

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

September 23, 2016

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

Attached as supplemental information to Item 3 on the September 29, 2016 agenda concerning the FGCU/Center Place Roadway Improvement Plans are documents I received from Alico's engineer's/responses to various comments.

If you have any questions, please let me know.

Yours sincerely,

Miromar Lakes
Community Development District



James P. Ward
District Manager
Enclosures

PRIVATE EQUITY GROUP, LLC
12800 University Drive, Suite 275
Fort Myers, Florida 33907
239.590.9066 239.590.9065 (fax)

September 9, 2016

Delivered Via Electronic Mail: mgeschwendt@miromar.com

Mr. Mark W. Geschwendt
Miromar Development Corp.
10801 Corkscrew Road, Suite 305
Estero, FL 33928

Re: Northeast Connector Road

Dear Mark,

Please accept this letter as a response to comments dated August 12, 2016.

CIVIL ENGINEERING

Comment:

Sheet C3.0 – The Note refers to Design Plans prepared by Barraco and Associates Dated 12-08-2015. We have not been provided these Design Plans. Please provide a copy of the referenced plans for review.

Response:

The Easement agreement does not require coordination of improvements proposed outside of the easement area. The requested design plans are the property of FGCU. FGCU provided its permission to release a copy of the plans which were provided to you at the August 18, 2016 meeting.

Comment:

Sheet C4.0 -- The Note refers to a Minor Change to DOS2016-00008. Please provide a copy of the DOS approved plans to this project.

Response:

The agreement does not require coordination of improvements proposed outside of the easement area. However, the requested DOS plans are being provided as part of this response.

Comment:

Sheet C4.0 –The plans provide for discharge through an earthen weir. Please confirm whether this is intended to be a permanent facility or only temporary for the roadway project? If permanent, please provide water quality calculations supporting discharge via under AWF ownership which in turn discharges directly into a Miromar Lakes conservation area. If this is the case, please provide the plans for water quality testing proposed to ensure water quality prior to discharge into the Miromar Lakes conservation area.

Response:

The proposed discharge is a temporary condition. No water quality testing is required by the Agreement, Lee County or the SFWMD. All water quality concerns are being addressed through the approved best management practices required by the County and District approvals. The retention area has been designed to accommodate the 25-year, 3-day storm event volume for the FGCU roadway easement area.

Comment:

Sheet C4.0 – Coordinate Water Main connection point to Via Salerno Way cul-de-sac. It is our understanding that Lee County Utilities has expressed interest in a subaqueous crossing to complete the service loop for better water pressure. You may want to consider a point of connection immediately adjacent to the end of the cul-de-sac to provide flexibility in accommodating the Lee County Utilities request.

Response:

As agreed to at the August 18, 2016 meeting, if formally requested by LCU through the Development Order review process, a connection to the proposed water main will be included in the design plans for construction.

Comment:

Sheet C4.0 – Description of box culverts reads “84 LF of 8’ x 5’ Double Box Culvert & Wingwalls per FDOT Index 289, 290, 291 & 292. Description on sheet C5.0 calls out 8’ x 5’ Box Culvert per Index per Index 292 but the profile view shows (2) – Double 8’ x 5’ box culverts. Please confirm the size and number of box culverts. The concern here is that the limited water flow contradicts SFWMD’s requirement when Miromar constructed the weir outfall for an expanded discharge from Lake 6. To the extent that it is inconsistent with the Miromar Lakes SFWMD permit, the design of the crossing of the Lake 6 discharge is an issue.

Response:

The attached plans have been revised to clearly show a double 8’ x 5’ box culvert is proposed. Please see the attached calculations for size verification.

Comment:

Sheet C4.0 –The current FDOT Design Standards for 2016 does not have an index for 290.

Response:

The attached plans have been revised to reflect 2016 FDOT index references.

Comment:

Sheet C5.0 – It appears that the proposed water main may be in conflict with the proposed box culverts. Our concern is that this may be in conflict with the SFWMD approval of the downstream construction of the discharge ditch and the size of the discharge. The Miromar permit required the 100-foot width and expansion of the downstream discharge area. To restrict that flow may violate the Miromar permit and we have an issue with the design to the extent that it is in conflict with the Miromar Lakes SFWMD Permit.

Response:

It has been verified the proposed water main crossing is not in conflict with the proposed box culvert. Both ends of the box culvert have been shown in the profile as the crossing is skewed relative to the road. The watermain is depicted as deflecting

under the box culvert where they intersect. As shown in the attached calculations, the box culverts have been sized to accommodate discharges from Lake 6.

Comment:

Sheet C5.0 – Please provide applicable calculations demonstrating that the (2) 8x5 box culverts are sufficiently sized to convey the estimated discharge from Basin 5/6 as previously permitted by SFWMD application #031222-5 without generating additional head loss.

Response:

Please see the attached calculations reflecting negligible head losses through the proposed structure.

Comment:

Sheet C6.0 – Station 117-00 Please provide additional detail as to how Rip Rap is supported by existing downstream lake. The plans appear to require filling outside of the easement area. If this is true the parties need to discuss what is contemplated in order to support the Rip Rap installation and we are willing to discuss coordination of the construction. Confirm that existing Lake bottom is 12.0 as indicated. Please provide appropriate BMP's to protect existing water body during construction.

Response:

The proposed rip rap shall be supported by placement of compacted embankment material in accordance with standard FDOT specifications. No filling is proposed outside of the easement in this location. Topography from 2014 provided by Stantec depicts the outfall ditch bottom at elevation +/- 11.8'. An AutoCAD file is available with the raw topography and may be provided upon request.

Comment:

Sheet 6.0 / 6.1 /6.3 – The Project appears to provide for filling Miromar property outside of the 100 foot easement, to which Miromar has an issue. Please clarify what is intended. There will be a hiatus between the edge of the easement area and the berm to the north. Who did you contemplate maintaining the landscape and irrigation for this area? This needs coordination to resolve.

Response:

Minor filling proposed outside of the easement area is to avoid a creation of an unnecessary swale condition which would result in additional maintenance requirements. Maintenance of all improvements within the easement shall be by FGCU per the agreement. The area outside of the easement area shall be managed by the current property owners or maintenance entity.

Comment:

The easement provides for various curb cuts by Miromar Lakes. Please provide for proposed station +127-50. Miromar Lakes reserves the right to add additional curb cuts and tie-ins at a later date.

Response:

The proposed curb cut has been incorporated into the attached plan set based on the detail and location provided by Hole Montes, provided on August 31, 2016.

LANDSCAPE / IRRIGATION PLAN

Comment:

North of the proposed access road, there is a gap between the easement and the top of the existing berm. The berm is currently maintained by the Miromar Lakes CDD. There should be a plan for managing the area outside of the easement to the north and the proposed improvements to the easement as part of the roadway.

Response:

The area outside of the easement area shall be managed by the current property owners or maintenance entity.

Comment:

Sheet 2.1 – Please provide additional landscape detail demonstrating planting (canopy and hedge material) proposed to screen traffic from view corridors within Miromar Lakes. i.e., vegetation does not exist on the north side of the roadway at the crossing location.

Response:

The attached landscape plans have been updated to provide plantings adjacent to the water crossing in order to screen traffic from the Miromar Lakes view corridor.

LIGHTING

Comment:

Miromar has an issue with the lighting fixtures to the extent that they do not have full cut-off characteristics per the easement agreement. It appears that at each light pole location, there are more than 0.0 foot candles at the edge of the easement. In addition, the pole located at the crossing downstream of the weir seems to project light onto the water to the north. The lighting fixtures located at the water crossing south of the weir should contain additional shielding to limit point source and light spillage outside of the easement directed to the North.

Response:

The proposed light fixtures are “full cut-off” (no upward light transmission) in accordance with Lee County requirements. The foot candle values calculated at the property line meet the Lee County Land Development Code. The foot candle values at the easement line are negligible. Additional shielding will be provided on light fixtures adjacent to water bodies in order to eliminate any direct light fixture exposure to adjacent residences and limit light refraction from the adjacent water body.

MAY 27, 2014 AGREEMENT

Comment:

The Option and Construction Agreement for Road and Related Improvements (“Option Agreement”) is dated May 27, 2014.

Under the Option Agreement, AWF was required to provide FGCU with certain documents for construction of the Roadway. Miromar Lakes would like to review those documents.

Response:

The Easement agreement does not require coordination of improvements proposed outside of the easement area. The requested design plans are the property of FGCU. FGCU provided its permission to release a copy of the plans which were provided to you at the August 18, 2016 meeting.

Par. 5, Sub. 1 provides that “prior to the commencement of the work by AWF, AWF shall provide FGCU with schematic design plans for specifications prepared by AWF’s contractor, engineer or junior architect. Within 15 days, FGCU shall provide AWF with either written approval of such submitted plans or written disapproval of the submitted plans and specs stating in detail the reason for such disapproval and the corrections necessary to satisfy FGCU. Please provide a copy of approval and any comments by FGCU and any revised plans or specifications.

Response:

The Easement agreement does not require coordination of improvements proposed outside of the easement area. The requested design plans, approvals and any comments are the property of FGCU. FGCU provided it’s permission to release a copy of their comments which were provided to you at the August 18, 2016 meeting.

Par. 5, Sub. 2 – States the plans and specifications shall meet all the design standards and improvement requirements that would be imposed by Lee County for streets, drainage, utilities and other infrastructure if the roadway were a publicly dedicated road. Please provide a copy of these plans and specifications.

Response:

Plans and specifications were provided on July 28, 2016, A revised set of Plans and specifications are being provided as part of this response.

The easement shall have an infrastructure of water management facilities, landscaping, trees, shrubbery and lighting together with appropriate curb cuts and median crossings for access to FGCU. Additionally, the work shall incorporate a multi-modal design including bike paths, sidewalks and other pedestrian access ways within the easements. Please confirm that the plans reflect these requirements.

Response:

Plans and specifications were provided on July 28, 2016. As you are aware the request for a multi-model roadway design came from FGCU who has approved these plans as satisfactory.

The Agreement says that AWF shall be solely responsible for constructing any water management facilities required by any applicable government authority to transport off-site any water runoff generated by the work. If any of the runoff flows into or over Miromar property, this is an issue pending review of your water management facilities and stormwater runoff calculations.

Response:

The proposed discharge is a temporary condition. No water quality testing is required by the Agreement, Lee County or the SFWMD. All water quality concerns are being addressed through the approved best management practices required by the County and District approvals. The retention area has been designed to accommodate the 25-year, 3-day storm event volume for the FGCU roadway easement area.

Under Paragraph 5 B, it states the following: After the approval of plans by FGCU, AWF may request changes in plans and specs from time to time with any changes subject to FGCU reasonable approval. If there are any material changes to the approved plans, we anticipate that AWF would review those with Miromar.

Response:

Agreed

AUGUST 31, 2010 AGREEMENT

Comment:

An Egress and Utility Easement Agreement dated August 31, 2010 (“Easement Agreement”) was entered among Miromar Lakes LLC, Miromar Lakes Community Development District (CDD), Alico-Agri Limited and Florida Golf Coast University (FGCU). In your letter, you make reference to the Option and Construction Agreement dated May 27, 2014. I do not know if Miromar was aware of this Agreement prior to you attaching it to your letter, but to the extent that it conflicts in anyway with the Easement Agreement and the Settlement Agreement, this is an issue.

Response:

The Option and Construction Agreement, the Easement Agreement and the Settlement Agreement are all consistent and do not conflict in any way. To the extent Miromar finds conflicts between the two agreements, they should be raised as part of the review.

In Section 4, the Easement Agreement reflects an easement over and across Miromar property, the CDD property and the Alico-Agri-property, collectively referred to as the “easement property” and collectively creates a hundred-foot wide easement connection the FGCU campus with the 40 acre parcel and a future county road – 951 extension as shown on Exhibit D.

Response:

General statement appears to be accurate.

Section 4 requires all landscaping plans, including without limitation, the installation of all trees and shrubbery to be submitted to Miromar in advance for approval as well as the landscape being compatible with and similar to the adjacent landscaping implemented by Miromar. Moreover under Section 4 any lighting plan, with a limit of 18 feet high street lighting, shall be submitted to Miromar for review. As noted above, it is an issue to the extent that the lighting fixtures are not full cut offs or that the photometric calculations show any light spillage outside of the easement.

Response:

The proposed light fixtures are “full cut-off” (no upward light transmission) in accordance with Lee County requirements. The foot candle values calculated at the property line meet the Lee County Land Development Code. The foot candle values at the easement line are negligible. Additional shielding will be provided on light fixtures adjacent to water bodies in order to eliminate any direct light fixture exposure to adjacent residences and limit light refraction from the adjacent water body.

Under Paragraph 6, in connection with the design and construction of the roadway the parties will coordinate for the following purposes:

- (a) *To provide appropriate curbs, curb cuts and median crossings with reasonable access to the lands of all parties. We have provided our preliminary curb cut and reserve the right to add additional cuts and crossings.*

Response:

The proposed curb cut has been incorporated into the attached plan set based on the detail and location provided by Hole Montes, provided on August 31, 2016.

- (b) *To provide any reasonable and necessary connections and tie-ins to the utility lines. Our suggestions were noted above*

Response:

As agreed to at the August 18, 2016 meeting, if formally requested by LCU through the Development Order review process, a connection to the proposed water main will be included in the design plans for construction.

- (c) *To maintain consistency and insure full compliance of any and all permits and approvals held by the parties; and*

Response:

We have agreed to meet and coordinate on these issues.

- (d) *To eliminate adverse impacts to the water management system and adjacent preserve areas of Miromar and the CDD. Our comments were outlined above concerning discharge into our preserve areas and the constriction of the discharge from Lake 6 by the construction of the road and installation of the box culverts.*

Response:

The proposed discharge is a temporary condition. No water quality testing is required by the Agreement, Lee County or the SFWMD. All water quality concerns are being addressed through the approved best management practices required by the County and District approvals. The retention area has been designed to accommodate the 25-year, 3-day storm event volume for the FGCU roadway easement area.

The above responses coupled with the attached revised plans and other supporting documentation, supports our discussion at the August 18, 2016 meeting and effectively presents resolutions and answers to all the issues raised in your comments provided August 12, 2016. Please confirm on or before Friday, September 19, 2016 that the above issues have been adequately addressed and satisfied.

Thank you

Sincerely,



Donald R. Schrottenboer
President

Cc:
Carl Barraco, Barraco & Associates
Wes Kayne, Barraco & Associates

Culvert Calculator Report

FGCU Connector Road

Solve For: Headwater Elevation

Culvert Summary

Allowable HW Elevation	18.75 ft	Headwater Depth/Height	0.96
Computed Headwater Elevation	18.79 ft	Discharge	105.00 cfs
Inlet Control HW Elev.	18.75 ft	Tailwater Elevation	18.75 ft
Outlet Control HW Elev.	18.79 ft	Control Type	Outlet Control

Grades

Upstream Invert	14.00 ft	Downstream Invert	14.00 ft
Length	80.00 ft	Constructed Slope	0.000000 ft/ft

Hydraulic Profile

Profile	H2	Depth, Downstream	4.75 ft
Slope Type	Horizontal	Normal Depth	N/A ft
Flow Regime	Subcritical	Critical Depth	1.10 ft
Velocity Downstream	1.38 ft/s	Critical Slope	0.003298 ft/ft

Section

Section Shape	Box	Mannings Coefficient	0.013
Section Material	Concrete	Span	8.00 ft
Section Size	8 x 5 ft	Rise	5.00 ft
Number Sections	2		

Outlet Control Properties

Outlet Control HW Elev.	18.79 ft	Upstream Velocity Head	0.03 ft
Ke	0.20	Entrance Loss	0.01 ft

Inlet Control Properties

Inlet Control HW Elev.	18.75 ft	Flow Control	Unsubmerged
Inlet Type	90° headwall w 45° bevels	Area Full	80.0 ft ²
K	0.49500	HDS 5 Chart	10
M	0.66700	HDS 5 Scale	2
C	0.03140	Equation Form	2
Y	0.82000		

L:\15-080 - CenterPlace\15-080-01-03.dwg, 8/24/2016 7:39:31 PM, Christian, DWG To PDF.pc3
 L:\15-080 - CenterPlace\15-080-01-03.dwg, Plotted on: 10/01/2009 / 05:48 PM by Christian
 All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. It is the responsibility of the user to verify that the information is correct and that the information is current. * These plans are the property of Architectural Land Design and may not be used or reproduced without the written permission of Architectural Land Design. * Contractor shall not scale from plan, use dimensions only. * Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without the written permission of Architectural Land Design. * Contractor shall not scale from plan, use dimensions only. * Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without the written permission of Architectural Land Design.

