

# CONSTRUCTION PLANS

FOR



WEST BAY CLUB<sup>®</sup>

## DOG PARK

SECTION 05, TOWNSHIP 47 S., RANGE 25 E.  
LEE COUNTY, FLORIDA

### UTILITIES PROVIDING SERVICE:

**WATER AND SEWER:**  
LEE COUNTY UTILITIES  
1900 MONROE ST  
FORT MYERS, FLORIDA 33901  
PHONE: (239) 533-8181

**TELEPHONE:**  
COMCAST  
12641 CORPORATE LAKES DRIVE  
FORT MYERS, FLORIDA 33913  
PHONE: (800) 266-2278

**CABLE:**  
COMCAST  
12641 CORPORATE LAKES DRIVE  
FORT MYERS, FLORIDA 33913  
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**ELECTRIC:**  
FLORIDA POWER & LIGHT COMPANY  
12654 WINKLER ROAD  
FORT MYERS, FLORIDA 33908  
PHONE: (239) 415-1326

**GARBAGE COLLECTION:**  
WASTE PRO  
13110 RICKENBACHER PARKWAY  
FORT MYERS, FLORIDA 33913  
PHONE: (239) 337-0600  
FAX: (239) 225-2758  
FEE CONTROL DISTRICT

**ESTERO FIRE DISTRICT:**  
21000 THREE OAKS PARKWAY  
ESTERO, FLORIDA 33929  
PHONE: (239) 390-8000

**GAS:**  
TECO PEOPLES GAS  
5601 ENTERPRISE PKWY  
FORT MYERS, FLORIDA 33905  
PHONE: (877) 832-6747

### OWNER / DEVELOPER

WEST BAY CLUB COMMUNITY ASSOCIATION INC.  
4606 WEST BAY BLVD  
ESTERO FL, 33928  
PHONE: (239) 444-2310  
FAX: (239) 919-20520

### STRAP NUMBER

05-47-25-E1-07000.001A

### SIZE OF PROJECT LIMITS

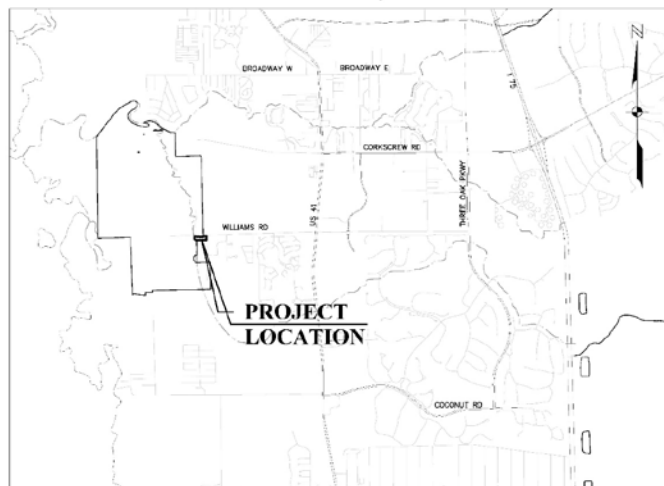
2.3 ACRES

### ZONING

RPD

### INDEX OF PLANS

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### LOCATION MAP

0 3,000 6,000  
(INTENDED DISPLAY SCALE: 1"=3,000')

SEPTEMBER 2017

NOTICE TO ALL CONTRACTORS

IT'S THE LAW IN FLORIDA  
2 WEEKS BEFORE  
YOU DIG  
CALL SUNSHINE  
1-800-432-4770

STATE, COUNTY & GUES  
ARE NOT PART OF THE  
OFF. CALL SYSTEM THEY  
ARE IN CHARGE  
PERIODICALLY



**JOHNSON**  
ENGINEERING

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PHONE: (239) 334-0046  
FAX: (239) 334-0661  
E.R. #642 & I.R. #542

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 62421

DANA L. HUME, PE

DATE

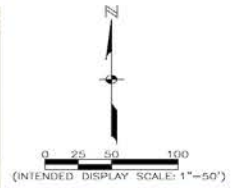
SHEET NUMBER  
**C01**

**West Bay Club Dog Park**  
**Deviation Request**

**Deviation (17) from LDC Section 34-2017(a)(2)** which requires that all parking spaces must have a paved, dustfree, all-weather surface from the aisle to the parking block or curb, **to allow grass parking spaces.**

