

# SITE CONSTRUCTION DRAWINGS

## FOR

# SHOPPES OF COCONUT TRACE

LOCATION OF SITE  
 22941 LYDEN DRIVE  
 LEE COUNTY  
 ESTERO, FLORIDA 33928  
 SEC 09, TWP 47 S, RGE 25 E

### CONTACT INFORMATION

|   |  |
|---|--|
| <p><b>CONSULTANTS</b></p> <p>• <b>BOUNDARY &amp; TOPOGRAPHIC/ALTA SURVEY:</b><br/>                 TERRACON CONSULTANTS, INC.<br/>                 4111 BRADLEY CIRCLE NW<br/>                 CANTON, OH 44718<br/>                 (800) 520-1010</p> <p>• <b>GEOTECHNICAL REPORT:</b><br/>                 TERRACON CONSULTANTS, INC.<br/>                 8260 VICO COURT, UNIT B<br/>                 SARASOTA, FL 34240</p> <p>• <b>ARCHITECT:</b><br/>                 KLOVER ARCHITECT<br/>                 10955 LOWELL AVE., SUITE 700<br/>                 OVERLAND PARK, KS 66210</p> <p>• <b>LANDSCAPE ARCHITECT:</b><br/>                 HARDEMAN-KEMPTON &amp; ASSOCIATES<br/>                 2207 W. NORTH A STREET<br/>                 TAMPA, FLORIDA 33606</p> | <p><b>DEVELOPER</b></p> <p>CFT NV DEVELOPMENTS, LLC<br/>                 3750 LAS VEGAS BLVD. #4106<br/>                 LAS VEGAS, NV 89138</p> |
| <p><b>GOVERNING AGENCIES</b></p> <p>• <b>LEE COUNTY</b><br/>                 LEE COUNTY COMMUNITY DEVELOPMENT<br/>                 1500 MONROE STREET<br/>                 FORT MYERS, FL 33902<br/>                 (239) 533-8585 (P)</p> <p>• <b>SFWM</b><br/>                 SOUTH FLORIDA WATER MGT. DIST.<br/>                 LOWER WEST COAST SERVICE CENTER<br/>                 2301 MCGREGOR BLVD<br/>                 FT. MYERS, FL 33901<br/>                 (239) 338-2929 (P)</p>  |  |



LOCATION MAP  
 SCALE: N.T.S.

| SHEET INDEX                                    |              |
|--|--------------|
| SHEET TITLE                                    | SHEET NUMBER |
| COVER SHEET                                    | C-1          |
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### LEGAL DESCRIPTION

OUT-PARCEL B, BLOCK B, COCONUT TRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ORI NO. 2006000423660, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON REBAR WITH CAP STOMPED "LB7071" ON THE WEST RIGHT-OF-WAY LINE OF U.S. 41, FLORIDA STATE ROUTE NO. 45, ALSO KNOWN AS TAMiami TRAIL (200 FEET WIDE PUBLIC), SAID REBAR BEING AT THE SOUTHEAST CORNER OF OUT-PARCEL A, BLOCK B, IN SAID COCONUT TRACE;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) S 08°40'07" E, 41.17 FEET TO A FOUND 1/2" IRON REBAR AT A POINT OF CURVATURE;
- 2) 193.95 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 11,391.16 FEET, A CENTRAL ANGLE OF 00°58'32", AND A CHORD OF S 06°10'51" E, 193.94 FEET TO A FOUND CUT CROSS NOTCH IN THE SIDEWALK AT THE NORTHEAST CORNER OF OUT-PARCEL C IN SAID COCONUT TRACE;

THENCE S 84°28'11" W, 358.92 FEET ALONG THE NORTH LINE OF SAID OUT-PARCEL C TO A FOUND CUT CROSS NOTCH IN THE SIDEWALK ON THE EASTERLY RIGHT-OF-WAY LINE OF LYDEN DRIVE, BEING A 40 FOOT WIDE RIGHT-OF-WAY EASEMENT DEDICATED PER SAID COCONUT TRACE AT THE NORTHWEST CORNER OF SAID OUT-PARCEL C;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N 05°31'49" W, 105.73 FEET TO A POINT OF CURVATURE;
- 2) 134.48 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 2°31'07", AND A CHORD OF N 08°13'45" E, 133.19 FEET TO A FOUND PK NAIL AT THE SOUTHWEST CORNER OF SAID OUT-PARCEL A;

THENCE N 84°28'11" E, 324.13 FEET ALONG THE SOUTH LINE OF SAID OUT-PARCEL A TO THE POINT OF BEGINNING, CONTAINING 82,758 SQUARE FEET, OR 1.900 ACRES OF LAND, MORE OR LESS.

PREPARED BY



3820 NORTHDAL BLVD., SUITE 300B  
 TAMPA, FLORIDA 33624  
 Phone: (813) 812-4100  
 Fax: (813) 812-4101  
**BohlerEngineering.com**

| Estero Pointe CPD Square Footage Inventory Summary |         |           |                          |                            |  |
|--|---------|-----------|--------------------------|----------------------------|--|
| (Per Zoning Resolution Z-03-011)                   |         |           |                          |                            |  |
| D.O. Number  | Status  | CPD Tract | Description              | Permitted Gross Floor Area | Commercial Site Local Standards of Lee Plan Policy 6.1.2.1 |
| DOS2008-00076                                      | Issued  | A         | Suntrust Bank            | 3,773                      | 3,773  |
| DOS2015-00053                                      | Pending | B         | Shoppes of Coconut Trace | 13,180                     | 7,700  |
| N/A  | N/A     | C         | Vacant                   | 0                          | 0  |
| N/A  | N/A     | D         | Vacant                   | 0                          | 0  |
| Total Allowable for Estero Pointe CPD              |         |           |                          | 95,000                     | 60,000   |
| Total Allocated for University Plaza CPD           |         |           |                          | 16,953                     | 11,473   |
| Total Remaining for University Plaza CPD           |         |           |                          | 78,047                     | 48,527   |

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| REVISIONS |          |                     |     |
|-----------|----------|---------------------|-----|
| REV       | DATE     | COMMENT             | BY  |
| 1         | 06-29-15 | PER COUNTY COMMENTS | JDP |

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**PERMIT SET**

PROJECT No.: FLT150017  
 DRAWN BY: JDP  
 CHECKED BY: GRR  
 DATE: 05/23/15  
 SCALE: N.T.S.  
 CAD I.D.: SD0

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 TAMPA, FLORIDA 33624  
 Phone: (813) 812-4100  
 Fax: (813) 812-4101  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30789

**SITE CONSTRUCTION DRAWINGS**  
 FOR  
**CFT NV DEVELOPMENTS, LLC**  
 LOCATION OF SITE  
 22941 LYDEN DRIVE  
 ESTERO, FL 33928  
 LEE COUNTY

**BOHLER ENGINEERING**

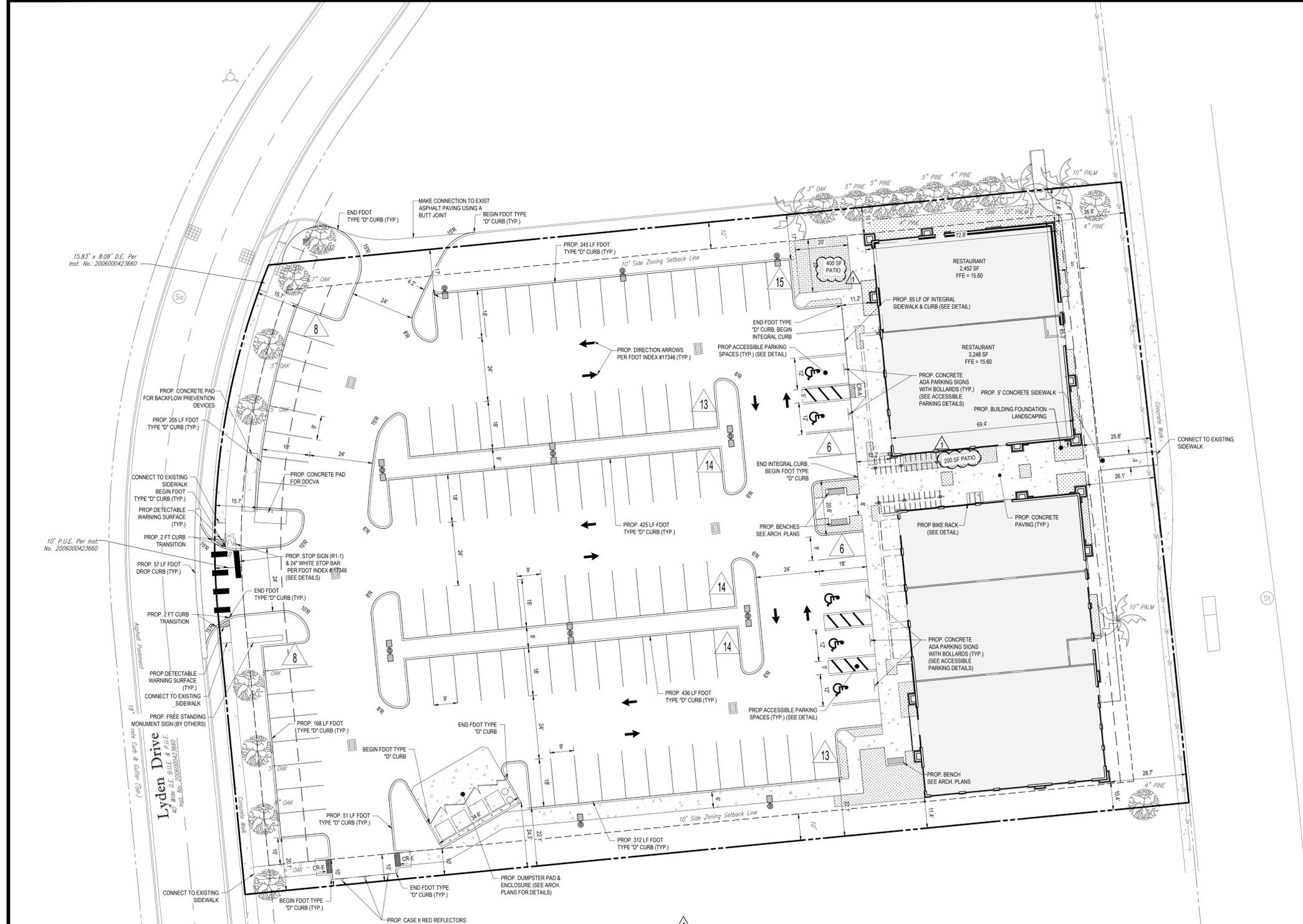
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SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**C-1**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.





U.S. 41 (S.R. 45) Tamiami Trail  
 200' Wide Public R/W Per Inst. No. 2006000423660 - Asphalt Pavement

**LEGEND:**

- EXIST. PROPERTY LINE
- EXIST. EASEMENT LINE
- EXIST. LANDSCAPE BUFFER LINE
- PROP. BUILDING SETBACK
- PROP. BUILDING
- PROP. BUILDING SHADE
- PROP. CONCRETE PAVEMENT
- PROP. BUILDING FOUNDATION LANDSCAPING
- PROP. PATIO AREA
- PROP. PARKING SPACE COUNT
- PROP. SITE LIGHTING
- CURB RAMP PER FOOT INDEX #304

**SITE DATA:**

|                                 |   |
|---------------------------------|---|
| PARCEL ID / STRAP NUMBER        | 09-47-25-E2-3500B.00B0  |
| SITE ADDRESS                    | 22941 LYDEN DRIVE<br>ESTERO, FL 33928   |
| TOTAL SITE AREA                 | 82,758 SF (1.90 AC)   |
| EXISTING BUILDING AREA          | 0 SF  |
| EXISTING VUA                    | 0 SF  |
| EXISTING GREEN SPACE            | 62,758 SF (1.90 AC)   |
| EXISTING IMPERVIOUS AREA        | 0 SF  |
| PROPOSED BUILDING AREA          | 13,180 SF (0.30 AC)   |
| PROPOSED PATIO AREA             | 4,165 SF (0.10 AC)  |
| PROPOSED VUA                    | 42,513 SF (0.97 AC)   |
| PROPOSED GREEN SPACE            | 22,900 SF (0.53 AC) - 27.7%   |
| PROPOSED IMPERVIOUS AREA        | 59,858 SF (1.37 AC) - 72.3%   |
| OPEN WATER                      | 0 SF  |
| REQUIRED PARKING SPACES         | RESTAURANT: 7,700 S.F. (12.5 SPACES / 1,000 S.F.) = 97 SPACES<br>PATIO: 600 S.F. (12.5 SPACES / 1,000 S.F.) = 8 SPACES<br>RETAIL: 5,480 S.F. (1 SPACE / 350 S.F.) = 16 SPACES |
| TOTAL:                          | 121 SPACES  |
| PROVIDED TYPICAL PARKING SPACES | 100 SPACES  |
| PROVIDED ADA SPACES             | 5 SPACES  |
| TOTAL PROVIDED PARKING SPACES   | 115 SPACES  |
| REQUIRED BICYCLE PARKING        | (5% OF REQUIRED PARKING) = 6 SPACES   |
| PROVIDED BICYCLE PARKING        | 6 SPACES  |
| TYPICAL PARKING STALL SIZE      | 9' X 18' (12' X 18' ADA)  |
| JURISDICTION                    | LEE COUNTY  |
| EXISTING ZONING                 | CPD - COMMERCIAL PLANNED  |
| EXISTING LAND USE               | VACANT  |
| PROPOSED LAND USE               | COMMERCIAL  |
| BUILDING SETBACK REQUIREMENTS   | NORTH: 10 FT<br>EAST: 25 FT<br>SOUTH: 10 FT<br>WEST (LYDEN DRIVE): 25 FT  |
| LANDSCAPE BUFFER REQUIREMENTS   | NORTH: 10 FT<br>EAST: 20 FT<br>SOUTH: 10 FT<br>WEST (LYDEN DRIVE): 10 FT  |
| REQUIRED FOUNDATION LANDSCAPING | 10% OF GROSS BUILDING AREA = (0.10 X 13,180 SF) = 1,318 SF  |
| PROVIDED FOUNDATION LANDSCAPING | 1,400 SF  |
| REQUIRED INTERIOR LANDSCAPING   | 10% OF VEHICULAR USE AREA = (0.10 X 42,513) = 4,251 SF  |
| PROVIDED INTERIOR LANDSCAPING   | 7,475 SF  |
| MAXIMUM BUILDING HEIGHT         | 35 FT   |
| PROPOSED BUILDING HEIGHT        | 22 FT   |

**SITE NOTES:**

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADI DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION.
- THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12071C0593F, EFFECTIVE DATE 8-28-2008.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.

