

- GENERAL NOTES:**
1. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
  2. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HABITAT FOR ENDANGERED SPECIES ON THIS PARCEL.
  3. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOODPLAINS OR RIVERINE AREAS; OR ANY KNOWN ARCHEOLOGICAL SITES EXPECTED BY THE DEVELOPMENT OF THIS SITE. A "CERTIFICATE TO DIG" IS NOT REQUIRED FOR THIS PROJECT PER LEE COUNTY ARCHEOLOGICAL SENSITIVITY MAP.
  4. THERE ARE NO APPARENT FLOWING WELLS ON THIS PARCEL; IF ANY ARE FOUND DURING CONSTRUCTION, THEY WILL BE PLUGGED IN ACCORDANCE WITH SPWMD AND DEP PLUGGING REQUIREMENTS.
  5. ALL ELEVATIONS ARE BASED UPON NGVD 1929. REFER TO SURVEY FOR DESCRIPTION OF BENCHMARK.
  6. SOD OR SEED & MULCH (AS DIRECTED BY ENGINEER) ALL SWALES, BERMS, RETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
  7. A WELL FOR IRRIGATION OF LANDSCAPED AREAS IS PROPOSED.
  8. THIS PARCEL IS ZONED "IL".
  9. THE FLORIDA LAND USE AND COVER CLASSIFICATION FOR THIS SITE IS 740. DISTURBED LAND.
  10. SOIL CLASSIFICATION FOR THIS PARCEL: SC5 #33.
  11. SEE DATA PRESENTED HEREIN FOR DETAILED TRAFFIC IMPACT ANALYSIS AND TRIP GENERATION FOR THE PROPOSED PROJECT BASED UPON 6TH ED. ITE TRIP GENERATION RATES FOR LIGHT INDUSTRIAL.
  12. THIS IS A SPWMD NO-NOTICE PROJECT.
  13. THE PROJECT IS IN A "B" FLOOD ZONE.
  14. IF EXOTIC SPECIES ARE ON SITE, OWNER SHALL MAINTAIN THE SITE FREE OF EXOTIC SPECIES IN PERPETUITY. (SEE LANDSCAPE PAGE FOR LIST OF EXOTIC SPECIES).
  15. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS SITE MAY BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SUBSURFACE CONDITIONS EXIST WHICH MAY ADVERSELY EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE CORRECT FOUNDATION DESIGNS FOR ANY PROPOSED STRUCTURES ON THE SITE.
  16. CONSTRUCTION OF WATER MAINS OR FIRE LINES, IF SHOWN HEREON, REQUIRE SEPARATE PERMITTING. THE OWNER SHALL INSURE THAT ALL PLANS AND PERMITS BE OBTAINED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
  17. THE ENGINEER HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTIONS, SUPERVISION, OR CONTRACT ADMINISTRATION FOR THIS PROJECT. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER.
  18. AT THE REQUEST OF THE OWNER, STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO CONFORM WITH THE MINIMUM REQUIREMENTS OF LEE COUNTY AND/OR ESTABLISHED SPWMD PERMIT DESIGN CRITERIA FOR THIS AREA. DOWNSTREAM DRAINAGE BASIN OUTFALL IS REGULATED BY OTHERS, EAST BAY GROUP, L.L.C. CANNOT WARRANT THE WATER MANAGEMENT SYSTEM TO FUNCTION PROPERLY DURING EXTREME STORM EVENTS.
  19. OWNER SHALL INSURE THAT THE GENERAL CONTRACTOR COMPLIED WITH ALL REQUIREMENTS OF STORM WATER POLLUTION PREVENTION (SWPPP) ON THIS PLAN. STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH U.S. ENVIRONMENT PROTECTION AGENCY GUIDELINES. IF THE PROJECT IS LARGER THAN 5 ACRES, THE OWNER SHALL FILE A NOTICE OF INTENT (NOI) WITH THE DEP AND LEE COUNTY DEVELOPMENT SERVICES AT LEAST 48 HRS. PRIOR TO THE START OF CONSTRUCTION.
  20. PER LEE TRAIN, NO FUELING TRANSIT AMENITIES ARE REQUIRED IN CONJUNCTION WITH THIS PROJECT.
  21. CONTRACTOR AND ANY OF HIS SUBCONTRACTORS SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY OR ERRORS IN THE PLANS OR IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE PLANS.
  22. THE PROPOSED BUILDING WILL BE CONSTRUCTED WITH OVERHEAD DOORS TO ALLOW DELIVERY OF GOODS OR SERVICES WITHIN THE BUILDING NO OUTSIDE DELIVERY AREA IS REQUIRED.

**PARKING REQUIREMENTS:**

PARKING REQUIREMENTS WERE CALCULATED PER SEC. 34-2020.3(d) AND SEC. 10-810(b) AS APPLICABLE. THE LEE COUNTY ZONING ORDINANCE FOR TRUCK TERMINAL:

PHASE ONE 9,950 S.F. BLDG. @ 1 SPACE/2,000 SF = 5 SPACES REQUIRED 15 SPACES PROVIDED

PHASE TWO 9,950 S.F. BLDG. @ 1 SPACE/2,000 SF = 5 SPACES REQUIRED 18 SPACES PROVIDED

PARKING SPACES MUST BE DELINEATED BY 4" WIDE ALL-WEATHER PAINTED LINES CENTERED ON THE DIVIDING LINE BETWEEN SPACES.

