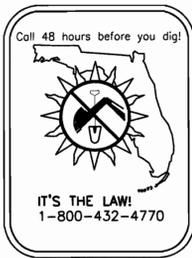


EXISTING LEGEND

- R/W RIGHT OF WAY
- O.A. OVERALL FOUND CONCRETE MONUMENT- AS NOTED
- F.C.M. FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- L.B. LICENSED BUSINESS PROFESSIONAL SURVEYOR AND MAPPER
- W.P. WOOD POWER POLE
- GUY ANCHOR
- CATCH BASIN
- TREES (SIZES NOTED ON MAP)
- OAK
- AUSTRALIAN PINE
- PALM (VARIETY NOT SPECIFIED)
- PINE

PROPOSED LEGEND

- DIRECTION OF FLOW
- PROPOSED ELEVATION
- NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT.
- SILT FENCING
- NUMBER OF PROPOSED PARKING SPACES
- REMOVE EXISTING TREE



PAVING LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- TO BE REMOVED



NGVD29 TO NAVD88 CONVERSION NOTE
TO CONVERT NGVD29 ELEVATIONS TO NAVD88 ELEVATIONS, SUBTRACT 1.30 FEET FROM THE NUMBER.

GENERAL NOTES:

- COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
- THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HABITAT FOR ENDANGERED SPECIES ON THIS.
- THERE ARE NO ADVERSE IMPACTS TO GROUND WATER OR SURFACE WATERS, WETLANDS, OR FLOODPLAIN AREAS BY THE DEVELOPMENT OF THIS SITE.
- THERE ARE NO KNOWN ARCHEOLOGICAL OR HISTORICAL ARTIFACTS PRESENT ON THIS SITE. IF ANY ARE FOUND, CONSTRUCTION WILL STOP IMMEDIATELY AND LEE COUNTY WILL BE CONTACTED.
- THERE ARE NO KNOWN ACTIVE WELLS LOCATED ON THIS PROPERTY. IF ANY ARE FOUND, THEY WILL BE CAPEED AND PLUGGED IN ACCORDANCE TO DEP AND SFWMD REQUIREMENTS.
- ALL ELEVATIONS ARE BASED UPON NGVD 1929, REFER TO SURVEY FOR DESCRIPTION OF BENCHMARK.
- A FOUR-INCH WELL WILL BE UTILIZED FOR THE IRRIGATION SOURCE FOR REQUIRED LANDSCAPED AREAS. THE WELL WILL BE INSTALLED PER LEE COUNTY AND SFWMD REQUIREMENTS.

DRAINAGE CRITERIA:

NOTE: THIS SITE IS LOCATED WITHIN THE APPROVED BILLY CREEK MASTER STORMWATER MANAGEMENT SYSTEM. (SFWMD PERMIT#31-00149-S)

ONSITE STORMWATER STORAGE SHOULD NOT BE REQUIRED. HOWEVER, IN THE GOAL TO PROVIDE STORMWATER CONTROL ONSITE, THIS PROJECT HAS BEEN ENGINEERED TO PROVIDE DRY DETENTION FACILITIES HAVING A DETENTION VOLUME OF 6,768-CF.

- FIRST INCH OF RUNOFF OVER THE TOTAL SITE:
 $Q = 74,792 - SF * 1" * 1/12 = 6,232 - CF$
 DRY DETENTION $**Q * 0.75 = VOLUME$
 $Q = 6,232 * 0.75 = 4,674 - CF$
- RUNOFF OF 2.5" TIMES IMPERVIOUS:
 AREA OF IMPERVIOUS = 55,639-SF
 $Q = 51,091 - SF * 2.5" * 1/12 = 10,644 - CF$
 DRY DETENTION $**Q * 0.75 = VOLUME$
 $Q = 10,644 * 0.75 = 7,983 - CF$

FIRE FLOW DATA:

NET BUILDING AREA "A" = 4,000SF
 CONSTRUCTION TYPE - V
 "C1" FACTOR = 1.0
 OCCUPANCY/HAZARD CLASS - ORD. (NON SPRINKLED)
 "C2" FACTOR = 1.0

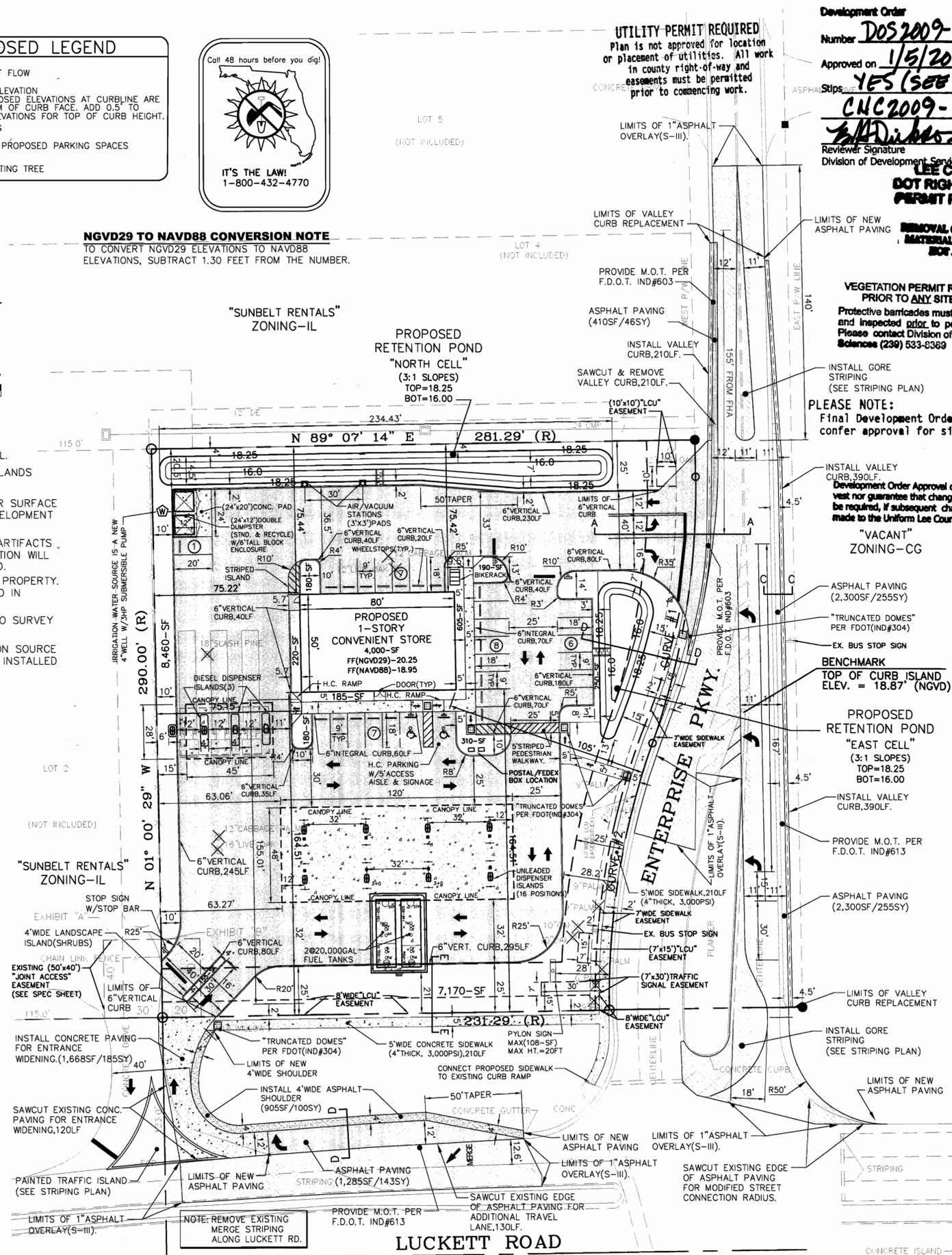
REQUIRED BASE FLOW = $18 * C1 * C2 * \sqrt{A}$
 $= 18 * 1.0 * 1.0 * \sqrt{63,224}$
 $= 1,138 GPM$

EXISTING SYSTEM PROVIDES:
 2,046 GPM @ 20PSI

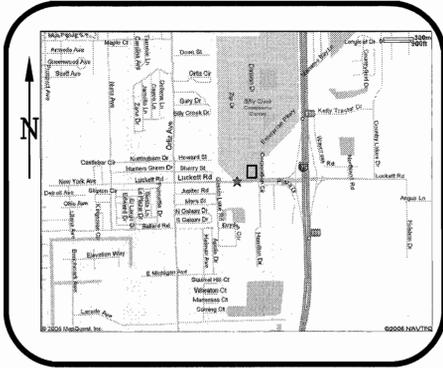
THEREFORE FLOWS ARE ADEQUATE

SOLID WASTE CONTAINER CALCULATION (SEC. 10-261):

COMMERCIAL BUSINESS BLDG. (SQ)	MIN. SQ.FT. FOR GARBAGE COLLECTION	MIN. SQ.FT. FOR RECYCLABLE COLLECTION
0-5,000 SF	60 SF	24 SF
PROVIDED	144 SF	144 SF



Development Order
 Number **DOS2009-00045**
 Approved on **1/5/2011**
 Stipulations **YES (SEE LETTER)**
CNC2009-00045
 Reviewer Signature
 Division of Development Services Section
LEE COUNTY DOT RIGHT-OF-WAY PERMIT REQUIRED



LOCATION MAP
N.T.S.

Site Data Table

5101 LUCKETT ROAD
 FORT MYERS, FL 33905
 STRAP# 10-44-25-01-00000.0030

OWNER:	SURVEYOR:
REAL BASSIL, INC. 4348 LOST FOREST LN SARASOTA, FL 34235 PH: (941) 350-1065	MEL HATTON PROFESSIONAL LAND SURVEYOR 22172 LASALLE ROAD PORT CHARLOTTE, FL 33952 PH: (239) 450-9949
ENGINEER:	CONTRACTOR:
FRONTIER ENGINEERING, INC. P.O. BOX 4750 TAMPA, FL 33677 PH: (813) 251-0169 FX: (813) 251-0179	TBA

LEGAL DESCRIPTION:
 LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1 AS RECORDED IN PLAT BOOK 33 PAGE 116 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FLOOD ZONE: X
 COMMUNITY PANEL NO.124125 0225 C
 REVISED MAP: MARCH 15, 1994

PROJECT SUMMARY & SITE DATA:

	EXISTING	PROPOSED
TOTAL BUILDING AREA	0 SF(0%)	4,000 SF(5%)
TOTAL GROSS FLOOR AREA	0 SF	4,000 SF
TOTAL ASPHALT/CONC/SHELL AREA	0 SF(0%)	47,091 SF(63%)
TOTAL IMPERVIOUS AREA	0 SF(0%)	51,091 SF(68%)
TOTAL GREEN AREA	74,634 SF(100%)	23,701 SF(32%)
TOTAL PROJECT AREA	74,792 SF	1.71 AC

ZONING: CG (GENERAL COMMERCIAL)

PROPOSED USE: GAS STATION W/CONVENIENCE STORE

LOT REQUIREMENTS:

	REQUIRED	PROPOSED
LOT AREA	20,000 SF	74,792 SF
LOT WIDTH	100 FT	231 FT
LOT DEPTH	100 FT	290 FT

SETBACK REQUIREMENTS:

	REQUIRED	PROPOSED
FRONT(LUCKETT RD)	25 FT	164 FT
FRONT(ENTERPRISE PKWY)	15 FT	104 FT
SIDE(WEST)	15 FT	75 FT
REAR(NORTH)	25 FT	75 FT

MAXIMUM LOT COVERAGE (FAR): 0.40
MAXIMUM IMPERVIOUS RATIO (ISR): 0.68

MAXIMUM BUILDING HEIGHT: 35 FT < 35 FT

NUMBER OF PARKING SPACES:

	REQUIRED	PROPOSED
CONVENIENCE STORE: (1SP/200SF)*4,000SF=	24 SP	24 SP
GASOLINE PUMPS: (1SP/4 PUMPS)*19 PUMPS=	5 SP	5 SP
TOTAL	29 SP	29 SP

NUMBER OF H.C. PARKING SPACES: (26SP-50SP)=25SP

SOLID WASTE: BY ON-SITE DUMPSTER.

UTILITY PROVIDERS:

WATER:	ELECTRIC:	SEWER:	PHONE:	FIRE:
LEE COUNTY UTILITIES PO BOX 398 FT. MYERS, FL. 33902	FLORIDA POWER & LIGHT 17240 SO. TAMiami TRAIL FT. MYERS, FL.	LEE COUNTY UTILITIES PO BOX 398 FT. MYERS, FL. 33902	FLORIDA POWER & LIGHT 17240 SO. TAMiami TRAIL FT. MYERS, FL.	TICE FIRE DISTRICT FORT MYERS, FL 33905

TRAFFIC GENERATION: (PER 6TH EDITION ITE MANUAL)
 LAND USE CODE (945) - GASOLINE STATION W/C-STORE
 IND. VARIABLE = # OF FUELING POSITIONS
 AVE. DAILY TRIP ENDS (WEEKDAY) = 3,093 VPD (50% ENTER/50% EXIT)
 A.M. PEAK HR. (WEEKDAY) = 193 VPH (50% ENTER/50% EXIT)
 P.M. PEAK HR. (WEEKDAY) = 254 VPH (50% ENTER/50% EXIT)

PLAN INDEX

SHEET#	TITLE
1 OF 9	SITE PLAN
2 OF 9	GRADING PLAN
3 OF 9	UTILITY PLAN
4 OF 9	EX. COND./HYDROLOGY PLAN
5 OF 9	NOTES & SPECIFICATIONS
6 OF 9	DETAILS I
7 OF 9	DETAILS II
8 OF 9	N.P.D.E.S. PLAN
9 OF 9	F.L.U.C.C.S. PLAN
L1 OF 3	TREE REMOVAL PLAN
L2 OF 3	LANDSCAPE PLAN
L3 OF 3	IRRIGATION PLAN
TA OF 7A	TREE AERIAL PLAN
L11 OF 2	LIGHTING PLAN
L12 OF 2	LIGHTING PLAN DETAILS
S1 OF 3	TRAFFIC STRIPING PLAN
SU1 OF 3	BOUNDARY SURVEY
SU2 OF 3	TOPOGRAPHIC SURVEY
SU3 OF 3	EASEMENT SURVEY



DOS2009-00045

FRONTIER ENGINEERING, INC.
 COMMERCIAL - MUNICIPAL - RESIDENTIAL
 ST. PETERSBURG - TAMPA

5101 LUCKETT RD. C-STORE
 SITE PLAN

REV#	DATE	REVISION
1	12/15/10	DATE
2	12/15/10	DATE
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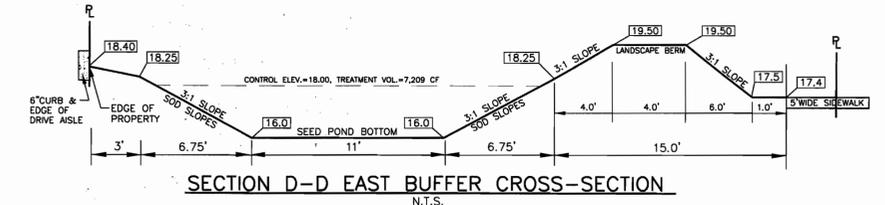
EXISTING LEGEND	
R/W	RIGHT OF WAY
O.A.	OVERALL
F.C.M.	FOUND CONCRETE MONUMENT- AS NOTED
(F)	FIELD MEASUREMENT
(L.B.)	LICENSED BUSINESS
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
W.P.	WOOD POWER POLE
Q.A.	QUAY ANCHOR
CB	CATCH BASIN
TREES	(SIZES NOTED ON MAP)
(SIZES NOTED ON MAP)	
○	OAK
○	AUSTRALIAN PINE
○	PALM (VARIETY NOT SPECIFIED)
○	PINE

PROPOSED LEGEND	
→	DIRECTION OF FLOW
—	EXISTING ELEVATION
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NOTE:	PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)
▨	CEMENT BAG RIP-RAP PROTECTION
—X—X—	SILT FENCE
⊘	HAYBALE BARRICADE
○	NUMBER OF PROPOSED PARKING SPACES
⊗	REMOVE EXISTING TREE

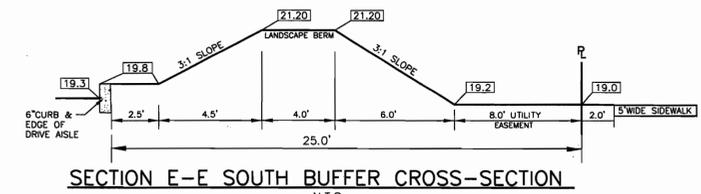
PAVING LEGEND	
▨	PROPOSED ASPHALT
▨	PROPOSED CONCRETE
▨	TO BE REMOVED



NGVD29 TO NAVD88 CONVERSION NOTE
TO CONVERT NGVD29 ELEVATIONS TO NAVD88 ELEVATIONS, SUBTRACT 1.30 FEET FROM THE NUMBER.



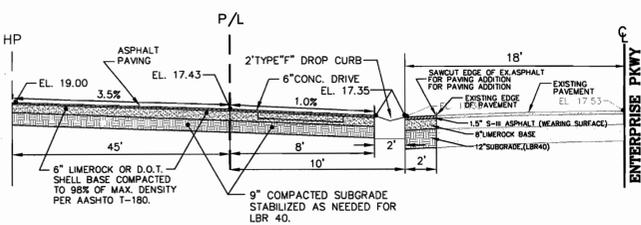
SECTION D-D EAST BUFFER CROSS-SECTION
N.T.S.



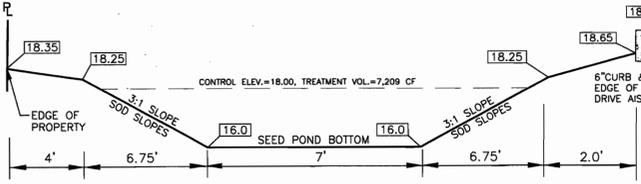
SECTION E-E SOUTH BUFFER CROSS-SECTION
N.T.S.

STRUCTURE#	TOP EL.	INVERT EL.	TYPE
S1	18.75	16.60(N)	GRATE INLET (FDOT MOD. TYPE "G", IND.#233) W/SKIMMER
S2	18.75	16.05(N,S)	GRATE INLET (FDOT TYPE "E", IND.#233)
S3	N/A	16.00	MITERED END SECTION, 12"x18"(FDOT IND#272)
S4	18.75	16.60(N)	GRATE INLET (FDOT MOD. TYPE "G", IND.#233) W/SKIMMER
S5	N/A	16.00	MITERED END SECTION, 12"x18"(FDOT IND#272)
S6	18.75	16.08(S,E,N)	GRATE INLET (FDOT TYPE "F", IND.#233)
S7	N/A	16.00	MITERED END SECTION, 12"x18"(FDOT IND#272)
S8	18.55	16.00	CONCRETE FLUME(SEE DETAIL)
S9	17.50	15.00	OUTFALL CONTROL STRUCTURE (TYPE "C")
S10	18.00	14.85(S) 13.78(E,W)	EXISTING GRATE INLET

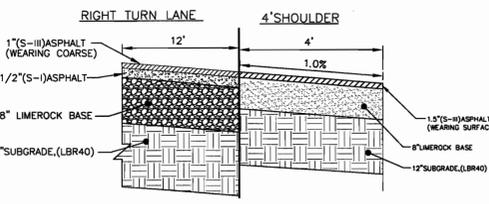
PIPE#	SIZE	LENGTH	SLOPE	MATERIAL
P1	12"x18"	220 LF	0.25%	ERCP. (CLASS IV, ASTM C-507)
P2	12"x18"	5 LF	1.00%	ERCP. (CLASS IV, ASTM C-507)
P3	12"x18"	200 LF	0.25%	ERCP. (CLASS IV, ASTM C-507)
P4	12"x18"	60 LF	0.25%	ERCP. (CLASS IV, ASTM C-507)
P5	12"x18"	30 LF	0.25%	ERCP. (CLASS IV, ASTM C-507)
P6	12"	15 LF	1.00%	RCP. (CLASS III, ASTM C-76)



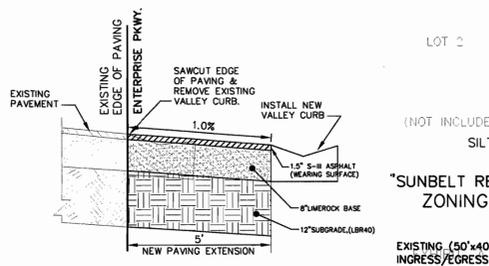
SECTION A-A (DRIVEWAY CENTERLINE PROFILE)
N.T.S.



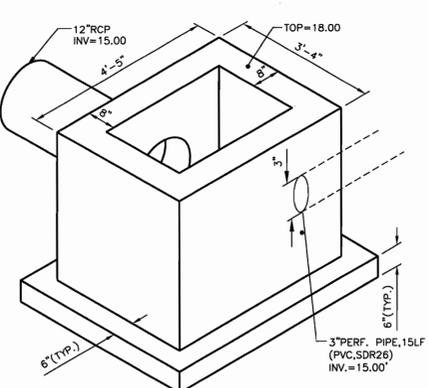
SECTION B-B POND CROSS-SECTION
N.T.S.



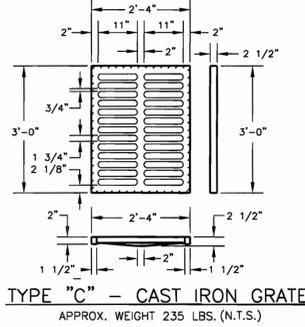
SECTION D-D PAVING DETAIL
N.T.S.



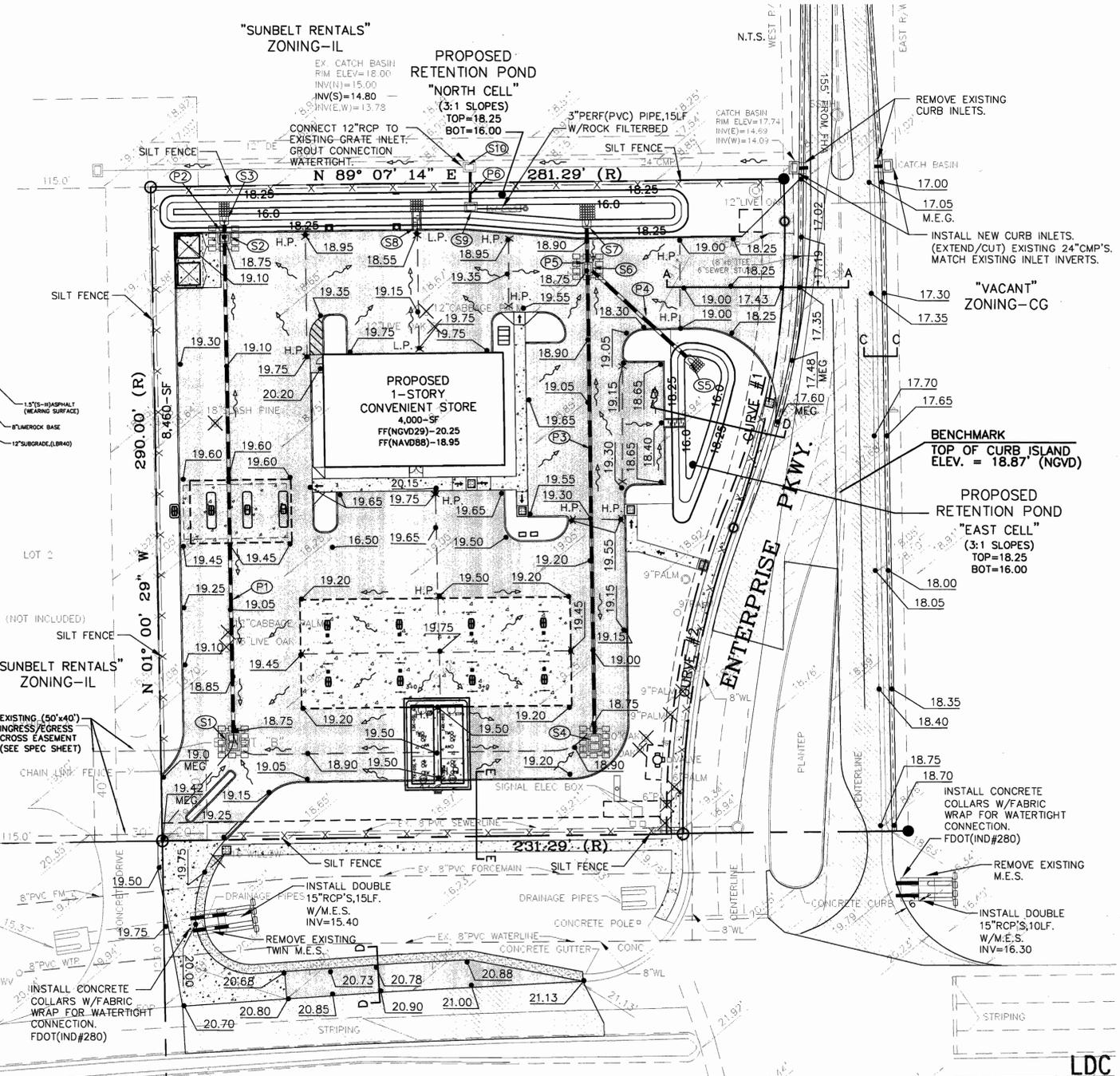
SECTION C-C (E.O.P. PROFILE)
N.T.S.



OUTFALL CONTROL STRUCTURE(S9)
SCALE: N.T.S. TYPE "C"



TYPE "C" - CAST IRON GRATE
APPROX. WEIGHT 235 LBS. (N.T.S.)



LUCKETT ROAD

"VACANT"



P.O. BOX 4750
TAMPA, FL 33616
PH: (813) 251-1169
FX: (813) 251-0179
frontierengineering@abc.com

FRONTIER ENGINEERING, INC.
COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA
LEE COUNTY, FLORIDA

5101 LUCKETT RD. C-STORE
GRADING PLAN

TIMOTHY J. HEALEY, P.E.
DESIGN: TWH
DRAWN: TWH
CHECKED: T.J.H.

FLORIDA ENGINEER'S REGISTRATION NO. 53661

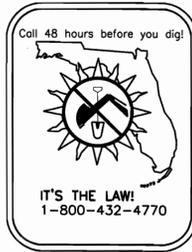
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46	12/15/10	DATE
47	12/15/10	DATE
48	12/15/10	DATE
49	12/15/10	DATE
50	12/15/10	DATE

LDC
JAN 05 2011
APPROVED

EXISTING LEGEND	
R/W	RIGHT OF WAY
O.A.	OVERALL FOUND CONCRETE MONUMENT-ALIGNED
F.C.M.	FIELD MEASUREMENT
(E)	PLAT MEASUREMENT
L.B.	LICENSED BUSINESS PROFESSIONAL SURVEYOR AND MAPPER
P.S.M.	WOOD POWER POLE
●	GUY ANCHOR
■	CATCH BASIN
(SIZES NOTED ON MAP)	
○	OAK
○	AUSTRALIAN PINE
○	PALM (VARIETY NOT SPECIFIED)
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PROPOSED LEGEND	
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18.87	PROPOSED ELEVATION
NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)	
■	CEMENT BAG RIP-RAP PROTECTION
—X—	SILT FENCE
— — —	HAYBALE BARRICADE
⑦	NUMBER OF PROPOSED PARKING SPACES
⊗	REMOVE EXISTING TREE

PAVING LEGEND	
▨	PROPOSED ASPHALT
▩	PROPOSED CONCRETE
▧	TO BE REMOVED



SEWER CALCULATIONS	
CHAPTER 64E-6.008, V.10, PG 999 & F.D.E.P.	
1. SERVICE STATION (OPEN >16 HRS/DAY)	DEMAND = 325 GPD / WATER CLOSET = 4 WATER CLOSETS x 325 GPD = 1,400 GPD
2. C-STORE DELI (OPEN >16 HRS/DAY)	DEMAND = 100 GPD
TOTAL AVERAGE DAILY DEMAND = 1,500 GPD	
MAX. DAILY FLOW = (1,500 GPD x 1.5) = 2,250 GPD	
PEAK HOURLY FLOW = (1,500 GPD/24HR/60MIN) x 4 = 5 GPM	

NGVD29 TO NAVD88 CONVERSION NOTE
TO CONVERT NGVD29 ELEVATIONS TO NAVD88 ELEVATIONS, SUBTRACT 1.30 FEET FROM THE NUMBER.



