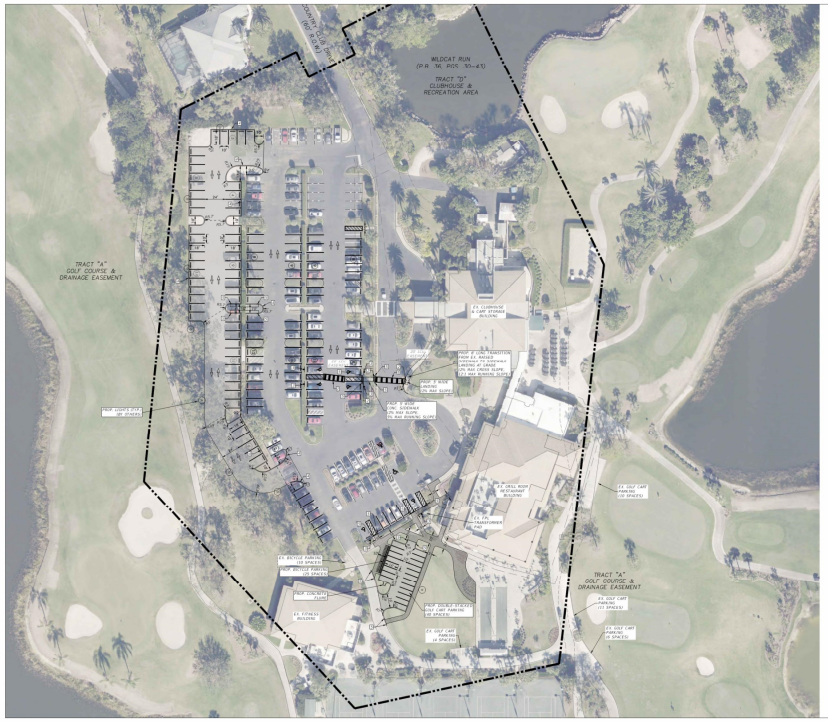
ACAD FILE NAME: 13435-CVR
ABB PROJECT #: 23-0027
PLOT VIEW \ LAYOUT: 01-CVR
SHEET 01 OF 09
ACAD FILE #: 13435

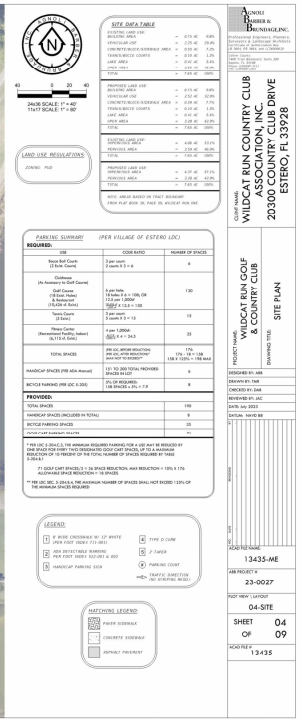
EXISTING CONDITIONS & DEMOLITION PLAN



WILDCAT RUN
Golf & Country Club

SITE PLAN


WILDCAT RUN
(P.R. TR. 205, SH.41)
TRACT "D"
CLUBHOUSE &
RECREATION AREA
TRACT "A"
GOLF COURSE &
DRAINAGE EASEMENT
TRACT "A"
GOLF COURSE &
DRAINAGE EASEMENT


SITE DATA TABLE
LAND USE REGULATIONS
PARKING SUMMARY
(PER VILLAGE OF ESTERO LDC)
LEGEND
HATCHING LEGEND
WILDCAT RUN COUNTRY CLUB ASSOCIATION, INC.
20300 COUNTRY CLUB DRIVE
ESTERO, FL 33928
WILDCAT RUN GOLF & COUNTRY CLUB
SITE PLAN

