SITE DATA

NOTES:

1. SITE DATA:

BUILDING AREA	= 26,939 S.F.	(0.62 AC.)	(27.6 %)
PAVEMENT AREA	= 36,737 S.F.	(0.84 AC.)	(37.4 %)
SIDEWALK AREA	= 3,159 S.F.	(0.07 AC.)	(3.0 %)
OPEN SPACE	= 30,761 S.F.	(0.71 AC.)	(32.0 %)
TOTAL SITE AREA	**= 97,596 S.F.**	**(2.24 AC.)**	**(100 %)**

2. CURRENT ZONING - IPD (ROCKET 44 INDUSTRIES PARK)

ZONING REQUIREMENTS: IPD (ROCKETT 44 INDUSTRIES PARK)

	REQUIRED:	PROPOSED:
FRONT YARD MIN. =	20'	73.67'
SIDE YARD MIN. =	20'	35.95'
REAR YARD MIN. =	25'	88.67'
BUILDING HEIGHT MAX. =	75'	NOT TO EXCEED 75'

3. ADJACENT ZONING: EAST - AG-2 (PRIVATE ROAD)
WEST - IPD CONSTRUCTED
NORTH - IPD CONSTRUCTED
SOUTH - IL VACANT

4. PROPERTY IS LOCATED IN "FLOOD HAZARD AREA B", COMMUNITY PANEL NUMBER "125124 0455 B" ACCORDING TO THE LEE COUNTY FEDERAL INSURANCE RATE MAP INDEX, DATED SEPT. 19, 1984.

5. APPLICANT: L & W DEVELOPMENT, INC.
8141 MAINLINE PARKWAY
FORT MYERS, FL. 33912

OWNER: CURTIS WOLFE
26825 OUR CT.
BONITA SPRINGS, FL. 34135

CIVIL ENGINEER: CONSUL-TECH DEVELOPMENT SERVICES, INC.
DAVID E. McKEE, P.E.
24831 OLD 41 ROAD
BONITA SPRINGS, FLORIDA 34135
(239) 947-0266

SURVEYOR: CONSUL-TECH SURVEYING AND MAPPING, INC.
ROBERT J. BILLS, P.S.M.
24831 OLD 41 ROAD
BONITA SPRINGS, FLORIDA 34135
(239) 947-0266

6. ALL RUNOFF SHALL BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEM. (PREVIOUSLY PERMITTED, NUMBER 36-01019-S)

7. **UTILITY PROVIDERS**

POTABLE WATER, IRRIGATION & SEWER:

LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FL. 33902
(239) 479-8181

ELECTRIC:

FLORIDA POWER & LIGHT
26430 OLD 41 ROAD
BONITA SPRINGS, FLORIDA 34135
(239) 947-7361

TELEPHONE:

SPRINT OF FLORIDA
2820 CARGO ST. BUILDING "A"
FORT MYERS, FLORIDA 33916
(239) 336-2049

CABLE:

COMCAST CABLE
2931 MICHAGAN AVE.
FORT MYERS, FLORIDA 33916
(239) 417-4712

FIRE AND RESCUE SERVICE:

SAN CARLOS PARK FIRE DISTRICT
8013 SANIBEL BLVD.
FORT MYERS, FL. 33912
(239) 267-7525

8. PERMITS REQUIRED FOR THIS PROJECT

LOCAL:
LEE COUNTY DEVELOPMENT ORDER
BUILDING PERMITS
CERT. OF COMPLIANCE
CERT. OF OCCUPANCY

STATE:
S.F.W.M.D. (MODIFICATION TO PERMIT #36-01019-S)

9. ENGINEER'S CERTIFICATION

WE HEREBY CERTIFY THAT THE SITE CAN BE USED SAFELY BASED ON A REVIEW OF FEMA FLOOD MAPS AND THE USDA SOILS MAP FOR LEE COUNTY. HOWEVER, NO SUBSOIL TESTING OR DETAILED SOIL ANALYSIS HAS BEEN PERFORMED.