Planting Specifications

QUALITY: All plants shall be Florida No. 1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH: Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepancies or errors not addressed at the time of bid.

DRAWINGS: Drawings are part of this contract. Any discrepancies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE: Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warranted for a period of 1 year. All shrubs and groundcovers shall be warranted for a period of 90 days, and sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS: Any substitutions made for any reason must be approved by the owner.

WATER: It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug, healthy and be well branched, free from disease and insects.

CONTAINER GROWN MATERIAL: All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS: Only a minimum number of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS: Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES: Height shall be measured from the ground to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" Pine Straw mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING: The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting. The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL: Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics. Soil within planting beds shall not be compacted. All compacted sub-base shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX

	ANNUALS
50% decomposed organic matter (muck)	100% Potting Soil
50% existing soil	
pH: 5.5 - 7.0	

FERTILIZER: Two fertilizers 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 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorus, 10% Potassium. The two fertilizers will be applied at the following rates:

1. PLANT SIZE 6-6-6 "AGRIFORM" TABLET (21 GRAM)

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" cal.	2/1" caliper
6" and larger	3 lbs./1" cal.	2/1" caliper

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

PRUNING: Each plant shall be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING: Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

Notes

All Plants shall be Florida No. 1 Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements. Contractor shall verify all quantities indicated at time of bid. Contractor shall provide unit prices at time of bid. All contractors working on the project shall be licensed and fully insured as required. Tree and palm staking shall be removed between 6 and 12 months after planting.

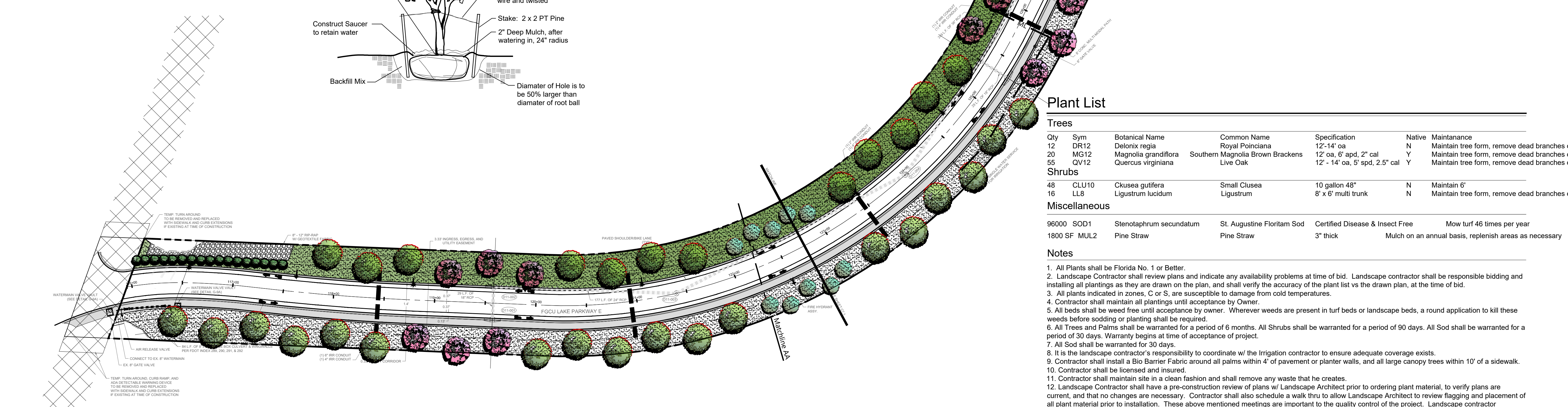
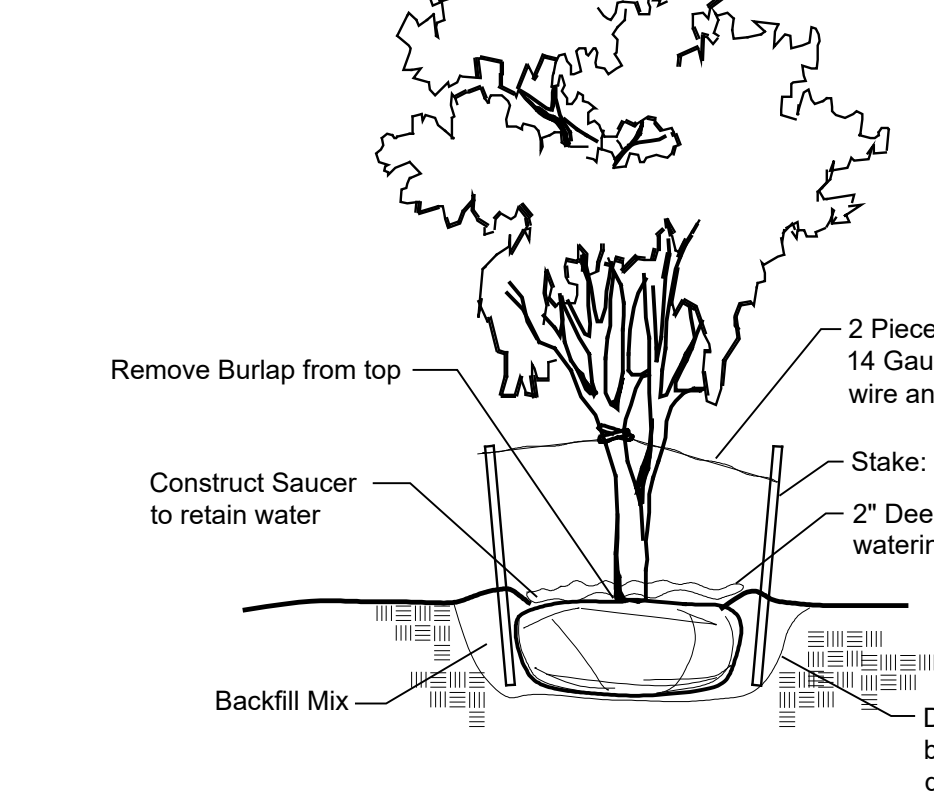
WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



Plant List

Trees						
Qty	Sym	Botanical Name	Common Name	Specification	Native	Maintenance
12	DR12	Delonix regia	Royal Poinciana	12'-14' oa	N	Maintain tree form, remove dead branches only.
20	MG12	Magnolia grandiflora	Southern Magnolia Brown Brackens	12' oa, 6' apd, 2" cal	Y	Maintain tree form, remove dead branches only.
55	QV12	Quercus virginiana	Live Oak	12' - 14' oa, 5' spd, 2.5" cal	Y	Maintain tree form, remove dead branches only.
Shrubs						
48	CLU10	Ckusea gutifera	Small Clusea	10 gallon 48"	N	Maintain 6'
16	LL8	Ligustrum lucidum	Ligustrum	8' x 6' multi trunk	N	Maintain tree form, remove dead branches only.
Miscellaneous						
96000	SOD1	Stenotaphrum secundatum	St. Augustine Floritam Sod	Certified Disease & Insect Free		Mow turf 46 times per year
1800 SF	MUL2	Pine Straw	Pine Straw	3" thick		Mulch on an annual basis, replenish areas as necessary

Notes

- All Plants shall be Florida No. 1 or Better.
- Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
- All plants indicated in zones, C or S, are susceptible to damage from cold temperatures.
- Contractor shall maintain all plantings until acceptance by Owner.
- All beds shall be weed free until acceptance by owner. Wherever weeds are present in turf beds or landscape beds, a round application to kill these weeds before sodding or planting shall be required.
- All Trees and Palms shall be warranted for a period of 6 months. All Shrubs shall be warranted for a period of 90 days. All Sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance of project.
- All Sod shall be warranted for 30 days.
- It is the landscape contractor's responsibility to coordinate w/ the Irrigation contractor to ensure adequate coverage exists.
- Contractor shall install a Bio Barrier Fabric around all palms within 4' of pavement or planter walls, and all large canopy trees within 10' of a sidewalk.
- Contractor shall be licensed and insured.
- Contractor shall maintain site in a clean fashion and shall remove any waste that he creates.
- Landscape Contractor shall have a pre-construction review of plans w/ Landscape Architect prior to ordering plant material, to verify plans are current, and that no changes are necessary. Contractor shall also schedule a walk thru to allow Landscape Architect to review flagging and placement of all plant material prior to installation. These above mentioned meetings are important to the quality control of the project. Landscape contractor understands that if work commences without these meetings, that the owner and Landscape Architect have the ability to make field changes to the plans at the Landscape Contractors expense.
- General Contractor / Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
- General Contractor / Site contractor shall make certain all limerock, and excessively compacted soils shall be removed from planting beds.
- Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
- Landscape contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
- Contractor to confirm any pest (Deer, Rabbit, etc) issues prior to planting and provide appropriate solution to alleviate issue; ie, incorporate alternate plant materials.



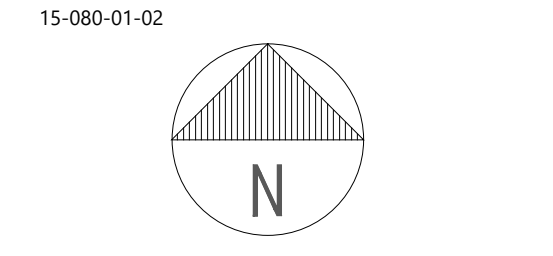
LANDSCAPE ARCHITECTURE
 2780 S. Horseshoe Drive Suite 5
 Naples, FL 34104
 (239) 430-1661

License LC26000259
 Christian Andrea

License No. 1178
 Copyright Architectural Land Design ©

FGCU Connector Road
 Alico West Fund LLC, Lee County, FL
 PLANTING PLAN

▲1 Add Plints to culvert CA 8.24.16
 Drawing Date: CA 6.28.16
 Scale: 1" = 50'



File Name: 15-080-01-03.dwg

Architectural Information Provided by: ----
 Company Name: ----
 File Name: ----
 Date: ----
 Site Information Provided by: ----
 Company Name: ----
 File Name: ----
 Date: ----

2.0

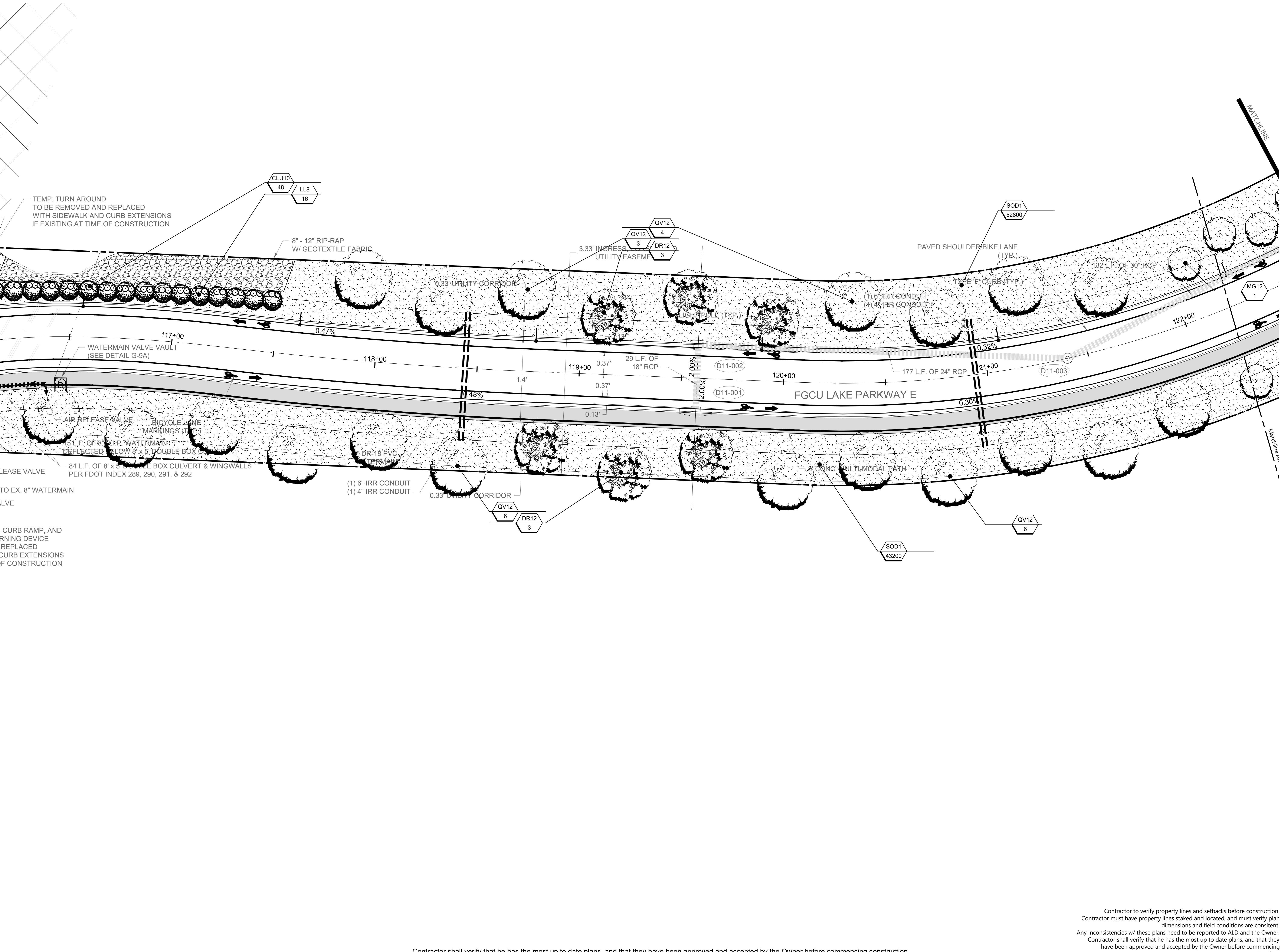
Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

FGCU Connector Road

Alico West Fund LLC, Lee County, FL

PLANTING PLAN

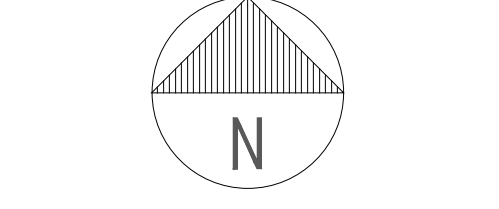
L15-080 - CenterPlace\15-080-01-03.dwg, 8/24/2016 7:39:53 PM, Christian, DWG To PDF.pc3
 L15-080 - CenterPlace\15-080-01-03.dwg, Plotted on 10/01/2009 / 05:48 PM by Christian
 L15-080 - CenterPlace\15-080-01-03.dwg, This drawing is the property of Architectural Land Design and may not be used or reproduced without
 permission of Architectural Land Design. * These plans are the property of Architectural Land Design and may not be used or reproduced without
 permission of Architectural Land Design. * All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.
 Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * This drawing shall be reproduced or disclosed to others for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.