TICE FIRE & RESCUE DISTRICT
9351 Workmen Way
Ft. Myers, FL. 33905

FIRE FLOW TEST

DATE: 02/18/10 TIME: 1130 Hours

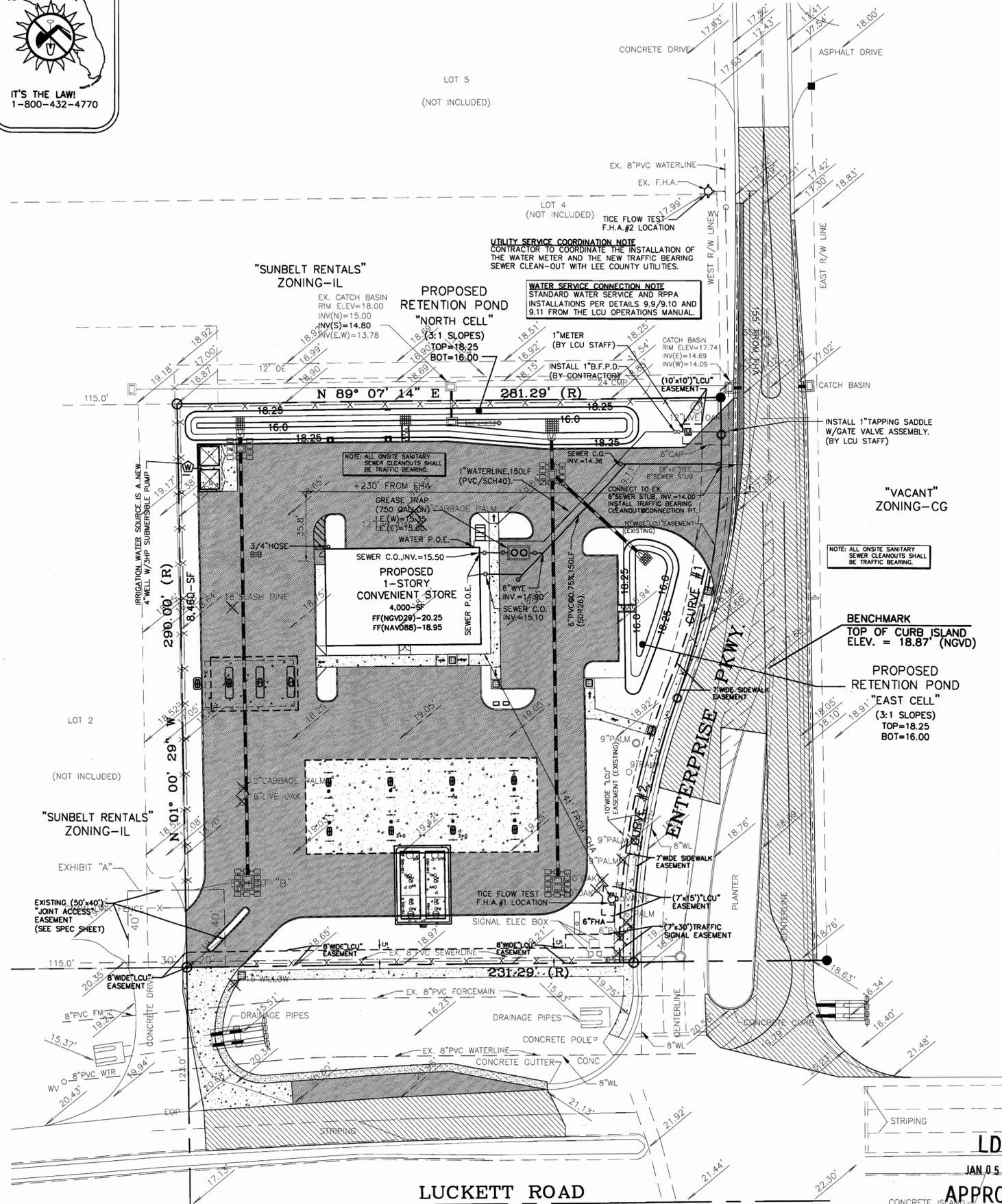
HYDRANT #1: Corner of Lockett Road & Enterprise
HYDRANT #2: Hydrant North of Hydrant #1
HYDRANT #3:

STATIC PRESSURE HY#1	PITOT PRESSURES HY#2	PITOT PRESSURES HY#3	GALLONS PER MINUTE SUB.TOT	GALLONS PER MINUTE TOTAL
52				
40	32		949	949
34	22		787	
	22		787	1574

COEFFICIENT RATE OF DISCHARGE = .9
S-R2.54/S-R1.54
CALCULATED FLOW AT 20 P.S.I. RESIDUE = **2148 G.P.M.**

TEST CONDUCTED BY: Ross
COMMENTS: Flowtest for 5101 Lockett Road
Signature: *Ted Ross*
ANY QUESTIONS CALL 894-2380

Page 1



P.O. BOX 4750
TAMPA, FL 33677
PH: (813) 251-0169
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COMMERCIAL-MUNICIPAL-RESIDENTIAL
ST. PETERSBURG · TAMPA

5101 LUCKETT RD. C-STORE
UTILITY PLAN

LEE COUNTY, FLORIDA

TIMOTHY J. HEALEY, P.E.
FLORIDA ENGINEER'S REGISTRATION NO. 53661

DESIGN: TJH
DRAWN: TJH
CHECKED: TJH

REV.	DATE	BY	REVISION
1	12/15/10	TJH	COMMENTS DATED 8/29/10
2	12/15/10	TJH	COMMENTS DATED 1/5/10
3	12/15/09	TJH	REVISION PLAN - CODE CHANGE
4	6/26/08	TJH	LEE COUNTY - COMMENTS DATED 5/08/08
5	4/30/08	TJH	LEE COUNTY - COMMENTS DATED 2/27/08
6	2/18/08	TJH	LEE COUNTY - COMMENTS DATED 9/20/07
7	12/17/07	TJH	SFWMD - COMMENTS DATED 8/30/07

DATE: 12/15/10 JOB #: 05-17
SCALE: 1" = 30'
SHEET #: 3 OF 9

LDC
JAN 05 2011
APPROVED

SEC. 10, TWP. 44S., RNG. 25E.

EXISTING LEGEND

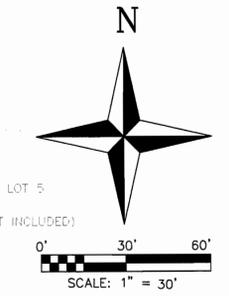
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- O.A. OVERALL
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- (P) PLAT MEASUREMENT
- L.B. LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- W.P.P. WOOD POWER POLE
- GUY ANCHOR
- CATCH BASIN
- TREES (SIZES NOTED ON MAP)
- (SIZES NOTED ON MAP)
- OAK
- AUSTRALIAN PINE
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PROPOSED LEGEND

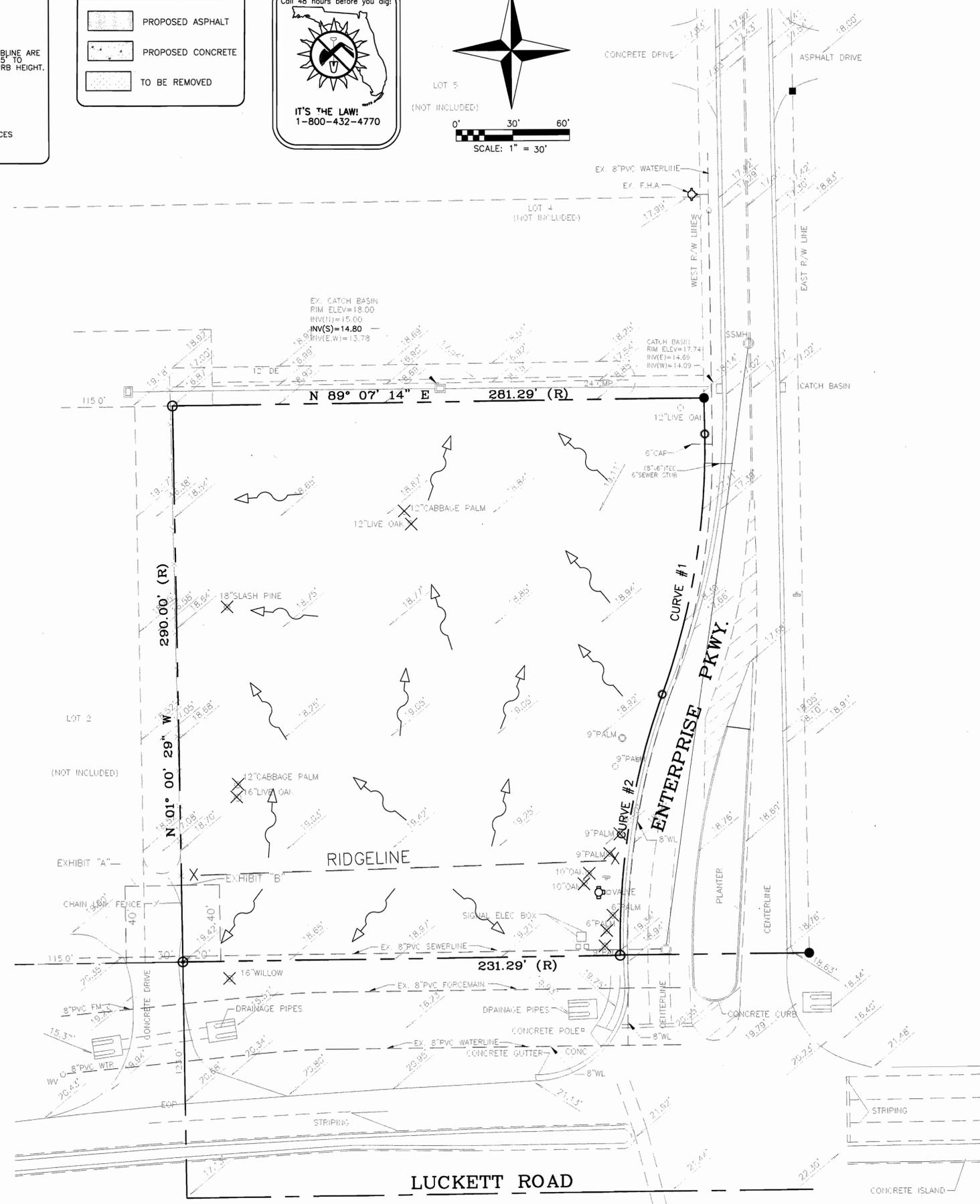
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- NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5 TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)
- CEMENT BAG RIP-RAP PROTECTION
- SILT FENCE
- HAYBALE BARRICADE
- 7 NUMBER OF PROPOSED PARKING SPACES
- X REMOVE EXISTING TREE

PAVING LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- TO BE REMOVED



NGVD29 TO NAVD88 CONVERSION NOTE
 TO CONVERT NGVD29 ELEVATIONS TO NAVD88 ELEVATIONS, SUBTRACT 1.30 FEET FROM THE NUMBER.



LDC
 JAN 05 2011
 APPROVED

FRONTIER ENGINEERING, INC.
 COMMERCIAL · MUNICIPAL · RESIDENTIAL
 ST. PETERSBURG · TAMPA

P.O. BOX 4780
 TAMPA, FL 33607
 PH: (813) 251-0169
 FX: (813) 251-0179
 frontierengineering@yahoo.com

TIMOTHY J. HEALEY, P.E.

 FLORIDA ENGINEER'S REGISTRATION NO. 53661

REV#	DATE	REVISION	BY
9			
8			
7			
6			
5	6/16/10	LEE COUNTY - COMMENTS DATED 1/5/10	TJH
4	6/26/08	LEE COUNTY - COMMENTS DATED 5/8/08	TJH
3	4/30/08	LEE COUNTY - COMMENTS DATED 2/27/08	TJH
2	2/8/08	LEE COUNTY - COMMENTS DATED 9/20/07	TJH
1	12/7/07	SPRIND - COMMENTS DATED 8/30/07	TJH

DATE: 12/15/10 JOB #: 05-17 SCALE: 1" = 30' SHEET # 4 OF 9

GENERAL CONSTRUCTION NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- ELEVATIONS ON PLANS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
- AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPIY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
- ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

CLEARING AND GRUBBING NOTES

- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN WRITTEN APPROVAL FROM THE OWNER.
- OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
- THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE TO THE PLANS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS.

GRADING AND DRAINAGE NOTES

- ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. Dewatering shall be used as required.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
- THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

PAVING NOTES

- PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
- THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
- STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

RIGHT OF WAY NOTES

- ALL PROPOSED WORK MUST COMPLY WITH FDOT INDEX NO.700.
- ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMADATIONS MANUAL.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN LEE COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
- SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES; REFERENCE FDOT INDEXES 600 THRU 650.
- INSTALLATIONS INVOLVING CONCRETE AND ASPHALT DRIVEWAY, IN GOOD CONDITION, MUST BE ACCOMPLISHED BY JACK AND BORE OR PUSHING. NO JETTING IS ALLOWED.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99(100%).
- DISTURBED AREA WITHIN THE R.O.W. WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
- ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF PINELLAS COUNTY HIGHWAY DEPARTMENT, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY LEE COUNTY HIGHWAY DEPARTMENT.
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE(3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
- NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT OR DEBRIS WILL BE REMOVED FROM THE JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF DAILY CLEAN-UP.
- PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE SIDEWALK.
- PRIOR TO COMMENCEMENT OF WORK AND/OR PRIOR TO START OF RESTORATION, COORDINATE THROUGH A "WALK-THROUGH" WITH LEE COUNTY HIGHWAY DEPARTMENT REPRESENTATIVE TO ENSURE MUTUAL AGREEMENT REGARDING SUCH MATTERS AS EXTENT OF ROADWAY TO BE OVERLAID AFTER PATCHING, THE EXTENT OF DRIVEWAY REPLACEMENT -- ESPECIALLY CONCRETE, ETC.
- HANDICAP RAMPS SHALL BE INSTALLED ACCORDING TO FDOT IND.#304
- REMOVE & REPLACE ANY EXISTING SIDEWALK WITHIN LEE COUNTY ROW, THAT HAS DAMAGED DUE TO DEMOLITION AND PORTIONS NOT MEETING A.D.A. REQUIREMENTS.
- A MINIMUM REQUIRED SIDEWALK SHOULDER CLEAR ZONE OF 2' FROM THE EDGE OF THE SIDEWALK WITH A MAXIMUM SLOPE OF 3/4" PER LINEAR FOOT. NO PERMANENT OBSTACLES ARE ALLOWED IN THIS AREA.

MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY

GENERAL MAINTENANCE:

- ALL STORMWATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
- CHEMICALS, OILS, GREASES OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO COLLECTION LOCATIONS SPONSORED BY MANY LOCAL GOVERNMENTS.
DO NOT DISPOSE OF GRASS CLIPPINGS IN THE SURFACE WATER MANAGEMENT SYSTEM (SWMS). GRASS CLIPPINGS POSE PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES AND, WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
- ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES, AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH YOUR COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
- DURING ANY REPAIR OR MAINTENANCE ACTIVITY, USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.
- REMEMBER, ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
- IT IS USUALLY MORE COST-EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON THE SWMS, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
- MOSQUITO GROWTH CAN BE MINIMIZED IN THE SWMS BY THE FOLLOWING MEASURES:
 - DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO THE SWMS. DECAYING GRASS CLIPPINGS/OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOES.
 - CLEAN OUT ANY OBSTRUCTIONS THAT GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
 - REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.
 - STOCK PONDS WITH PREDATORY "MOSQUITO FISH" - GAMBRUSIA MINNOWS, WHICH MAY BE COLLECTED FROM OTHER PONDS AND DITCHES AND INTRODUCED INTO YOUR SWMS. REMEMBER, THE INTRODUCTION OF GRASS CARP INTO YOUR SWMS WILL REQUIRE SFWMD APPROVAL.
- DITCHES AND SWALES SHOULD BE PERIODICALLY MOVED AND CLEANED OF ACCUMULATED REFUSE. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE.

DRY RETENTION PONDS:

- ON A MONTHLY OR QUARTERLY BASIS, AND FOLLOWING A STORM EVENT, YOU SHOULD MAKE AN INSPECTION OF THE POND AND ITS OUTFALL STRUCTURE TO ENSURE THAT THE SYSTEM IS OPERATING PROPERLY. IF STANDING WATER PERSISTS LONGER THAN 72 HOURS AFTER A NORMAL SUMMER RAIN EVENT, OR IF WETLAND VEGETATION SUCH AS CATTAILS GROW IN THE POND, THE STORMWATER FACILITY MAY BE IN NEED OF REPAIR. REPAIRS MAY BE AS SIMPLE AS SCARIFYING OR RAKING THE POND BOTTOM, OR MAY CONSIST OF REMOVING THE BOTTOM SEDIMENT (APPROXIMATELY THE TOP FOOT OF SOIL) AND REPLACING THE SOIL WITH CLEAN SAND. FOR MORE INFORMATION, CONTACT YOUR LOCAL SFWMD SERVICE OFFICE.
- MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP. PICK UP GRASS CLIPPINGS AFTER CUTTING. LIMIT FERTILIZER USE AROUND THE POND, AND DO NOT FERTILIZE GRASS IN THE POND AREA.
- RESOD ANY AREAS (SIDES OR BOTTOM) WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.
- KEEP THE OUTFALL STRUCTURE CLEAR OF DEBRIS AND VEGETATION.

EFFLUENT FILTRATION:

- ON A MONTHLY OR QUARTERLY BASIS, AND FOLLOWING A STORM EVENT, YOU SHOULD MAKE AN INSPECTION OF THE POND AND ITS OUTFALL STRUCTURE TO ENSURE THAT THE SYSTEM IS OPERATING PROPERLY. IF APPROXIMATELY 36 HOURS AFTER A RAIN EVENT YOU NOTICE THAT WATER DISCHARGES OVER THE TOP OF THE CONCRETE CONTROL STRUCTURE, RATHER THAN THROUGH THE PERFORATED PIPE, IT MAY BE A SIGNAL THAT THE POND IS NOT FUNCTIONING PROPERLY. REPAIRS MAY BE AS SIMPLE AS SCARIFYING OR RAKING THE FILTER SAND, FORCING WATER THROUGH THE CLEANOUT TO CLEANSE THE PERFORATED PIPE, OR AS INVOLVED AS REPLACING THE FILTER MEDIA. CHECK YOUR CONSTRUCTION PLANS OR CONTACT SFWMD FOR MORE INFORMATION IF ANY QUESTIONS ARISE.
- MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP. PICK UP GRASS CLIPPINGS AFTER CUTTING. LIMIT FERTILIZER USE AROUND THE POND, AND DO NOT FERTILIZE GRASS IN THE POND AREA.
- RESOD ANY AREAS WHERE GRASS HAS BEEN REMOVED OR ERODED. DO NOT SOD OVER THE FILTER MEDIA. PLACE STONE OR GRAVEL OVER THE FILTER MEDIA FOR STABILIZATION, IF NECESSARY.
- KEEP THE OUTFALL STRUCTURE CLEAR OF DEBRIS AND VEGETATION.

AGREEMENT OF JOINT ACCESS

THIS AGREEMENT OF JOINT ACCESS (THE "AGREEMENT") MADE THIS 6TH DAY OF MAY, 2005 BY AND BETWEEN RAYMOND A. RAMSEY, AS TRUSTEE OF THE NORMAN A. RAMSEY 1995 TRUST U/A/D NOVEMBER 20, 1995, AS AMENDED AND REINSTATED, P.O. BOX 1329, YORK BEACH, ME 03910, HERINAFTER CALLED "RAMSEY", AND SUNBELT NAPLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 192 TOPANGA DRIVE, BONITA SPRINGS, FL 34134, HERINAFTER CALLED "SUNBELT".

WITNESSETH:

WHEREAS, RAMSEY IS THE OWNER OF A CERTAIN TRACT OF REAL PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED AS BILLY CREEK COMMERCE CENTER UNIT 1, LOT 3, AS RECORDED IN PLAT BOOK 33, PAGE 116 IN THE LEE COUNTY OFFICIAL RECORDS AND HAVING A LEE COUNTY STRAP NUMBER 10-44-25-01-0000.0030 (THE "RAMSEY PROPERTY"); AND

WHEREAS, SUNBELT IS THE OWNER OF A CERTAIN TRACT OF REAL PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED AS BILLY CREEK COMMERCE CENTER UNIT 1, LOT 2, AS RECORDED IN PLAT BOOK 33, PAGE 116 IN THE LEE COUNTY OFFICIAL RECORDS, AND HAVING A LEE COUNTY STRAP NUMBER 10-44-25-01-0000.0020 (THE "SUNBELT PROPERTY"); AND

WHEREAS, SUNBELT IS THE SUCCESSOR IN INTEREST OF BRANT DONALSON AND CAROL DONALSON, FORMER OWNERS OF THE SUNBELT PROPERTY, WHO FILED FOR AND RECEIVED APPROVAL FOR AN ADMINISTRATIVE DEVIATION (THE "DEVIATION") FROM THE LEE COUNTY LAND DEVELOPMENT CODE, APPROVED BY THE LEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON APRIL 16, 2001 AND MEMORIALIZED BY DEVIATION ADD2001-00056; AND

WHEREAS, AS A CONDITION OF APPROVAL TO DEVIATE FROM THE REQUIRED ACCESS SEPARATION STANDARDS AND CONSTRUCT AN ACCESS DRIVE, THE DEVIATION REQUIRED THE OWNERS OF THE SUNBELT PROPERTY TO PROVIDE, VIA A JOINT-ACCESS AGREEMENT, JOINT ACCESS WITH THE RAMSEY PROPERTY; AND

WHEREAS, THE PARTIES HERETO CONTEMPLATE THAT A PORTION OF THEIR RESPECTIVE TRACTS OF REAL PROPERTY WILL INCLUDE CERTAIN AREAS WHICH WILL BE IMPROVED OR HAVE BEEN IMPROVED AND DESIGNATED AS PASSAGEWAYS FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC; AND

WHEREAS, THE PARTIES HERETO DESIRE THE CREATION AND ESTABLISHMENT OF A PERPETUAL JOINT-ACCESS EASEMENT FOR VEHICULAR INGRESS AND EGRESS ON THE SUNBELT PROPERTY AND THE RAMSEY PROPERTY, AS PROVIDED HEREIN.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND MUTUAL PROMISES AND UNDERTAKINGS HEREIN CONTAINED AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND ADEQUACY OF WHICH ARE HEREBY CONCLUSIVELY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

- GRANT OF JOINT-ACCESS EASEMENT.

(A) SUNBELT GRANTS AND CONVEYS TO RAMSEY A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS OVER AND UPON THE PORTION OF THE SUNBELT PROPERTY DESCRIBED ON EXHIBIT "A" ("SUNBELT EASEMENT PROPERTY") ATTACHED HERETO, AND BY REFERENCE MADE A PART HEREOF.

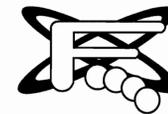
(B) RAMSEY GRANTS AND CONVEYS TO SUNBELT A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS, OVER AND UPON THE PORTION OF THE RAMSEY PROPERTY DESCRIBED ON EXHIBIT "B" ("RAMSEY EASEMENT PROPERTY") ATTACHED HERETO, AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"
SUNBELT EASEMENT PROPERTY

THE SOUTH 40 FEET OF THE EAST 30 FEET OF LOT 2, UNIT 1, BILLY CREEK COMMERCE PARK AS RECORDED IN PLAT BOOK 33, PAGE 116, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

EXHIBIT "B"
RAMSEY EASEMENT PROPERTY

THE SOUTH 40 FEET OF THE WEST 20 FEET OF LOT 3, UNIT 1, BILLY CREEK COMMERCE PARK AS RECORDED IN PLAT BOOK 33, PAGE 116, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



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ST. PETERSBURG - TAMPA

5101 LUCKETT RD. C-STORE
NOTES & SPECIFICATIONS

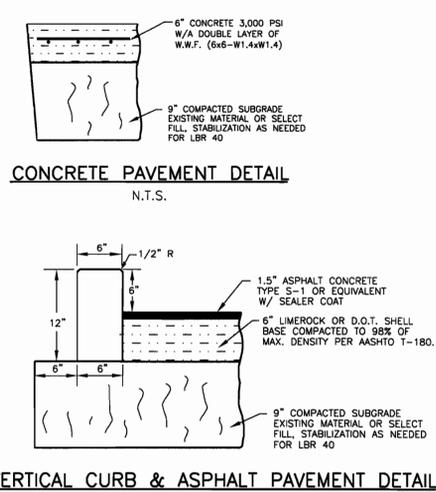
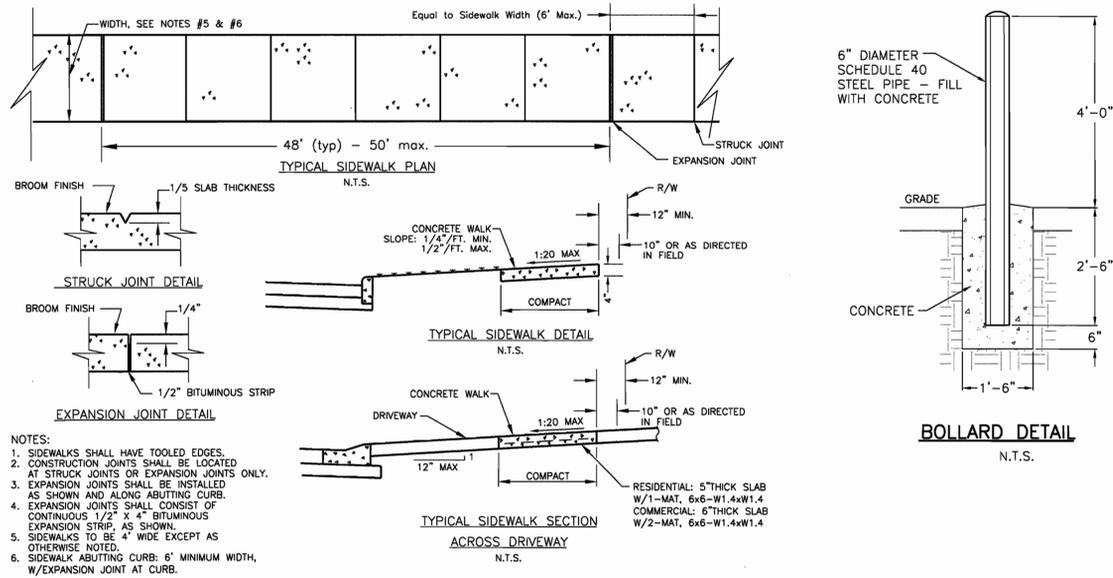
TIMOTHY J. HEALEY, P.E.

