

SITE CONSTRUCTION DRAWINGS

FOR

COCONUT RETAIL CENTER

LOCATION OF SITE
NWC OF BULB LANE & US 41
LEE COUNTY
ESTERO, FLORIDA 33928
SEC 04, TWP 47 S, RGE 25 E

CONTACT INFORMATION

<p>CONSULTANTS</p> <p>♦ BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: EBI SURVEYING 8415 SUNSTATE STREET TAMPA, FL 33634</p> <p>♦ GEOTECHNICAL REPORT:</p> <p>♦ ARCHITECT: ALICE SMITH 748 BROADWAY SUITE 202 DUNEDIN, FL 34698</p> <p>♦ LANDSCAPE ARCHITECT: BOHLER ENGINEERING 3820 NORTHDAL BLVD., SUITE 300B TAMPA, FL 33624</p>	<p>DEVELOPER BRIGHTWORK REAL ESTATE 3708 W SWANN AVE., SUITE 200 TAMPA, FL 33609</p> <p>END USER B/W 41 BULB, LLC 3708 W SWANN AVE., SUITE 200 TAMPA, FL 33609 ATTN: T. AUSTIN SIMMONS</p>
<p>GOVERNING AGENCIES</p> <p>♦ LEE COUNTY LEE COUNTY COMMUNITY DEVELOPMENT 1500 MONROE STREET FORT MYERS, FL 33902 (239) 533-6566 (P)</p> <p>♦ SFWMD SOUTH FLORIDA WATER MGT. DIST. LOWER WEST COAST SERVICE CENTER 2301 MCDONOGH BLVD FT. MYERS, FL 33901 (239) 338-2929 (P)</p> <p>♦ VILLAGE OF ESTERO 21500 THREE OAKS PKWY ESTERO, FL 33928 (239) 221-5036 (P)</p>	



LOCATION MAP
 SCALE: N.T.S.

SHEET INDEX	
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ALTA / ACSM BOUNDARY AND TOPOGRAPHIC SURVEY	1 OF 1

LEGAL DESCRIPTION

PART OF OUT-PARCEL C-D, BLOCK A, COCONUT TRACE, PER INSTRUMENT #2006000423660, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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-00-010)				
D.O. Number	Status	CPD Tract	Description	Permitted Gross Floor Area
DOS2014-00018	Issued	A	Coconut Trace Retail Develop	8,771
DOS2014-00018	Issued	B	Coconut Trace Retail Develop	8,200
N/A	Pending	C	Coconut Retail Center	11,810
DOS2014-00064	Issued	D	Autumn Leaves of Estero	37,505
N/A	N/A	E	Vacant	0
N/A	N/A	F	Vacant	0
Total Allowable for Estero Pointe CPD				130,500
Total Allocated for University Plaza CPD				66,286
Total Remaining for University Plaza CPD				64,214

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PROJECT No.: FL150041
 DRAWN BY: DR
 CHECKED BY: GRR
 DATE: 9/29/2015
 SCALE: N.T.S.
 CAD I.D.: SD0

PROJECT: SITE CONSTRUCTION DRAWINGS FOR BRIGHTWORK REAL ESTATE

LOCATION OF SITE
 NWC OF US 41 & BULB LANE
 ESTERO, FL

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



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 THIS PROJECT WORK SCOPE PRIOR TO THE INCEPTION 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 LOCAL, STATE AND FEDERAL CODES.

DEMOLITION NOTES:

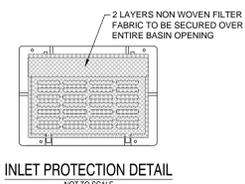
- BOHLER ENGINEERING FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
 - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE 'MEANS AND METHODS' NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: "THE MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATUM NOTE:

BENCHMARKS:
 CONTROL BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT PID: ADR3222 LOCATED 0.1 MILES SOUTH OF THE JUNCTION OF STATE HIGHWAY 884 AND FOUNTAIN LAKES ROAD IN THE TOP OF AND 32.8 FEET NORTH OF THE SOUTH END OF THE WEST CONCRETE HEADWALL OF A TRIPLE BOX CULVERT.
 ELEVATION: 14.76' (NORTH AMERICAN VERTICAL DATUM 1988)

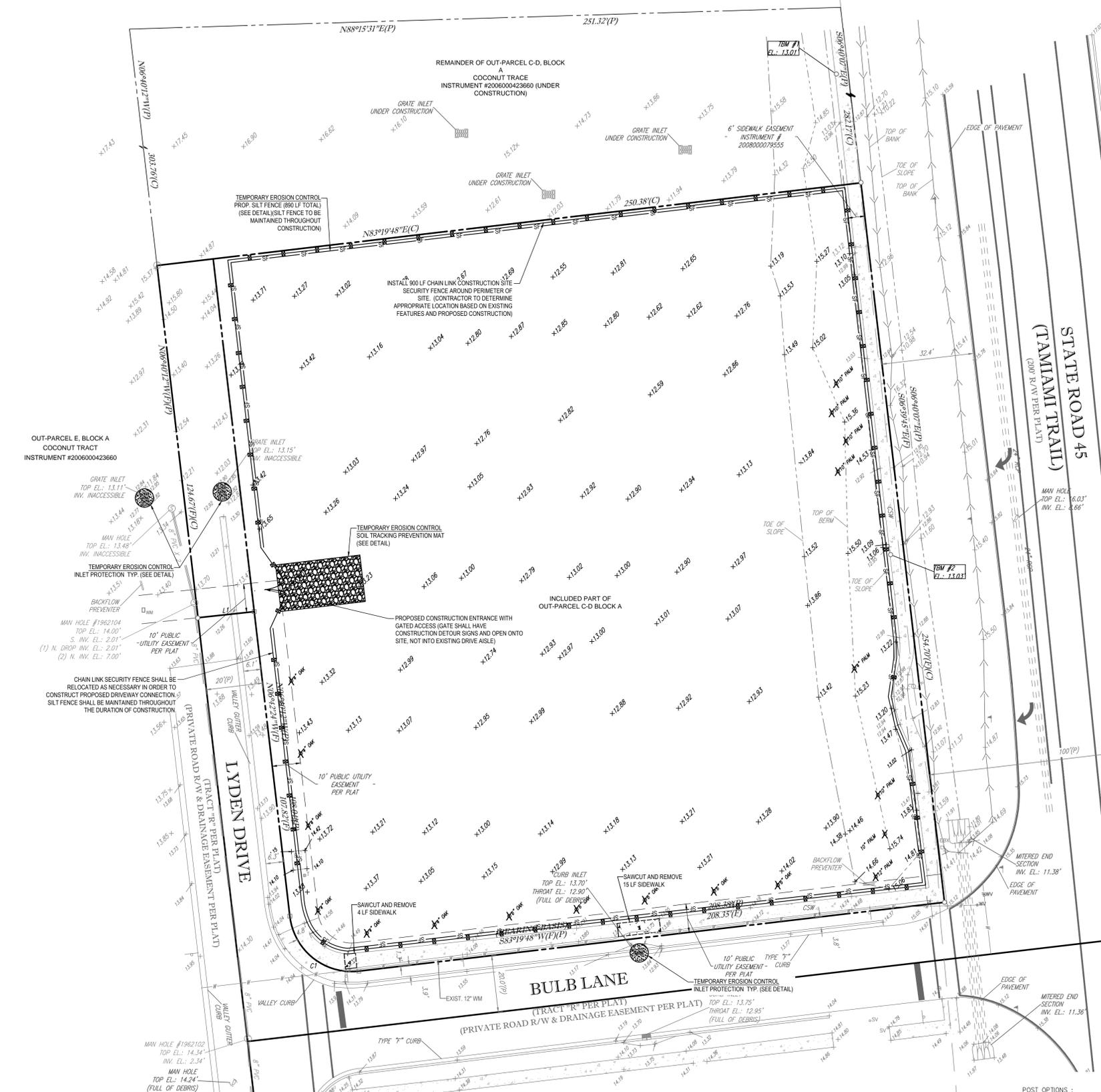
TBM #1:
 STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED ON THE WEST SIDE OF THE CONCRETE SIDEWALK ON THE WEST SIDE OF STATE ROAD 45 APPROXIMATELY 30 FEET NORTH OF THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.
 ELEVATION: 13.01' (NORTH AMERICAN VERTICAL DATUM 1988)