▲1 Add Plints to culvert CA 8.24.16
Drawing Date: CA 6.28.16

Scale: 1" = 20'-0"

15-080-01-02



File Name: 15-080-01-03.dwg

Architectural Information Provided By:	----
Company Name:	----
File Name:	----
Date:	----
Site Information Provided By:	----
Company Name:	----
File Name:	----
Date:	----

Contractor to verify property lines and setbacks before construction. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent. Any inconsistencies w/ these plans need to be reported to ALD and the Owner. Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

District Headquarters: 3301 Gun Club Road, West Palm Beach, Florida 33406 (561) 686-8800 www.sfwmd.gov

Regulation
Application No.: 151221-3

August 24, 2016

STATE OF FLORIDA / F G C U
10501 F G C U BOULEVARD SOUTH
EDWARDS HALL, SUITE 217
FORT MYERS, FL 33965

Dear Permittee:

SUBJECT: Permit No.: 36-02881-S
Project : FLORIDA GULF COAST UNIVERSITY - PARKING LOT/ACCESS ROAD
Location: Lee County, S13/T46S/R25E

District staff has reviewed the information submitted July 19, 2016, for the re-configuration of the existing recreation area parking and re-alignment of the access road, part of Basin 3B of the Florida Gulf Coast University (FGCU) stormwater management system, previously permitted under Permit No. 36-02881-S. Refer to Exhibit 1.0 for a location map. This modification will result in a net increase in impervious surface area of 0.70 acres from the previous authorizations. The existing dry detention areas will be expanded to accommodate the additional stormwater runoff due to the additional impervious area. The project will not require any modifications to the existing discharge structure authorized for construction and operation under the referenced previous permit. Site development plans and details are attached as Exhibit 2.0.

Based on that information, District staff has determined that the proposed activities are in compliance with the original environmental resource permit and appropriate provisions of paragraph 40E-4.331(2)(b) or 62-330.315(2)(g), Florida Administrative Code. Therefore, these changes have been recorded in our files.

Your permit remains subject to the General Conditions and all other Special Conditions not modified and as originally issued.

Should you have any questions or comments regarding this authorization, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Rose".

Brian Rose, P.E.
Section Leader
Lower West Coast Service Center

BR/ps

c: Barraco And Associates Inc
P E G 5000 Fund L L C

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

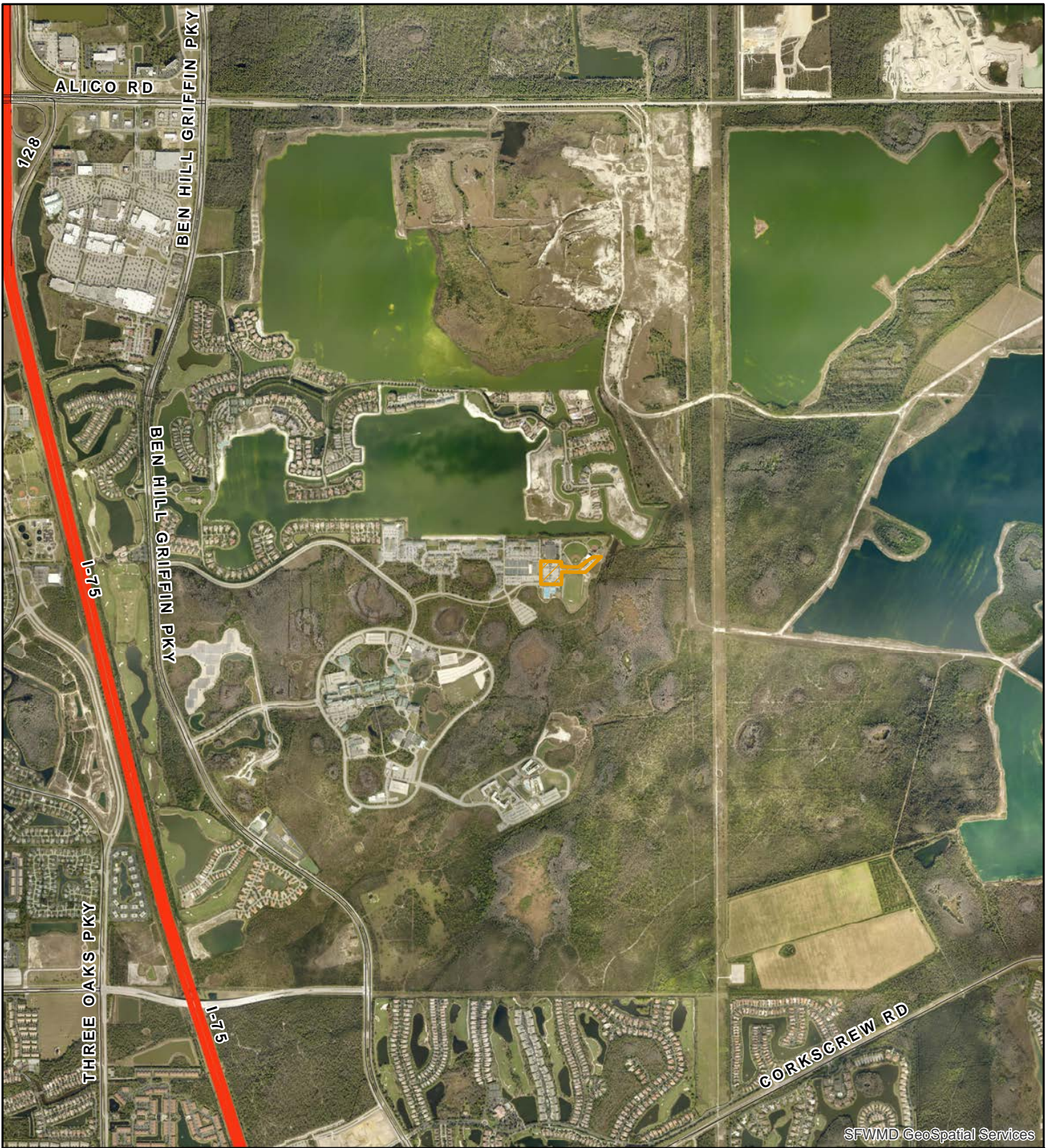
1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION



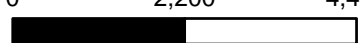

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.



SFWMD GeoSpatial Services

<p>Exhibit No: 1</p>	<p>Exhibit Created On: 2016-08-23</p>	<p>LEE COUNTY, FL</p>	<p> Application</p>
<p>REGULATION DIVISION</p>			<p>Permit No: 36-02881-S</p>
<p>Project Name: FLORIDA GULF COAST UNIVERSITY - PARKING LOT/ACCESS ROAD N</p>			<p>Application Number: 151221-3</p>
	<p>0 2,200 4,400  Feet</p>	<p> sfwmd.gov Created by Regulation GIS Section South Florida Water Management District</p>	

SITE DEVELOPMENT PLANS

FOR

FLORIDA GULF COAST UNIVERSITY PARKING LOT/ACCESS ROAD

PART OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS 10501 FGCU BLVD. S. FORT MYERS, FL 33965	PROJECT DATUM STATE PLANE FLORIDA WEST ZONE (NAD1983/90)(NSR2007) NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 CONVERSION = NAVD88 + 1.16" = NGVD29
ZONING -	RECORD PLAT N/A
FLOOD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12071C0582F, EFFECTIVE DATE: AUGUST 28, 2008, THE SUBJECT PARCEL IS LOCATED IN A PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS.	STRAP NUMBERS 13-46-25-00-00001.0010

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	PENDING	-
LEE COUNTY DEVELOPMENT ORDER	N/A	-
FLORIDA DEPARTMENT OF HEALTH	PENDING	-
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	PENDING	-
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	PENDING	-

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

DESIGN TEAM

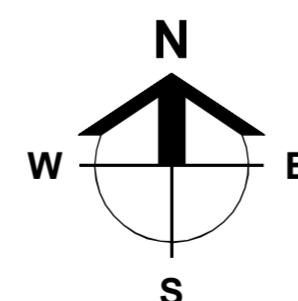
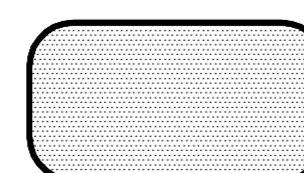
PROJECT ENGINEER CARL A. BARRACO, SR., P.E.	PROJECT MANAGEMENT CHRIS VAN BUSKIRK
DESIGN ENGINEER WESLEY KAYNE, P.E.	PROJECT SURVEYOR SCOTT A. WHEELER, PSM
LEAD DESIGN TECHNICIAN DAVE EASTMOND	SITE PLANNING -
DESIGN STAFF -	LAND PLANNING -
QUALITY CONTROL CHRIS VAN BUSKIRK	RECORD DRAWINGS -

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

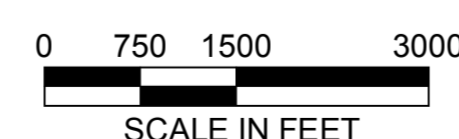
ALL DIMENSIONS ARE IN FEET.



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23292A01.DWG
2	STANDARD NOTES, LEGEND, AND ABBREVIATIONS		23292A02.DWG
3	AERIAL AND EXISTING CONDITIONS	A	23292A06.DWG
4	SITE CLEARING AND DEMOLITION PLAN	A	23292A07.DWG
5	MASTER SITE PLAN	A	23292A10.DWG
6	MASTER UTILITY PLAN	A	23292A12.DWG
7	TYPICAL SECTIONS		23292A18.DWG
8	PAVING, GRADING, AND DRAINAGE PLAN	A	23292A20.DWG
9	PAVING, GRADING, AND DRAINAGE PLAN	A	23292A20.DWG
10	PLAN AND PROFILE	A,B	23292A30.DWG
11	PLAN AND PROFILE	A,B	23292A30.DWG
12	STANDARD DETAILS		23292A40.DWG
13	EROSION CONTROL DETAILS		23292A50.DWG
14	STORMWATER POLLUTION PREVENTION PLAN	A	23292A52.DWG
15	UTILITY DETAILS		23292A70.DWG

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	BASE LINEWORK PLAN	23292A00.DWG
B	PROFILE BASE PLAN	23292A00P.DWG

PLAN STATUS

APPROVAL SUBMITTAL PLANS
07/18/2016

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR



10501 FGCU BLVD. SOUTH
FORT MYERS, FLORIDA 33965
PHONE (239) 590-1504

PROJECT DESCRIPTION



ENGINEER OF RECORD

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 23292A01.DWG

LOCATION: J:\23292\DWG\FGCU

PLOT DATE: MON 7-18-2016 2:54 PM

PLOT BY: WES KAYNE

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
07-18-2016

COVER SHEET AND
LOCATION MAP

PROJECT / FILE NO. SHEET NUMBER

23292 1

STANDARD ABBREVIATIONS

NOTE: SEE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS INDEX 001 FOR ADDITIONAL ABBREVIATIONS NOT LISTED BELOW.

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	C.U.E	COUNTY UTILITY EASEMENT	F.H.	FIRE HYDRANT	M.E.S.	MITERED END SECTION	RECT.	RECTANGULAR
ABD.	ABANDONED	COR.	COR. CULVERT	F.H.W.A.	FLORIDA HIGHWAY ADMINISTRATION	MG	1000 GALLONS	REIN.	REINFORCED or REINFORCING
A.D.A.	AMERICANS WITH DISABILITIES ACT	C.Y.	CUBIC YARD	F.	FINISH	M.H.	MANHOLE	REL.	RELOCATED
ADJ.	ADJUST	D.	DEGREE OF CURVATURE	FL.	FLORIDA	M.H.W.	MEAN HIGH WATER	REM.	REMOVED
A.D.T.	AVERAGE DAILY TRAFFIC	DA.	DAYS	F.O.C.	FACE OF CURB	MIN.	MINIMUM	REQ.	REQUIRED
A.E.	ACCESS EASEMENT	D.A.	DEED AREA	F.P.C.	FEET PER SECOND	MISC.	MISCELLANEOUS	RES.	RESIDENCE
A.A.D.T.	ANNUAL AVERAGE DAILY TRAFFIC	D.B.	DEED BOOK	D.R.	DEGREE OF CURVATURE	M.L.W.	MEAN LOW WATER	R.M.	RAISED REFLECTIVE PAVEMENT MARKERS
AGG.	AGGREGATE	D.B.I.	DITCH BOTTOM INLET	FREQ.	FREQUENCY	MOD.	MODIFY or MODIFIED	R.P.M.	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
A.I.C.P.	AMERICAN INSTITUTE OF CERTIFIED PLANNERS	DBL	DOUBLE	FT.	FOOT OR FEET	MON.	MONUMENT	R.P.B.D.	RAISED REFLECTIVE PAVEMENT MARKERS
ALT.	ALTERNATE	D.C.S.	DOUBLE DETECTOR CHECK VALVE	FURN.	FURNISH	M.O.T.	MANUTENANCE OF TRAFFIC CONTROL DEVICES	R.W.	RIGHT OF WAY
ALUM.	ALUMINUM	D.E.	DRAINAGE EASEMENT	GAR.	GARAGE	M.P.H.	MILES PER HOUR	R.T.	RIGHT OF WAY
A.M.	12:00 MIDNIGHT UNTIL 12:00 NOON	DECEL.	DECELERATION	GOV.T.	GOVERNMENT	M.S.L.	MEAN SEA LEVEL	R.W.	RIGHT OF WAY
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	DEM.OBL.	DEMOLITION	GR.	GROSS MILE	M.U.T.C.A.	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	S.	SOUTH
APPL.	APPLICATION	DEN.	DENSITY	GRND.	GROUND	N.	NORTH	SAN.	SANITARY
ASPH.	ASPHALT	DEPT.	DEPARTMENT	GV.	GATE VALVE	NE.	NORTH EAST	SCH.	SCHEDULE
ASSY.	ASSEMBLY	D.H.W.	DESIGN HIGH WATER	H.	HEIGHT	N.E.	NORTH EAST	SEC.	SECTION
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	DIA.	DIAMETER	H.D.	HIGH DENSITY	N.G.V.D.	NATIONAL GEODETTIC VERTICAL DATUM OF 1929	SED.	SEDIMENT
AUX.	AUXILIARY	D.I.P.	DUCTILE IRON PIPE	HDR.	HANDRAIL	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM SHEET	SG.	SPECIFIC GRAVITY
AVE.	AVENUE	DIR.	DIRECTION	HDR.	HANDRAIL	N.G.S.	NATIONAL GEODETTIC SURVEY	SH.	SHOULDER
AVG.	AVERAGE	DIST.	DISTANCE	HDR.	HANDRAIL	N.W.A.	NORMAL HIGH WATER	S.H.W.T.	SEASONAL HIGH WATER TABLE
B.E.	BURIED ELECTRIC	D.O.T.	DEPARTMENT OF TRANSPORTATION	HDR.	HANDRAIL	N.M.	NET MILE	S.S.	SPECIFICATION
B.L.	BASE LINE	DR.WY.	DRIVEWAY	HDR.	HANDRAIL	N.W.	NOT TO SCALE	S.S.	SPECIFICATION
B.L.V.D.	BOLLIVARD	D.S.W.T.	DRY SEASON WATER TABLE	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
B.M.	BENCHMARK	DWG.	DRAWING	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
B.O.C.	BACK OF CURB	E.	EAST	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
B.	BOTTOM	E.A.	EACH	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
B.P.	BORROW PIT	E.I.	ENGINEERING INTERN	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
BR.	BRIDGE	E.L.	ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
BRG.	BEARING	E.L.EV.	ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
B.T.	BURIED TELEPHONE	ELEC.	ELECTRIC	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
B.U.	BUSH	ELLIP.	ELLIPTICAL	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
B.W.	BARBED WIRE	EMBK.	EMBANKMENT	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CALC.	CALCULATED	ENCL.	ENCLOSURE	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CALC.	CALCULATED	E.O.P.	EDGE OF PAVEMENT	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CAP.	CAPACITY	E.O.W.	EDGE OF WATER	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CATV.	CABLE TELEVISION	E.O.	EQUATION OR EQUAL	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.B.	CATCH BASIN	E.Q.U.P.	EQUIPMENT	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CBS.	CONCRETE BOX CULVERT	E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CC.	CENTER TO CENTER	ESMT.	EASEMENT	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CCMB.	COUNTY COMMISSIONERS MINUTES BOOK	ET.C.	ET CETERA (AND SO FORTH)	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CEM.	CEMENT	E.W.	EXISTING	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.F.	CUBIC FOOT	EX.	EXTENSION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.I.	CAST IRON PIPE	EXP.	EXPANSION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.L.	CENTER LINE	F.	FILL	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CONC.	CONCRETE	F.A.C.	FACE TO FACE	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.M.	CONCRETE MONUMENT	F.A.C.B.C.	FLORIDA ADMINISTRATIVE CODE FOR FLORIDA ACCESSIBILITY CODE FOR COUNTY OR COMPANY	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.M.P.	CORRUGATED METAL PIPE	F.B.C.	FLORIDA BUILDING CODE	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CO.	COUNTY	F.D.	FOUND	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CO.	CLEANOUT	F.D.C.	FIRE DEPARTMENT CONNECTION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
COL.	COLUMN	F.D.	FOUND	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
COM.	COMMERCIAL	F.F.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CONST.	CONSTRUCTION	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CONTR.	CONTRACTOR	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
COORD.	COORDINATE	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
COR.	CORNER	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.P.	CONTROL POINT	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.R.	CONTROL RADIUS	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
C.S.	CONTROL STRUCTURE	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION
CTR.	CENTER	F.F.E.	FINISHED FLOOR ELEVATION	HDR.	HANDRAIL	N.W.	NORTH WEST	S.S.	SPECIFICATION