FLORIDA ENGINEER'S REGISTRATION NO. 53861

LEE COUNTY, FLORIDA

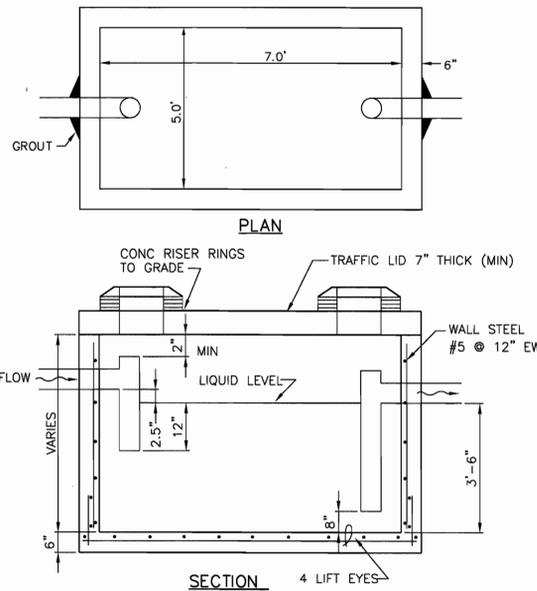
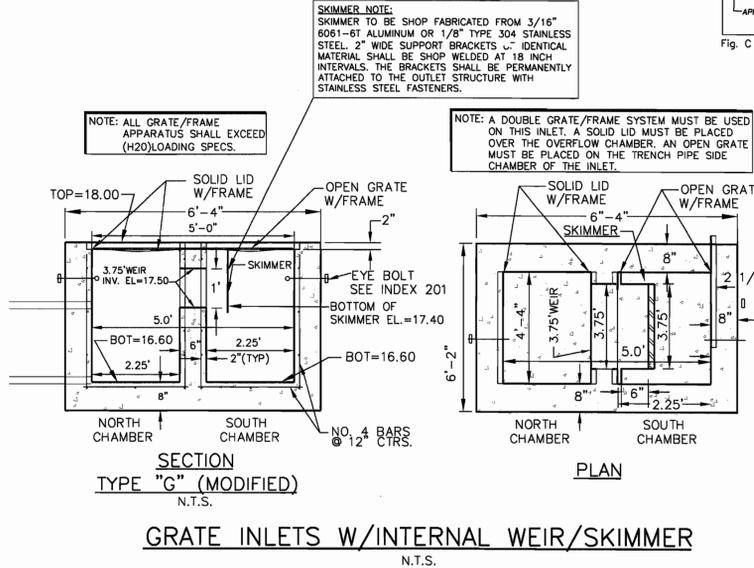
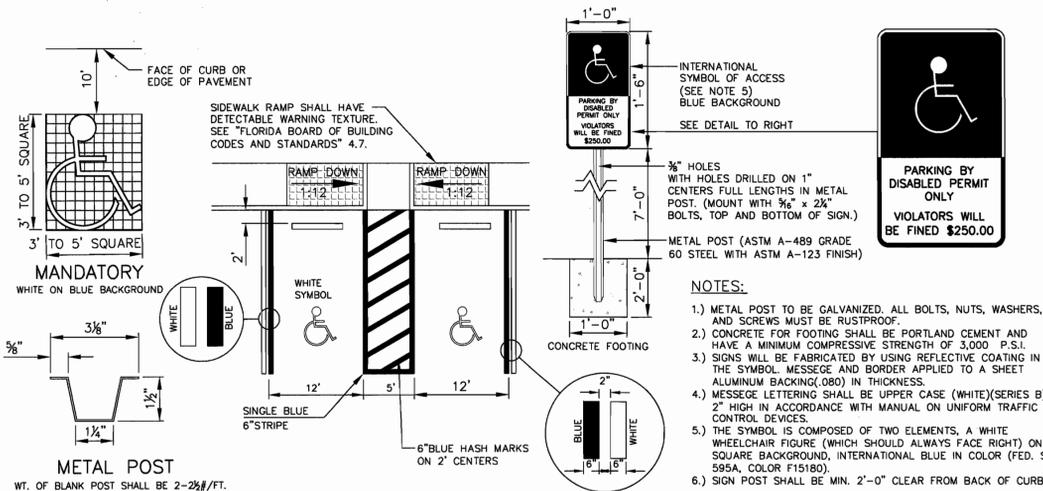
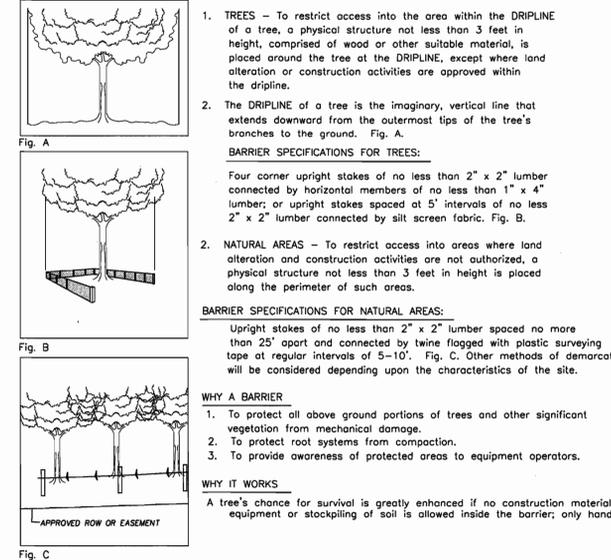
REV#	DATE	BY	REVISION
9			
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4	6/16/10	LEE COUNTY	COMMENTS DATED 1/05/10
3	4/30/08	LEE COUNTY	COMMENTS DATED 2/27/08
2	2/8/08	LEE COUNTY	COMMENTS DATED 9/20/07
1	12/7/07	SFWMD	COMMENTS PER 8/30/07

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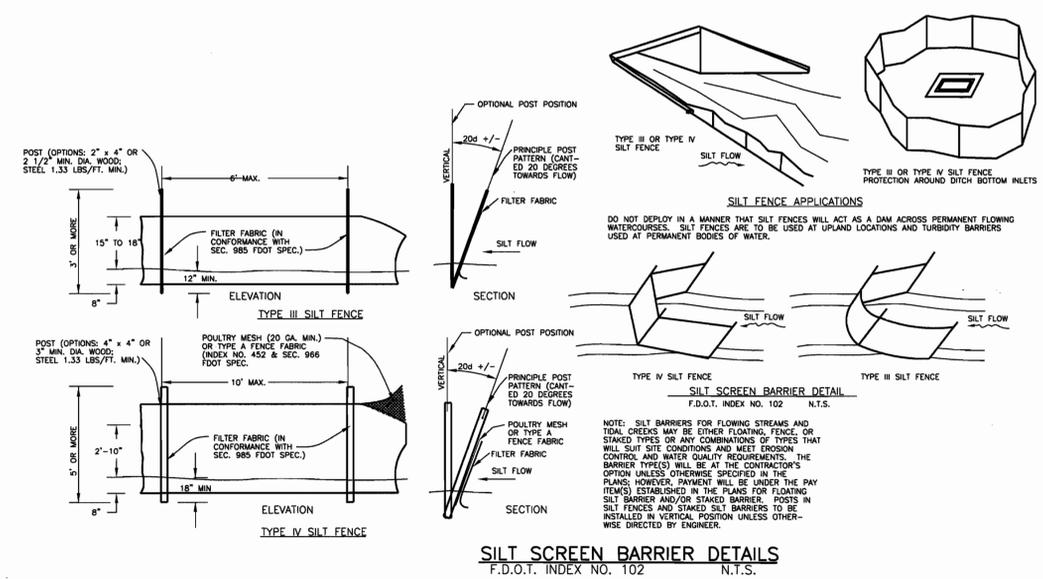
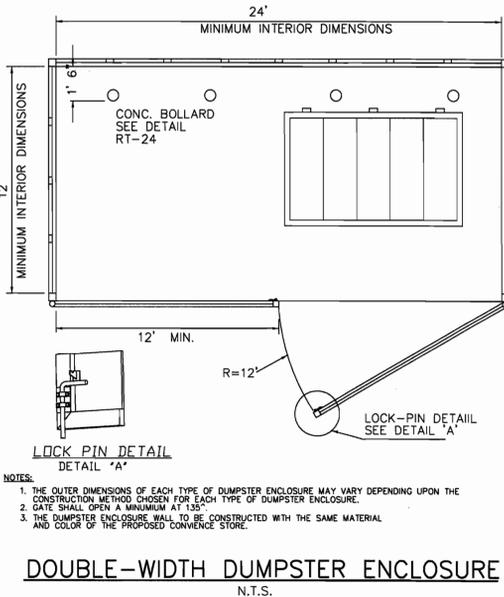


Protective barriers are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.

Protective barriers must be erected around TREES to be retained within an area where land alteration and construction activities will occur as well as along NATURAL AREAS where such areas are adjacent to permitted land alteration and construction activities. A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding. No ground disturbance must occur within the barricaded area.



- INTERIOR SHALL HAVE BITUMASTIC COATING ON ALL SIDES, TOP AND BOTTOM
- PRECAST AND POURED-IN-PLACE UNITS SHALL HAVE SUFFICIENT STEEL REINFORCING TO INSURE STRUCTURAL INTEGRITY FOR H-20 LOADING.
- INLET AND OUTLET TO BE A MINIMUM 4" DIAMETER.
- MINIMUM HYDRAULIC CAPACITY SHALL BE 750 GALLONS.
- H-20 TRUCK LOADING (4,000PSI CONC./28 DAYS TYPE II CEMENT.)
- GREASE TRAPS MAY VARY PER MANUFACTURER, CONSULT OWNER'S REP. FOR APPROVED EQUAL.



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ST. PETERSBURG - TAMPA

TIMOTHY J. HEALEY, P.E.
FLORIDA ENGINEER'S REGISTRATION NO. 53661

DESIGN: TWW
DRAWN: TWW
CHECKED: TJH

5101 LUCKETT RD. C-STORE
DETAILS 1
HILLSBOROUGH COUNTY, FLORIDA

REV.#	DATE	REVISION	TJH	TJH	BY
1	12/7/07	SPWMD - COMMENTS DATED 8/30/07			
2	2/9/08	LEE COUNTY - COMMENTS DATED 9/20/07			
3					
4					
5					
6					
7					
8					
9					

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JAN 05 2011

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SCALE: AS NOTED

EXISTING LEGEND

- R/W RIGHT OF WAY
- O.A. OVERALL
- F.C.M. FOUND CONCRETE MONUMENT- AS NOTED
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (L) LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- WD. WOOD POWER POLE
- GA. GUY ANCHOR
- CB. CATCH BASIN
- TREES (SIZES NOTED ON MAP)
- (SIZES NOTED ON MAP)
- OAK
- AUSTRALIAN PINE
- PALM (VARIETY NOT SPECIFIED)
- PINE

PROPOSED LEGEND

- DIRECTION OF FLOW
- EXISTING ELEVATION
- PROPOSED ELEVATION
- NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE. ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)
- CEMENT BAG RIP-RAP PROTECTION
- SILT FENCE
- HAYBALE BARRICADE
- NUMBER OF PROPOSED PARKING SPACES
- REMOVE EXISTING TREE

PAVING LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- TO BE REMOVED



SEQUENCE OF CONSTRUCTION

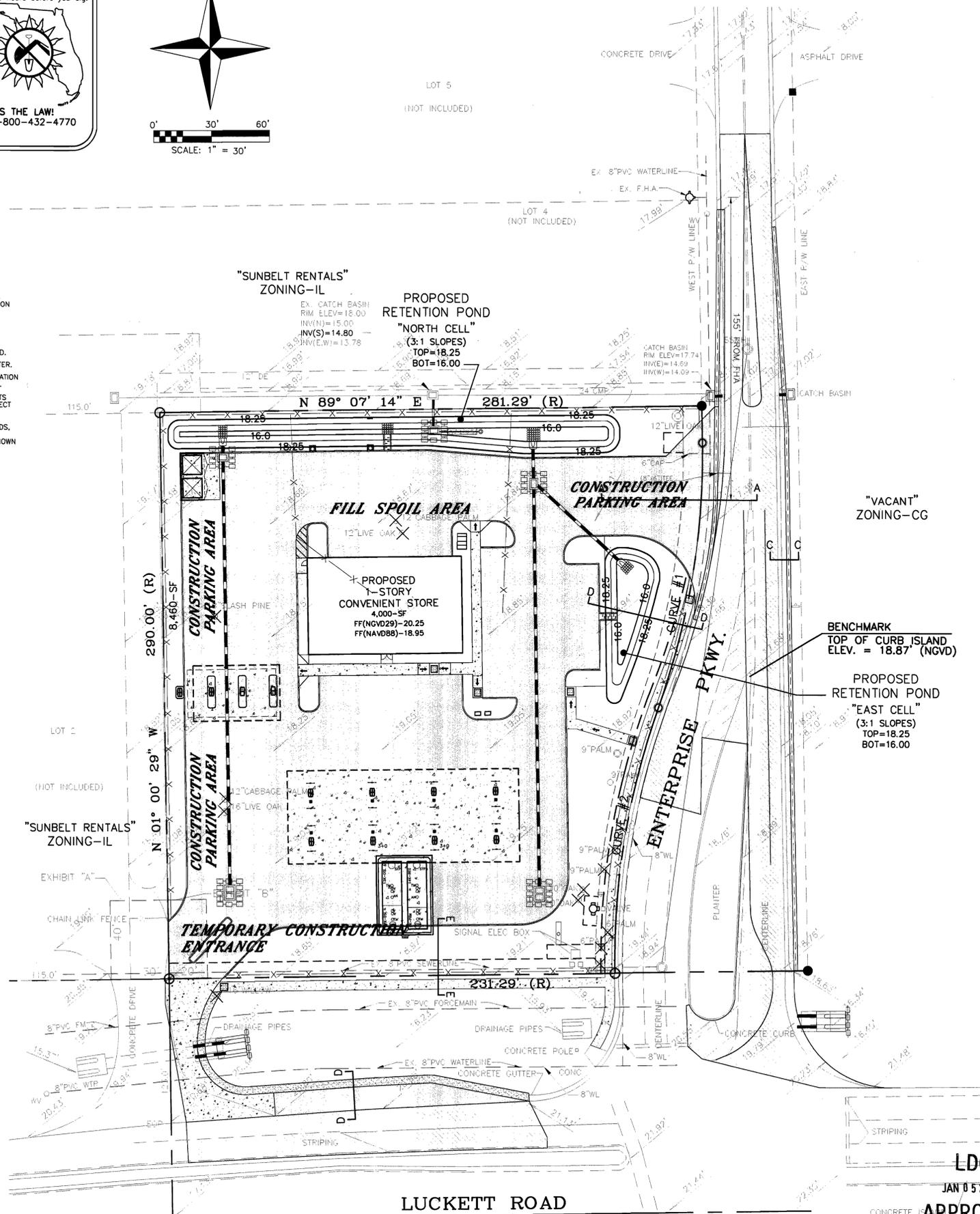
1. THE SITE SUPERINTENDENT AND/OR THE PARTY THAT WILL BE DIRECTLY RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROL DEVICES MUST MEET WITH THE LEE COUNTY SEDIMENT CONTROL INSPECTOR AT THE SITE WITH A PRINT OF THE APPROVED SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION.
2. OBTAIN SITE PERMIT FROM LEE COUNTY.
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE LOCATED ON THE SOUTHWEST CORNER OF THE PROPERTY OFF LUCKETT ROAD. ENTRANCE WILL BE LOCATED ROUGHLY WHERE FINAL ENTRANCE POSITION IS. THIS ENTRANCE IS TO BE USED DURING THE ROUGH GRADING AND SURCHARGE PORTION OF CONSTRUCTION ONLY.
NOTE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENTATION ONTO PUBLIC RIGHT-OF-WAYS OR STREET. ALL SEDIMENT SPILLED, DROPPED OR WASHED ONTO PUBLIC RIGHT-OF-WAYS OR STREETS MUST BE REMOVED IMMEDIATELY.
4. CONSTRUCT TEMPORARY PARKING AREAS.
5. INSTALL SILT FENCE AROUND WEST SIDE OF PARKING ENTRANCE.
6. INSTALL SILT FENCE AROUND PERIMETER OF THE SITE.
7. CLEAR AND GRUB SITE.
8. BEGIN ROUGH GRADING OF SITE.
NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND REPAIR OF ALL SEDIMENT CONTROL DURING THE SURCHARGE STABILIZATION PERIOD.
9. STOCK PILE ALL EXCESS CUT ONTO DESIGNATED STOCK PILE AREA. INSTALL SILT FENCE AROUND THE STOCK PILE AREA.
10. START HEAVY EARTHWORK GRADING.
11. BEGIN CONSTRUCTION OF DETENTION PONDS.
12. BEGIN INSTALL OF WATER, STORM SEWER, SANITARY SEWER & UTILITY CONDUIT LINES.
13. INSTALL THE FOLLOWING SEDIMENT CONTROL DEVICES:
A. RIP RAP BELOW ALL FLUMES AND HEADWALLS.
B. STRAW HAY BALES IN FRONT OF ALL INLET STRUCTURES.
C. SILT FENCE AROUND DETENTION POND AREAS.
14. GRADE SITE TO FINAL DESIGN ELEVATIONS.
15. UPON APPROVAL OF GRADING STABILIZATION, BEGIN SEEDING/SODDING WHERE APPLICABLE.
16. PREPARE SITE FOR PAVING AND CURB AND GUTTER.
17. INSTALL CURB AND GUTTER AND PAVE SITE.
18. EROSION AND SEDIMENT CONTROL DEVICES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED AND ALL LANDSCAPING HAS BEEN INSTALLED.
NOTE: TEMPORARY PARKING AREA TO BE CONSTRUCTED PER TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SPECS

MAINTENANCE

- IN GENERAL ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAINFALL OR WEEKLY, WHICHEVER IS MOST FREQUENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
1. STRAW BALE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION.
 2. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED AND SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
 3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION.
 4. THE SEDIMENT TRAPS WILL BE CHECKED PERIODICALLY FOR SEDIMENT CLEANOUT.
- NOTE: ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE CLEAN AT THE END OF EACH DAY. CONSTRUCTION ENTRANCES PROVIDE AN AREA WHERE MUD CAN BE REMOVED FROM VEHICLE TIRES BEFORE THEY ENTER A PUBLIC ROAD. IF THE ACTION OF VEHICLE TRAVELING OVER THE GRAVEL PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLE ENTERS A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE. CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES.

EROSION CONTROL NOTES

1. DURING CONSTRUCTION SEDIMENT IS TO REMAIN ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO INITIATING AND DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION TO PREVENT SOIL EROSION AND SILTATION.
 2. ROUGH EXCAVATE RETENTION AREAS.
 3. DIRECT ALL SURFACE DRAINAGE TOWARD RETENTION AREA DURING CONSTRUCTION.
 4. AFTER PAVING, GRADE RETENTION AREAS TO CONTOURS, SHAPE AS SHOWN AND SOD.
 5. ALL DISTURBED CONDITIONS SHALL BE RESTORED TO NATURAL CONDITIONS OR BETTER.
 6. ALL SIDE SLOPES OF RETENTION OR SWALE AREAS SHALL BE STABILIZED BY VEGETATION OR OTHER MATERIALS TO MINIMIZE EROSION AND PROTECT THE STORMWATER BASIN.
- NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES: PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF THE CONTRACT.
- NOTE: REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS.



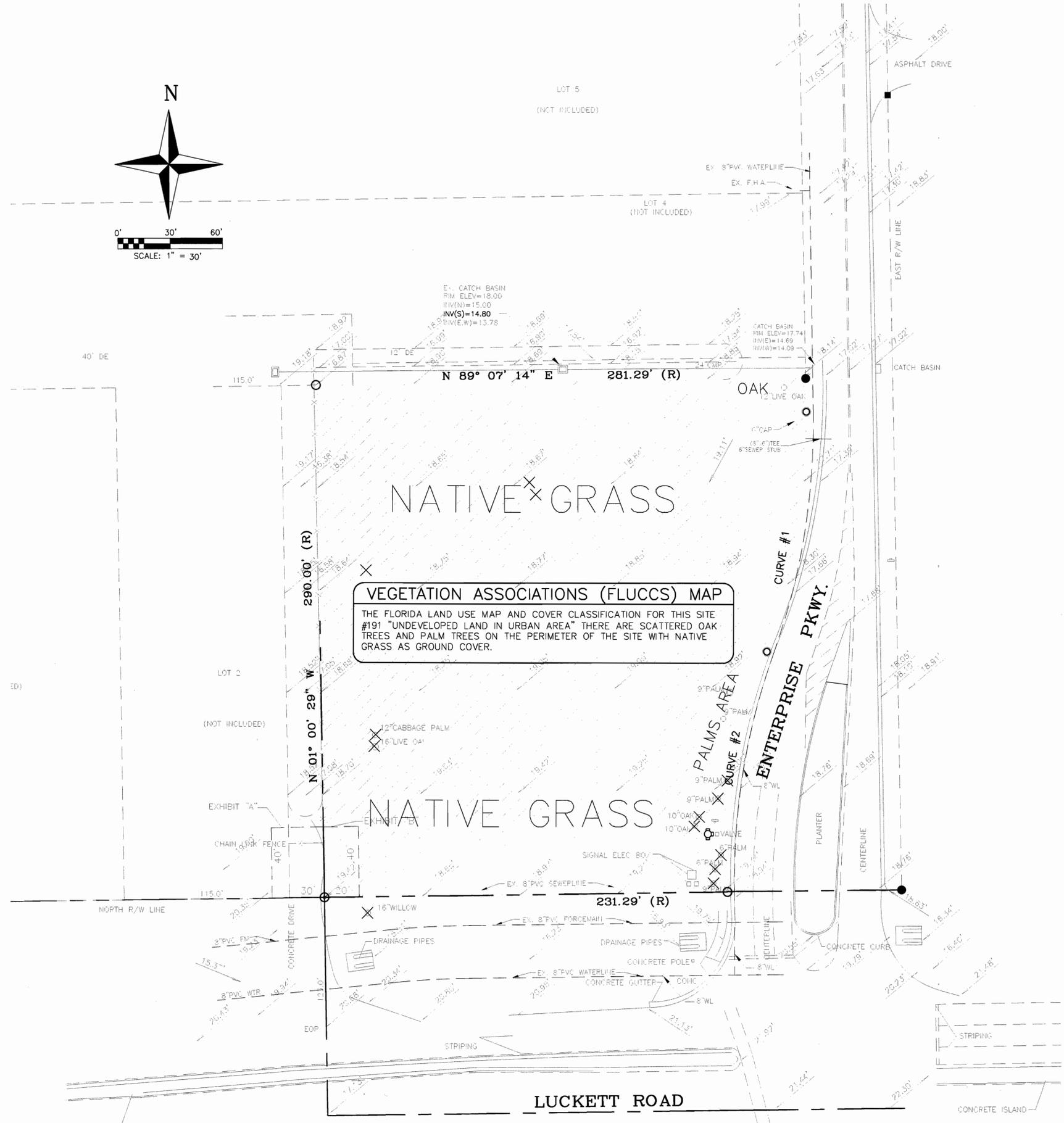
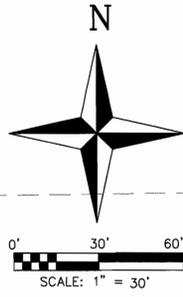
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ST. PETERSBURG - TAMPA
LEE COUNTY - FLORIDA

5101 LUCKETT RD. C-STORE
N.P.D.E.S. PLAN

REV#	DATE	REVISION	BY
9			
8			
7			
6			
5	6/16/10	LEE COUNTY - COMMENTS DATED 1/5/10	TJH
4	4/30/08	LEE COUNTY - COMMENTS DATED 2/27/08	TJH
3	2/25/08	LEE COUNTY - COMMENTS DATED 9/20/07	TWW
2	12/7/07	SPWMD - COMMENTS DATED 8/30/07	TJH
1			

LDC
JAN 0 5 2011
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VEGETATION ASSOCIATIONS (FLUCCS) MAP
 THE FLORIDA LAND USE MAP AND COVER CLASSIFICATION FOR THIS SITE #191 "UNDEVELOPED LAND IN URBAN AREA" THERE ARE SCATTERED OAK TREES AND PALM TREES ON THE PERIMETER OF THE SITE WITH NATIVE GRASS AS GROUND COVER.



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 FLORIDA ENGINEER'S REGISTRATION NO. 53661

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 COMMERCIAL · MUNICIPAL · RESIDENTIAL
 ST. PETERSBURG · TAMPA

5101 LUCKETT RD. C-STORE
 F.L.U.C.S. PLAN
 LEE COUNTY, FLORIDA

DESIGN:	TJH
DRAWN:	TJH
CHECKED:	TJH

REV#	DATE	REVISION
9		
8		
7		
6		
5		
4	4/30/08	LEE COUNTY - COMMENTS DATED 2/27/08
3	2/8/08	LEE COUNTY - COMMENTS DATED 9/20/07
2	12/7/07	SFWD - COMMENTS DATED 8/30/07
1		

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 JAN 05 2011
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Sec. 10-420. Plant material standards.

- (a) Quality. Plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agricultural, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.
- (b) Native varieties. At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.
- (c) Trees and palms.
- (1) Code-required trees must be a minimum of ten feet in height, have a two-inch caliper (at 12 inches above the ground) and a four-foot spread at the time of installation. Palms must have a minimum of ten feet of clear trunk at planting. Trees having an average mature spread or crown less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20-foot crown spread. Trees adjacent to walkways, bike paths and rights-of-way must be maintained with eight feet of clear trunk.
- (2) Larger trees substituted to reduce the minimum number of general trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting. The general tree requirement cannot be reduced in number by more than 50 percent.
- (d) Shrubs and hedges. Shrubs must be a minimum of 24 inches (48 inches for type F buffers) in height, at time of planting. Saw palmettos (*Serenia repens*) and coonies (*Zamia floridana*) may be used as shrubs, provided they are 12 inches in height at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches (60 inches for type F buffers) in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches (60 inches for type F buffers).
- (e) Required hedges must be planted in double staggered rows and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.
- (f) The height of all trees and shrubs must be measured from the final grade of the project site.
- (g) Mulch requirements. A two-inch minimum layer, after watering-in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs, and groundcover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. The use of cypress mulch is strongly discouraged.
- (h) Invasive exotics. The following highly invasive exotic plants may not be planted, (i.e. are prohibited) and must be removed from the development area. Methods to remove and control invasive exotic plants must be included on the development order plans. A statement must also be included on the development order that the development area will be maintained free from invasive exotic plants in perpetuity. For purposes of this subsection, invasive exotic plants include:

Common name	Scientific name	Common name	Scientific name
Prohibited Invasive Exotics			
earleaf acacia	<i>Acacia auriculiformis</i>	Old World climbing fern	<i>Lygodium microphyllum</i>
woman's tongue	<i>Albizia lebbek</i>	Melaleuca, paper tree	<i>Melaleuca quinquenervia</i>
bishopwood	<i>Bischofia javanica</i>	Downy rose myrtle	<i>Rhodomyrtus tomentosus</i>
Australian pines	All <i>Casuarina</i> species	Chinese tallow	<i>Sapulum sebiferum</i>
carrotwood	<i>Cuplanopsis ancardioides</i>	Brazilian pepper, Florida holly	<i>Schinus terebinthifolius</i>
rosewood	<i>Dalbergia sissoo</i>	Tropical soda apple	<i>Solanum viorum</i>
air potato	<i>Dioscorea alata</i>	Java plum	<i>Syzygium cumini</i>
murray red gum	<i>Eucalyptus camaldulensis</i>	Rose apple	<i>Syzygium jambos</i>
weeping fig	<i>Ficus benjamina</i>	Cork tree	<i>Thespesia populnea</i>
Cuban laurel fig	<i>Ficus microcarpa</i>	Wedelia	<i>Wedelia trilobata</i>
Japanese Climbing fern	<i>Lygodium japonicum</i>		

- (i) If dry detention areas are planted with native clump grasses in lieu of sod or seeding, then the plants must be a minimum one-gallon container size planted three-foot on center.
- (j) Credits.
- (1) Except for prohibited invasive exotic species as listed above, every consideration must be given to retaining as much of the existing plant material as possible.
- (2) Each existing indigenous native tree preserved in place, which has a trunk diameter of four inches or greater measured at four and one-half feet above the ground (dbh) will receive a credit of five trees against the general landscape requirements. Native palms preserved in place that are eight feet or greater from ground level to base of fronds, will receive a credit of three trees. Existing sabal palms, identified on the development order plans that are relocated onsite will be given a two tree credit. Credits for existing trees may not be used to reduce the required parking canopy trees in parking or vehicle use areas. Existing native trees in buffers may be used for credit provided they occur within the required 100-foot buffer segment.
- Credits will apply only when the trees are labeled as protected-credit trees. If the protected-credit trees die within three years from the development order certificate of compliance, they must be replaced by the number of credit trees taken.
- (3) Credits will apply where the preserved tree is in a barricaded area at least two-thirds the radius of the crown spread of the tree measured from the trunk center. In no case may this area radius be less than two and one-half feet. For indigenous native pine trees, the barricaded area may be no less than the full crown spread of the tree, unless other measures such as tie-walls or special slope treatment are constructed for additional protection. Prior to the land clearing stage of development, the owner, developer or agent must erect protective barriers that are at minimum made of three-foot high sit fence, three-foot high orange construction fence or approved alternative barricading material. For all native, indigenous open space areas, including shrubs and ground cover, barricades must be erected around the perimeter of the vegetation. The owner, developer or agent may not cause or permit the movement of equipment, material, debris or fill to be placed within the required protective barrier. The protected trees must remain alive and healthy at the end of the construction in order for this credit to apply.
- (4) A tree location plan must be submitted when general trees located within a designated preserve area being claimed for credit. The tree location plan must include specific information about all trees that are being preserved for credit within the entire development footprint. The tree location plan must: (1) be at the same scale as the site plan; (2) show the location of trees to be saved; (3) state the caliper for each tree (four-inch minimum caliper measured at four and one-half feet above ground level); and (4) identify the species of each tree.
- (Ord. No. 92-44, § 13(F), 10-14-92; Ord. No. 94-28, § 25, 10-19-94; Ord. No. 96-06, § 4, 3-20-96; Ord. No. 98-28, § 2, 12-8-98; Ord. No. 05-14, § 3, 8-23-05; Ord. No. 09-23, § 4, 6-23-09)

Sec. 10-421. Plant installation and maintenance standards.

