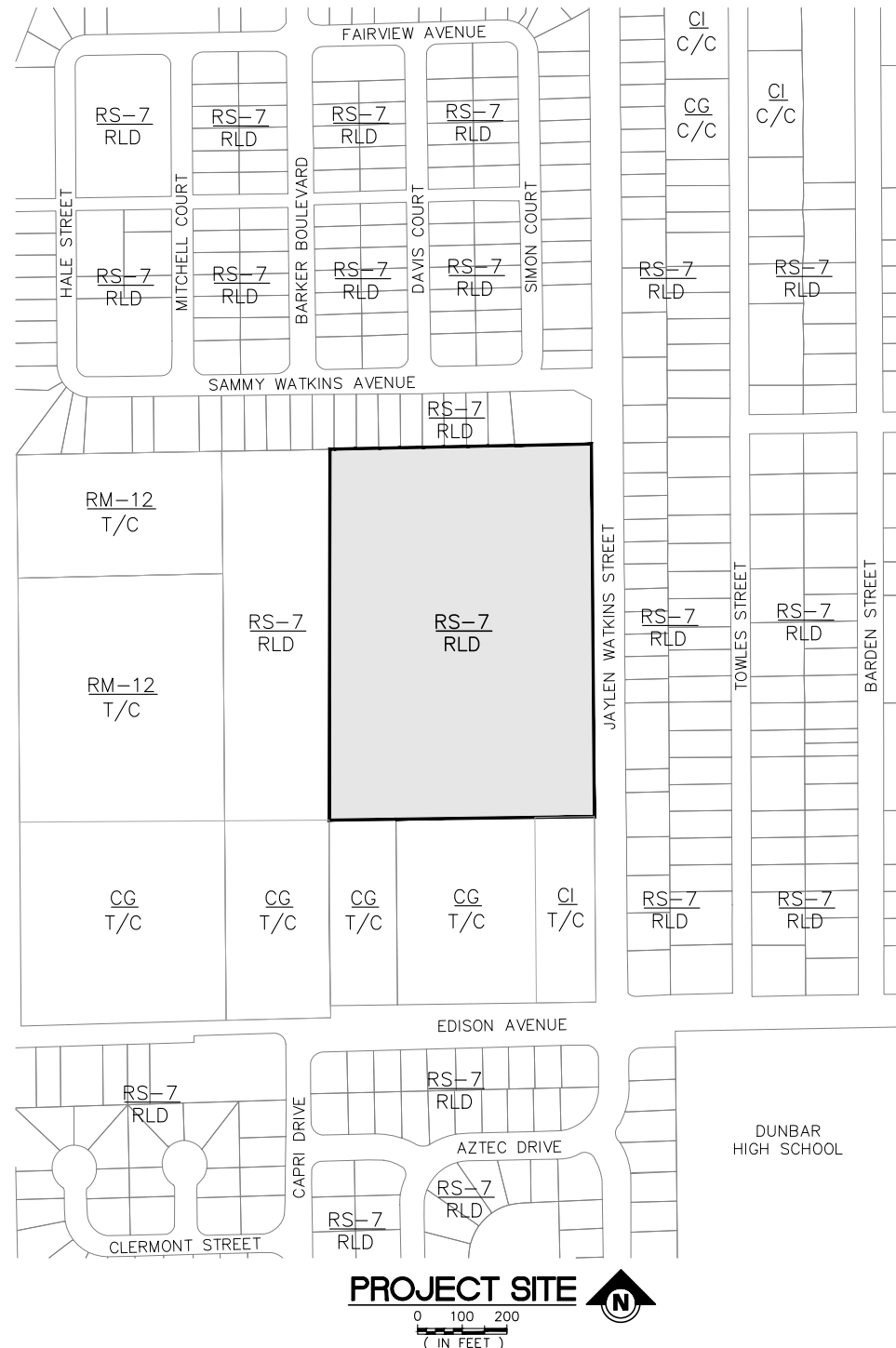



SITE CONSTRUCTION PLANS
FOR
WHITE CORAL ESTATES

2200 JAYLEN WATKINS STREET
FORT MYERS, FL 33916



ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

 <p>CITY OF PALMS STANDARD SUBSTANTIAL WITH ALL APPLICABLE CODES</p>	<p>CITY OF FORT MYERS NOELLE M. VILIM No. 90931 FLORIDA PROFESSIONAL ENGINEER</p>
<p>DATE COMP: 2/13/2023 PERMIT #: SITC-011434</p>	<p>Noelle M. Vilim FL. LICENSE # 90931</p>
<p>PROPERTY ADDRESS: 220 Watkins St JOB DESCRIPTION: S</p>	
<p>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOELLE M. VILIM, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p> <p>Noelle M Vilim 2022.05.20 15:28:17 -04'00'</p>	

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OWNER/DEVELOPER

WHITE CORAL MGMT LLC
2135 MAYFAIR WAY, LOT 28
TITUSVILLE, FL 32796

CIVIL ENGINEER/PLANNER

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD., SUITE 200
CAPE CORAL, FL. 33904

SURVEYOR

HARRIS JORGENSEN, INC
3046 Del Prado Blvd S, UNIT 3-A
CAPE CORAL, FL. 33904

ENVIRONMENTAL

DEX BENDER
4470 CAMINO REAL WAY, SUITE 101
FT. MYERS, FL 33986

TRAFFIC ENGINEER

TR TRANSPORTATION CONSULTANTS, INC.
2726 OAK RIDGE COURT, SUITE 503
FT. MYERS, FL. 33901

SITE INFO

LOCATION: 2200 JAYLEN WATKINS STREET
FORT MYERS, FL 33916

SECTION 20 TOWNSHIP 44 S. RANGE 25 E
STRAP NUMBER: 20-44-25-P1-00002.0040
ZONING: RS-7 (RESIDENTIAL 7)
FUTURE LAND USE: RLD (RESIDENTIAL LOW DENSITY)
DEVELOPMENT TYPE: RESIDENTIAL
WATER: LEE COUNTY UTILITIES
SEWER: LEE COUNTY UTILITIES
IRRIGATION: NONE
STORMWATER: SFWM
FLOOD ZONE: 'X' (AREA OF MINIMAL FLOOD HAZARD)
FINISHED FLOOR MIN. ELEV.: 19.23 (NAVD 88)
CONTROL ELEVATION: 14.20 (NAVD 88)
WSWT: 14.20 (NAVD 88)

ZONING LEGEND

<u>RS-7</u> RLD	RESIDENTIAL 7 RESIDENTIAL LOW DENSITY
<u>RM-12</u> T/C	RESIDENTIAL MULTI-FAMILY 12 TRADITIONAL COMMUNITY
<u>CG</u> T/C	COMMERCIAL GENERAL TRADITIONAL COMMUNITY
<u>CI</u> T/C	COMMERCIAL INTENSIVE TRADITIONAL COMMUNITY
<u>CG</u> C/C	COMMERCIAL GENERAL CORRIDOR COMMERCIAL
<u>CI</u> C/C	COMMERCIAL INTENSIVE CORRIDOR COMMERCIAL

P:\CAD\2021\21-102\GENERAL NOTES.dwg, Layout1, 5/20/2022 2:08:37 PM, Avalon Engineering Inc.

GENERAL CONSTRUCTION NOTES

- ALL ELEVATIONS REFER TO N.A.V.D. 1988
- CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE FIELD AND SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION. ANY UTILITIES THAT ARE DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ANY DISCREPANCY NOT CALLED TO THE ENGINEER'S ATTENTION PRIOR TO ACCOMPLISHMENT OF THE WORK SHALL BE CORRECTED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS AND WORKMANSHIP UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CONSTRUCTION STANDARDS, SPECIFICATIONS AND DEVELOPMENT STANDARDS, OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK: USE CLASS I, 3000 PSI (MINIMUM) CONCRETE. APPLY A BROOM FINISH AND MAKE VERTICAL SAW CUTS AT 5' ON CENTER AT A DEPTH OF 1/4 OF THE SLAB THICKNESS. PROVIDE PRE-FORMED EXPANSION JOINTS AT 50' ON CENTER.
- CONCRETE CURB & GUTTER AND STRAIGHT CURB: USE CLASS I, 3000 PSI (MINIMUM) CONCRETE. MAKE VERTICAL SAW CUTS EVERY 10' ON CENTER WITH PRE-MOLDED EXPANSION JOINTS EVERY 50' ON CENTER.
- CONSTRUCTION OF NEW DRIVEWAYS AND/OR ALLEYS SHALL BE IN STRICT ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT MYERS TRANSPORTATION DEPT. ALL EXISTING GRADES ALONG RIGHT-OF-WAY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT LEE COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS AND ALL REQUIRED INSPECTIONS PERFORMED BY THEM.
- PAVEMENT MARKINGS AND SIGNS SHALL BE IN STRICT ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND FDOT STANDARD INDEX #711-001.
- CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCY NOT CALLED TO THE ENGINEER'S ATTENTION PRIOR TO THE ACCOMPLISHMENT OF THE WORK SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- WATER AND SEWER SERVICES SHALL CONFORM TO THE SOUTHERN AND APPLICABLE CITY OF FORT MYERS STANDARD PLUMBING CODE. UTILITY REGULATIONS.
- ALL WATER SERVICE LINES UNDER PAVED AREAS SHALL BE ENCASED IN SCHEDULE 40 PVC.
- CLEAN-OUTS SHALL BE LOCATED A MINIMUM OF 5 FEET OFF FACE OF BUILDING.
- WATER PIPE 2" AND SMALLER TO BE POLYVINYL CHLORIDE (PVC) AND SHALL CONFORM TO ASTM D-1785, PVC CLASS 1120 OR 1220 SCHEDULE 40 OR 80, 30 INCH MINIMUM COVER. WATER PIPE GREATER THAN 2 INCHES, UP TO AND INCLUDING 10 INCHES IN DIAMETER SHALL BE AWWA C-900, CLASS 150, DR18, MINIMUM 30" INCHES MINIMUM COVER.
- GRAVITY SEWER PIPE 4" IN DIAMETER AND GREATER SHALL BE PVC AND SHALL CONFORM TO ASTM D-3034, SDR 35; 3 FOOT MINIMUM COVER, UNLESS OTHERWISE SHOWN.
- INSTALLATION OF WATER METERS AND CONNECTIONS TO THE CITY OF FORT MYERS WATER MAINS SHALL BE COORDINATED WITH LEE COUNTY PRIOR TO CONSTRUCTION.
- ALL PERVIOUS AREAS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE GRASSED, SODDED OR MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL WATERLINES & FIRE SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 30 INCHES OF COVER.
- WHERE WATER & SEWER MAINS CROSS THE MINIMUM VERTICAL SEPARATION SHALL BE 18 INCHES. WHERE THIS IS NOT POSSIBLE THE WATERLINE SHALL BE ENCASED IN A PVC SLEEVE 10 FEET EITHER SIDE OF THE POINT OF CROSSING.

GEOTECH REPORT NOTE:

THE SITE CONTRACTOR SHALL BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT IF ONE WAS PREPARED. THE CONTRACTOR SHALL COMPLY WITH ALL THE SITE PREPARATION AND OTHER SITE RELATED ITEMS, RECOMMENDATIONS AND PROCEDURES.



CALL SUNSHINE (1-800-432-4770)
48 HOURS BEFORE YOU DIG
IT'S THE LAW IN FLORIDA

RIGHT-OF-WAY CONSTRUCTION NOTES

- CONSTRUCTION OF NEW DRIVEWAYS AND ALLEYS SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT MYERS, FLORIDA AND OTHER STANDARDS REFERENCED HEREIN (REFER TO GENERAL CONSTRUCTION NOTES).
- PRIOR TO COMMENCING ANY WORK WITHIN THE CITY RIGHT-OF-WAYS, THE CONTRACTOR SHALL SET-UP A PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTORS. CITY REQUIREMENTS FOR MATERIAL TEST REPORTS AND PROCEDURES SHOULD BE VERIFIED BY THE CONTRACTOR AND THE REPORTS SHALL BE AVAILABLE TO THE INSPECTORS AT THE TIME OF INSPECTION. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE INSPECTIONS AND OBTAIN APPROVAL PRIOR TO PLACEMENT OF CONCRETE AND/OR ASPHALT WITHIN THE RIGHT-OF-WAYS.
- PRIOR TO WORKING WITHIN THE RIGHT-OF-WAYS, THE CONTRACTOR IS REQUIRED TO OBTAIN ALL THE NECESSARY RIGHT-OF-WAY PERMITS AND PROVIDE THE NECESSARY WORK ZONE CONTROLS AND SAFETY REQUIREMENTS. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO PREPARE A TRAFFIC MAINTENANCE PLAN AND OBTAIN APPROVAL BY THE CITY OF FORT MYERS TRANSPORTATION DEPARTMENT.
- THE CONTRACTOR SHALL NOTE THAT THE DESIGN ELEVATIONS SHOWN ON THE PLANS WITHIN THE RIGHT-OF-WAY SHOWN MAY DIFFER FROM THE CITY'S MASTER DESIGN PLAN. ALL PROPOSED GRADES IN THE ALLEYS, DRIVEWAYS AND STREET RIGHTS-OF-WAY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CITY OF FORT MYERS SURVEY DEPARTMENT SHALL COMPLETE ALL SURVEY LAYOUT WITHIN THE RIGHT-OF-WAY FOR CURB, STORM WATER STRUCTURES, ROAD WIDENING AND ALLEY IMPROVEMENTS PER THE CITY MASTER PLAN. THE CONTRACTOR SHALL COORDINATE THIS LAYOUT WITH THE CITY. ALL PROPERTY SURVEY MONUMENTS WITHIN THE CITY OF FORT MYERS'S RIGHT-OF-WAY SHALL BE IN PLACE AND MARKED PRIOR TO REQUESTING CITY LAYOUT OR INSPECTIONS. ANY SURVEY MONUMENT OR CORNER DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO ENGINEERING FINAL INSPECTION.
- ALL BROKEN OR VERTICALLY MISALIGNED CURB/SIDEWALK DIRECTLY ADJACENT TO THE SITE THAT DO NOT MEET A.D.A. MINIMUM REQUIREMENTS SHALL BE REPLACED. CONCRETE FORMS ARE REQUIRED ON BOTH SIDES OF REPLACEMENT CURBS.
- ANY WORK OR MATERIALS THAT DO NOT CONFORM TO THE SPECIFICATIONS CONTAINED HEREIN OR ANY WORK PERFORMED WITHOUT A CITY INSPECTION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL RESTORATION IN THE CITY RIGHT-OF-WAYS DISTURBED OR DAMAGED DURING CONSTRUCTION INCLUDING SWALE RE-GRADING (REFER TO EROSION CONTROL PLAN AND GENERAL CONSTRUCTION NOTES).
- ALL CITY TRAFFIC SIGNS AND MAILBOXES IN OR ADJACENT TO THE RIGHT-OF-WAY THAT MUST BE RELOCATED SHALL BE COORDINATED WITH THE CITY TRAFFIC DEPARTMENT. TEMPORARY MAILBOXES SHALL BE MADE AVAILABLE TO THE OWNER(S) AND POSTAL DELIVERY SERVICE DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY AND FINAL LOCATIONS WITH THE LOCAL POST OFFICE.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY SITE DEVELOPMENT AND REVIEW DIVISION THE INSTALLATION, INSPECTIONS AND PROVIDE SURVEY LAYOUT FOR THE RE-ROUTING OF CITY DRAINAGE PIPES AND STRUCTURES (IF ANY).
- PRIOR TO CONSTRUCTION NEAR OR ADJACENT TO TRAFFIC SIGNALS, THE CONTRACTOR SHALL NOTIFY THE LEE COUNTY DEPARTMENT OF TRANSPORTATION (L.C.D.O.T.) TRAFFIC SIGNAL MAINTENANCE DIVISION AND/OR CITY OF FORT MYERS TRAFFIC DEPT. TO ENSURE THE PROPER OPERATION OF THE SIGNAL AND OTHER APPURTENANCES. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF SIGNAL BOXES AND LOOPS (IF ANY) WITH L.C.D.O.T. AND THE CITY OF FORT MYERS TRAFFIC DEPARTMENT.

MISC. NOTES

- THE SIZES AND LOCATIONS OF THE UNDERGROUND ELECTRIC CONDUITS, SLEEVES, TRANSFORMERS, ENCLOSURES, LIGHT POLES AND OTHER APPURTENANCES ARE BASED UPON THE DESIGN PROVIDED BY FLORIDA POWER AND LIGHT (FPL). FPL SHALL VERIFY ACTUAL LOCATION, SIZE AND DEPTH PRIOR TO INSTALLATION OF THEIR FACILITIES. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONSTRUCTION OF THE OTHER SITE-RELATED IMPROVEMENTS (I.E. PAVING, DRAINAGE, WATER, SEWER, ETC.) WITH THE VERIFIED LAYOUT BY FPL.
- OUTDOOR LIGHTING SHALL COMPLY WITH ALL CITY OF FORT MYERS CODES, STANDARDS AND REGULATIONS, AND SHALL BE DESIGNED IN A FASHION TO PROVIDE ADEQUATE VISIBILITY WITHIN THE DEVELOPMENT WHILE NOT ADVERSELY IMPACTING ADJOINING PROPERTIES. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, SITE LIGHTING PLAN AND PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY OF FORT MYERS.
- PLANTINGS AT BOTTOM OF RETENTION/DETENTION AREAS I.E. TREES, PALMS AND SHRUBS, MUST NOT INTERFERE WITH THE VOLUME OF STORMWATER STORAGE, OR IMPEDE THE FLOW OF RUNOFF. TREES AND SHRUBS MUST NOT INTERFERE WITH THE REQUIRED SIDE SLOPES AND SHALL NOT BE PLANTED ON SLOPES GREATER THAN 3:1. RETENTION/DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLANS APPROVAL. NO ORGANIC MULCH WILL BE PERMITTED IN RETENTION/DETENTION AREAS.

UTILITY COMPANIES

WATER:
LEE COUNTY UTILITIES
P.O. BOX 398
FORT MYERS, FL 33902

SEWER:
LEE COUNTY UTILITIES
P.O. BOX 398
FORT MYERS, FL 33902

FIRE:
CITY OF FORT MYERS FIRE DEPT. STATION #1
2033 JACKSON STREET
FORT MYERS, FL 33901

ELECTRIC:
FLORIDA POWER & LIGHT
15834 WINKLER ROAD
FORT MYERS, FL 33908

TELEPHONE/CABLE:
CENTURYLINK
2820 CARGO STREET
FORT MYERS, FL 33916

TELEPHONE/CABLE:
COMCAST
12600 WEST LINKS DRIVE, SUITE 4
FORT MYERS, FL 33913

REFUSE:
CITY OF FORT MYERS SANITATION
DEPARTMENT
2144 ARCADIA STREET
FORT MYERS, FL 33916

GENERAL LEE COUNTY UTILITY NOTES

- ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL WHICH IS AVAILABLE ON OURWEB-PAGE VIA THE FOLLOWING LINK:
HTTPS://WWW.LEEGOV.COM/UTILITIES/DESIGN-MANUAL
- ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
- ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
- THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
- ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO; THE ENGINEER OF RECORD OR HIS DESIGNEE, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
- ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
- ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
- LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
- TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
- 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, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
- ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.

LEE COUNTY UTILITY NOTES (CONT.)

- THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
- THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
- WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
- ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS WILL BE ALLOWED.
- APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
- LCU REQUIRES 30" OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 36" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
- LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURE(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
- LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE, MITERED END SECTIONS, INLETS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
- THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
- AS THE WORK PROGRESSES THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH COORDINATES WITH RESPECT TO THE NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM AS WELL. AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE RECORD DRAWINGS PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

LEGEND

	ZONING AND LANDUSE		PROPOSED ELECTRIC CAR CHARGING POST WITH SIGN
	EXIST. WATER MAIN & G.V.		PROPOSED BIKE RACK
	PROP. WATER MAIN & G.V.		PROPOSED ELEVATION
	METER AND/OR BACKFLOW DEVICE		CITY DESIGN ELEVATION **
	FIRE HYDRANT ASSEMBLY		LIGHT POLE (BY OTHERS)
	EXIST. IRRIGATION MAIN & G.V.		HANDICAP RAMP (12:1 MAX. SLOPE)
	PROP. IRRIGATION MAIN & G.V.		ROCK BOULDER RIP-RAP OVER FILTER FABRIC
	EXIST. FIRE MAIN & G.V.		POWER POLE W/OVERHEAD LINES
	PROP. FIRE MAIN & SERVICE		TRANSFORMER PAD (BY OTHERS, COORDINATE W/ELEC. COMPANY)
	EXIST. SEWER MAIN (SDR 26 PVC) AND MANHOLE		PHONE/CABLE BOX (BY OTHERS)
	PROP. SEWER MAIN (SDR 26 PVC) AND MANHOLE		CONCRETE
	SEWER LATERAL W/ CLEANOUT		DETECTABLE WARNING MATERIAL
	EXIST. STORM DRAIN & INLET		HEAVY DUTY ASPHALT PAVEMENT (SEE SECTIONS)
	PROP. STORM DRAIN & INLET		TYPICAL ASPHALT PAVEMENT (SEE SECTIONS)
	PROP. YARD DRAIN	** ALL DESIGN ELEVATIONS WITHIN CITY R/W INCLUDING PAVEMENT, WALKS, DRIVES & ALLEYS ARE TO BE COORDINATED WITH CITY PUBLIC WORKS DEPT. PRIOR TO CONSTRUCTION.	
	STRUCTURE I.D.		
	DETENTION AREAS		
	(2) 4" PVC SLEEVES AT 24" MIN. COVER	NOTE: SEWER, WATER/IRRIGATION SERVICES AND FIRE HYDRANT ASSEMBLIES ARE SHOWN IN A SCHEMATIC FORMAT FOR CLARITY. REFER TO SEWER & WATER/IRRIGATION DETAIL SHEETS FOR PLACEMENT OF SERVICES AND HYDRANTS.	
	EXISTING ELEVATION		
	DRAINAGE FLOW ARROW		

VERTICAL ELEVATIONS BASED ON: NAVD-88



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004-FAC ON 5/20/2022

DATE	BY	REVISION DESCRIPTION
9/17/21	NYT	ST INITIAL SUBMITTAL
10/22/21	NYT	ST SECOND SUBMITTAL
5/20/22	NYT	ST THIRD RESUBMITTAL

AVALLON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2071

DEVELOPER
WHITE CORAL MGMT, LLC
2135 MAYFAIR WAY, LOT 28
FLORENCE, FLORIDA 32966

White Coral Estates
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA

GENERAL NOTES & LEGEND

#21-102/CONST.

02 OF 19

DATE	BY	REVISION DESCRIPTION
9/17/21	NV	ST INITIAL SUBMITTAL
1/20/22	NV	ST FIRST RESUBMITTAL
3/4/22	NV	ST SECOND RESUBMITTAL
5/20/22	NV	ST THIRD RESUBMITTAL

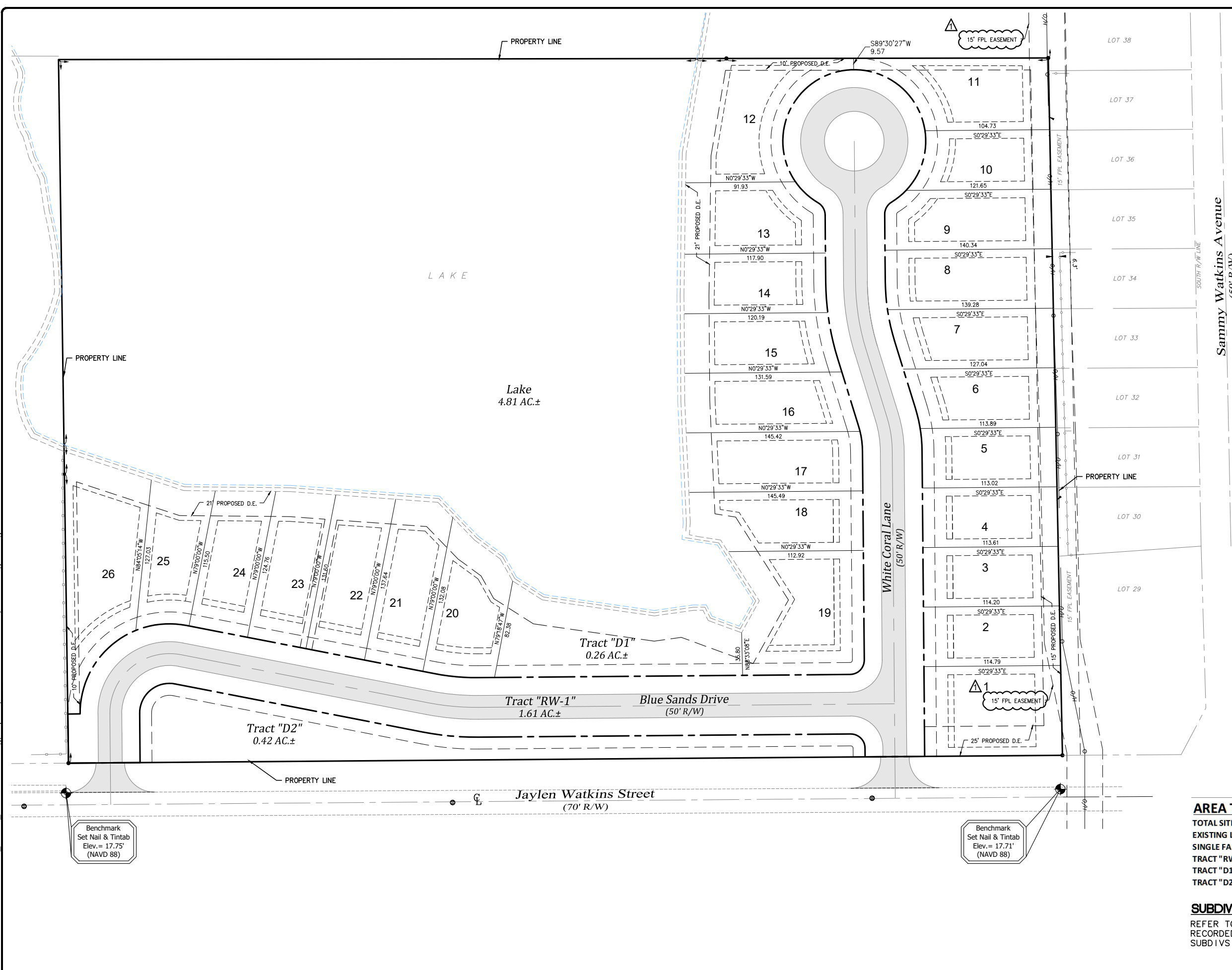
AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER
WHITE CORAL MGMT, LLC
2135 MAYFAIR WAY, LOT 28
TITUSVILLE, FLORIDA 32796

White Coral Estates
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA


**EXISTING CONDITIONS &
SURFACE HYDROLOGY**

VERTICAL ELEVATIONS BASED ON: NAVD-88



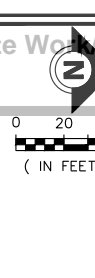
AREA TABLE		
TOTAL SITE AREA:	11.24 AC	(100%)
EXISTING LAKE AREA	4.81 AC	(43%)
SINGLE FAMILY LOT AREA	4.14 AC	(37%)
TRACT "RW-1"	1.61 AC	(14%)
TRACT "D1"	0.26 AC	(2%)
TRACT "D2"	0.42 AC	(4%)

SUBDIVISION NOTES
REFER TO PRELIMINARY/FINAL PLAT PERMITTED AND
RECORDED UNDER PLT2021-XXXXX FOR FINAL
SUBDIVISION AND EASEMENT GEOMETRY



CITY OF PALMS
City of Palms

CITY OF FORT MYERS
THIS PLAN REQUIRES A SUBSTANTIAL CITY REVIEW WITH ALL APPLICABLE ORDINANCES





DATE COMP: 2/13/2023

PERMIT #: SITC-011434

PROPERTY ADDRESS: 2200 Jaylen Watkins St

JOB DESCRIPTION: Site Work/Utility

(IN FEET)

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE. THIS SHEET IS THE ELECTRONIC FILE. DIGITALLY SIGNED AND SEALED UNDER RULE 610.15-23.004, FAC

Noelle M. Vilim
FL. LICENSE # 90931
ON 5/20/2022

DATE	BY	REVISION DESCRIPTION
9/20/22	NV	1ST PREL SUBMITTAL
3/14/22	NV	1ST SECOND RESUBMITTAL
5/20/22	NV	1ST THIRD RESUBMITTAL

AVALLON ENGINEERING, INC.	2503 DEL PRADO BLVD. #200 CAPE CORAL, FLORIDA 33904 FBPE#3128 (239) 513-2077
----------------------------------	--

DEVELOPER	WHITE CORAL MGMT, LLC 2135 MAYFAIR WAY, LOT 28 TITUSVILLE, FLORIDA 32796
------------------	--

White Coral Estates	2200 JAYLEN WATKINS STREET FORT MYERS - LEE COUNTY, FLORIDA
----------------------------	--

MASTER SUBDIVISION	PLAN
---------------------------	-------------

LEGEND	<p>----- BUILDING SETBACK LINE: 20'</p> <p>----- CARPORT SETBACK LINE: 25'</p> <p>----- DRAINAGE EASEMENT</p>
---------------	---

23	LOT NUMBER
-----------	------------

TABLE	<table style="width: 100%;"> <tr> <td style="width: 15%;">Area:</td> <td style="width: 15%;">11.24 AC</td> <td style="width: 15%;">(100%)</td> </tr> <tr> <td>Area:</td> <td>4.81 AC</td> <td>(43%)</td> </tr> <tr> <td>LOT AREA</td> <td>4.14 AC</td> <td>(37%)</td> </tr> <tr> <td></td> <td>1.61 AC</td> <td>(14%)</td> </tr> <tr> <td></td> <td>0.26 AC</td> <td>(2%)</td> </tr> <tr> <td></td> <td>0.42 AC</td> <td>(4%)</td> </tr> </table>	Area:	11.24 AC	(100%)	Area:	4.81 AC	(43%)	LOT AREA	4.14 AC	(37%)		1.61 AC	(14%)		0.26 AC	(2%)		0.42 AC	(4%)
Area:	11.24 AC	(100%)																	
Area:	4.81 AC	(43%)																	
LOT AREA	4.14 AC	(37%)																	
	1.61 AC	(14%)																	
	0.26 AC	(2%)																	
	0.42 AC	(4%)																	

NOTES

ELIMINARY/FINAL PLAT PERMITTED AND ORDER PLT2021-XXXXX FOR FINAL AND EASEMENT GEOMETRY

VERTICAL ELEVATIONS BASED ON: NAVD-88

05 OF **19**

The image is a composite of two documents. On the left is a permit form from the City of Palms. It includes the city logo, a permit number (SITC-011434), a date (2/13/2023), and a job description ('Site Work Utilities'). On the right is a circular professional engineer's seal for Noelle M. Williams, No. 90931, State of Florida. The seal also contains the text 'NOCLE M. WILLIAMS', 'PROFESSIONAL ENGINEER', and 'FL. LICENSE # 90931'.

PROPOSED SANITARY MANHOLES

MH-1
SANITARY MANHOLE
RIM=18.40
INV(E)=10.50 (8" PVC)
INV(S)=10.70 (8" PVC)
INV(W)=10.60 (8" PVC)

MH-2
SANITARY MANHOLE
RIM=18.88
INV(N)=12.50 (8" PVC)
INV(S)=12.60 (8" PVC)

MH-3
SANITARY MANHOLE
RIM=18.90
INV(N)=13.74 (8" PVC)

MH-4
SANITARY MANHOLE
RIM=18.23
INV(E)=11.58 (8" PVC)
INV(W)=11.68 (8" PVC)

MH-5
SANITARY MANHOLE
RIM=18.46
INV(E)=12.88 (8" PVC)
INV(W)=12.42 (8" PVC)

MISC. UTILITY NOTES:

(REFER TO SHEET 2 FOR ADDITIONAL LEE COUNTY UTILITIES NOTES)

1. WATER PIPE 2" AND SMALLER TO BE POLYVINYL CHLORIDE (PVC) AND SHALL CONFORM TO ASTM D-1785, PVC CLASS 1120 OR 1220 SCHEDULE 40 OR 80, 30" MINIMUM COVER. WATER PIPE GREATER THAN 2" UP TO AND INCLUDING 10" DIAMETER SHALL BE AWWA D-900, CLASS 150, DR-18, MINIMUM 30" COVER. ALL APPURTENANCES USED SHALL BE NSF ANSI-GI AND OR ANSI-14 APPROVED PER CONTRACT.

2. GRAVITY SEWER PIPE 4" DIAMETER AND GREATER SHALL BE PVC AND SHALL CONFORM TO ASTM D-3034, SDR 26, 3 FOOT MINIMUM COVER, UNLESS OTHERWISE SHOWN. FORCE MAIN PIPE SHALL BE AWWA C-900, CLASS 150, DR-18, MINIMUM 30" COVER.

3. WHERE WATER AND SEWER MAINS CROSS THE MINIMUM VERTICAL SEPARATION SHALL BE 18 INCHES. WHERE THIS IS NOT POSSIBLE, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE 10 FEET EITHER SIDE OF THE POINT OF CROSSING (SEE DETAIL FOR OTHER OPTIONS). THE CONTRACTOR SHALL COMPLY WITH RULE 62-555.345 FAC. SEE CROSSING DETAILS.

FIRE FLOW CALC'S:

REFER TO ARCH./FIRE PROTECTION PLANS FOR DESIGN, NOTES, DETAILS AND FIRE FLOW RATING AND CALCULATIONS. REFER TO SHEET 19 FOR FIRE FLOW TEST RESULTS.

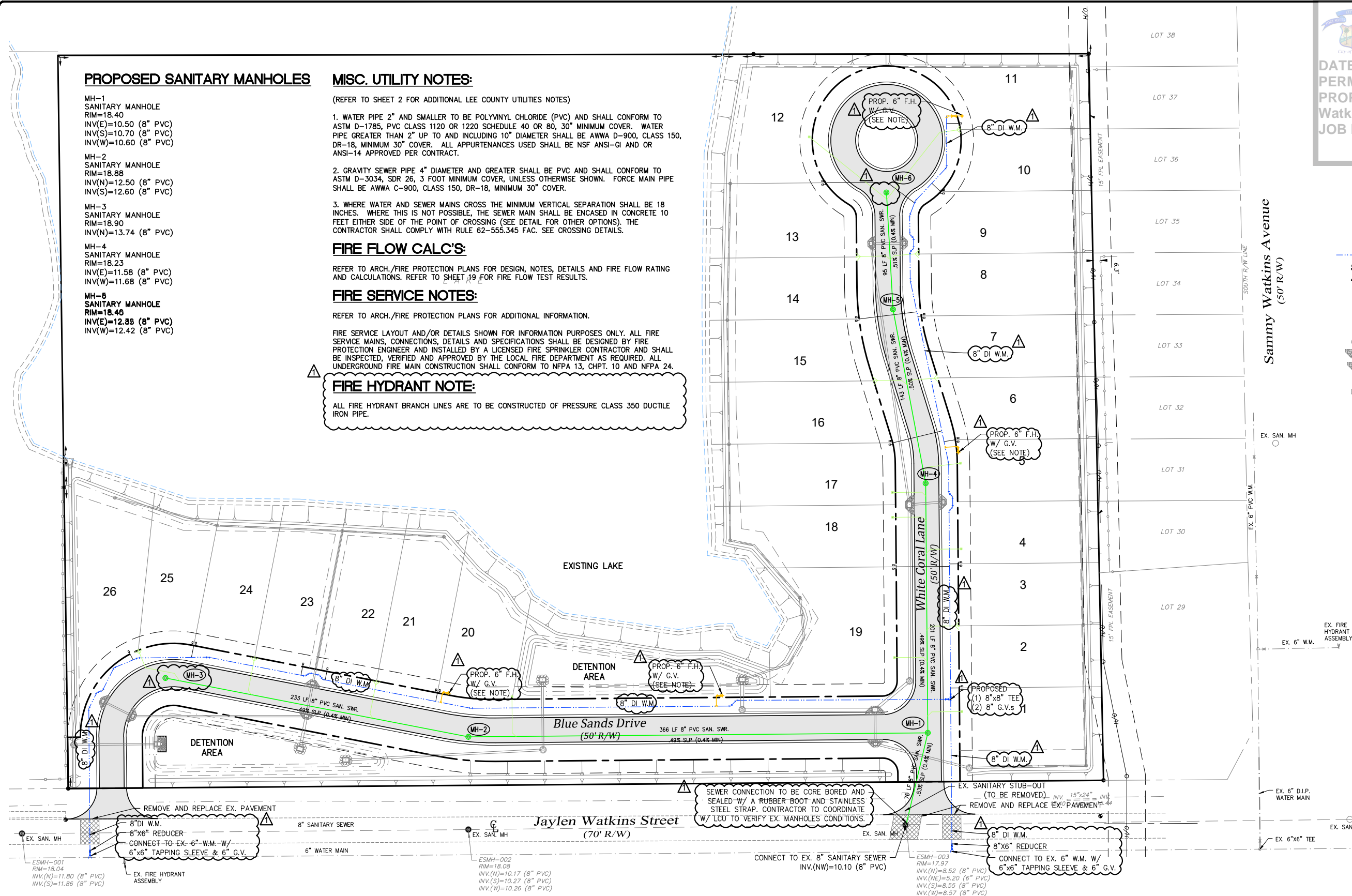
FIRE SERVICE NOTES:

REFER TO ARCH./FIRE PROTECTION PLANS FOR ADDITIONAL INFORMATION.

FIRE SERVICE LAYOUT AND/OR DETAILS SHOWN FOR INFORMATION PURPOSES ONLY. ALL FIRE SERVICE MAINS, CONNECTIONS, DETAILS AND SPECIFICATIONS SHALL BE DESIGNED BY FIRE PROTECTION ENGINEER AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND SHALL BE INSPECTED, VERIFIED AND APPROVED BY THE LOCAL FIRE DEPARTMENT AS REQUIRED. ALL UNDERGROUND FIRE MAIN CONSTRUCTION SHALL CONFORM TO NFPA 13, CHPT. 10 AND NFPA 24.














FIRE HYDRANT NOTE:

ALL FIRE HYDRANT BRANCH LINES ARE TO BE CONSTRUCTED OF PRESSURE CLASS 350 DUCTILE IRON PIPE.



NOTE: LOCATIONS OF ALL EXISTING WATER, SANITARY,
AND STORM UTILITIES ARE APPROXIMATE AND SHOULD BE
FIELD VERIFIED BEFORE BEGINNING CONSTRUCTION.

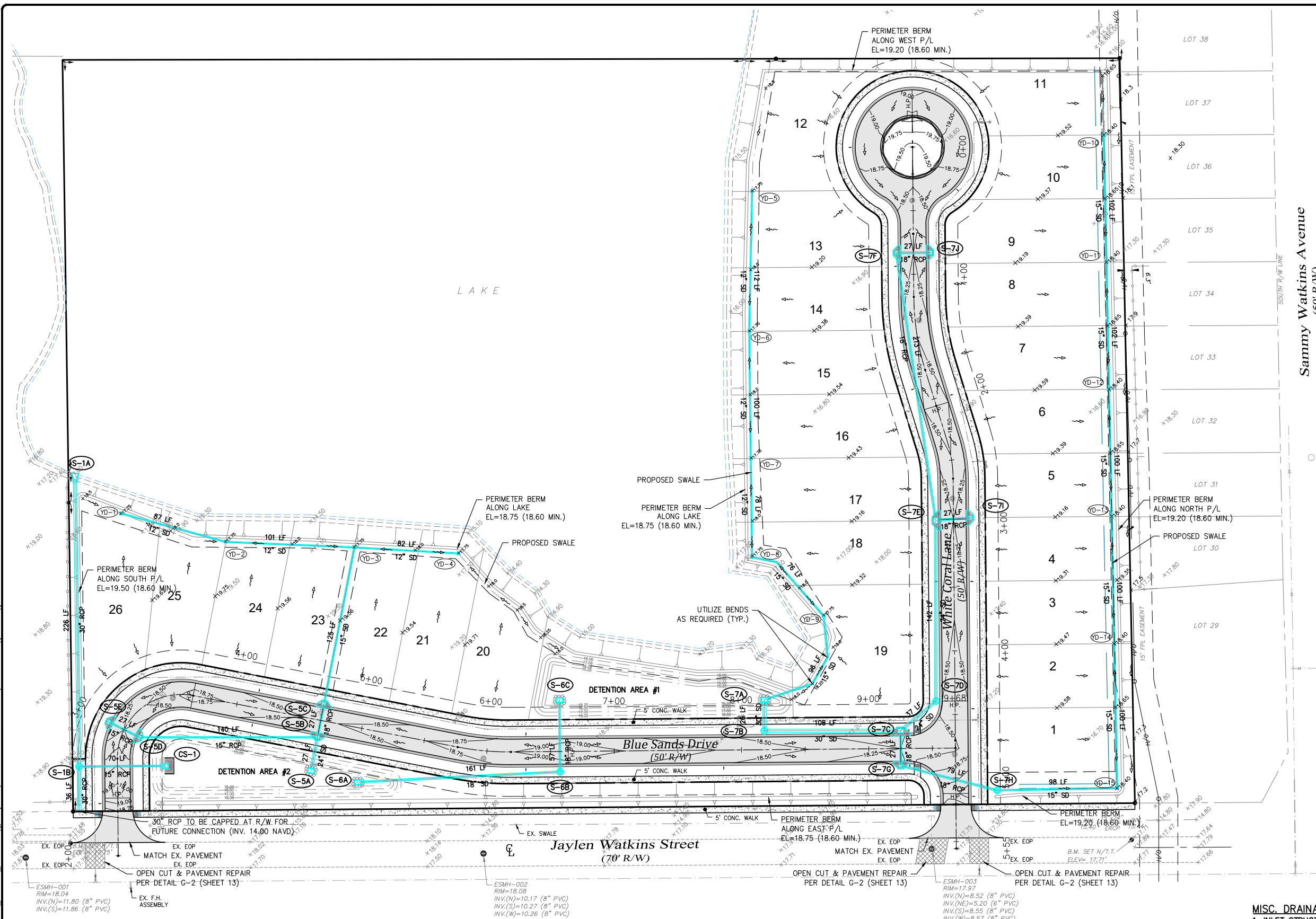
UTILITY LEGEND

-  PROPOSED WATER MAIN
-  WATER SERVICE (DOUBLE)
-  WATER SERVICE (SINGLE)
-  FIRE HYDRANT ASSEMBLY
-  SANITARY SEWER & MANHOLE
-  SANITARY SEWER LATERAL (DOUBLE)
-  SANITARY SEWER CLEAN-OUT
-  JUNCTION BOX "7-T"
-  VALLEY GUTTER FLUME W/TYPE "E" INLET
-  VALLEY GUTTER FLUME W/TYPE "C" INLET
-  TYPE "C" INLET
-  TYPE "E" INLET
-  YARD DRAIN (18" OR 24")

UTILITY DEMANDS

POTABLE WATER FLOWS	Entire Project
Average Daily Flow (GPD):	6,500
Average Daily Flow (GPM):	4.51
Peak Flow [ADFx2.5] (GPD):	16,250
[PER LCLUDM Sec.2.2.(A)]	
WASTE WATER FLOWS	Entire Project
Average Daily Flow (GPD):	6,500
Average Daily Flow (GPM):	4.51
Peak Flow [ADFx3.5] (GPD):	22,750
[PER LCLUDM Sec.3.2.(A)]	
FIRE FLOW:	Entire Project
REQ. FLOW (GPM):	1,000
PROVIDED FLOW (GPM):	1,416
[PER NFPA 1 TABLE 18.4.5.1.2, BASED ON CONST. TYPE II-B]	
IRRIGATION FLOWS	Entire Project
Open Space (SQ.FT.):	238,453
Peak Flow (GPM):	307
Average Daily Flow (GPD):	73,573
[LIMITED TO 2 WATERING DAYS/WEEK]	


VERTICAL ELEVATIONS BASED ON: NAVD-88



MISC. DRAINAGE NOTES:

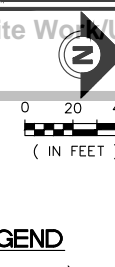
- MISC. DRAINAGE NOTES:
1. INLET STRUCTURE TABLE, SEE "DRAINAGE DETAILS" (SHEET 15).
 2. PAVEMENT SECTION DETAIL, SEE "PAVING DETAILS" (SHEET 12).
 3. CONTRACTOR SHALL FIELD POUR CAST IN PLACE INLETS AND/OR INLET TOPS WITHIN CITY R/W AS REQUIRED. REFER TO FDOT.
 4. ALL DESIGN ELEVATIONS WITHIN CITY R/W INCLUDING PAVEMENT, WALKS, DRIVES & ALLEYS ARE TO BE COORDINATED WITH CITY PUBLIC WORKS DEPT. PRIOR TO CONSTRUCTION.

VERTICAL ELEVATIONS BASED ON: NAVD-88



CITY OF PALMS
THIS PLAN REVEALS A SUBSTANTIAL CONFLICT WITH ALL APPLICABLE CODES

DATE COMP: 2/13/2022
PERMIT #: SITC-011434
PROPERTY ADDRESS: 2200 Jaylen Watkins St
JOB DESCRIPTION: Site Work Utility



NOELLE M. WYNN
PROFESSIONAL ENGINEER
FLORIDA
No. 90931
STATE OF FLORIDA

2

0 20 40
 (IN FEET)

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004-FAC

ON 5/20/2022

DRAINAGE LEGEND

- 26.00— CONTOUR LINE, MAJOR (PROPOSED)
- 19.75— CONTOUR LINE, MINOR (PROPOSED)
- ×20.00 ELEVATION (PROPOSED)
- ×19.99 ELEVATION (EXISTING)
- FLOW ARROW
- ⊕ JUNCTION BOX "7-T"
- ⊕ VALLEY GUTTER FLUME W/TYPE "E" INLET
- ⊕ VALLEY GUTTER FLUME W/TYPE "C" INLET
- ⊕ TYPE "C" INLET
- ⊕ TYPE "E" INLET
- YARD DRAIN (18" OR 24")

DRAINAGE SUMMARY

DESIGN CONDITIONS SUMMARY	
Water Quality	
Control Elevation (ft)	14.20
Water Quality Volume Required (ac-ft)	0.62
Water Quality Volume Provided (ac-ft)	0.86
5 Year 1 Day Storm Event	
Rainfall (in)	5.50
Peak Stage / Min. Road Crown Elev. (ft)	17.62
Min. Road Crown Elev. Provided (ft)	18.25
25 Year 3 Day Storm Event	
Rainfall (in)	11.00
Allowable Discharge* (cfs)	0.55
Design Discharge (cfs)	0.54
Peak Stage / Min. Perimeter Berm Elev. (ft)	18.60
Min. Provided Berm Elev. (ft)	18.75
100 Year 3 Day Storm Event	
Rainfall (in)	14.00
FEMA Elevation (ft)	X' Zone
Peak Stage(ft)	19.09
Min. Building Finished Floor Elev. (ft)	19.09
Min. Conceptual Building Finished Floor Elev. Provided (ft)	20.00
<p>*allowable discharge rate based on 0.086 cfs/acre. Note: All Elevations are in NAVD.</p>	

NOTES:

1. SEE "DRAINAGE DETAILS" (SHEET 15).

2. SEE "PAVING DETAILS" (SHEET 12).

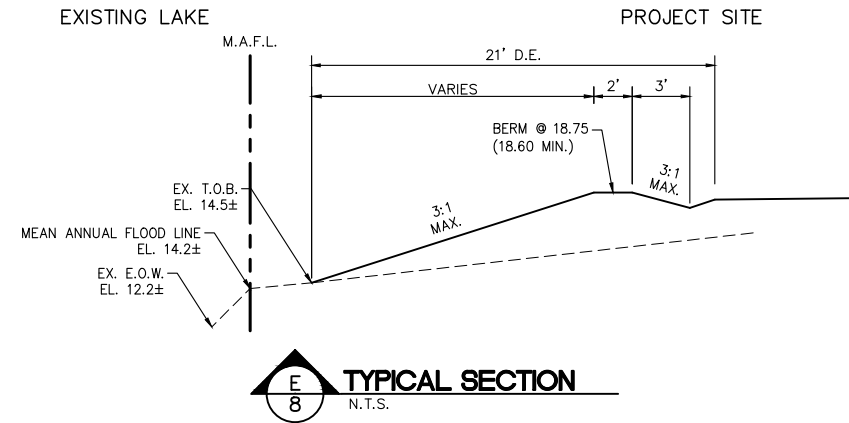
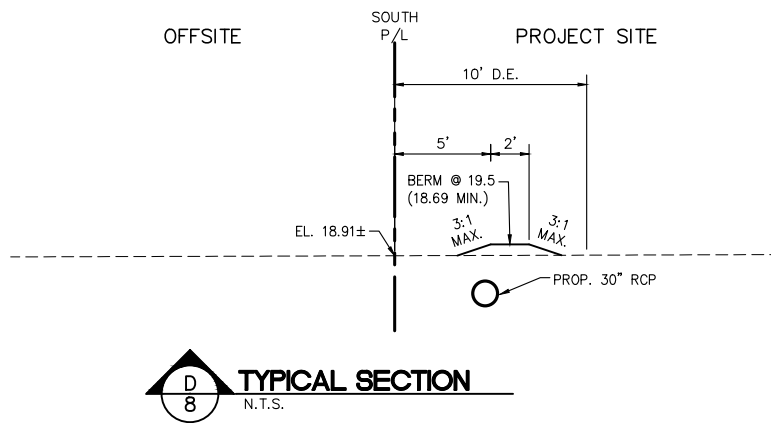
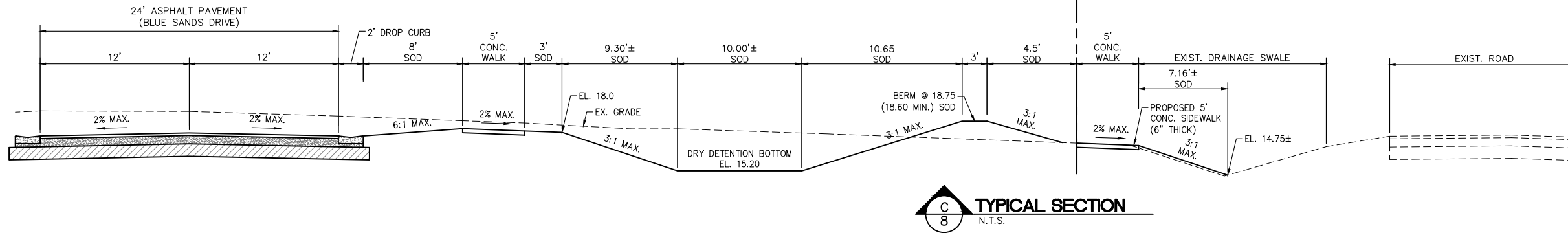
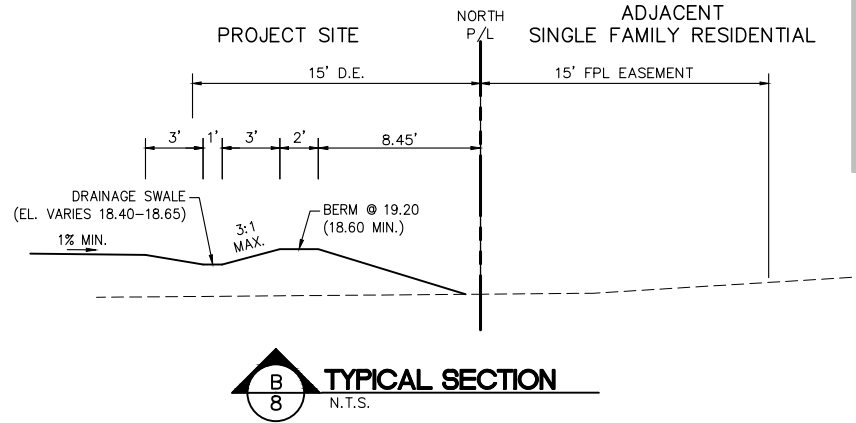
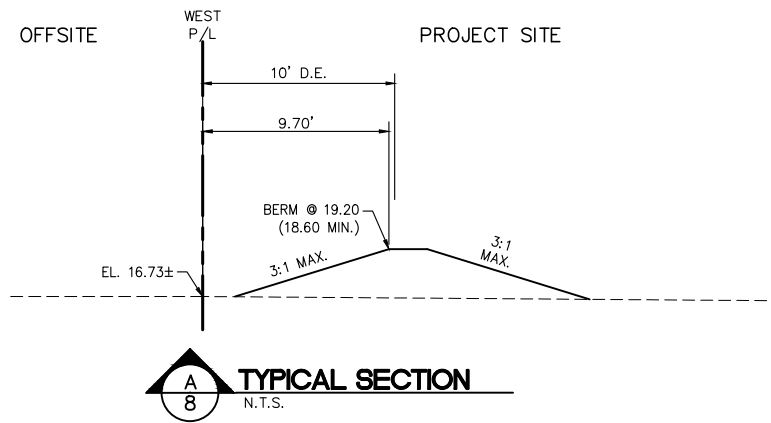
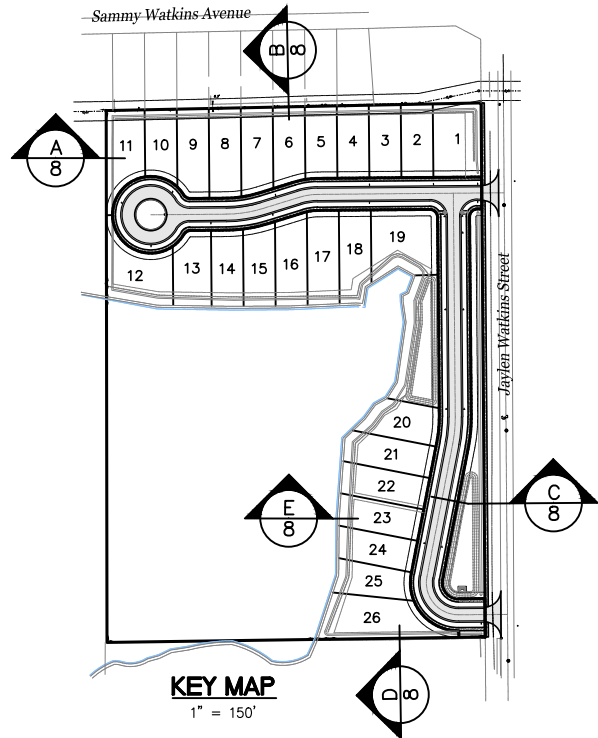
3. FIELD POUR CAST IN PLACE INLETS AND/OR CURBS R/W AS REQUIRED. REFER TO FDOT.

4. COORDINATE WITH CITY PUBLIC WORKS DEPARTMENT FOR CONSTRUCTION.

VERTICAL ELEVATIONS BASED ON: NAVD-88

08 OF 19

P:\CAD\2021\21-102\TYP-SECTIONS.dwg, TYP-SECTIONS, 5/20/2022 2:09:51 PM, Avalon Engineering Inc.



CITY OF FORT MYERS
THIS PLAN REVEALS THE
SUBSTANTIAL CONFORMANCE
WITH ALL APPLICABLE CODES
DATE COMP: 2/13/2023
PERMIT #: SITC-011434
PROPERTY ADDRESS: 2200 JAYLEN
Watkins St
JOB DESCRIPTION: Site Work/Utilities

NOELLE M. WILLIAMS
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Noelle M. Williams
FL LICENSE # 90931

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILED DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-22.004-FAC ON 5/20/2022

DATE	BY	REVISION DESCRIPTION
9/17/21	INV/SIT	INITIAL SUBMITTAL
10/27/21	INV/SIT	REVISED SUBMITTAL
11/20/21	INV/SIT	REVISED SUBMITTAL
5/20/22	INV/SIT	THIRD SUBMITTAL

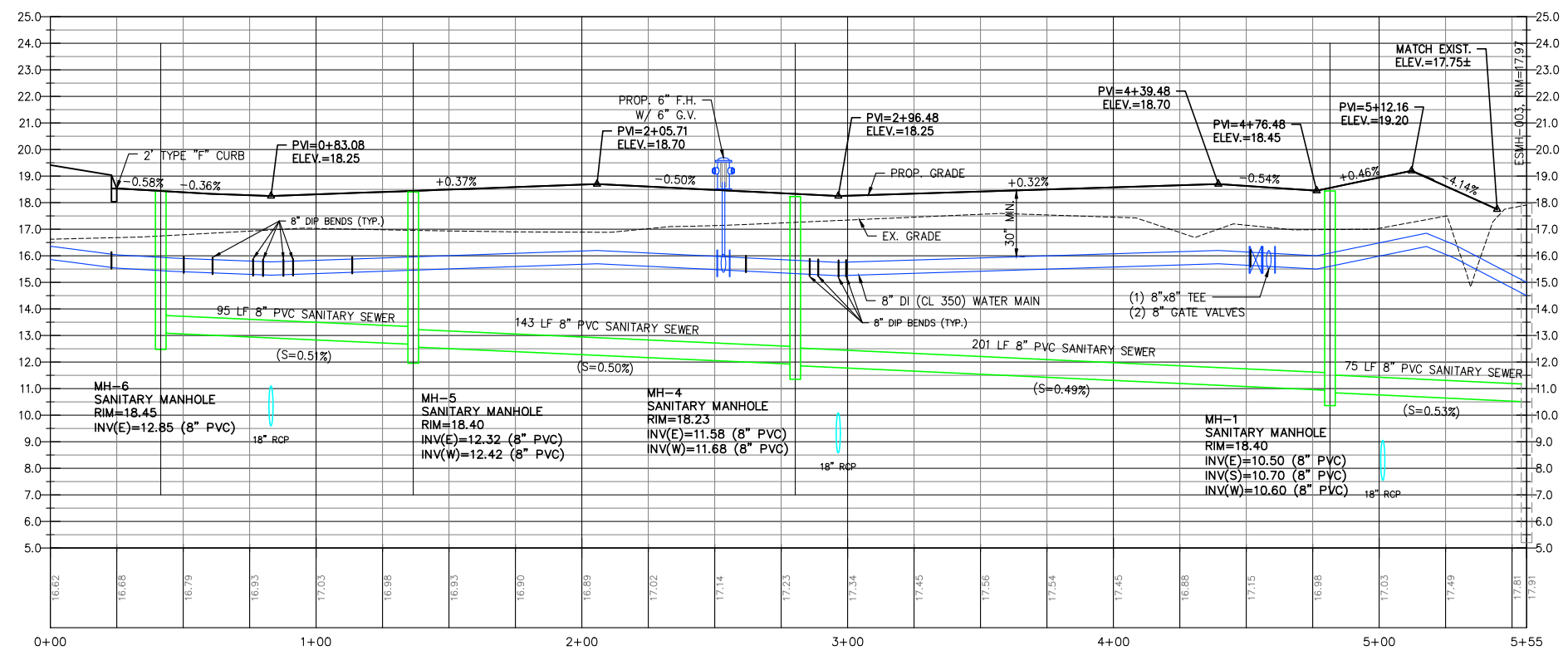
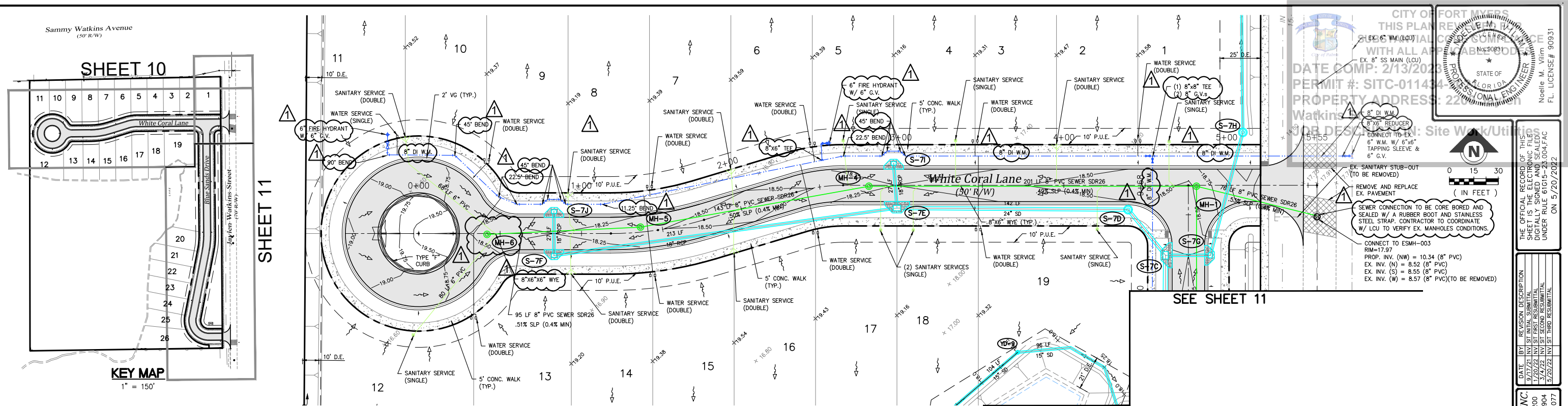
AVOLON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

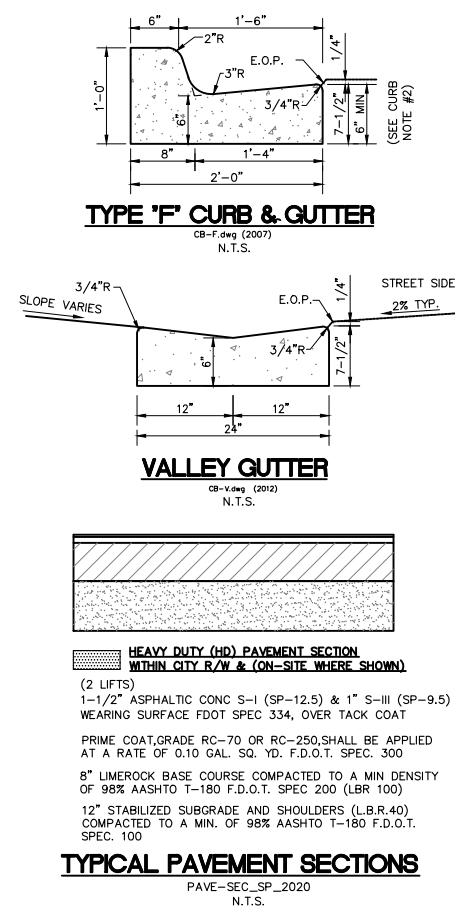
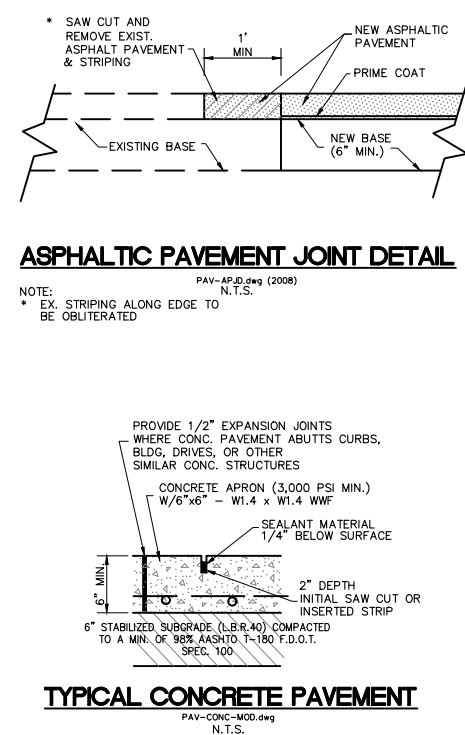
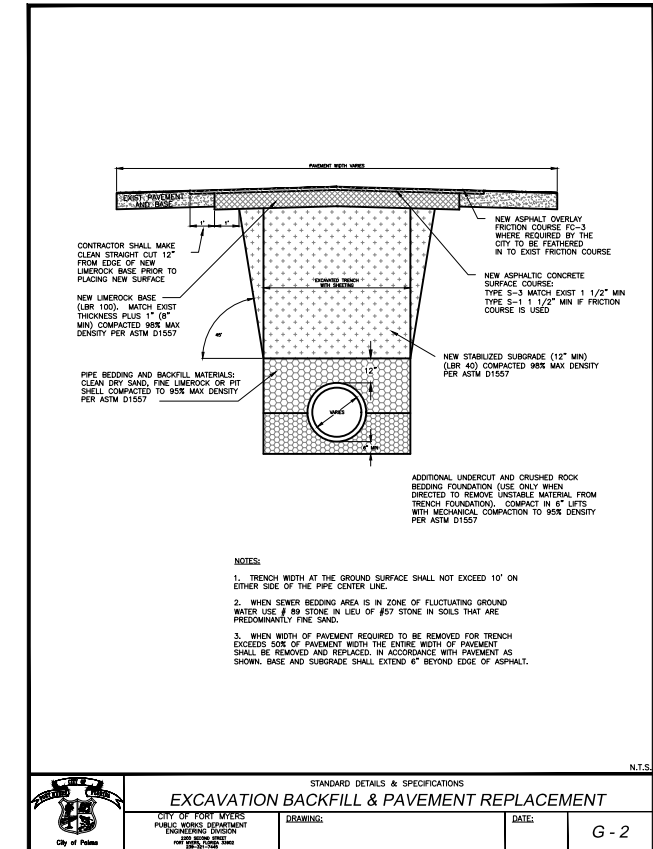
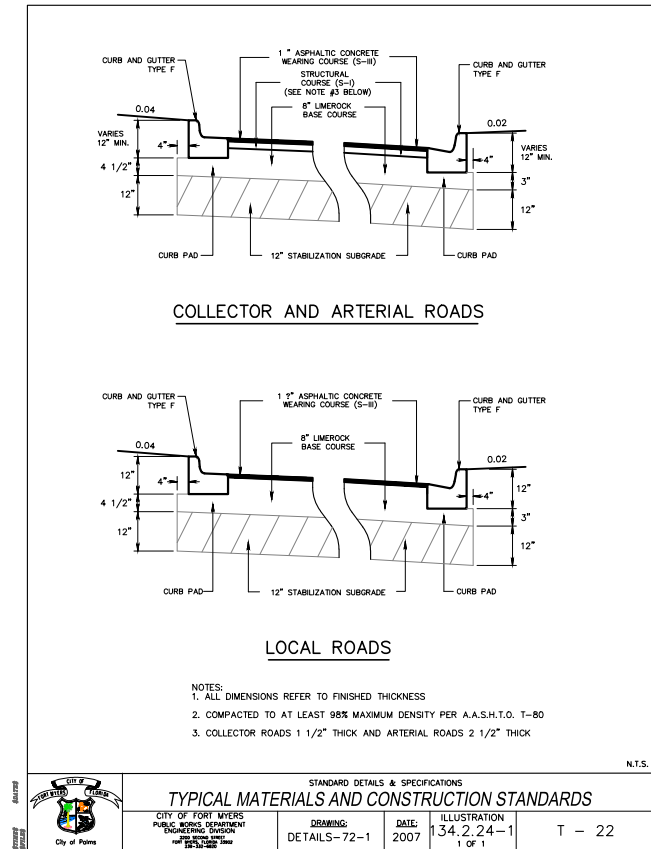
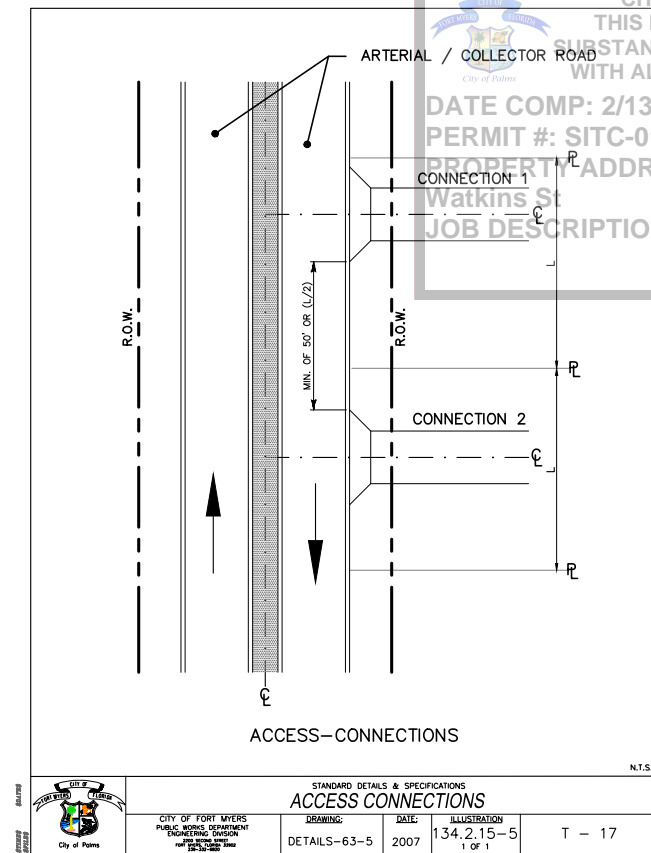
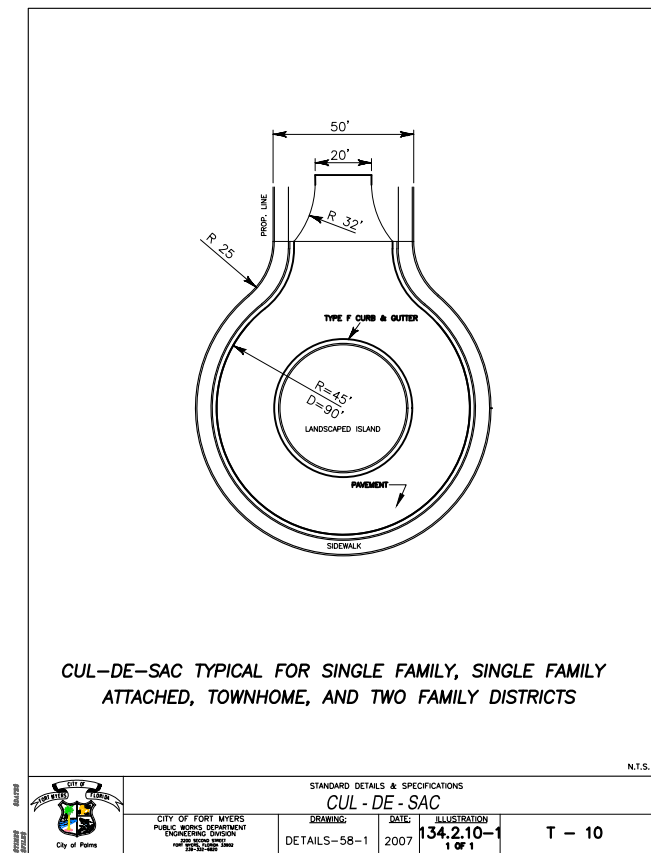
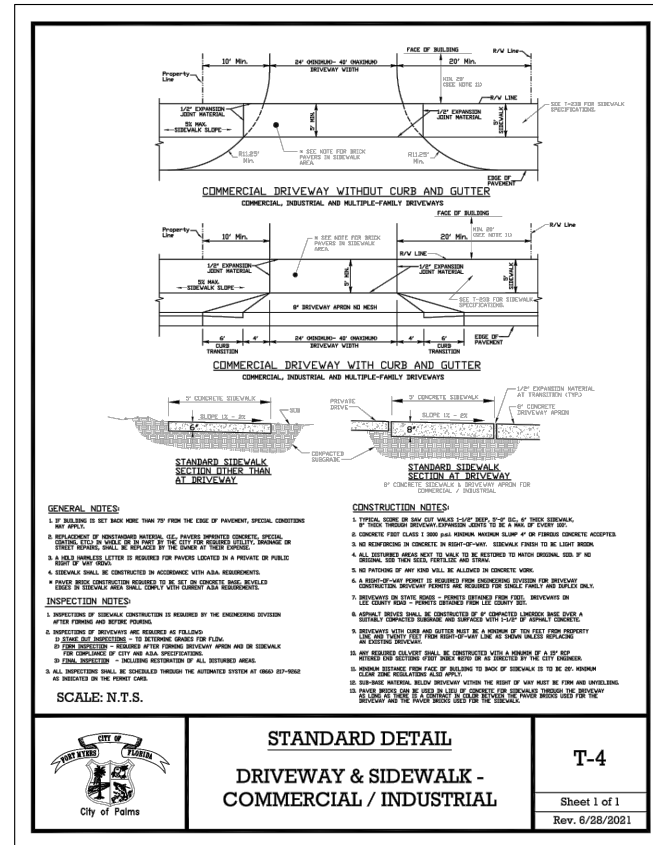
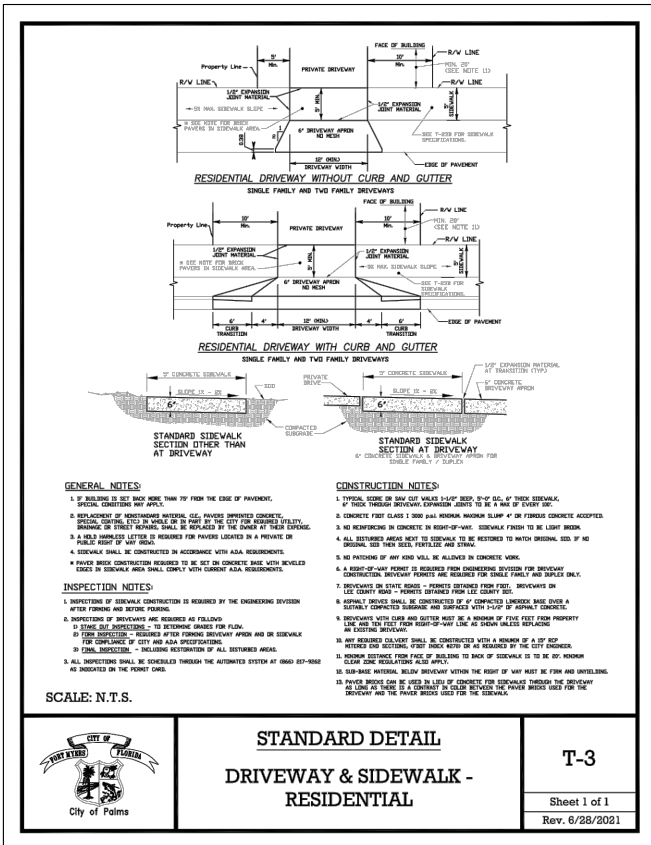
DEVELOPER
WHITE CORAL MGMT, LLC
2135 MAYFAIR WAY, LOT 28
Ft. Myers, FLORIDA 33904

White Coral Estates
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA

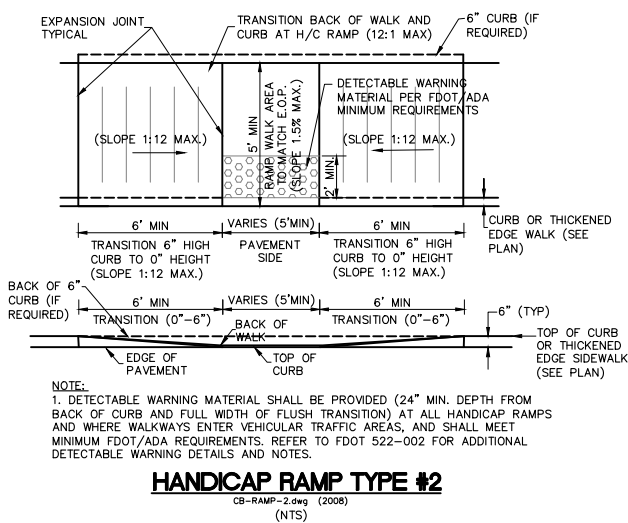
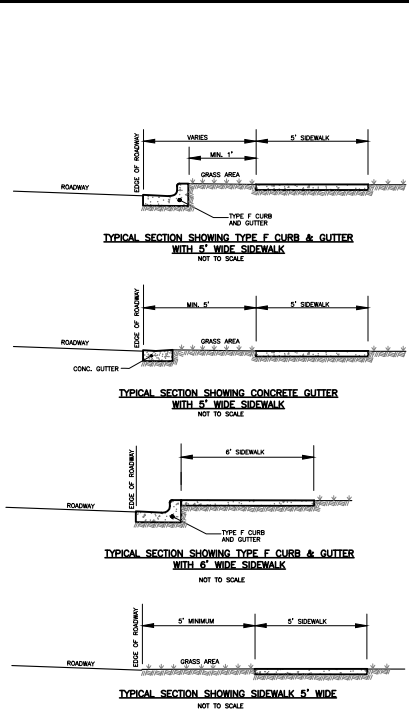
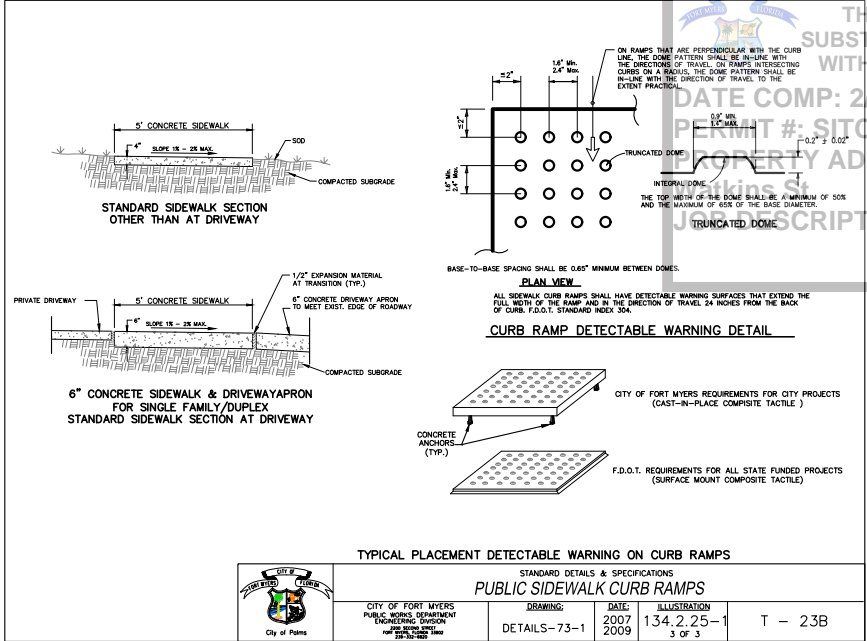
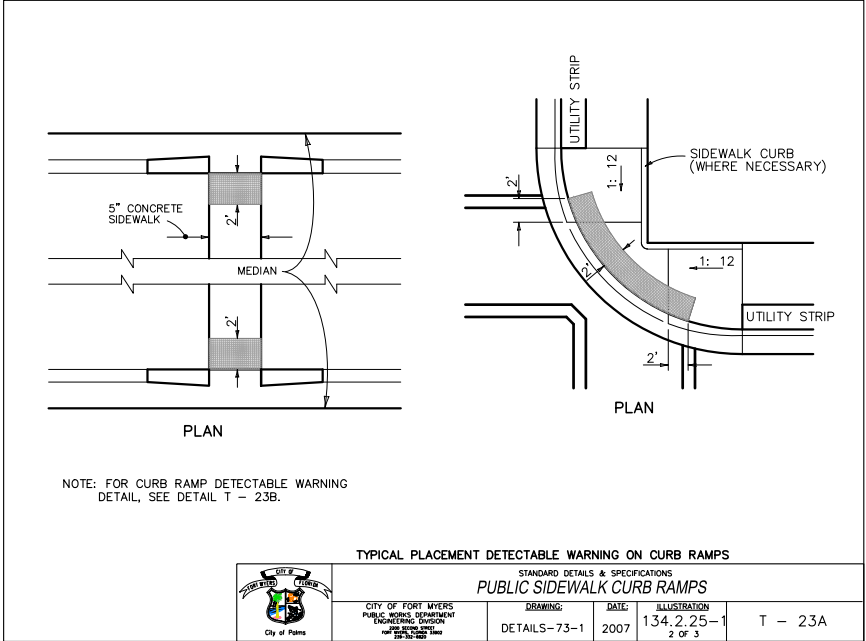
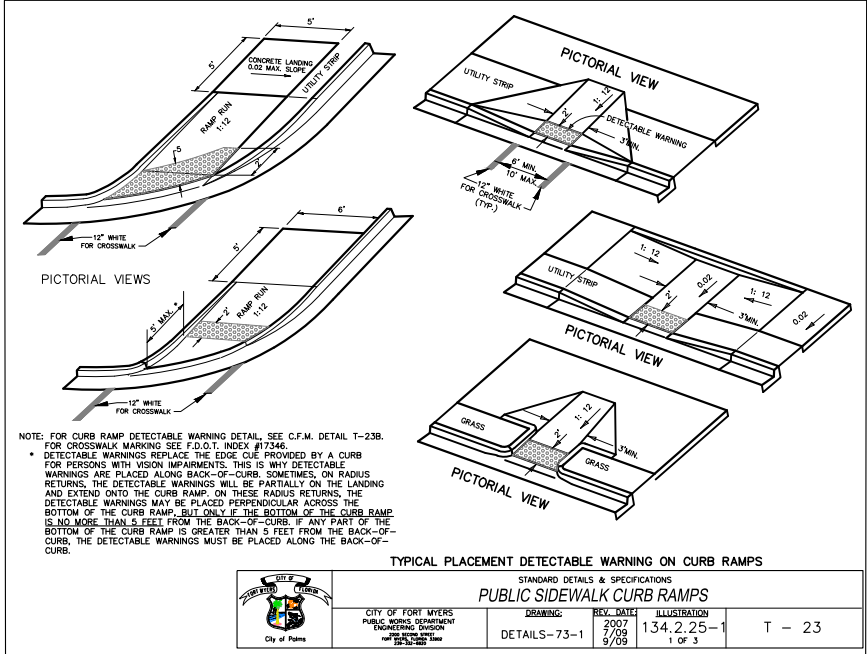
TYPICAL SECTIONS

#21-102/CONST.





P:\CAD\2021\21-102 PLOT\21-102 DTL-PAVE.dwg, PAVING DETAILS 2, 5/20/2022 2:10:26 PM, Avalon Engineering Inc.



 City of Palmdale	STANDARD DETAILS & SPECIFICATIONS			
	STANDARD SIDEWALK HORIZONTAL CLEARANCE			
	CITY OF FORT MYERS PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 1000 N. GATEWAY BLVD SUITE 100 FORT MYERS, FL 33901 TEL: 813.939.2200 WWW.FORTMYERSFL.GOV	DRAWING:	DATE:	T - 40

CITY OF FORT MYERS
THIS PLAN REVEALS SUBSTANTIAL CONFLICT WITH ALL APPLICABLE CODES.
DATE COMP: 2/13/2023
PERMIT #: SITC-011434
PROPERTY ADDRESS: 2200 JAYLEN WATKINS STREET
JOB DESCRIPTION: Site Work/Utility

STATE OF FLORIDA
Noelle M. Wilk
PROFESSIONAL ENGINEER
FL LICENSE # 90931
ON 5/20/2022

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DATE	BY	REVISION DESCRIPTION
9/17/21	INT	ST INITIAL SUBMITTAL
3/20/22	INT	ST SECOND SUBMITTAL
5/20/22	INT	ST THIRD SUBMITTAL

DEVELOPER
WHITE CORAL MGMT, LLC
2135 MAYFAIR WAY, LOT 28
FORT MYERS - LEE COUNTY, FLORIDA

WHITE CORAL ESTATES

2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

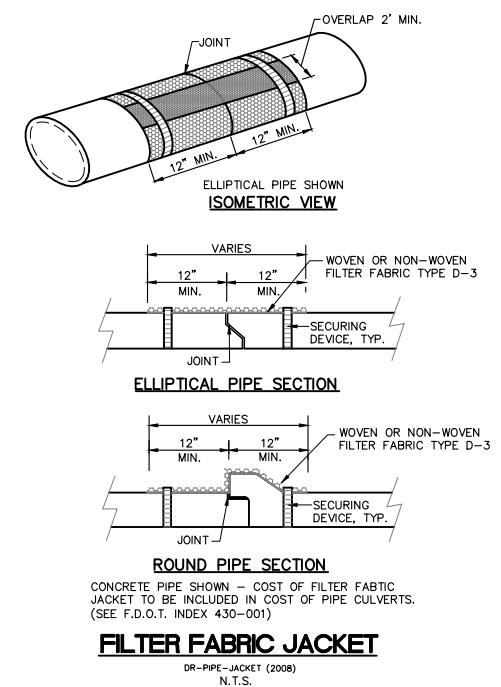
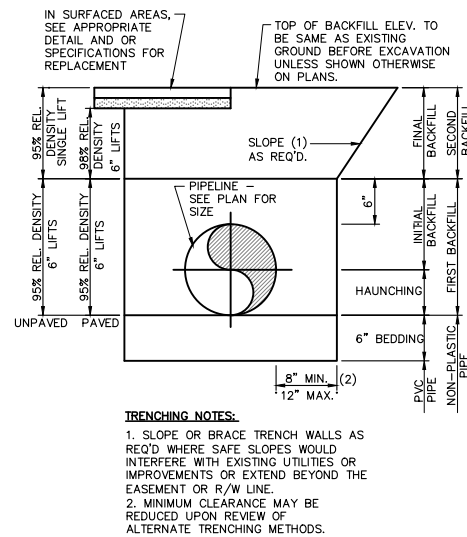
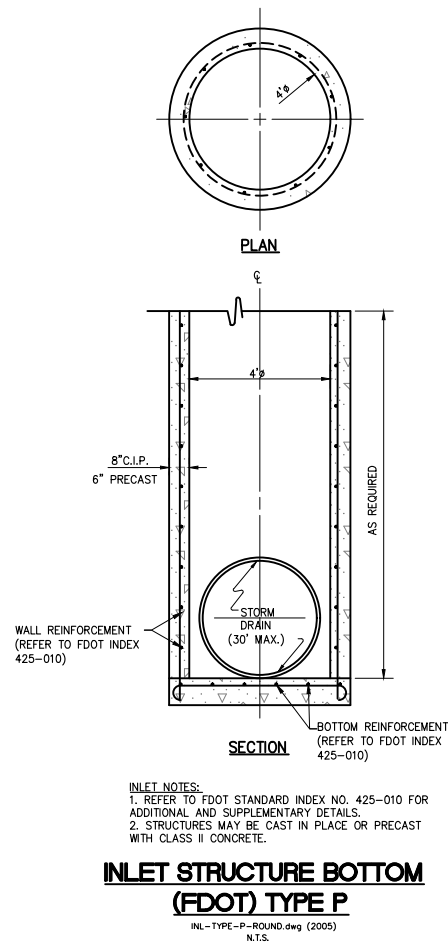
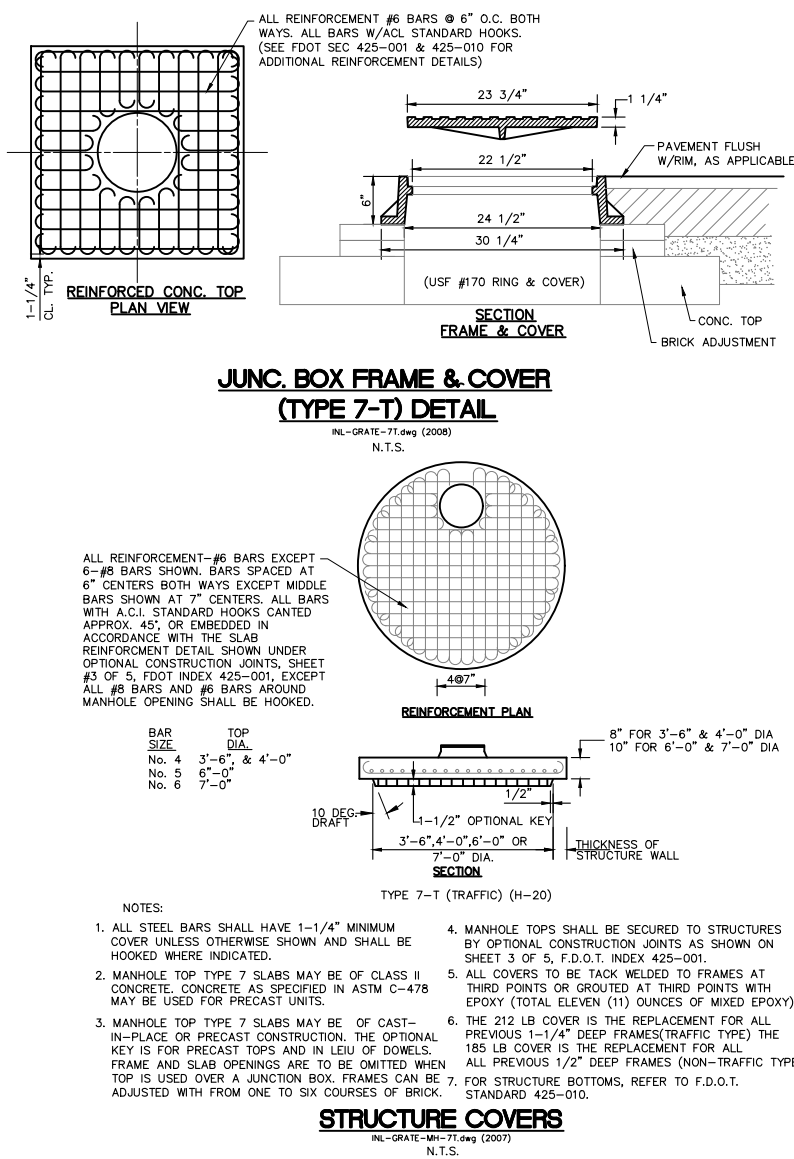
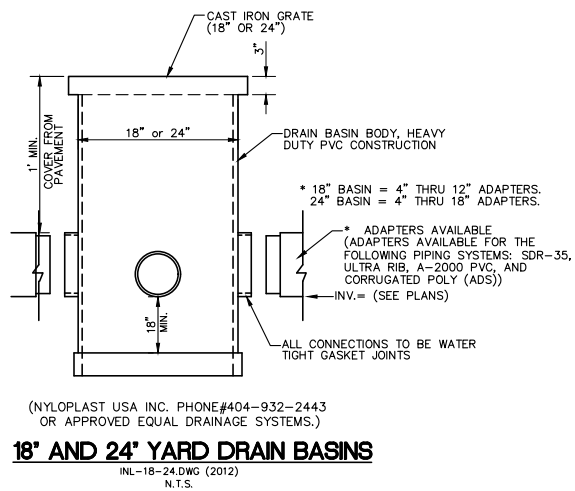
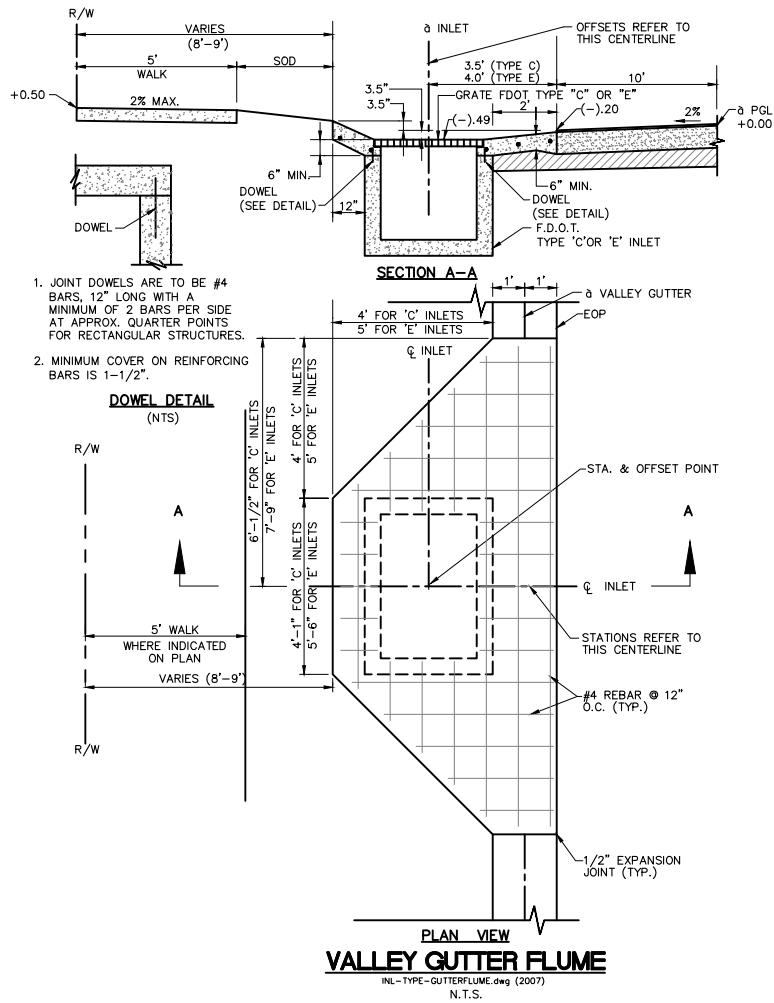
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA

PAVING DETAILS 2

13 OF 19

VERTICAL ELEVATIONS BASED ON: NAVD-83

P:\CAD\2021\21-102\DTL-DRAINAGE.dwg, DRAINAGE DETAILS 1.5/20/2022 2:10:41 PM, Avalon Engineering Inc.



CITY OF FORT MYERS
THIS PLAN REVEALS THE SUBSTANTIAL CONFORMANCE OF THE PROJECT WITH ALL APPLICABLE CODES AND ORDINANCES.
DATE: 2/13/2023
SITC-011434
PROPERTY ADDRESS: 2200 JAYLEN WATKINS STREET
JOB DESCRIPTION: Site Work/Utilities

STATE OF FLORIDA
Noelle M. Wilk
PROFESSIONAL ENGINEER
FL LICENSE # 90931

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DATE	BY	REVISION DESCRIPTION
9/17/21	INV/SIT	INITIAL SUBMITTAL
10/20/21	INV/SIT	REVISED SUBMITTAL
5/20/22	INV/SIT	THIRD SUBMITTAL

AVOLON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#128 (239) 573-2077

DEVELOPER
White Coral Mgmt, LLC
2135 MAYFAIR WAY, LOT 28
FORT MYERS - LEE COUNTY, FLORIDA 33966

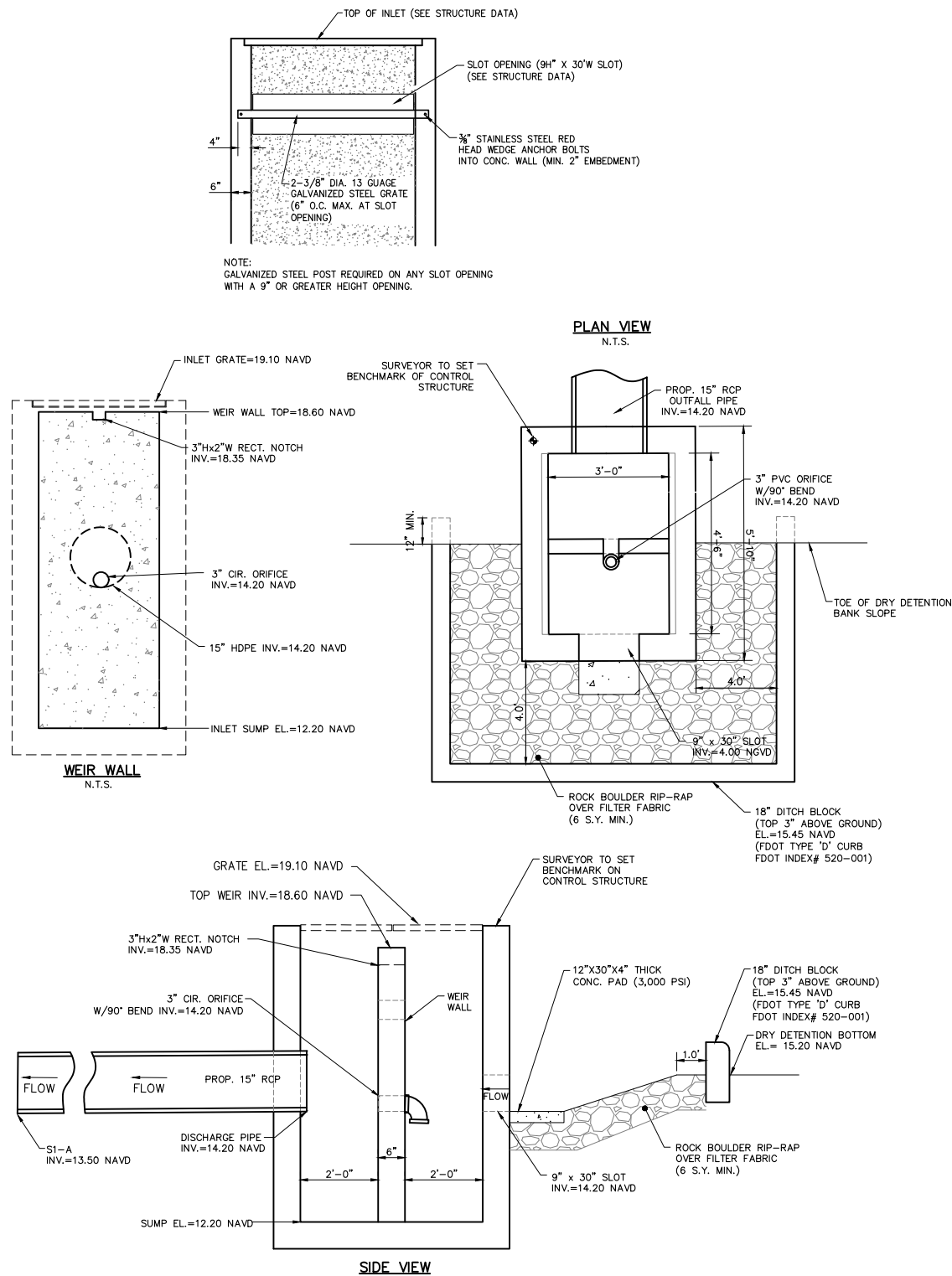
White Coral Estates
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA

DRAINAGE DETAILS 1

#21-102/CONST.

14 OF 19

VERTICAL ELEVATIONS BASED ON: NAVD-83



PROPOSED CONTROL STRUCTURE CS-1
(MOD. TYPE 'E' INLET)

N.T.S.

PROPOSED INLET DATA

S-1A
FLARED END SECTION
INV(E)=13.50 (30" RCP)

S-1B
JUNC. BOX "7-T"
RIM=19.50
INV(W)=14.00 (30" RCP)
INV(N)=14.00 (15" RCP)
INV(E)=14.00 (30" RCP)

CS-1
INLET TYPE 'E'
GRATE=19.19
INV(S)=14.20 (15" RCP)
WEIR=18.69
3"Hx2"W RECT. ORIFICE=18.44
3" CIRC. ORIFICE=14.20

S-5D
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(N)=13.10 (15" RCP)
INV(SW)=13.10 (15" RCP)

S-5E
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(NE)=13.26 (15" RCP)

S-5A
INLET TYPE 'E'
GRATE=15.25
INV(W)=9.21 (24" SD)

S-5B
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(E)=9.33 (24" SD)
INV(W)=9.43 (18" RCP)
INV(S)=12.40 (15" RCP)

S-5C
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(E)=9.57 (18" RCP)
INV(W)=9.67 (15" SD)

S-6A
INLET TYPE 'E'
GRATE=15.25
INV(N)=7.06 (18" SD)

S-6B
JUNC. BOX "7-T"
RIM=19.01
INV(S)=7.86 (18" SD)
INV(W)=7.86 (18" RCP)

S-6C
INLET TYPE 'E'
GRATE=15.25
INV(E)=8.15 (18" RCP)

S-7A
INLET TYPE 'E'
GRATE=15.25
INV(N)=12.66 (15" SD)
INV(E)=6.27 (30" SD)

S-7B
JUNC. BOX "7-T"
RIM=18.47
INV(N)=6.40 (30" SD)
INV(W)=6.40 (30" SD)

S-7C
GUTTER FLUME INLET TYPE 'E'
GRATE=17.76
INV(NW)=7.30 (24" SD)
INV(E)=6.97 (18" RCP)
INV(S)=6.97 (30" SD)

S-7D
JUNC. BOX "7-T"
RIM=18.56
INV(SE)=7.59 (24" SD)
INV(W)=7.59 (24" SD)

S-7E
GUTTER FLUME INLET TYPE 'E'
GRATE=17.76
INV(N)=8.43 (18" RCP)
INV(E)=8.30 (24" SD)
INV(W)=8.30 (18" RCP)

S-7F
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(N)=9.37 (18" RCP)
INV(E)=9.37 (18" RCP)

S-7G
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(NE)=7.11 (18" RCP)
INV(W)=7.11 (18" RCP)

S-7H
JUNC. BOX "7-T"
RIM=18.72
INV(N)=11.99 (15" SD)
INV(SW)=7.50 (18" RCP)

S-71
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(S)=8.56 (18" RCP)

S-7J
GUTTER FLUME INLET TYPE 'C'
GRATE=17.76
INV(S)=9.50 (18" RCP)

18" YARD DRAINS

YD-1
18" YARD DRAIN
GRATE=17.75
INV(N)=15.00 (12" SD)

YD-2
18" YARD DRAIN
GRATE=17.75
INV(N)=14.57 (12" SD)
INV(S)=14.57 (12" SD)

YD-3
24" YARD DRAIN
GRATE=17.75
INV(N)=14.59 (12" SD)
INV(E)=14.06 (15" SD)
INV(S)=14.06 (12" SD)

YD-4
18" YARD DRAIN
GRATE=17.75
INV(S)=15.00 (12" SD)

YD-5
18" YARD DRAIN
GRATE=17.75
INV(E)=15.00 (12" SD)

18" YARD DRAIN
GRATE=17.75
INV(E)=14.44 (12" SD)
INV(W)=14.44 (12" SD)

YD-7
18" YARD DRAIN
GRATE=17.75
INV(E)=13.94 (12" SD)
INV(W)=13.94 (12" SD)

YD-8
24" YARD DRAIN
GRATE=17.75
INV(N)=13.55 (15" SD)
INV(W)=13.55 (12" SD)

YD-9
24" YARD DRAIN
GRATE=17.75
INV(E)=13.17 (15" SD)
INV(SW)=13.17 (15" SD)

NOTES:

1. ADD 2' SUMP TO ALL INLETS
2. ADD 3" DRAINAGE HOLE IN THE BOTTOM OF ALL INLETS BOXES
3. ADD 1.5' SUMP TO ALL YARD DRAINS

[illegible]

- REV: 12/10/2015

N.T.S.

DETAIL

3/4"

1

2

30"

30"

1

3

9

WATER

PLAN VIEW
(VALVE PAD)

VALVE

VALVE

EXISTING MAIN

1

2

3

4

5

6

7

8

9

10

11

12

30" MAX

30" MIN

FINISHED GRADE

- REV: 12/10/2015

TYPICAL LAYOUT

SPLICE DETAIL

VALVE DETAIL

NOTES

- 1 WIRE SHALL BE CONTINUOUS BETWEEN VALVE BOXES. THE PVC RISER PIPE SHALL BE CONTINUOUS.

- REV: 12/10/2015

PERMIT #: SIT
PROPERTY AD
Watkins St
JOB DESCRIP

N.T.S.

17

1

18

12

13

SECTION

6

7

8

9

14

15

16

11

10

12

13

14

15

16

17

18

6) SHORT BODY AUTOMATIC AIR RELEASE VALVE (SEE APPROVED MATERIAL LIST)
ALL INTERNAL WORKING PARTS SHALL BE 300 SERIES STAINLESS STEEL

7) PVC SCHEDULE 80

8) PVC REDUCER IF NEEDED

9) BRASS BALL CORP. STOP

- REV: 12/10/2015

Figure 1 is a cross-sectional diagram of a pipe installation in a trench. The diagram shows a central pipe surrounded by bedding layers. The top layer is labeled 'BACKFILL ZONE' and the bottom layer is labeled 'INITIAL BEDDING'. The middle layer is labeled 'FINAL BEDDING'. The pipe is labeled 'PIPE'. Dimensions include: 1' MIN. for the top bedding layer, 2'-0" MIN. for the diameter of the pipe, and 5' for the bottom bedding layer. The trench walls are labeled 'TRENCH WALLS'. The diagram is numbered 1 through 7.

- REV: 12/10/2015

Technical drawing of a road cross-section. The drawing shows a roadbed, shoulders, and a drainage ditch. The roadbed is 36' MIN. wide. The shoulders are 36' MIN. wide. The drainage ditch is 36' MIN. wide. The roadbed is labeled "SECTION A-A".

- REV: 12/10/2015

PLAN VIEW

① EDGE OF PAVEMENT
 ② PROPOSED HDD ALIGNMENT
 ③ EXISTING RIGHT-OF-WAY
 ④ EXISTING UTILITY

PROFILE VIEW

⑤ STANDARD TRENCH DEPTH
 ⑥ PAVED ROADWAY SURFACE
 ⑦ EXISTING UTILITY
 ⑧ LENGTH OF HDD
 ⑨ 2' MINIMUM CLEARANCE
 ⑩ 30° MIN. / 45° MAX.

- REV: 12/10/2015

N.T.S.

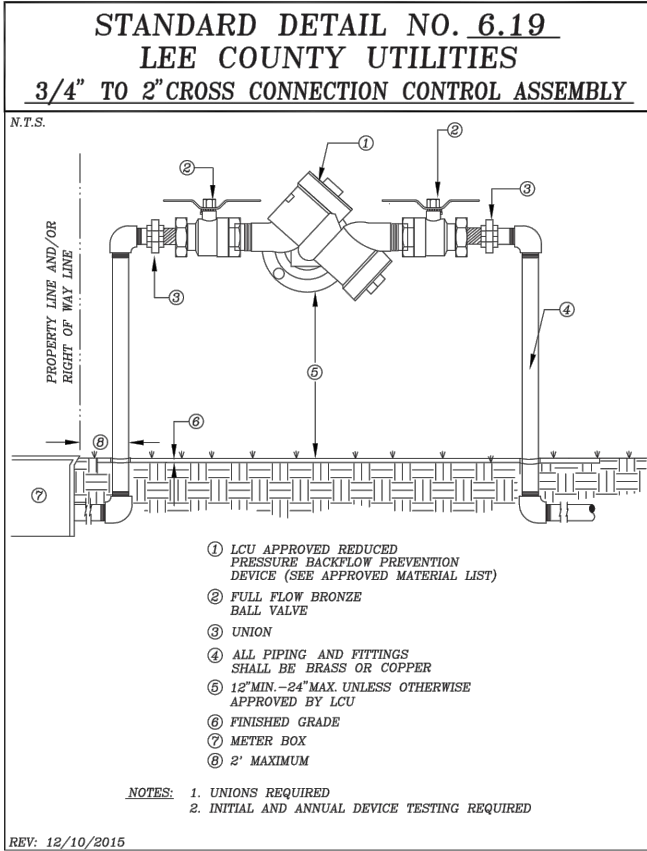
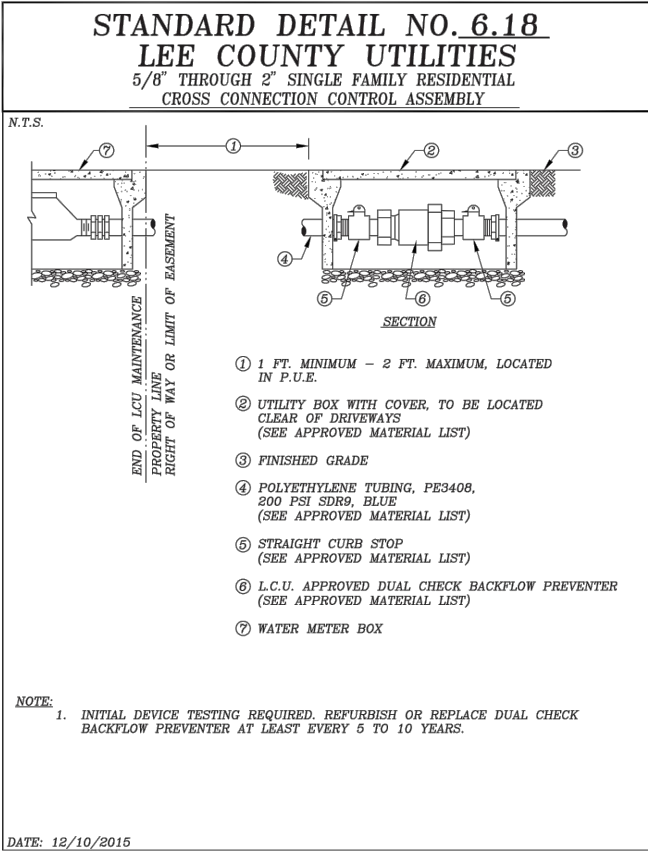
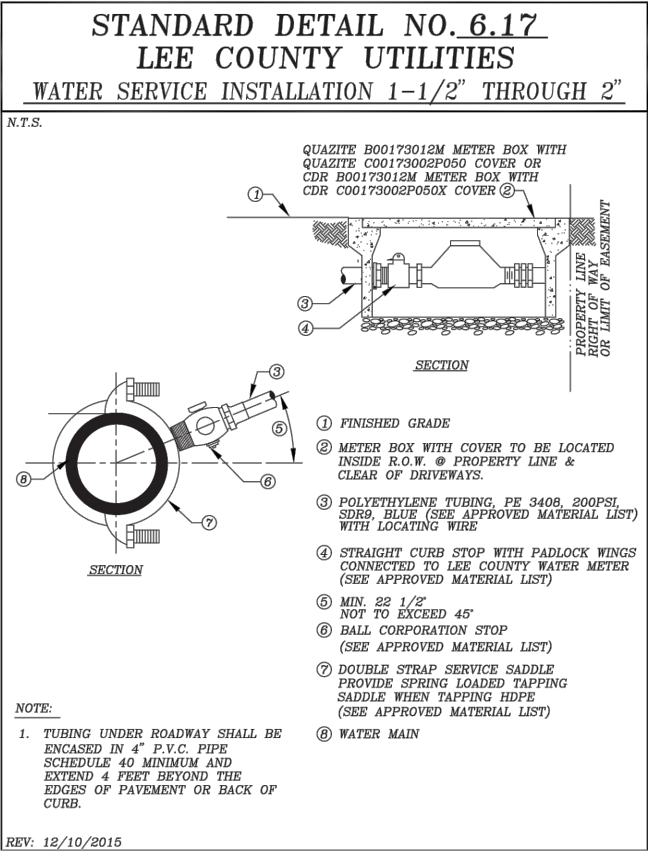
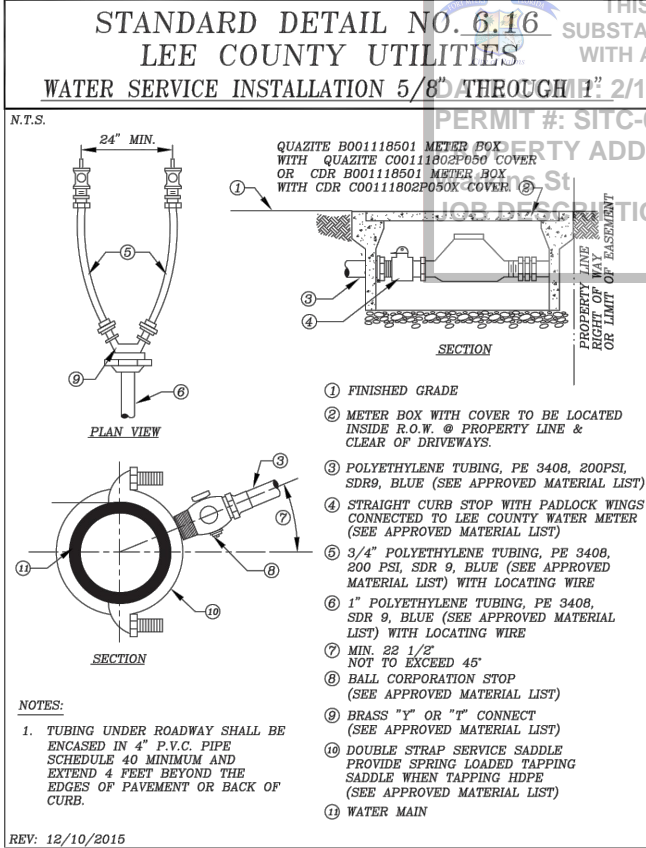
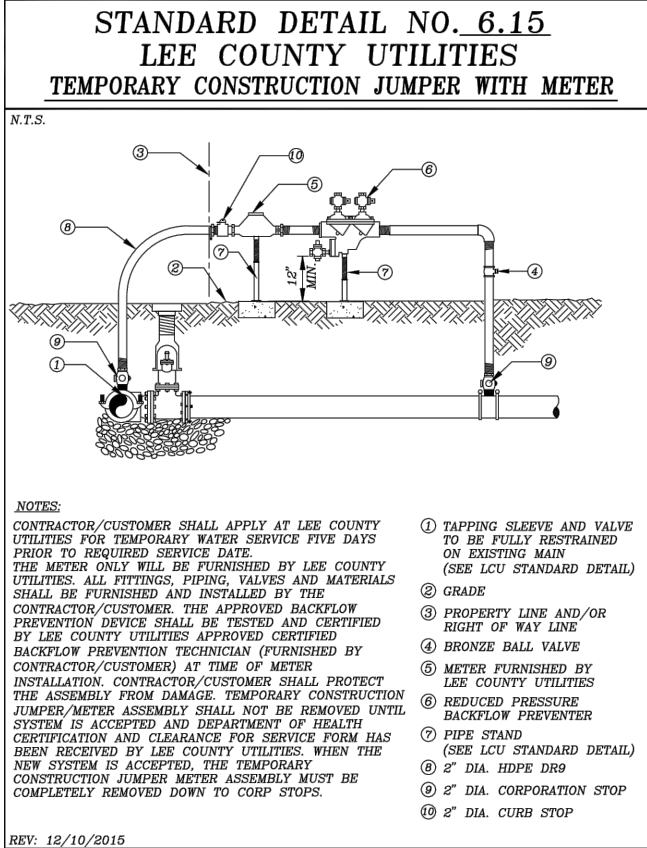
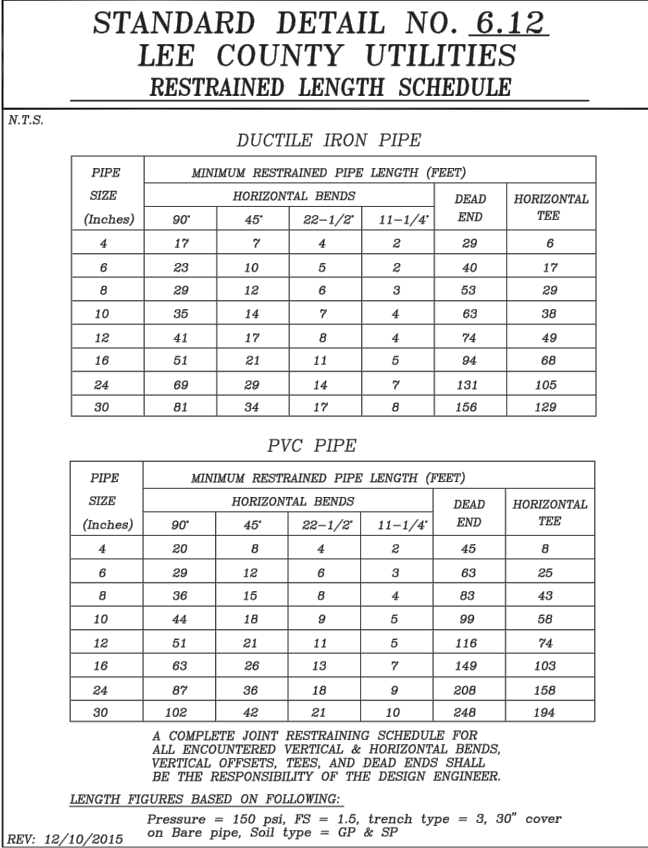
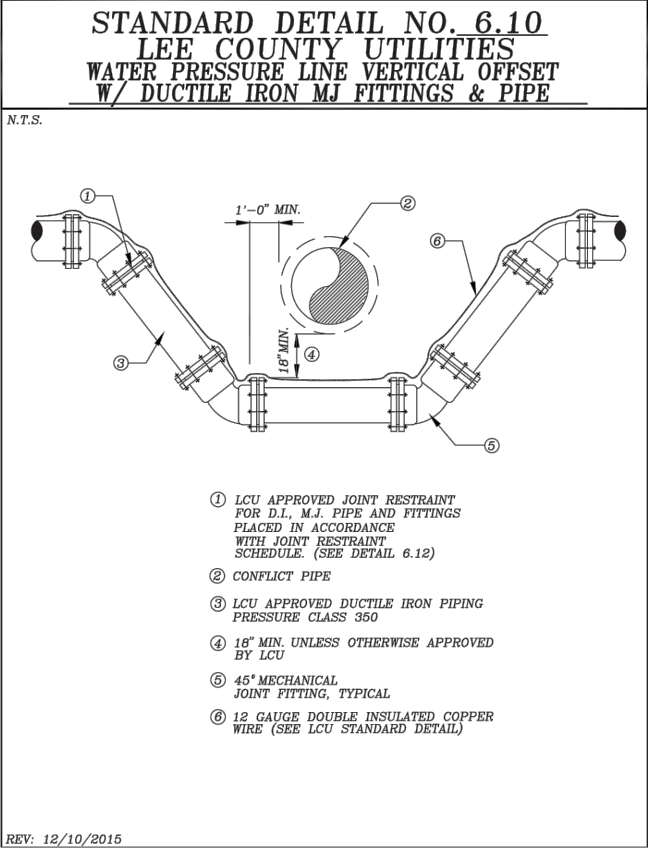
18" MINIMUM UNLESS OTHERWISE
APPROVED BY LCU

① WATER MAIN
② SANITARY SEWER MAIN

SECTION
CROSSINGS

NOTE: IF LESS THAN 18" CLEARANCE
ENCASE WATER MAIN IN
STEEL CASING

- REV: 12/10/2015



CITY OF FORT MYERS
THIS PLAN REVEALS ALL UTILITIES
SUBSTANTIAL CONFORMANCE
WITH ALL APPLICABLE CODES
PERMIT #: SITC-011434
PROPERTY ADDRESS: 2200 MYERS ST
JOB DESCRIPTION: Site Work/Utilities

STATE OF FLORIDA
PROFESSIONAL ENGINEER
Noelle M. Wilim
FL LICENSE # 90931

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004-FAC ON 5/20/2022

DATE BY REVISION DESCRIPTION
9/17/21 INV ST INITIAL SUBMIT
5/20/22 INV ST REVISION
5/20/22 INV ST THIRD RESUBMIT

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER
White Coral Estates
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA

UTILITY DETAILS
(WATER)

#21-102/CONST.

17 OF 19

VERTICAL ELEVATIONS BASED ON: NAVD-88

① FIRE HYDRANT: STANDARD A.W.W.A. SAFETY YELLOW (SEE APPROVED MATERIAL LIST)

② PUMPER CONNECTION FACING AS PER FIRE DISTRICT RECOMMENDATION

③ 18" MIN. - 24" MAX.

④ FINISHED GRADE

⑤ 6" MIN. CLEARANCE

⑥ COMPACTED FILL

⑦ 30" X 30" X 4" CONCRETE BREAK AWAY MATERIAL LIST

⑧ PIPE TO BE D.I.P., PRESSURE CLASS 350

⑨ RESTRAINED JOINTS, FROM HYDRANT TO WATER MAIN

⑩ VARIABLE DISTANCE, IF GREATER THAN 100' A VALVE SHALL BE INSTALLED AT HYDRANT BASE

SEE DETAIL 6.2

REV: 12/10/2015

[illegible]

FORT MYERS FIRE DEPARTMENT HYDRANT FLOW TEST DATA SHEET	
REQUESTED BY FIRM REQUESTING CONTACT NUMBER	NOELLE VILIM
PROJECT NAME	AVALON ENGINEERING
PROJECT ADDRESS	WHITE CORAL ESTATES
REASON FOR FLOW TEST	DUPREE STREET
	HYDRAULIC CALCULATIONS

ADDRESS : FLOW HYDRANT #	#402411, 2309 DUPREE ST
ADDRESS : S&R HYDRANT #	#401396, 2370 TOWLES/EDISON
DURATION OF FLOW	5 MINUTES
MAIN SIZE	6" COUNTY FLOW/ 12" CITY S&R
DATE AND TIME OF TEST	4/30/2021 15:00
COEFFICIENT	0.90
BUTT DIAMETER	2.50
BUTTS FLOWED	2

STATIC #	64
S&R : RESIDUAL 1	30
S&R : RESIDUAL 2	15
FLOW : PITOT 1 CAP	25
FLOW : PITOT 2 CAPS	20
FLOW : PITOT 2 for calcs only	20
FLOW : PITOT 3 third hydrant if needed	
FLOW : PITOT 3 third hydrant if needed	
FLOW : PITOT 3 for calcs only	

FLOW AT PITOT READING	1501
FLOW AT 20 PSI	1416

REQUEST RECEIVED BY	KAREN SNYDER
DATE RECEIVED	4/30/2021
TEST PERFORMED BY	B SHIFT STATION 1
COMMENTS	

If a third hydrant is opened provide data in fields identified with PITOT 3. Include location on map provided.

****HYDRANT FLOW TESTS ARE ONLY VALID FOR 6 MONTHS FROM THE DATE
OF TEST****

Questions can be directed to the Fire Prevention Bureau at 239-321-7350

DATE	BY	REVISION DESCRIPTION
9/17/21	NV	SIT INITIAL SUBMITTAL
1/20/22	NV	SIT FIRST RESUBMITTAL
3/4/22	NV	SIT SECOND RESUBMITTAL
5/20/22	NV	SIT THIRD RESUBMITTAL

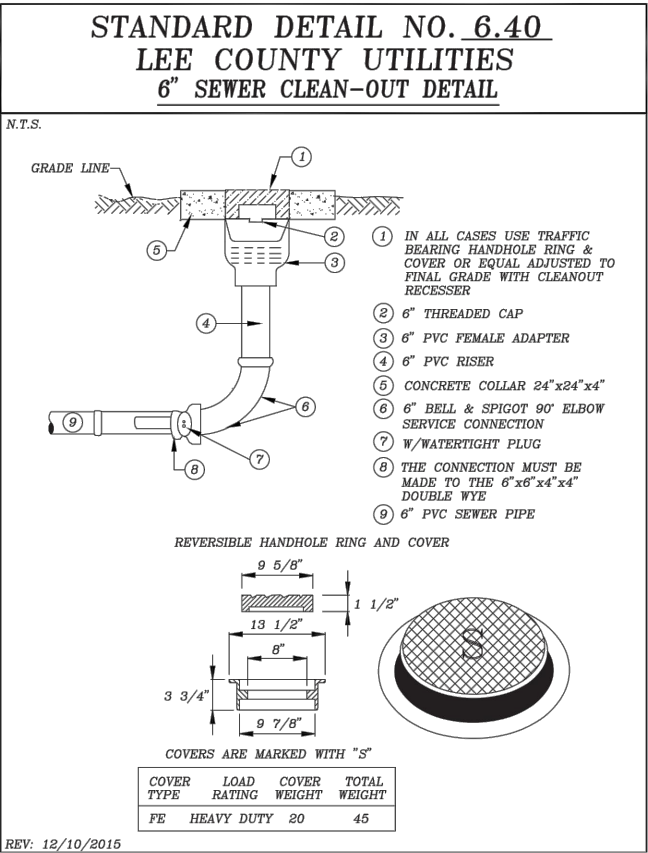
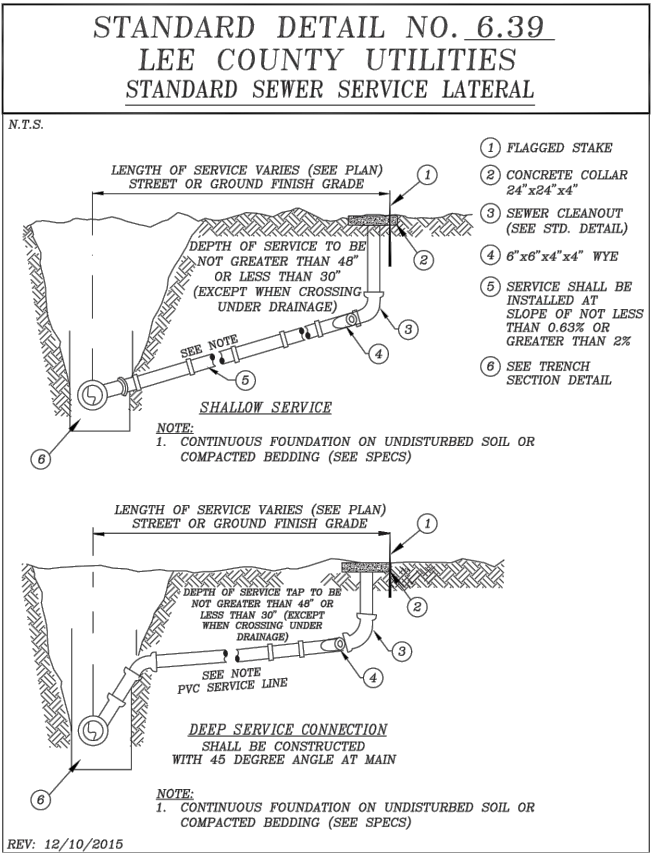
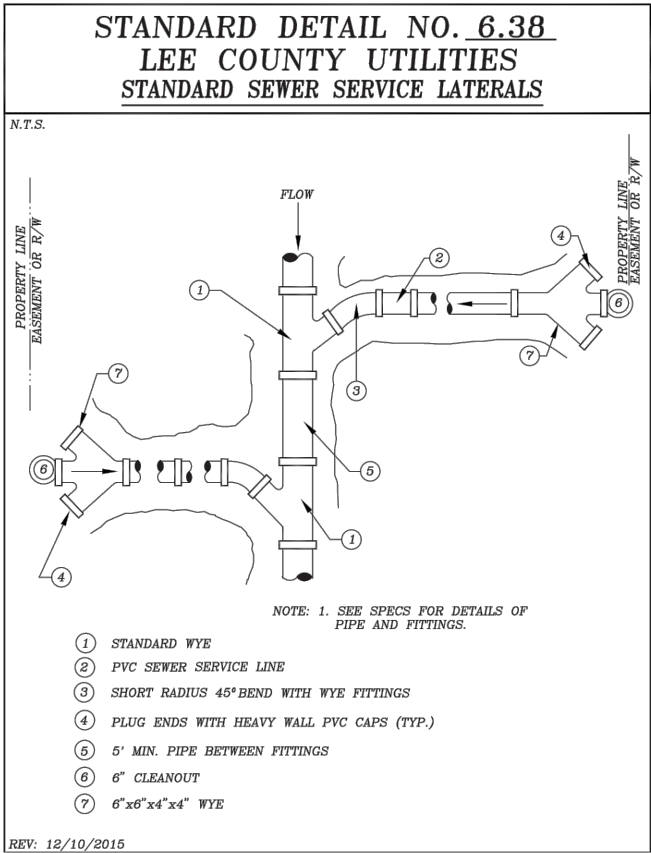
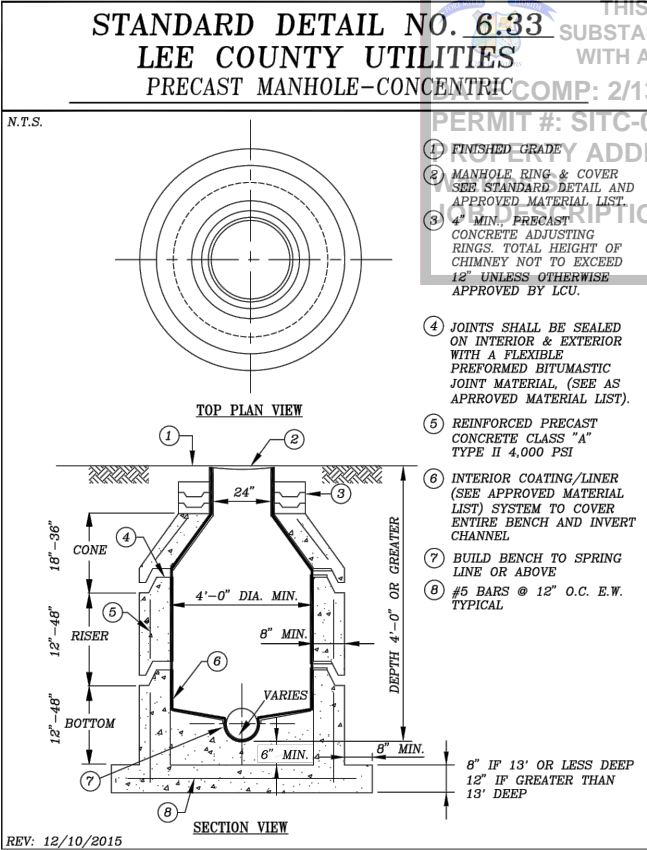
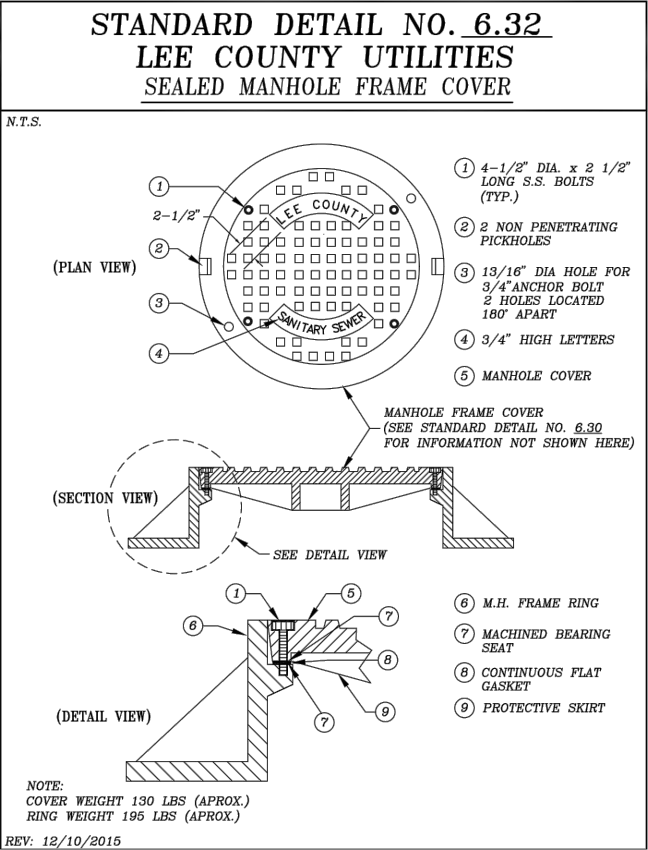
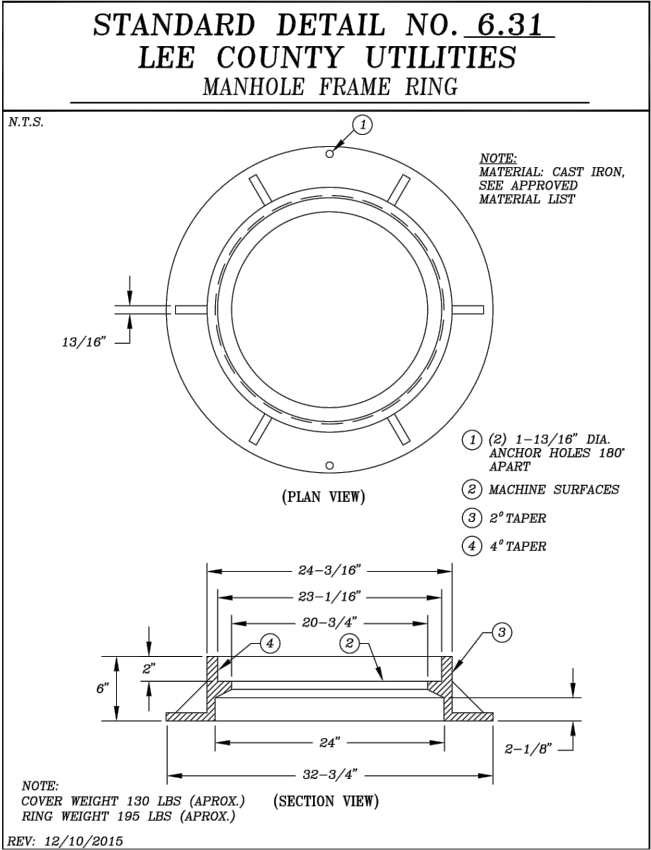
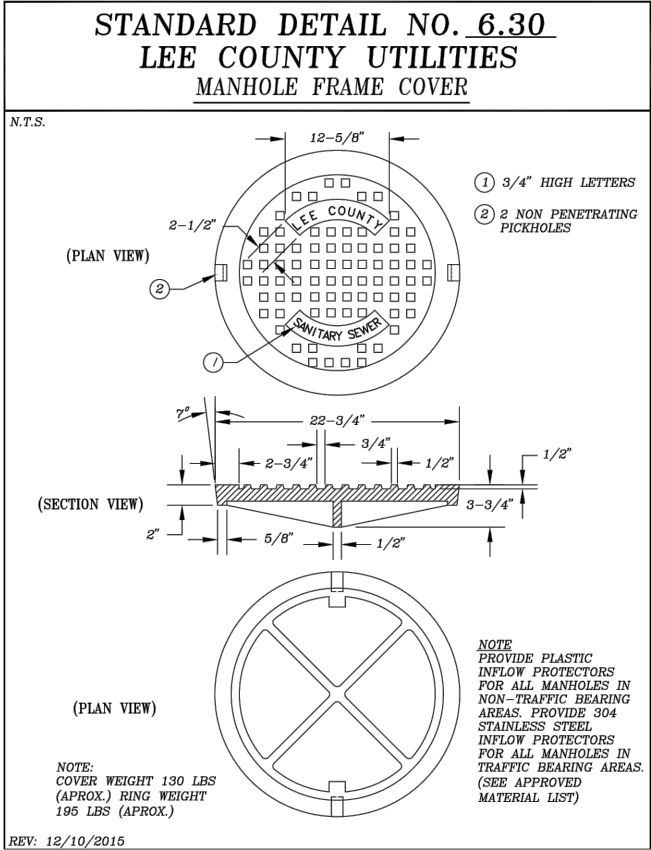
AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER
WHITE CORAL MGMT, LLC
2135 MAYFAIR WAY, LOT 28
TITUSVILLE, FLORIDA 32796

White Coral Estates
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA

UTILITY DETAILS (WATER)

P:\CAD\2021\21-102-DTL-UTIL-SEWER.dwg, SEWER-1, 5/20/2022 2:11:25 PM, Avalon Engineering Inc.



DESCRIPTION: Site Work/Utilities

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004-FAC ON 5/20/2022

DATE	BY	REVISION DESCRIPTION
9/17/21	INV/SIT	INITIAL SUBMITTAL
12/2/22	INV/SIT	REVISED SUBMITTAL
5/20/22	INV/SIT	THIRD SUBMITTAL

AVOLON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER
WHITE CORAL MGMT, LLC
2135 MAYFAIR WAY, LOT 28
FORT MYERS - LEE COUNTY, FLORIDA

White Coral Estates
2200 JAYLEN WATKINS STREET
FORT MYERS - LEE COUNTY, FLORIDA

UTILITY DETAILS
(SANITARY)

#21-102/CONST.

19 OF 19

VERTICAL ELEVATIONS BASED ON: NAVD-83