**ADA ACCESSIBILITY NOTES:**

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

**SOLID WASTE DISPOSAL:**

|                              |   |
|------------------------------|---|
| BUILDINGS 10,001 - 25,000 SF | REQUIRED: 120 SF (GARBAGE COLLECTION)   |
|                              | REQUIRED: 96 SF (RECYCLABLE COLLECTION) |
|                              | PROVIDED: 346 SF                        |

**BOHLER ENGINEERING**

STATE OF FLORIDA LICENSE NO. 77085  
 PROFESSIONAL ENGINEER  
 08/18/2015

BOHLER ENGINEERING  
 3820 NORTHDALE BLVD., SUITE 300B  
 TAMPA, FLORIDA 33624  
 Phone: (813) 812-4100  
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**REVISIONS**

| REV | DATE     | COMMENT             | BY  |
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| 1   | 06-29-15 | PER COUNTY COMMENTS | JDP |

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PROJECT No.: FLT150017  
 DRAWN BY: JDP  
 CHECKED BY: GRR  
 DATE: 05/23/15  
 SCALE: 1" = 20'  
 CAD I.D.: SP0

**SITE CONSTRUCTION DRAWINGS**  
 FOR  
**CFT NV DEVELOPMENTS, LLC**  
 LOCATION OF SITE  
 22941 LYDEN DRIVE  
 ESTERO, FL 33928  
 LEE COUNTY

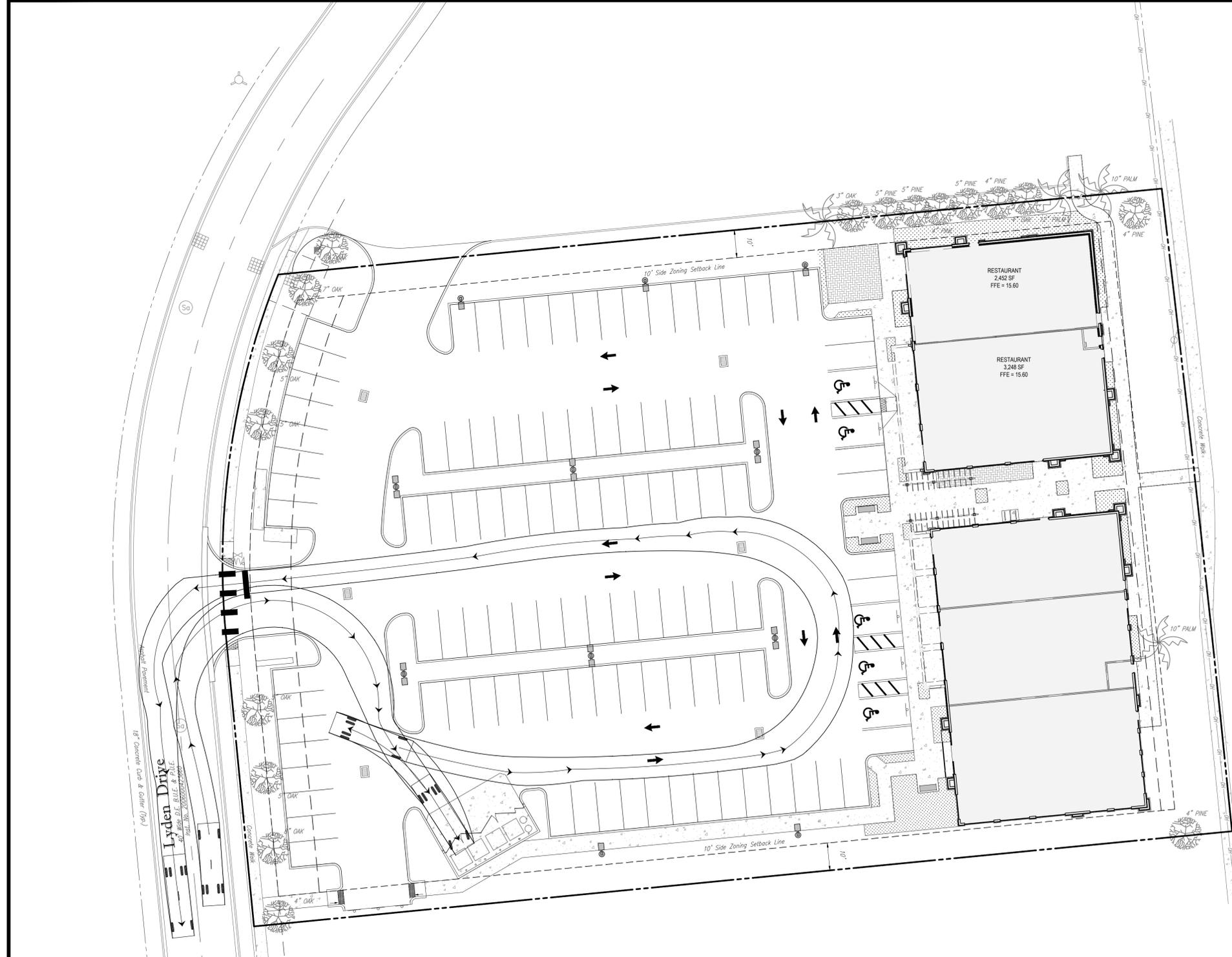
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**WYLE STEVEN WOTEL**  
 LICENSE NO. 77085  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 08/18/2015

SHEET TITLE:  
**SITE LAYOUT PLAN**

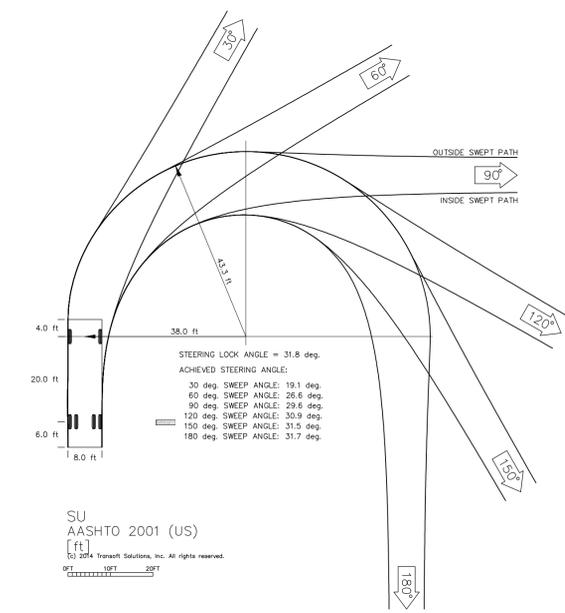
SHEET NUMBER:  
**C-5**



**U.S. 41 (S.R. 45) Tamiami Trail**  
 200' Wide Public R/W Per Int. No. 2008000423660 - Asphalt Pavement

**LEGEND:**

- EXIST. PROPERTY LINE
- EXIST. EASEMENT LINE
- EXIST. LANDSCAPE BUFFER LINE
- PROP. BUILDING SETBACK
- PROP. BUILDING
- PROP. BUILDING SHADE
- PROP. CONCRETE PAVEMENT
- PROP. BUILDING FOUNDATION LANDSCAPING
- PROP. PATIO AREA
- PROP. SITE LIGHTING



SU  
 AASHTO 2001 (US)  
 (ft)  
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 0 10 20 FT

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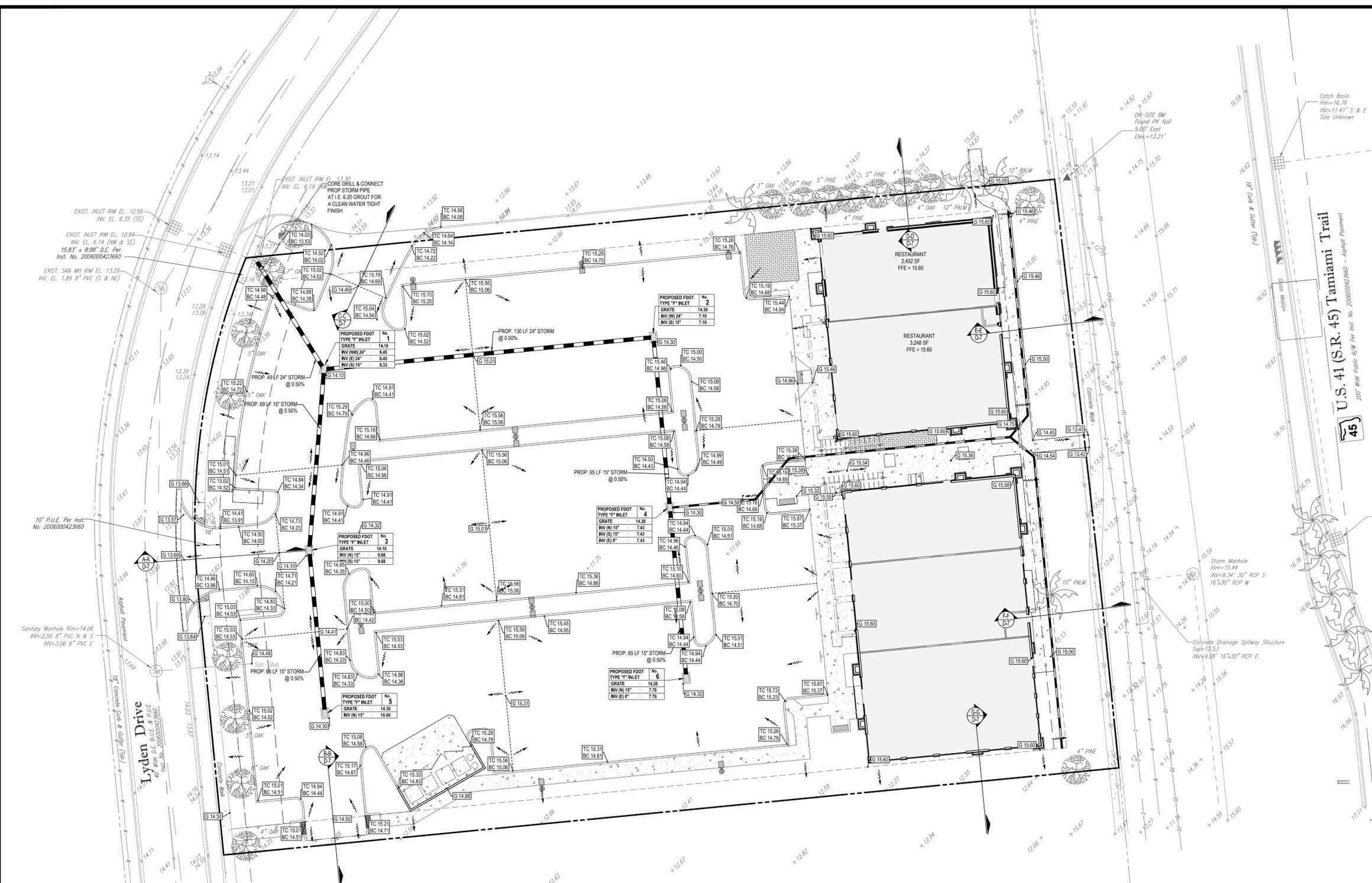
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KYLE STEVEN NOBLE  
 LICENSE  
 No. 77085  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 08/18/2015

SHEET TITLE:  
**VEHICULAR MOVEMENT PLAN**

SHEET NUMBER:  
**C-5.1**



**LEGEND:**

- EXIST. PROPERTY LINE
- +20.07 EXIST. SPOT GRADE
- ▭ PROP. BUILDING
- ▭ PROP. SPOT GRADE
- ▭ PROP. CONCRETE PAVEMENT
- FLOW ARROW
- PROP. RIDGE LINE
- PROP. DRAINAGE PIPE
- ▭ PROP. CATCH BASIN

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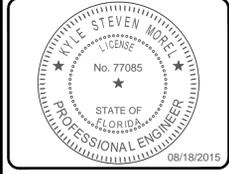
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SHEET TITLE:  
**PAVING, GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-6**

**GENERAL NOTES:**

- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
- COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
- STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
- ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

**LEE COUNTY NOTES:**

- GROUNDWATER & SURFACE WATER: THERE WILL BE NO ADVERSE IMPACTS TO THE GROUNDWATER OR SURFACE WATER ADJACENT TO OUR PROJECT AREA.
- THERE ARE NO PROPOSED OFF-SITE CONSTRUCTION ACTIVITIES WITH THIS APPLICATION.
- THE PROPOSED PROJECT IS CONSISTENT WITH LEE PLAN, THE COMMERCIAL SQUARE FOOTAGE HAS BEEN ADDED TO THE USAGE TABLE FOR THE PD. IN ADDITION, THE PLAN IS CONSISTENT WITH ALL REQUIRED SETBACKS, HAS THE APPROPRIATE EASEMENTS, AND CONSISTENT LAND USE.

**PAVING AND GRADING NOTES:**

- A. GENERAL:**
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
  - ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION.
  - THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
  - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
  - ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
  - ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
  - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
  - PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

- B. TESTING**
- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
  - DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
  - ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
  - DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
  - DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

**STORM DRAINAGE NOTES:**

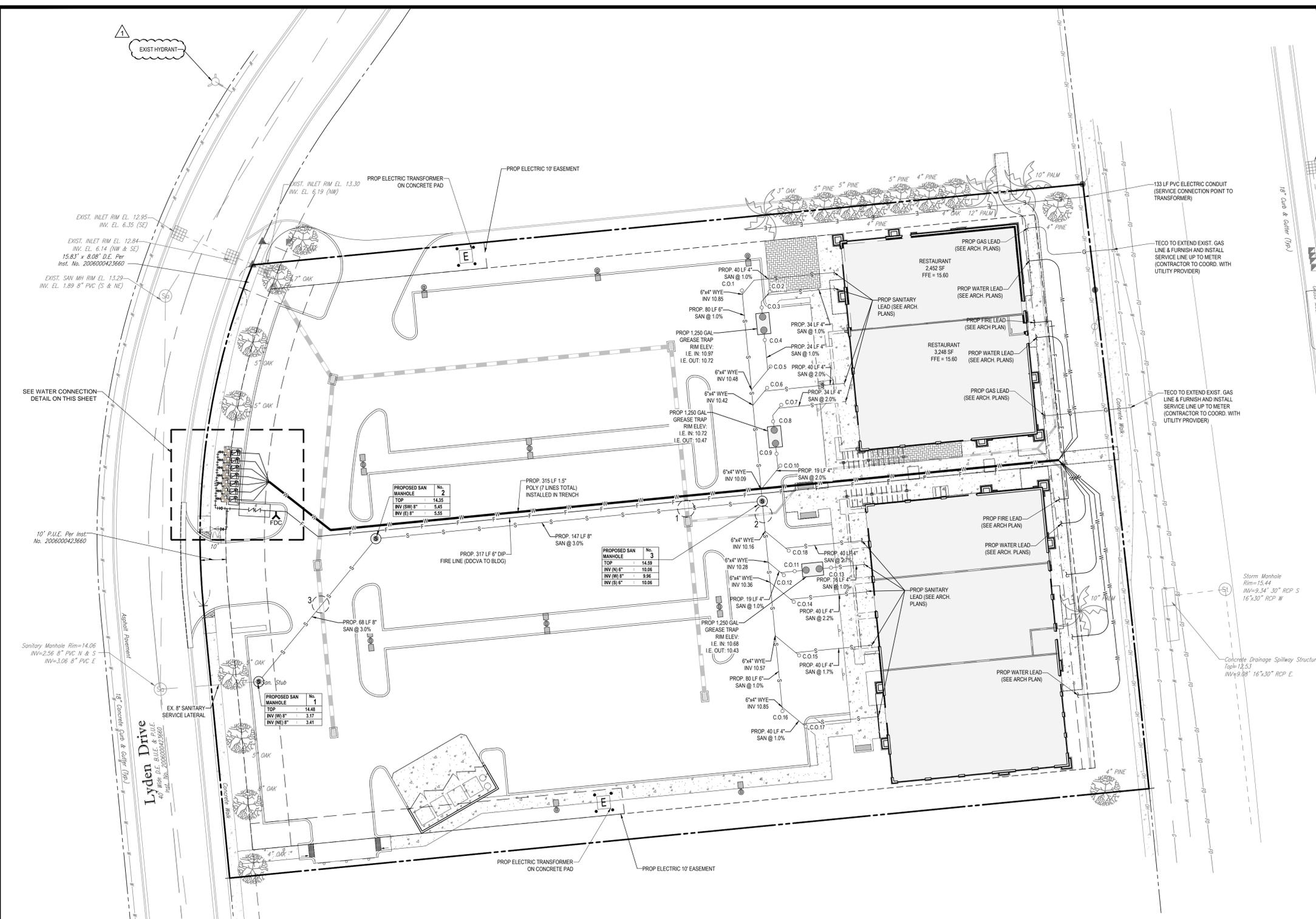
- A. GENERAL:**
- DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- B. MATERIALS:**
- REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
  - ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
  - ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
  - PROP. "GRATE INLETS" SHALL BE STANDARD "FDOT" TYPE "F" DITCH BOTTOM INLETS, PER FDOT INDEX #232.
- C. INSTALLATION:**
- PIPE SHALL BE PLACED ON A MINIMUM OF 8 INCHES STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
  - BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
  - PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

**FEMA MAP INFORMATION:**

THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12071C0393F, EFFECTIVE DATE 8-28-2008.

**DATUM NOTE:**

- ELEVATIONS DETERMINED BY GPS STATIC SESSION WITH OPUS SOLUTION; COMPUTED USING GEOD12A (NAVDD88), EQUIPMENT USED: JAVAD TRIUMPH-1 RECEIVER.
- ON-SITE BENCHMARK: FOUND PK NAIL IN CONCRETE WALK 5.00 FEET EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 13.21 FEET (NAVDD88).