**Justification:**

- **Private community and the amenity area will be for the use of residences' only, grass was selected as the parking lot surface in an effort to keep the project as "green" as possible while providing the essential parking spaces.**
- **Benefits of grass parking area include, but are not limited to, increasing water quality by having the grass treat or purify the water by filtration prior to going into the West Bay Club master storm water system for additional treatment prior to any discharge.**
- **The grass parking also reduces surface heat typically caused by asphalt parking lots or buildings.**
- **Reduces the overall cost of the project by reducing the need for additional storm structures, drainage pipe and asphalt.**
- **This alternate design of the proposed parking spaces will not be hazardous or detrimental to the health, safety or welfare of the public.**



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 U.S. MAIL & L.B. MAIL

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_



DOG PARK  
 LEE COUNTY, FLORIDA

NO.	DESCRIPTION	DATE

DATE: SEPTEMBER 2017  
 PROJECT NO: 20170194-000  
 FILE NO: 05-47-25  
 SCALE: 1" = 50'

AERIAL MAP

SHEET NUMBER  
**C03**



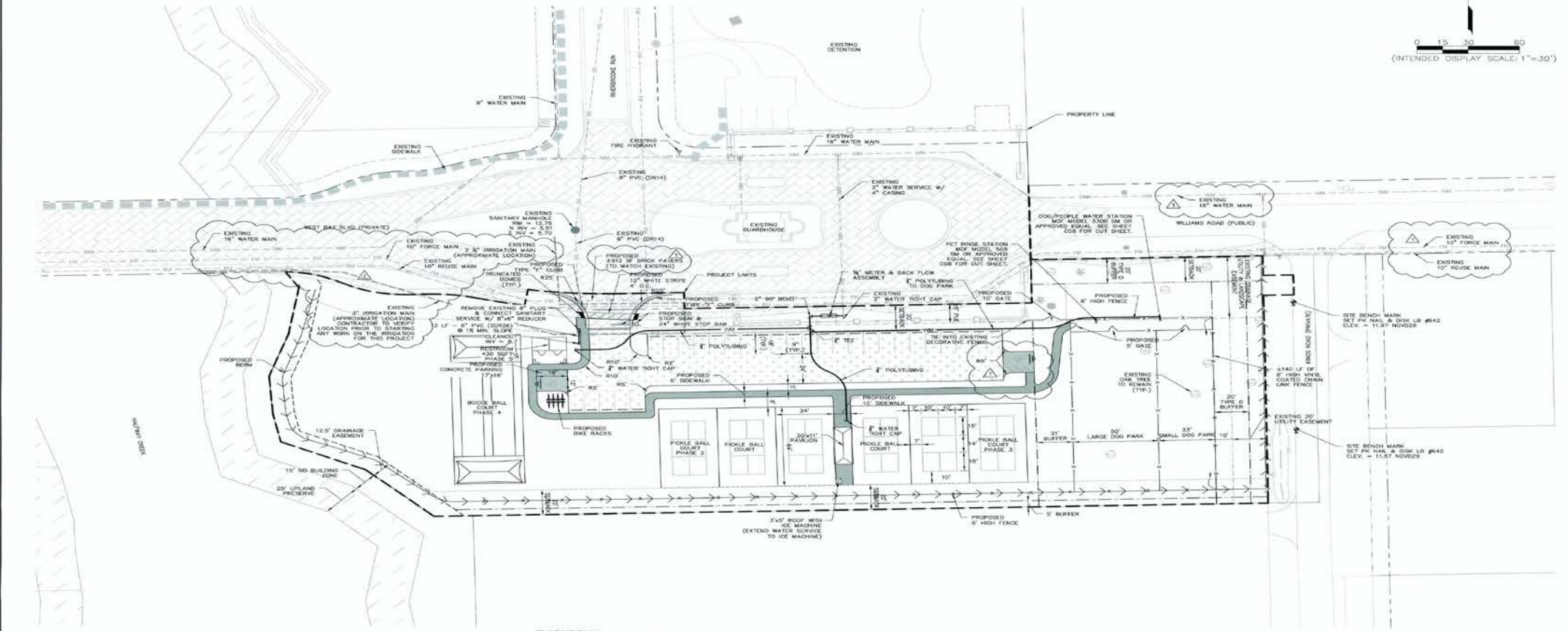
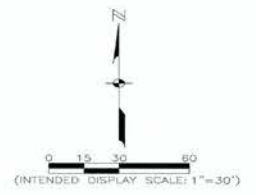
**DOG PARK  
 LEE COUNTY, FLORIDA**