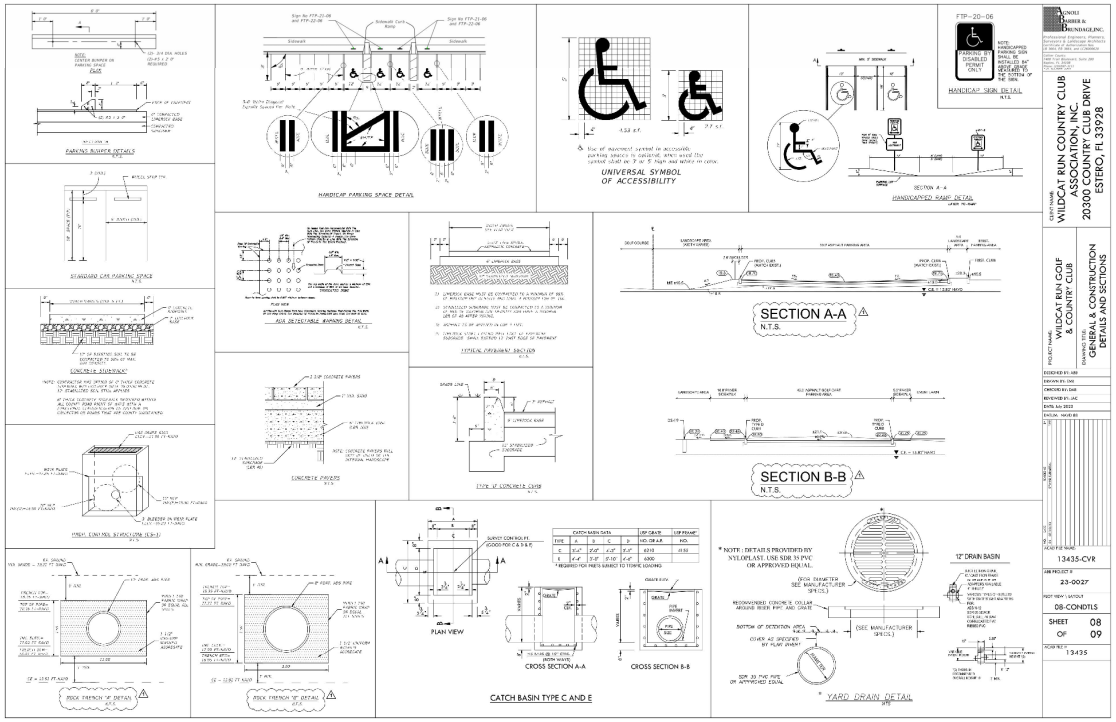
PAVING, GRADING & DRAINAGE PLAN 1



PAVING, GRADING & DRAINAGE PLAN 2



GENERAL CONSTRUCTION DETAILS & SECTIONS



LANDSCAPE OPTIONS



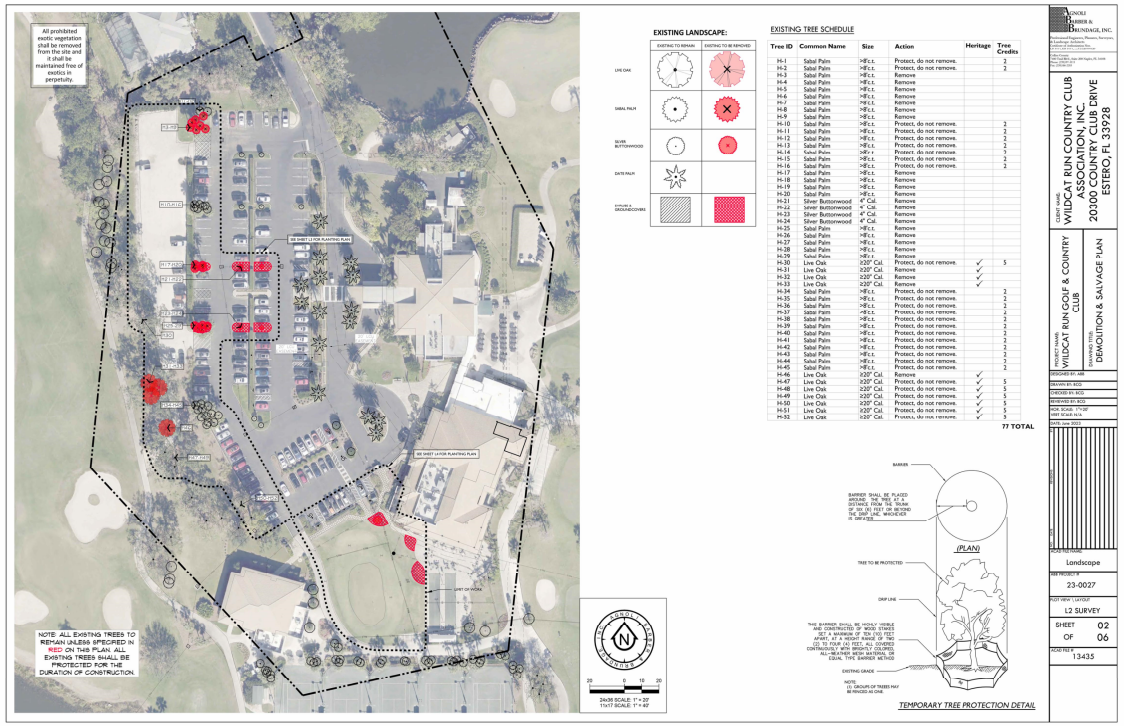
OPTION D