**LEGEND:**

|     |                         |
|-----|-------------------------|
| --- | EXIST. STORM SEWER      |
| --- | EXIST. SANITARY SEWER   |
| --- | EXIST. WATER MAIN       |
| --- | PROP. SANITARY SEWER    |
| --- | PROP. WATER MAIN        |
| --- | PROP. ELECTRIC CONDUIT  |
| --- | PROP. TELEPHONE CONDUIT |
| --- | PROP. FIRE LINE         |
| --- | PROP. CLEANOUT          |
| --- | PROP. CROSSING          |

**UTILITY CROSSING SCHEDULE:**

| XING 1                    | XING 2                    | XING 3                 |
|---------------------------|---------------------------|------------------------|
| TOP UTILITY: 8" SANITARY  | TOP UTILITY: 6" SANITARY  | TOP UTILITY: 15" STORM |
| SAN B/P ELEV = 9.12       | SAN B/P ELEV = 10.09      | STORM B/P ELEV = 9.50  |
| BOTTOM UTILITY: 15" STORM | BOTTOM UTILITY: 12" STORM | BOTTOM UTILITY: 6" SAN |
| STORM T/P ELEV = 8.90     | STORM T/P ELEV = 8.75     | SAN T/P ELEV = 5.05    |

**SANITARY CLEANOUT SCHEDULE:**

| C.O.1               | C.O.2               | C.O.3               | C.O.4               |
|---------------------|---------------------|---------------------|---------------------|
| RIM ELEV = AT GRADE |
| I.E. = 10.85        | I.E. = 11.07        | I.E. = 11.00        | I.E. = 10.69        |
| C.O.5               | C.O.6               | C.O.7               | C.O.8               |
| RIM ELEV = AT GRADE |
| I.E. = 10.60        | I.E. = 10.50        | I.E. = 10.92        | I.E. = 10.76        |
| C.O.9               | C.O.10              | C.O.11              | C.O.12              |
| RIM ELEV = AT GRADE |
| I.E. = 10.42        | I.E. = 10.30        | I.E. = 10.41        | I.E. = 10.35        |
| C.O.13              | C.O.14              | C.O.15              | C.O.16              |
| RIM ELEV = AT GRADE |
| I.E. = 10.71        | I.E. = 10.58        | I.E. = 10.75        | I.E. = 10.85        |
| C.O.17              | C.O.18              |                     |                     |
| RIM ELEV = AT GRADE | RIM ELEV = AT GRADE |                     |                     |
| I.E. = 10.95        | I.E. = 10.44        |                     |                     |

**SANITARY SEWER NOTES**

- A. GENERAL:**
- DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
  - PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVIEW EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVIEW THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
- B. MATERIALS:**
- ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
  - ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
  - ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING

- C. INSTALLATION:**
- PIPE AND FITTINGS:**
    - SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
    - BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
  - CLEANOUTS:**
    - CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
    - ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
  - SERVICE:**
    - MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
    - EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
    - CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

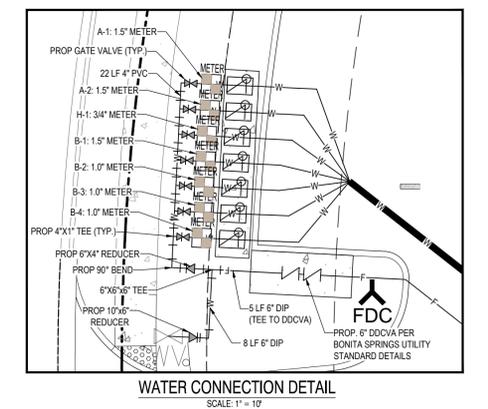
- D. TESTING**
- AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
  - AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
  - SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
  - CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
  - GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TESTS SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
  - GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATION IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
  - ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

**WATER DISTRIBUTION NOTES:**

- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.

**UTILITY PROVIDERS:**

- WATER**  
 BONITA SPRINGS UTILITIES  
 11860 EAST TERRY ST.  
 BONITA SPRINGS, FL 34135  
 DOMINIC STROLLO  
 (239) 390-4973
- ELECTRIC**  
 FFL  
 26430 OLD US 41  
 BONITA SPRINGS, FL 34135  
 (239) 947-7378
- GAS**  
 BONITA SPRINGS UTILITIES  
 11860 EAST TERRY ST.  
 BONITA SPRINGS, FL 34135  
 DOMINIC STROLLO  
 (239) 390-4973
- TECO**  
 5901 ENTERPRISE PKWY  
 FT. MYERS, FL 33905  
 JASON WILHITE  
 (239) 340-8005



**BOHLER ENGINEERING**

STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 77085  
 08/18/2015

LAND SURVEYING, CIVIL ENGINEERING, ARCHITECTURE, TRANSPORTATION SERVICES, PROGRAM MANAGEMENT, PERMITTING SERVICES, SUSTAINABLE DESIGN

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 PALMER, MA  
 SOUTH EASTERN, PA  
 SOUTH CAROLINA  
 SOUTH FLORIDA  
 SOUTHERN MARYLAND

**REVISIONS**

| REV | DATE     | COMMENT             | BY  |
|-----|----------|---------------------|-----|
| 1   | 06-29-15 | PER COUNTY COMMENTS | JDP |

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**PERMIT SET**

PROJECT No.: FLT150017  
 DRAWN BY: JDP  
 CHECKED BY: GRR  
 DATE: 05/23/15  
 SCALE: 1" = 20'  
 CAD I.D.: UPD

**SITE CONSTRUCTION DRAWINGS**

FOR

**CFT NV DEVELOPMENTS, LLC**

LOCATION OF SITE  
 22941 LYDEN DRIVE  
 ESTERO, FL 33928  
 LEE COUNTY

**BOHLER ENGINEERING**

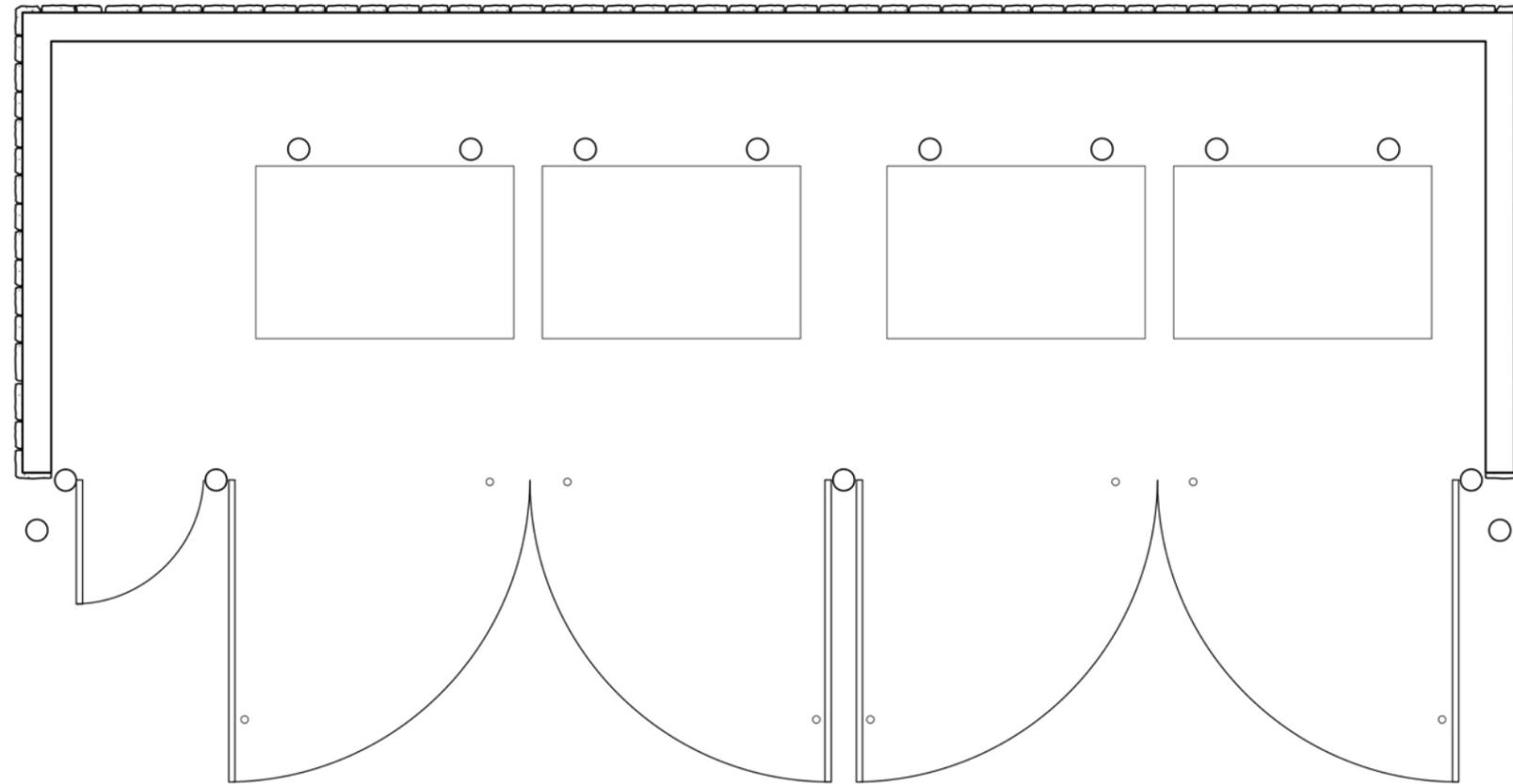
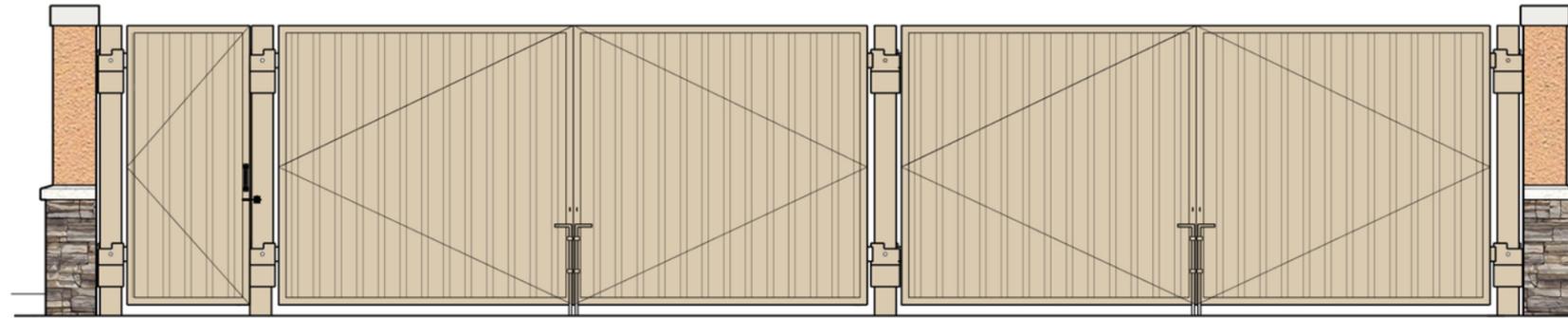
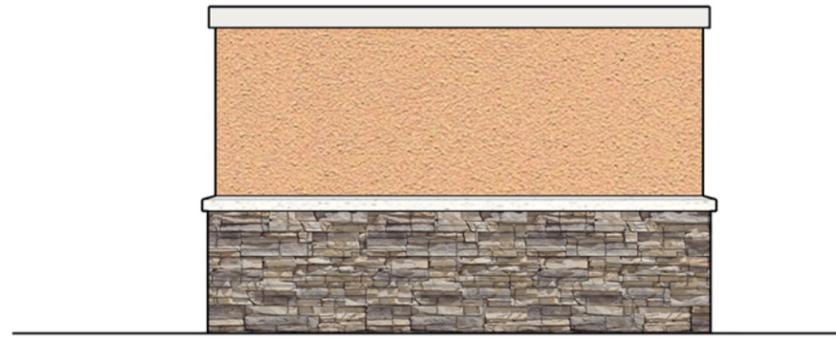
3820 NORTHALE BLVD., SUITE 300B  
 TAMPA, FLORIDA 33624  
 Phone: (813) 812-4100  
 Fax: (813) 812-4101  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30789

**WILEY STEVEN NOEL**

STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 77085  
 08/18/2015

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-7**



TRASH ENCLOSURE ELEVATION 1/4" = 1' - 0"



# **Estero, FL**

---

**SIGN PROGRAM**



• Sec. 33-385. - Permanent signs in commercial and industrial areas.

(a)

*Identification sign.* A nonresidential subdivision or parcel will be permitted one monument-style identification sign along any street that provides access to the property in accordance with [section 30-153](#)

(1)

Except as provided in subsection (3) below, the maximum height of any identification sign will be 17 feet.

(2)

Lighting.

a.

*Permissible lighting.* Except as provided in [section 30-153](#)(2)a.1.iv., the monument-style identification or wall sign may be illuminated by:

1.

Individual internally illuminated letters and logo on an unlit background (i.e. channel lit lettering);

2.

Lighting behind the letters and logo that illuminates the sign background (i.e. reverse channel lit lettering);

3.

A combination of 1. and 2., above; or

4.

Edge-lit letters using concealed neon or remotely lit fiber optics.

b.

*Prohibited lighting.* Monument-style identification or wall signs will not be animated or illuminated by:

1.

A visible source of external lighting;

2.

Exposed neon;

3.

Exposed raceways; or

4.

Internally illuminated box signs (as defined by a sign comprised of translucent surfaces illuminated from within), unless face and side of sign are opaque except for letters and/or logo being translucent.

c.

All electrical connections, wiring, etc., must be concealed.

(3)

Except as provided herein, monument-style identification signs must be set back a minimum of 15 feet from any street right-of-way or easement, and ten feet from any other property line. In no case will a monument-style identification sign be permitted between a collector or arterial street and a frontage road.

**Total Signage Ground and Wall Allowance:**

Permitted sign area calculated at the ratio of 20 sq ft of sign area for every ten linear ft or fraction thereof, of street frontage  
 Max area = 50 ft or less frontage, max area = 100 ft  
 50 ft to 100 ft of street frontage max area = 150 sq ft  
 100 ft to 330 ft of street frontage = 300 sq ft  
 Over 330 ft of street frontage = 400 sq ft  
 Individual occupants within occuplex: Wall signs are permitted on any wall facing a collector or arterial street or parking lot provided that the total sign area of the wall does not exceed 10%  
 Can only have monument signs - Pylons are prohibited. 20 ft OAH

*Exception:* Where the building is within 15 feet of the street right-of-way or road easement the sign may be placed closer than 15 feet to the right-of-way or easement provided it does not project over any right-of-way or easement, the height does not exceed seven feet, and the sign is not located within ten feet of any overhead electrical supply.

(4)

All monument-style identification signs must display the street address of the property. Street numbers must measure between a minimum of four inches and a maximum of six inches, in height. The copy area of the street address will not be counted toward the allowable sign copy area.

(5)

Copy area of a monument sign will not exceed 75 percent of the total sign structure area and a minimum 25 percent of the sign structure area must be devoted to architectural features.

(6)

Signs identifying individual businesses must be easily read from the pedestrian level.

(7)

Signs must match the architectural style of the building or development.

(8)

Wall signs are permitted in accordance with [section 30-153](#)(2)c.1. and [section 30-153](#)(3)d., with a maximum area of 300 square feet per wall per tenant. This area is to be determined by the sum of any and all signs on the tenant's wall. Wall signs will not contain advertising messages or sales item names.