TBM #2:
 STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED ON THE WEST SIDE OF THE CONCRETE SIDEWALK ON THE WEST SIDE OF STATE ROAD 45 APPROXIMATELY 100 FEET SOUTH OF THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.
 ELEVATION: 13.03' (NORTH AMERICAN VERTICAL DATUM 1988)



INLET PROTECTION DETAIL
 NOT TO SCALE

5/15/2024 10:41 AM & BULB/DRAINAGE/PLAN SET/15/2024 PLOTTED BY: MARIE 15:21:15 @ 1055 W/ LGSV SAVED BY: 2024



UTILITY CONTACTS:

- | | | | |
|---|---|---|---|
| WATER
BONITA SPRINGS UTILITIES
11860 EAST TERRY STREET
BONITA SPRINGS, FL 34135
DOMINIC STROLLO
(239) 992-0711 | FIRE PREVENTION
ESTERO FIRE RESCUE
21500 THREE OAKS PARKWAY
ESTERO, FL 33928
(239) 390-8000 | STORMWATER
SOUTH FLORIDA WATER MGT. DISTRICT
LOWER WEST COAST SERVICE CENTER
2301 MCGREGOR BLVD.
FT. MYERS, FL 33901
ERROL NOEL
(239) 338-2929 | ELECTRIC
FLORIDA POWER & LIGHTS
1543 WINKLER RD.
FT. MYERS, FL 33908
JIM MERRIAM
(239) 947-7342 |
| WASTEWATER
BONITA SPRINGS UTILITIES
11860 EAST TERRY STREET
BONITA SPRINGS, FL 34135
DOMINIC STROLLO
(239) 992-0711 | GAS
TECO PEOPLES GAS
5901 ENTERPRISE PARKWAY
FT. MYERS, FL 33905
JASON WILHITE
(239) 229-9003 | TELEPHONE
CENTURY LINK
JACK MITCHELL
(239) 336-2030 | |



LEGEND:

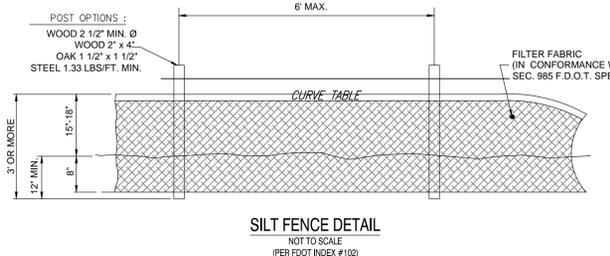
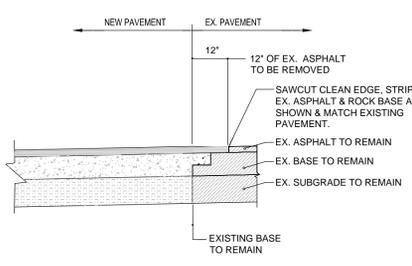
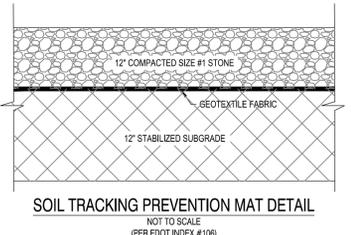
- EXIST. PROPERTY LINE
- - - EXIST. EASEMENT LINE
- + 20.07 EXIST. SPOT GRADE
- SF --- SF --- PROP. SILT FENCE
- SF --- SF --- PROP. CONSTRUCTION FENCE
- SF --- SF --- PROP. SOIL TRACKING PREVENTION MAT
- 10" PALM EXIST. TREE TO REMAIN
- ✕ 10" PALM EXIST. TREE TO BE REMOVED

LINE TABLE

LINE	LENGTH	BEARING
L1(F)	19.96'	S83°50'44"W
L1(P)	20.00'	S83°19'48"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
CT(F)	34.56'	22.00'	S51°35'56"E	31.11'	90°00'12"
CT(P)	34.56'	22.00'	S51°40'12"E	31.11'	90°00'00"



SAWCUT DETAIL
 NOT TO SCALE

CURVE TABLE
 NOT TO SCALE

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PROJECT No.: FLT150041
 DRAWN BY: DR
 CHECKED BY: GRR
 DATE: 9/29/2015
 SCALE: 1" = 20'
 CAD I.D.: ESO

SITE CONSTRUCTION DRAWINGS
 FOR
BRIGHTWORK REAL ESTATE

LOCATION OF SITE
 NWC OF US 41 & BULB LANE
 ESTERO, FL

BOHLER ENGINEERING

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

WYLE STEVEN NOEL
 LICENSE
 No. 77085
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

DEMOLITION & PHASE I SOIL EROSION CONTROL PLAN

SHEET NUMBER:
C-3

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 IN 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; "T/W" = TOP OF RETAINING WALL ELEVATION; "B/W" = BOTTOM OF RETAINING WALL ELEVATION.
- THE ALTA/CSM 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.

GENERAL NOTES:

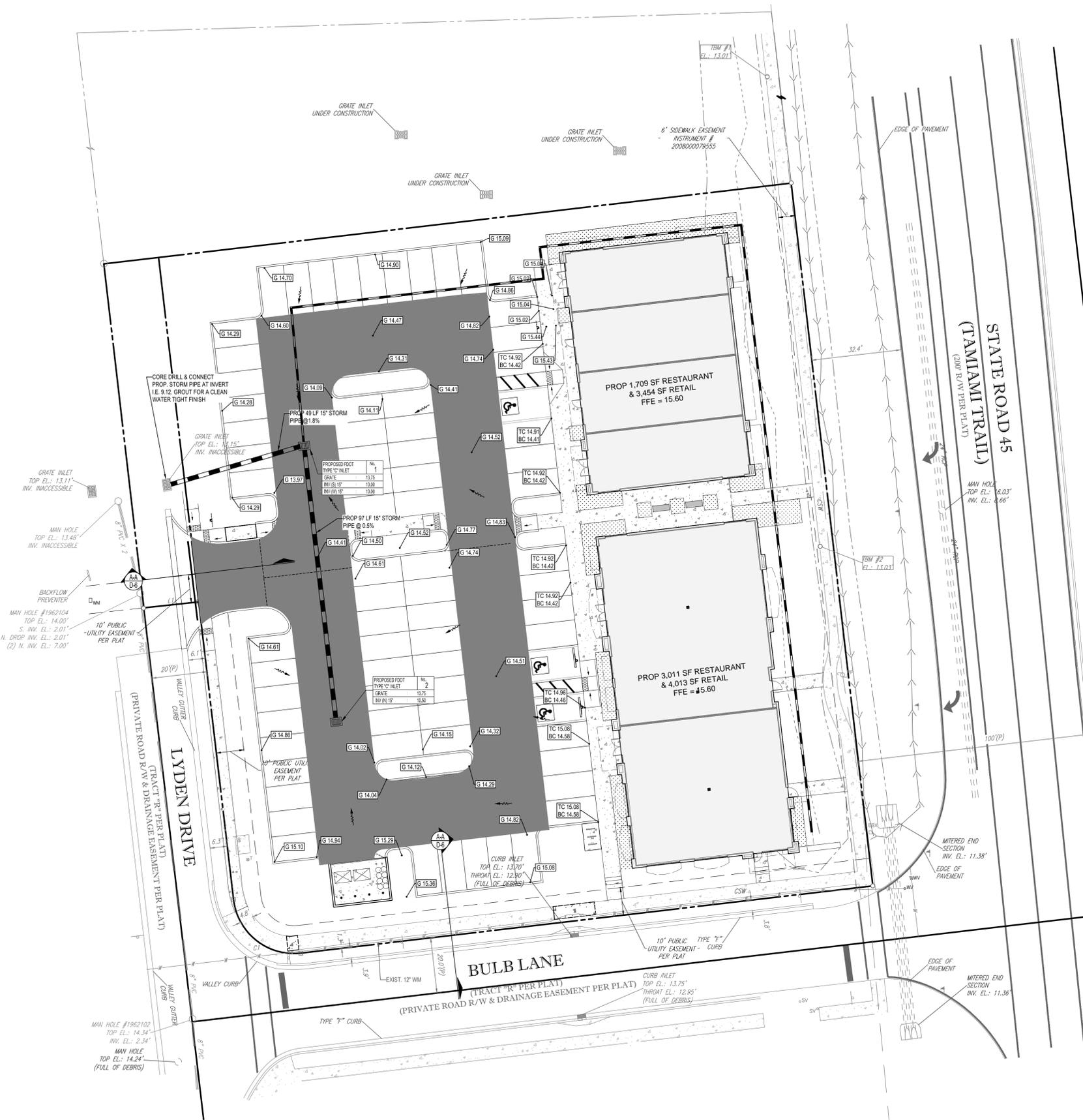
- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
- COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL 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.

FEMA MAP INFORMATION:

THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0591 EFFECTIVE DATE 8-28-2008.



LEGEND:

- EXIST. PROPERTY LINE
- EXIST. SPOT GRADE
- PROP. BUILDING
- PROP. SPOT GRADE
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY ASPHALT
- FLOW ARROW
- PROP. RIDGE LINE
- PROP. DRAINAGE PIPE
- PROP. CATCH BASIN

DATUM NOTE:

BENCHMARKS:

CONTROL BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT PID: A08322 LOCATED 0.1 MILES SOUTH OF THE JUNCTION OF STATE HIGHWAY 884 AND FOUNTAIN LAKES ROAD IN THE TOP OF AND 32.8 FEET NORTH OF THE SOUTH END OF THE WEST CONCRETE HEADWALL OF A TRIPLE BOX CULVERT.

ELEVATION: 14.76' (NORTH AMERICAN VERTICAL DATUM 1988)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED ON THE WEST SIDE OF THE CONCRETE SIDEWALK ON THE WEST SIDE OF STATE ROAD 45 APPROXIMATELY 30 FEET NORTH OF THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.

ELEVATION: 13.01' (NORTH AMERICAN VERTICAL DATUM 1988)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED ON THE WEST SIDE OF THE CONCRETE SIDEWALK ON THE WEST SIDE OF STATE ROAD 45 APPROXIMATELY 100 FEET SOUTH OF THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.

ELEVATION: 13.03' (NORTH AMERICAN VERTICAL DATUM 1988)

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PROJECT: **SITE CONSTRUCTION DRAWINGS**
 FOR **BRIGHTWORK REAL ESTATE**

LOCATION OF SITE
 NWC OF US 41 & BULB LANE
 ESTERO, FL

BOHLER ENGINEERING

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 FLORIDA BUSINESS CERT. OF AUTH. No. 30789

STATE OF FLORIDA
 LICENSE NO. 77085
 PROFESSIONAL ENGINEER

SHEET TITLE:
PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-6

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 H2O 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.
 - 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:

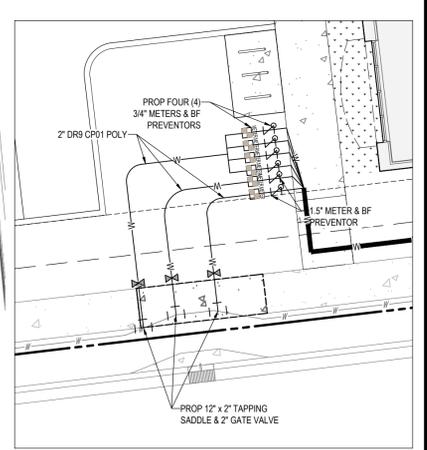
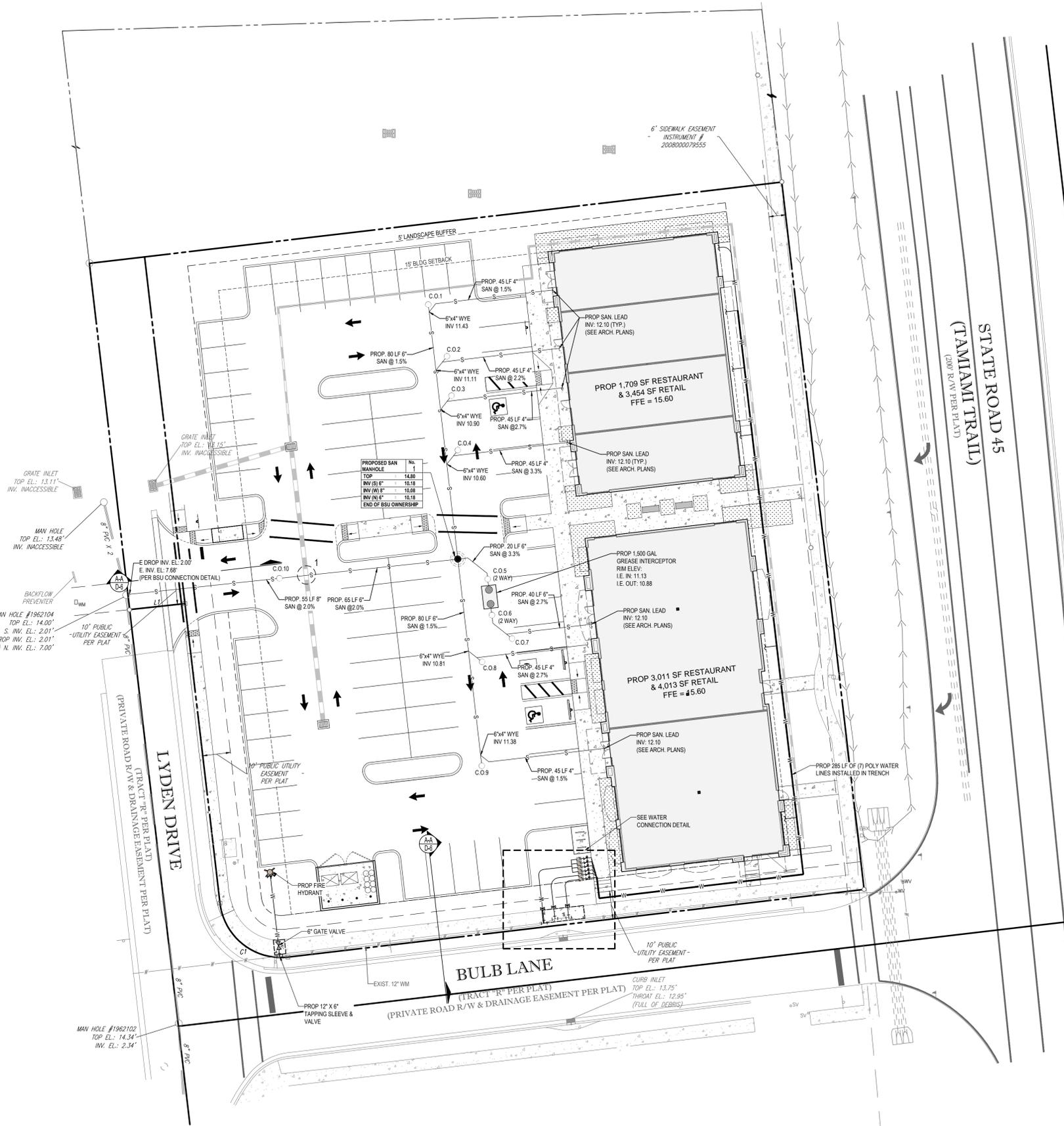
- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND 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.

SANITARY CLEANOUT SCHEDULE:

C.O.1	C.O.2	C.O.3	C.O.4
RIM ELEV = AT GRADE			
I.E. = 11.47	I.E. = 11.22	I.E. = 10.97	I.E. = 10.71
C.O.5 (2-WAY)	C.O.6 (2-WAY)	C.O.7	C.O.8
RIM ELEV = AT GRADE			
I.E. = 10.88	I.E. = 11.13	I.E. = 11.34	I.E. = 10.89
C.O.9	C.O.10		
RIM ELEV = AT GRADE	RIM ELEV = AT GRADE		
I.E. = 11.43	I.E. = 8.78		

UTILITY CROSSING SCHEDULE:

XING 1
 TOP UTILITY: 15" STORM
 STM B/P ELEV = 10.20
 BOTTOM UTILITY: 8" SANITARY
 SAN T/P ELEV = 9.67



WATER CONNECTION DETAIL
 SCALE: 1" = 10'

- UTILITY PROVIDERS:**
- | | |
|--|--|
| WATER
BONITA SPRINGS UTILITIES
11860 EAST TERRY ST.
BONITA SPRINGS, FL 34135
DOMINIC STROLLO
(239) 390-4973 | ELECTRIC
FPL
1543 WINKLER RD.
FT. MYERS, FL 33908
JIM MERRIAM
(239) 947-7342 |
| SANITARY
BONITA SPRINGS UTILITIES
11860 EAST TERRY ST.
BONITA SPRINGS, FL 34135
DOMINIC STROLLO
(239) 390-4973 | GAS
TECO
5901 ENTERPRISE PKWY
FT. MYERS, FL 33906
JASON WILHITE
(239) 340-8005 |



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

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REVISIONS

REV	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.: FLT150041
 DRAWN BY: DR
 CHECKED BY: GRR
 DATE: 9/29/2015
 SCALE: 1" = 20'
 CAD I.D.: UPD

SITE CONSTRUCTION DRAWINGS
 FOR
BRIGHTWORK REAL ESTATE

LOCATION OF SITE
 NWC OF US 41 & BULB LANE
 ESTERO, FL

BOHLER ENGINEERING

3820 NORTHDAL BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
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WYLE STEVEN WOTEN
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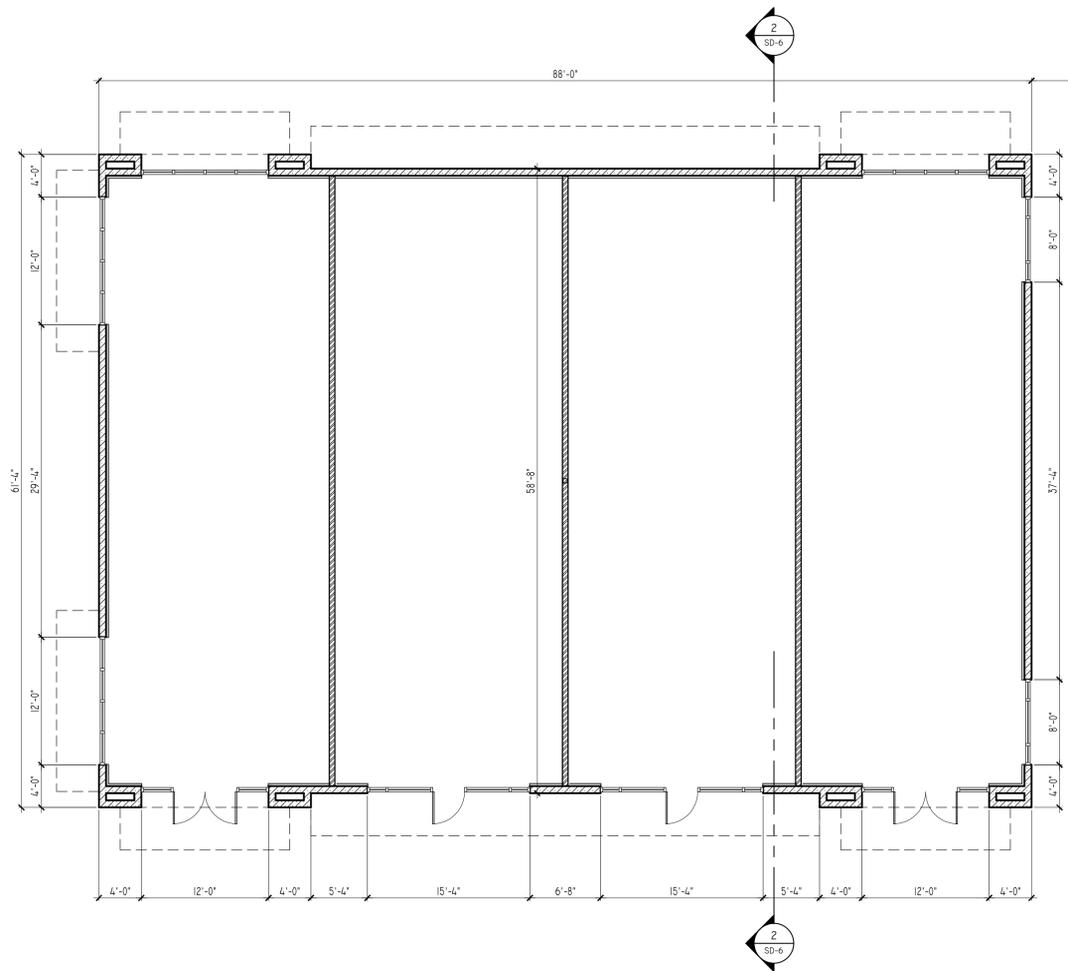
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-7

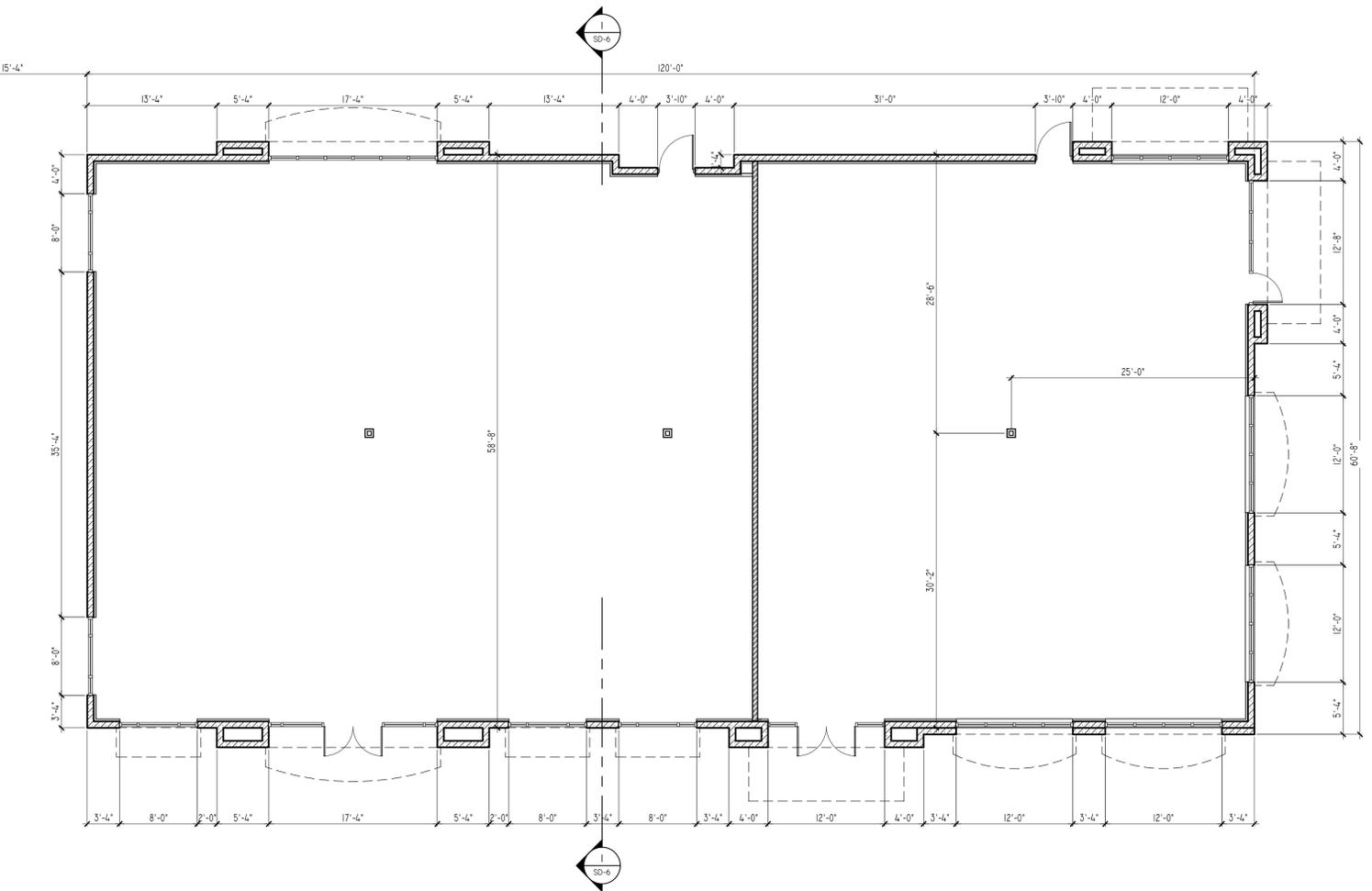
Robert J. Aude, AIA

BRIGHTWORK REAL ESTATE
3708 W. SWANN AVENUE,
SUITE 200
TAMPA, FLORIDA 33609
PH: (813) 874-1700

ISSUED FOR:	DATE:
PUBLIC MEETING	9.15.15
D.R.C. REVIEW	10.14.15



FLOOR PLAN BUILDING 2
SCALE: 1/8" = 1'-0"
5,163 GROSS S.F.



FLOOR PLAN BUILDING 1
SCALE: 1/8" = 1'-0"
7,024 GROSS S.F.

PROPOSED RETAIL CENTER:
COCONUT POINT RETAIL CENTER
FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE:	AS NOTED
DRAWN BY:	JS
CHECKED BY:	MTL
PROJECT NUMBER:	15-139

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FLOOR
PLANS

SD-1

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D.R.C. REVIEW	10.14.15

PROPOSED RETAIL CENTER:
COCONUT POINT RETAIL CENTER
FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

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BLDG
ELEVATIONS

SD-2



ROOF TILE
COFFEE RAIN
BY ALTUSA



WALL TILE
YELLOWBRICK ROAD A1105
BY CROSSVILLE



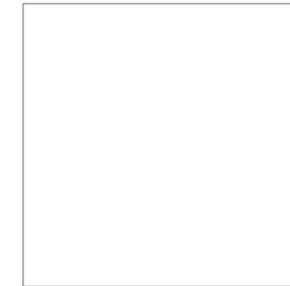
CANVAS AWNINGS
LIME MARINE FABRIC
BY WAKEFIELD



SAND FINISH STUCCO
MEDIUM GRAY



SAND FINISH STUCCO
DARK GRAY

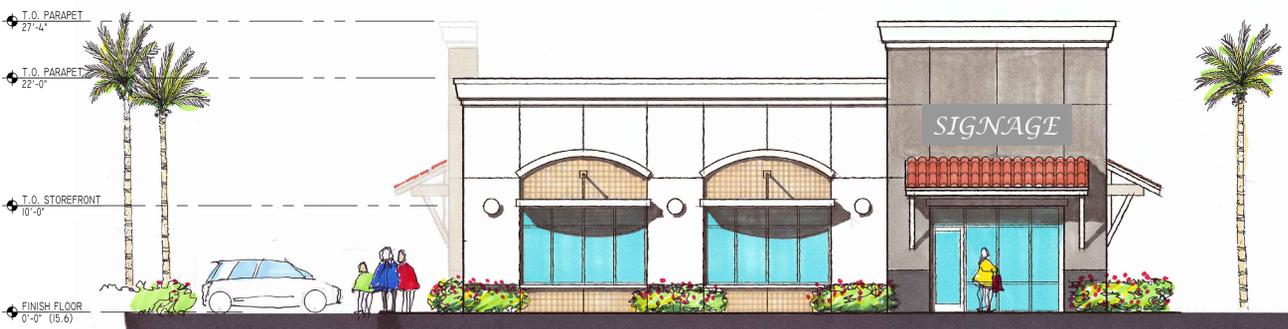


SAND FINISH STUCCO
WHITE

4 EXTERIOR FINISHES



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



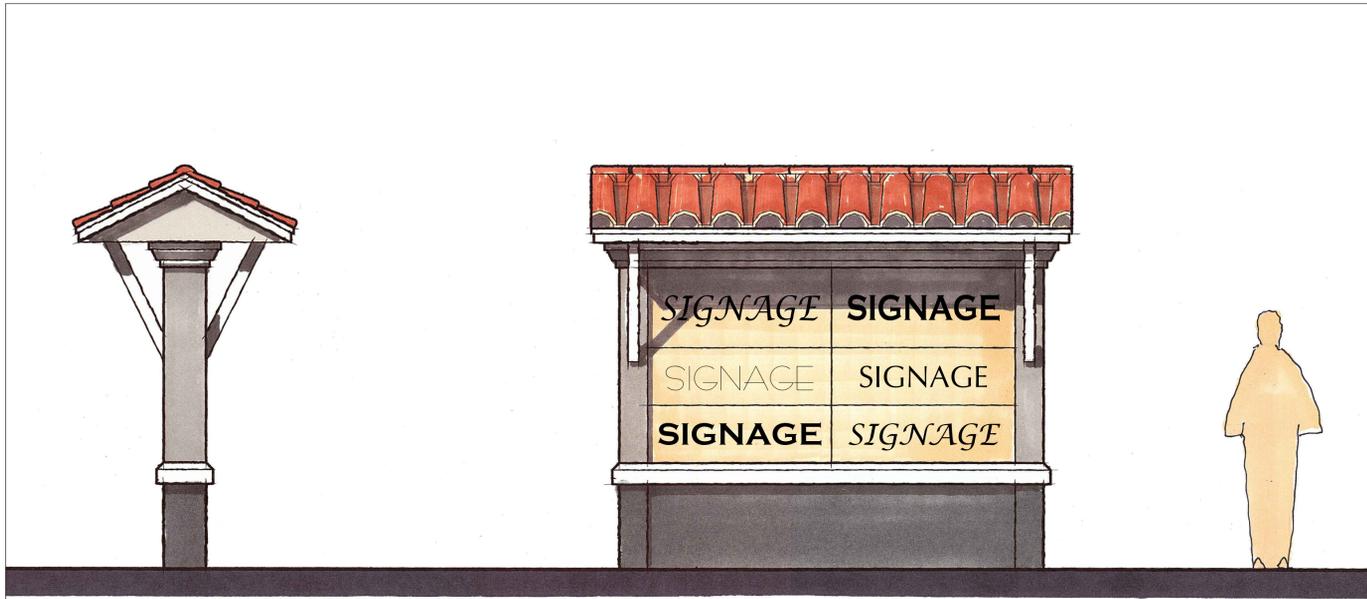
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



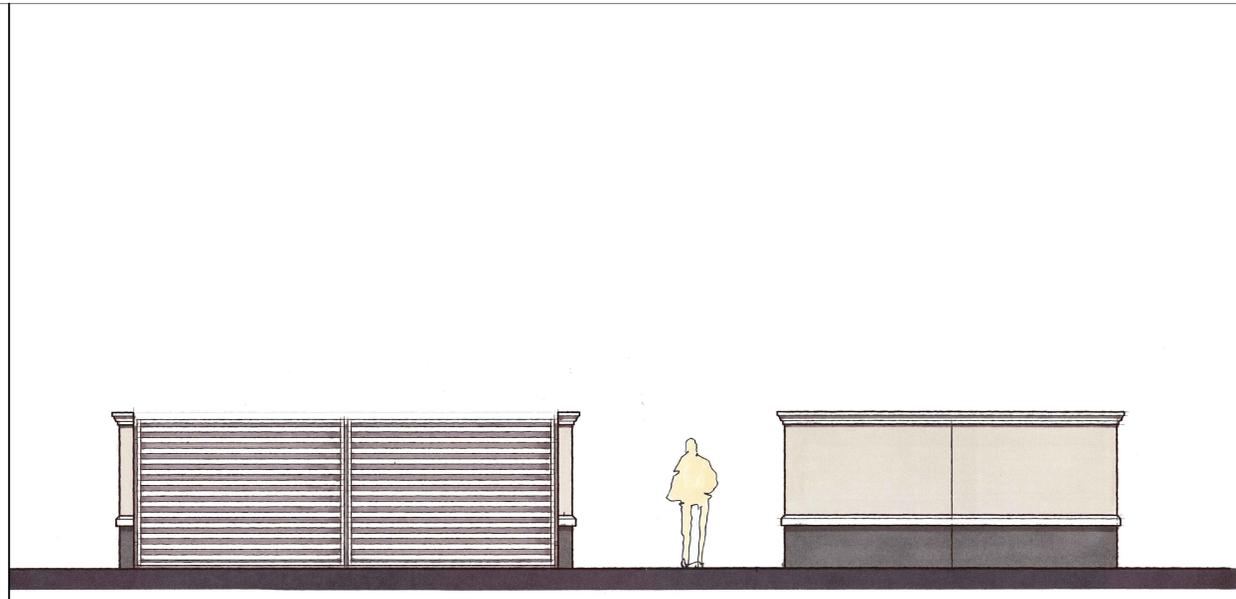
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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5 MONUMENT SIGN
SCALE: 1/2" = 1'-0"



4 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED RETAIL CENTER:
COCONUT POINT RETAIL CENTER
FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE:	AS NOTED
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ELEVATIONS

SD-3

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3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

PROPOSED RETAIL CENTER:
COCONUT POINT RETAIL CENTER
FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE: AS NOTED

DRAWN BY: JS

CHECKED BY: MTL

PROJECT NUMBER: 15-139

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BLDG
ELEVATIONS

SD-4

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PUBLIC MEETING	9.15.15
D.R.C. REVIEW	10.14.15

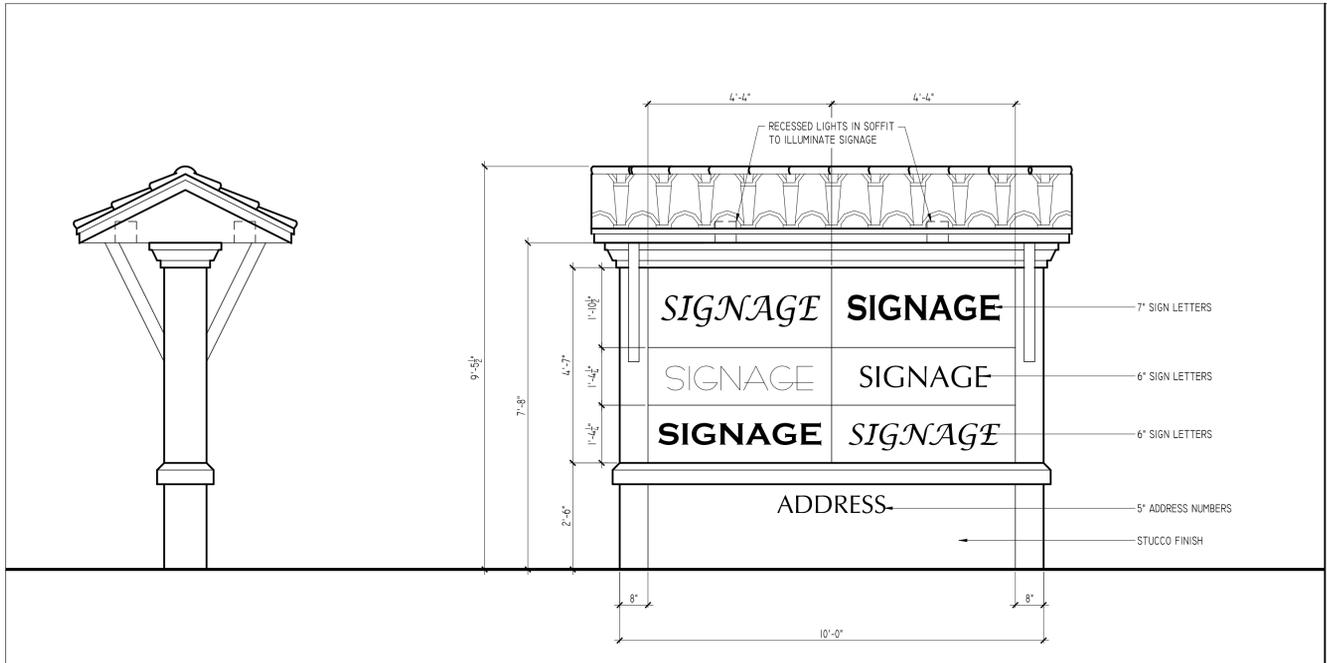
PROPOSED RETAIL CENTER:
COCONUT POINT RETAIL CENTER
FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE:	AS NOTED
DRAWN BY:	JS
CHECKED BY:	MTL
PROJECT NUMBER:	15-139

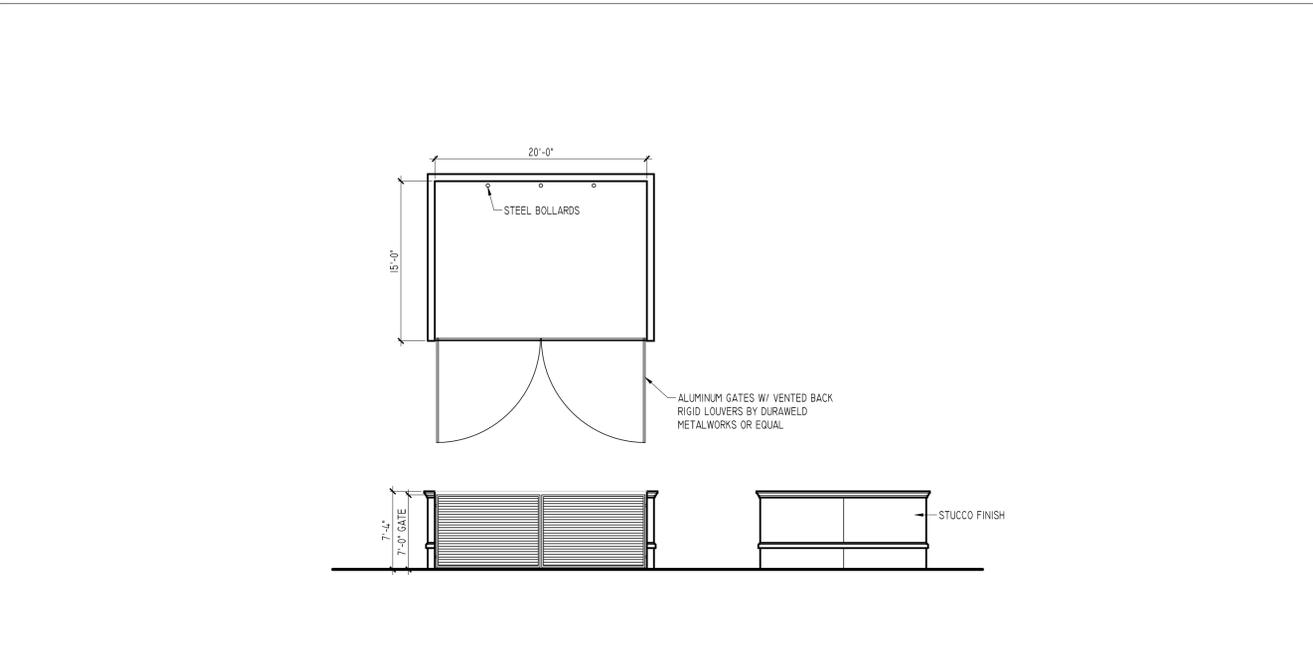
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BLDG
ELEVATIONS

SD-5



5 MONUMENT SIGN
SCALE: 1/2" = 1'-0"



4 DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

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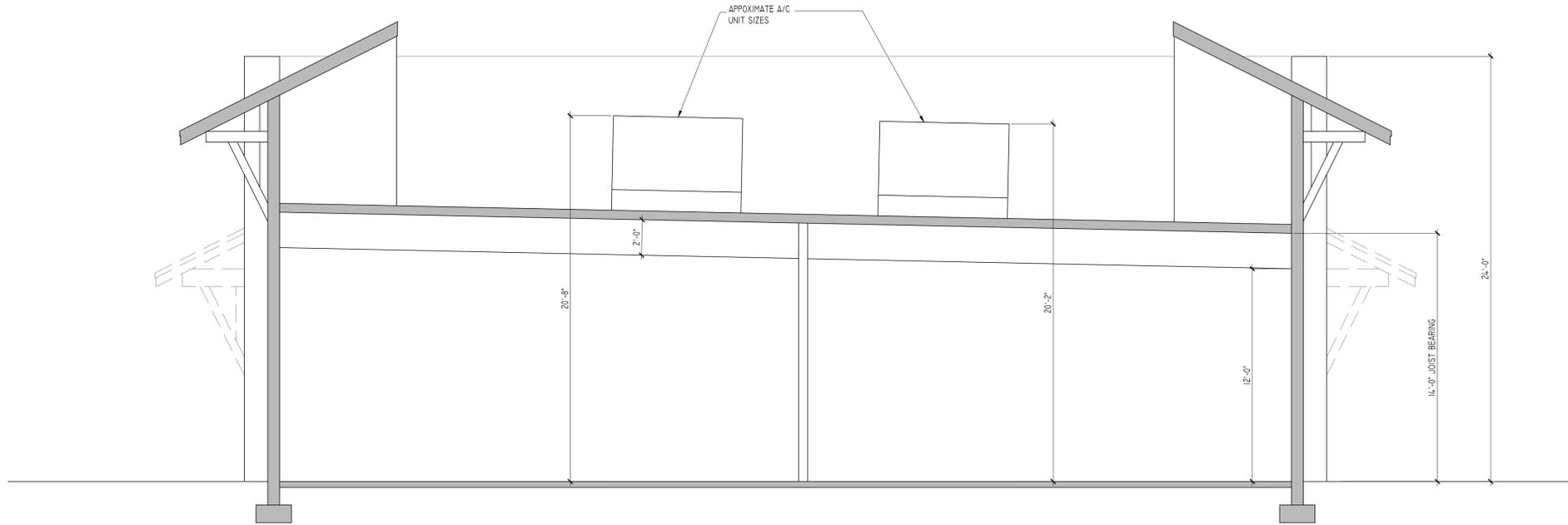
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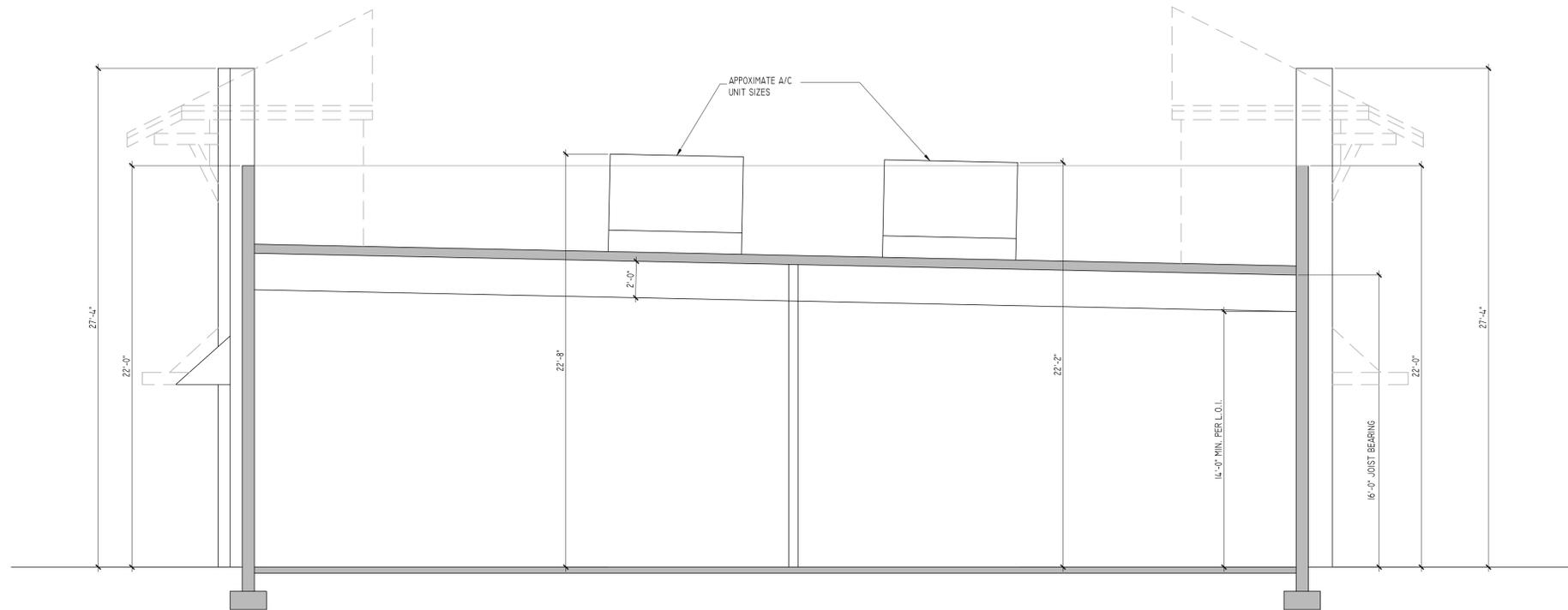
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2 BUILDING 2, SCHEMATIC CROSS SECTION FOR A/C SCREENING
SCALE: 1/4" = 1'-0"



1 BUILDING 1, SCHEMATIC CROSS SECTION FOR A/C SCREENING
SCALE: 1/4" = 1'-0"

PROPOSED RETAIL CENTER:
COCONUT POINT RETAIL CENTER
FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE: AS NOTED

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CHECKED BY: MTL

PROJECT NUMBER: 15-139

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A/C SCREENING
DIAGRAM

SD-6