

SIGNING AND PAVEMENT MARKING NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
- PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
- MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
- REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.

SETBACK TABLE:

| | REQUIRED | PROVIDED (PH. 1) | PROVIDED (PH. 2) |
|-----------------------------------|----------|------------------|------------------|
| ROAD | 25' | 25.00' | 82.50' |
| SIDE YARD | 20' | 25.00' | 20.00' |
| REAR YARD | 25' | 52.70' | 85.50' |
| MAX. BUILDING HEIGHT (OR 3 STORY) | 35' | 35' | 35' |

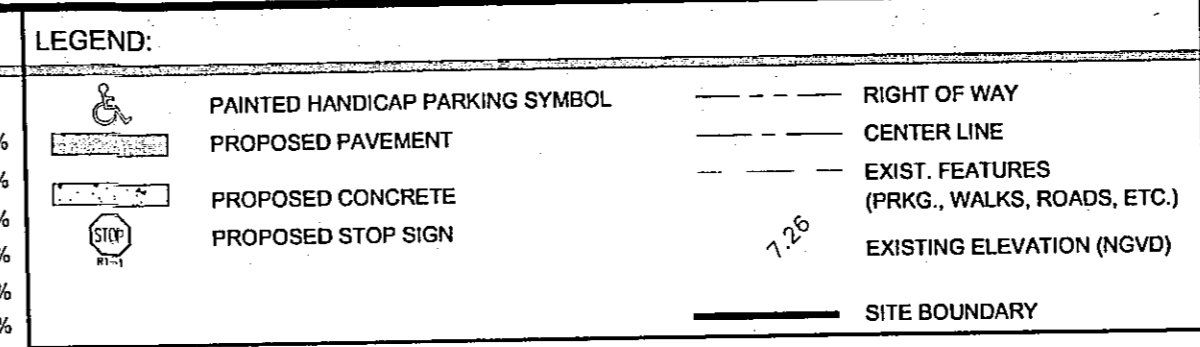
REFUSE AND SOLID WASTE DISPOSAL FACILITIES:

- A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
- ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED PER L.C.U. LAND DEVELOPMENT CODE.
- ALL STORAGE AREAS / CONTAINERS SHALL MEET L.C.U. LAND DEVELOPMENT CODE SEC. 10-21
- THE CONFIGURATION AND LOCATION OF DUMPSTER / RECYCLING AREAS MAY BE MODIFIED DURING CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED.

| PHASE | REQUIRED | PROVIDED |
|---------------------------------|----------|----------|
| PHASE 1 | | |
| NE1 BUILDING AREA - 10,425 S.F. | | 168 S.F. |
| 120 S.F. TRASH 48 S.F. RECYCLE | | 168 S.F. |
| PHASE 2 | | |
| NE1 BUILDING AREA - 9,450 S.F. | | 101 S.F. |
| 80 S.F. TRASH 24 S.F. RECYCLE | | 168 S.F. |

LAND USE BREAKDOWN:

| PHASE | AREA | AREA (S.F.) | AREA (AC.) | PERCENT |
|-------------|---------------|-------------|------------|---------|
| PHASE 1 | SITE AREA | 44,526 S.F. | 1.02 AC. | 100.0% |
| | BUILDING AREA | 10,625 S.F. | 0.24 AC. | 23.9% |
| | PAVEMENT | 15,466 S.F. | 0.36 AC. | 34.7% |
| | PERVIOUS AREA | 749 S.F. | 0.02 AC. | 1.7% |
| PHASE 2 | SITE AREA | 43,143 S.F. | 0.99 AC. | 100.0% |
| | BUILDING AREA | 9,450 S.F. | 0.22 AC. | 21.9% |
| | PAVEMENT | 13,301 S.F. | 0.31 AC. | 30.8% |
| | PERVIOUS AREA | 849 S.F. | 0.02 AC. | 1.9% |
| BOTH PHASES | SITE AREA | 87,671 S.F. | 2.01 AC. | 100.0% |
| | BUILDING AREA | 20,076 S.F. | 0.46 AC. | 22.9% |
| | PAVEMENT | 28,767 S.F. | 0.67 AC. | 32.8% |
| | PERVIOUS AREA | 1,598 S.F. | 0.04 AC. | 1.8% |



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WATER MANAGEMENT CALCULATIONS:

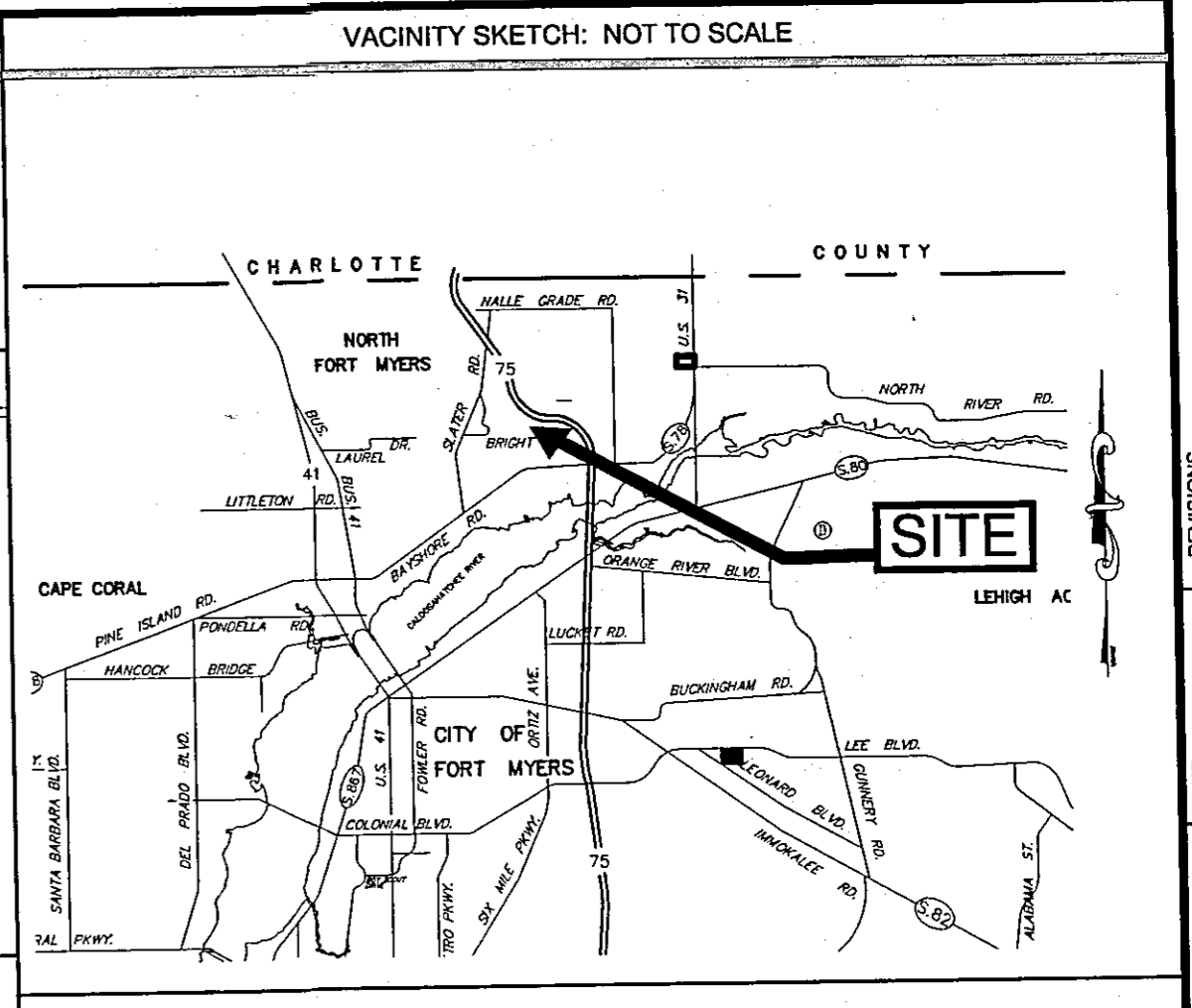
PER SOUTH FLORIDA WATER MANAGEMENT PERMIT #36-00217-S 1ST 1/2" WATER QUALITY DETENTION IS REQUIRED AND IMPERVIOUS AREA CANNOT EXCEED 54.8% WITHOUT PROVIDING ADDITIONAL DETENTION VOLUME.

TOTAL IMPERVIOUS AREA = 57.3 %
 ADDITIONAL RETENTION REQUIRED = (573 - 548 X 87,671 / 12) = 183 CF
 TOTAL DETENTION REQUIRED = (87,671 / 24) + 183 = 3,837 CF
 TOTAL PROVIDED = 5,015 CF

PARKING CALCULATIONS:

PHASE 1
 MISC. SERVICES: 9,450 S.F.
 3 SPACES + 6 COMPANY VEHICLES + 9 EMPLOYEES = 18 SPACES
 PARKING SPACES PROVIDED (INCLUDING 2 HANDICAP ACCESSIBLE SPACES) = 20 SPACES

PHASE 2
 MISC. SERVICES: 10,625 S.F.
 3 SPACES + 6 COMPANY VEHICLES + 13 EMPLOYEES = 22 SPACES
 PARKING SPACES PROVIDED (INCLUDING 1 HANDICAP ACCESSIBLE SPACES) = 22 SPACES