(Ord. No. 05-29 , § 5, 12-13-05; Ord. No. 12-21 , § 2, 9-11-12)



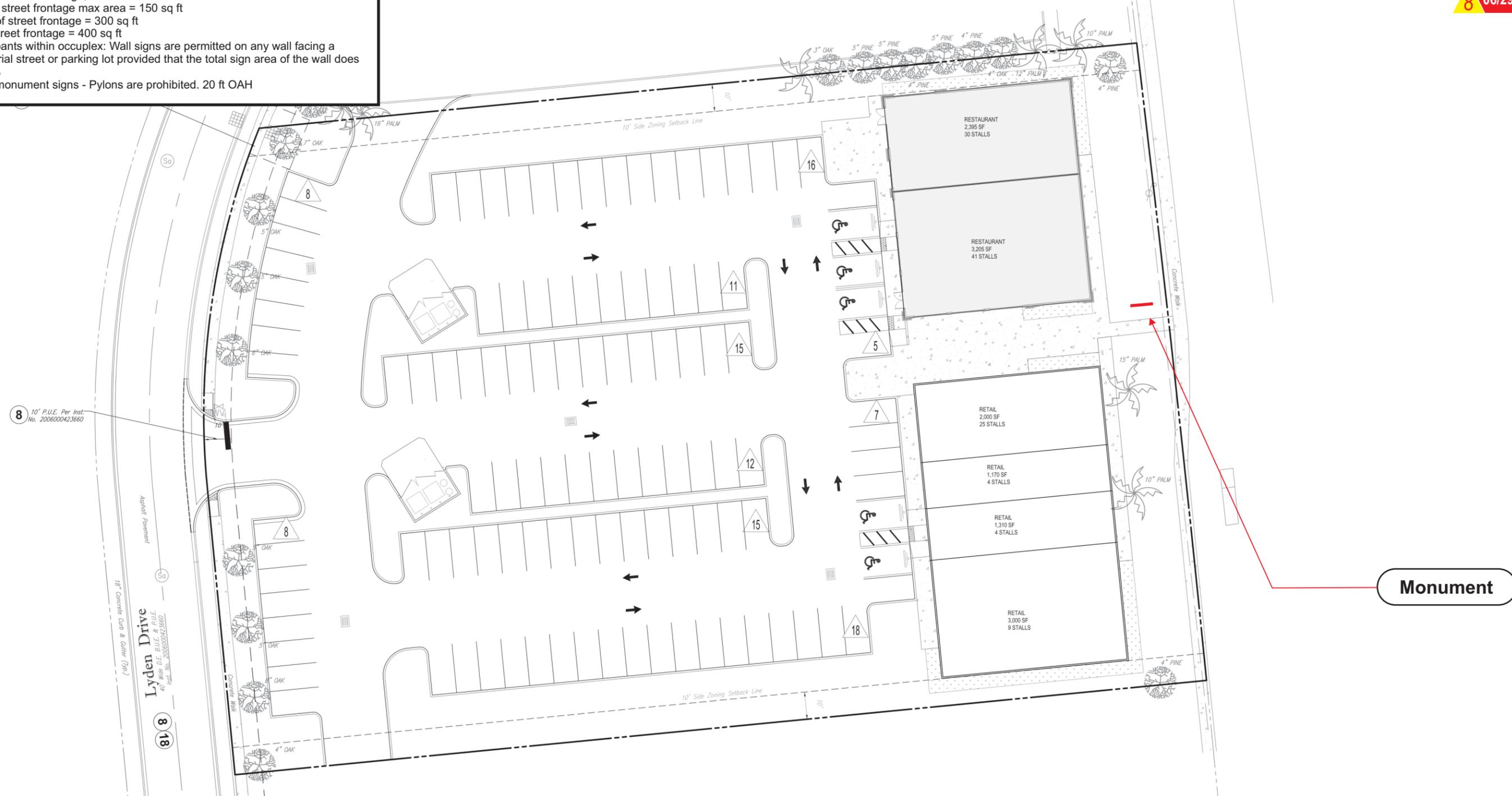
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|--|---|--|--------------------------------|
| Allen Industries, Inc. requires that an " <input type="checkbox"/> Approved" drawing be obtained from the client prior to any production release or production release revision. | 05/04/15 <input type="checkbox"/> Monument Options                            | 02/02/15 Issue Date  | Client Panda Express           |
| <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit  | 05/12/15 <input type="checkbox"/> New Site Plan-still pending monument choice | 03/25/15 <input type="checkbox"/> Code, Site, Elevations-ED  | 22941 Lyden Drive,             |
| Name _____   | 05/18/15 <input type="checkbox"/> New SQF Allowances                          | 04/17/15 <input type="checkbox"/> New Site and Elevations-ED | Estero, FL                     |
| Title _____ Date _____   | 06/29/15 <input type="checkbox"/> Monument Option 2A chosen                   | 04/27/15 <input type="checkbox"/> Monument Location-ED       | File Estero,FL PANDA.476       |
|  |   | 05/03/15 <input type="checkbox"/> Monument Options           | Sales CB Design DE/BH/AV PM AR |

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8 06/29/15

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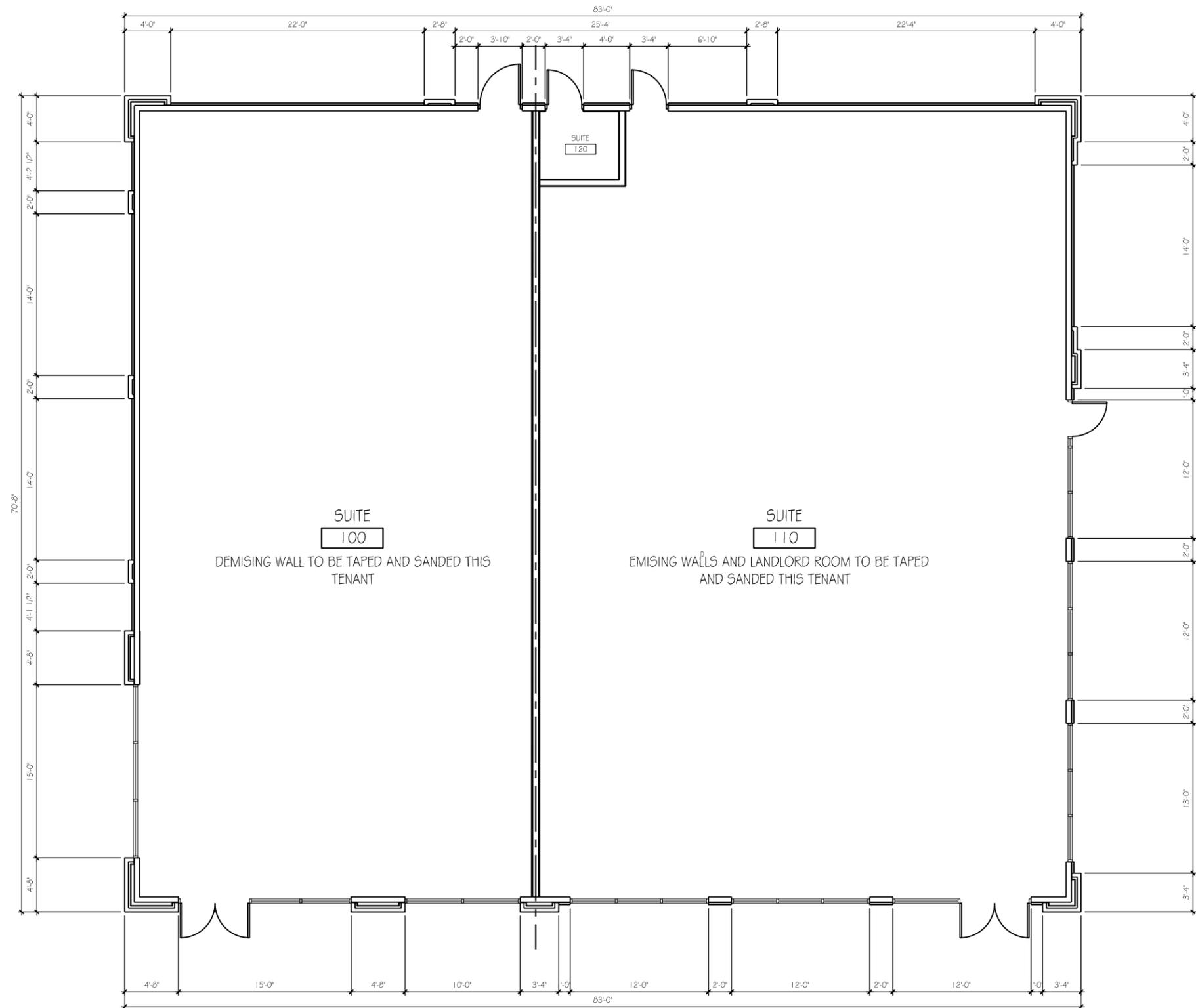


Monument



| Client Review Status  | Notes  | Date / Description   | Project Information  |
|---|--|--|--|
| <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved as Noted<br><input type="checkbox"/> Revise & Resubmit | Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.<br>05/04/15 <input checked="" type="checkbox"/> Monument Options<br>05/12/15 <input checked="" type="checkbox"/> New Site Plan-still pending monument choice<br>05/18/15 <input checked="" type="checkbox"/> New SQF Allowances<br>06/29/15 <input checked="" type="checkbox"/> Monument Option 2A chosen | 02/02/15 Issue Date<br>03/25/15 <input checked="" type="checkbox"/> Code, Site, Elevations-ED<br>04/17/15 <input checked="" type="checkbox"/> New Site and Elevations-ED<br>04/27/15 <input checked="" type="checkbox"/> Monument Location-ED<br>05/03/15 <input checked="" type="checkbox"/> Monument Options | Client Panda Express<br>22941 Lyden Drive,<br>Estero, FL<br>File Estero,FL PANDA.476<br>Sales CB Design DE/BH/AV PM AR |
| Name _____  | Title _____  | Date _____   |  |

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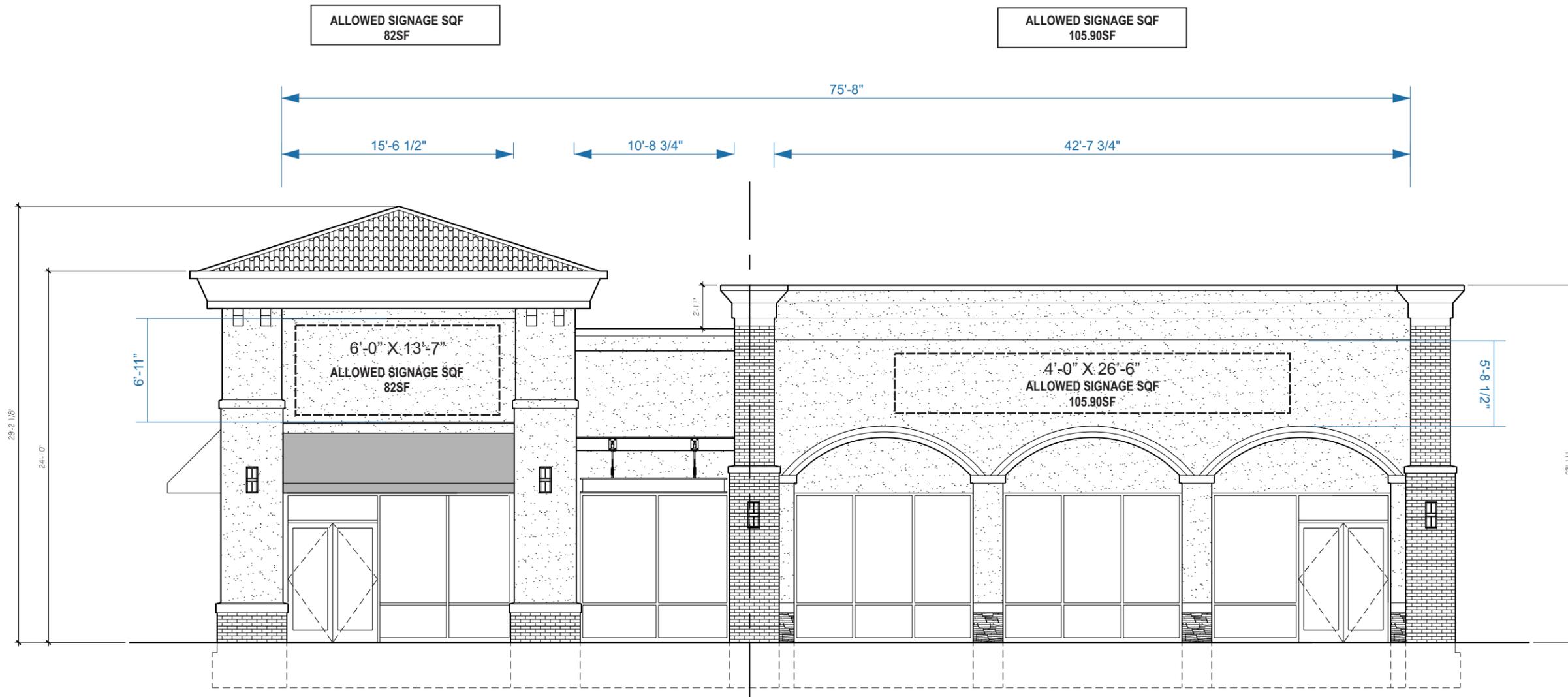
TBV



| Client Review Status  | Notes  | Date / Description   | Project Information  |
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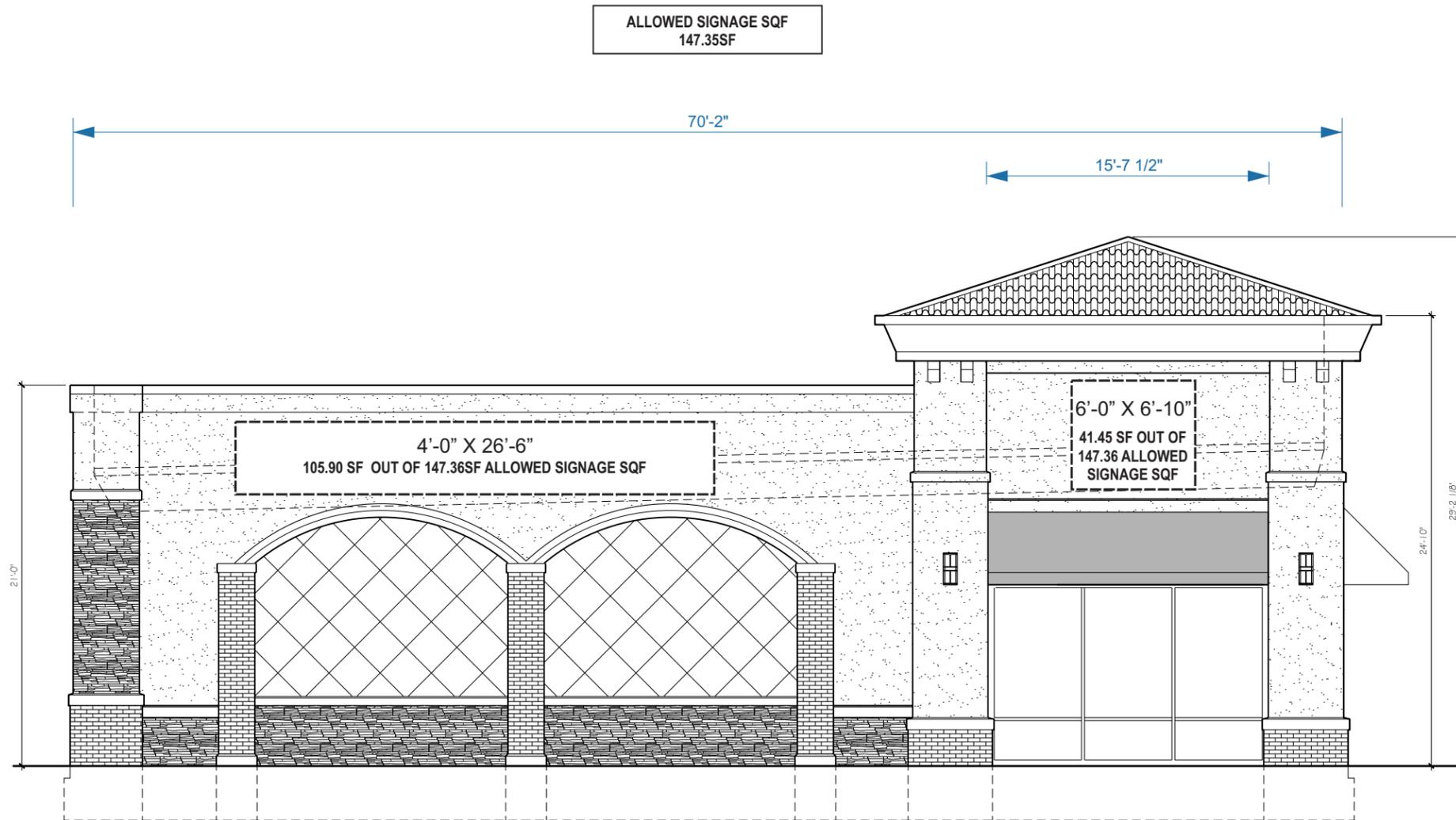