GENERAL NOTES

NOTE: SEE ADDITIONAL NOTES ON SITE DEVELOPMENT PLANS AND DETAIL SHEETS WHICH ARE SPECIFIC TO THIS PROJECT. IN THE EVENT OF A CONFLICT, UTILIZE NOTES ON SITE DEVELOPMENT PLANS.

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE COVERED BY THE LATEST EDITIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, F.D.O.T. DESIGN STANDARDS AND APPLICABLE DESIGN STANDARDS MODIFICATIONS FOUND AT <http://www.dot.state.fl.us/ndesign> AND ALL LOCAL CODES.
- ALL APPROVALS REQUIRED IN CONJUNCTION WITH THESE NOTES MUST BE OBTAINED IN WRITING BY THE CONTRACTOR. ANY DEVIATIONS FROM THE PLANS AND / OR SPECIFICATIONS MUST BE APPROVED IN ADVANCE BY THE OWNER, ENGINEER AND APPROPRIATE REGULATORY AGENCY.
- CONTRACTOR SHALL ENSURE THAT ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION, THAT COPIES OF ALL PERMITS ARE RETAINED ON SITE AT ALL TIMES AND SHALL ADHERE TO ALL PERMIT CONDITIONS. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY THE LOCAL MAINTENANCE ENGINEERS OFFICE TO SECURE GENERAL USE PERMITS AND / OR OTHER PERMITS REQUIRED FOR WORK WITHIN F.D.O.T. RIGHT-OF-WAY.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSIONS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (F.A.C.B.C.). MAXIMUM SLOPE IN ACCIONABLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND CROSSWALKS.
- SIDEWALKS ARE DESIGNED AND INTENDED FOR PEDESTRIAN TRAFFIC ONLY. ALL SIDEWALKS AND CURB CUTS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX 304 AND SHALL INCLUDE DETECTABLE WARNING SURFACES. VALLEY GUTTER ADJACENT TO CURB CUTS SHALL DEViate FROM STANDARD DETAIL BY NOT EXCEEDING 12:1 SLOPES.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNERS REPRESENTATIVE AND APPROPRIATE AGENCY A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE RESPECTIVE PERMIT.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES A MINIMUM OF 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS EXIST. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION AND OTHER IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT SIZES, ELEVATIONS AND LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. CONTRACTOR SHALL NOTIFY ENGINEER / OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ANY PUBLIC LAND CORNER OR BENCHMARK WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED AND IF IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
- EXISTING IMPROVEMENTS SHALL REMAIN UNLESS NOTED OTHERWISE, AND SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ANY CLEARING, VEGETATION REMOVAL OR RIGHT-OF-WAY PERMITS REQUIRED FOR THIS PROJECT. ALL DEBRIS SHALL BE REMOVED FROM SITE AND PROPERLY DISPOSED OF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. CONTRACTOR SHALL ASSURE THAT ALL TRAFFIC CONTROL DEVICES MEET ACCEPTABLE STANDARDS AS OUTLINED IN THE LATEST EDITION OF THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA'S) "QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES", AND SHALL IMMEDIATELY REPAIR, REPLACE OR CLEAN DAMAGED, DEFACED OR DIRTY DEVICES. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER APPROVED PRIOR TO BEGINNING CONSTRUCTION. ANY IMPACTS TO TRAFFIC FLOW SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE LOCAL AGENCY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND OWNERS REPRESENTATIVE.
- THE LOCATIONS OF PROPOSED DRAINAGE STRUCTURES AND UTILITY LINES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED IN ADVANCE BY THE ENGINEER. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. 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. SPOK FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL BY OWNER.
- INSTALLATION OF SUBSURFACE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND IRRIGATION LINES, PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF THE ROADWAY SUBGRADE.
- SUBGRADE AND LIME/ROCK BASE COURSES TO BE COMPACTED TO 98% MINIMUM OF THE MAXIMUM DRY DENSITY AS SPECIFIED BY AASHTO T-180 TESTING. CONTRACTOR SHALL PROVIDE THE ENGINEER SATISFACTORY DENSITY TESTS FOR SUBGRADE AND LIME/ROCK PRIOR TO PAYMENT OR FINAL ACCEPTANCE. EXCESS ROAD BASE AND COMPACTED SOIL SHALL BE REMOVED FROM ALL LANDSCAPE AREAS PRIOR TO FINAL GRADINGS.
- SWALE ELEVATIONS SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY. ALL UNPAVED AREAS SHALL BE GRADED TO DRAIN TO THE DRAINAGE SYSTEM TO PREVENT STANDING WATER. YARD DRAINS MAY BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER, AND SHALL HAVE PEDESTRIAN-SAFE GRATES MEETING THE REQUIREMENTS OF H-20 LOADING.
- BERM ELEVATIONS SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR MAY EXCEED THE MINIMUM BERM ELEVATION BY UP TO 0.5 FEET PROVIDED ALL SLOPE CRITERIA IS MET. ANY CONSTRUCTION OF BERMS IN EXCESS OF THAT LIMIT MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN ONE WEEK OF COMPLETION OF DRAINAGE CONTROL STRUCTURES SO THAT ELEVATIONS MAY BE VERIFIED PRIOR TO COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES AND OTHER IMPROVEMENTS AS REQUIRED TO MATCH THE FINAL GRADE.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE IN REGARDS TO THE LOCATION, SIZE AND QUANTITY OF ALL CONDUITS FOR UTILITIES, IRRIGATION, LIGHTING AND OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION OF THE ROADWAY SUBGRADE. CASING AND/OR CONDUIT SHALL HAVE A MINIMUM OF 30" COVER. EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END, AND ENDS SHALL BE SEALED AND DENOTED WITH MARKING TAPE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO PLACING SOD ON AREAS THAT REQUIRE CRITICAL MINIMUM OR MAXIMUM ELEVATIONS IN ORDER FOR ENGINEER TO VERIFY SUCH ELEVATIONS. THE OBLIGATION TO ACHIEVE MINIMUM ELEVATIONS REMAINS WITH THE CONTRACTOR.
- SOD A 12" STRIP ADJACENT TO ALL PAVEMENT PER F.D.O.T. REQUIREMENTS. SOD ALL UNPAVED DISTURBED AREAS WITHIN F.D.O.T. RIGHT OF WAY. ALL OTHER UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED, FERTILIZED AND MULCHED UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL, AND SUCH MATERIAL SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
- THE PROPERTY OWNER OR DESIGNATED AUTHORITY IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS SHOWN IN THESE DRAWINGS AND AS REQUIRED BY LOCAL, STATE AND FEDERAL PERMITS. IT IS FURTHER RECOMMENDED THAT THE SURFACE WATER MANAGEMENT SYSTEM BE INSPECTED SEMI-ANNUALLY.
- CONTRACTOR SHALL VERIFY DESIGN DETAILS WITH ENGINEER PRIOR TO ORDERING STRUCTURES. STRUCTURE TYPES LABELED ON THE PLANS FOR ITEMS SUCH AS JUNCTION BOXES AND INLETS MAY ONLY BE A REFERENCE TO THE TOP OF THE STRUCTURE. CERTAIN STRUCTURE TYPES REQUIRE A LARGER BOTTOM TO ACCOMMODATE LARGER PIPE SIZES AND/OR PIPE ANGLES. THE APPROPRIATE SIZE AND SHAPE OF THE BOTTOM OF THE STRUCTURE SHALL BE DETERMINED BY THE CONTRACTOR WITH CONSIDERATION GIVEN TO ADJACENT EXISTING OR PROPOSED UTILITIES. THE COST FOR THE ENTIRE STRUCTURE IS INCLUDED IN THE UNIT PRICE FOR THE PRIMARY STRUCTURE.
- STORM DRAIN PIPE LENGTHS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM INSIDE FACE OF STRUCTURE. SANITARY SEWER PIPE LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM THE CENTER OF STRUCTURE.
- CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN UTILITIES AS SHOWN ON "UTILITY LOCATION DETAIL" AND IN ACCORDANCE WITH APPLICABLE LOCAL UTILITY SERVICE PROVIDER REQUIREMENTS.
- 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 IN ACCORDANCE WITH ALL A.W.W.A. APPLICABLE STANDARDS.
- CONTRACTOR TO COORDINATE WITH ALL OTHER CONTRACTORS WORKING ON THE PROJECT SITE, THE OWNERS REPRESENTATIVE AND WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER, WATERLINE OR IRRIGATION SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS.
- DEFLECTION TESTING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER MAY NOT BE UNDERTAKEN UNTIL 30 DAYS AFTER FINAL BACKFILLING OF THE TRENCH IS COMPLETE. SEWER DEFLECTION MAY NOT EXCEED THE MAXIMUM PROVIDED IN THE TECHNICAL SPECIFICATIONS OR 5%, WHICHEVER IS LESS.
- ALL GRAVITY SEWER MAINS SHALL BE TESTED WITH A MANDREL WITH A DIAMETER OF NOT LESS THAN 85% OF THE INSIDE PIPE DIAMETER. MANDREL TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL PULLING DEVICES.
- NO VEGETATION OR OTHER OBSTRUCTIONS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS, F.D.C. P.I.V. ETC. IN ACCORDANCE WITH LOCAL FIRE JURISDICTION AND / OR AS SHOWN IN DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA FIRE CODE. SEPARATE PERMITS MAY BE REQUIRED FOR ANY DEDICATED FIRE LINE. UNDERGROUND FIRE LINES MUST MEET REQUIREMENT OF NFPA 24.

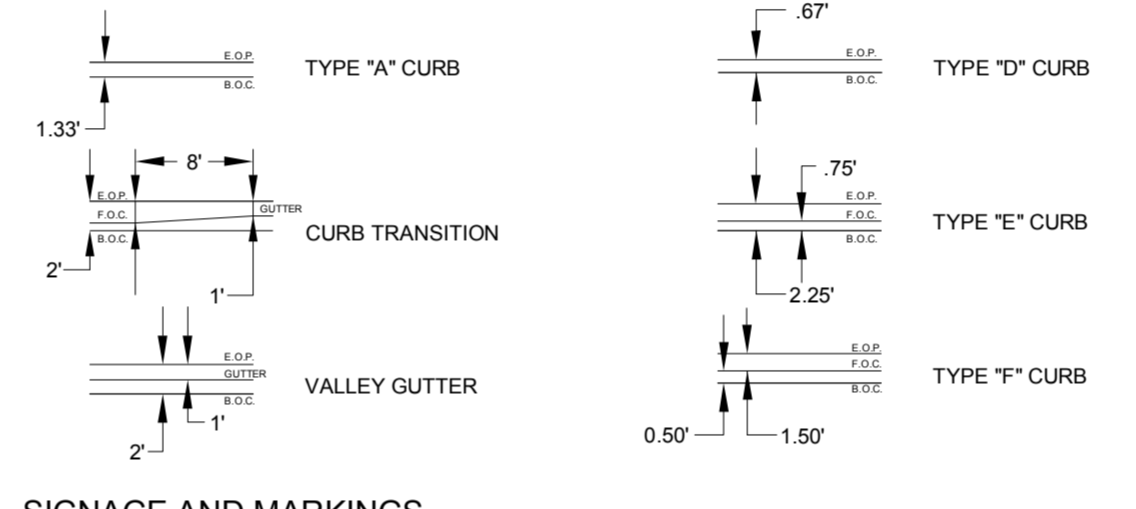
SYMBOL LEGEND

NOTE: THE SYMBOLS REPRESENTED BELOW ARE STANDARDS UTILIZED BY THIS FIRM AND NOT ALL ARE REQUIRED FOR THE SUBJECT PROJECT.