10. PARKING CALCULATIONS:

OFFICES, EXCLUDING MEDICAL:
1 SPACE PER 300 S.F. (26,939 S.F.) = 90 SPACES
TOTAL SPACES PROVIDED = 90 SPACES (INCLUDING 4 HANDICAPPED)

11. FLUCCS CODE:

EXISTING & PROPOSED: (147) MIXED COMMERCIAL AND SERVICES

12. GENERAL PLAN NOTES:

1. THERE ARE NO POTENTIAL IMPACTS TO WETLANDS, GROUND AND SURFACE WATERS OR FLOOD PLAINS OR RIVERINE AREAS.
2. PROPOSED AND EXISTING ELEVATIONS ARE NGVD, 1929 DATUM.

13. TRAFFIC IMPACT STATEMENT

THE INFORMATION IS DERIVED FROM THE 6TH EDITION OF THE ITE TRIP GENERATION MANUAL, UTILIZING LAND USE CODE 130 - INDUSTRIAL PARK, UTILIZING ADJACENT STREET TRAFFIC DATA.

PROPOSED USE: 130 - INDUSTRIAL PARK (MANUFACTURING, SERVICE, AND WAREHOUSE FACILITIES)
TOTAL FLOOR AREA = 26,939 s.f.
PROJECT TO BE COMPLETED IN 2005

WEEKDAY; THE BUILDING IS SMALL COMPARED TO STUDY DATA, USE AVERAGE RATE = 6.96
7-9 AM PEAK HOUR OF ADJACENT TRAFFIC; THE BUILDING IS SMALL COMPARED TO STUDY DATA, USE AVERAGE RATE = 0.89
4-6 PM PEAK HOUR OF ADJACENT TRAFFIC; THE BUILDING IS SMALL COMPARED TO STUDY DATA, USE AVERAGE RATE = 0.92
T = TOTAL TRIP ENDS; X = 1000 s.f. FLOOR AREA

PEAK HOUR ADJ. STREET TRAFFIC	DISTRIBUTION	DRIVEWAY VOLUME (TOTAL TRIP ENDS)	ENTER/EXIT (TRIP ENDS)	ALICO ROAD TO/FROM THE EAST(50%)	ALICO ROAD TO/FROM THE WEST(50%)
7-9 AM PEAK HOUR		24			
ENTERING	82%		20	10	10
EXITING	18%		4	2	2
4-6 PM PEAK HOUR		25			
ENTERING	21%		5	2	3
EXITING	79%		20	10	10
AVG. DAILY	50%/50%	188	94/94	47	47

MAINLINE PKWY. IS A DEAD END LOCAL STREET WITH A SPEED LIMIT OF 30 MPH. ALL TRAFFIC TRAVELS WEST ON MAINLINE PKWY. AND SOUTH ON GATOR ROAD. BASED ON THE NUMBER OF TRIP ENDS LEE COUNTY AC-11-4 DOES NOT REQUIRE TURN LANES OR OTHER IMPROVEMENTS.

100TH PEAK HOUR ANALYSIS FOR ALICO ROAD:
STATION 204 (EAST OF US 41 & WEST OF LEE ROAD)
GROWTH RATE = 5.3% FROM 1994 TO 2002
ESTIMATED 2003 100TH PEAK HOUR, PEAK DIRECTION OF FLOW = 1207 (9 YEARS: FROM 12,000 TO 19,100.
2003 DATA NOT UTILIZED SINCE IT WAS UNDER CONSTRUCTION AND TRAFFIC IS LESS THAN 2002)
100TH PEAK HOUR IN 2006 = 1409
LEVEL OF SERVICE IN 2006 (BASED ON 6 LANING) = "C"
BASED ON THE MAXIMUM OF 10 TRIP ENDS GOING IN ONE DIRECTION THE INCREASE IN TRAFFIC ON ALICO ROAD WILL INCREASE FROM 1409 TO 1419 TRIP ENDS.
THE LEVEL OF SERVICE IS STILL "C".

14. LANDSCAPING CRITERIA

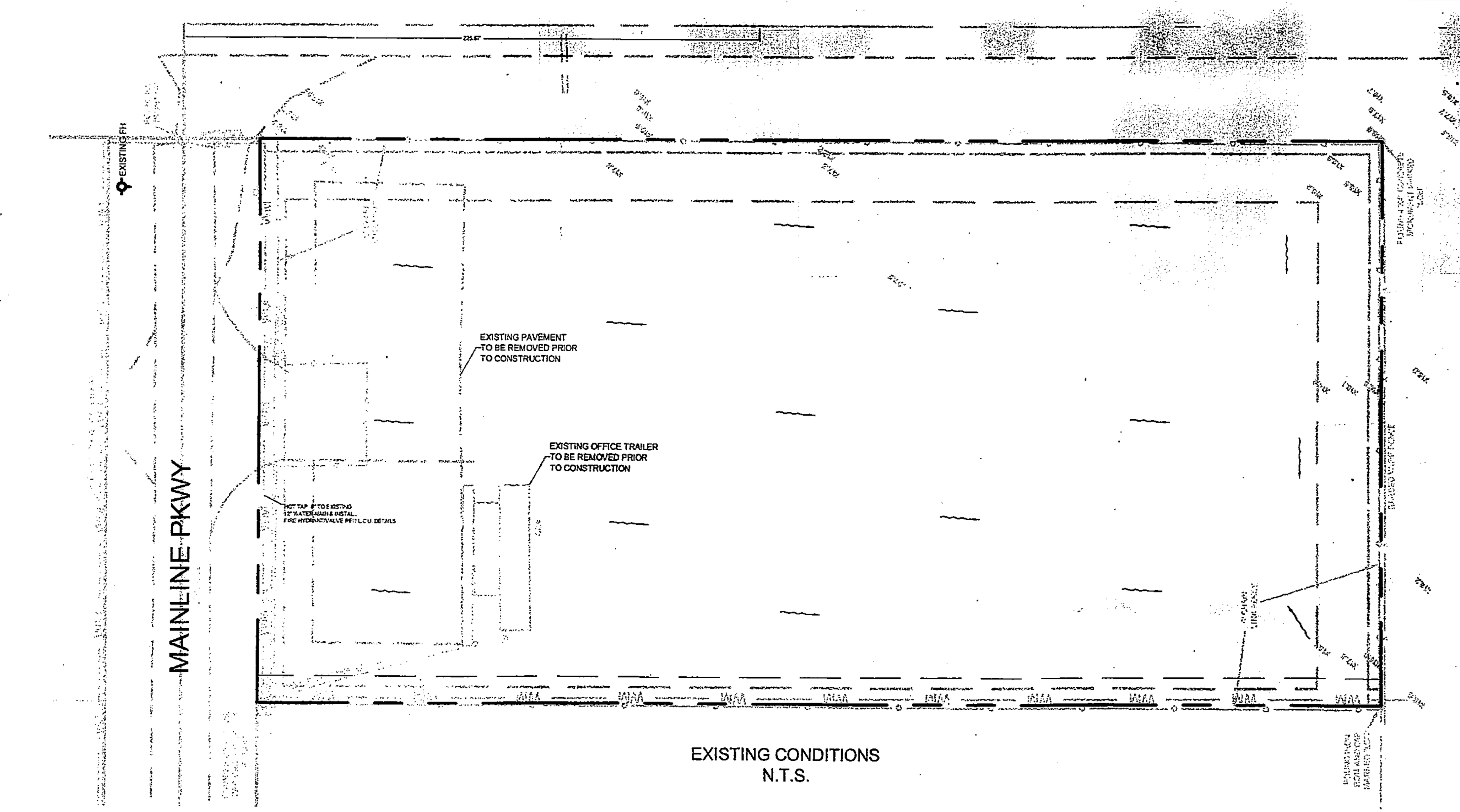
A COMPLETE LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT IS ATTACHED. THIS PLAN FUNCTIONS AS A BASE PLAN.

15. STORMWATER NOTES

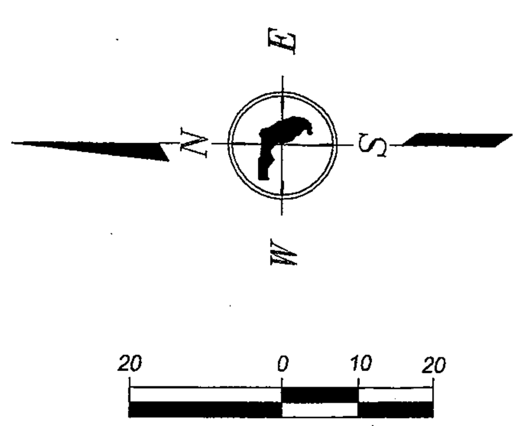
WET SEASON WATER TABLE = 14.50 (PERMIT # 36-01019-S)

GENERAL NOTES:

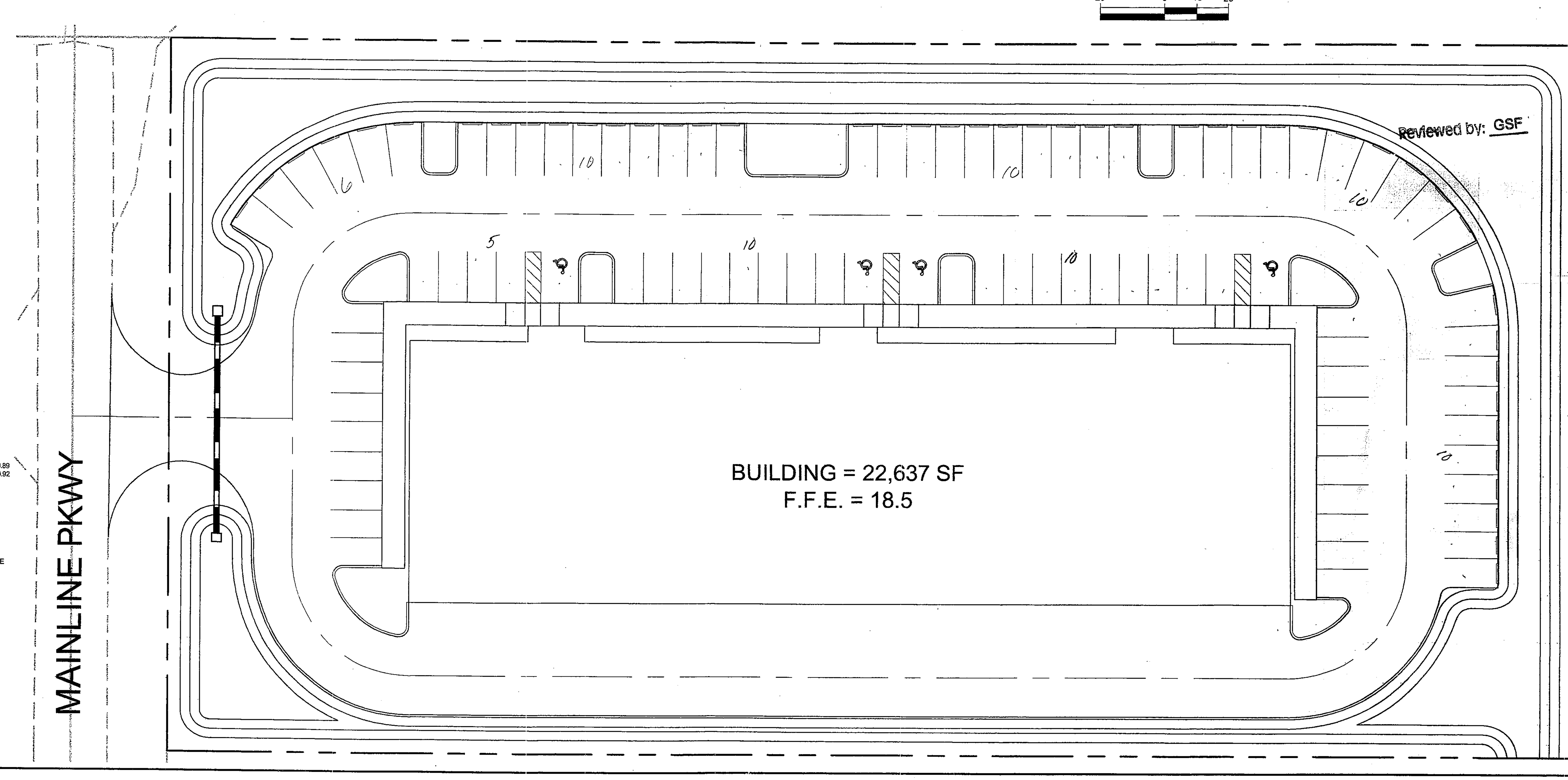
1. ALL FITTING AND VALVE LOCATIONS TO BE APPROVED IN THE FIELD BY THE ENGINEER.
2. THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT GUARANTEED, THEREFORE THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS MINIMUM PRIOR TO THE START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINE (UTS, FPL, WATER, CABLE, SANITARY SEWER, IRRIGATION, AND FORCE MAIN & ANY OTHERS) LOCATED AND FLAGGED PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY UPON DAMAGE OF THE LINE.
5. ALL DRIVEWAYS, LANDSCAPING, SIGNS, GRASS, ETC. SHALL BE RESTORED TO A CONDITION EQUIVALENT TO PRE CONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COUNTY.
6. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD).
7. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY REQUIRED PLAN DEVIATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT AREA. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
11. ALL UTILITY CONNECTIONS SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OF EACH UTILITY LINE.
12. THE UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE ENGINEER OR COUNTY. THE CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
13. ALL PROPOSED PRESSURE PIPING SHALL BE C900, DR18 PVC UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL GRAVITY SANITARY SEWER MAIN SHALL BE SDR-26 PVC. WATER AND FIRE PIPES WITH DIAMETERS LESS THAN 2-1/2" SHALL BE PVC SCH 80 ASTM D-1785.
14. FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF PROPOSED UTILITIES. DEVIATIONS FROM PLAN ALIGNMENT SHALL NOT BE MORE THAN 12". THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS OF ALL FITTINGS, VALVES AND OTHER APPURTENANCES.
15. THE MINIMUM COVER REQUIREMENT FOR THE PROPOSED UTILITIES SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE MINIMUM COVER REGARDLESS OF EXISTING GRADE. PERIODIC CHECKS FOR MINIMUM GRADE SHALL BE MADE BY THE ENGINEER AND COUNTY.
16. THE CONTRACTOR SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO THE ENGINEER AND COUNTY PRIOR TO THE FOLLOWING ACTIVITIES:
    A. COMMENCEMENT OF CONSTRUCTION
    B. CHANGES TO APPROVED SCHEDULES
    C. CONNECTION TO EXISTING UTILITY SYSTEMS
    D. THRUST BLOCK INSPECTION
    E. UTILITY MAIN PRESSURE TESTING
    F. TRENCH AND BACK FILL COMPACTING AND TESTING
    G. CURB INSTALLATION
    H. SUBBASE, BASE AND PAVING OPERATIONS
    I. WATER MAIN FLUSHING, CHLORINATING AND BACTERIOLOGICAL TESTING
    J. FINAL INSPECTION
17. ALL DISTURBED ASPHALT PAVED ROADWAY AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE COUNTY LAND DEVELOPMENT CODE.
18. ALL DISTURBED CONCRETE ROADWAY AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE COUNTY LAND DEVELOPMENT CODE.
19. CONTRACTOR SHALL FURNISH TO THE ENGINEER AND OWNER A SET OF AS BUILT DRAWINGS FOR ALL UTILITIES, DRAINAGE STRUCTURES AND LAKES, PAVEMENT, AND SWALES AT THE END OF CONSTRUCTION.
20. PRIOR TO THE CONSTRUCTION OF THE FIRE LINE, FIRE LINE CALCULATIONS, PLANS AND DETAILS WILL BE PROVIDED BY A LICENSED MECHANICAL ENGINEER. A MEETING WITH THE LOCAL FIRE DISTRICT, MECHANICAL ENGINEER, SITE ENGINEER, AND OWNER WILL BE HELD TO REVIEW INFORMATION PROVIDED BY MECHANICAL ENGINEER AND VERIFY THAT INFORMATION SHOWN ON THESE PLANS ARE IN ACCORDANCE WITH THE MECHANICAL ENGINEER PLANS.
21. TESTING OF THE FIRE LINE WILL NOT BE DONE AT THE TIME OF TESTING OF THE POTABLE WATER SUPPLY LINE SINCE THE TESTING REQUIREMENTS ARE DIFFERENT.
22. CERTIFICATION AND PLACEMENT INTO SERVICE OF THE FIRE LINE ON THE BUILDING SIDE OF THE BACK FLOW PREVENTER WILL BE COMPLETED SEPARATELY FROM THAT OF THE POTABLE WATER SUPPLY LINE BETWEEN THE WATER MAIN AND BACK FLOW PREVENTOR.
23. STREETS, EASEMENTS AREAS AND STORMWATER MANAGEMENT FACILITIES WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
24. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
25. EXOTIC VEGETATION AS DEFINED BY COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
26. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
27. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
28. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
29. ALL SIGNING AND STRIPING SHALL BE IN ACCORDANCE WITH THE FDOT REQUIREMENTS AS SHOWN IN THE "ROADWAY AND TRAFFIC DESIGN STANDARDS" MANUAL MOST CURRENT VERSION.



EXISTING CONDITIONS
N.T.S.



LEE COUNTY DEVELOPMENT SERVICES APPROVAL
By: TLK Date: 10/07/05
FOR: Mainline Industrial Park Lot 10: L+W Development, Inc., units 1-3, interior build-out of offices/warehouse for unknown tenants, 22,000 s.f., existing parking
* APPROVAL BASES ON SITE INFORMATION SUPPLIED BY APPLICANT



DATE	REVISIONS:
1 05/06/04	REVISED PLANS PER LEE COUNTY COMMENTS
2	
3	
4	
5	
6	

MAINLINE INDUSTRIAL PARK LOT #10
PROJECT NUMBER 03081840
LEE COUNTY, FLORIDA
SECTION 4, TOWNSHIP 46S, RANGE 25E

GENERAL NOTES & MASTER SITE PLAN

L & W DEVELOPMENT, INC.
8141 MAINLINE PARKWAY
FORT MYERS, FLORIDA 33912
239-590-6254

CTE CONSUL-TECH DEVELOPMENT SERVICES, INC.
Consulting Engineers Land Planners Land Surveyors
24831 Old 41 Road Bonita Springs, Florida 34135
Phone (239) 947-0266 Fax (239) 947-1323
E-Mail bonita@cte.cc
Certificate of Authorization #00009008

NOTE: The undersigned and CONSUL-TECH DEVELOPMENT SERVICES, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right of way, setback lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. CONSUL-TECH DEVELOPMENT SERVICES, INC. did not research the public records for matters affecting the lands shown.
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DESIGN BY: C.N.
DRAWN BY: C.N.
CHECKED BY: D.E.M.
DATE: 02/26/04

DAVID E. McKEE, P.E.
PROFESSIONAL ENGINEER
P.E. 38347, STATE OF FLORIDA

SCALE: 1" = 20'
CAD FILE: C - 876
DWG NO: C - 876
SHEET C - 2

H:\ENG\03081840 - Mainline Ind Park Lot 10\Drawings\C-876-REVISED-BUILDING-12-08-04.dwg, GEN NOTES, 2/11/2005 1:30:49 PM, cnedig