- (a) Installation. Plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Limerock located within planting areas must be removed and replaced with native or growing quality soil before planting.
- (b) A plant's growth habit must be considered in advance of conflicts that might be created (e.g. views, signage, overhead power lines, lighting, buildings, circulation). Trees may not be placed where they interfere with site drainage, subsurface utilities, or overhead utility lines, or where they will require frequent pruning in order to avoid interference with overhead power lines. Light poles must be located outside of all parking islands containing required trees. See illustration 10-421(a).
- GRAPHIC LINK: Click here
- All landscape materials must be installed in a recognized horticultural correct manner. At a minimum, the following installation requirements must be met:
- (1) All landscape areas must be mulched unless vegetative cover is already established.
- (2) Trees and shrubs used in buffers must be planted in a minimum width area equal to one-half the required width of the buffer. However, in no case may the planting area be less than five feet in width.
- (3) All landscaped areas must be provided protection from encroachment by any type of vehicle.
- (4) All required plants used in buffers and landscaping must be installed using xeriscape principles. Xeriscape principles include water conservation through drought-tolerant landscaping, the use of appropriate plant material, mulching, and the reduction of turf areas.
- (5) Utility or drainage easements may overlap required buffers; however, no code required trees or shrubs may be located in any utility or drainage easement unless a written statement, from the entity holding the beneficial interest in the easement, is submitted specifically stating that the entity has no objection to the landscaping and that the proposed landscaping will not interfere with the long term maintenance of the infrastructure within easement area. No code required landscaping may be located in any street easement or right-of-way. To avoid conflicts with overhead utility lines, only trees less than 20 feet in height at maturity may be used directly adjacent to an overhead line. Variances or deviations from the requirements of this subsection are prohibited.
- (6) Safe sight distance triangles at intersections and vehicle connections. Where an access way intersects a right-of-way or when a property abuts the intersection of two or more right-of-ways, a minimum safe sight distance triangular area must be established. Within this area, vegetation must be planted and maintained in a way that provides unobstructed visibility at a level between 30 inches and eight feet above the crown of the adjacent roadway. Landscaping must be located in accordance with the roadside recovery area provisions of the State of Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Streets and Highways (FDOT Green Book) where appropriate.
- (7) Signage located within or adjacent to landscape buffer area. All trees and shrubs located within landscape buffer must be located so as not to block the view of signage as shown in illustration 10-421(a).
- (8) If a wall or fence is proposed, but not required, then the required buffer plantings must be installed on the exterior side (between the wall and the abutting property or street right-of-way) of the wall or fence.
- (b) Maintenance of landscaping. The owner is responsible for maintaining the required landscaping in a healthy and vigorous condition at all times. Tree and palm staking must be removed within 12 months after installation. All landscapes must be kept free of refuse, debris, disease, pests, and weeds. Ongoing maintenance to prohibit the establishment of prohibited invasive exotic species is required.
- (c) Pruning. Vegetation required by this code may only be pruned to promote healthy, uniform, natural growth of the vegetation (except where necessary to promote health, safety, and welfare) and be in accordance with "American National Standard for Tree Care Operations - Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices (Pruning) (A300, Part 1)" by the American National Standards Institute, and "Best Management Practices: Tree Pruning" by the International Society of Arboriculture (ISA).
- Trees must not be severely pruned to permanently maintain growth at a reduced height or spread. Pruning must not interfere with the design intent of the original installation. Severely pruned trees must be replaced by the property owner. Replacement trees must meet the tree size requirements of LDC section 10-420. A plant's growth habit must be considered in advance of conflicts which might arise (i.e. views, signage, overhead power lines, lighting, circulation, sidewalks, buildings, and similar conflicts).
- (Ord. No. 92-44, § 13(G), 10-14-92; Ord. No. 94-28, § 26, 10-19-94; Ord. No. 98-28, § 2, 12-8-98; Ord. No. 01-18, § 2, 11-13-01; Ord. No. 05-14, § 3, 8-23-05; Ord. No. 09-23, § 4, 6-23-09)

Sec. 10-422. Landscape certificate of compliance.

The landscape architect must inspect and certify that all open space area, landscaping and the irrigation system are in substantial compliance with the landscape and irrigation plans approved as part of the development order. An "as built" landscape plan highlighting any changes to the approved plans must be included with the certification. Any changes to an "alternative landscape betterment plan" must be approved by minor change to the development order. The general certificate of compliance procedure outlined in section 10-183 is applicable.

(Ord. No. 98-28, § 2, 12-8-98)

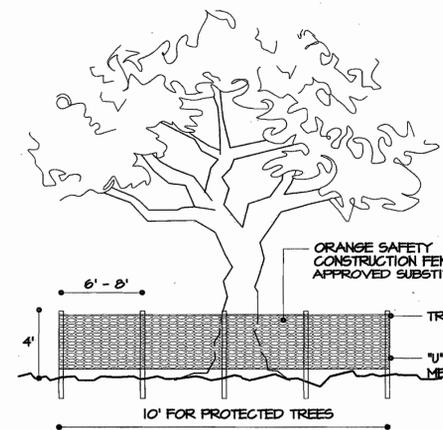
Sec. 10-423. Restoration standards for native vegetation removed without approval.

A restoration plan based on the minimum standards set out in this division will be required if indigenous native vegetation has been removed without permit or approval. Restoration plantings for vegetation other than trees must be nursery grown, containerized, and planted at no less than three feet on center. The number of replacement plantings will be computed by the square footage of the area destroyed. All other restoration criteria as set forth in chapter 14, article V, pertaining to tree protection, will also apply. Restoration plantings for indigenous native trees must be in compliance with the standards set forth in chapter 14, article V.

(Ord. No. 92-44, § 13(J), 10-14-92; Ord. No. 94-28, § 29, 10-19-94; Ord. No. 98-28, § 2, 12-8-98)

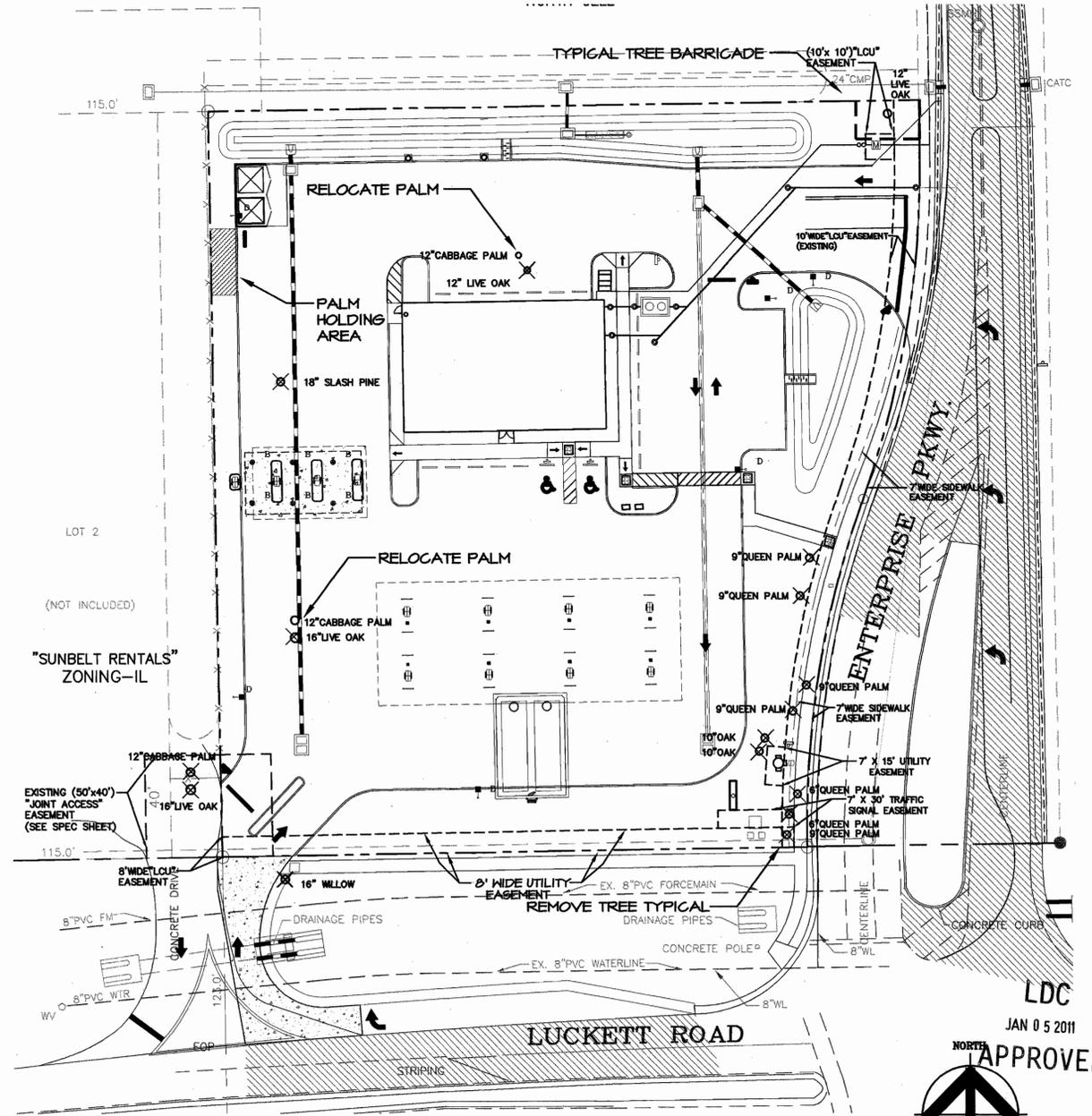
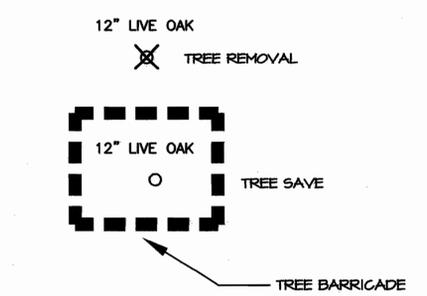
Sec. 10-424. Landscape requirements for specific uses.

- The following uses require landscaping or screening beyond the minimum standard requirements:
- Recreational vehicle planned developments, section 34-939(c)(3).
 - Private recreational facilities planned developments, section 34-941.
 - Display, sale, rental or storage facilities for motor vehicles, boats, recreational vehicles, trailers, mobile homes or equipment, section 34-1352.
 - Wireless communications facilities, section 34-1447(c)(4)(c).
 - Essential services and facilities, section 34-1616(b).
 - Mining, chapter 12.
 - Residential project walls, section 34-1743(b)(3).
 - Open storage, section 34-3005(b)(1).
 - San Carlos Island Redevelopment Overlay Districts, Chapter 33.
 - (Ord. No. 05-14, § 3, 8-23-05; Ord. No. 08-21, § 1, 9-9-08)
 - Secs. 10-425-10-440. Reserved.



TREE PROTECTION DETAIL
ALL EXISTING TREES TO REMAIN SHALL BE BARRICADED AS PER THE DETAIL. BARRICADES SHALL BE ERECTED BEFORE SITE WORK BEGINS AND SHALL REMAIN FOR THE ENTIRE DURATION OF THE WORK.

SYMBOL LEGEND



JAN 05 2011
APPROVED
SCALE 1" = 30' - 0"



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LANDSCAPE ARCHITECT

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LANDSCAPE ARCHITECTS • LAND PLANNERS • URBAN DESIGN
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ST. PETERSBURG TAMPA
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DRAWN: AU
CHECKED: AU
5101 LUCKETT ROAD C-STORE
Tree Removal/Protection Plan
LEE COUNTY, FLORIDA

REV#	DATE	REVISION
1	01-11-08	LAU
2	04-07-08	LAU
3	04-22-08	LAU
4	12-15-09	LAU
5	01-29-10	REVISION
6	09-14-10	REVISIONS AS PER COUNTY COMMENTS
7	11-22-10	REVISIONS AS PER EASEMENTS

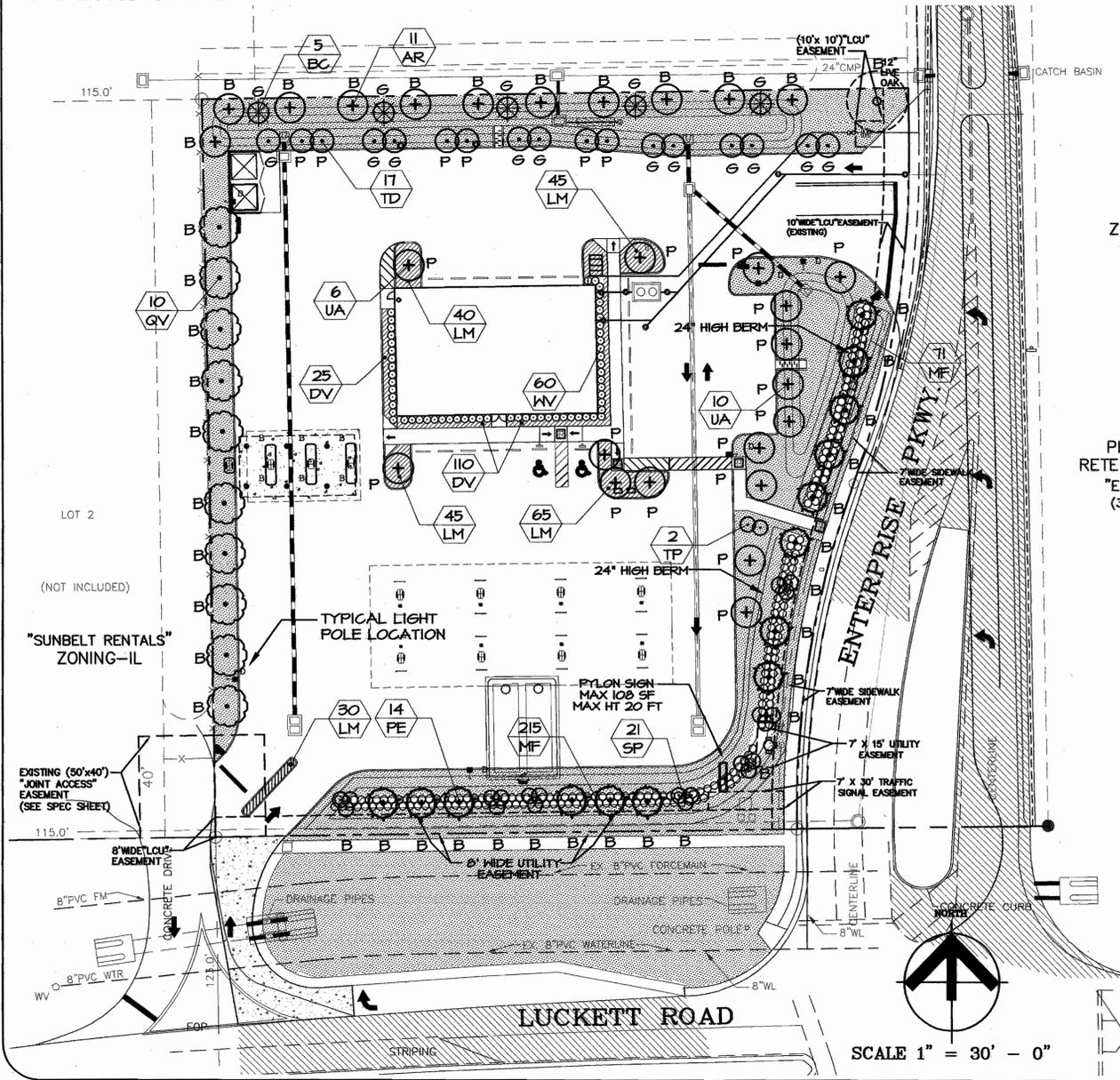
DATE: 07-17-07 JOB # 09162
SCALE: 1" = 30'
SHEET # L1 OF 3

PLANT MATERIAL LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	DROUGHT TOLERANT
SP	21	SABAL PALMETTO	CABBAGE PALM	14' HT X 22' CLEAR TRUNK HEIGHTS	YES	YES
BC	5	TAXODIUM DISTICHUM	BALD CYPRESS	16' HT X 6' SPD, 4' CAL., RFG	YES	YES
TD	17	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT X 5' SPD, 2' CAL., 30 GALLON	YES	YES
AR	11	ACER RUBRUM	RED MAPLE	14' HT X 6' SPD, 35" CAL., 65 GALLON	YES	YES
QV	10	QUERCUS VIRGINIANA	LIVE OAK	14' HT X 6' SPD, 35" CAL., 65 GALLON	YES	YES
PE	14	PINUS ELLIOTTII	SLASH PINE	14' HT X 6' SPD, 35" CAL., 65 GALLON	YES	YES
UA	16	ULMUS ALATA	WINGED ELM	10' HT X 5' SPD, 2" CAL., 30 GALLON	YES	YES
TP	2	SABAL PALMETTO	CABBAGE PALM	TRANSPLANTED FROM SITE	YES	YES
HV	60	VIBURNUM OBOVATUM	HALTER'S VIBURNUM	24" HT X 24" SPD, 3 GAL, 36" ON CENTER	YES	YES
MF	316	MYRTANETH FRAGRANS	SIMPSON'S STOPPER	24" HT X 24" SPD, 3 GAL, 36" ON CENTER	YES	YES
LM	145	LANTANA MONTEVIDENSIS	LAVENDER LANTANA	6" HT X 12" SPD, 1 GALLON	NO	YES
DV	135	DIANELLA TASMANICA VARIGATA	VARIEGATED FLAX LILY	10" HT X 10" SPD, 1 GALLON	NO	YES

LEE COUNTY NOTES

- 15% OF ALL REQUIRED LANDSCAPE TREES MUST BE INDIGENOUS NATIVE VARIETIES.
- 50% OF ALL REQUIRED LANDSCAPE SHRUBS MUST BE INDIGENOUS NATIVE VARIETIES.
- THE HEIGHT OF ALL TREES AND SHRUBS MUST BE MEASURED FROM THE FINAL GRADE OF THE PROJECT SITE.
- PER SECTION 10-415(b)(2), HEALTHY SABAL PALMS WITH A MINIMUM OF 8' CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.
- PER SECTION 10-420(h), THE LIST OF 21 INVASIVE EXOTIC SPECIES MUST BE REMOVED FROM THE SITE IN PERPETUITY.
- INSTALLED PLANT MATERIALS MUST MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, SECTIONS 10-420 AND 10-421.
- MAINTENANCE OF LANDSCAPING. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE REQUIRED LANDSCAPING IN A HEALTHY AND VIGOROUS CONDITION AT ALL TIMES. TREE AND PALM STAKING MUST BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION. ALL LANDSCAPES MUST BE KEPT FREE OF REFUSE, DEBRIS, DISEASE, PESTS, AND WEEDS. ONGOING MAINTENANCE TO PROHIBIT THE ESTABLISHMENT OF PROHIBITED INVASIVE EXOTIC SPECIES IS REQUIRED.



LANDSCAPE REQUIREMENTS

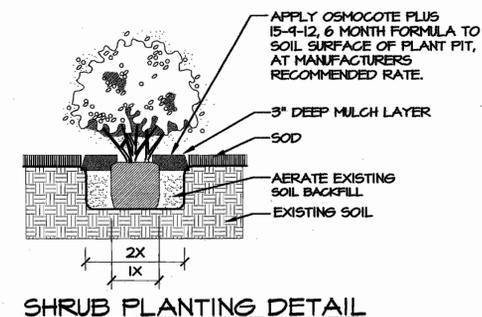
- NORTH PERIMETER - TYPE A BUFFER - 1 TREE PER 25 LF = 281/25 = 11 EX TREE = 10 TREES
- TYPE A BUFFER - NO HEDGE REQUIRED
- SOUTH PERIMETER - TYPE D - 1 TREE PER 20 LF = 205/20 = 10 TREES
- TYPE D BUFFER - DOUBLE HEDGE 205/3 = 68 X 2 = 136 SHRUBS
- WEST PERIMETER - TYPE A BUFFER - 1 TREE PER 25 LF = 265/25 = 11 TREES
- TYPE A BUFFER - NO HEDGE REQUIRED
- EAST PERIMETER - TYPE D - 1 TREE PER 20 = 225/20 = 11 TREES
- TYPE D BUFFER - DOUBLE HEDGE 225/3 = 75 X 2 = 150 SHRUBS
- GENERAL TREES: 1 PER 3500 = 14,634/3,500 = 4 TREES
- 11 TREES @ 10' HT AND 5 TREES @ 16' HT = 21 TREES
- PARKING TREES = 55,135 X .1 = 5,514/250 = 22 TREES
- BUILDING REQUIREMENT - 4,000 SF X .1 = 400 SF
- BUILDING PERIMETER BEDS PROVIDED = 700 SF
- TOTAL REQUIRED TREES = 10 + 10 + 11 + 11 + 21 + 22 = 85 TREES

SYMBOL LEGEND

- ARGENTINE BAHIA SOD
- B = BUFFER TREE
- G = GENERAL TREE
- P = PARKING CANOPY TREE

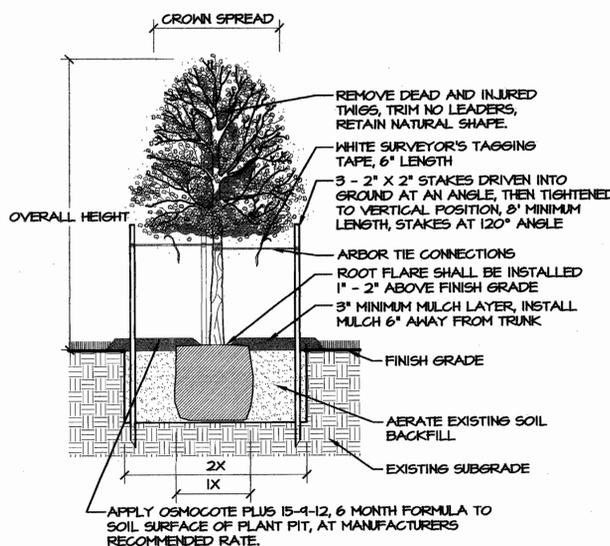
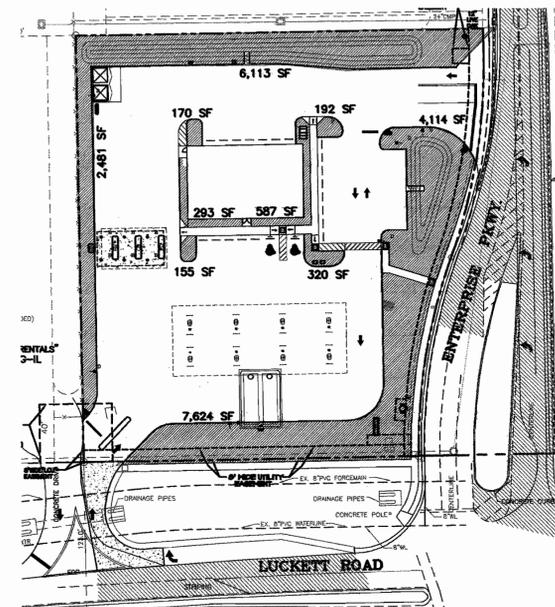
LANDSCAPE INSTALLATION NOTES

- 1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, FEBRUARY 1948 EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- 3) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- 4) THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- 5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS, ALL NEW TREES AND PALMS SHALL BE STAKED.
- 6) NEW SOD SHALL BE ARGENTINE BAHIA SOD APPROXIMATELY 25,000 S.F. AS SHOWN ON THE PLAN. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE. TOP OF SOD AND MULCH SHALL BE 1" BELOW SIDEWALK.
- 7) TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT. ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT, AS PER THE SPECIFICATIONS.
- 8) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.



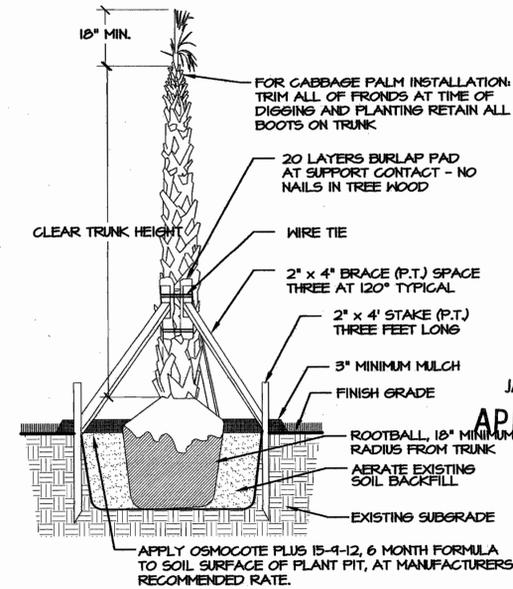
OPEN SPACE DIAGRAM

SHADED AREAS USED IN OPEN SPACE CALCULATIONS
 OPEN SPACE REQUIREMENT: 20% OF 14,634 SF
 (TOTAL DEVELOPED AREA) = 2,927 SF
 2481 + 6113 + 4114 + 7624 + 192 +
 320 + 155 + 243 + 587 + 170 = 22,049 SF
 OPEN SPACE PROVIDED = 22,049 SF



TREE STAKING AND PLANTING DETAIL

CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.



PALM STAKING AND PLANTING DETAIL

CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.

FRONTIER ENGINEERING, INC. logo and contact information: P.O. BOX 4750 TAMPA, FL 33677, PH: (813) 251-0169, FAX: (813) 251-0179, frontierengineering@yahoo.com

ANDERSON LESNIAK LIMITED, INC. LANDSCAPE ARCHITECTS • LAND PLANNERS • URBAN DESIGN 4921 SOUTH WESTSHORE BLVD, TAMPA, FLORIDA 33611 (813) 831-9595 FAX 831-5465 anderson.lesniak@tampabay.fl.com

FRONTIER ENGINEERING, INC. COMMERCIAL MUNICIPAL RESIDENTIAL ST. PETERSBURG TAMPA

DESIGN:	AU	AU	AU
DRAWN:	AU	AU	AU
CHECKED:	AU	AU	AU

5101 LUCKETT ROAD C-STREET LANDSCAPE PLAN

LDC JAN 05 2011 APPROVED

REV#	DATE	REVISION
1	01-23-08	REVISIONS AS PER COUNTY COMMENTS
2	04-28-08	REVISIONS AS PER COUNTY COMMENTS
3	05-17-08	REVISIONS AS PER COUNTY COMMENTS
4	12-15-08	REVISIONS AS PER COUNTY COMMENTS
5	01-28-10	REVISIONS AS PER COUNTY COMMENTS
6	08-14-10	REVISIONS AS PER COUNTY COMMENTS
7	09-14-10	REVISIONS AS PER NEW EASEMENT
8	11-22-10	REVISIONS AS PER EASEMENTS

DATE: 07-17-07 JOB #: 09182 SCALE: 1" = 30' SHEET #: L2 OF 3

IRRIGATION MATERIAL LIST

SYMBOL	QUANTITY	MODEL NUMBER
● A	0	INST-06-CV-10A, 6" POP-UP SPRAY
● B	30	INST-06-CV-12A, 6" POP-UP SPRAY
● C	42	INST-06-CV-15A, 6" POP-UP SPRAY
● D	32	INST-06-CV-17A, 6" POP-UP SPRAY
● E	2	INST-06-CV-SS-530, 6" POP-UP SPRAY
● F	4	PC-24, PRESSURE COMPENSATING EMITTER
⊕	1	XCZ-100-COM, 1" DRIP ZONE KIT
⊕	5	150 - FEB, 1 1/2" ELECTRIC VALVE
▬▬▬▬	± 350 LF	2" PVC SCHEDULE 40, MAIN LINE
▬▬▬▬	± 2500 LF	LD - 04 - 12 - 500, LANDSCAPE DRIPLINE
⊗	1	ESP - 6LX, 6 STATION CONTROLLER
⊗	1	WRC, WIRELESS RAIN SENSOR COMBO
⊗	1	4" WELL WITH 3 HP SUBMERSIBLE PUMP