	VALLEY GUTTER INLET		TYPE 5 INLET (LEFT)
	DITCH BOTTOM INLET		TYPE 5 INLET (RIGHT)
	DRAINAGE JUNCTION BOX		TYPE 6 INLET
	MITERED END SECTION		TYPE 9 INLET
	CONTROL STRUCTURE		TYPE 10 INLET
	HEADWALL		YARD DRAIN
	FLARED END SECTION		FLOW ARROW

	11.25' BEND		SANITARY SEWER MANHOLE
	22.5' BEND		SINGLE SANITARY SEWER SERVICE
	45' BEND		DOUBLE SANITARY SEWER SERVICE
	90' BEND		CLEANOUT
	TEE		PUMP STATION
	REDUCER		SINGLE IRRIGATION SERVICE
	AIR RELEASE VALVE		DOUBLE IRRIGATION SERVICE
	WYE		SINGLE WATER SERVICE
	CROSS		DOUBLE WATER SERVICE
	CAP OR PLUG		FIRE HYDRANT ASSEMBLY (PLAN VIEW)
	BACTERIOLOGICAL SAMPLE POINT		FIRE HYDRANT ASSEMBLY (PROFILE VIEW)
	PERMANENT BLOW OFF ASSEMBLY		GATE VALVE (PROFILE VIEW)
	TEMPORARY BLOW OFF ASSEMBLY		
	45' VERTICAL DEFLECTION		
	GATE VALVE		
	PLUG VALVE		

STANDARD CURB TYPES SEE F.D.O.T. INDEX 300 FOR ADDITIONAL DETAILS

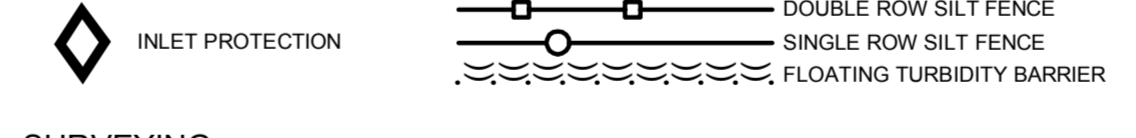


SIGNAGE AND MARKINGS

	SIGN (PLAN VIEW)		LEFT ONLY
	CONSERVATION SIGN LOCATION NOTE: FINAL LOCATIONS TO BE FIELD LOCATED AFTER CONSTRUCTION WITH WATER MANAGEMENT DISTRICT STAFF.		RIGHT ONLY
	HANDICAP SYMBOL		LEFT OR RIGHT
	MODEL HOMES, MODEL UNITS, MODEL DISPLAY CENTERS.		STRAIGHT OR RIGHT
	"NO MOWING/HERBICIDING" SIGN ALONG LAKE SHORELINE		STRAIGHT OR LEFT
			STRAIGHT, LEFT OR RIGHT
			STRAIGHT
	LOT NUMBER		SECTION LABEL
	BUILDING ID NUMBER		NORTH ARROW
	STORM STRUCTURE I.D.		BAR SCALE
	SANITARY STRUCTURE I.D.		
	FIRE HYDRANT LABEL		
	SOIL BORING LOCATION		

EROSION CONTROL

NOTE: SEE EROSION CONTROL DETAILS FOR ADDITIONAL INFORMATION.



SURVEYING

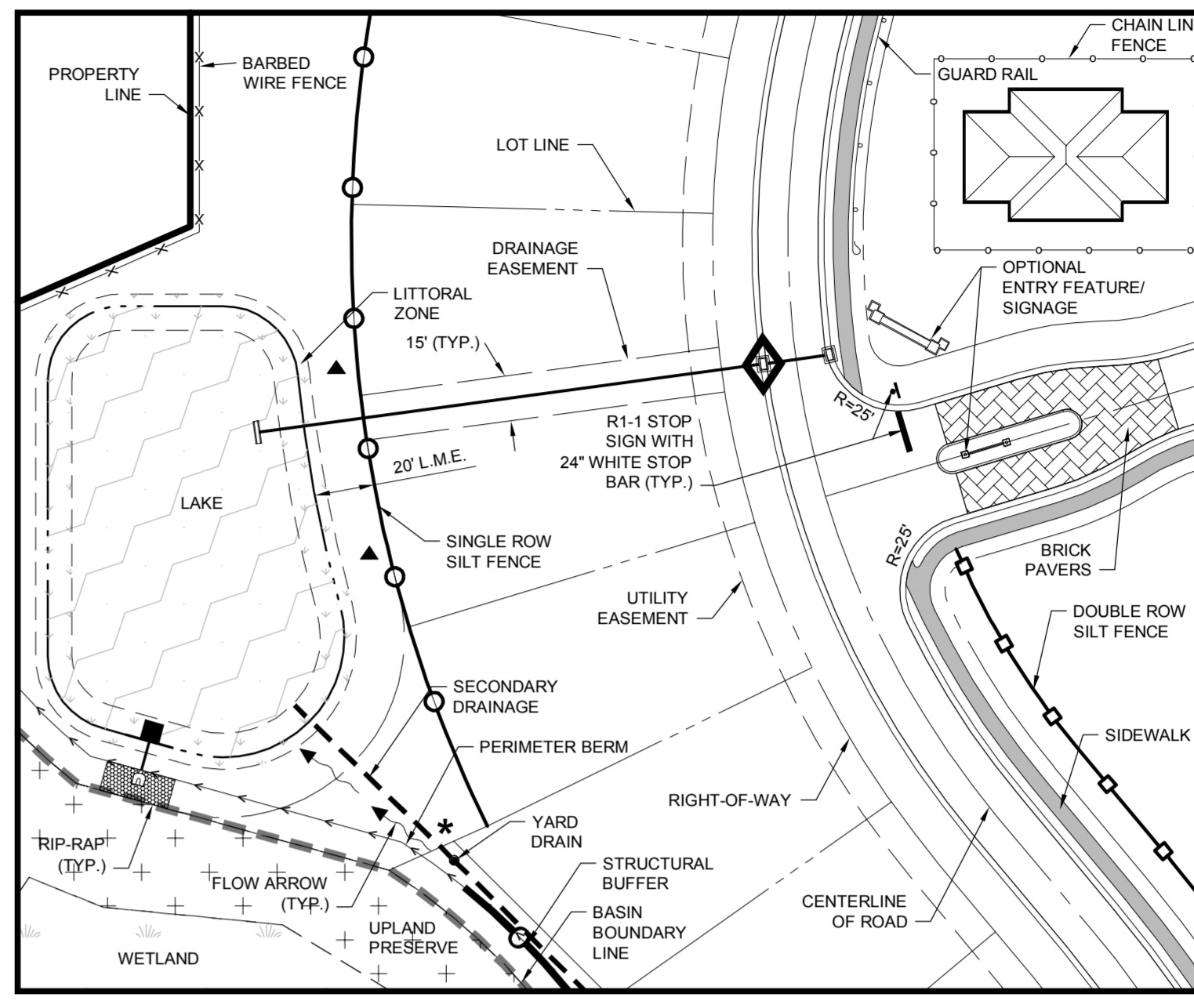
	FOUND NAIL AS NOTED		GAS LINE MARKER
	SET 1/2" IRON ROD WITH CAP STAMPED LB6940		TELEPHONE RISER
	SET 4"x4" CONC. MONUMENT STAMPED LB6940		WATER BOX
	SET P.K. NAIL WITH DISC STAMPED LB6940		ELECTRIC BOX
	FOUND CONC. MONUMENT AS NOTED		SIGN
	FOUND IRON PIPE OR IRON ROD AS NOTED		FIRE HYDRANT
	DRAINAGE INLET		WATER VALVE
	DRAINAGE MANHOLE		SANITARY MANHOLE
	MITERED END SECTION		SANITARY CLEAN OUT
	LIGHT POLE		SANITARY SEWER VALVE
	CONCRETE POWER POLE		BENCH MARK
	WOOD POWER POLE		
	GUY ANCHOR		

QUANTITIES AND PAYMENT

CONTRACTOR SHALL REFER TO THE BID TABULATION AND PROJECT TECHNICAL SPECIFICATIONS FOR NOTES REGARDING THE METHOD OF PAYMENT FOR SPECIFIC PAY ITEMS. ITEMS NOT SPECIFICALLY REFERENCED IN THE SPECIFICATIONS OR BID TABULATION SHALL BE PAID FOR PER THE LATEST VERSIONS OF THE APPROPRIATE F.D.O.T. DESIGN STANDARDS INDEX AND F.D.O.T. STANDARD SPECIFICATION SECTION.

LINETYPE AND HATCHING LEGEND

NOTE: THE DRAWING BELOW IS PROVIDED AS ONLY AN EXAMPLE OF STANDARD LINETYPES AND HATCHING UTILIZED BY THIS FIRM AND IS NOT REPRESENTATIVE OF THE SUBJECT PROJECT.





Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

FLORIDA GULF COAST UNIVERSITY
10501 FCGU BLVD. SOUTH
FORT MYERS, FLORIDA 33965
PHONE (239) 590-1504

PROJECT DESCRIPTION

EAGLES

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME J:\23292\DWG\FGCU
LOCATION J:\23292\DWG\FGCU
PLOT DATE MON, 7-18-2016 - 2:55 PM
PLOT BY WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

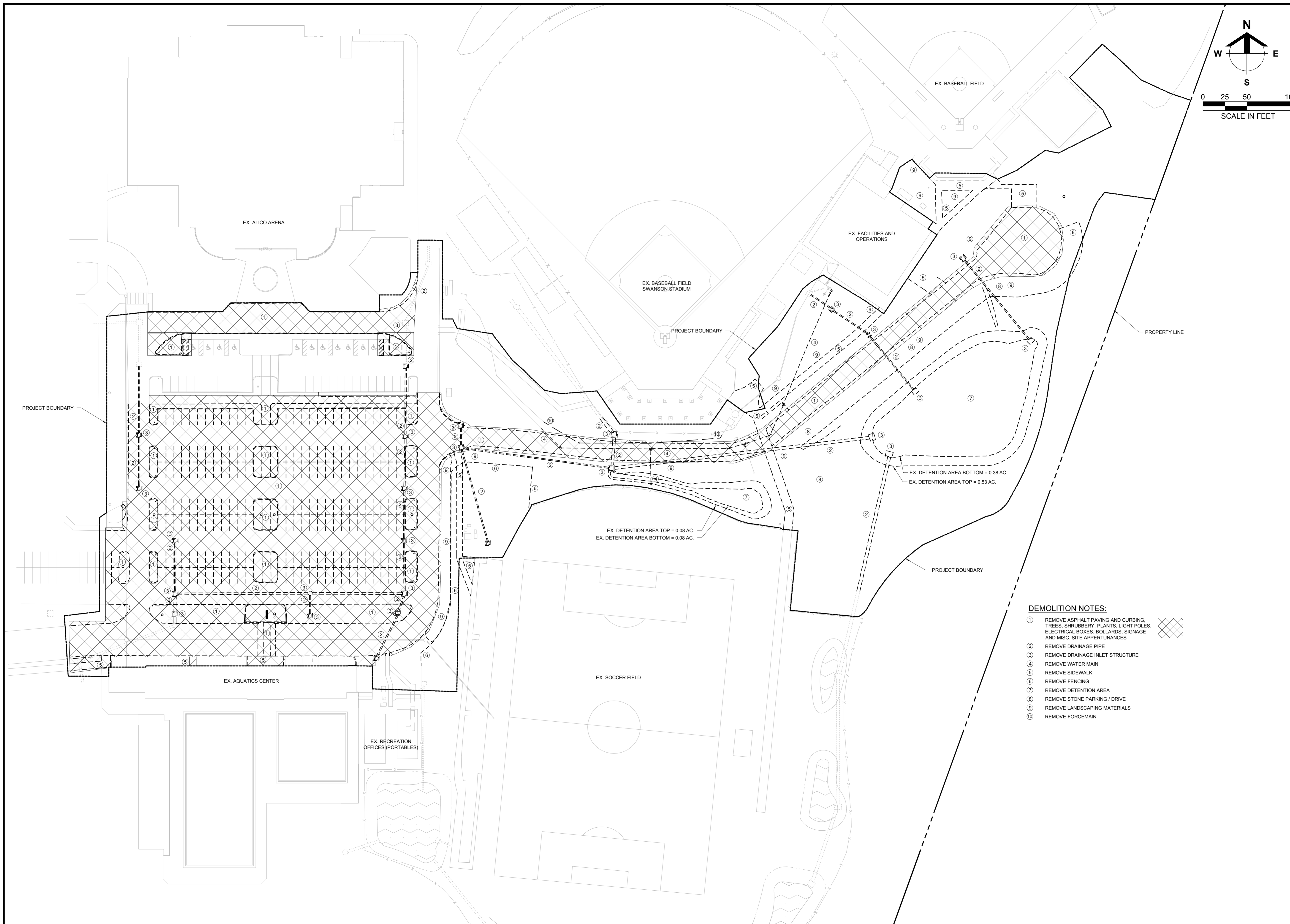
PLAN STATUS

APPROVAL SUBMITTAL PLANS
07-18-2016

AERIAL AND EXISTING CONDITIONS

PROJECT / FILE NO. SHEET NUMBER
23292 3


PROJECT DATUM
STATE PLANE FLORIDA WEST ZONE (NAD1983/90)(NSR2007)
NORTH AMERICAN VERTICAL DATUM (NAVD) 1988
CONVERSION = NAVD88 + 1.16' = NGVD29



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

FLORIDA GULF COAST UNIVERSITY
10501 FGGU BLVD. SOUTH
FORT MYERS, FLORIDA 33965
PHONE (239) 590-1504

PROJECT DESCRIPTION


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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED
FILE NAME 23292A07.DWG
LOCATION JJ\23292\DWG\FGGU
PLOT DATE MON 7-18-2016 2:55 PM
PLOT BY WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
07-18-2016

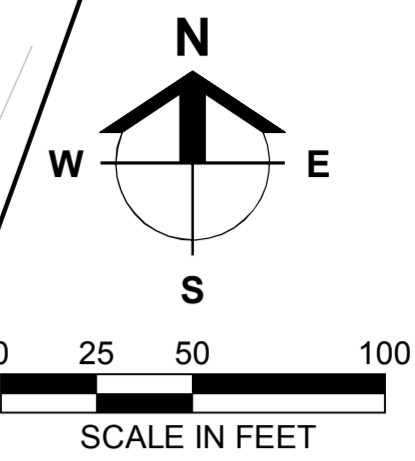
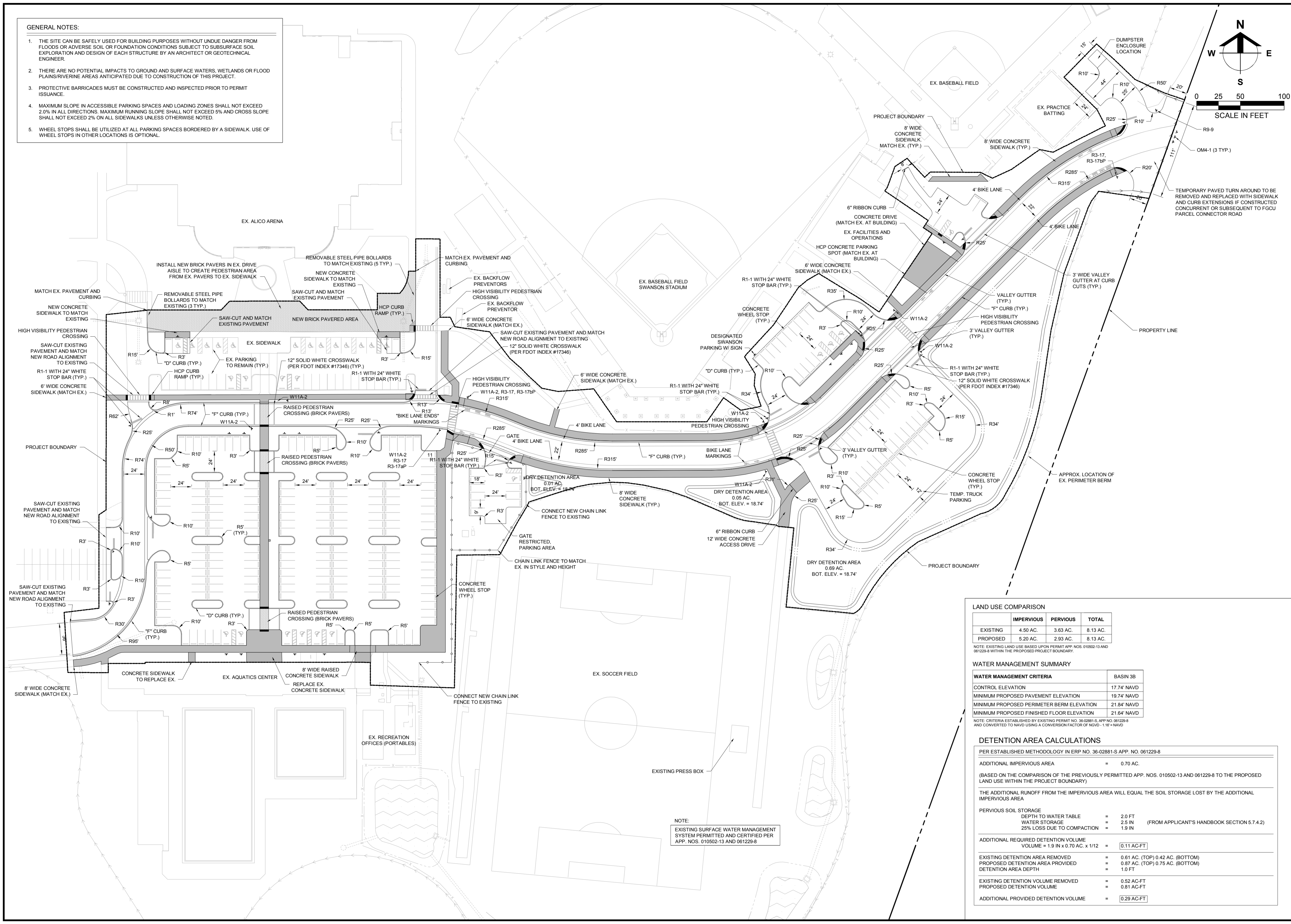
SITE CLEARING AND DEMOLITION PLAN

PROJECT / FILE NO.	SHEET NUMBER
23292	4

- DEMOLITION NOTES:**
- ① REMOVE ASPHALT PAVING AND CURBING, TREES, SHRUBBERY, PLANTS, LIGHT POLES, ELECTRICAL BOXES, BOLLARDS, SIGNAGE AND MISC. SITE APERTURNANCES
 - ② REMOVE DRAINAGE PIPE
 - ③ REMOVE DRAINAGE INLET STRUCTURE
 - ④ REMOVE WATER MAIN
 - ⑤ REMOVE SIDEWALK
 - ⑥ REMOVE FENCING
 - ⑦ REMOVE DETENTION AREA
 - ⑧ REMOVE STONE PARKING / DRIVE
 - ⑨ REMOVE LANDSCAPING MATERIALS
 - ⑩ REMOVE FORCEMAIN



- GENERAL NOTES:**
1. THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODS OR ADVERSE SOIL OR FOUNDATION CONDITIONS SUBJECT TO SUBSURFACE SOIL EXPLORATION AND DESIGN OF EACH STRUCTURE BY AN ARCHITECT OR GEOTECHNICAL ENGINEER.
 2. THERE ARE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS/RIVERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
 3. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
 4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS UNLESS OTHERWISE NOTED.
 5. WHEEL STOPS SHALL BE UTILIZED AT ALL PARKING SPACES BORDERED BY A SIDEWALK. USE OF WHEEL STOPS IN OTHER LOCATIONS IS OPTIONAL.



LAND USE COMPARISON

	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	4.50 AC.	3.63 AC.	8.13 AC.
PROPOSED	5.20 AC.	2.93 AC.	8.13 AC.

NOTE: EXISTING LAND USE BASED UPON PERMIT APP. NOS. 010502-13 AND 061229-8 WITHIN THE PROPOSED PROJECT BOUNDARY.

WATER MANAGEMENT SUMMARY

WATER MANAGEMENT CRITERIA	BASIN 3B
CONTROL ELEVATION	17.74' NAVD
MINIMUM PROPOSED PAVEMENT ELEVATION	19.74' NAVD
MINIMUM PROPOSED PERIMETER BERM ELEVATION	21.84' NAVD
MINIMUM PROPOSED FINISHED FLOOR ELEVATION	21.64' NAVD

NOTE: CRITERIA ESTABLISHED BY EXISTING PERMIT NO. 36-02881-S, APP NO. 061229-8 AND CONVERTED TO NAVD USING A CONVERSION FACTOR OF NAVD - 1.16' = NAVD

DETENTION AREA CALCULATIONS

PER ESTABLISHED METHODOLOGY IN ERP NO. 36-02881-S APP. NO. 061229-8

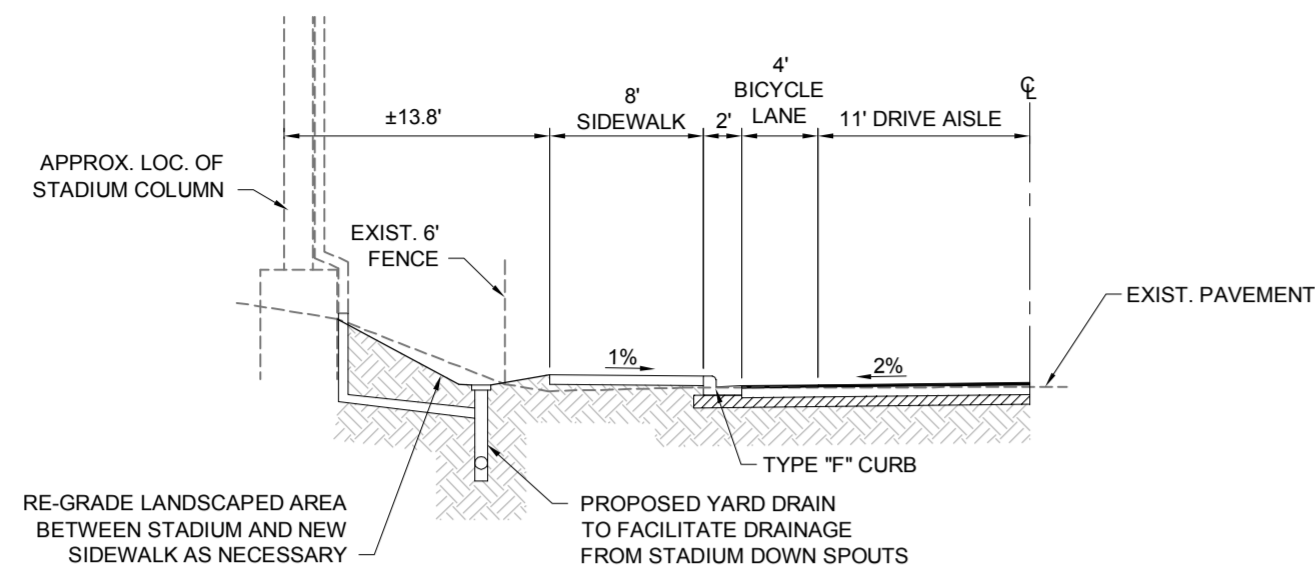
ADDITIONAL IMPERVIOUS AREA = 0.70 AC.

(BASED ON THE COMPARISON OF THE PREVIOUSLY PERMITTED APP. NOS. 010502-13 AND 061229-8 TO THE PROPOSED LAND USE WITHIN THE PROJECT BOUNDARY)

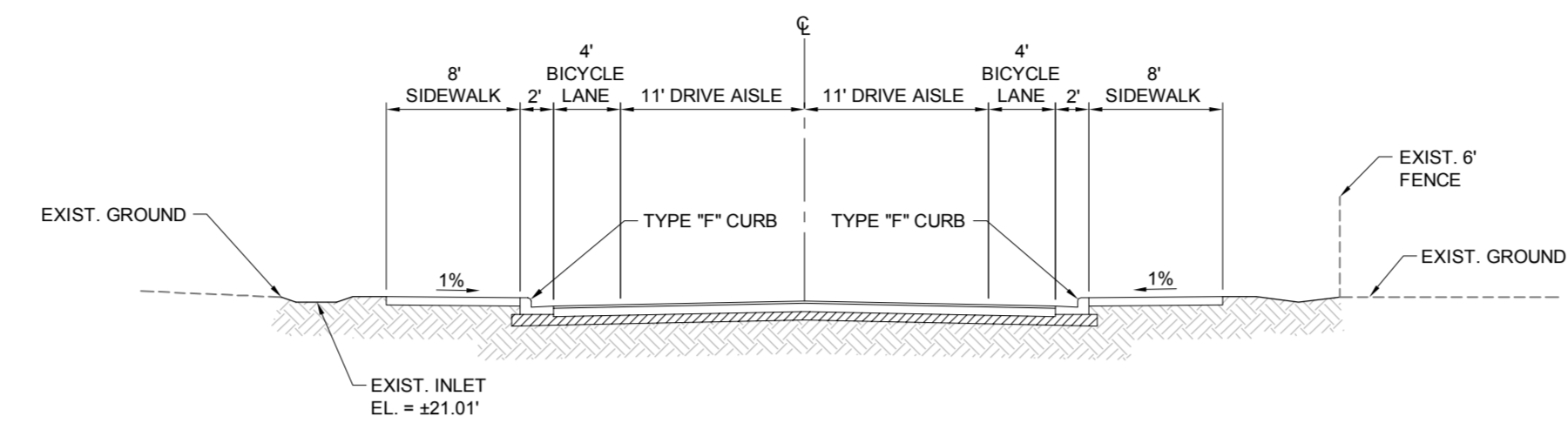
THE ADDITIONAL RUNOFF FROM THE IMPERVIOUS AREA WILL EQUAL THE SOIL STORAGE LOST BY THE ADDITIONAL IMPERVIOUS AREA

PERVIOUS SOIL STORAGE	DEPTH TO WATER TABLE = 2.0 FT	
	WATER STORAGE = 2.5 IN	(FROM APPLICANT'S HANDBOOK SECTION 5.7.4.2)
	25% LOSS DUE TO COMPACTION = 1.9 IN	
ADDITIONAL REQUIRED DETENTION VOLUME	VOLUME = 1.9 IN x 0.70 AC. x 1/12 =	0.11 AC-FT
EXISTING DETENTION AREA REMOVED	= 0.81 AC. (TOP) 0.42 AC. (BOTTOM)	
PROPOSED DETENTION AREA PROVIDED	= 0.87 AC. (TOP) 0.75 AC. (BOTTOM)	
DETENTION AREA DEPTH	= 1.0 FT	
EXISTING DETENTION VOLUME REMOVED	= 0.52 AC-FT	
PROPOSED DETENTION VOLUME	= 0.81 AC-FT	
ADDITIONAL PROVIDED DETENTION VOLUME	=	0.29 AC-FT

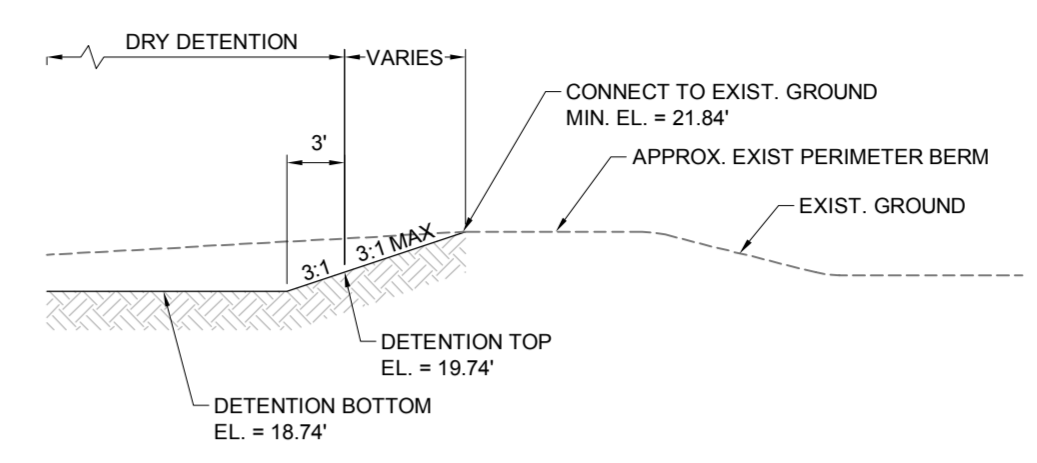
NOTE:
EXISTING SURFACE WATER MANAGEMENT SYSTEM PERMITTED AND CERTIFIED PER APP. NOS. 010502-13 AND 061229-8



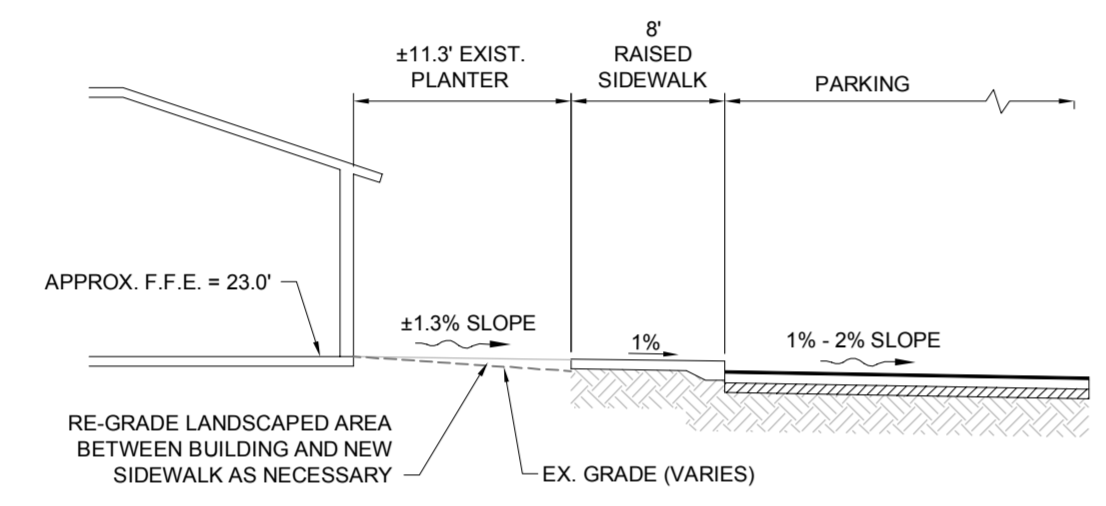
1 STADIUM TO ROADWAY
N.T.S.



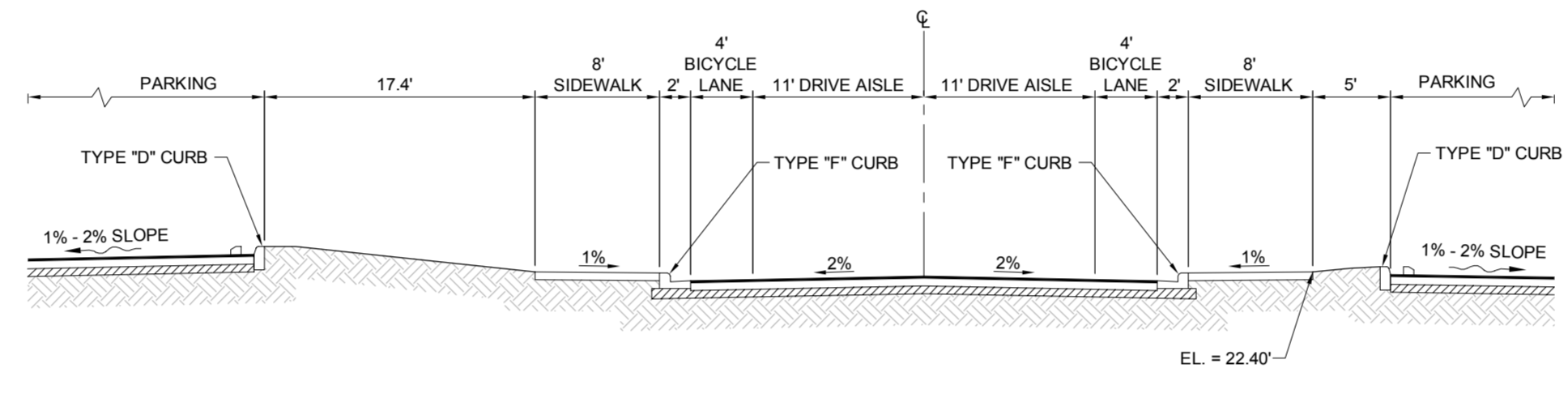
5 ACCESS ROAD
N.T.S.



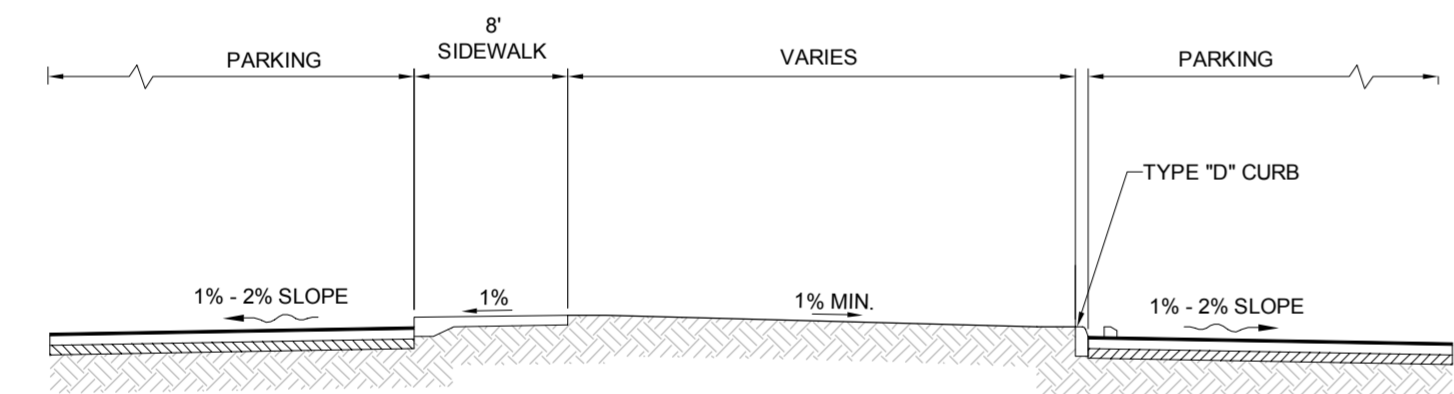
9 DRY DETENTION TO EXIST. GROUND
N.T.S.



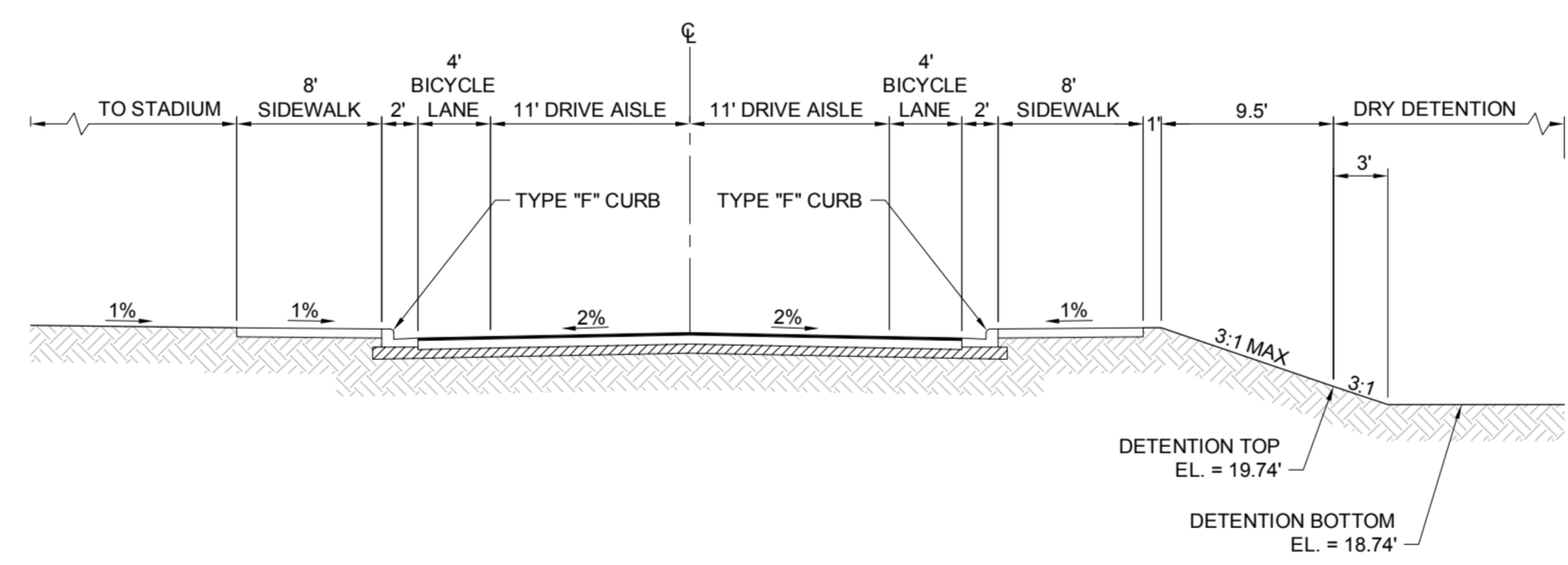
2 AQUATICS FACILITY TO PARKING
N.T.S.



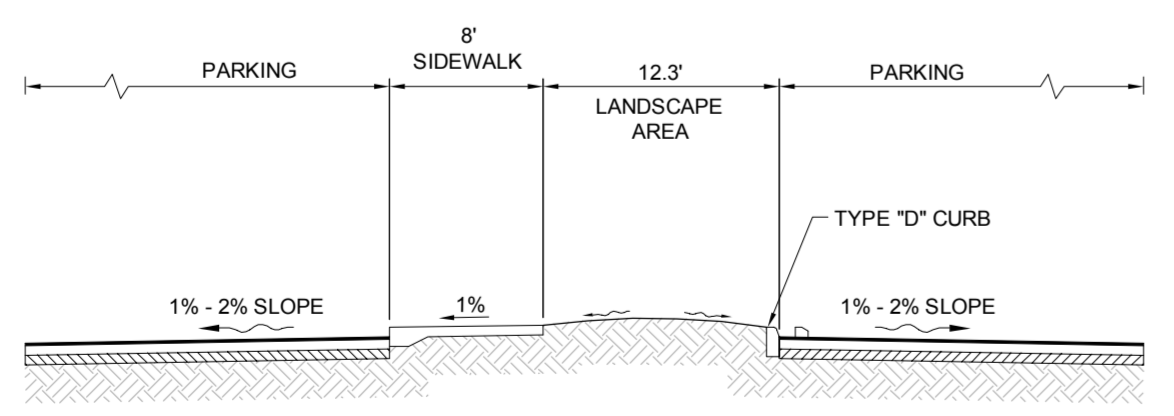
6 PARKING TO ACCESS ROAD TO PARKING
N.T.S.



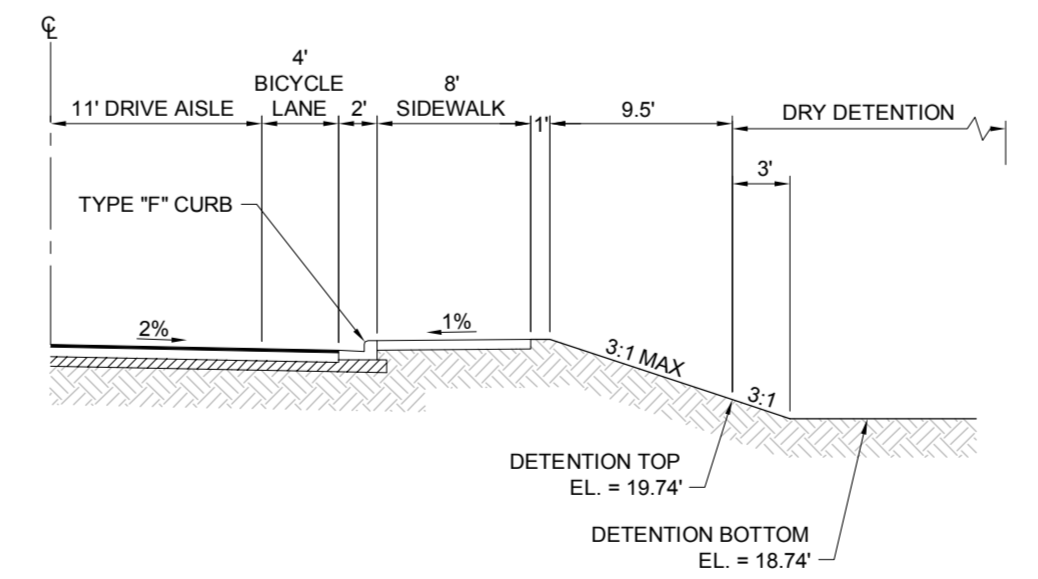
3 WEST PARKING TO EAST PARKING
N.T.S.



7 ROAD TO DRY DETENTION
N.T.S.



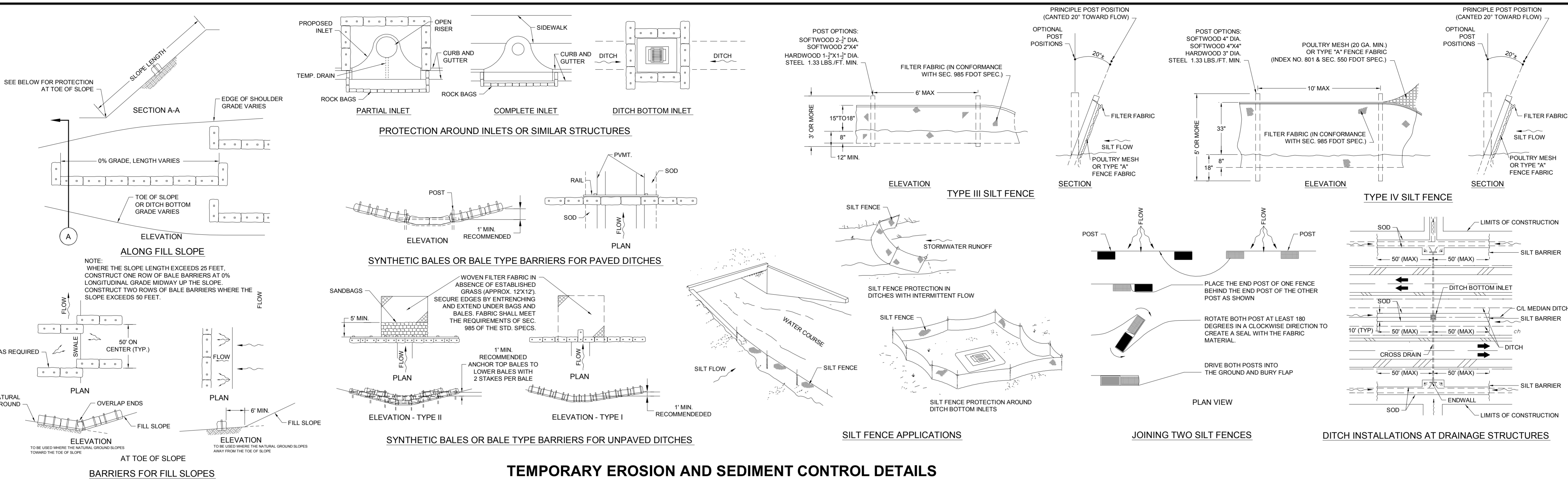
4 PARKING LOT TO PARKING LOT
N.T.S.