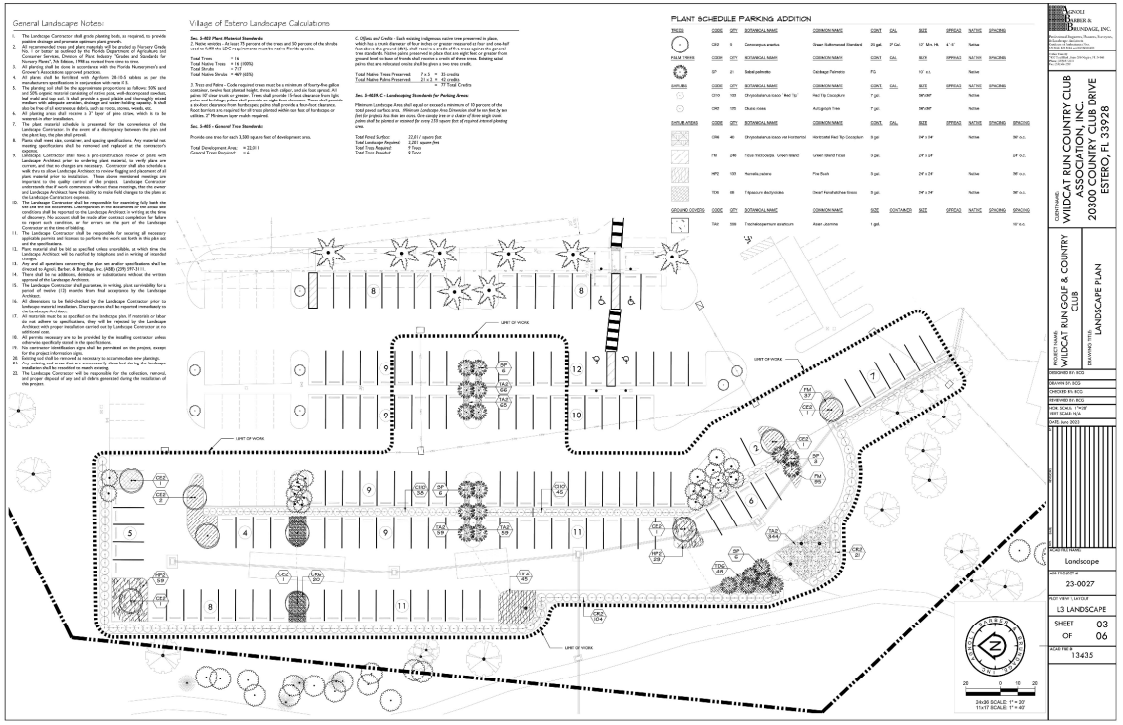
OPTION F

WILDCAT RUN
Golf & Country Club

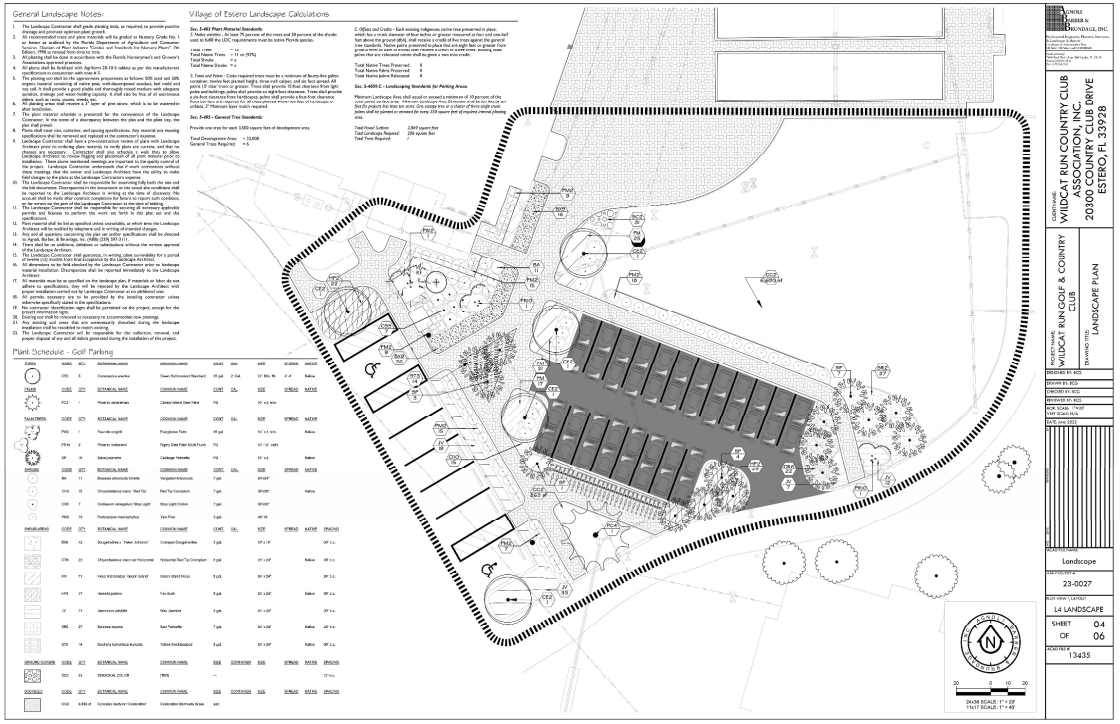
LANDSCAPE DEMOLITION & SALVAGE PLAN



LANDSCAPE PLAN 1



LANDSCAPE PLAN 2




QUESTIONS?
WILDCAT RUN
Golf & Country Club
ABB