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



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|--|---|--|--------------------------------|
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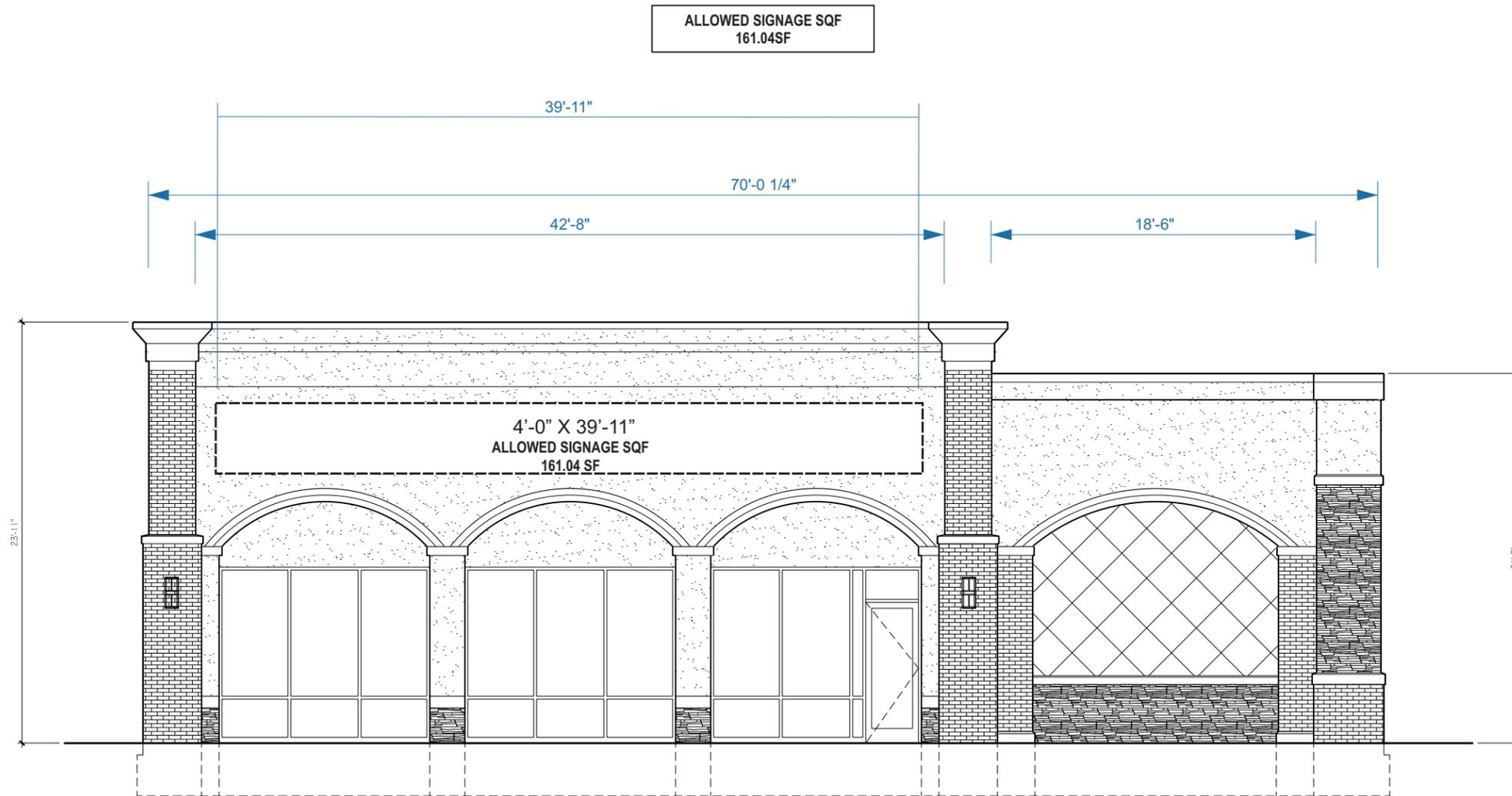


**SIDE A-ELEVATION**  
SCALE: 1/8"= 1'-0"

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|--|---|--------------------------------------|--------------------------------|
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| Name _____   | 05/18/15  New SQF Allowances                          | 04/17/15  New Site and Elevations-ED | Estero, FL                     |
| Title _____ Date _____   | 06/29/15  Monument Option 2A chosen                   | 04/27/15  Monument Location-ED       | File Estero,FL PANDA.476       |
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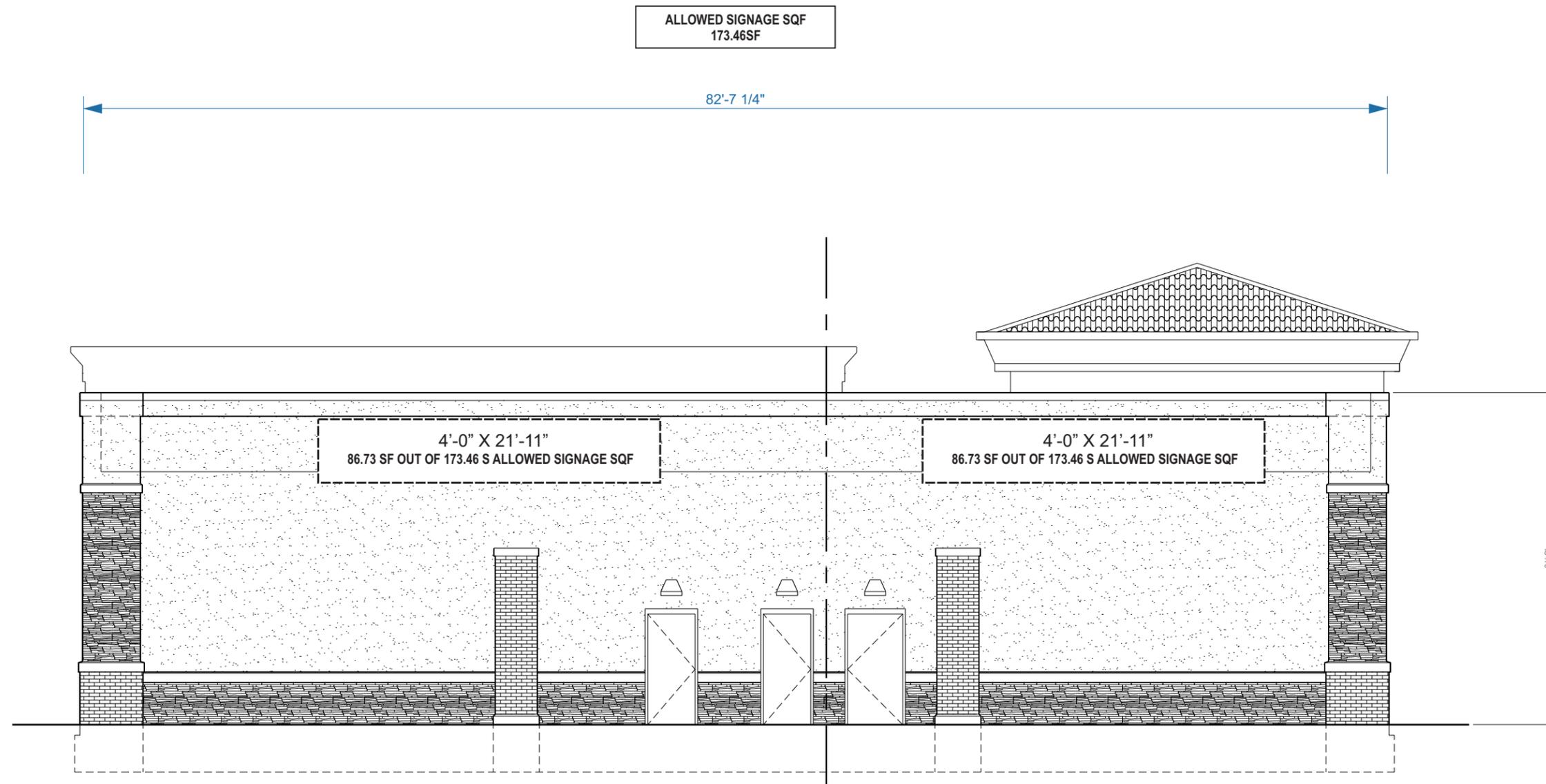


**SIDE B ELEVATION**  
SCALE: 1/8" = 1'-0"



| Client Review Status   | Notes   | Date / Description                   | Project Information            |
|--|---|--------------------------------------|--------------------------------|
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|  |   | 05/03/15  Monument Options           | Sales CB Design DE/BH/AV PM AR |

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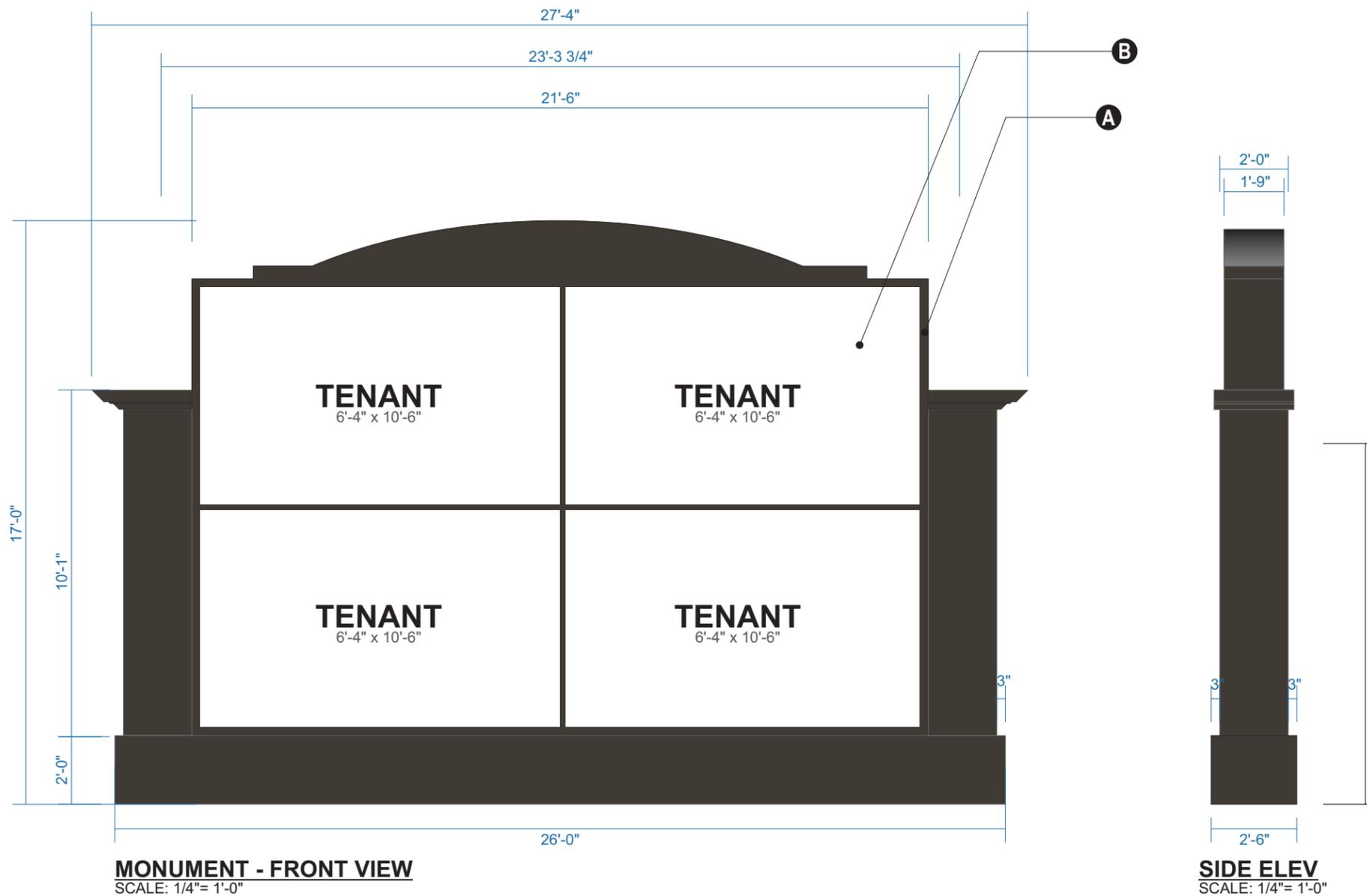


**REAR ELEVATION**  
SCALE: 1/8"= 1'-0"

| Client Review Status  | Notes  | Date / Description   | Project Information  |
|---|--|--|--|
| <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved as Noted<br><input type="checkbox"/> Revise & Resubmit | Allen Industries, Inc. requires that an " <input type="checkbox"/> Approved" drawing be obtained from the client prior to any production release or production release revision.<br>05/04/15 <input type="checkbox"/> Monument Options<br>05/12/15 <input type="checkbox"/> New Site Plan-still pending monument choice<br>05/18/15 <input type="checkbox"/> New SQF Allowances<br>06/29/15 <input type="checkbox"/> Monument Option 2A chosen | 02/02/15 Issue Date<br>03/25/15 <input type="checkbox"/> Code, Site, Elevations-ED<br>04/17/15 <input type="checkbox"/> New Site and Elevations-ED<br>04/27/15 <input type="checkbox"/> Monument Location-ED<br>05/03/15 <input type="checkbox"/> Monument Options | Client Panda Express<br>22941 Lyden Drive,<br>Estero, FL<br>File Estero,FL PANDA.476<br>Sales CB Design DE/BH/AV PM AR |

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- A**

**MAIN CABINET**  
FABRICATED CABINET WITH .090" CLADDING. LOGO DISC TO BE STANDARD CONSTRUCTION MOUNTED TO CABINET FACES AND ILLUMINATED WITH LED'S. ACCESS PANELS IN CABINET AS NECESSARY FOR INSTALL AND MAINTENANCE.  
  
COLOR: \_\_\_  
PANDA BLACK 7C
- B**

**TENANT CABINETS**  
INDIVIDUAL 4"D .090" ALUMINUM FABRICATED CABINETS WITH POLYCARBONATE FACES; FIRST SURFACE APPLIED GRAPHICS. .090" ALUM WRAP AFTER INSTALL.  
**FACE MATERIAL:** .177" SG 404 #7328 WHITE POLYCARBONATE.  
  
**LED ILLUMINATION**  
**MANUFACTURER:** AA LED  
**COLOR:** COLD WHITE  
**TRANSFORMER:** \_\_\_
- C**

**BASE SKIRT COVER**  
FABRICATED .090" ALUMINUM.  
  
COLOR: to match PMS BLACK 7C
- D**

**FOOTING**  
INSTALLATION TO BE AS PER ENGINEERED COMPUTATIONS PER SIGN LOCATION TO MEET ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.