IRRIGATION WATER DEMAND

MICRO-IRRIGATION ZONES	2
TURF ZONES	13,456

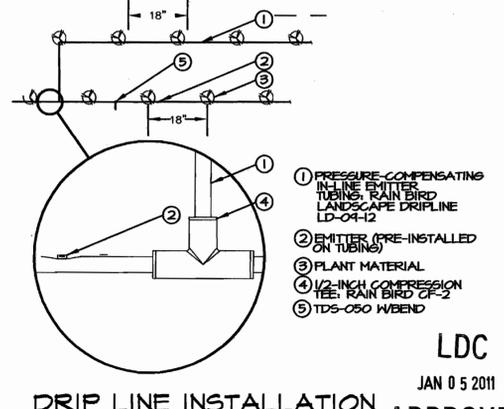
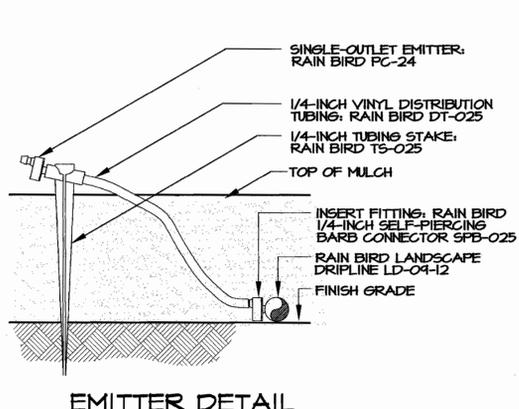
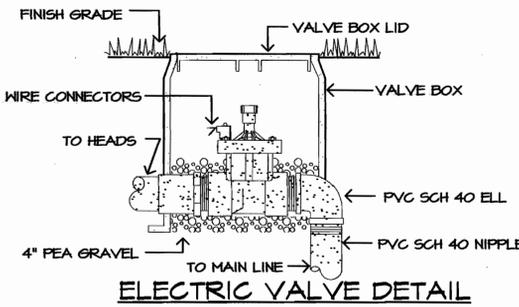
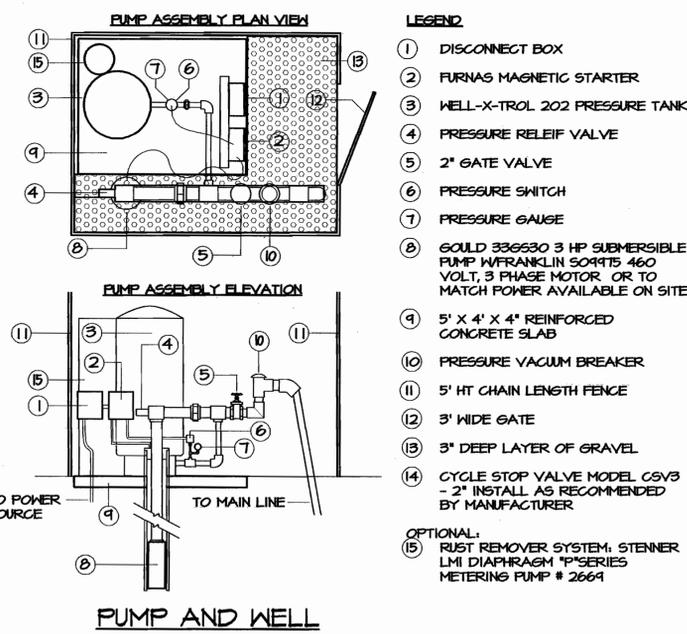
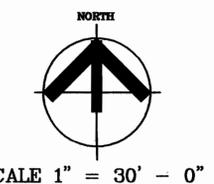
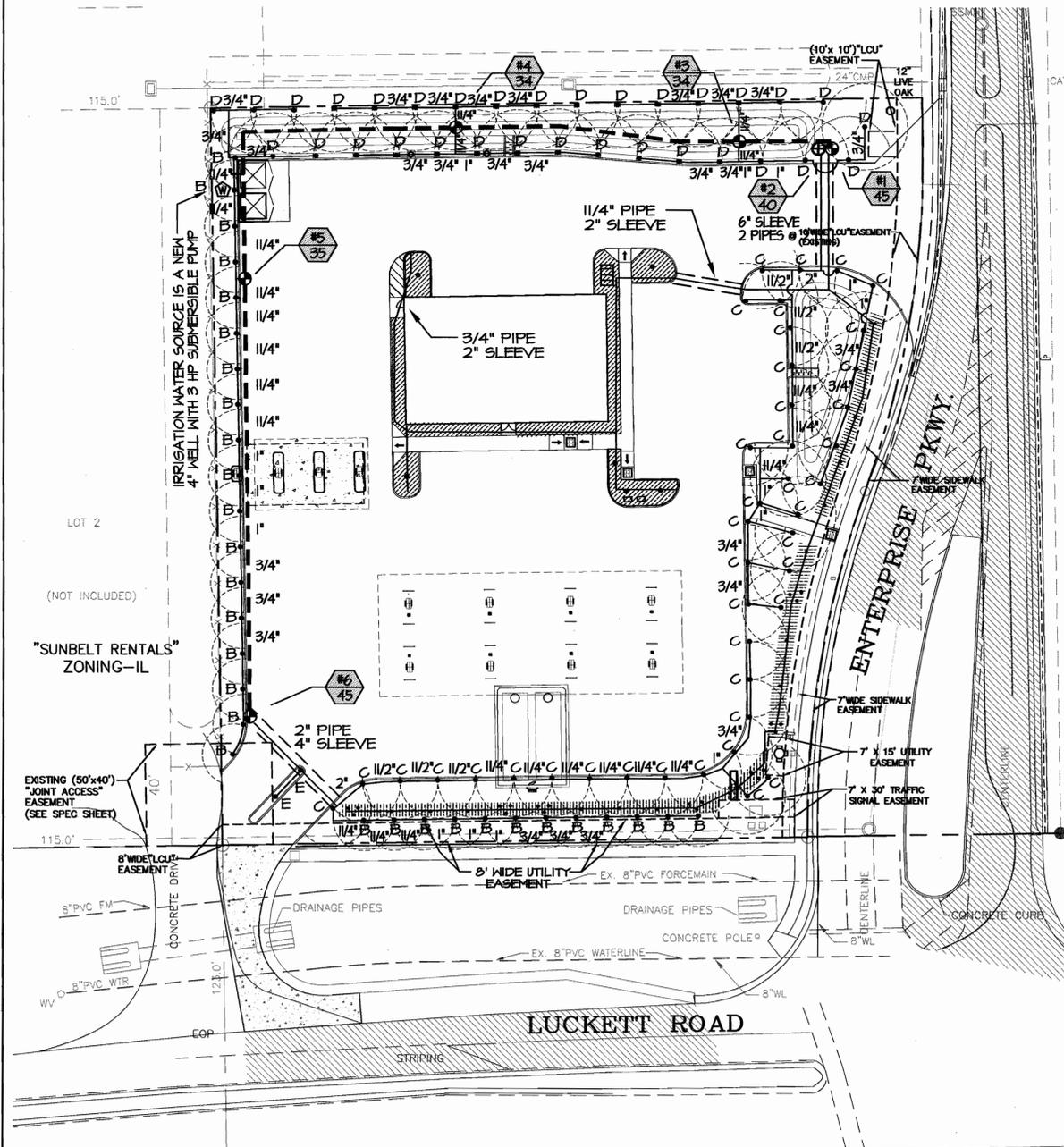


DRIP INSTALLATION NOTES

- 1) DRIPLINE, DRIP SYSTEM SHALL BE MODEL #LD-04-12-500. DRIPLINE SHALL BE LAID DIRECTLY UNDER THE 3" MULCH BED. MULCHING OF PLANT BEDS SHALL OCCUR AFTER DRIPLINE INSTALLATION.
- 2) DRIPLINE SHALL COVER THE FULL EXTENT OF ALL PLANTING BEDS WHERE IT IS INDICATED ON THE DRAWINGS, AT A SPACING OF 18" ON CENTER. ON THE DRIPLINE ZONES, THE ELECTRIC VALVE, DISC FILTER, AND PRESSURE REGULATOR SHALL BE PLACED UNDERGROUND IN A PLASTIC VALVE BOX WITH COVER.
- 3) INDIVIDUAL SECTIONS OF DRIPLINE SHALL BE CONNECTED USING PVC PIPE, SIZED AS PER GPM REQUIREMENTS. DRIPLINE SHALL BE STAPLED OR OTHERWISE FASTENED TO THE FINISH GRADE EVERY 4' ON CENTER.

IRRIGATION INSTALLATION NOTES

- 1) ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.
- 2) PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS, I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.
- 3) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
- 4) IRRIGATION PIPES NOT OTHERWISE MARKED SHALL BE 1/2". PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE TREE AND PALM LOCATIONS. PVC SLEEVES SHALL BE SCH 40, DIAMETER SIZE AS SHOWN ON THE PLAN. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.
- 5) ALL POP-UP SPRAY AND ROTOR HEADS SHALL BE INSTALLED ON 18" LONG FLEX PIPE CONNECTIONS. RISERS SHALL BE 28" IN HEIGHT OR 4" ABOVE ADJACENT SHRUBS. ALL IRRIGATION EQUIPMENT SHALL BE BY HUNTER INDUSTRIES, UNLESS OTHERWISE STATED ON THE PLANS.
- 6) WATER SOURCE IS A NEW 4" WELL WITH 3 HP PUMP. IRRIGATION SYSTEM REQUIRES 45 GPM AT 50 PSI. WIRING USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 16 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE 12" X 15" X 18" RECTANGLE WITH LID, GREEN IN COLOR.
- 7) CONTROLLER SHALL BE WALL MOUNTED IN THE LOCATION SHOWN ON THE PLAN AND AS APPROVED BY THE PROJECT MANAGER. AFTER 30 DAY PLANT MATERIAL ESTABLISHMENT PERIOD, CONTROLLER SHALL BE SET AS PER LOCAL WATER RESTRICTIONS. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING SHOWING LOCATION OF IRRIGATION HEADS, VALVES AND PIPE.
- 8) PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.
- 9) IRRIGATION PIPE SHALL BE INSTALLED A MINIMUM OF 10' FROM ANY EXISTING TREE TO BE PRESERVED, IF THIS IS NOT POSSIBLE THE PIPE SHALL BE AUGURED UNDER THE ROOT MASS.



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frontierengineering@yahoo.com

L. ALYSON UTTER, ASLA
Landscape Architect
FLORIDA LANDSCAPE ARCHITECT

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LANDSCAPE ARCHITECTS • LAND PLANNERS • URBAN DESIGN
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anderson.lesniak@tampabay.fl.com

FRONTIER ENGINEERING, INC.
COMMERCIAL MUNICIPAL RESIDENTIAL
ST. PETERSBURG TAMPA

5101 LUCKETT ROAD C-STORE
IRRIGATION PLAN

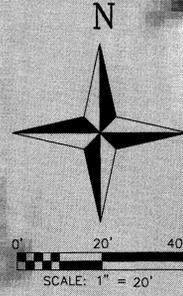
LEE COUNTY, FLORIDA

DESIGN:	AU	AU	AU
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REV#	DATE	REVISION
9		
8		
7		
6		
5	11-22-10	REVISIONS AS PER COUNTY COMMENTS
4	06-14-10	REVISIONS AS PER COUNTY COMMENTS
3	01-29-10	REVISIONS AS PER COUNTY COMMENTS
2	12-15-09	SITE PLAN REVISIONS
1	01-23-08	REVISIONS AS PER COUNTY COMMENTS

DATE: 07-17-07 JOB #: 09162
SCALE: 1" = 30'
SHEET #: L3 OF 3

LDC
JAN 0 5 2011
APPROVED



LDC
 JAN 0 5 2011
 APPROVED



P.O. BOX 4750
 TAMPA FL 33677
 PH: (813) 251-0169
 FX: (813) 251-0179
 frontierengineering@fho.com

FRONTIER ENGINEERING, INC.
 COMMERCIAL · MUNICIPAL · RESIDENTIAL
 ST. PETERSBURG · TAMPA

**5101 LUCKETT RD. C-STORE
 EX. TREE AERIAL EXHIBIT**

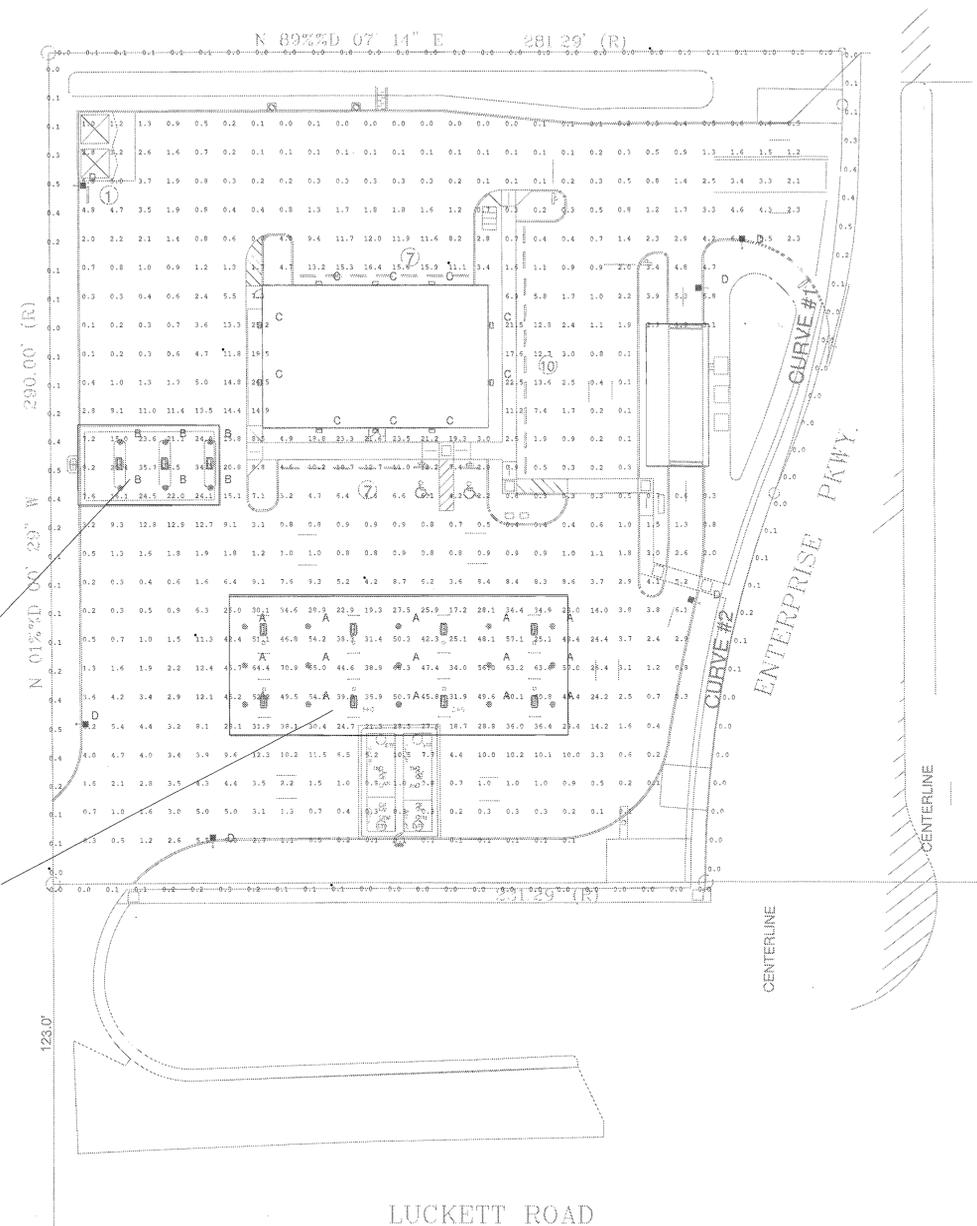
TIMOTHY J. HEALEY, P.E.

 FLORIDA ENGINEER'S REGISTRATION NO. 53661

DESIGN:	TWW
DRAWN:	TWW
CHECKED:	TJH

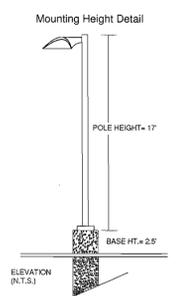
REV#	DATE	REVISION	BY
9			
8			
7			
6			
5			
4	4/30/08	LEE COUNTY - COMMENTS DATED 2/27/08	TJH
3	2/18/08	LEE COUNTY - COMMENTS DATED 9/25/07	TWW
2	12/17/07	SFWM - COMMENTS DATED 8/30/07	TJH
1			

DATE: 12/15/10 JOB #: 05-17
 SCALE: 1" = 20'



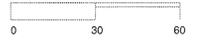
MINOR DETAIL - GAR-RT -VBLZ
 Illuminance Values (FC)
 Average -19.65
 Maximum -35.7
 Minimum -4.2
 Avg/Min Ratio=2.99
 Max/Min Ratio=8.48

MINOR DETAIL - GAR-RT -VBLZ
 Illuminance Values (FC)
 Average -40.77
 Maximum -70.9
 Minimum -17.2
 Avg/Min Ratio=2.17
 Max/Min Ratio=4.12



Proposed poles meet 140 MPH wind with fixture type and configuration specified here
 Pole Base Design by Others

LDC
 JAN 0 5 2011
APPROVED



Qty	Symbol	Label	Description	Lumens	LLF	Total Watts	Additional Equipment/Information
15	A	A	BCP-RD9-V-L1-RM-320PMH	33000	1.000	368	
6	B	B	BCP-RD9-V-L1-RM-150PMH	14000	1.000	190	
10	C	C	BSP-GRS-V-FC-150PMH	14000	1.000	190	
6	D	D	BAA-AVS-H-T4-150PMH	14000	1.000	190	PS4S17C1BZ, SBL-AV1

Fixture Mounting Height:
 AB - 16' afg
 C - 10' afg
 D - 19.5' afg

Footcandles shown at grade using initial lumens

Label	Avg	Max	Min	Avg/Min	Max/Min
Parking	8.68	70.9	0.0	N.A.	N.A.
Property	0.10	0.5	0.0	N.A.	N.A.

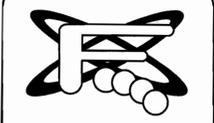
beta/kramer LIGHTING
 1200 92nd Street
 Sturtevant, WI 53177
 www.beta-kramer.com

Date: 12/15/10 Layout by: Eric H.
 Filename: BEP-FMFLDHR3.AGI
 Project Number: AE108151
 Project Name: LUKETT RD
 Project Location: Fort Myers, FL

This lighting layout is based on information provided to Beta by our customer. The customer is responsible for the accuracy of the information, and for ensuring compliance with all applicable codes.

Handwritten signature and date: 12/15/10

LT1



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FX: (813) 251-0179
frontierengineering@yahoo.com

FRONTIER ENGINEERING, INC.

COMMERCIAL - MUNICIPAL - RESIDENTIAL
ST. PETERSBURG - TAMPA

TIMOTHY J. HEALEY, P.E.

5101 LUCKETT RD. C-STORE
LIGHTING PLAN NOTES

LEE COUNTY, FLORIDA

DESIGN: TWH
DRAWN: TWH
CHECKED: TWH

FLORIDA ENGINEER'S REGISTRATION NO. 53661

0	1	2	3	4	5	6	7	8	9	10
DATE: 12/15/10	JOB #:	05-17								
SCALE: NONE										
SHEET #: LT2 OF 2										

BAA-BN-H-T4-A Small Aviator w/ Integrated Mounting Arm

Beta Catalog Number: BAA - BN - H - T4 - EA - 150 PMH - MT - RZ -

Product Family: BAA
Mounting: BN
Lighting: H
Optical: T4
Mounting Arm: EA
Power: 150 PMH
Color: MT
Finish: RZ

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

General Description:
 This fixture is designed for use in a variety of applications where a high quality, high output lighting fixture is required. It is available in a variety of mounting arm lengths and is designed to be used in a variety of applications.

BAA-AS-H-T4-A Small Aviator w/ Integrated Mounting Arm

FDA RATING
EPA A3 Energy Star fixture with 0° beam. Refer to Specific Reference Guide or www.beta-lighting.com/TechnicalDocs/Whitepaper.pdf for EPA rating on multiple units or other list items.

Lighting Metrics:
 Candela Foot Report No. L81 14095
 Candepower distribution curve of 170W 3000K MacAlister Area Cutoff Footcandle, with backlight shield tested for backlight spill.

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

BAP-RD9-V-L1-RM Constellation Petroleum Canopy w/ Recessed Mount

Beta Catalog Number: BAP - RD9 - V - L1 - RM - 150 PMH - MT - WH -

Product Family: BAP
Mounting: RD9
Lighting: V
Optical: L1
Mounting Arm: RM
Power: 150 PMH
Color: MT
Finish: WH

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

General Description:
 This fixture is designed for use in a variety of applications where a high quality, high output lighting fixture is required. It is available in a variety of mounting arm lengths and is designed to be used in a variety of applications.

BAP-RD9-V-L1-RM Constellation Petroleum Canopy w/ Recessed Mount

Clear Flat Lens

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

General Description:
 This fixture is designed for use in a variety of applications where a high quality, high output lighting fixture is required. It is available in a variety of mounting arm lengths and is designed to be used in a variety of applications.

BAP-RD9-V-L1-RM Constellation Petroleum Canopy w/ Recessed Mount

Beta Catalog Number: BAP - RD9 - V - L1 - RM - 150 PMH - MT - WH -

Product Family: BAP
Mounting: RD9
Lighting: V
Optical: L1
Mounting Arm: RM
Power: 150 PMH
Color: MT
Finish: WH

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

General Description:
 This fixture is designed for use in a variety of applications where a high quality, high output lighting fixture is required. It is available in a variety of mounting arm lengths and is designed to be used in a variety of applications.

BAP-RD9-V-L1-RM Constellation Petroleum Canopy w/ Recessed Mount

Clear Flat Lens

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

General Description:
 This fixture is designed for use in a variety of applications where a high quality, high output lighting fixture is required. It is available in a variety of mounting arm lengths and is designed to be used in a variety of applications.

BSP-GRS-V-FC Small Full Cutoff Wall Pack

Beta Catalog Number: BSP - GRS - V - FC - 150 PMH - MT - RZ -

Product Family: BSP
Mounting: GRS
Lighting: V
Optical: FC
Power: 150 PMH
Color: MT
Finish: RZ

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

General Description:
 This fixture is designed for use in a variety of applications where a high quality, high output lighting fixture is required. It is available in a variety of mounting arm lengths and is designed to be used in a variety of applications.

BSP-GRS-V-FC Small Full Cutoff Wall Pack

Field Installed Accessories:
 Quick-Change
 Quick-Change Kit
 Quick-Change Kit

General Description:
 This fixture is designed for use in a variety of applications where a high quality, high output lighting fixture is required. It is available in a variety of mounting arm lengths and is designed to be used in a variety of applications.

5a) Average illumination levels may not exceed the initial actual values by more than the product of the initial value for the general use/task area and the specific ratio as provided in ILLD Section 34-625.D.1., Table 1, 134-625(d)(1), Table 1, Note (5)

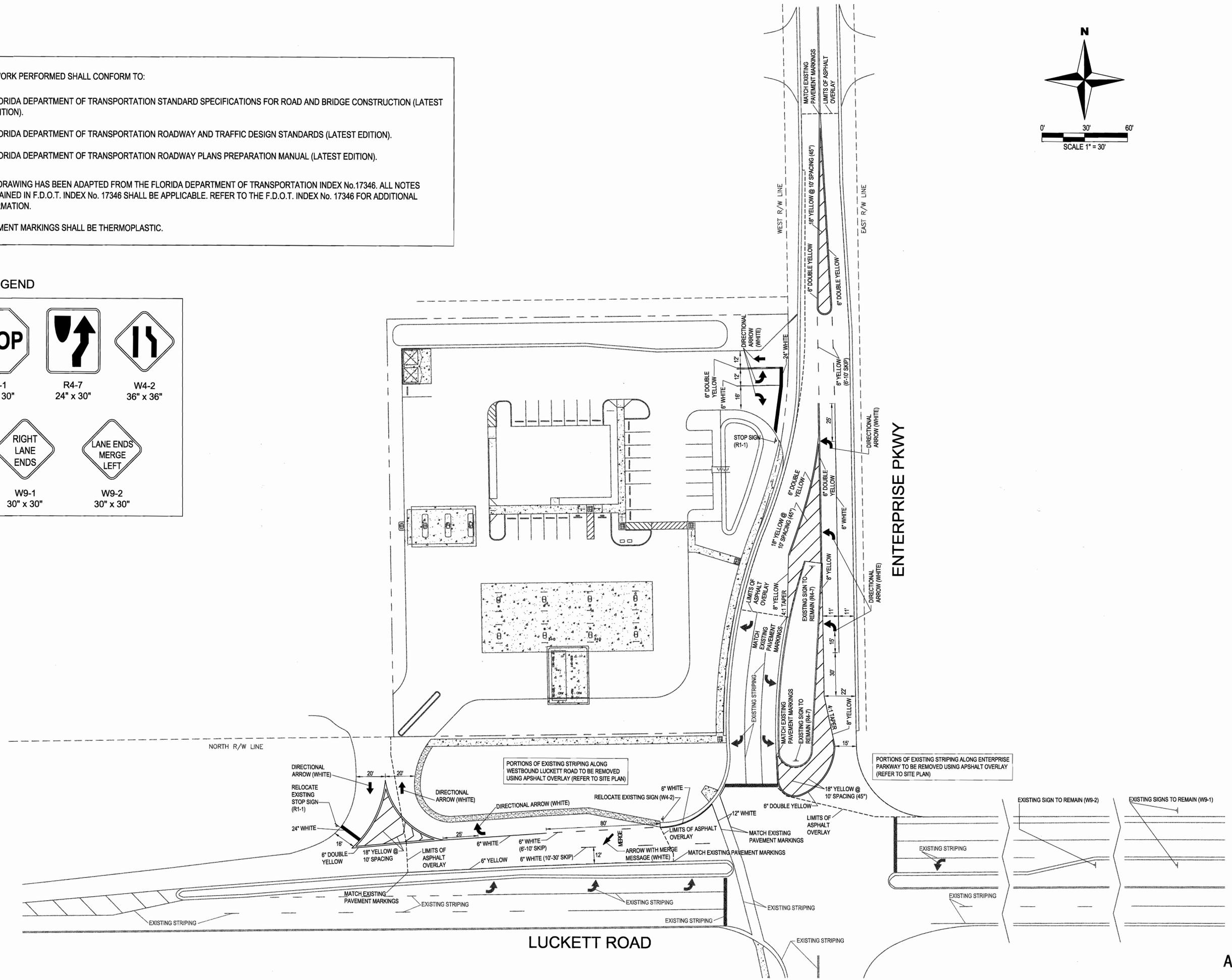
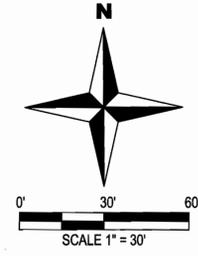
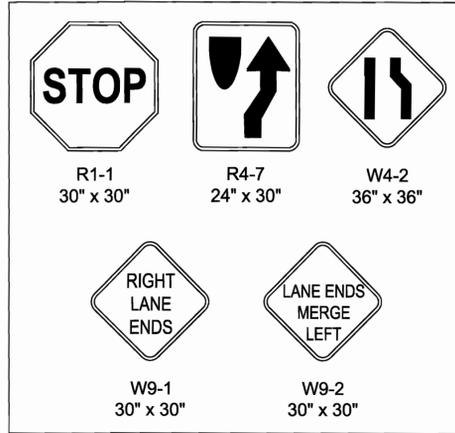
As represented, illumination levels under the "large" canopy will exceed allowable limits established by 34-625(d)(1) Note (3). Please revise proposed lighting to ensure that levels do not exceed the permitted average (30 footcandles).