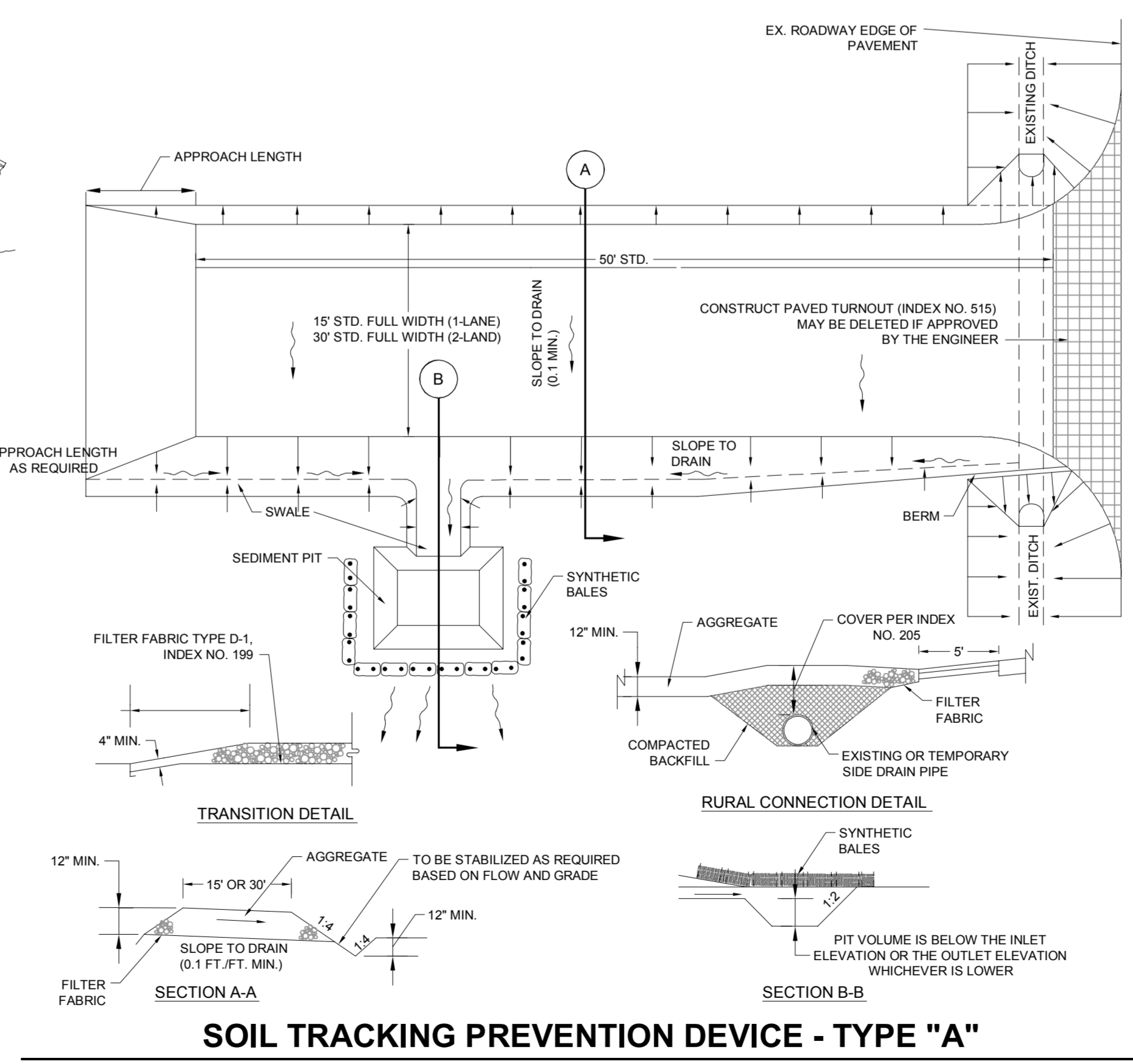
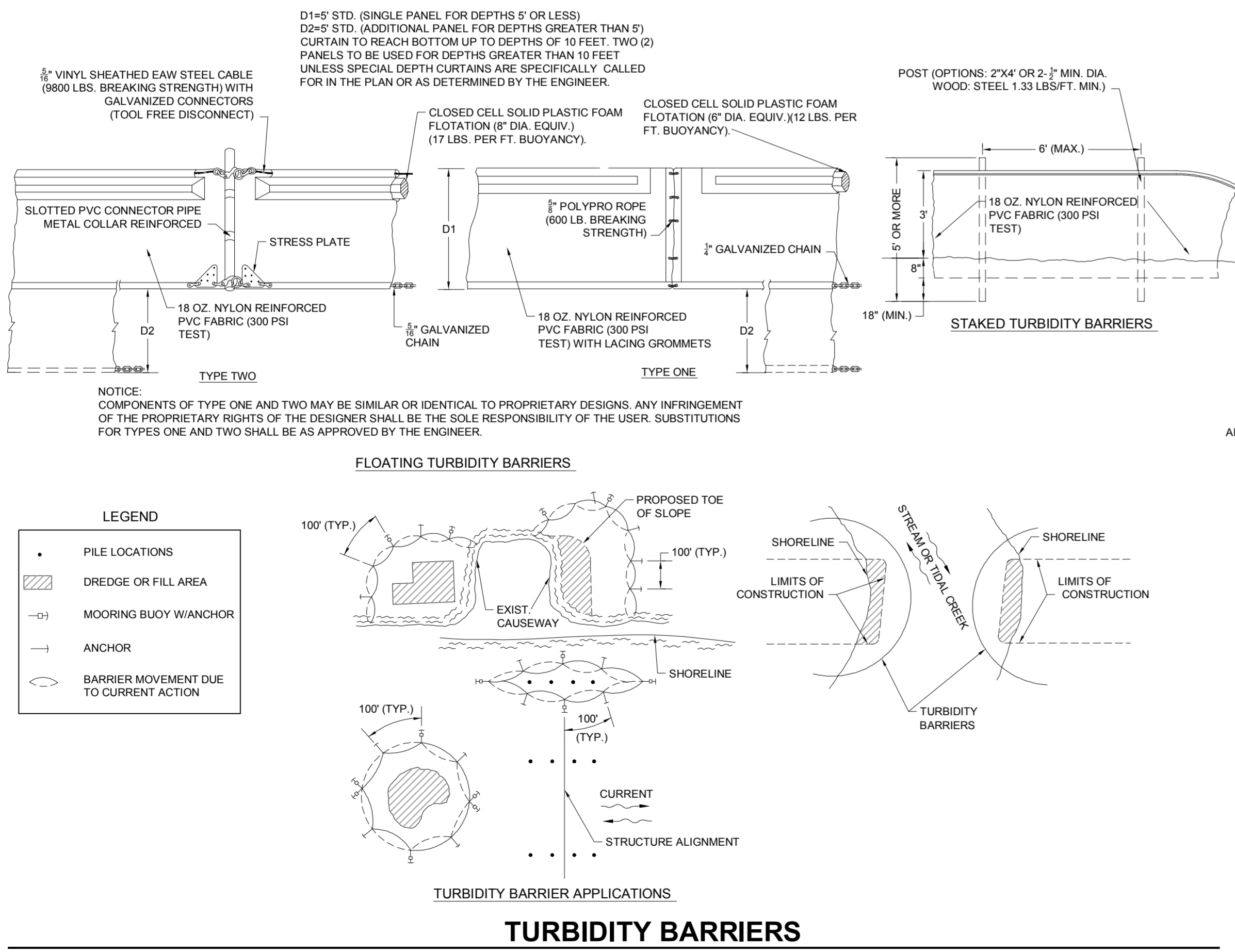
8 ACCESS ROAD TO DRY DETENTION
N.T.S.



PLAN REVISIONS	



NOTE: NOT ALL NOTES, DETAILS, SYMBOLS OR OTHER STANDARDS SHOWN ON THIS SHEET MAY BE APPLICABLE TO THIS PROJECT



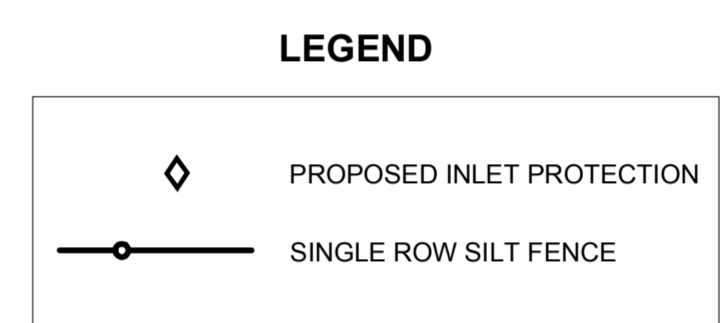
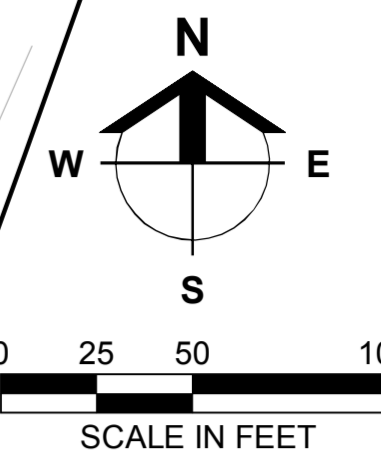
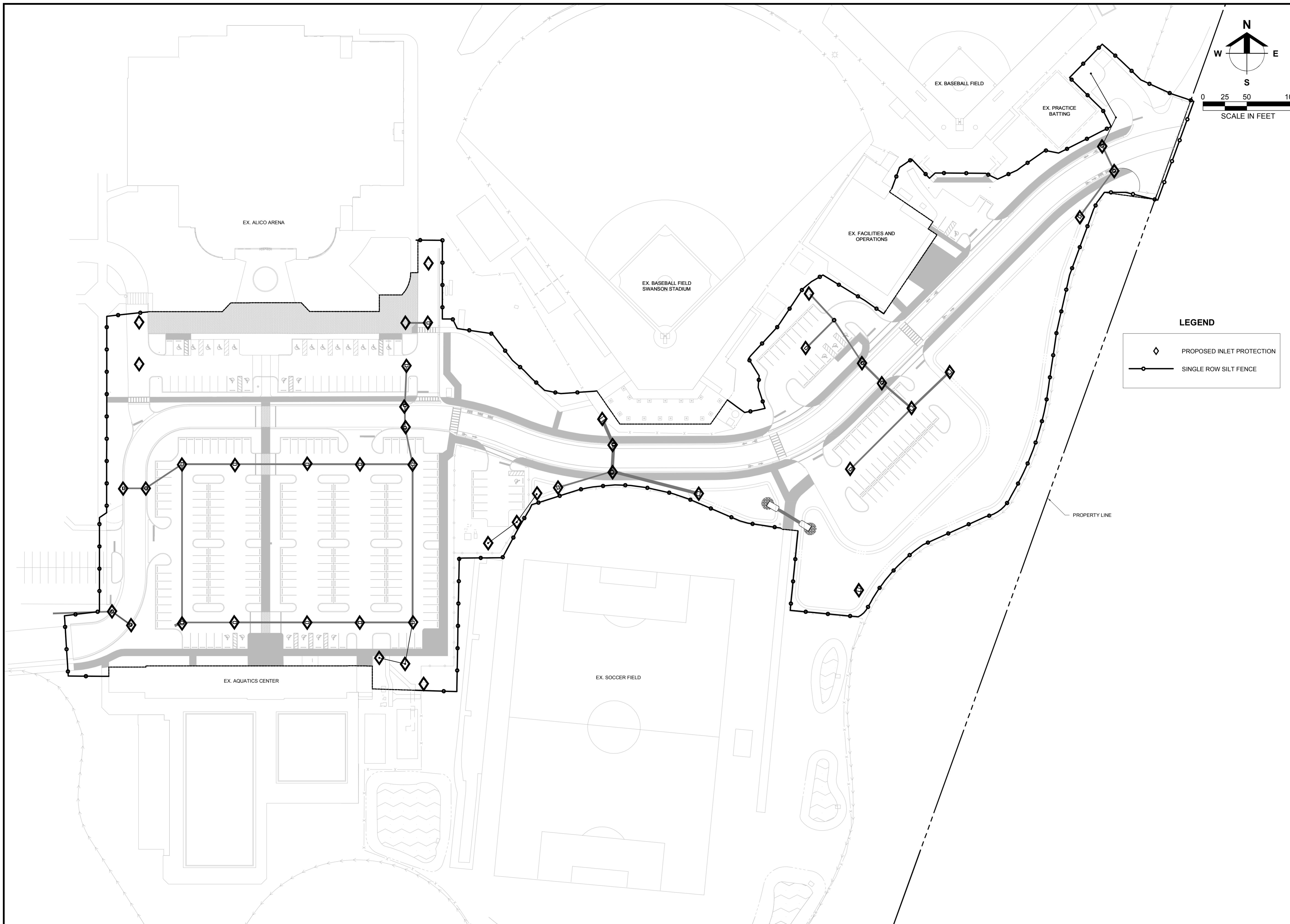
EROSION CONTROL NOTES:

- PRIOR TO COMMENCEMENT OF CONSTRUCTION APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTOR'S MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION. IT IS RECOMMENDED THAT THE CONTRACTOR COMPLY WITH THE LATEST EDITIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS SECTION 104 (PREVENTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION) AND THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (THE "E&S" MANUAL).
- THE DETAILS ON THIS SHEET REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL. THEY MAY NOT SATISFY ALL REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND / OR SPECIFIC PERMIT CONDITIONS AND ALL MAY NOT APPLY TO THIS PROJECT.
- THE CONTRACTOR AND/OR OWNER SHALL VERIFY THAT THE RESPONSIBLE ENTITY HAS OBTAINED A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) GENERAL PERMIT FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) / F.D.E.P. AND LOCAL REGULATORY AGENCY AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CREATE, IMPLEMENT AND MAINTAIN A STORMWATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE N.P.D.E.S. GENERAL PERMIT.
- AREAS LOCATED ADJACENT TO WETLAND / UPLAND PRESERVE AREAS SHALL BE STABILIZED WITH SOD (OR AS CALLED FOR ON DETAILED PLANS) IMMEDIATELY UPON ACHIEVING FINAL GRADE.
- EROSION CONTROL DEVICES WILL BE INSTALLED ALONG THE BOUNDARY OF THE CONSERVATION AREAS, PRESERVE AND/OR WETLAND AREAS PRIOR TO CONSTRUCTION. THESE DEVICES SHALL BE SILT SCREENS AND, IF NECESSARY, STAKED HAY BALES OR SYNTHETIC BALES. THESE DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND THE ADJACENT CONSTRUCTION ZONES ARE ESTABLISHED.
- CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL METHODS UPON COMPLETION OF SOIL STABILIZATION FOR THE PROJECT. AT THAT TIME THE RESPONSIBLE ENTITY SHALL FILE AN N.P.D.E.S. STORMWATER POLLUTION PREVENTION PLAN NOTICE OF TERMINATION WITH THE F.D.E.P.
- DURING CONSTRUCTION, INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS FROM FALLING INTO THE INLET.
- CONTRACTOR SHALL UTILIZE APPROPRIATE METHODS TO CONTROL WIND EROSION AND DUST. ALL AREAS SHALL BE STABILIZED AS NECESSARY TO CONTROL EROSION WITHIN 21 DAYS OF FINAL GRADING.
- FOR ADDITIONAL EROSION CONTROL DETAILS NOT SHOWN ON THIS PLAN, SEE F.D.O.T. ROADWAY STANDARDS INDEX DRAWINGS.

CONTRACTOR RESPONSIBILITIES:

- PREPARE AND SIGN A NOTICE OF INTENT FORM (N.O.I.) AND SUBMIT TO THE REGULATORY AGENCY ALONG WITH ANY REQUIRED FEES AND ATTACHMENTS, OR ASSURE THAT AN N.O.I. HAS BEEN FILED AS REQUIRED.
- IMPLEMENT THE STABILIZATION, EROSION CONTROL AND OTHER REQUIREMENTS OF THE S.W.P.P.P. / EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN.
- PROVIDE QUALIFIED INSPECTORS, AND DOCUMENTATION OF QUALIFICATIONS, FOR THE CONTROLS IMPLEMENTED AT THE JOB SITE.
- CONDUCT ALL NECESSARY INSPECTIONS AT THE REQUIRED INTERVALS AND PREPARE AND RETAIN WRITTEN DOCUMENTATION OF THOSE INSPECTIONS AND ALL OTHER WRITTEN DOCUMENTATION REQUIRED BY THE GENERAL PERMIT.
- KEEP A COPY OF THE S.W.P.P.P. / EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, ALL N.O.I.'S, PERMIT CERTIFICATES, PERMIT LANGUAGE, SPILL PREVENTION, COUNTERMEASURES, AND CLEANUP ("S.P.C.C.") PLAN, INSPECTION RECORDS, AND OTHER REQUIRED RECORDS ON THE JOB SITE AND POST IN A PROMINENT PLACE NEAR THE JOB SITE ENTRANCE THOSE DOCUMENTS REQUIRED TO BE POSTED UNDER THE TERMS OF THE GENERAL PERMIT.
- CONTRACTOR SHALL PROVIDE MONTHLY TRAINING SESSIONS FOR ALL ENTITIES AND SUBCONTRACTORS INVOLVED WITH INSTALLING, APPLYING, PERFORMING, MAINTAINING AND INSPECTION OF THE S.W.P.P.P. / EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN.
- UPDATE AND MAKE CHANGES TO THE S.W.P.P.P. / EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND SUPPORTING DOCUMENTS (SUCH AS THE S.M.P.'S AND / OR S.P.C.C.) AS NEEDED AND WITH THE APPROVAL OF THE OPERATOR AND THE OPERATOR'S ENGINEER.
- PREPARE AND SIGN A NOTICE OF TERMINATION (N.O.T.) FORM WHEN SITE WORK CONSTRUCTION IS COMPLETED AND STABILIZATION IS ACHIEVED. TRANSFER THE S.W.P.P.P. / EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN DOCUMENTS, ALONG WITH ALL N.O.I.'S, PERMIT CERTIFICATES, N.O.T.'S, AND WRITTEN RECORDS REQUIRED BY THE GENERAL PERMIT TO THE OPERATOR FOR ARCHIVING IN BOTH PAPER AND OPTICALLY-SCANNED FORMAT ON A CD.





Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

FLORIDA GULF COAST UNIVERSITY
10501 FCGU BLVD. SOUTH
FORT MYERS, FLORIDA 33965
PHONE (239) 590-1504

PROJECT DESCRIPTION

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME 23292A52.DWG
LOCATION J:\23292\DWG\FGCU
PLOT DATE MON 7-18-2016 2:58 PM
PLOT BY WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

NO.	DATE	DESCRIPTION

PLAN STATUS
APPROVAL SUBMITTAL PLANS
07-18-2016

STORMWATER POLLUTION PREVENTION PLAN

PROJECT / FILE NO.	SHEET NUMBER
23292	14