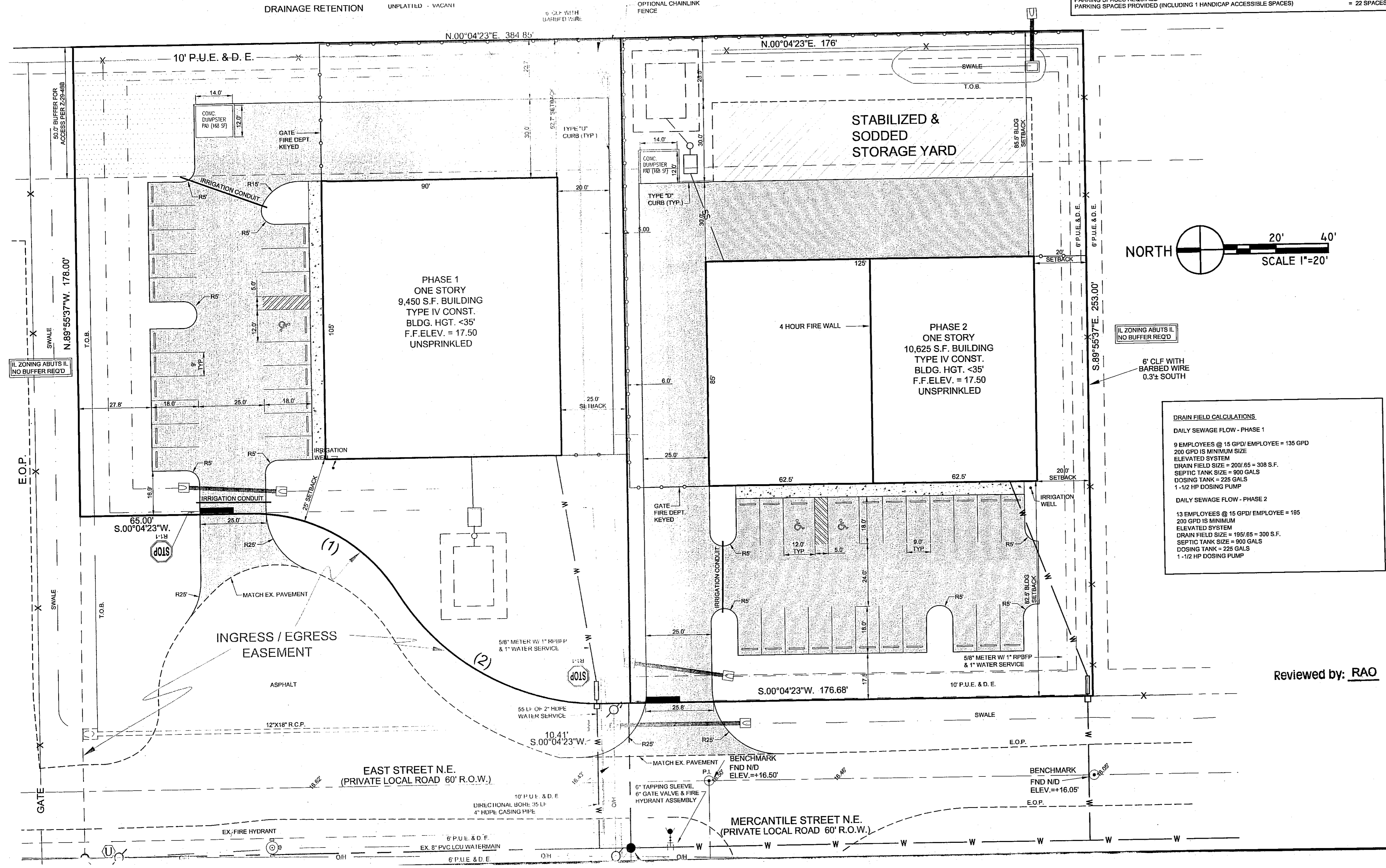


Curve number 1
 Radius= 65.00'
 Delta= 58°55'37"
 Arc= 66.85'
 Tangent= 36.72'
 Chord= 63.94'
 Chord Brg.= S.29°32'12"W.

Curve number 2
 Radius= 90.00'
 Delta= 58°55'37"
 Arc= 92.56'
 Tangent= 36.74'
 Chord= 88.55'
 Chord Brg.= S.29°32'12"W.