LDC
JAN 05 2011
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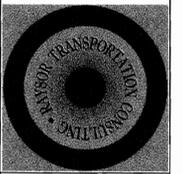
NOTES

1. ALL WORK PERFORMED SHALL CONFORM TO:
 - A) FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
 - B) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).
 - C) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY PLANS PREPARATION MANUAL (LATEST EDITION).
2. THIS DRAWING HAS BEEN ADAPTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION INDEX No.17346. ALL NOTES CONTAINED IN F.D.O.T. INDEX No. 17346 SHALL BE APPLICABLE. REFER TO THE F.D.O.T. INDEX No. 17346 FOR ADDITIONAL INFORMATION.
3. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

SIGN LEGEND



RAYSOR
 Transportation Consulting
 19046 BRUCE B. DOWNS BLVD #308
 TAMPA, FLORIDA 33647
 (813) 625-1699 • (813) 907-1434 fx
 ENB No. 27789



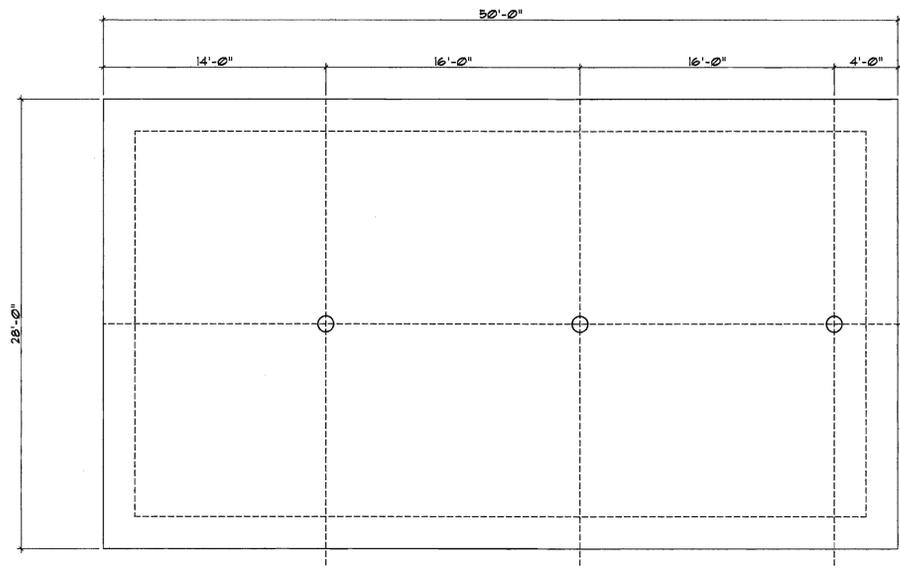
17-22-10
 MICHAEL D. RAYSOR, P.E.
 FL P.E. No. 60919

**5101 LUKETT ROAD C-STORE
 SIGNING AND MARKING PLAN**

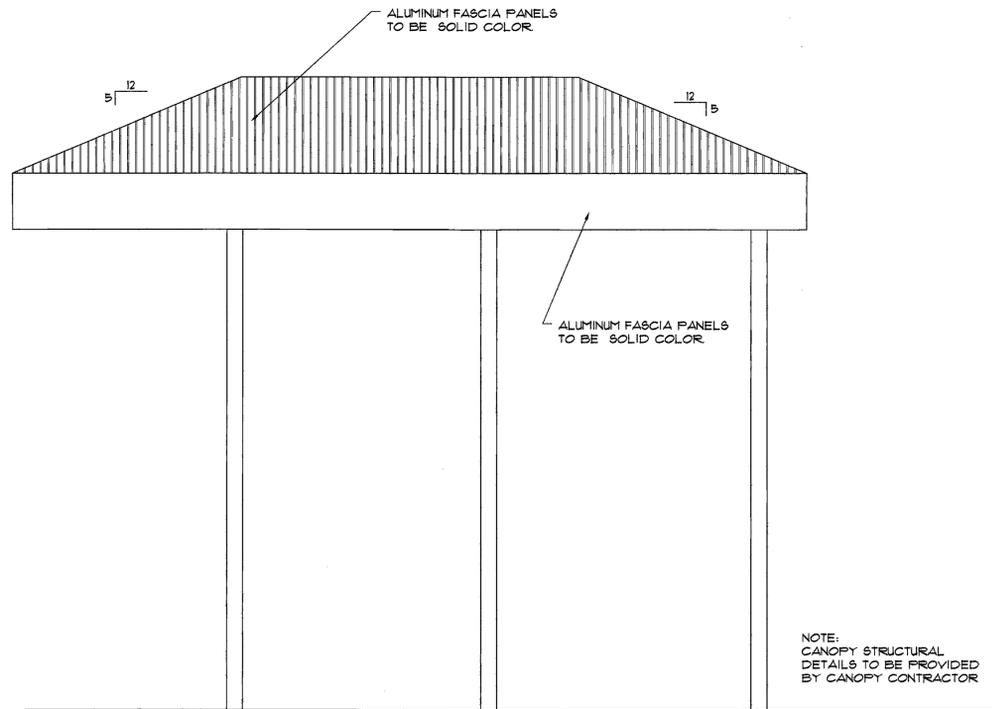
REVISIONS	DATE	COMMENTS
1	04/04/08	REVISED PER LDC02 02/27/08 COMMENTS
2	10/26/09	REVISED PER SITE PLAN REVISIONS
3		
4		
5		

DATE: 10-26-09
 PROJECT NO.: 127010
 DRAWING NO.: S1 of 1

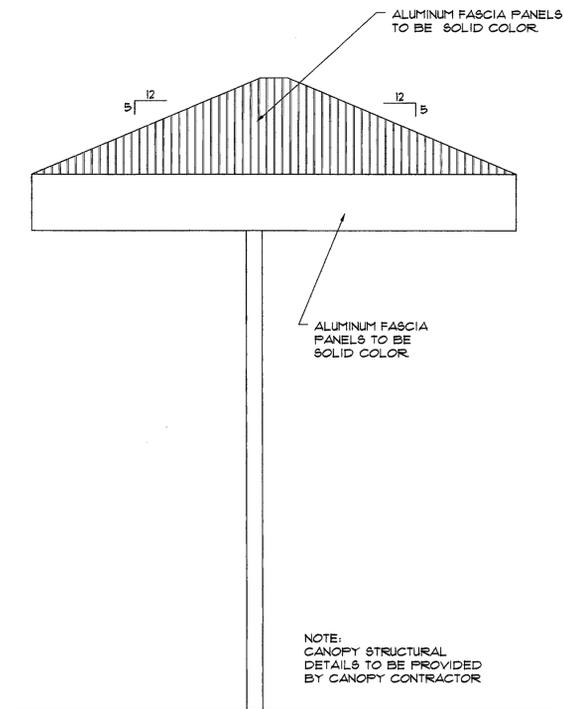
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FLOOR PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DATE	NO.	REVISION	DATE
12/09/10			

PROJECT MANAGER
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 FAX (813) 231-5810

CONVENIENCE STORE & GARWASH
CANOPY (DOS2009-00045)
 FORT MYERS, FL
 5101 LUCKETT RD

SEAL

 PLANS COMPLY WITH 2007
 FLORIDA BUILDING
 CODE-BUILDING AND 2009
 SUPPLEMENTS.

SHEET No.
A-1

LDC
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 APPROVED

DATE	NO.	REVISION	DATE

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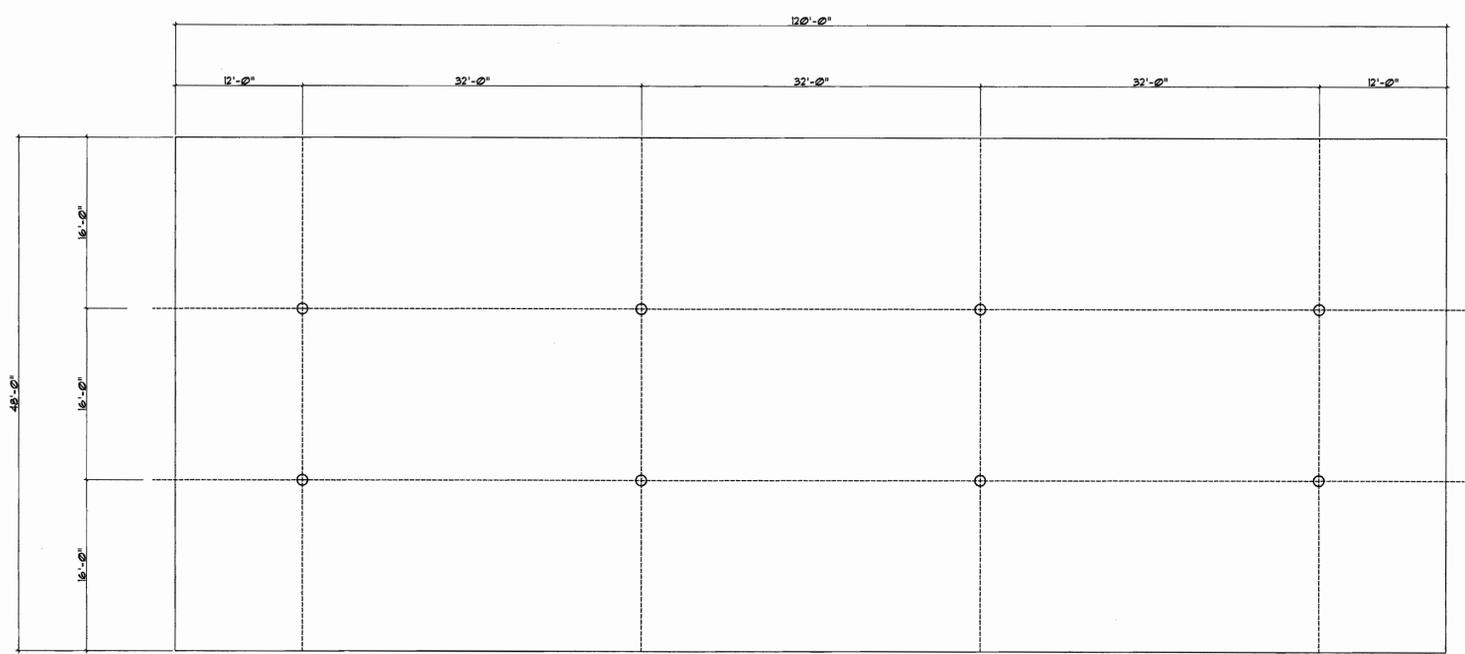
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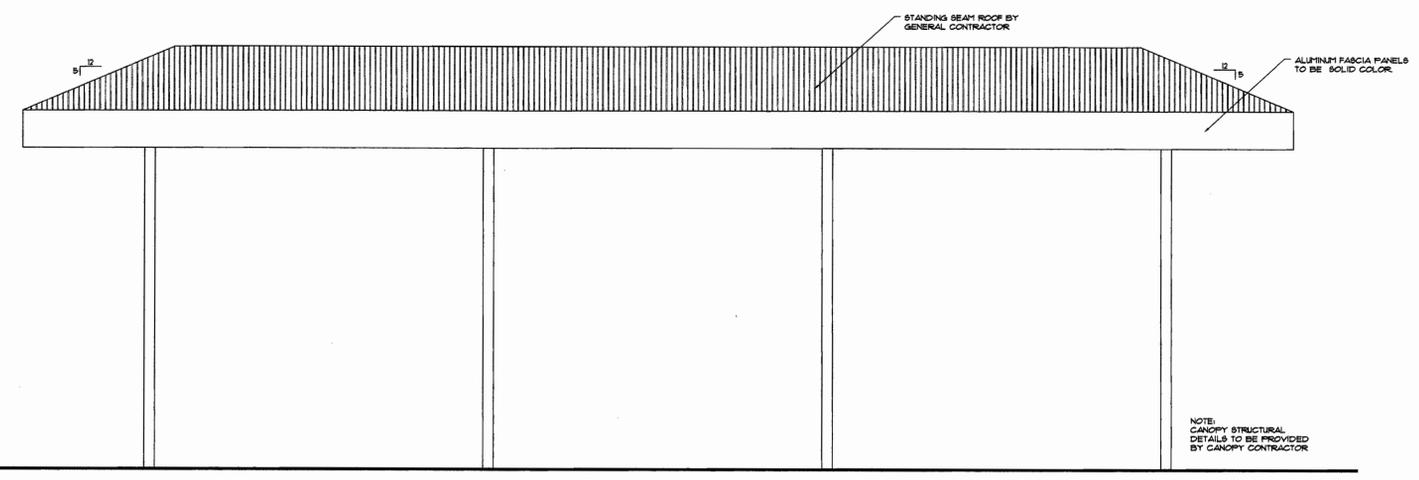
SEAL

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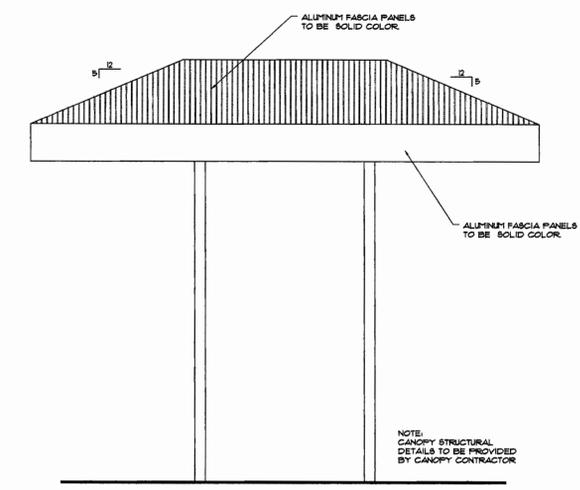
SHEET No.
A-2



FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

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GENERAL STRUCTURAL NOTES

PLANS COMPLY WITH 2007 FLORIDA BUILDING CODE-BUILDING # 2009 SUPPLEMENT AND ARE SIGNED AND SEALED BY AN ARCHITECT LICENSED IN THE STATE OF FLORIDA.

- Concrete shall have a minimum compressive strength of 3000 psi @ 28 days.
- Steel reinforcement shall have minimum yield strength of 40,000 psi, in accordance with ASTM A-615.
- Concrete masonry units shall be hollow load bearing in accordance to ASTM C90 or C145, 1900 psi minimum.
- Grout shall have 3/8" max. aggregate 8-11 in slump 2000 psi or ASTM C476.
- Mortar shall have type M or S in conformance ASTM C270.
- The outer Foundation bars shall be continuous around corners using corner bars or by bending the bar in accordance with 2023.4 of the SSTD 10-93. In both cases the minimum bar lap shall be 25'. Likewise the bond beam reinforcement shall be continuous around all corners.
- Attach plywood sheathing to supporting trusses or other framing with common nails as follows:
 - 4" o.c. along ends of plywood panels.
 - 6" o.c. along intermediate supports of plywood panels.
- Provide 4" x 4" cleanest for all concrete filled cells.
- All structural walls to be # 2 Southern Yellow Pine @ 16" o.c.
- All girders shall have a minimum of 3-2x4 studs placed directly under the girder and double plates.
- Pre-manufactured roof trusses to be designed in accordance with the last test TPI design requirements. The truss manufacturer is responsible to furnish all reaction loads for dead loads, live loads, and wind loads. Manufacturer to submit truss layout and details signed and by Florida register Engineer.
- Garage door, windows, and other exterior doors shall withstand the specified wind velocity. Doors and windows manufacturers shall submit data specifying required capacities. These elements shall comply with SBC wind load requirements.
- All exterior concrete block walls are designed as shear walls or shear wall segments with Dur-a-wall reinforcement every other block as the per segments with Dur-a-wall reinforcement every other block as the per requirements of the National Concrete Masonry Institute.
- All openings greater than 6 feet to have #5 rod on each side of the opening and filled with grout. Openings greater than 12 feet to have #5 rods on each side of opening.
- Contractor to verify all dimensions and conditions in the filled.
- Any changes to sealed drawings must be approved by the Consulting Engineer or Architect.
- A foundation survey shall be performed and a copy of the survey shall be on the site for the building inspectors use. On all property markers shall be exposed and a string stretched from marker to marker to verify requires setbacks.
- All Plumbing, Electrical and Mechanical roughens must be complete, inspected and approved before requesting the framing inspection. FBC 109.3
- Provide AFCIS (arc-fault circuit interrupters in all dwelling unit bedrooms per NEC article 210-12.

Termite Protection Section 1816

1803.6 - Condensate lines and roof downspouts shall discharge at least 1'-0" (305mm) away from structural sidewalls, whether by under piping, tall extensions, or splash blocks. Gutters with downspout are required on all buildings with eaves of less than 6 inches horizontal protection except for gable end rakes or on a roof above another roof.

1403.7 - To provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches.

- Exception: A. Paint or decorative cementitious finish less than 5/8" (17.1mm) thick adhered directly to the foundation sidewall.
- B. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only.
- C. A 4 inches inspection space above patio and garage slabs and entry areas.
- D. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only.

1816.1 - A certificate of compliance shall be issued to the building department by the licensed pest control company before a certificate of occupancy will be issued. The certificate of compliance that contains the following statement: "The Building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws established by the Florida Department of Agriculture and Consumer Services."

1816.1.1 - If solid treatment is used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is completed.

1816.1.2 - If solid treatment is used for subterranean termite prevention, soil area disturbed after initial chemical treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed.

1816.1.3 - If solid treatment is used for subterranean termite prevention, space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after the initial chemical soil treatment.

1816.1.4 - If solid treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 millimeter vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, pretreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.

1816.1.5 - If solid treatment is used for subterranean termite prevention, concrete overpour and mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.

1816.1.6 - If solid treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1'-0" of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promptly after construction is complete, including initial landscaping and irrigation. Any soil disturbed after the vertical barrier is applied shall be promptly retreated.

1816.1.7 - If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Section 1816.1.1 through 1816.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system.

2304.13.3 - After all works is completed, loose wood and debris shall be completely removed from under the building and within 1 foot thereof. This includes, but is not limited to: wooden grade stakes, tub trap boxes, forms, shoring or other cellulose containing material placed in any location where such materials are not clearly visible and readily removable prior to completion of the work.

2304.13.2 - The foundation and the area encompassed within 1 foot therein shall have all vegetation, stumps, dead roots, cardboard, trash, and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.

STRUCTURAL DESIGN CRITERIA

PER 2007 FLORIDA BUILDING CODE-BUILDING (FBC) # 2009 SUPPLEMENT

DESIGN WIND VELOCITY ----- 130 MPH
DESIGNER FOR 3 SECOND GUST

IMPORTANCE FACTOR ----- 1.0
BUILDING CATEGORY ----- GROUP M
WIND EXPOSURE ----- B

COMPONENTS AND CLADDING DESIGN WIND PRESSURES: SEE TABLES ON THIS PAGE

ROOF LIVE LOAD ----- 20 PSF
ROOF DEAD LOAD ----- 11PSF
ATTIC LIVE LOAD ----- 15PSF
FLOOR LIVE LOAD ----- 45 PSF
FLOOR DEAD LOAD (WOOD) ----- 20PSF
FLOOR DEAD LOAD (CONC.) ----- 55PSF

CONCRETE (AT 28 DAYS) ----- 3000 PSF

REINFORCING STEEL ----- ASTM A615 GRADE 60

MINIMUM LAP FOR NO. 4 BARS = 20"
NO. 5 BARS = 25"
NO. 6 BARS = 30"
NO. 7 BARS = 35" ----- ASTM A-36

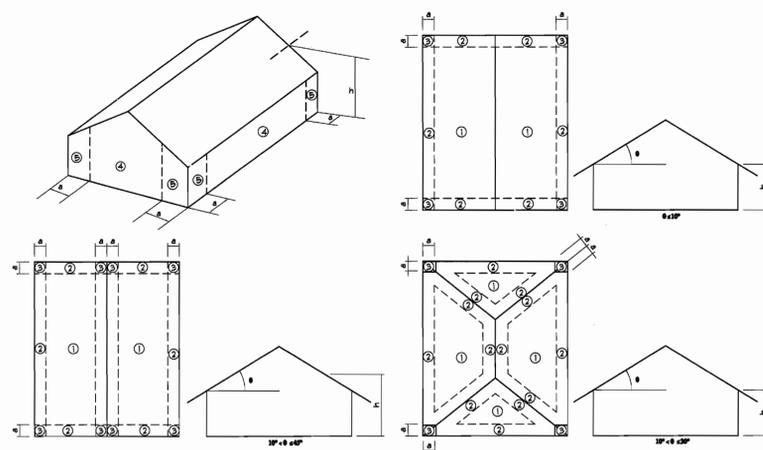
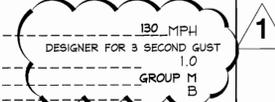
STRUCTURAL STEEL ----- 1150

LUMBER MINIMUM FLO. USE (MINIMUM) SOUTHERN PINE NO.2 OR DOUGLAS FIR-LARCH NO.2
FOR ALL STRUCTURES LOAD BEARING OR EXPOSED TO WIND
SEE FOUNDATION PLAN

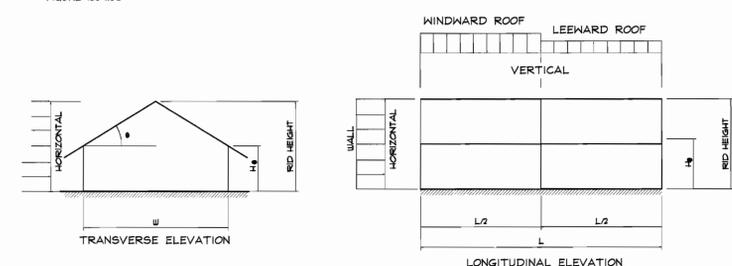
SOIL BEARING PRESSURE (ASSUME) TO BE FIELD VERIFIED PRIOR TO PLACING OF FOOTING REINFORCEMENT OR CONCRETE POUR= NOTIFY DESIGNER IMMEDIATELY IF SOIL FAILS TO MEETS REQUIREMENTS.

STRUCTURAL DESIGN SHALL BE IN COMPLIANCE WITH CHAPTER 16 OF 2007 FBC

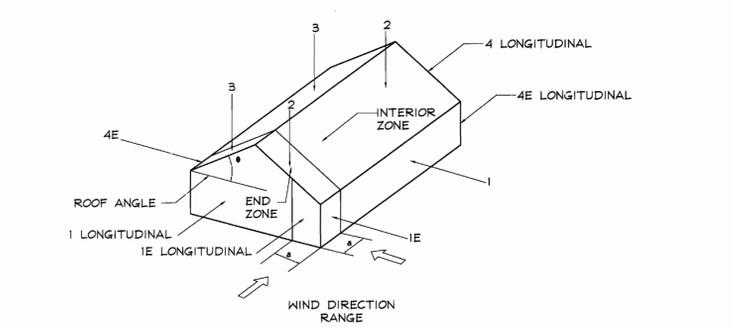
ALL WORK SHALL BE IN ACCORDANCE WITH THE 2007 FBC-BUILDING AND LOCAL ORDINANCES AND REGULATIONS.



COMPONENT AND CLADDING LOADING DIAGRAMS
FIGURE 1609.6C



APPLICATION OF MAIN WIND FORCE RESISTING SYSTEM
LOADS FOR SIMPLE DIAPHRAGM BUILDINGS
FIGURE 1609.6A



MAIN WIND FORCE LOADING DIAGRAM
FIGURE 1609.6B

TABLE 1609.6A
MAIN WIND FORCE RESISTING SYSTEM WIND LOADS FOR A BUILDING WITH A MEAN ROOF OF 30 FEET LOCATED IN EXPOSURE B

WIND VELOCITY (MPH)	LOAD DIRECTION	ROOF ANGLE (DEGREES)	HORIZONTAL LOADS				MAX. HORIZONTAL WALL LOADS (PSF)	
			WALL	ROOF	WINDWARD ROOF	LEEWARD ROOF	1E	4E
120	TRANSVERSE	0 - 5	22.8	-11.9	-21.4	-15.6	17.0	-13.4
	LONGITUDINAL	ALL ANGLES	22.8	-11.9	-21.4	-15.6	17.0	-13.4
130	TRANSVERSE	0 - 5	26.8	-13.3	-32.2	-18.3	20.0	-15.7
	LONGITUDINAL	ALL ANGLES	26.8	-13.3	-32.2	-18.3	20.0	-15.7

COMPONENT AND CLADDING WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B

ZONE	EFFECTIVE WIND AREA (FT ²)	BASIC WIND SPEED V (MPH 3- SECOND GUST)	
		120	130
1	100.0	10.0	-23.7

NOTES:
ALL WALL AND CLADDING ARE DESIGNED FOR A .26.8----- PRESSURE.
ROOF STRUCTURE IS DESIGNED FOR A ---18.3----- UPLIFT PRESSURE.
THE DESIGN FOR THE WALL AND ROOF PRESSURE IS HIGHER THAN THE REQUIRED ZONE PRESSURE.
SEE TABLE 1609-6A

THIS BUILDING IS A CLOSE STRUCTURE. INTERNAL PRESSURE COEFFICIENT 0.18- 3 SECOND GUST

THIS BUILDING IS A PARTIALLY CLOSED STRUCTURE. INTERNAL PRESSURE COEFFICIENT ±0.55- 3 SECOND GUST

THIS BUILDING IS AN OPEN STRUCTURE. INTERNAL PRESSURE COEFFICIENT 0.85- 3 SECOND GUST

PRODUCT APPROVAL

PRODUCT CATEGORY	SUBCATEGORY	MANUFACTURER	APPROVAL NO.	
ROOFING	UNDERLAYMENTS	MULE-HIDE PRODUCTS CO. INC	FL104-97	MODIFIED BITUMEN ROLL PRODUCTS
	FIXED WINDOW	YKK AP AMERICA	FL 7569-R1	IMPACT
EXTERIOR DOORS	SWINGING	THERMA- TRU	FL10599	IMPACT
	STORE FRONT DOOR	CURRIES	FL3192-R2	
STRUCTURAL COMPONENTS	OTHER	FECP CORP. - CAST CRETE DIV.	FL158-R3	PRECAST & PRESTRESSED CONC. LINTELS
		ARCH ALUMINUM & GLASS CO., INC	FL6304-R1	PANEL WALLS/STORE FRONT

NOTES:
ALL PRODUCT APPROVAL INFORMATION WAS OBTAINED FROM FLORIDA BUILDING CODE WEBSITE.
ALL PRODUCT APPROVALS LISTED ABOVE HAVE STATEWIDE APPROVAL.
CONTRACTOR MUST PROVIDE PRODUCT APPROVAL PRIOR TO INSTALLATION.

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JAN 0 5 2011
APPROVED

DATE	BY	REVISION

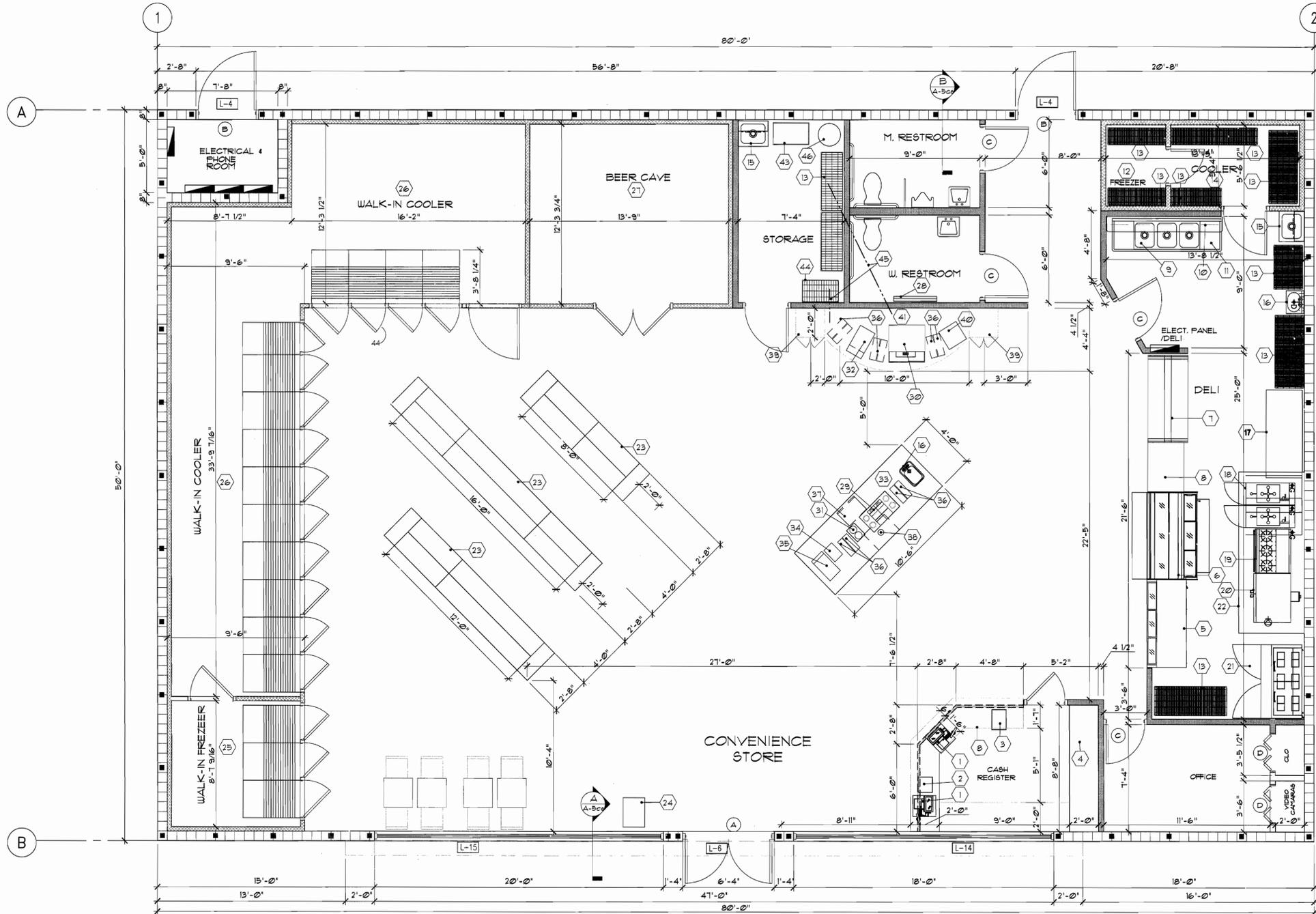
PROJECT MANAGER
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CONVENIENCE STORE
STANDARD NOTES & DETAILS
FORT MYERS, FL
5101 LUCKETT RD

SEAL

SHEET No.
AD-1 of 3



FLOOR PLAN
SCALE: 1/4" = 1'-0"

OCCUPANCY SMALL ASSEMBLY		ALLOWABLE AREAS PER TABLE 503	
TYPE OF CONSTRUCTION III-B UNSPRINKLERED	EXIT EGRESS WIDTHS PER TABLE 1005.1	BUILDING HT 4 STORIES	BUILDING SF 12,500 SF
OCCUPANCY GROUP M1	OCCUPANT LOAD 57X2 = 114 INCHES REQ	PROPOSED AREAS	BUILDING HT 1 STORY
OCCUPANT LOAD PER TABLE 1004.12	EXIT EGRESS WIDTH PROVIDED 120 INCHES	BUILDING SF 4,000 SF	BUILDING SF 4,000 SF
MERCANTILE 400 SF PER PERSON	EXIT TRAVEL DISTANCE PER TABLE 1005.1 = 150 FT.	THIS PROJECT AND BUILDING ARE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED INSIDE AND ACCESS FROM PARKING LOT.	
CONVENIENCE STORE SF = 2266 SF.	PROPOSED MAX EXIT TRAVEL DISTANCE 80 FT		
2266 / 40 = 57 PERSONS			

LEGEND

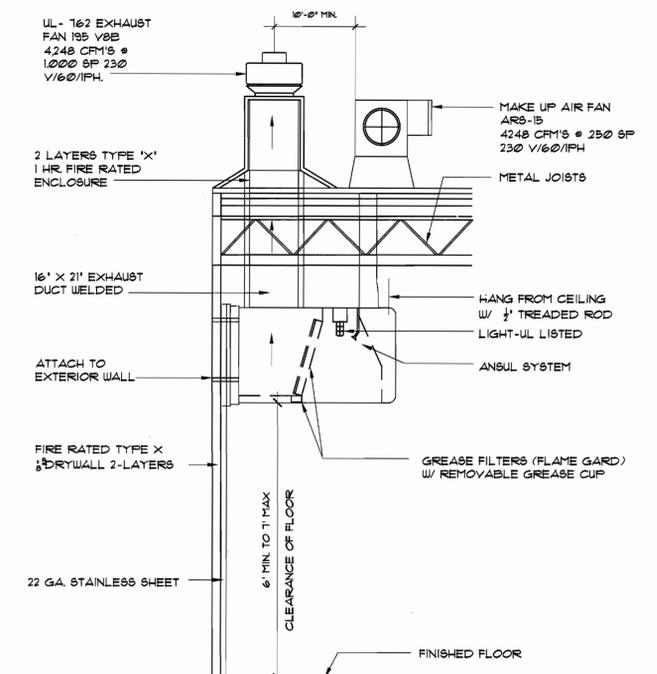
- 8" CONC BLK WALL
- 3/8" METAL STUDS WALLS W/ 1/2" GYP BD EA SIDE
- 40" HIG WALL

DOOR SCHEDULE

- (A) PAIR 6'-0" X 6'-8" AUTOMATIC ALUMN. & GLASS ENTRANCE DOORS
- (B) 4'0" X 6'-8" HOLLOW METAL DOOR W/ HOLLOW METAL FRAME
- (C) 3'0" X 6'-8" SOLID CORE FLUSH WOOD BEECH OR BIRCH INT. DOOR W/ WOOD FRAME
- (D) 2'6" X 6'-8" BI-FOLD DOOR

LINTEL SCHEDULE

- L-# REFER TO SHEET AD-2 FOR PRECAST LINTEL TYPES.