NO.	DATE	DESCRIPTION

DATE: SEPTEMBER 2017  
 PROJECT NO.: 20170106-000  
 FILE NO.: 05-47-25  
 SCALE: 1" = 30'

**SITE & UTILITY PLAN**

SHEET NUMBER  
**C06**



**PICKLE BALL COURT CONSTRUCTION:**

1. GRADING.
2. GRADE COURTS IN SINGLE PLAN ON A 0.033% GRADE WITH 1/10TH FOOT TOLERANCE.
3. CONSTRUCTED OF 6" LIME ROCK AND 1 1/2" VIRGIN SIB ASPHALT, NET POST FOOTERS POSITIONED ACCORDING TO THE ASIA STANDARDS FOR PICKLE BALL COURTS.
4. COURT SURFACING.  
 SHALL BE FINISHED WITH LAYDOWN ACRYLIC 4 COAT SYSTEM WITH 2 COATS OF FORTIFIED ACRYLIC RESURFACER SHALL BE FINISHED WITH FORTIFIED ACRYLIC COLOR TOP COATS. THE COLOR TO BE TWO TONE GREEN, DARK GREEN INBOUNDS AND MEDIUM GREEN OUTBOUNDS, UNLESS DIRECTED BY OWNER OTHERWISE.
5. FENCING.  
 SUPPLY AND INSTALL BLACK POWDER/VINYL COATED FENCING AROUND THE PERIMETER OF THE COURTS AND BETWEEN EACH COURT. THE PERIMETER TO BE 80FT (80) FOOT FENCING WITH 40 GREEN POWDER COATED 3 1/2" LINE POSTS AND TERMINAL POSTS WITH 8 GAUGE BLACK VINYL COATED CHAINLINK. THE DIVIDER FENCING BETWEEN EACH COURT SHALL BE 4 FT TALL WITH A 9 FOOT OPENING AT EACH END FOR ACCESS COURT TO COURT. THE FENCING SPECIFICATIONS SHALL BE THE SAME AS THE 8 FT EXCEPT 4 FT FABRIC, 6 FT BLACK WINDSCREENS INSTALLED ON ALL 8 FT FENCING.
6. COURT EQUIPMENT.  
 SUPPLY AND INSTALL SIX (6) SETS OF NET POSTS AND SIX (6) NETS ACCORDING TO ASIA PICKLE BALL STANDARDS.

**PHASING PLAN:**

- PHASE 1: INFRASTRUCTURE, PARKING, DOG PARK AREA, FOUR (4) CENTRAL PICKLE BALL COURTS & UTILITIES
- PHASE 2: PICKLE BALL COURT
- PHASE 3: PICKLE BALL COURT
- PHASE 4: PICKLE BALL COURT
- PHASE 5: RESTROOM FACILITY

**PARKING CALCULATIONS:**

PARKING REQUIRED:  
 6 COURTS x 4 PLAYERS = 24 SPACES WITH 8 TURNOVER SPACES

PARKING PROVIDED:  
 30 SPACES INCLUDING 2 ADA SPACE

**TRAFFIC IMPACT STATEMENT:**

THIS FACILITY IS FOR WEST BAY CLUB RESIDENTS ONLY AND THERE ARE NO EXTERNAL TRIPS ASSOCIATED WITH THE USE OF THIS FACILITY.

ALL ELEVATIONS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, UNLESS OTHERWISE NOTED.  
 CONVERSION TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS:  
 NGVD 1929 (-) 1.19 = NAVD 1988

**LEGEND**

	PROPOSED BRICK PAVER (8 1/2' x 12' SF)
	PROPOSED GRASS PARKING (411,200 SF)
	PROPOSED CONCRETE (183,428 SF)

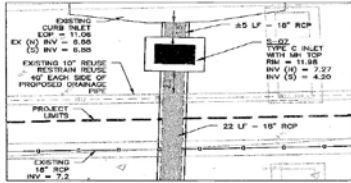
**BASIN R DESIGN SUMMARY TABLE**

Item	Min. Depth (ft)	Min. Finished Floor (ft)	Min. Slope (ft)
Basin	10.0	11.0	0.5
* 30" App For 900000 ft <sup>3</sup>			

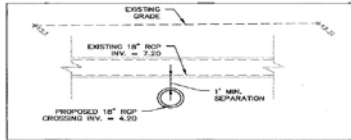
**PROJECT LIMITS LANGUAGE TABLE**

Item	Existing	Proposed
Building	0	0.00
Improvement	0	0.00
Construction	0	0.00
Other	0	0.00
Permit	2.30	1.42
<b>Total</b>	<b>2.30</b>	<b>2.30</b>

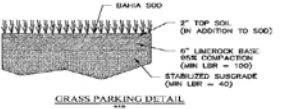
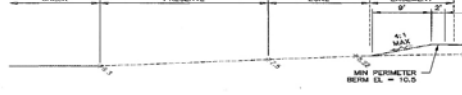
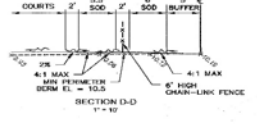
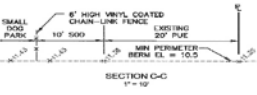
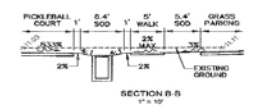
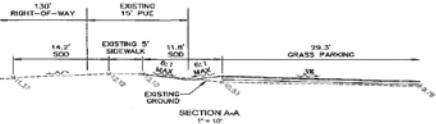
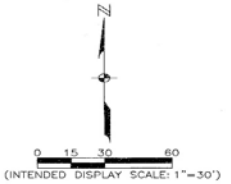
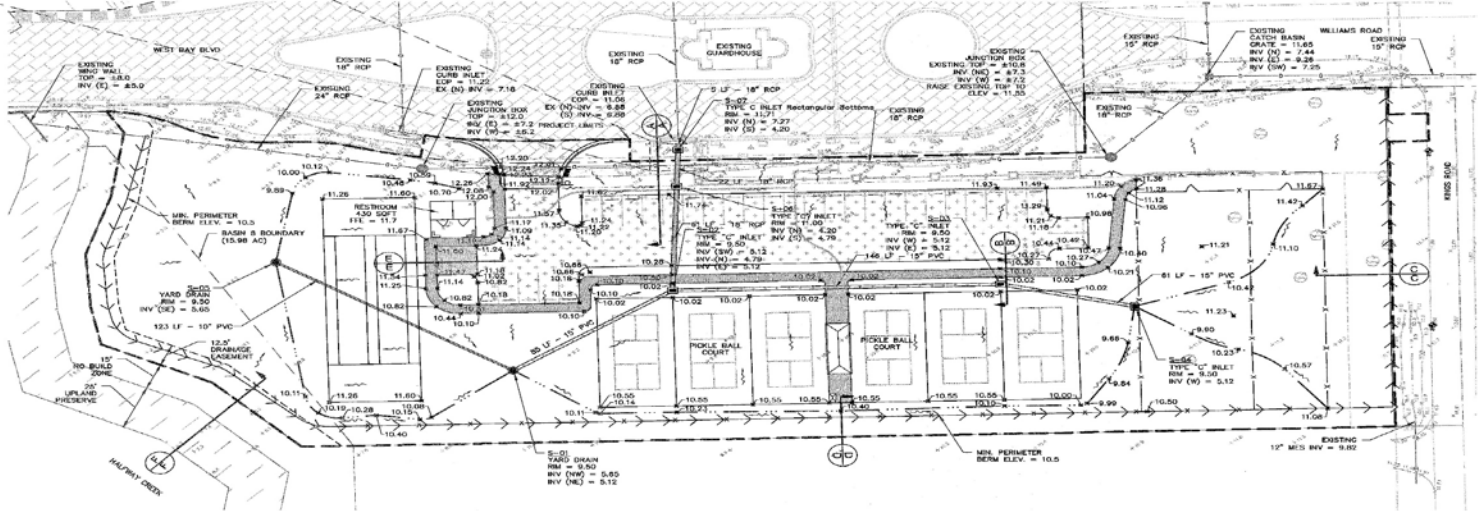
\\cmf11\Drawings\2017\20170106-000\Engineering\Drawings\05\170106-000 SITE.dwg (Lynell) QLM Rev: 18, 2017 - 2/22/18



PLAN  
SCALE: 1" = 5'



SECTION  
SCALE: 1" = 5'



BASIN B	
DESIGN ELEMENTARY TABLE	
Min. Depth (ft)	10.5
Min. Finish Floor (ft)	11.0
Min. Road (ft)	15.5
* S&P App No. 96206-10	

"ALL ELEVATIONS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, UNLESS OTHERWISE NOTED"

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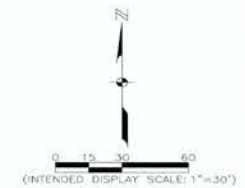
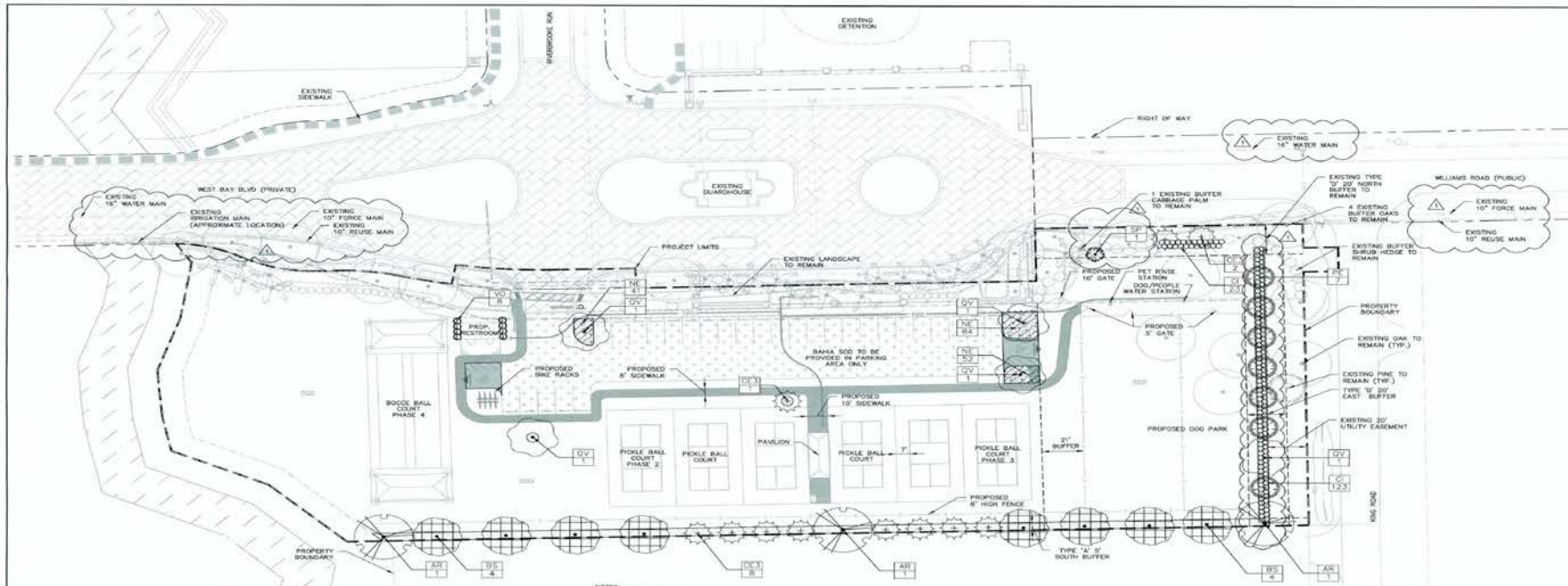
DOG PARK  
LEE COUNTY, FLORIDA

NO.	REVISIONS	DATE

DATE: SEPTEMBER 2017  
PROJECT NO.: 20170106-002  
FILE NO.: 05-47-25  
SCALE: 1" = 30'

GRADING & DRAINAGE PLAN

SHEET NUMBER  
**C07**



**PROJECT LIMITS LANDSCAPE TABLE**

	Existing	Proposed
Buildings	4.6	0.00
Impervious (Curb, Pavement, Sidewalk)	0.04	0.00
Class Parking	0	0.24
Pavement	2.20	1.82
<b>Total</b>	<b>2.20</b>	<b>1.84</b>



**Development Calculations**

General Landscape Requirements	Sec. 10-415 & 10-416	
Total Site Area	2.30 ACRES / 100,188.00 SF	
10% Open Space per Zoning Approval ADC2014-00082 Lee County #Plan:	100,188.00 SF x 0.10 SF	= 10,019.00 SF Required = 10,019.00 SF Provided
1 Tree per 3,000 SF of Development Area	100,188.00 SF = 3,000.00 SF	= 33 Trees Required = 0 Trees Proposed

**Minimum tree requirements will be met by utilizing existing trees in the preserve conservation areas within West Bay Club. Compliance with this requirement will be demonstrated prior to issuance of Certificate of Compliance and any additional trees required will be planted within the development limits.**

**GENERAL TREES ARE PROVIDED THROUGH PRESERVE AREAS**

**NOTES:**  
 1) ONE (1) TREE MUST BE PLANTED OR RETAINED PER 3,000 SF OF DEVELOPMENT AREA.  
 2) NO MORE THAN 50% OF THE REQUIRED TREES MAY BE LOCATED IN THE REAR OF THE LOT.  
 3) FOR PROPOSED TREES, A MINIMUM OF 4" TREES IN PRESERVE AREAS MUST BE SAVED TO RECEIVE CREDIT.  
 4) TREE REPLACEMENTS MUST BE AT A 1:1 RATIO TO CREDIT TO MEET LEE COUNTY CODE REQUIREMENTS.

**Buffer Requirements Sec. 10-416**

Buffer	Requirement	Provided
North Buffer:	20' Type "D": 5 Trees & Double Hedge Row per 100 LF @ 135 LF	7 Types Required 4 Existing Trees to Remain 3 Trees Proposed Double Hedge Row Required Existing Double Hedge Row to Remain
South Buffer:	5' Type "A": 4 Trees per 100 LF @ 487 LF	23 Shrubs Proposed 19 Trees Required 16 Trees Provided
East Buffer:	20' Type "D": 5 Trees & Double Hedge Row per 100 LF @ 184 LF	8 Trees Required 8 Trees Provided 123 Shrubs Required 123 Shrubs Provided
West Buffer:	Not Required	

**Vehicle Use Area Requirements Sec. 10-416**

Requirement	Provided
10% of the Total Paved Surface Area:	12,197.00 SF x 10% = 1,219.70 SF Required = 1,219.70 SF Provided
1 Tree per 250 SF of Required Area	@ 1,219.70 SF = 5 Trees Required = 5 Trees Provided

**Building Perimeter Planting Area Requirements Sec. 10-416**

Requirement	Provided
10% of the Gross 1st Floor Area:	436.00 SF x 10% = 43.60 SF Required = 43.60 SF Provided

**Native Variety Requirement Sec. 10-420 (b)**

Requirement	Provided
75% of Trees Must be Florida Native Species	35 of 38 Trees = 100% Native
50 % of Shrubs Must be Florida Native Species	146 of 146 Shrubs = 100% Native

**NOTES:**  
 1) LANDSCAPED AREAS ON THE PARKING AREA PERIMETER OR IN THE INTERNAL ISLANDS MUST EQUAL OR EXCEED A MINIMUM OF TEN (10) PERCENT OF THE TOTAL PAVED SURFACE AREA.  
 2) LANDSCAPED AREAS MUST BE PLANTED WITH ONE (1) TREE PER 3,000 SF OF DEVELOPMENT AREA. TREES MAY BE PLANTED IN PRESERVE AREAS BY A MAXIMUM OF TWO (2) FEET AS LONG AS THE AREA IS PROTECTED BY A CURB OR MOTOR VEHICLE WAIVER STOP. THIS OVERHANG MAY BE PART OF THE REAR OR SIDE OF THE BUILDING OR PARKING AREA.  
 3) ALL TREES SHALL BE PLANTED TO THE RIGHT OF THE BUILDING OR PARKING AREA.  
 4) ALL TREES SHALL BE PLANTED TO THE RIGHT OF THE BUILDING OR PARKING AREA.  
 5) ONE (1) TREE MUST BE PLANTED OR RETAINED PER 3,000 SF OF INTERNAL PARKING AREA.  
 6) NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE PLANTED IN A PERMEABLE ISLAND, PENINSULA, OR MEDIAN OF A TEN-FOOT MINIMUM WIDTH.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	SPACING	NOTES	REMARKS
	AR	3	Aster rubrum 'Florida Flame'	Florida Flame Red Maple	12' H	6' Spr	3.5' CxM	Standard	Native
	BS	8	Bumelia splantha	Glumbo Limbo	12' H	6' Spr	3.5' CxM	Standard	Native
	CE3	11	Conocarpus erectus	Bulmwood	12' H	6' Spr	3.5' CxM	Standard	Native
	PE	7	Pinus ellioti 'Densa'	South Florida Slash Pine	12' H	6' Spr	3.5' CxM	Standard	Native
	QV	5	Quercus virginiana	Live Oak	12' H	7' Spr	3.5' CxM	Standard	Native
PAVM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPR	SPACING	NOTES	REMARKS
	SP	1	Sabal palmetto	Cabbage Palm	10' C			B & B	Native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SIZE	SPACING	REMARKS	
	CI	146	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba	24" H	3 gal	36" o.c.	Native	
	VO	8	Viburnum obtovatum	Water's Viburnum	24" H	3 gal	48" o.c.	Native	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SIZE	SPACING	REMARKS	
	NE	177	Nepenthes exaltata	Sword Fern	10" H	1 gal	24" o.c.	Native	
MULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SIZE	SPACING	REMARKS	
		42 cy	Mulch	Shredded Eucalyptus	3" Depth				

**NOTES:**  
 1) ALL PLANT SIZES ARE MINIMUMS.  
 2) LANDSCAPE MATERIALS TO APPROVE FINAL LOCATIONS, SIZE, AND SPECIES OF ALL PLANT MATERIALS.  
 3) ALL TURF AREAS TO BE BY AUGUSTINE FLORATAM SOO UNLESS OTHERWISE NOTED ON THE PLANS.  
 4) ALL TURF AREAS TO BE GRADED & SUBSEQUENTLY SEEDING OR SOILING AS SHOWN ON THE PLANS.  
 5) TREES TO BE PLANTED TO CURBS OR MEDIAN SHALL RECEIVE ROOT BARRIER AS PER LANDSCAPE DETAIL NO. 4 (SEE SHEET 044).  
 6) THE DEVELOPMENT AREA SHALL BE MAINTAINED FREE FROM INVASIVE EXOTIC PLANTS IN PERMANENCY.  
 7) THERE IS AN EXISTING IRRIGATION SYSTEM ON SITE THAT WILL BE UTILIZED AND EXPANDED FOR THE IRRIGATION OF THIS PROJECT AREA.



**DOG PARK**  
 LEE COUNTY, FLORIDA

**REVISIONS**

NO.	DATE	DESCRIPTION

DATE: SEPTEMBER 2017  
 PROJECT NO: 20170182-000  
 FILE NO: 05-47-28  
 SCALE: As Shown

**LANDSCAPE PLAN**

SHEET NUMBER  
**L01**



\\vtms01\Drawings\2017\20170195-000\Engineering\Drawings\DOHIBITS\Dog Park Color ExhibitLdwg (Layout) GLM Nov 14, 2017 - 12:00pm

**JOHNSON ENGINEERING, INC.**  
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DOG PARK  
 LEE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION

DATE: NOVEMBER 2017  
 PROJECT NO: 20170195-006  
 FILE NO: 05-47-25  
 SCALE: 1" = 50'

**SITE PLAN**

SHEET NUMBER  
**C01**



\\fms01\Drawings\2017\20170195-000\Engineering\Drawings\EXHIBITS\Dog Park Aerial Exhibit.dwg (Layout) cab Nov 27, 2017 - 8:50am

AERIAL PHOTOGRAPH SOURCE: MR SID-FLIGHT YEAR 2016

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DOG PARK  
 LEE COUNTY, FLORIDA

NO.	REVISIONS DESCRIPTION	DATE

DATE: NOVEMBER 2017  
 PROJECT NO: 20170195-000  
 FILE NO: 05-47-25  
 SCALE: 1" = 200'

DOG PARK  
 EXHIBIT

SHEET NUMBER

1



*Thank you!*  
*Questions?*