PROJECT PHASING PLAN:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN TWO PHASES



GENERAL UTILITY NOTES:

- PRIOR TO ANY UTILITY CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO ASSURE THAT PERMITS HAVE BEEN ISSUED BY THE APPROPRIATE UTILITY AND GOVERNMENTAL AUTHORITY.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH THE UTILITY COMPANIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION AND RESOURCE CONSERVATION SYSTEMS.
- LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATION TO PRESERVE EXISTING VEGETATION AS DETERMINED BY ENGINEER.
- CONTRACTOR SHALL MAINTAIN A MIN. OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER LINES AND STORM SEWER, FORCE MAINS AND SANITARY SEWER.
- EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITHIN THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
- CONTRACTOR TO COORDINATE WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER, WATERLINE OR IRRIGATION SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS.
- CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 72 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS EXIST.
- THE SITE CONTRACTOR SHALL COORDINATE UTILITY SERVICE SIZES AND LOCATIONS WITH THE BUILDING CONTRACTOR. SIZES AND LOCATIONS ON THESE PLANS SHOULD BE COORDINATED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER PRIOR TO FINAL PAYMENT REQUEST.

WATERLINE AND IRRIGATION NOTES:

- ALL WATERLINES 10" AND SMALLER SHALL HAVE A MINIMUM COVER OF 30" AND ALL WATERLINES LARGER THAN 10" SHALL HAVE A MINIMUM COVER OF 35".
- THE ENDS OF ALL CAPPED IRRIGATION AND POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2x4" STAKES 5' IN LENGTH WITH 2" ABOVE GROUND.
- ALL POTABLE AND IRRIGATION WATERLINES SHALL BE AWWA C-900, DR18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL VERTICAL DEFLECTIONS AND WATERLINES UNDER PAVEMENT OR SIDEWALK SHALL BE C.I.P. CLASS 50 AS SHOWN IN C.I.P. STANDARD DETAIL NO. 9.8.
- CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG, TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM PIPE DEFLECTION.
- PROPOSED WATERLINE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
- THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS, SIDEWALKS OR DRIVEWAY AREAS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE / BLUE REFLECTIVE MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
- ALL WATER SERVICES UNDER ROADWAY SHALL BE PLACED IN A SCHEDULE 40 CLASS 160 PVC CASING PIPE.
- ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
- WHERE HORIZONTAL CLEARANCE FROM WATERLINE TO DRAINAGE STRUCTURE IS LESS THAN 5' CENTER A 20' SECTION OF 8" D.I.P. CL50 AT DRAINAGE STRUCTURE.
- WATER SERVICE TAPS SHALL NOT BE LOCATIONS REQUIRING HORIZONTAL DEFLECTION.
- WATER SERVICES TO MAINTAIN 3" SEPARATION FROM DRAINAGE STRUCTURES.

UTILITIES PROVIDING SERVICE:

| POTABLE WATER | SANITARY SEWER |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FL 33901 PHONE (239) 478-8181 | SEPTIC TANK GARBAGE COLLECTION: ONXY WASTE SERVICES 17101 PINE RIDGE ROAD FORT MYERS BEACH, FL 33931 PHONE (239) 394-1224 |
| TELEPHONE: SPRINT-FLORIDA, INC. P.O. BOX 2477 NAPLES, FLORIDA 34106 PHONE (239) 263-6256 | IRRIGATION WATER ON-SITE IRRIGATION WELL |
| ELECTRIC: LCEC 4980 BAYLINE DRIVE N. FT. MYERS, FLORIDA 33903 PHONE (239) 658-2300 | FIRE CONTROL DISTRICT: N. FT. MYERS FIRE CONTROL DISTRICT 17350 NALLE ROAD N. FT. MYERS, FL 33917 PHONE (239) 543-3443 |

SITE DATA:

| | |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| MINIMUM PAVEMENT ELEV. ELEV. 16.20' | CONTROL ELEVATION: ELEV. 11.5' |
| FINISH FLOOR ELEVATION: ELEV. 17.50' | PERIMETER BERM ELEVATION: ELEV. 16.5' |
| ZONING: IL | STRAP NUMBER: 21-43-25-04-00000 009A |
| SOILS: 33- OLDSMAR SAND | FLUCCS CODE: 192 - INACTIVE LAND WITH STREET PATTERN BUT WITHOUT STRUCTURES |
| FEMA FLOOD ZONE: FEMA FLOOD ZONE B, NO 100-YEAR FLOOD PLAIN EXISTS FOR THIS SITE AS SHOWN ON FIRM COMMUNITY PANEL NO. 125124 0205B | |

Reviewed by: **RAO**

PART OF LOT 2,
 SITE PLAN
 BAYSHORE INDUSTRIAL PARK
 LEE COUNTY, FLORIDA

Quatrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33912 - 239-936-5222
 Certificate of Authorization Number: 9463

APPROVED
 JAMES OTTENSMAH, P.E.
 FL REG #14743
 SHEET
 SD-1
 1 OF 6