- NOTE:**
- ALL SEAMS AND JOINTS SHALL BE LIQUID TIGHT WITH A CONTINUOUS EXTERNAL WELD
 - EXHAUST OUTLET SHALL BE LOCATED 10 FT. FROM ANY ADJACENT BUILDING, PARKING AREA, ADJACENT PROPERTY LINE, WINDOW DOOR, OR AIR INTAKE OPENING AND SHALL BE LOCATED AT LEAST 10 FT. ABOVE THE ADJOINING GRADE LEVEL
 - EXHAUST OUTLET SHALL TERMINATE AT LEAST 40' ABOVE THE ROOF SURFACE
 - EXHAUST CANOPY SHALL HAVE A CLEARANCE FROM COMBUSTIBLE MATERIAL OF NOT LESS THAN 18". HOOD SIDE SHALL BE PROTECTED WITH APPROVED 1 HR. FIRE RATED MATERIALS AND HAVE 6" CLEARANCE.
 - FURNISHING AND INSTALL LARKIN MODEL 9C STAINLESS STEEL COMMERCIAL COOKING HOOD 12'-0" X 48" X 24" NSF, NFPA 96-UL APPROVED.
 - EXHAUST FAN 4248 CFM AT 1000 SF 1 1/2 HP. MODEL 195V8B 230/60/1PH U-162 GREASE RATED WITH A 16" X 21" (16) GAUGE EXTERNAL WELDED DUCT MAKE-UP AIR 4248 CFM'S AT 250 SF MODEL AR5-15 230/60/1PH.
 - FLEX DUCT TO FIRE DAMPER & HOOD APPROVED ALUMINUM GREASE FILTER

HOOD DETAIL
N.T.S.

EQUIPMENT SCHEDULE

ITEM	QTY.	DESCRIPTION	PLUG AMPS	SIZE VOLTS	SIZE	COLD WATER	HOT WATER	DIRECT DRAIN	UNDER DRAIN	MBTUH
1	2	EA POS. CASHIER								
2	1	EA LOTTO								
3	1	EA SAFE								
4	1	EA CIGARETTE DISPLAY								
5	1	EA DELI CASE, REFRIGERATED	14.0	120	X				1.5	
6	1	EA DISPLAY CASE HEATED	20.0	120	X					
7	1	EA SALAD BAR COUNTER TYPE				0.5	0.5	1.5		
8	1	EA COUNTER								
9	1	EA 3 COMP SINK				0.5	0.5	1.5		
10	1	EA POT RACK WALL MOUNT								
11	1	EA FIRE RINSE FAUCET WALL MOUNT				0.5	0.5			
12	1	EA WALK-IN COOLER CONDENSER	30.0	208-230						
13	8	EA SHELVING WIRE								
14	1	EA WALK-IN FREEZER	30.0	208-230						
15	1	EA POP SINK				0.5	0.5	1.5		
16	1	EA HAND SINK				0.5	0.5	1.5		
17	1	EA TABLE WORK								
18	1	EA FRYER, PRESSURE GAS W/FILTER	9.6	120	X					80
19	1	EA RANGE, RESTAURANT, GAS								191
20	1	EA OVEN, CONVECTION GAS	9.0	120	X					44
21	1	EA REFRIGERATOR SANDWICH SALAD PREP	7.8	120	X					
22	1	EA HOOD								
23	1	EA AIR SE UNIT								
24	1	EA ATM								
25	1	EA WALK-IN FREEZER								
26	1	EA WALK-IN COOLER								
27	1	EA BEER CAVE								
28	1	EA CHANGING TABLE								
29	1	EA COFFEE BREWER								
30	1	EA FOUNTAIN MACHINE								
31	1	EA COFFEE (HOT FOTS)								
32	1	EA ICE MACHINE								
33	1	EA COFFEE BAR								
34	1	EA CAPPUCCINO (CONTAINER SUGAR)								
35	1	EA CAPPUCCINO								
36	1	EA CUP DISPENSING UNDER CABINET								
37	1	EA MICROWAVE UNDER COUNTER								
38	1	EA TRASH UNDER COUNTER								
39	1	EA STORAGE CABINET								
40	1	EA ICE CAPPUCCINO								
41	1	EA FOUNTAIN								
42	1	EA SODA DISPENSER								
43	1	EA CO2								
44	1	EA BAG IN BOX								
45	1	EA 6' PVC								
46	1	EA BUH								

LDC
JAN 9 5 2011
APPROVED

DATE	12/10/09
NO.	
REVISION	
DATE	
BY	
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BY	
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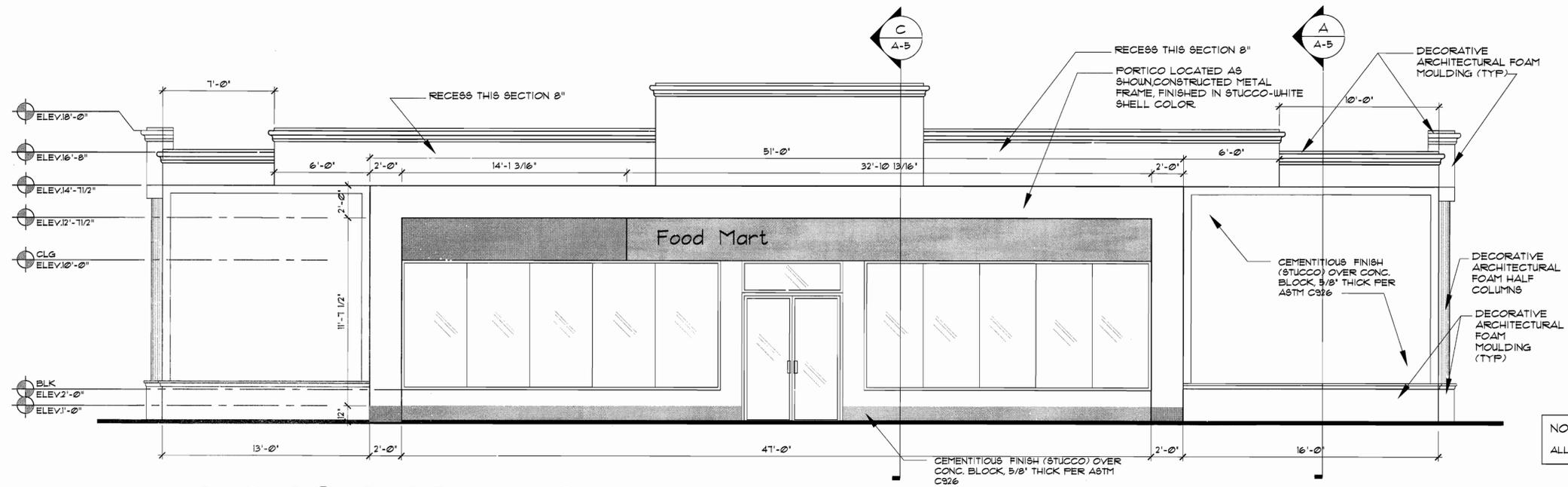
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CONVENIENCE STORE
FLOOR PLAN
5101 LUCKETT RD FORT MYERS, FL.

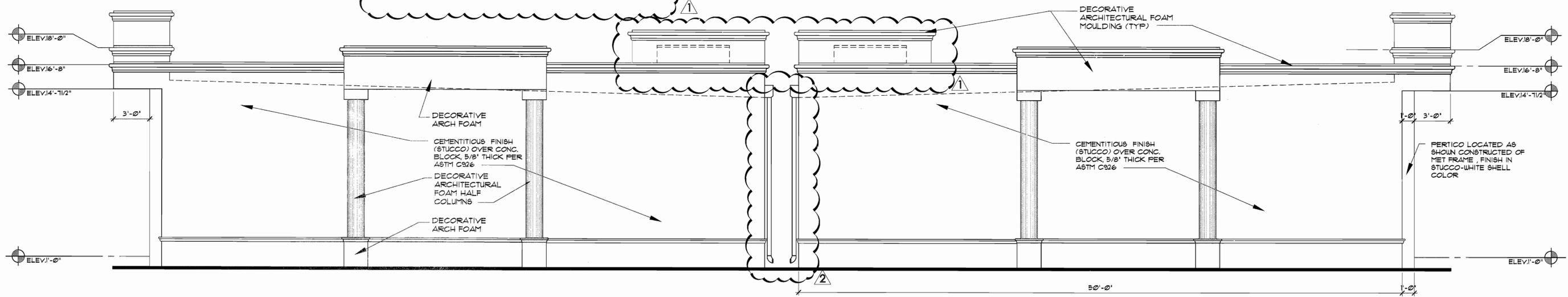
SEAL

FLORIDA COMPLY WITH 2007
FLORIDA BUILDING
CODE-BUILDING AND 2009
SUPPLEMENT.
SHEET NO.
A-1CS

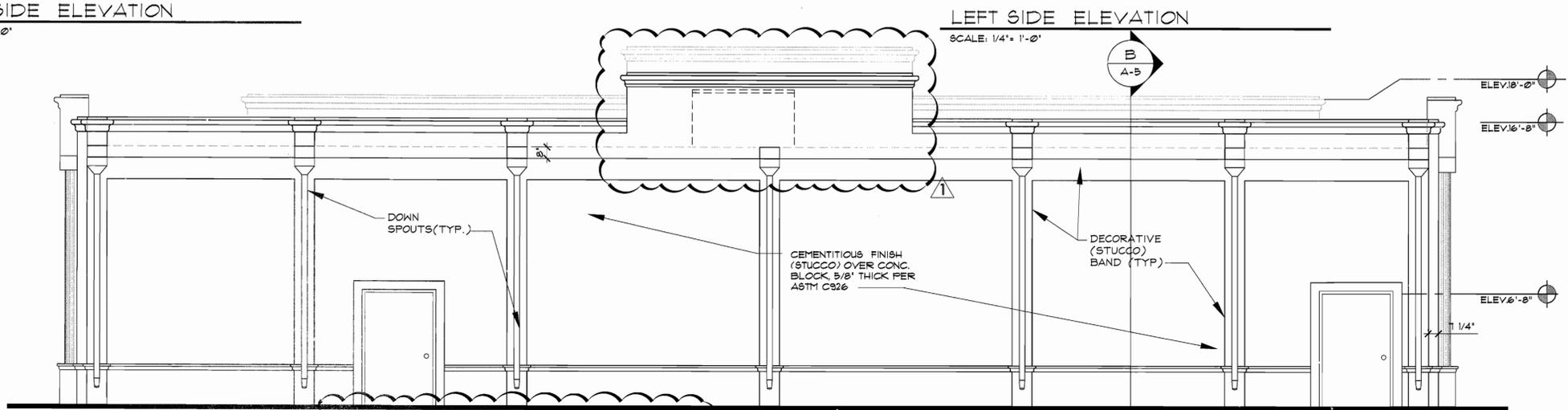


NOTE:
ALL STUCCO TO BE SMOOTH FINISH.

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

DATE	12/10/09
NO.	
REVISION	
DATE	12/10/09
NO.	
REVISION	
DATE	02/17/10
NO.	
REVISION	
DATE	02/17/10
NO.	
REVISION	

PROJECT MANAGER
**CANTERA DEVELOPMENT
AA CONSTRUCTION**
WALDOO, FL 33694
113 S. WALDOO RD.
TEL (813) 843-1440
FAX (813) 843-1214

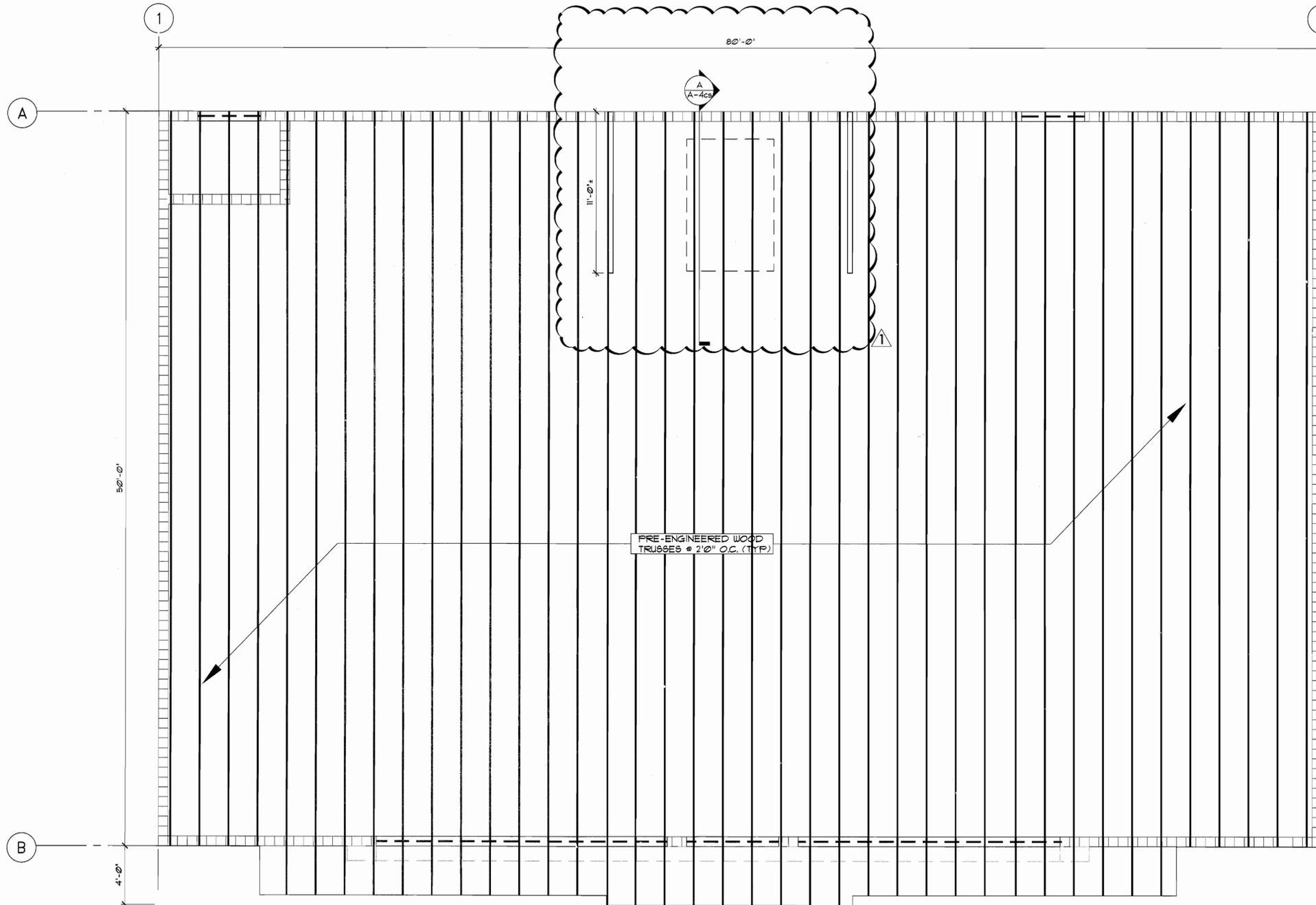
**PETE ALFONSO JR.
ARCHITECT**
LIC # 8735
9720 N. ARMIENA AVE
(813) 933-5600
TAMPA, FLORIDA 33612
FAX (813) 933-5610

**CONVENIENCE STORE
ELEVATIONS**
5101 LUCKETT RD FORT MYERS, FL.

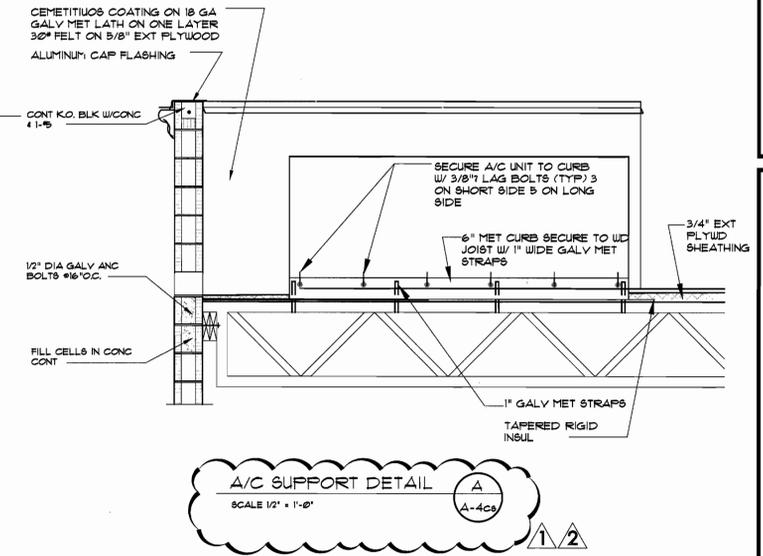
SEAL
[Signature]
PLANS COMPLY WITH 2007
FLORIDA BUILDING
CODES-BUILDING AND 2009
SUPPLEMENTS.

SHEET No.
A-2CS

LDC
JAN 0 5 2011
APPROVED



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF WOOD TRUSS NOTES:

HIP ROOF TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER TO MEET OR EXCEED THE FOLLOWING LOAD CONDITIONS IN ADDITION TO ALL GOVERNING BUILDING CODES & COMPLETE WITH ALL NECESSARY TEMPORARY OR PERMANENT BRACING, ATTACHMENTS, BRIDGING, ETC. AS MAY BE REQUIRED FOR A COMPLETE ROOF SYSTEM.

TOP CHORD LIVE	22.0 psf.
TOP CHORD DEAD LOAD	12.0 psf.
BOTTOM CHORD LIVE LOAD	00.0 psf.
BOTTOM CHORD DEAD LOAD	10.0 psf.
TOTAL	44.0 psf.

DESIGN IS TO BE BASED ON FRAMING LAYOUT, DIMENSIONS AND LOADS SHOWN. DEVIATION FROM THIS MUST BE COORDINATED WITH PROJECT PROFESSIONAL.

DESIGN COMPUTATIONS AND FRAMING LAYOUTS ARE TO BE SUBMITTED FOR APPROVAL TO DESIGN PROFESSIONAL OF RECORD AND MUST BEAR SEAL OF CURRENTLY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN TRUSS FABRICATOR, ALL TRADES AND ENGINEER OF RECORD OR PROJECT DESIGNER.

WOOD TABLE NOTES:

SPECIE	GRADE	GENERAL LOCATION
SOUTHERN YELLOW PINE	2	STRUCTURAL COMPONENTS (TRUSSES OR CONVENTIONAL FRAMING)
SOUTHERN YELLOW PINE (TREATED)	2	PARTION AND FURRING (IN CONTACT WITH CONCRETE)
SPRUCE	2	PARTION AND DECORATIVE COMPONENTS

IDENTIFICATION:
LOAD-BEARING DIMENSION LUMBER FOR STUDS, PLATES AND HEADERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC P8 10. IN LIEU OF A GRADE MARK A CERTIFICATION OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE ACCEPTED.

END-JOINTED LUMBER:
APPROVED END-JOINTED LUMBER IDENTIFIED BY A GRADE MARK MAY BE USED INTERCHANGEABLY WITH SOLID-SAWN TIMBERS OF THE SAME SPECIES AND GRADE.

STRUCTURAL GLUED LAMINATED TIMBERS:
GLUED LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITCA(S) AND ASTM D 3191.

GRADE:
STUDS SHALL BE A MINIMUM NO. 3 STANDARD OR STUD GRADE LUMBER. EXCEPTION: BEARING STUDS NOT SUPPORTING FLOORS AND NONBEARING STUDS MAY BE UTILITY GRADE LUMBER PROVIDED THE STUDS ARE SPACED IN ACCORDANCE WITH TABLE.

NO.	REVISION	DATE
1	ISSUED	06/18/10
2	ISSUED	06/02/10

PROJECT MANAGER
CANTERA DEVELOPMENT
AA CONSTRUCTION
113 S. WALDECK RD.
TAMPA, FL 33604
TEL (813) 983-1440
FAX (813) 983-1440

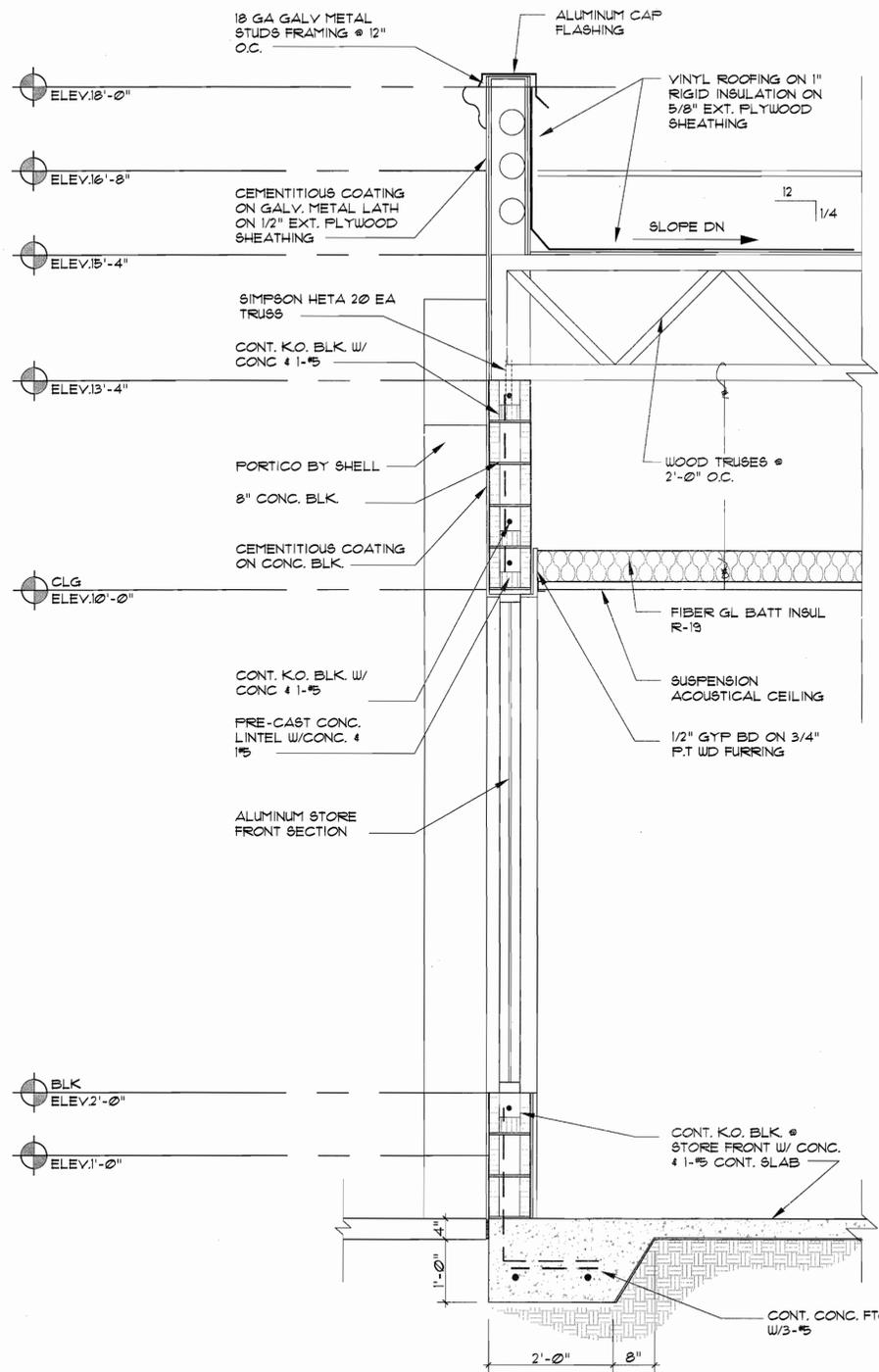
PETE ALFONSO JR.
ARCHITECT
LIC # 8735
9720 N. ARMINA AVE.
TAMPA, FLORIDA 33612
(813) 983-5800
FAX (813) 983-5810

CONVENIENCE STORE
ROOF FRAMING PLAN
5101 LUCKETT RD FORT MYERS, FL.

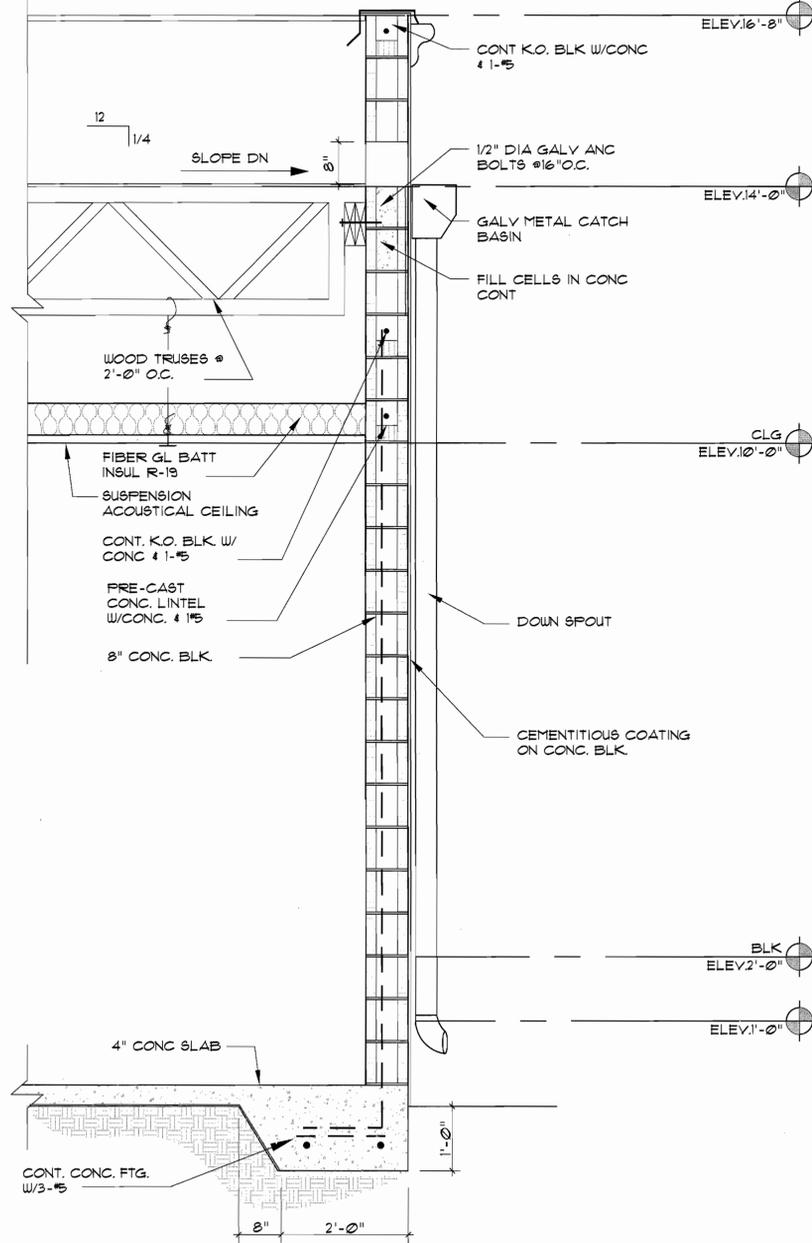
SEAL
[Signature]
PLANS COMPLY WITH 2007
FLORIDA BUILDING
CODES-BUILDING AND 2009
SUPPLEMENTS.