- BLACK
- PMS BLACK 7C
- MAKROLON #7328 WHITE/  
WHITE

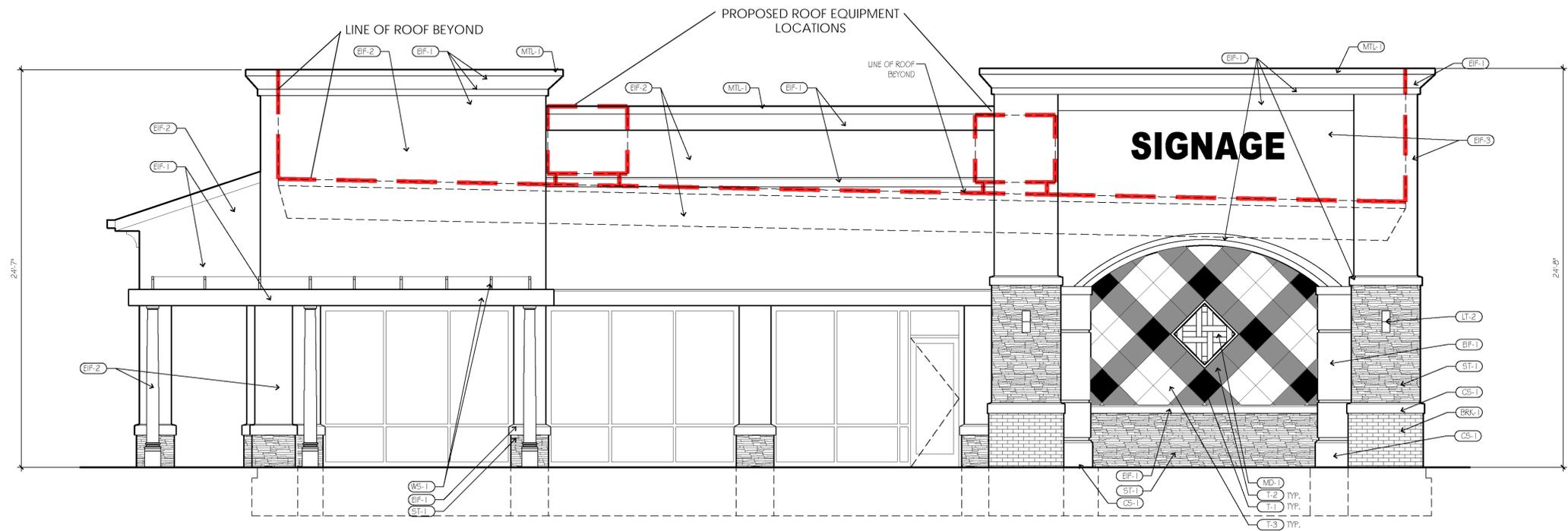
STANDARD PANDA FACE, RETURNS AND TRIM CAP  
COLOR SPECS



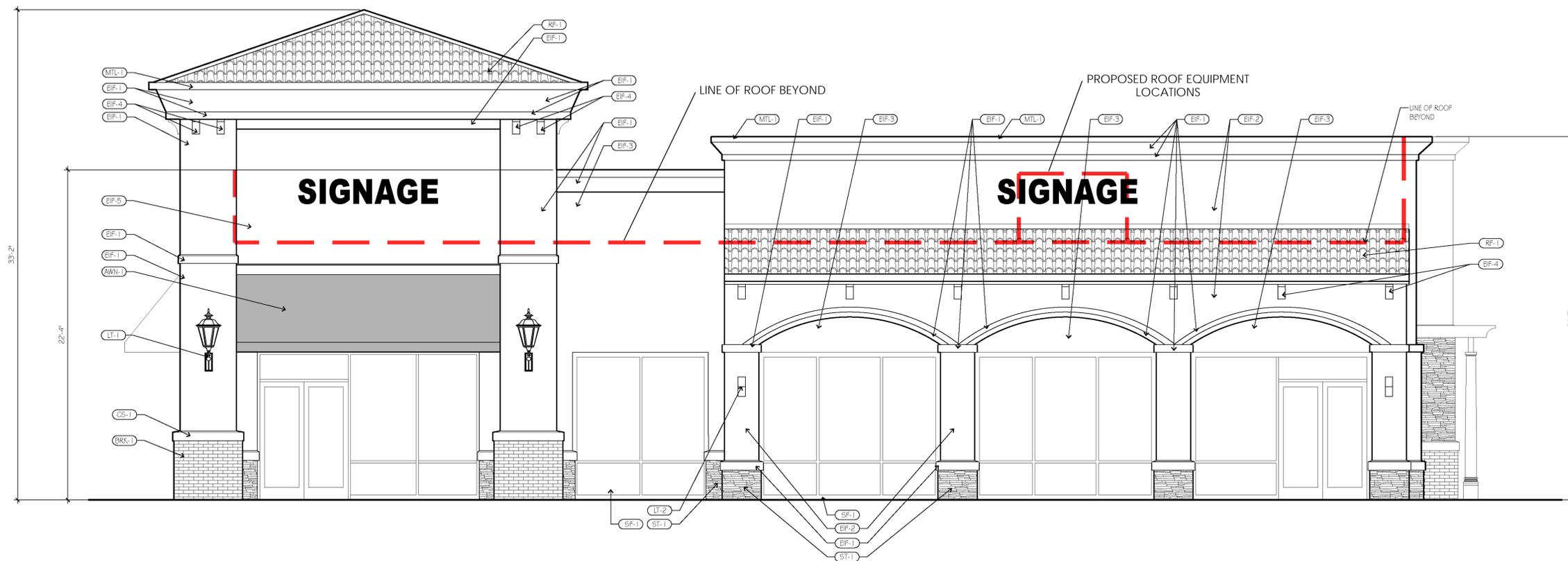
| Client Review Status  | Notes   | Date / Description                   | Project Information            |
|---|---|--------------------------------------|--------------------------------|
| Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.<br><input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit | 05/04/15  Monument Options                            | 02/02/15 Issue Date                  | Client Panda Express           |
| Name _____<br>Title _____   | 05/12/15  New Site Plan-still pending monument choice | 03/25/15  Code, Site, Elevations-ED  | 22941 Lyden Drive,             |
|   | 05/18/15  New SQF Allowances                          | 04/17/15  New Site and Elevations-ED | Estero, FL                     |
|   | 06/29/15  Monument Option 2A chosen                   | 04/27/15  Monument Location-ED       | File Estero,FL PANDA.476       |
|   |   | 05/03/15  Monument Options           | Sales CB Design DE/BH/AV PM AR |

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| FINISH SCHEDULE (X) |                             |                         |  |
|---------------------|-----------------------------|-------------------------|--|
| SYMBOL              | FINISH                      | MANUFACTURER            | PRODUCT                                |
| BK-1                | BRICK VENEER                | GLEN-GERY               | HAZEN RED                              |
| ST-1                | STONE VENEER                | EL DORADO STONE         | AMBER FALLS - WEATHER EDGE             |
| CS-1                | CAST STONE                  | TBD                     | LIGHT BUFF                             |
| RF-1                | BARREL-TILE ROOF            | BORAL                   | 1-PIECE S TILE, FIRE FLASH, 1USDUG074  |
| EIF-1               | EIFS FINISH                 | DRYVIT                  | OYSTER SHELL, 45G                      |
| EIF-2               | EIFS FINISH                 | DRYVIT                  | SATIN GOLD, 439A                       |
| EIF-3               | EIFS FINISH                 | DRYVIT                  | SWEET POTATO PIE, 421A                 |
| EIF-4               | EIFS FINISH                 | DRYVIT                  | PEACH SEED, 409B                       |
| EIF-5               | EIFS FINISH                 | DRYVIT                  | SANDLEWOOD BEIGE, 112                  |
| MD-1                | ARCHITECTURAL MEDALLION     | PINEAPPLE GROVE DESIGNS | 36"x36" 36SM-088, COLOR: CONCRETE GREY |
| T-1                 | PORCELAIN TILE              | CROSSVILLE              | COLOR BLOX, 18"x18", CABOCE A1116      |
| T-2                 | PORCELAIN TILE              | CROSSVILLE              | COLOR BLOX, 18"x18", MUD PIE A1107     |
| T-3                 | PORCELAIN TILE              | CROSSVILLE              | COLOR BLOX, 18"x18", SANDBOX A1101     |
| AWN-1               | AWNING FABRIC               | SUNBRELLA               | TERRA COTTA                            |
| WS-1                | WOOD STAIN                  |                         | NATURAL STAIN SEALER ON CEDAR WOOD     |
| SF-1                | PREFIN. ALUMINUM STOREFRONT | KAWNEER                 | CHARCOAL PERMAFLUOR                    |
| LT-1                | WALL LANTERN                | RE: MEP                 | RE: MEP                                |
| LT-2                | WALL SCONCE                 | RE: MEP                 | RE: MEP                                |
| LT-3                | WALL PACK                   | RE: MEP                 | RE: MEP                                |
| PT-1                | PAINT                       | BENJAMIN MOORE          | MATCH EIF-2                            |
| PT-2                | PAINT                       | BENJAMIN MOORE          | MATCH MTL-1                            |
| MTL-1               | BREAK METAL                 | TBD                     | TERRA COTTA                            |



**SOUTH ELEVATION ③**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION ①**  
SCALE: 1/4"=1'-0"

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CONTRACT: All laws, codes, ordinances and regulations with authority having jurisdiction and with requirements of the Lender, if applicable. Do not start Work until all permits and required approvals are obtained.

VERIFY ALL: CONDITIONS and dimensions prior to construction. Commencement of work constitutes acceptance and recognition of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

MARKINGS: SHOWN as to finish face of a material unless otherwise indicated.

DOUBLE & BOLD: dimension - IN MET SIZE; always unless otherwise directed.

project title  
**ft**  
Developments, LLC

**MULTI USE SHELLS**  
22941 LYDEN DRIVE  
ESTERO, FL

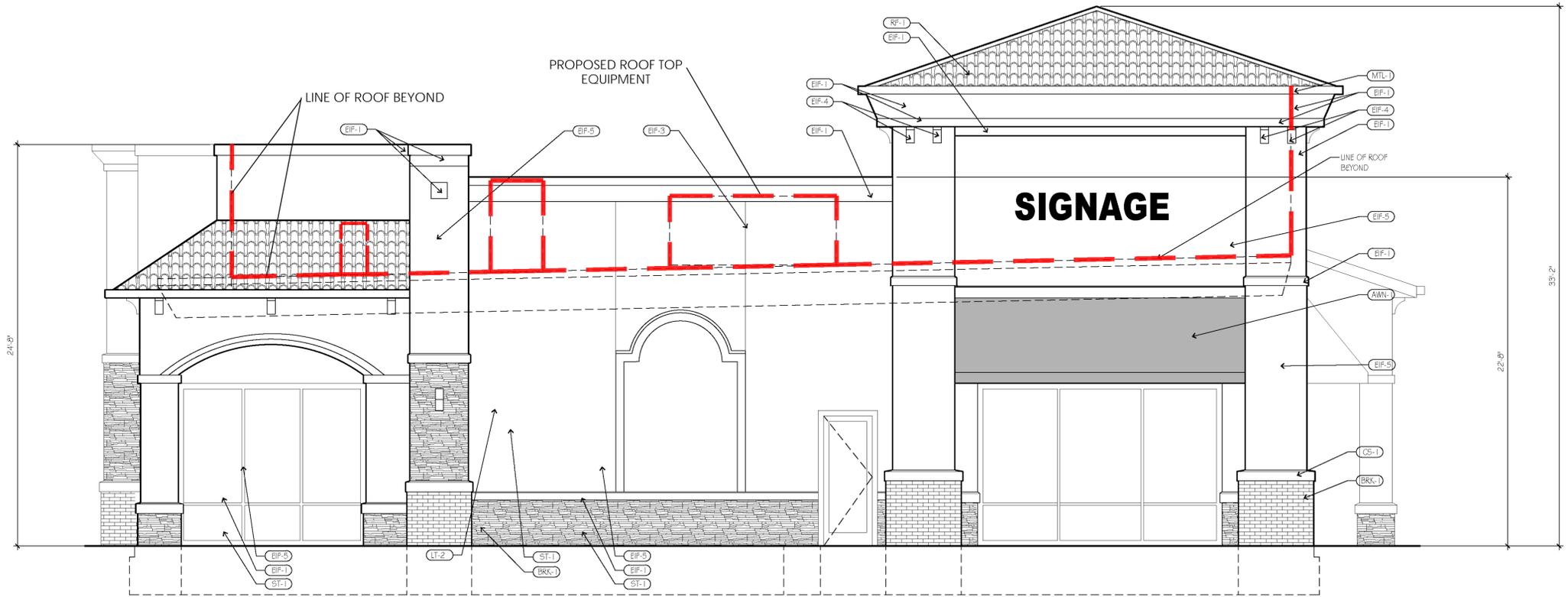
project number  
14045.008  
drawing issuance  
PRELIM 07.15.15  
drawing revisions  
No. Description Date:

professionalseal

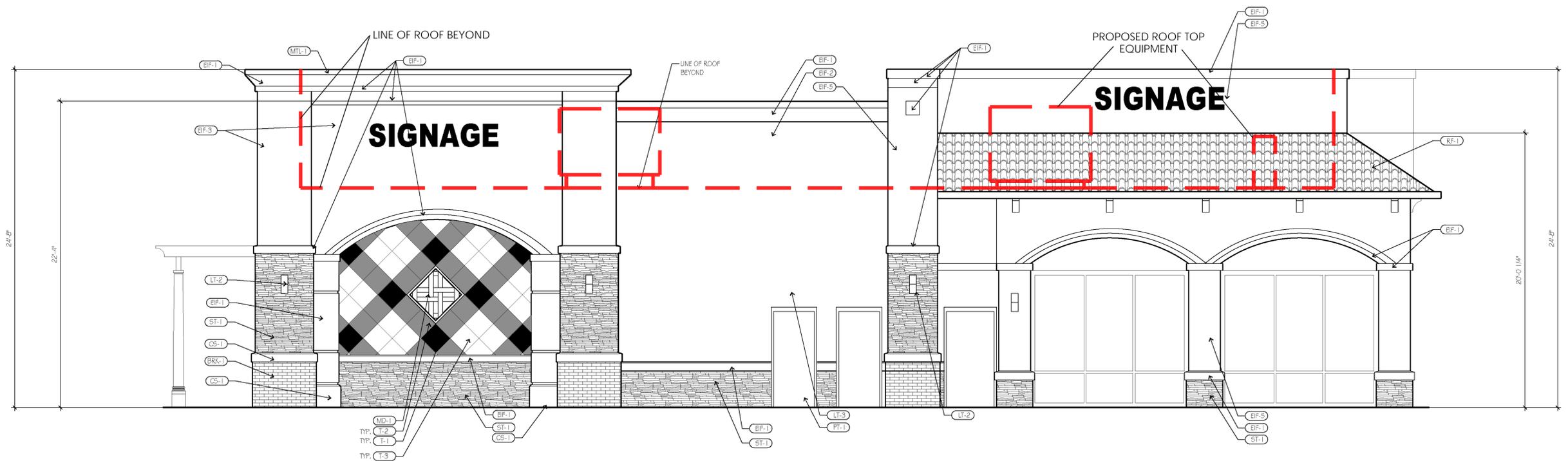
drawing title  
EXTERIOR ELEVATIONS

drawing number  
**A200**

| FINISH SCHEDULE (X) |                            |                         |  |
|---------------------|----------------------------|-------------------------|--|
| SYMBOL              | FINISH                     | MANUFACTURER            | PRODUCT                                |
| BRK-1               | BRICK VENEER               | GLEN-GERY               | HAZEN RED                              |
| ST-1                | STONE VENEER               | EL DORADO STONE         | AMBER FALLS - WEATHER EDGE             |
| CS-1                | CAST STONE                 | TBD                     | LIGHT BUFF                             |
| RF-1                | BARREL-TILE ROOF           | BORAL                   | 1-PIECE S TILE, FIRE FLASH, 1LSDU6074  |
| EIF-1               | EIFS FINISH                | DRYVIT                  | OYSTER SHELL, 45G                      |
| EIF-2               | EIFS FINISH                | DRYVIT                  | SATIN GOLD, 439A                       |
| EIF-3               | EIFS FINISH                | DRYVIT                  | SWEET POTATO PIE, 421A                 |
| EIF-4               | EIFS FINISH                | DRYVIT                  | PEACH SEED, 409B                       |
| EIF-5               | EIFS FINISH                | DRYVIT                  | SANDLEWOOD BEIGE, 1112                 |
| MD-1                | ARCHITECTURAL MEDALLION    | PINEAPPLE GROVE DESIGNS | 36"x36" 36SM-088, COLOR- CONCRETE GREY |
| T-1                 | PORCELAIN TILE             | CROSSVILLE              | COLOR BLOX, 18"x18", CABOOSE A1116     |
| T-2                 | PORCELAIN TILE             | CROSSVILLE              | COLOR BLOX, 18"x18", MUD PIE A1107     |
| T-3                 | PORCELAIN TILE             | CROSSVILLE              | COLOR BLOX, 18"x18", SANDBOX A1101     |
| AWN-1               | AWNING FABRIC              | SUNBELLA                | TERRA COTTA                            |
| WS-1                | WOOD STAIN                 | -                       | NATURAL STAIN SEALER ON CEDAR WOOD     |
| SP-1                | PREPN. ALUMINUM STOREFRONT | KAWNEER                 | CHARCOAL PERMAPLUC                     |
| LT-1                | WALL LANTERN               | RE: MEP                 | RE: MEP                                |
| LT-2                | WALL SCONCE                | RE: MEP                 | RE: MEP                                |
| LT-3                | WALL PACK                  | RE: MEP                 | RE: MEP                                |
| PT-1                | PAINT                      | BENJAMIN MOORE          | MATCH EIF-2                            |
| PT-2                | PAINT                      | BENJAMIN MOORE          | MATCH MTL-1                            |
| MTL-1               | BREAK METAL                | TBD                     | TERRA COTTA                            |



NORTH ELEVATION 3  
SCALE: 1/4" = 1'-0"



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

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DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated. DASHED & BOLD DIMENSIONS - DO NOT SCALE drawings unless otherwise directed.

project title

**ft**  
Developments, LLC

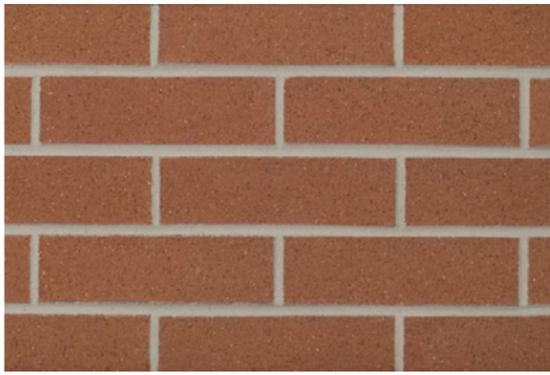
MULTI USE SHELLS  
22941 LYDEN DRIVE  
ESTERO, FL

project number  
14045.008  
drawing issuance  
PRELIM 07.15.15  
drawing revisions  
No. Description Date:

professionalseal

drawing title  
EXTERIOR ELEVATIONS

drawing number  
**A201**



BRK-1 : BRICK VENEER  
BY GLEN-GERY IN HAZEN RED



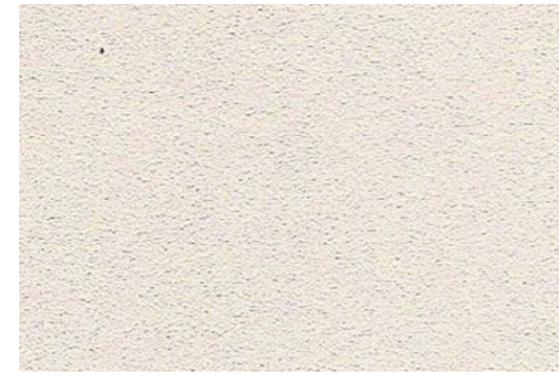
ST-1 : STONE VENEER  
BY EL DORADO IN AMBER FALLS, WEATHER EDGE



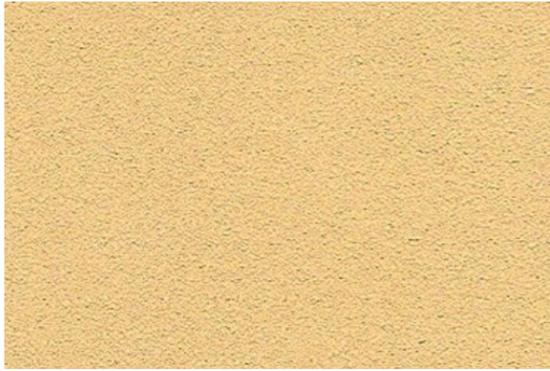
CS-1 : CAST STONE  
LIGHT BUFF



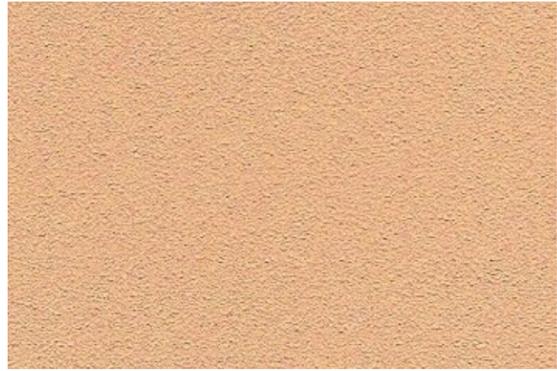
RF-1 : BARREL-TILE ROOF BY BORAL  
IN I-PIECE S TILE, FIRE FLASH; USDU6074



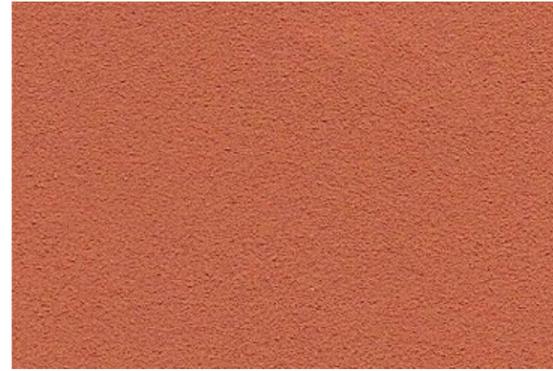
EIF-1 : EIFS FINISH  
BY DRYVIT IN OYSTER SHELL, 456



EIF-2 : EIFS FINISH  
BY DRYVIT IN SATIN GOLD, 439A



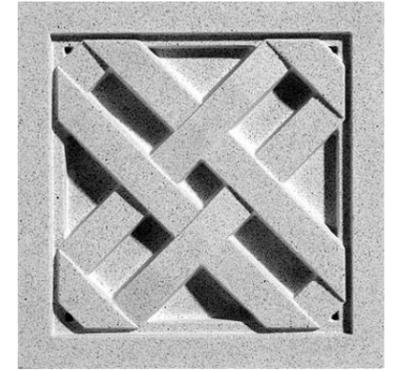
EIF-3 : EIFS FINISH  
BY DRYVIT IN SWEET POTATO PIE, 421A



EIF-4 : EIFS FINISH  
BY DRYVIT IN PEACH SEED, 409B



EIF-5 : EIFS FINISH  
BY DRYVIT IN SANDALWOOD BEIGE, 112



MD-1: ARCHITECTURAL MEDALLION PINEAPPLE GROVE  
DESIGNS 36"X36" 36SM-088, IN CONCRETE GREY



T-1 : PORCELAIN TILE BY CROSSVILLE  
IN COLOR BLOX 18X18 CABOOSE A116



T-2 : PORCELAIN TILE BY CROSSVILLE  
IN COLOR BLOX 18X18 MUD PIE A1107



T-3 : PORCELAIN TILE BY CROSSVILLE  
IN COLOR BLOX 18X18 SANDBOX A1101



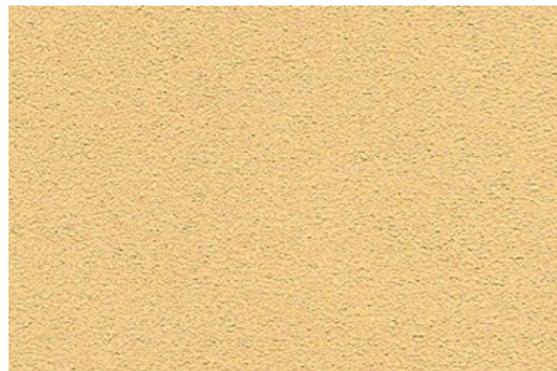
AWN-1 : AWNING FABRIC  
BY SUNBRELLA IN TERRA COTTA



CAN-1 : CANOPY  
BY MAPES IN CHARCOAL GREY



SF-1 : PREFINISHED ALUMINUM STOREFRONT  
BY KAWNEER IN CHARCOAL PERMAFLUOR



PT-1 : PAINT; BEN. MOORE; MATCH EIF-2



PT-2 : PAINT; BEN. MOORE; MATCH MTL-1



MTL-1 : BREAK METAL IN TERRA COTTA



HARDEAMAN · KEMPTON & ASSOCIATES, INC.

Landscape Architects

2207 W. North A Street  
Tampa, Florida 33606  
Ph: 813-258-0066  
www.hka-design.com

CA #26775

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PROJECT NAME:  
CFT ESTERO  
Lee County

SHEET TITLE:  
LANDSCAPE PLAN

PREPARED FOR:  
BOHLER ENGINEERING  
3820 Northdale Blvd. Suite 300B  
Tampa, FL 33626

ADDRESS:  
22941 Lyden Dr.  
Estero, FL 33928

Revisions:

| NO. | DATE    | DESCRIPTION         |
|-----|---------|---------------------|
| 1   | 6-2-15  | updated site plan   |
| 2   | 7-2-15  | revise per comments |
| 3   | 7-29-15 | revise per comments |

PROJ. NO.: C001015K  
DATE: 5-7-15  
DRAWN: KC/JER  
DESIGNED: JER  
CHECKED: JER

JASON E. RINARD, R.L.A.  
REG. NO. FL. LA. 0001608  
LANDSCAPE ARCHITECT

THIS PLAN IS NOT VALID UNLESS SIGNED, DATED & RAISED SEAL AFFIXED

SHEET:

L1

LANDSCAPE MATERIALS LIST

| QTY | KEY  | BOTANICAL NAME                                | COMMON NAME                                | SPECIFICATIONS  | NATIVE |
|-----|------|---|--|---|--------|
| 4   | CES  | Conocarpus erectus                            | Silver Buttonwood                          | B/B, min. 12' Oah X 5' spr., 3" caliper                   | Y      |
| 11  | LI   | Lagerstroemia indica                          | Crape Myrtle 'Natchez'                     | B/B, min. 12' Oah X 5' spr., 3" caliper, std.             | N      |
| 3   | MG   | Magnolia grandiflora 'Bracken's Brown Beauty' | Southern Magnolia 'Bracken's Brown Beauty' | B/B, min. 14' Oah X 6' spr., 4" caliper                   | Y      |
| 16  | SP   | Sabal palmetto                                | Cabbage Palm                               | B/B, min. 10' - 14' clear-trunk hts. as list, tied fronds | Y      |
| 17  | UA   | Ulmus alata                                   | Winged Elm                                 | B/B, min. 12' Oah X 5' spr., 3" caliper                   | Y      |
| 10  | TD   | Taxodium distichum                            | Bald Cypress                               | B/B, min. 16' Oah X 6' spr., 4" caliper                   | Y      |
| 42  | ICC  | Ilex cornuta 'Carissa'                        | Carissa Holly                              | min. 3 gallon, 24" ht. @ 30" o.c.                         | N      |
| 119 | IVS  | Ilex vomitoria 'Nana'                         | Ilex Schillings                            | min. 3 gallon, 24" ht. @ 30" o.c.                         | Y      |
| 215 | VO   | Viburnum obovatum                             | Walters viburnum                           | min. 3 gallon, 24" ht. @ 30" o.c.                         | Y      |
| 310 | DTV  | Dianella tasmanica 'Variegata'                | Variegated Flax Lily                       | min. 1 gallon @ 24" o.c.                                  | N      |
| 133 | MU   | Muhlenbergia capillaris                       | Muhly Grass                                | min. 1 gallon @ 36" o.c.                                  | Y      |
| 195 | TA   | Trachelospermum asiaticum                     | Minima Jasmine                             | min. 1 gallon @ 18" o.c.                                  | N      |
|     | SOD  | Paspalum notatum                              | Bahia Sod                                  | sq.ft.  |        |
|     | MLCH | Pine Bark mulch                               | Shredded Pine Bark Mulch                   | Cu.Yd.  |        |

LANDSCAPE REQUIREMENTS

As per Lee County landscape code (Section 10-416) and Coconut Trace overlay district requirements.  
Note: Canopy Tree = Tree with a mature spread/crown of at least 20 ft.

| REQUIREMENT                                     | DETAILS  |
|---|--|
| <b>VUA LANDSCAPE REQUIREMENT</b>                | 10% of total paved area = req'd planting area<br>1 canopy tree or 3 sabals / 250 sf of req'd landscape area (landscape area includes internal islands and perimeter v.u.a.)<br>40,842 sf x .10 = 4,084 sf landscape area<br>4,084 sf / 250 = (16) 2" cal. trees req'd<br>(16) 2" trees provided  |
| <b>LANDSCAPE BUFFERS - (Type D)</b>             | (adjacent to public right-of-way)<br>15' width buffer<br>5 trees per 100 lf; double staggered 36" ht. hedge row  |
| <b>EAST (US-41)</b>                             | 209 / 100 lf = 2.09 x 5 = (10) trees<br>(3) existing trees and palms to remain and<br>(4) trees and (3) palms provided   |
| <b>WEST (Lyden Drive)</b>                       | 209 / 100 lf = 2.09 x 5 = (10) trees<br>(7) existing trees to remain and (3) palms provided  |
| <b>LANDSCAPE BUFFERS - (Type A)</b>             | (adjacent to commercial zone property)<br>5' width buffer<br>4 trees per 100 lf  |
| <b>NORTH</b>                                    | 209 / 100 lf = 1.6 x 4 = (6) trees<br>(3) trees and (3) palms provided   |
| <b>SOUTH</b>                                    | 209 / 100 lf = 3.59 x 4 = (14) trees<br>(7) trees and (7) palms provided   |
| <b>GENERAL TREE REQUIREMENT</b>                 | 1 tree / 3,500 sf of development area (This req. is in addition to other requirements).<br>82,695 / 3,500 = (27) trees req'd.<br>(13) 4" trees and (1) 2" trees provided   |
| <b>OPEN SPACE REQUIREMENT</b>                   | 20% of all development area<br>82,695 sf x .20 = min. 16,539 sf required and provided  |
| <b>BUILDING PERIMETER PLANTINGS REQUIREMENT</b> | 10% of proposed building gross ground level floor area<br>min. 5 ft wide, must be on 3 most visible sides of building<br>Shrubs and Groundcover must cover 50% of req'd area.<br>Turfgrass limited to 10% of the req'd area.   |
| <b>RESTAURANTS -</b>                            | 5,600 sf x .10 = 560 sf required and provided  |
| <b>TOTAL TREE REQUIREMENT</b>                   | (83) total trees req'd<br>(10) existing trees and palms @ 1:1 (buffers) = (10) trees<br>(16) sabal palms @ 1:1 (buffers) = (16) trees<br>(31) 2" cal. trees provided<br>(13) 4" cal. trees provided; equivalent to (1) 2" cal. trees<br>Total (69) trees provided  |
| <b>MIN. NATIVE PLANTING REQUIREMENT</b>         | 75% of total required trees or palms must be native<br>83 x .75 = (63) min. native trees or palms req'd and provided   |
| <b>ADDITIONAL NOTES:</b>                        | All interior landscape areas not dedicated to trees or to preservation of existing vegetation must be landscaped with grass, ground cover, shrubs or other approved landscaping materials. Sand, gravel, rock, shell or pavement are not appropriate landscape materials.<br>A three-inch min. layer, after watering-in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. Areas not planted with trees, shrubs, or ground covers shall be sodded with sod.<br>Contractor shall install new irrigation system to provide 100% coverage to all landscape areas. |

REQUIRED TREE LEGEND

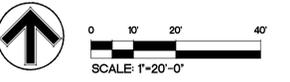
- [V] V.U.A. tree (Qty: 16)
- [N] North buffer trees (Qty: 6)
- [S] South buffer trees (Qty: 14)
- [W] West buffer trees (Qty: 10)
- [E] East buffer trees (Qty: 10)
- [G] General trees (Qty: 27)

SPECIFIC NOTES:

Trees may not be placed where they interfere with utilities, site drainage, views, signs, or where they require frequent pruning to avoid overhead power lines. Specifically, all large trees must be located at least 20 ft away from utility lines, while all small trees (e.g., Sabal Palms) must be located at least 10 ft away

GENERAL IRRIGATION NOTES

To improve the survivability of required landscaping, cultivated landscape areas must be provided with an automatic irrigation system. All required irrigation systems must be designed to eliminate the application of water to impervious areas, including roads, drives and other vehicle areas. Required irrigation must also be designed to avoid impacts on existing native vegetation.  
All new developments that have required landscaping must be irrigated by the use of an automatic irrigation system with controller set to conserve water. Moisture detection devices must be installed in all automatic sprinkler systems to override the sprinkler activation mechanism during periods of increased rainfall. Where existing irrigation systems are modified requiring the acquisition of a permit, automatic activation systems and overriding moisture detection devices must be installed.



PLANT SYMBOL QTY. OF PLANTS

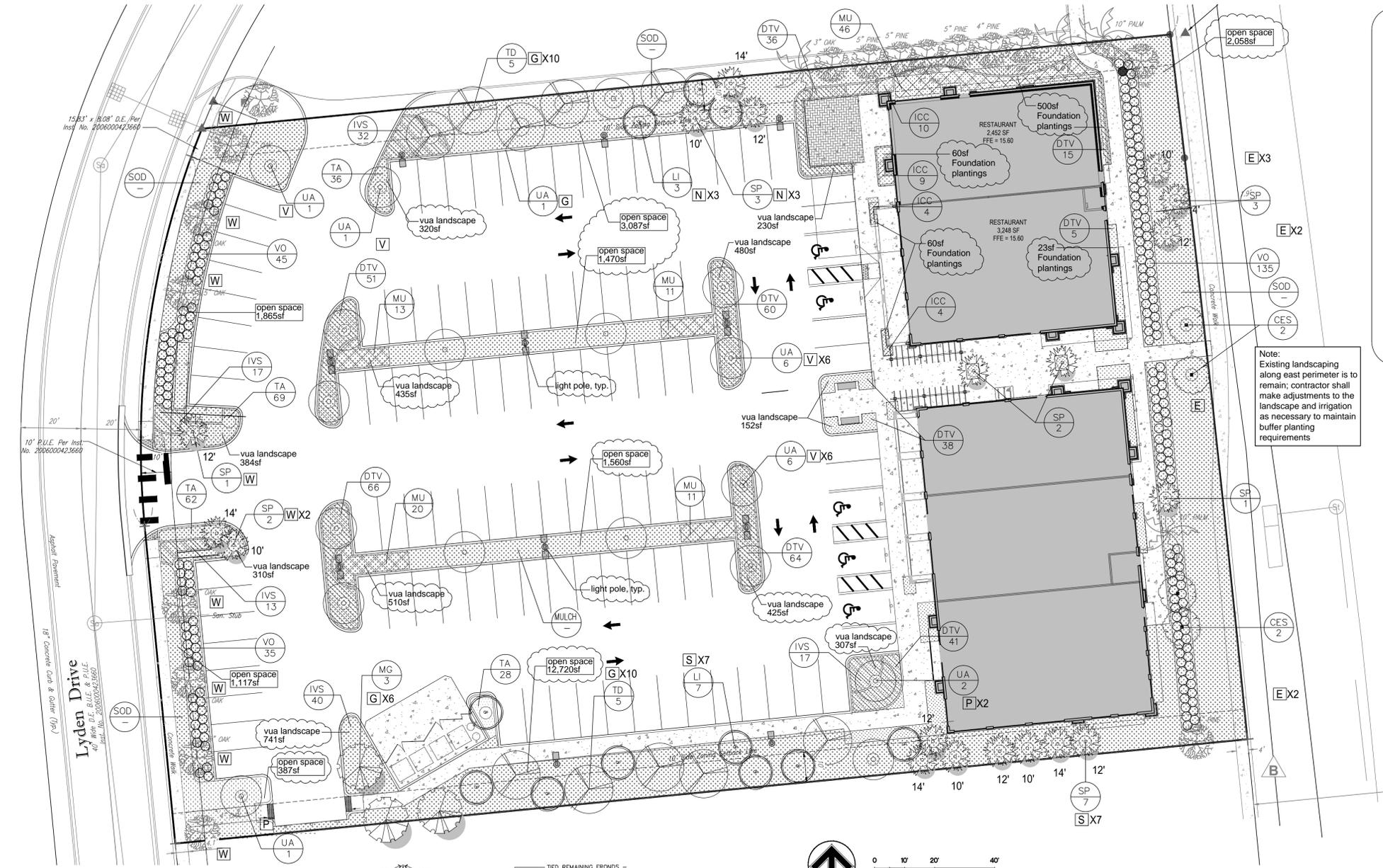


PROHIBITED INVASIVE EXOTIC TREE LIST

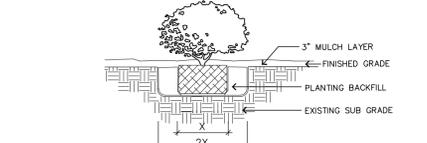
NOTE: All exotics will be removed from development area and maintained free from invasive exotic plants in perpetuity.

- INVASIVE EXOTIC PLANTS INCLUDE:
- Earleaf
  - Acacia
  - Woman's Tongue
  - Australian Pines
  - Carrotwood
  - Rosewood
  - Air Potato
  - Murray Red Gum
  - Weeping Fig
  - Cuban Laurel Fig
  - Japanese Climbing Fern, Melaleuca
  - Downy Rose Myrtle
  - Old World Climbing Fern
  - Chinese Tallow
  - Brazilian Pepper
  - Tropical Soda Apple
  - Java Plum
  - Rose Apple
  - Cork Tree
  - Wedelia.

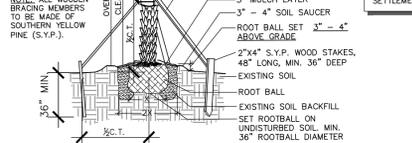
CALL 48 HOURS BEFORE YOU DIG  
It's the Law!  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



SHRUB/ GROUND COVER PLANTING DETAIL



TYPICAL SABAL PALM TREE PLANTING DETAIL

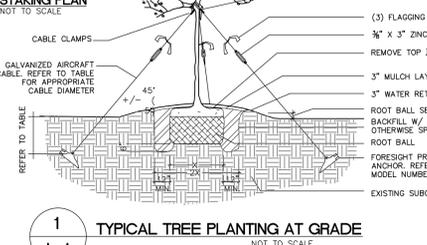


DUCKBILL EARTH ANCHOR TABLE

| TREE CALIPER | MODEL NUMBER | RATED CAPACITY | MINIMUM DEPTH OF INSTALLATION |
|--------------|--------------|----------------|-------------------------------|
| UP TO 3"     | 40-DTS       | 300 LBS. EA.   | 20"                           |
| UP TO 6"     | 68-DTS       | 1,100 LBS. EA. | 30"                           |
| UP TO 11"    | 88-DTS       | 3,000 LBS. EA. | 42"                           |
| NOT RATED    | 138-DTS      | 5,000 LBS. EA. | 60"                           |

NOTE: RATED FOR WINDS UP TO 50 MPH

TYPICAL TREE PLANTING AT GRADE





J.E. F  
4236  
29  
NE

VANDBERG WAY

SunTrust Bank

PATIO

RESTAURANT

RESTAURANT

PATIO

FUTURE PHASE II

112 Stalls

Monument Sign

LYDEN DRIVE

US 41 (SR 45) S TAMAMIAMI TRAIL

SITE PLAN - 1/32" : 1'-0"





SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE





# LED XGBM

## LED Area Lighting

Energy-efficiency and high performance in a conventionally styled LED Area Light



IP65



- **Lighting Performance, Outstanding Uniformity**

- Exceptional high-brightness LEDs result in both higher light levels and significant energy savings; with cool white and neutral white LED color temperatures

XGBM LW replaces up to 400 watt, XGBM SS replaces up to 750 watt,  
XGBM HO replaces up to 1000 watt

- **Super High Efficiency** – Up to 120 lumens per watt (LPW)
- **IP67 Rated Field-rotatable Optical Assembly** – Sealed optical unit can be easily field rotated enabling generous flexibility in distribution patterns without removing the fixture.
- **Top Access Housing** – Tethered top-access cover provides easy installation
- **Minimum 60,000** – 100,000 hours expected life
- **Sophisticated controls such as dimming, bi-level switching and LSI wireless controls and information systems translate to tremendous energy savings**
- **Optional Color Decals** – Color coordinate the fixture to the site design scheme by adding color decals.
- **Maintenance-free**
- **5 year warranty**



## Designed to Perform - Built to Last

Designed and built around LSI's own Crossover LED lighting technology and SmartTec intelligence platforms, our LED solutions are second to none. This ensures optimum fixture performance, energy efficiency, delivered lumens per watt, longevity and an impressive ROI.

### REVOLUTIONARY THERMAL MANAGEMENT SYSTEM

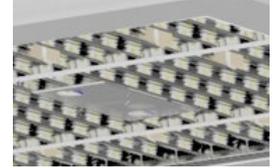
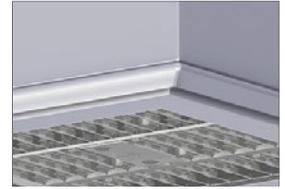
LSI's unique patented heat-sink design is integrated into the external surfaces of the luminaire, in place of fins found frequently in traditional fixtures, to effectively dissipate heat and ensure a cool-running fixture. Suitable for high ambient temperatures (50°C).

### INNOVATIVE DRIVER DESIGN

Unique high-power driver, 90+% efficient, ensures the highest attainable levels of energy efficiency and surge protection. Available Low Watt, Super Saver and High Output.

### EXCEPTIONAL OPTICAL DESIGN

Tremendous lighting performance specifically designed for area lighting and automotive dealership applications. Available with Type 3, 5, FT and FTA distributions with field rotatable optics.



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## Available for New Construction & Retrofit Projects



**Choose from LSI's Wide Offering of Poles for a Complete Fixture Assembly**  
Steel or aluminum poles are available with round, round tapered or square shafts.

Each pole is finished with a baked-on polyester-powder finishing giving the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling.

Steel poles are finished with LSI's patented DuraGrip® finish process and carry a five-year limited warranty. When LSI's DuraGrip Plus finish is used a seven-year warranty applies.

Ordering your LED fixtures and poles from LSI guarantees a continuous color match for the assemblies.



## LED AREA LIGHTS - (XGBM)



### DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

| LIGHT OUTPUT - XGBM |    |                  |        |         |          |                 |
|---------------------|----|------------------|--------|---------|----------|-----------------|
|                     |    | Lumens (Nominal) |        |         |          | Watts (Nominal) |
|                     |    | Type 3           | Type 5 | Type FT | Type FTA |                 |
| Cool White          | LW | 14080            | 13840  | 15020   | 16560    | 140             |
|                     | SS | 20180            | 18040  | 20700   | 23030    | 187             |
|                     | HO | 26750            | 25460  | 29070   | 31810    | 300             |
| Neutral White       | LW | 11450            | 11290  | 12220   | 13470    | 136             |
|                     | SS | 16390            | 15170  | 17230   | 18750    | 188             |
|                     | HO | 22240            | 20550  | 23510   | 25410    | 288             |

LED Chips are frequently updated therefore values may increase.

US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

**SMARTTEC™ THERMAL CONTROL** - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

**OCCUPANCY SENSING (IMS)** – Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection – occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

**ENERGY SAVING CONTROL OPTIONS** – DIM – 0-10 volt dimming enabled with controls by others. BLS – Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

**DISTRIBUTION/PERFORMANCE** - Types 3, 5, FT and FTA available - field rotatable reflectors.

**HOUSING** - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

**TOP-ACCESS COVER** - Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90o increments. Directional arrow on optics allows alignment without the unit being energized.

**MOUNTING** - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.

**DRIVERS** - Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RF/EMI standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**DECAL STRIPING** - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

**LISTING** - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at [www.designlights.org](http://www.designlights.org).

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 3G requirements.

# LED AREA LIGHTS - (XGBM)

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT PCM**

| Prefix                             | Distribution   | Light Source | Drive Current   | Color Temperature                                     | Input Voltage                                   | Finish   | Optional Controls   | Optional Sensor/Options  |
|------------------------------------|--|--------------|---|---|---|--|---|--|
| XGBM <sup>1</sup> - LED Greenbriar | FT - Forward Throw<br>FTA - Forward Throw Automotive<br>3 - Type III<br>5 - Type V | LED          | LW - Low Watt<br>SS - Super Saver<br>HO - High Output | CW - Cool White (5000K)<br>NW - Neutral White (4000K) | UE - Universal Voltage (120-277)<br><br>347-480 | BLK - Black<br>BRZ - Bronze<br>GPT - Graphite<br>MSV - Metallic Silver<br>PLP - Platinum Plus<br>SVG - Satin Verde Green<br>WHT - White<br><br><b>Optional Color Decals</b><br>45 - Light Gold<br>20 - Charcoal Metallic<br>55 - Black<br>94 - Blue Metallic<br>59 - Dark Green<br>51 - Dark Red<br>21 - Tomato Red<br>50 - White<br>700 - Aztec Silver Metallic | <b>Wireless Control System</b> <sup>2,3</sup><br>(blank) - None<br>PCM - Platinum Control System<br>PCMH - Host/Satellite Platinum Control System<br>GCM - Gold Control System<br>GCMH - Host/Satellite Gold Control System<br>DIM - 0-10 volt dimming (required for satellite fixtures)<br><br><b>Stand-Alone Control</b><br>(blank) - None<br>DIM - 0-10 volt dimming <sup>4</sup> (from external signal)<br>BLS - Bi-level Switching <sup>5</sup> (from external signal - required 120-277V controls system voltage) | <b>Sensor</b><br>IMS - Integral Motion Sensor <sup>6</sup><br>PCI120 - 120V Button-Type Photocell<br>PCI208 - 208V Button-Type Photocell<br>PCI240 - 240V Button-Type Photocell<br>PCI277 - 277V Button-Type Photocell<br>PCI347 - 347V Button-Type Photocell<br><br><b>Options</b><br>8BK - 8" Bracket (S and D180 only)<br>TB - Terminal Block |

### LUMINAIRE EPA CHART<sup>2</sup> - XGBM

|        | 8" Bracket  | 12" Bracket |
|--------|-------------|-------------|
| Single | 2.3         | 2.4         |
| D180°  | 4.7         | 4.8         |
| D90°   |             | 4.7         |
| T90°   | 12" Bracket | 7.2         |
| TN120° | Required    | 7.3         |
| Q90°   |             | 8.8         |

Note: House Side Shield adds to fixture EPA. Consult Factory.

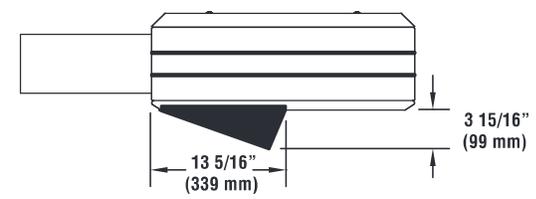
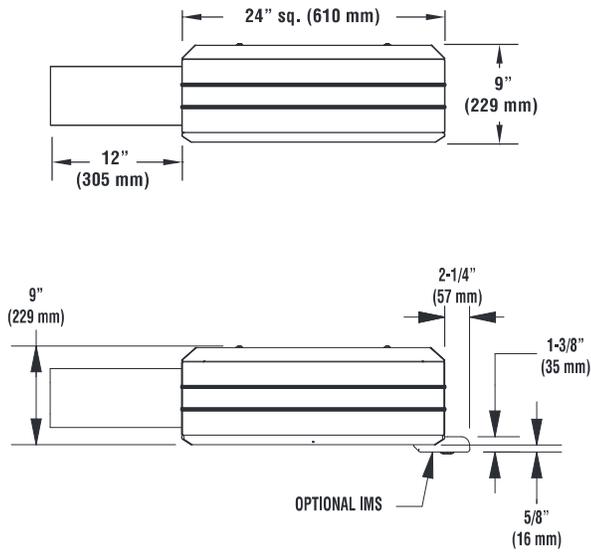
### ACCESSORY ORDERING INFORMATION<sup>2</sup>

(Accessories are field installed)

| Description   | Order Number            | Description   | Order Number            |
|---|-------------------------|---|-------------------------|
| XGBM-HSS House Side Shield (Black only)                     | 482002 BLK <sup>7</sup> | DFK208, 240 Double Fusing (208V, 240V)              | DFK208,240 <sup>8</sup> |
| RPP2 - Round Pole Plate                                     | 162914BLK               | DFK480 Double Fusing (480V)                         | DFK480 <sup>8</sup>     |
| BKS-BO-WM-* - CLR - Wall Mount Plate                        | 123111CLR               | FK347 Single Fusing (347V)                          | FK347 <sup>8</sup>      |
| BKA-BO-RA-8-CLR - Radius Arm                                | 169010CLR               | PMOS120 - 120V Pole-Mount Occupancy Sensor          | 518030CLR <sup>9</sup>  |
| BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles | 144191CLR               | PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor | 534239CLR <sup>9</sup>  |
| FK120 Single Fusing (120V)                                  | FK120 <sup>8</sup>      | PMOS277 - 277V Pole-Mount Occupancy Sensor          | 518029CLR <sup>9</sup>  |
| FK277 Single Fusing (277V)                                  | FK277 <sup>8</sup>      | PMOS480 - 480V Pole-Mount Occupancy Sensor          | 534240CLR <sup>9</sup>  |

- FOOTNOTES:**
- 1- Use with 5" traditional drilling pattern.
  - 2- For wireless controls information and accessories, see Controls section.
  - 3- Requires a SiteManager and override switch. Not compatible with BLS or IMS option.
  - 4- Not compatible with IMS or BLS option.
  - 5- Not compatible with wireless controls system, DIM or IMS option.
  - 6- Not compatible with wireless controls system, DIM or BLS option.
  - 7- House Side Shields add to fixture EPA. Consult factory.
  - 8- Fusing must be located in the hand hole of pole.
  - 9- To be used with any of the PCM/GCM wireless controls systems in the fixture. Consult factory.

## DIMENSIONS



### House Side Shield (482002BLK)