IF THE PARKING LOT IS TO BE USED AT NIGHT, THE OWNERS SHALL INSURE THE LIGHTING COMPLIES WITH L.D.C. SEC. 34-2015(2)b.

ALL HANDICAP PARKING SPACES (COMPLETE WITH FOOT SIGN "FTP-25" AND "\$20 FINE" SIGN) AND HANDICAP STRIPING TO COMPLY WITH A.D.A. AND FLA. ACCESSIBILITY STANDARDS.

**CURVE DATA**

<b>Curve number 1</b> Radius = 105.00' Delta = 45°00'00" Arc = 82.47' Tangent = 43.49' Chord = 80.36' Chord Brg. = N.22°00'44"E.	<b>Curve number 5</b> Radius = 90.00' Delta = 32°59'45" Arc = 51.89' Tangent = 26.66' Chord = 51.12' Chord Brg. = S.16°00'36"W.	<b>Curve number 6</b> Radius = 65.00' Delta = 85°00'58" Arc = 96.45' Tangent = 59.58' Chord = 87.84' Chord Brg. = S.10°50'00"E.
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**SITE DATA:**

TOTAL PROJECT AREA = 123,768 SF (2.84 ac.)

IMPERVIOUS AREA = 76,372 SF (1.75 ac) (61.7%)

ROOF = 19,900 SF (16.1%)

PAVEMENT/LIMEROCK = 56,291 SF (45.4%)

CONC DUMPSTER PAD = 131 SF

PERVIOUS AREA = 47,395 SF (38.3%)

- KEYNOTES:**
- 1 1/2" SCH 80 PVC WATER SERVICE, 1" METER AND RPBFP PER FLA. WAT SERVICES DETAILS. COORDINATE CONNECTION W/ FLA. WATER SERVICES
  - 2 STOP SIGN R1-1 & 24" WIDE STOP BAR PER FDOT SPECS.
  - 3 54 LF - 12"x 18" ERCP W/MES INLET = 20.00 DISCH = 20.10
  - 4 64 LF - 12"x 18" ERCP W/MES INLET = 20.00 DISCH = 20.00
  - 5 56 LF - 12"x 18" ERCP W/MES INLET = 20.00 DISCH = 20.00
  - 6 54 LF - 12"x 18" ERCP W/MES INLET = 19.50 DISCH = 19.60
  - 7 60 LF - 12" C900 PVC W/MES INLET = 20.00 DISCH = 20.00
  - 8 PHASE 1 - 900 GALLON SEPTIC TANK W/ DOSING TANK
  - 9 PHASE 2 - 900 GALLON SEPTIC TANK W/ DOSING TANK
  - 10 (2) 4" PVC SLEEVES FOR IRRIGATION EACH DRIVEWAY
  - 11 10"x 6" TAPPING SLEEVE, 6" GATE VALVE, 2" L.F. CL50 DIP WATER MAIN & FIRE HYDRANT ASSEMBLY PROTECTED BY 2 BOLLARDS (SEE DETAILS)

**SYMBOL LEGEND**

EXISTING ELEVATION (NGVD)

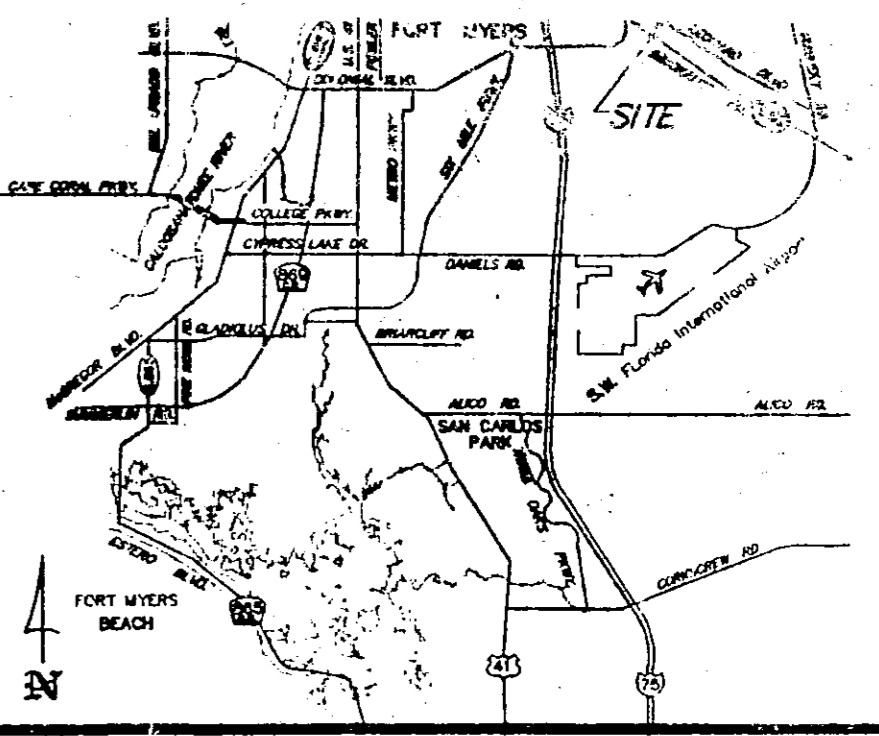
PROP. PAVEMENT ELEVATION (NGVD)

PROP. CRUSHED STONE ELEVATION (NGVD)

DIRECTION OF DRAINAGE FLOW

EXISTING SURFACE FLOW

FENCE

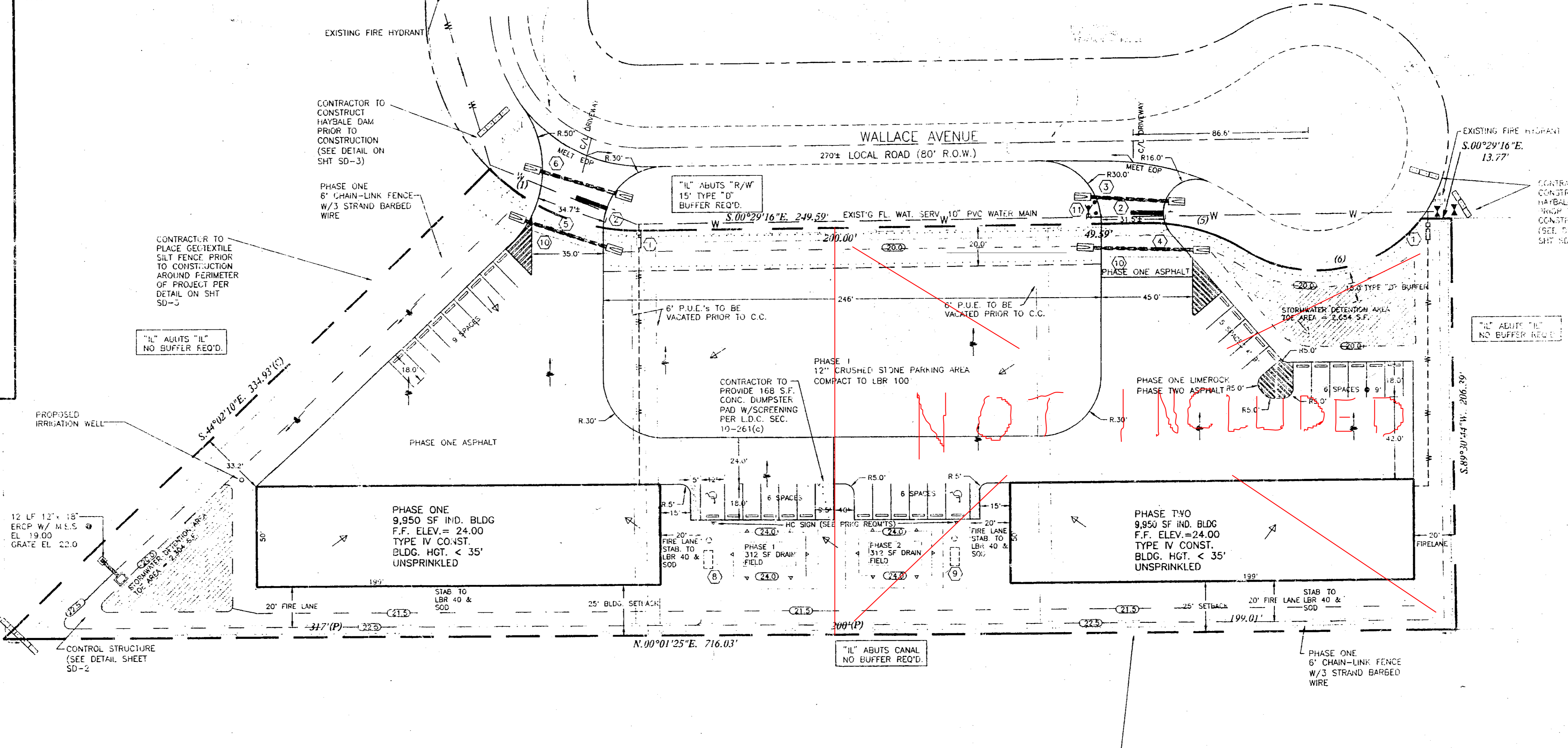


REVIEWED FOR CODE COMPLIANCE DEVELOPMENT

11/02/24

Com 2001-01819

REQ 3000, -GPM @ 20 PSI



EAST COUNTY WATER CONTROL DISTRICT  
SUNFISH CANAL

CONTRACTOR COPY

JAMES OPIENSMAN, P.E. FL. REG. #14713  
DATE: 11/11/01

EAST BAY GROUP, L.L.C.  
 EAST COUNTY WATER CONTROL DISTRICT  
 SUNFISH CANAL  
 CONSTRUCTION & UTILITIES PLAN  
 FOX-NEEL INDUSTRIAL SITE  
 FOX-NEEL  
 P.E. #14713  
 DATE: 11/11/01