SHEET No.
A-4cs

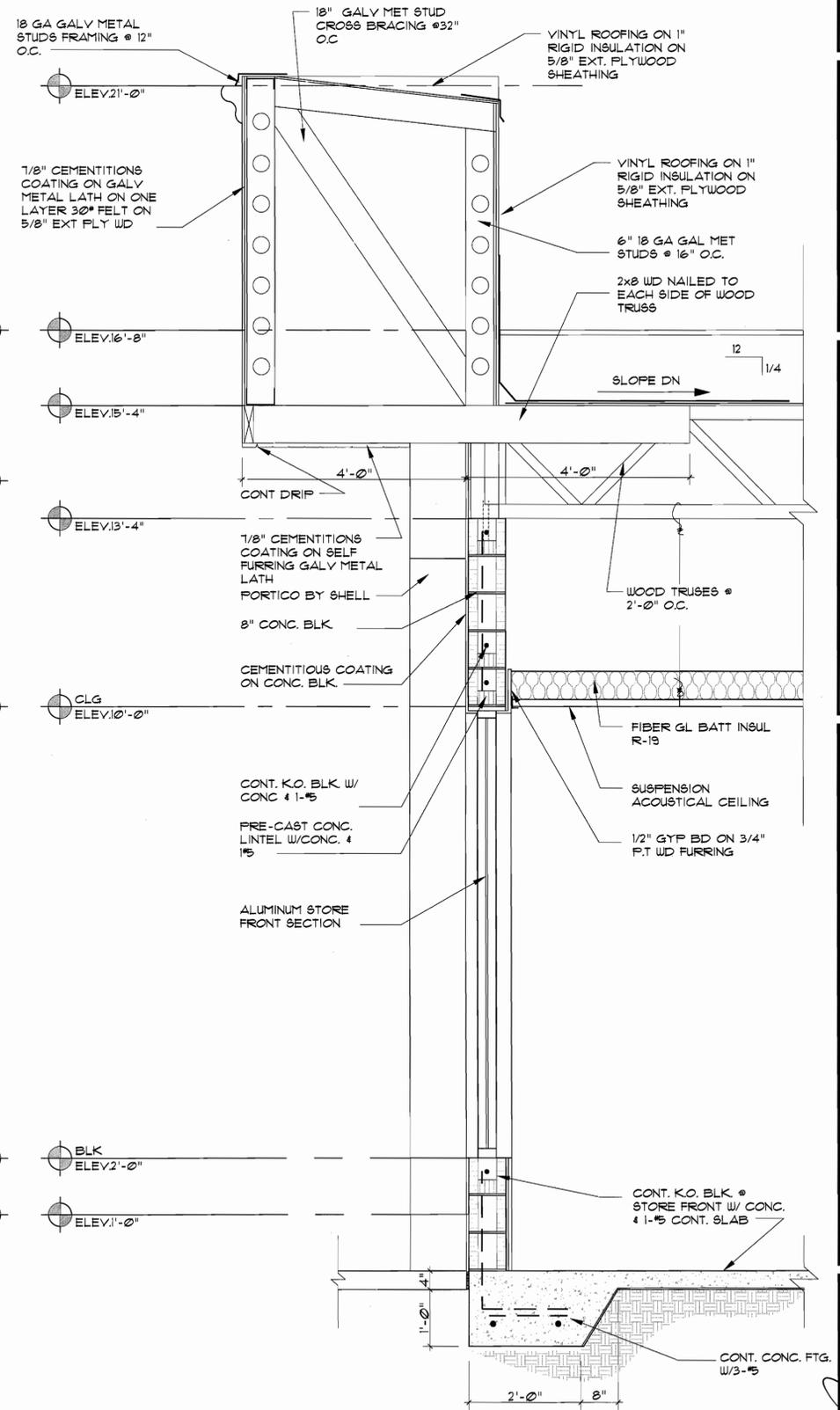
LDC
JAN 05 2011
APPROVED



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



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



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

DATE	12/10/09
NO.	
REVISION	
BY	
CHECKED	
DATE	

PROJECT MANAGER
CANTERA DEVELOPMENT
AA CONSTRUCTION
 113 S. WARD RD
 TAMPA, FL 33604
 TEL: (813) 643-1440
 FAX: (813) 643-1214

PETE ALFONSO JR.
ARCHITECT
 LIC # 8735
 8720 N. ARNEMA AVE
 TAMPA, FLORIDA 33612
 (813) 933-8600
 FAX (813) 933-8610

CONVENIENCE STORE
WALL SECTIONS
 5101 LUCKETT RD FORT MYERS, FL.

SEAL

 PLANS COMPLY WITH 2007 FLORIDA BUILDING CODE-BUILDING AND 2009 SUPPLEMENTS.

SHEET NO.
A-5 C6

LDC
 JAN 0 5 2011
 APPROVED

LEGEND

- ▲ = FOUND P.K. NAIL
- = FOUND 5/8" IRON PIN
- ⊙ = SET DRILL HOLE
- = CONCRETE MONUMENT
- △ = SET PK NAIL
- = IRON PIPE
- = SET 5/8" IRON PIN
- EOP = EDGE OF PAVEMENT
- + = EXISTING ELEVATION
- F = FIELD MEASURED
- R = RECORD INFORMATION
- FND = FOUND
- DE = DRAINAGE EASEMENT

AGREEMENT OF JOINT ACCESS

THIS AGREEMENT OF JOINT ACCESS (the "Agreement") made this 6th day of May, 2005 by and between RAYMOND A. RAMSEY, AS TRUSTEE OF THE NORMAN A. RAMSEY 1995 TRUST u/g/d NOVEMBER 20, 1995, AS AMENDED AND RESTATED, P.O. BOX 1329, York Beach, ME 03910, hereinafter called "RAMSEY", and SUNBELT NAPLES, LLC, a Florida limited liability company, 192 Topanga Drive, Bonita Springs, FL 34134, hereinafter called "SUNBELT".

WITNESSETH:

WHEREAS RAMSEY is the owner of a certain tract of real property which is more particularly described as Billy Creek Commerce Center Unit 1, Lot 3, as recorded in Plat Book 33, Page 116 in the Lee County Official Records and having a Lee County STRAP number 10-44-25-01-00000.0030 (the Ramsey Property); and

WHEREAS, SUNBELT is the owner of a certain tract of real property which is more particularly described as Billy Creek Commerce Center Unit 1, Lot 2, as recorded in Plat Book 33, Page 116 in the Lee County Official Records, and having a Lee County STRAP NUMBER 10-44-25-01-00000.0020 (the Sunbelt Property); and

WHEREAS, SUNBELT is the successor in interest of Brant Donahson and Carol Donahson, former owners of the Sunbelt Property, who filed for and received approval for an Administrative Deviation (the "Deviation") from the Lee County Land Development Code, approved by the Lee County Community Development Department on April 16, 2001 and memorialized by deviation ADD2001-00036; and

WHEREAS, as a condition of approval to deviate from the required access separation standards and construct an access drive, the Deviation required the owners of the Sunbelt Property to provide, via a joint-access agreement, joint access with the Ramsey Property; and

WHEREAS, the parties hereto contemplate that a portion of their respective tracts of real property will include areas which will be improved or have been improved and designated as passageways for ingress and egress for vehicular and pedestrian traffic; and

WHEREAS, the parties hereto desire the creation and establishment of a perpetual joint-access easement for vehicular ingress and egress on the Sunbelt Property and the Ramsey Property, as provided herein.

NOW THEREFOR, in consideration of the premises and mutual promises and undertakings herein contained and for other good and valuable consideration, the receipt and adequacy of which are hereby conclusively acknowledged, the parties hereto agree as follows:

1. GRANT OF JOINT-ACCESS EASEMENT

(a) SUNBELT grants and conveys to RAMSEY a perpetual, non-exclusive easement for the purpose of vehicular ingress and egress over and upon the portion of the Sunbelt Property described on Exhibit "A" ("Sunbelt Easement Property") attached hereto and by reference made a part of.

(b) RAMSEY grants and conveys to SUNBELT a perpetual, non-exclusive easement for the purpose of vehicular ingress and egress over and upon the portion of the Ramsey Property described on Exhibit "B" ("Ramsey Easement Property") attached hereto, and by reference made a part thereof.

(SEE SURVEY FOR EXHIBITS "A" AND "B")

SCALE 1" = 40'



LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1

CERTIFICATE

SURVEY PREPARED FOR:

BASSIL BASSIL

A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS PER CHAPTER 61G17-6 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY. NO ABSTRACT WAS REVIEWED. NO TITLE OPINION EXPRESSED.

Melvin Hatton 12/15/2010
MELVIN HATTON, P.S.M.
FLORIDA REGISTRATION # 5109

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT FURNISHED AT TIME OF SURVEY.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X

NOTES:
UTILITIES NOT LOCATED

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF LUCKETT ROAD, BEING S 89° 07' 14" W.

LEGAL DESCRIPTION:

LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1 AS RECORDED IN PLAT BOOK 33 PAGE 116 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TITLE
MAP OF SURVEY (SU-1)

FOR PROJECT
BASSIL BASSIL LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1

DATE	BY	REVISION	SHEET	FIELD BOOK	SCALE
11/08/05	MH	TOPO, UTILITIES, TREE'S	1	FB 39, PG 9	1"=40'
5/22/07	MH	UPDATE SURVEY	OF 3		
8/16/07	MH	RESCALE DRAWING, PLOT AT 24 BY 36	W.O. NO.	FILE NO.	DATE
4/29/08	MH	ADDED JOINT ACCESS AGREEMENT VERBAGE	05-048U	05-048U.DWG	12/15/10
4/6/10	MH	UPDATE SURVEY, ADD EASEMENTS, TOPO			

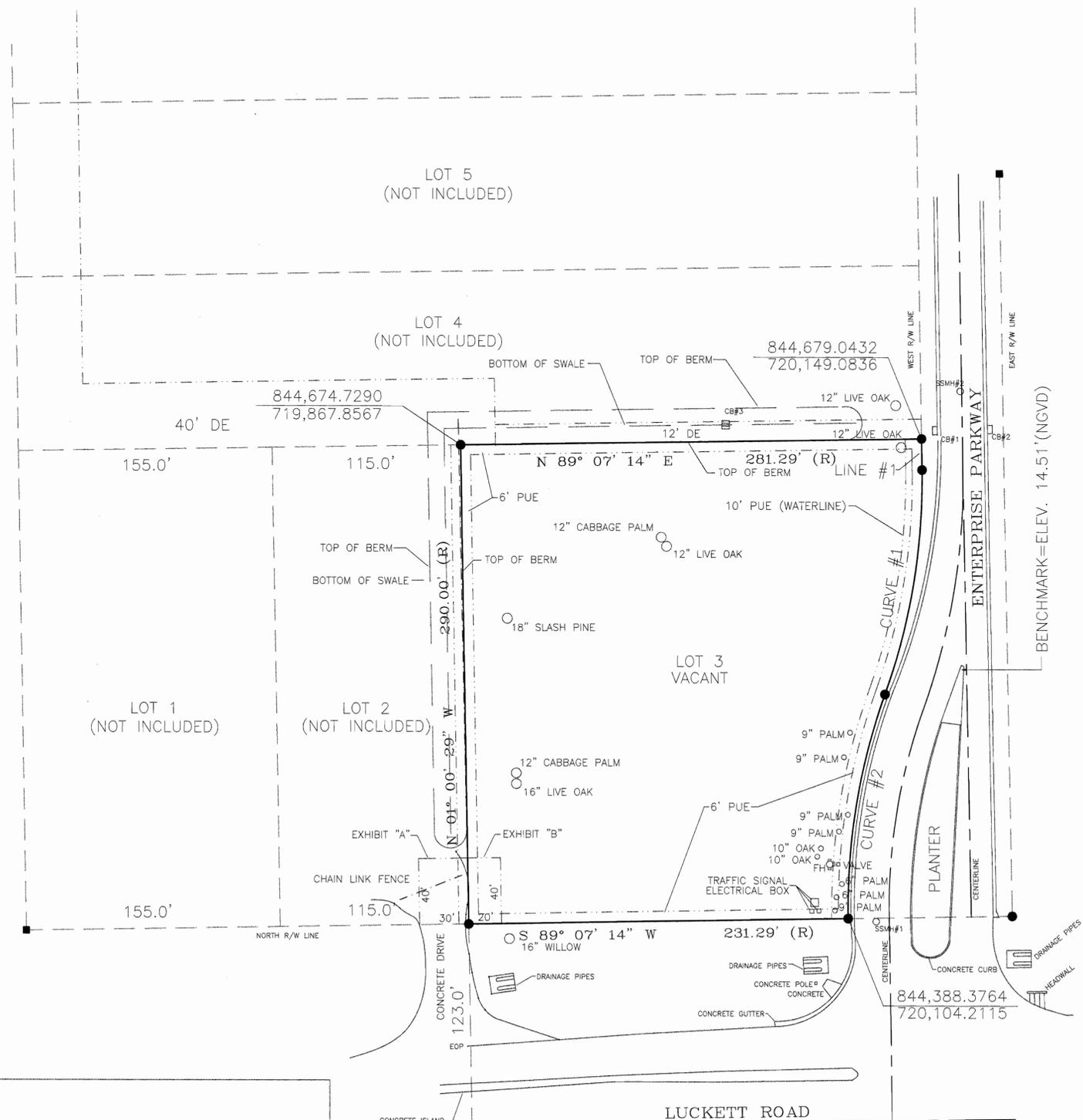


MEL HATTON
PROFESSIONAL LAND SURVEYOR
22188 LASALLE ROAD, PORT CHARLOTTE, FLORIDA, 33952.
(239) 450-9949

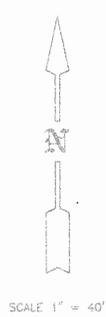
NOTE: THE PROPERTY SHOWN HEREON IS THE SAME AS REFERENCED IN TITLE SEARCH REPORT, FILE #09106167 FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 10/19/2009 AND REVIEWED BY RICHARD COLLAMAN WITH HENDERSON, FRANKLIN, STARNES AND HOLT, P.A. WHOSE PHYSICAL ADDRESS IS 1648 PERIWINKLE WAY, SUITE B, SANIBEL, FL, 33957.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, ELEVATION N/A PER FEMA COMMUNITY PANEL NUMBER 125124-12071C-0291-F DATED 8/28/08

NOTE: COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE.



LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1



CERTIFICATE

SURVEY PREPARED FOR:

BASSIL BASSIL

A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS PER CHAPTER 61G17-6 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY. NO ABSTRACT WAS REVIEWED. NO TITLE OPINION EXPRESSED.


 12/15/2010
 MELVIN HATTON, P.S.M.
 FLORIDA REGISTRATION # 5109

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT FURNISHED AT TIME OF SURVEY.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, ELEVATION N/A PER FEMA COMMUNITY PANEL NUMBER 125124-12071C-0291-F DATED 8/28/08

COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE.



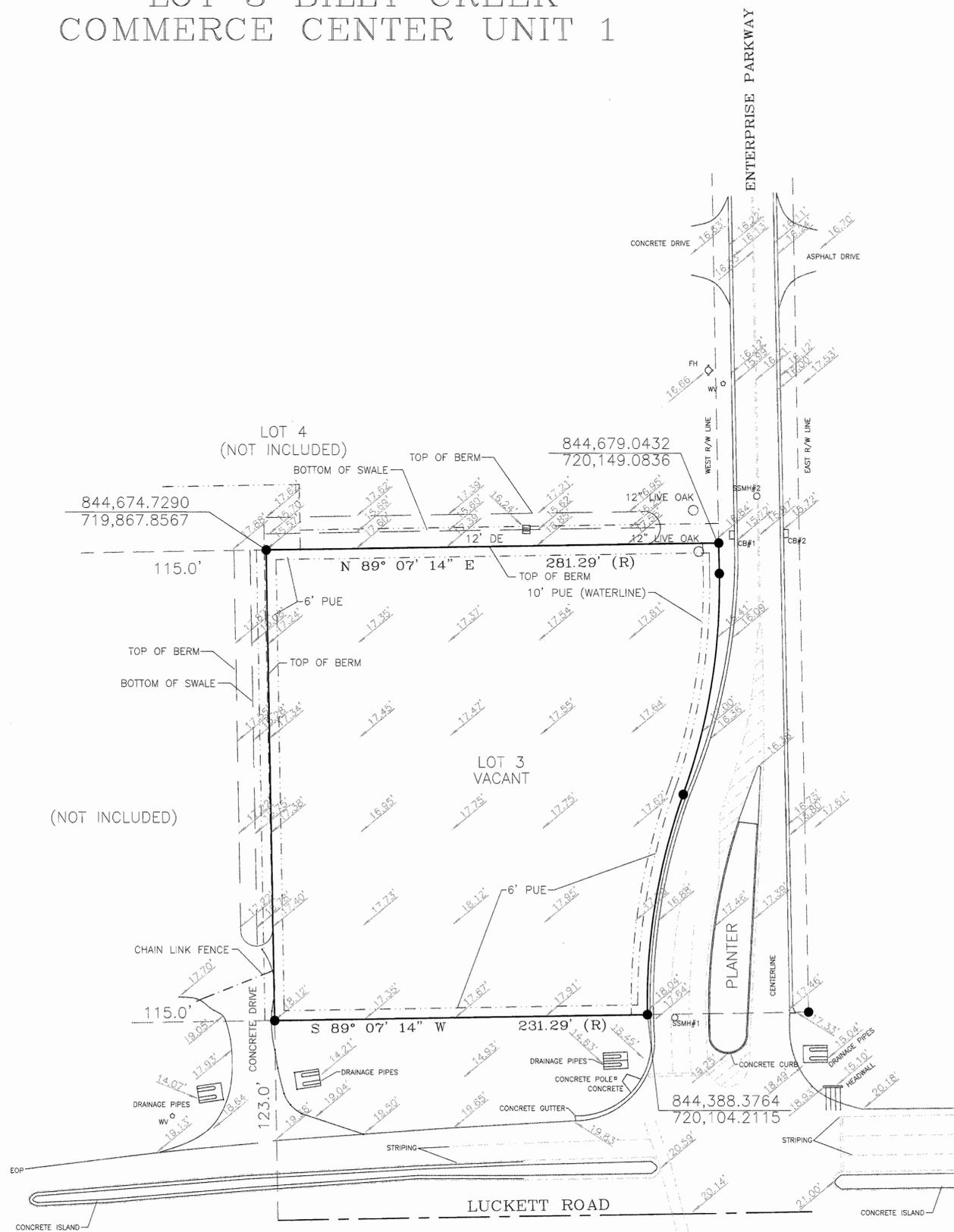
MEL HATTON
 PROFESSIONAL LAND SURVEYOR
 22188 LASALLE ROAD, PORT CHARLOTTE, FLORIDA, 33952.
 (239) 450-9949

TITLE TOPOGRAPHIC SURVEY
(SU-2)

FOR
BASSIL BASSIL

PROJECT
**LOT 3 BILLY CREEK
COMMERCE CENTER UNIT 1**

DATE	BY	REVISION	SHEET 2	FIELD BOOK	SCALE
11/08/05	MH	TOPO, UTILITIES, TREE'S	OF 3	FB 39, PG 9	1"=40'
5/22/07	MH	UPDATE SURVEY			
8/10/07	MH	RESCALE DRAWING, PLOT AT 24 BY 36	W.O. NO.	FILE NO.	DATE
4/29/08	MH	ADDED JOINT ACCESS AGREEMENT VERBAGE	05-048U	05-048U.DWG	12/15/10
4/6/10	MH	UPDATE SURVEY, ADD EASEMENTS, TOPO			



NOTE: ELEVATIONS ARE NAVD 1988.

SSMH#1	CB#1
RIM EL.=17.61'	TOP EL.=16.23'
WEST INV.=12.21'	THROAT EL.=15.47'
NORTH INV.=12.13'	EAST INV.=13.03'
	WEST INV.=12.53'
SSMH#2	CB#2
RIM EL.=16.10'	TOP EL.=16.26'
SOUTH INV.=11.25'	THROAT EL.=15.49'
NORTH INV.=11.20'	WEST INV.=12.53'

LEGEND

- ▲ = FOUND P.K. NAIL
- = FOUND 5/8" IRON PIN
- ⊙ = SET DRILL HOLE
- = CONCRETE MONUMENT
- △ = SET PK NAIL
- ⊙ = IRON PIPE
- = SET 5/8" IRON PIN
- EOP = EDGE OF PAVEMENT
- ± = EXISTING ELEVATION
- F = FIELD MEASURED
- R = RECORD INFORMATION
- FND = FOUND
- DE = DRAINAGE EASEMENT

AGREEMENT OF JOINT ACCESS

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WITNESSETH:

WHEREAS RAMSEY is the owner of a certain tract of real property which is more particularly described as Billy Creek Commerce Center Unit 1, Lot 3, as recorded in Plat Book 33, Page 116 in the Lee County Official Records and having a Lee County STRAP number 10-44-25-01-00000.0030 (the Ramsey Property); and

WHEREAS, SUNBELT is the owner of a certain tract of real property which is more particularly described as Billy Creek Commerce Center Unit 1, Lot 2, as recorded in Plat Book 33, Page 116 in the Lee County Official Records, and having a Lee County STRAP NUMBER 10-44-25-01-00000.0020 (the Sunbelt Property); and

WHEREAS, SUNBELT is the successor in interest of Brant Donelson and Carol Donelson, former owners of the Sunbelt Property, who filed for and received approval for an Administrative Deviation (the "Deviation") from the Lee County Land Development Code, approved by the Lee County Community Development Department on April 16, 2001 and memorialized by deviation ADD2001-00036; and

WHEREAS, as a condition of approval to deviate from the required access separation standards and construct an access drive, the Deviation required the owners of the Sunbelt Property to provide, via a joint-access agreement, joint access with the Ramsey Property; and

WHEREAS, the parties hereto contemplate that a portion of their respective tracts of real property will include areas which will be improved or have been improved and designated as passageways for ingress and egress for vehicular and pedestrian traffic; and

WHEREAS, the parties hereto desire the creation and establishment of a perpetual joint-access easement for vehicular ingress and egress on the Sunbelt Property and the Ramsey Property, as provided herein.

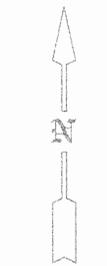
NOW THEREFOR, in consideration of the premises and mutual promises and undertakings herein contained and for other good and valuable consideration, the receipt and adequacy of which are hereby conclusively acknowledged, the parties hereto agree as follows:

1. GRANT OF JOINT-ACCESS EASEMENT

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(b) RAMSEY grants and conveys to SUNBELT a perpetual, non-exclusive easement for the purpose of vehicular ingress and egress over and upon the portion of the Ramsey Property described on Exhibit "B" ("Ramsey Easement Property") attached hereto, and by reference made a part thereof.

(SEE SURVEY FOR EXHIBITS "A" AND "B")



SCALE 1" = 40'

LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1

CERTIFICATE

SURVEY PREPARED FOR:

BASSIL BASSIL

A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS PER CHAPTER 61G17-6 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES; NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY; NO ABSTRACT WAS REVIEWED; NO TITLE OPINION EXPRESSED.

Mel Hatton 12/15/2010
MELVIN HATTON, P.S.M.
FLORIDA REGISTRATION # 5109

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X

NOTES:
UTILITIES NOT LOCATED

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF LUCKETT ROAD, BEING S 89° 07' 14" W.

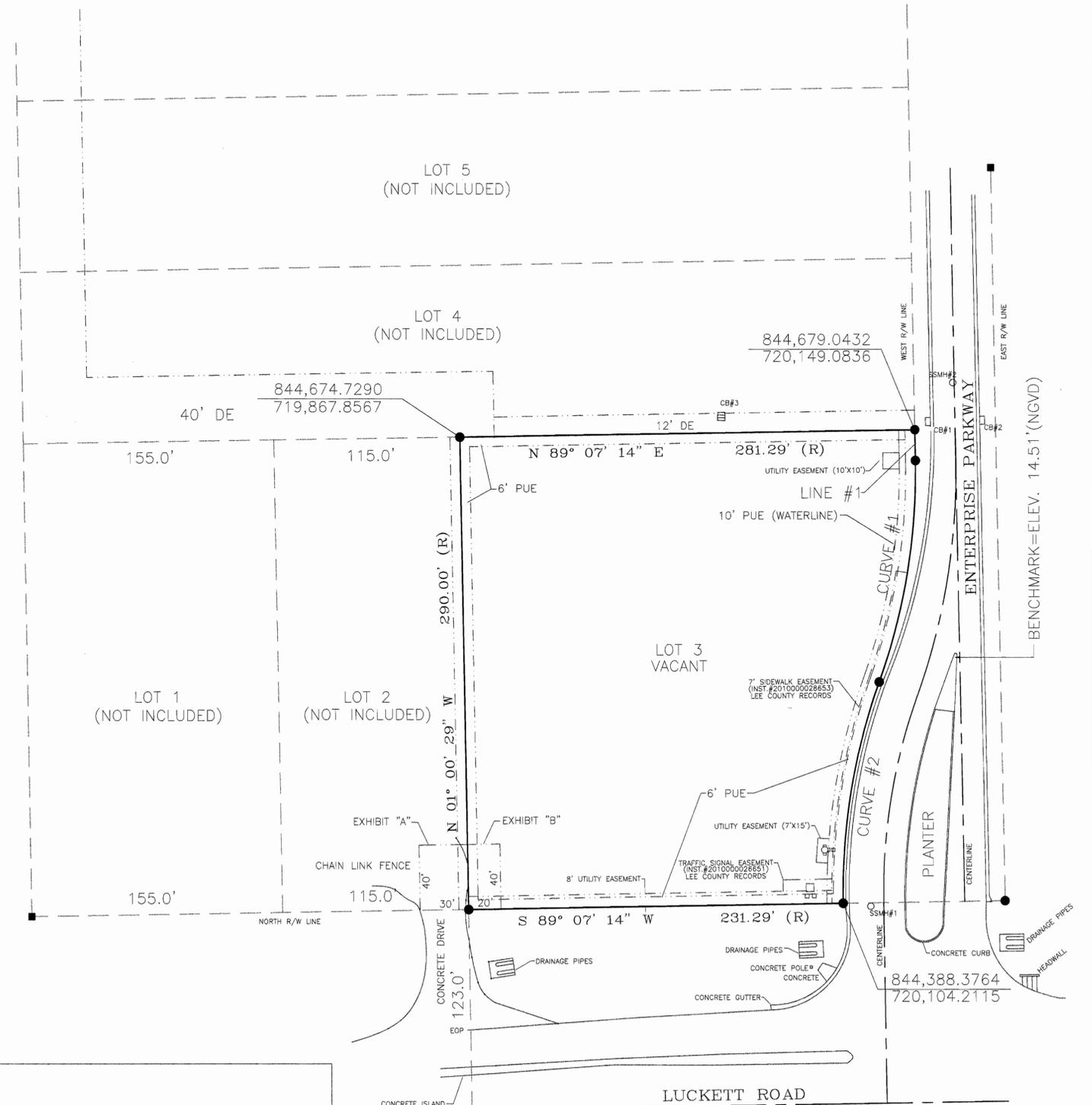
LEGAL DESCRIPTION:

LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1 AS RECORDED IN PLAT BOOK 33 PAGE 116 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CURVE #1
ANGLE = 20° 53' 58"
RADIUS = 380.00'
LENGTH = 138.61'
CHORD = 137.84'
CB = S 09° 26' 30" W

CURVE #2
ANGLE = 20° 52' 31"
RADIUS = 380.00'
LENGTH = 138.45'
CHORD = 137.69'
CB = S 09° 26' 27" W

LINE #1
S 01° 00' 29" E 18.83'



TITLE		EASEMENTS (SU-3)	
FOR		BASSIL BASSIL	
PROJECT		LOT 3 BILLY CREEK COMMERCE CENTER UNIT 1	
DATE	BY	REVISION	
11/08/05	MH	TOPO, UTILITIES, TREE'S	
5/22/07	MH	UPDATE SURVEY	
8/10/07	MH	RESCALE DRAWING, PLOT AT 24 BY 36	
4/29/08	MH	ADDED JOINT ACCESS AGREEMENT VERBAGE	
4/6/10	MH	UPDATE SURVEY, ADD EASEMENTS, TOPO	
SHEET 3 OF 3	FIELD BOOK FB 39, PG 9	SCALE 1" = 40'	
W.O. NO.	FILE NO.	DATE	
05-048U	05-048U.DWG	12/15/10	



MEL HATTON
PROFESSIONAL LAND SURVEYOR
22188 LASALLE ROAD, PORT CHARLOTTE, FLORIDA, 33952.
(239) 450-9949

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, ELEVATION N/A PER FEMA COMMUNITY PANEL NUMBER 125124-12071C-0291-F DATED 8/28/08

NOTE: COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE.