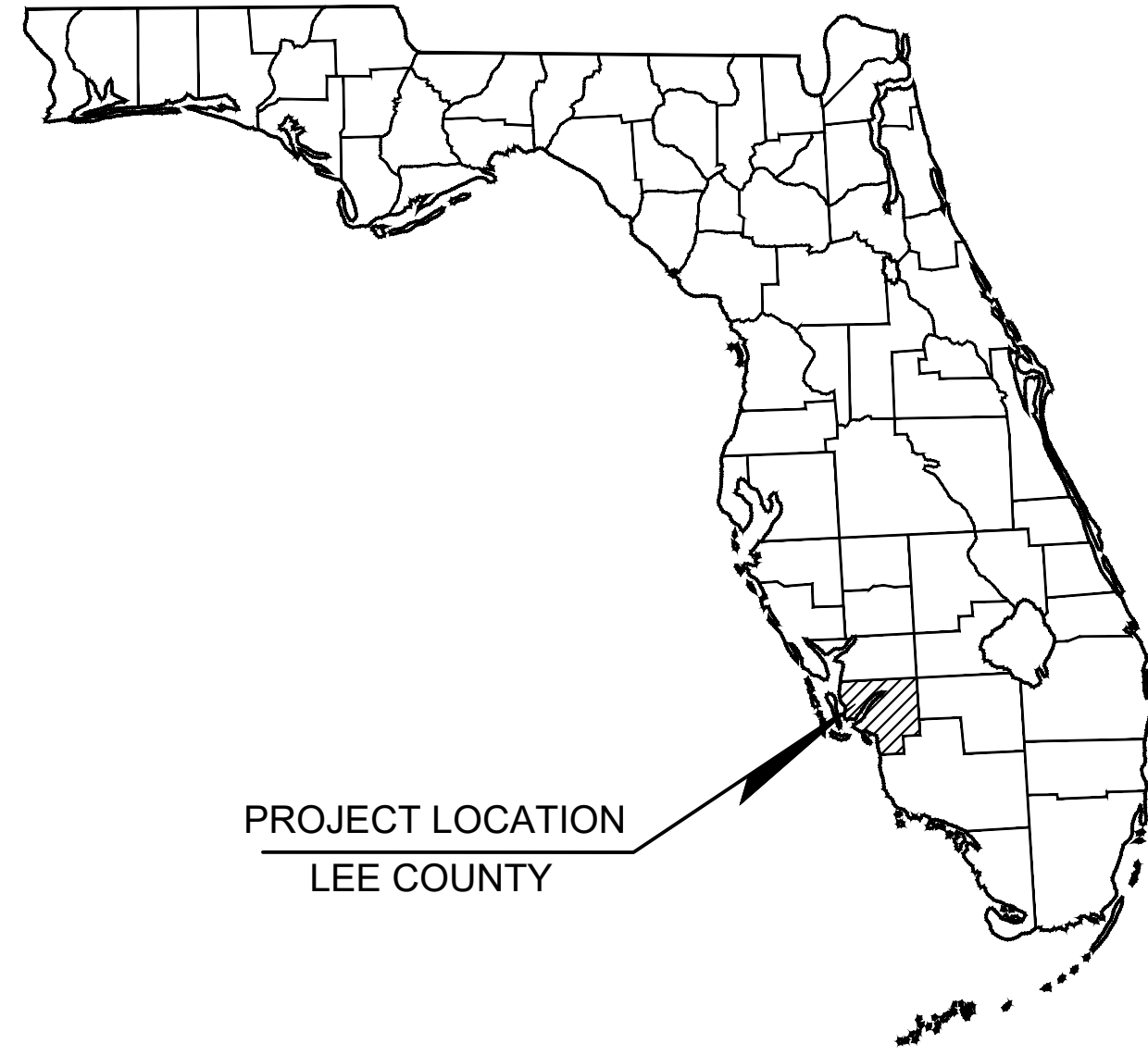


# SITE IMPROVEMENT PLANS FOR HIGHWAY 82 MULTI-FAMILY

JANUARY 2023  
LOCATED IN SECTIONS 23, TOWNSHIP 44S, RANGE 25E  
CITY OF FORT MYERS, FLORIDA



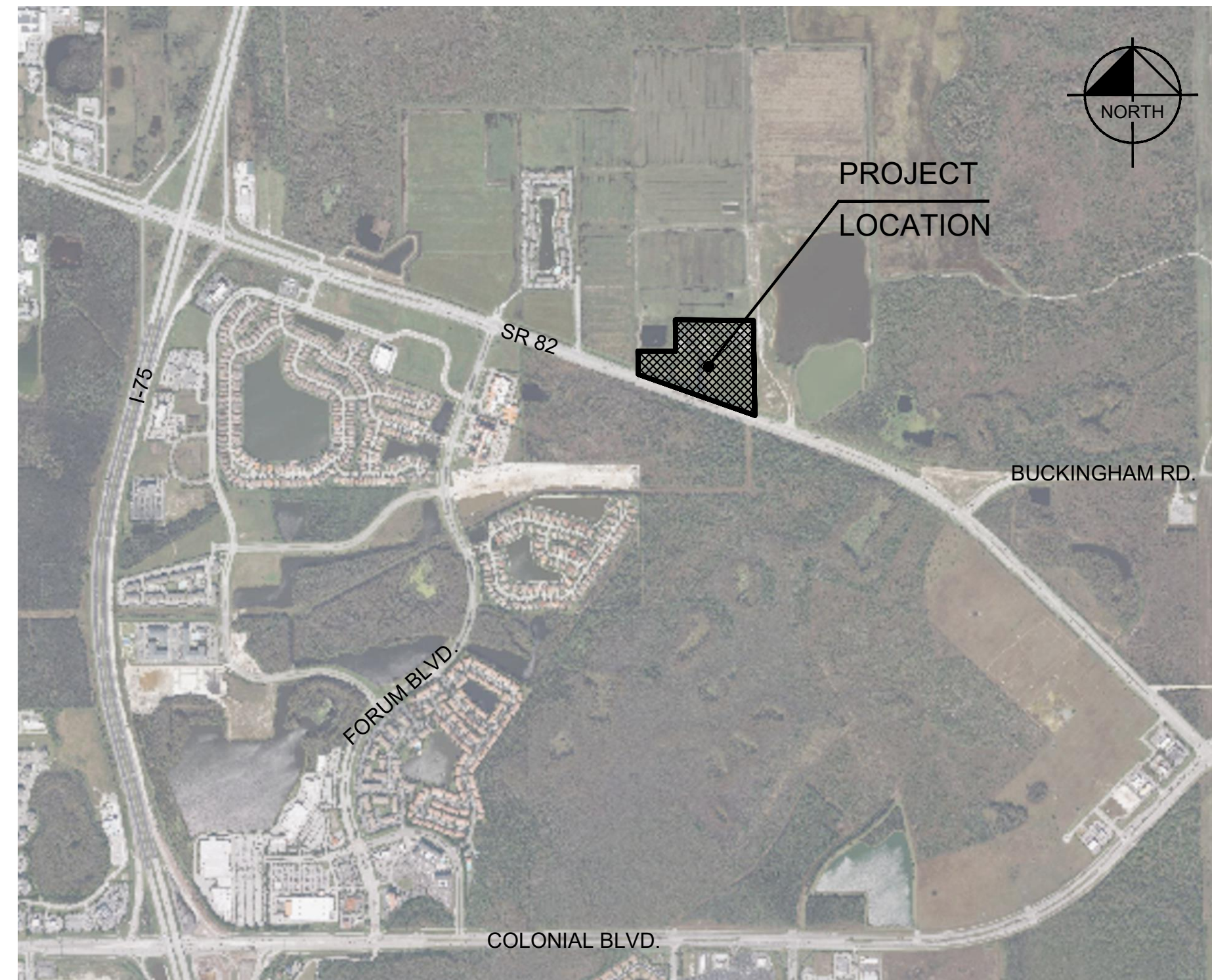
PROJECT LOCATION  
LEE COUNTY

## PROJECT TEAM

|  |  |
|--|--|
| <p><b>OWNER:</b><br/>MILHAUS DEVELOPMENT, LLC<br/>6000 N FLORIDA AVE.<br/>TAMPA, FLORIDA, 33604<br/>CONTACT: LAUREN BAKER<br/>PHONE: (813) 235-6907</p> <p><b>CIVIL ENGINEER:</b><br/>KIMLEY-HORN AND ASSOCIATES, INC.<br/>1412 JACKSON ST, SUITE 2<br/>FORT MYERS, FLORIDA 33901<br/>CONTACT: SINA EBRAHIMI, P.E.<br/>PHONE: (239) 984-6524</p> <p><b>LANDSCAPE ARCHITECT:</b><br/>KIMLEY-HORN AND ASSOCIATES, INC.<br/>100 SECOND AVENUE SOUTH, SUITE 105N<br/>ST. PETERSBURG, FL 33701<br/>CONTACT: JENNIFER DAOLAS, PLA, ASLA<br/>DIRECT: (727) 488-2174</p> <p><b>GEOTECH:</b><br/>YPC CONSULTING GROUP, PL.<br/>5931 COUNTRY LAKES DRIVE<br/>FORT MYERS, FL 33905<br/>CONTACT: GREGORY STEPHAN, P.E., L.E.P.<br/>PHONE: (239) 693-7700</p> | <p><b>SURVEYOR:</b><br/>TZ UTILITY ENGINEERS<br/>5670 ZIP DRIVE<br/>FORT MYERS, FLORIDA, 33905<br/>CONTACT: SCOTT URQUHART, P.S.M<br/>PHONE: (239) 327-0722</p> <p><b>ENVIRONMENTAL CONSULTANT:</b><br/>OWEN ENVIRONMENTAL CONSULTING, LLC<br/>19957 TROPICAL BREEZE DRIVE<br/>FORT MYERS, FLORIDA, 33908<br/>CONTACT: PAUL OWEN<br/>PHONE: (239) 994-9007</p> <p><b>TRAFFIC ENGINEER:</b><br/>KIMLEY-HORN AND ASSOCIATES, INC.<br/>189 S ORANGE AVE, OFFICE 1000<br/>ORLANDO, FLORIDA 32801<br/>CONTACT: JAMES TAYLOR, P.E.<br/>PHONE: (407) 409-7006</p> <p><b>ARCHITECT:</b><br/>BAKER BARRIOS ARCHITECTS, INC.<br/>400 N ASHLEY DR, SUITE 800<br/>TAMPA, FLORIDA 33602<br/>CONTACT: DANIEL CALUGAREANU<br/>PHONE: (813) 549-1900</p> <p><b>MEP:</b><br/>QUEST DESIGN GROUP, INC.<br/>1100 JORIE BLVD, SUITE 224<br/>OAK BROOK, ILLINOIS 60523<br/>CONTACT: MICHAEL JANIS<br/>PHONE: (630) 581-6100</p> |
|--|--|

## UTILITIES PROVIDING SERVICE

|   |  |
|---|--|
| <p><b>POTABLE WATER AND SANITARY SEWER</b><br/>CITY OF FORT MYERS UTILITIES<br/>2325 DR MARTIN LUTHER KING, JR BLVD<br/>FORT MYERS, FLORIDA 33916<br/>PHONE: (239) 321-8100</p> <p><b>ELECTRIC</b><br/>FLORIDA POWER AND LIGHT (FPL)<br/>10650 PALM BEACH BLVD<br/>FORT MYERS, FLORIDA 33905<br/>PHONE: (239) 334-7754</p> <p><b>GAS</b><br/>TECO PEOPLES GAS<br/>5901 ENTERPRISE PKWY<br/>FORT MYERS, FL 33905<br/>PHONE: (239) 690-5508</p> | <p><b>TELEPHONE/ CABLE TV</b><br/>CENTURY LINK, INC.<br/>3083 FOWLER ST, APT 110<br/>FORT MYERS, FL 33901<br/>PHONE: (918) 547-0063</p> <p><b>SOLID WASTE</b><br/>CITY OF FORT MYERS UTILITIES &amp; SOLID WASTE DIVISION<br/>2325 DR MARTIN LUTHER KING JR BLVD<br/>FORT MYERS, FLORIDA 33916<br/>PHONE: (239) 321-8100</p> |
|---|--|



LOCATION MAP

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## PROPERTY INFORMATION

|         |                          |
|---------|--------------------------|
| FOLIO # | 10254173                 |
|         | 10254174                 |
|         | 10441494                 |
|         | 10254175                 |
| ZONING  | CI- COMMERCIAL INTENSIVE |

PREPARED BY  
**Kimley»Horn**

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WWW.KIMLEY-HORN.COM REGISTRY No. 35108

- THESE PLANS WERE PREPARED AND SHALL COMPLY WITH THE FOLLOWING:
- SEVENTH EDITION (2020) FLORIDA BUILDING CODE, BUILDING, ACCESSIBILITY (OR LATEST EDITION)
  - SEVENTH EDITION (2020) FLORIDA FIRE PREVENTION CODE (OR LATEST EDITION)
  - THE CITY OF FORT MYERS CODE OF ORDINANCES (LATEST EDITION)
  - FLORIDA DEPARTMENT OF STATE, ADMINISTRATIVE CODE (LATEST EDITION)
  - 2020 FLORIDA STATUTES (OR LATEST EDITION)

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LICENSED PROFESSIONAL

SINA EBRAHIMI  
FLORIDA LICENSE NUMBER  
PE62332

KHA PROJECT  
146851002

DATE  
JANUARY 2023

SCALE  
AS SHOWN

DESIGNED BY  
KHA

DRAWN BY  
KHA

CHECKED BY  
KHA

DATE

# TITLE SHEET

PERMIT SET - 1/6/2023

HIGHWAY 82  
MULTI-FAMILY  
PREPARED FOR  
MILHAUS DEVELOPMENT,  
LLC  
CITY OF FORT MYERS  
FLORIDA

SHEET NUMBER  
C-01

Printed By: Anderson, Paul/C. Sheet Set: Kba Layout: 1 January 05, 2023 09:46:58pm K:\FTM\_C\MI146851002 - Milhaus SR 02 Re-zoning & Site Planning\CapPlanSheets\C01 TITLE SHEET.dwg  
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**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL NOTIFY THE CIVIL DESIGN TEAM OF ANY KNOWN DESIGN CHANGES NEEDED TO MEET THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE DESIGN AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER OF RECORD.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND CIVIL ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR. AS-BUILTS SHALL BE PROVIDED AS AN ALTA/NSPS LAND TITLE SURVEY WITH A TOPO/IMPROVEMENT PLAN.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ALL ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

**DEMOLITION NOTES**

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS. EXCAVATION IS REQUIRED TO 36" FOR ALL EXISTING FOUNDATIONS WITH APPROVED COMPACTED BACKFILL PER THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.
3. THE CONTRACTOR SHALL REFER TO THE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR TO OBTAIN ANY REQUIRED TREE REMOVAL PERMITS.

**PAVING, GRADING AND DRAINAGE NOTES**

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED OR SODDED PER DIRECTION FROM OWNER UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
7. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER OF RECORD PRIOR TO ANY EXCAVATION.
10. THE CONTRACTOR SHALL STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNDESIRABLE MATERIAL IN A LEGAL MANNER.
19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER FDOT SPECIFICATIONS.
20. LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE.
21. CONTRACTOR SHALL PLACE 2 FT. OF CONTINUOUS SOD AROUND ALL INLETS, HEADWALLS AND CONTROL STRUCTURES ABOVE CONTROL ELEVATION.
22. CONTRACTOR SHALL PLACE 2 FT. OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/ OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 1" BELOW FINISHED PAVEMENT GRADE.

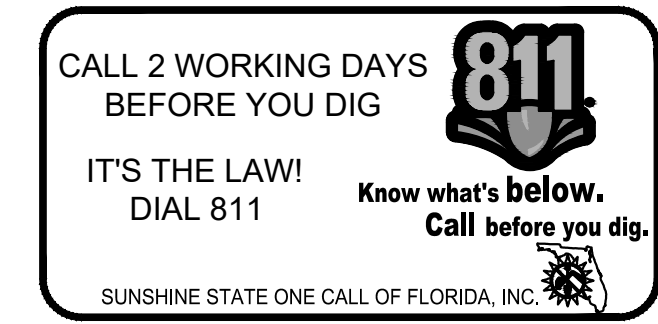
**WATER AND SEWER UTILITY NOTES**

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
3. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
5. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING, AT CONTRACTORS OWN EXPENSE.
7. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

**MAINTENANCE**

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
  2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE MAINTAINED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
  3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
  4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
  5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
  6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
  7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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PERMIT SET - 1/6/2023

HIGHWAY 82  
 MULTI-FAMILY  
 PREPARED FOR  
 MILHAUS DEVELOPMENT,  
 LLC  
 CITY OF FORT MYERS  
 FLORIDA

SHEET NUMBER  
**C-02**

|                                   |                      |                   |                    |                 |                   |      |
|-----------------------------------|----------------------|-------------------|--------------------|-----------------|-------------------|------|
| KHA PROJECT<br>146651002          | DATE<br>JANUARY 2023 | SCALE<br>AS SHOWN | DESIGNED BY<br>KHA | DRAWN BY<br>KHA | CHECKED BY<br>KHA | DATE |
| LICENSED PROFESSIONAL             |                      |                   |                    |                 |                   |      |
| SINA EBRAHIMI                     |                      |                   |                    |                 |                   |      |
| FLORIDA LICENSE NUMBER<br>PE62332 |                      |                   |                    |                 |                   |      |

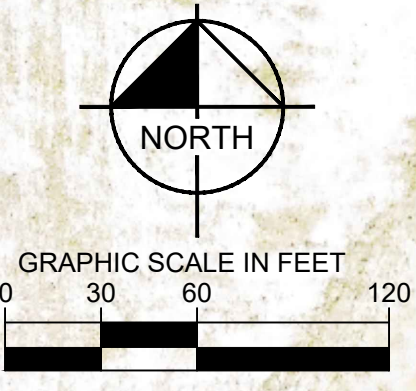
**GENERAL NOTES**

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KHA PROJECT: 146651002  
DATE: JANUARY 2023  
SCALE: AS SHOWN  
DESIGNED BY: KHA  
DRAWN BY: KHA  
CHECKED BY: KHA  
DATE: 1/6/2023

LICENSED PROFESSIONAL:  
SINA EBRAHIMI  
FLORIDA LICENSE NUMBER: PE62332

**AERIAL**

PERMIT SET - 1/6/2023  
**HIGHWAY 82  
MULTI-FAMILY**  
PREPARED FOR  
**MILHAUS DEVELOPMENT,  
LLC**  
CITY OF FORT MYERS, FLORIDA

SHEET NUMBER  
**C-03**



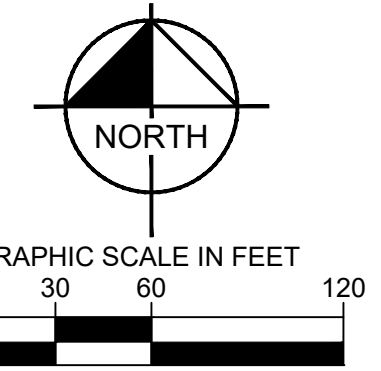
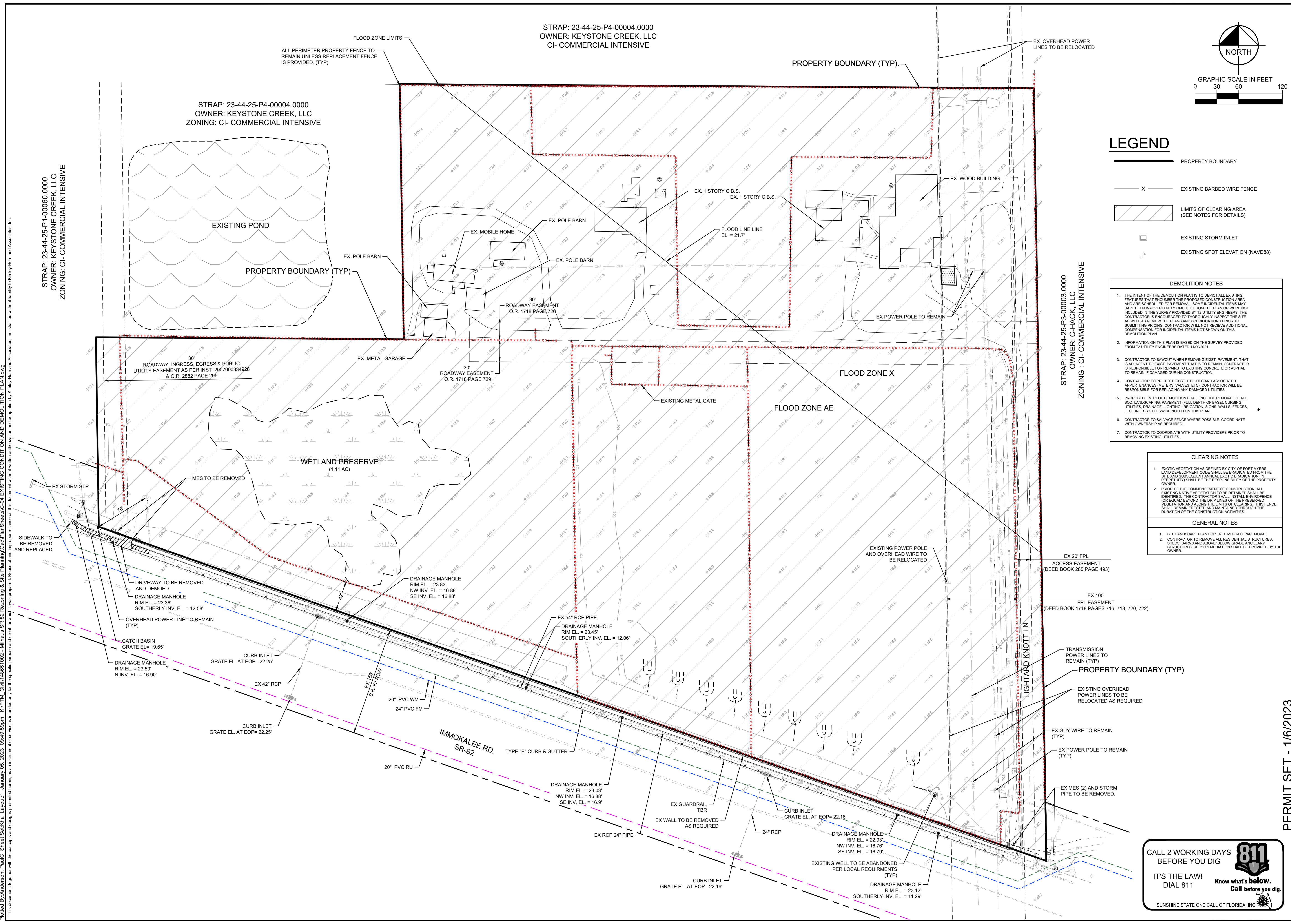
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STRAP: 23-44-25-P1-00060.0000  
 OWNER: KEYSTONE CREEK, LLC  
 ZONING: C1 - COMMERCIAL INTENSIVE

STRAP: 23-44-25-P4-00004.0000  
 OWNER: KEYSTONE CREEK, LLC  
 ZONING: C1 - COMMERCIAL INTENSIVE

STRAP: 23-44-25-P4-00004.0000  
 OWNER: KEYSTONE CREEK, LLC  
 C1 - COMMERCIAL INTENSIVE

STRAP: 23-44-25-P3-00003.0000  
 OWNER: C-HACK, LLC  
 ZONING: C1 - COMMERCIAL INTENSIVE



**LEGEND**

- PROPERTY BOUNDARY
- EXISTING BARBED WIRE FENCE
- LIMITS OF CLEARING AREA (SEE NOTES FOR DETAILS)
- EXISTING STORM INLET
- EXISTING SPOT ELEVATION (NAVD88)

**DEMOLITION NOTES**

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCOMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN OR WERE NOT INCLUDED IN THE SURVEY PROVIDED BY THE UTILITY ENGINEER. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THIS PLAN AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED FROM THE UTILITY ENGINEERS DATED 11/08/2021.
3. CONTRACTOR TO SAWCUT WHEN REMOVING EXIST. PAVEMENT, THAT IS ADJACENT TO EXIST. PAVEMENT THAT IS TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR TO PROTECT EXIST. UTILITIES AND ASSOCIATED APPURTENANCES (METERS, VALVES, ETC.) CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY DAMAGED UTILITIES.
5. PROPOSED LIMITS OF DEMOLITION SHALL INCLUDE REMOVAL OF ALL SOIL, LANDSCAPING, PAVEMENT (FULL DEPTH OF BASE), CURBS, UTILITIES, DRAINAGE, LIGHTING, IRRIGATION, SIGNS, WALLS, FENCES, ETC. UNLESS OTHERWISE NOTED ON THIS PLAN.
6. CONTRACTOR TO SALVAGE FENCE WHERE POSSIBLE. COORDINATE WITH OWNERSHIP AS REQUIRED.
7. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS PRIOR TO REMOVING EXISTING UTILITIES.

**CLEARING NOTES**

1. EXOTIC VEGETATION AS DEFINED BY CITY OF FORT MYERS LAND DEVELOPMENT CODE SHALL BE ERADICATED FROM THE SITE AND REBURY ANNUAL EXOTIC ERADICATION (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL EXISTING NATIVE VEGETATION TO BE RETAINED SHALL BE IDENTIFIED. THE CONTRACTOR SHALL INSTALL ENVIRONMENTAL BUFFERING AND THE BOUNDARIES OF THE PRESERVED VEGETATION AND ALONG THE LIMITS OF CLEARING. THIS FENCE SHALL REMAIN ERECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITIES.

**GENERAL NOTES**

1. SEE LANDSCAPE PLAN FOR TREE MITIGATION/REMOVAL.
2. CONTRACTOR TO REMOVE ALL RESIDENTIAL STRUCTURES, SHEDS, BARN AND ABOVE BELOW GRADE ANCILLARY STRUCTURES. RECS REMEDIATION SHALL BE PROVIDED BY THE OWNER.

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| DRAWN BY    | KHA          |
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**EXISTING CONDITION AND DEMOLITION PLAN**

PERMIT SET - 1/6/2023

**HIGHWAY 82 MULTI-FAMILY DEVELOPMENT,**  
 PREPARED FOR MILHAUS DEVELOPMENT, LLC  
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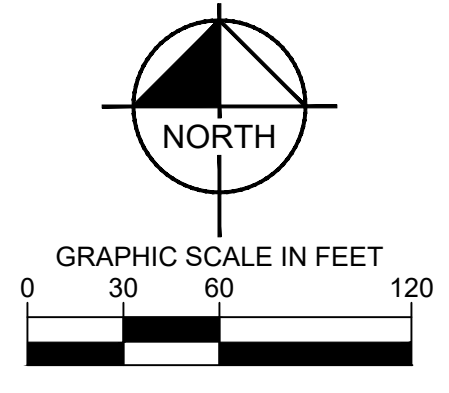
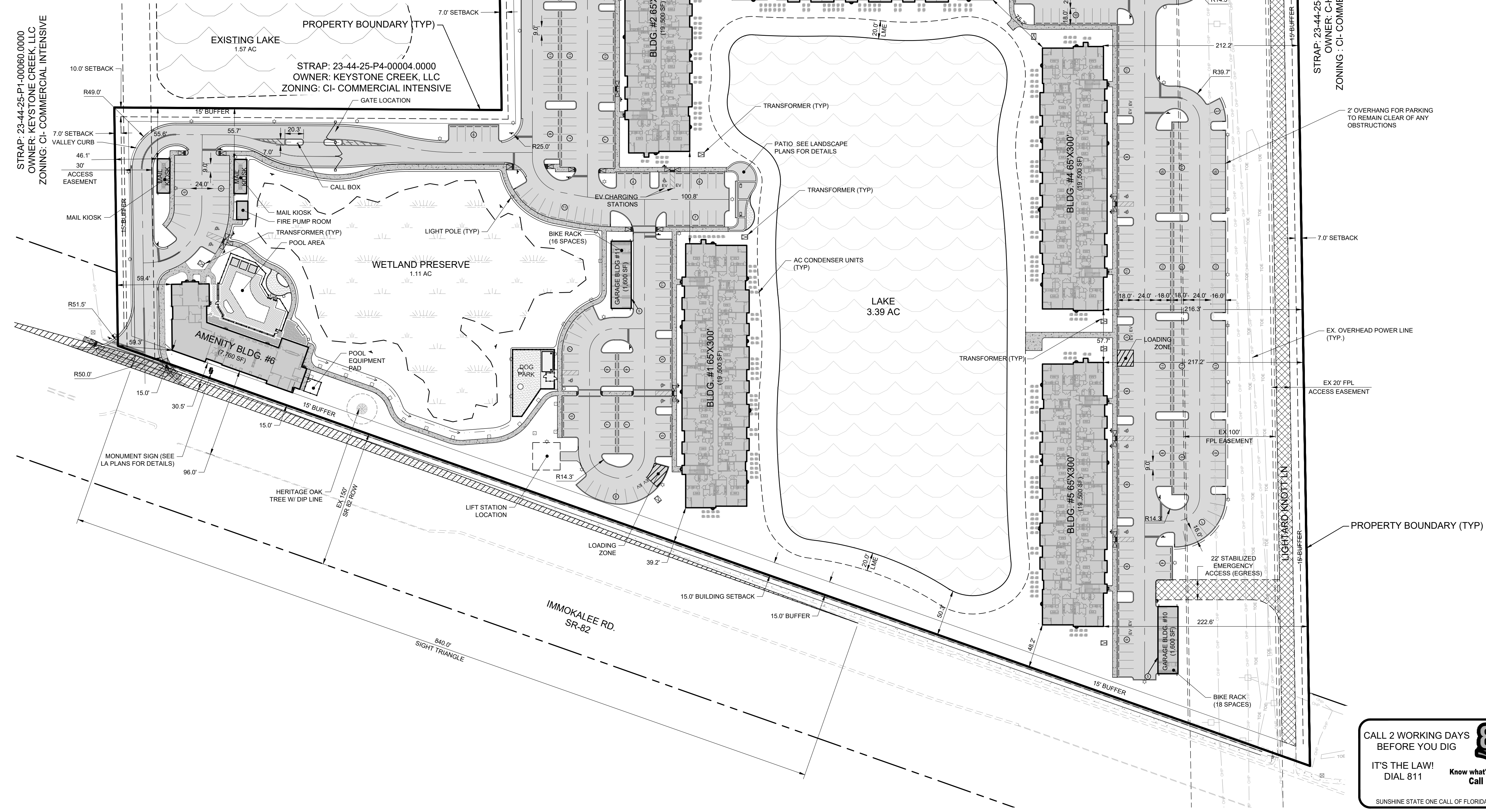


| PARKING CALCULATION TABLE            |                     |       |                         |                                  |                       |                          |                               |
|--------------------------------------|---------------------|-------|-------------------------|----------------------------------|-----------------------|--------------------------|-------------------------------|
| USE                                  | PARKING RATIO       | UNITS | PARKING SPACES REQUIRED | STANDARD PARKING SPACES PROVIDED | GARAGE UNITS PROVIDED | HANDICAP SPACES PROVIDED | TOTAL PARKING SPACES PROVIDED |
| <b>RESIDENTIAL</b>                   |                     |       |                         |                                  |                       |                          |                               |
| STUDIOS/1 - BEDROOM                  | 1.50 PER UNIT       | 160   | 240                     |                                  |                       |                          |                               |
| 2 - BEDROOM                          | 2 PER UNIT          | 140   | 280                     |                                  |                       |                          |                               |
| 3 - BEDROOM                          | 2 PER UNIT          | 40    | 80                      |                                  |                       |                          |                               |
| VISITOR SPACES                       | 1 PER 10 REQ SPACES |       | 60                      |                                  |                       |                          |                               |
| <b>TOTAL PARKING SPACES REQUIRED</b> |                     |       | <b>660</b>              |                                  |                       |                          |                               |
|                                      |                     |       |                         | 650                              | 20                    | 16                       | 686                           |

\*HANDICAP CALCULATED AT 2% OF TOTAL SPACES REQUIRED

| SITE DATA TABLE       |                           |      |
|-----------------------|---------------------------|------|
| <b>PROPERTY DATA:</b> |                           |      |
| SITE ADDRESS          | 7780 LIGHTARD KNOTT LN    |      |
| ZONING                | CI - COMMERCIAL INTENSIVE |      |
| FUTURE LAND USE       | CORRIDOR COMMERCIAL       |      |
| CURRENT LAND USE      | SINGLE FAMILY RESIDENTIAL |      |
| PROPOSED LAND USE     | MULTIFAMILY               |      |
| SITE AREA             | 21.38 ACRES               |      |
| ALLOWABLE DENSITY     | 25 UNITS PER ACRES        |      |
| PROVIDED DENSITY      | 16 UNITS PER ACRES        |      |
| <b>SETBACKS:</b>      |                           |      |
| FRONT (SR82)          | 15'                       | 15'  |
| REAR (NORTH)          | 10'                       | 17'  |
| SIDE (EAST)           | 7'                        | 17'  |
| SIDE (WEST)           | 7'                        | 217' |

| BUILDING DATA   |               |
|---|---------------|
| BUILDING COUNT  | 5             |
| UNIT COUNT PER BUILDING   | 68            |
| UNIT MIX  | 1 BEDROOM 140 |
|   | 2 BEDROOM 140 |
|   | 3 BEDROOM 40  |
|   | STUDIO 20     |
| TOTAL   | 340           |
| <b>SOLID WASTE CALCULATION</b>  |               |
| 105,260 SF OF BUILDING (105,260 SF / 1,000 SF) x 3.12 C.Y. PER MONTH = 328.4 C.Y. PER MONTH |               |
| 328.4 C.Y. PER MONTH / 4 WEEKS A MONTH = 82.1 C.Y. PER WEEK                                 |               |
| 82.1 C.Y. PER WEEK / 12 COLLECTIONS PER WEEK = 41.1 C.Y. PER DAY                            |               |
| 3 DUMPSTER ENCLOSURES REQUIRED WITH (3) 6 C.Y. DUMPSTERS EACH                               |               |



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| 146851002   | JANUARY 2023 | AS SHOWN | KHA         | KHA      | KHA        |

**SITE PLAN**

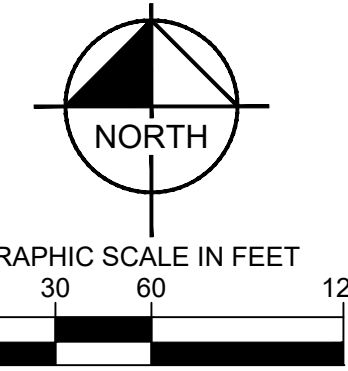
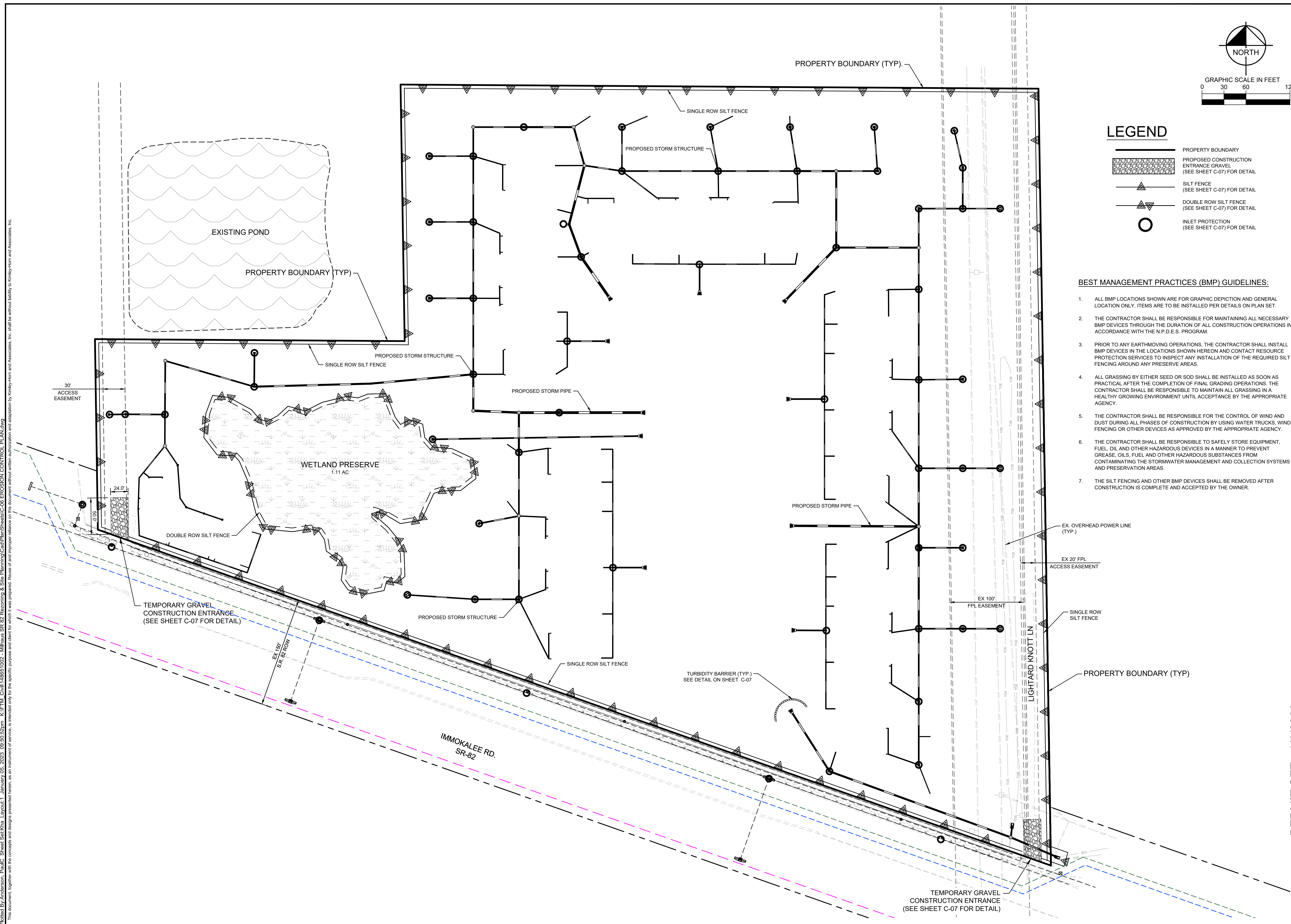
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**HIGHWAY 82**  
**MULTI-FAMILY**  
 PREPARED FOR  
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**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED CONSTRUCTION ENTRANCE GRAVEL (SEE SHEET C-07) FOR DETAIL
- SILT FENCE (SEE SHEET C-07) FOR DETAIL
- DOUBLE ROW SILT FENCE (SEE SHEET C-07) FOR DETAIL
- INLET PROTECTION (SEE SHEET C-07) FOR DETAIL

**BEST MANAGEMENT PRACTICES (BMP) GUIDELINES:**

1. ALL BMP LOCATIONS SHOWN ARE FOR GRAPHIC DEPICTION AND GENERAL LOCATION ONLY. ITEMS ARE TO BE INSTALLED PER DETAILS ON PLAN SET.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGH THE DURATION OF ALL CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE N.P.D.E.S. PROGRAM.
3. PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL BMP DEVICES IN THE LOCATIONS SHOWN HEREON AND CONTACT RESOURCE PROTECTION SERVICES TO INSPECT ANY INSTALLATION OF THE REQUIRED SILT FENCING AROUND ANY PRESERVE AREAS.
4. ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE APPROPRIATE AGENCY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION BY USING WATER TRUCKS, WIND FENCING OR OTHER DEVICES AS APPROVED BY THE APPROPRIATE AGENCY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT GREASE, OILS, FUEL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.
7. THE SILT FENCING AND OTHER BMP DEVICES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER.

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| DESIGNED BY<br>KHA       | CHECKED BY<br>KHA                      |
|                          | DATE                                   |

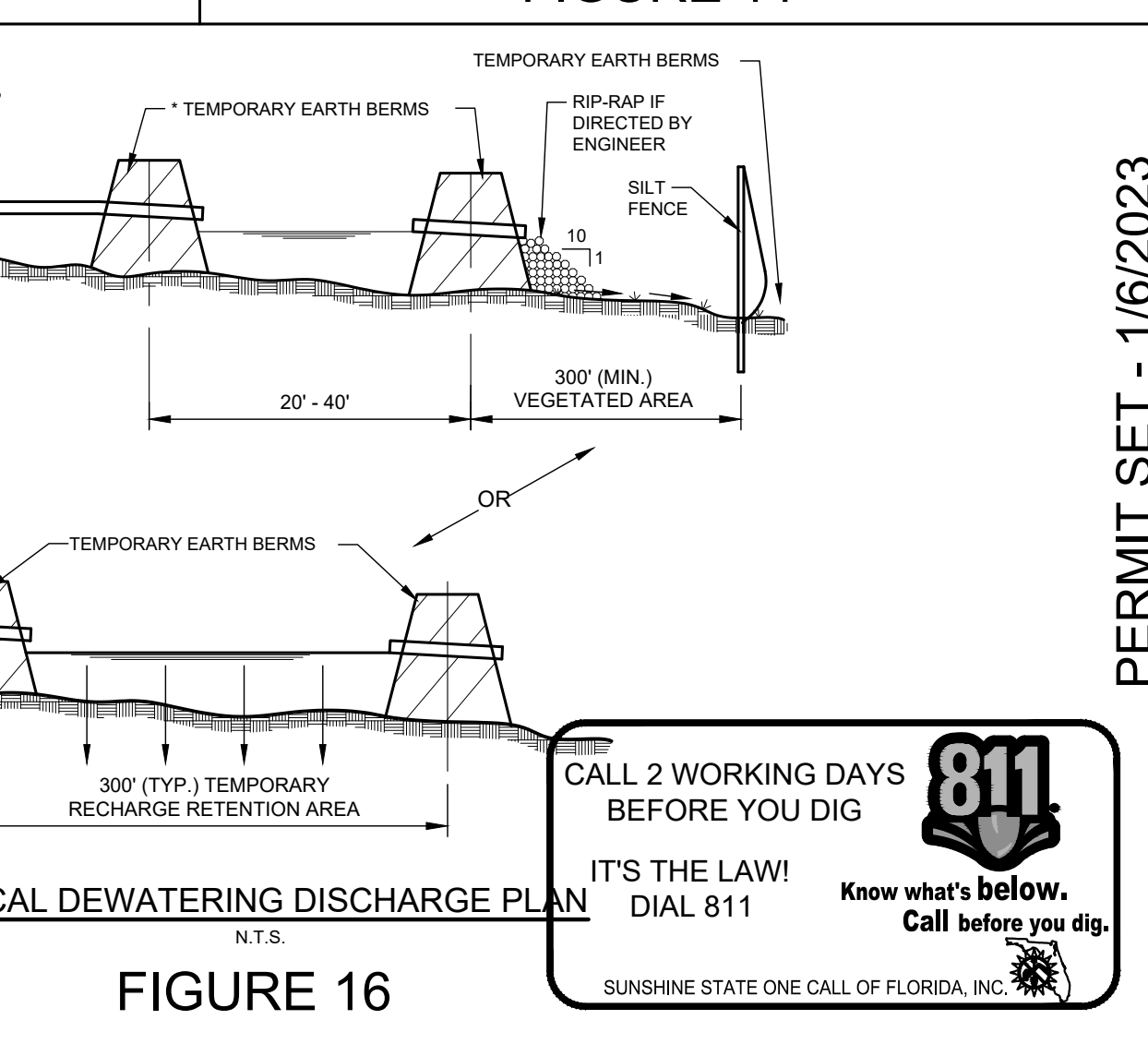
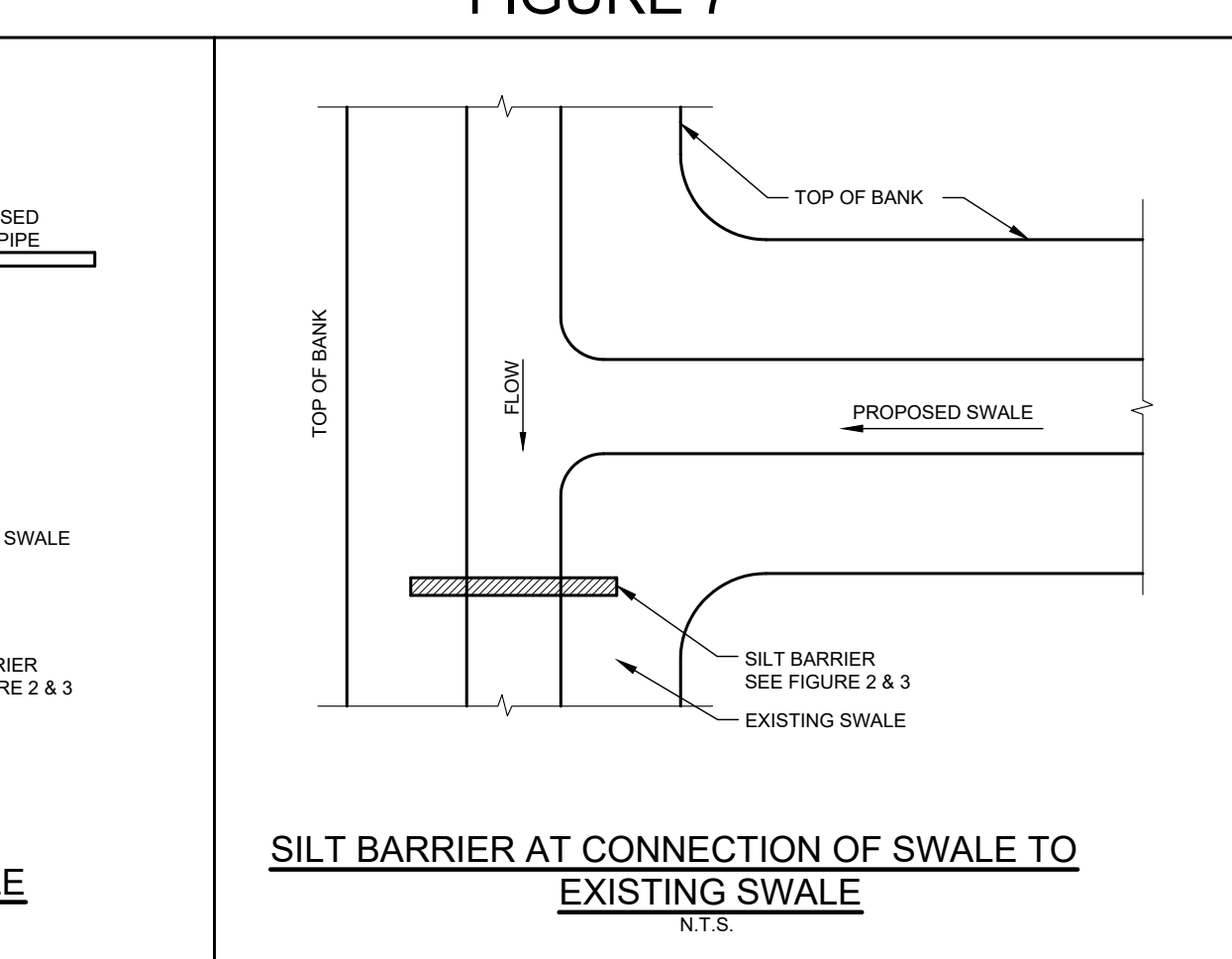
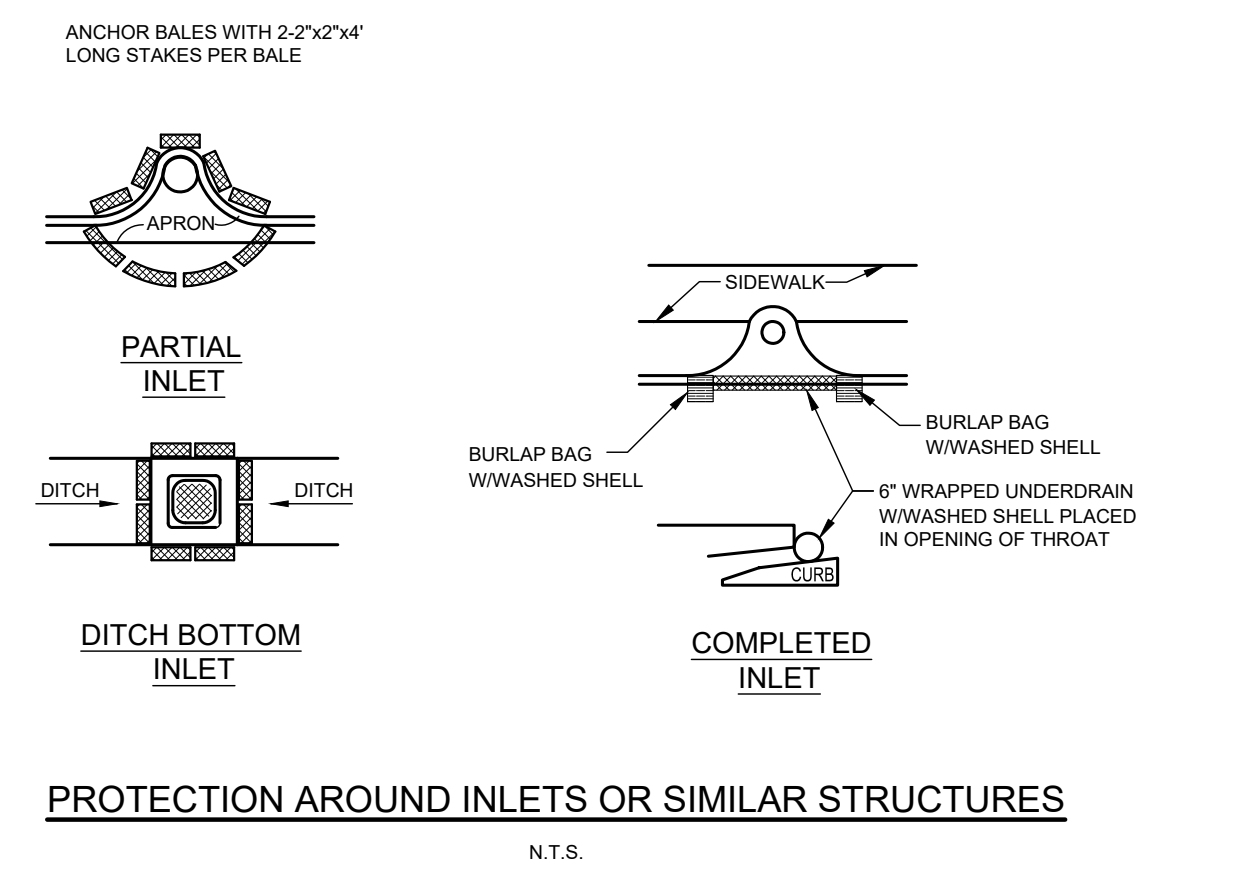
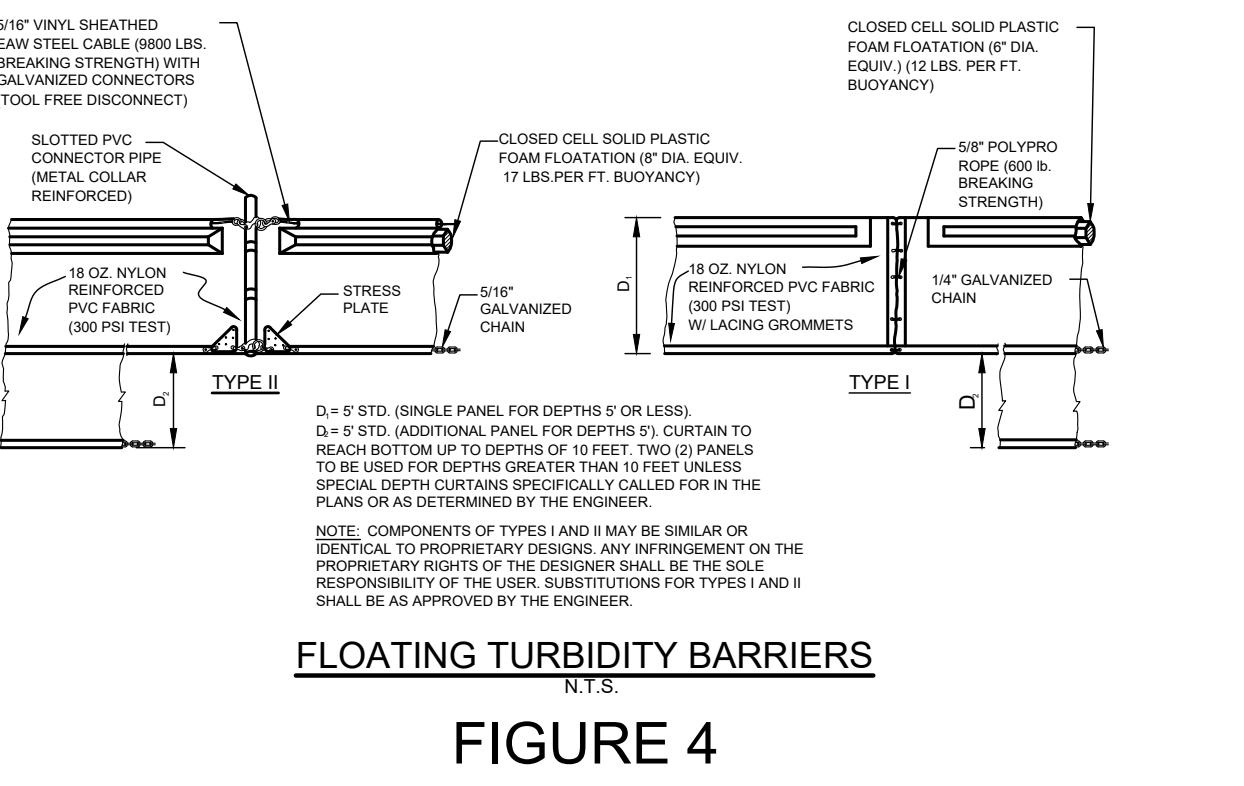
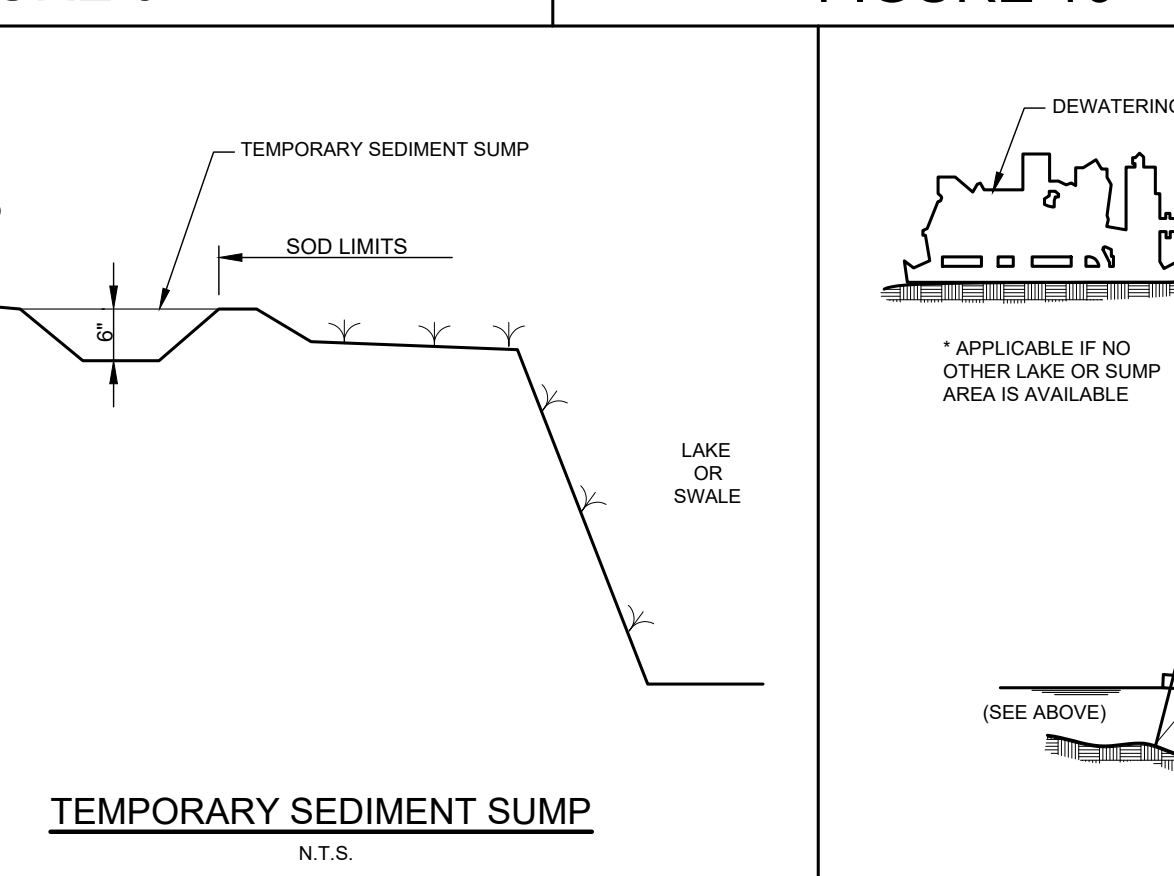
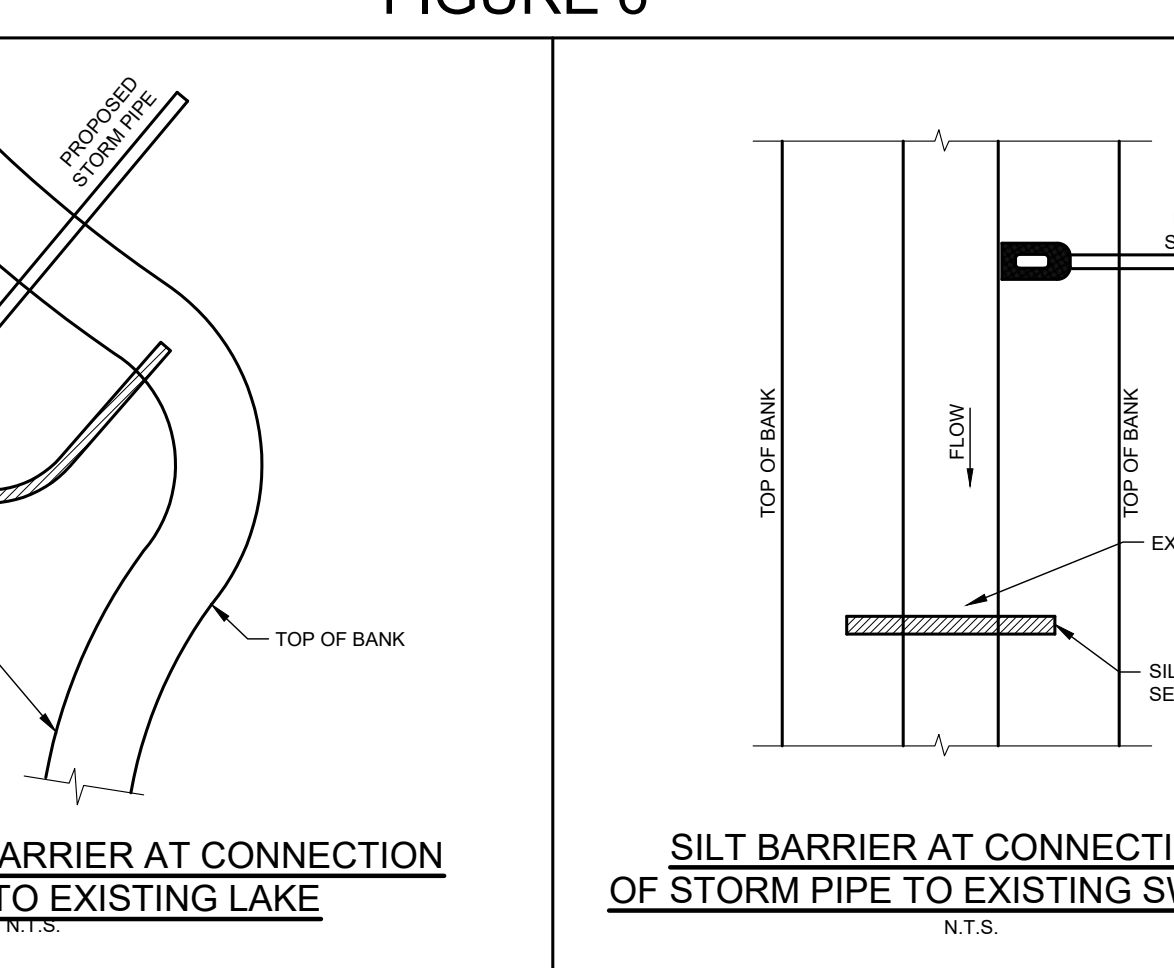
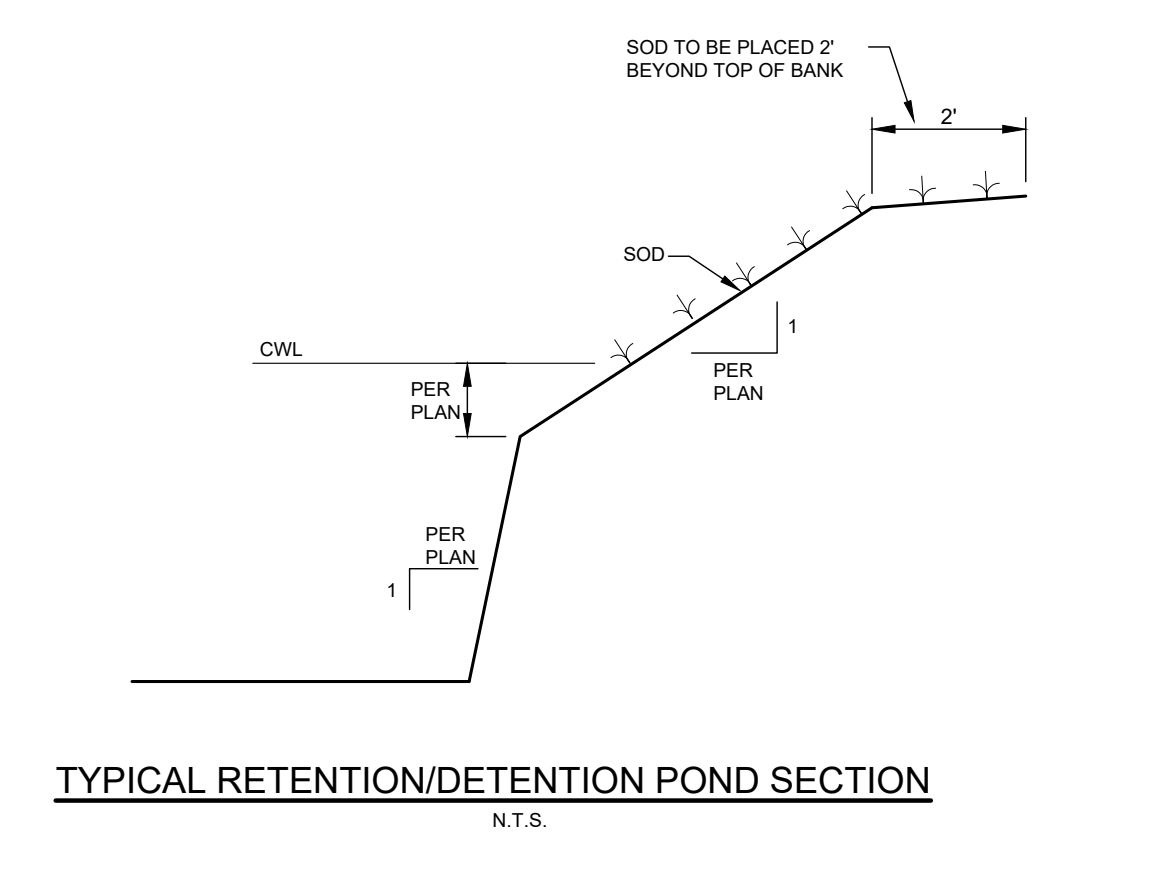
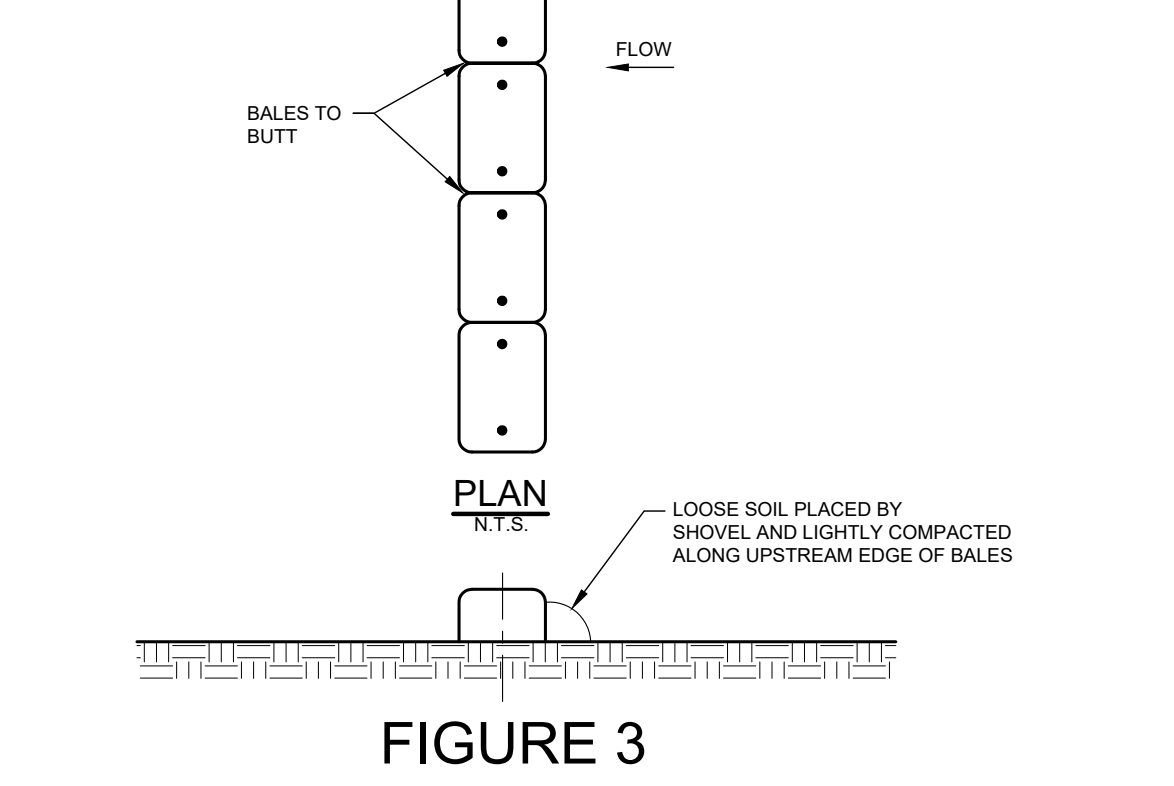
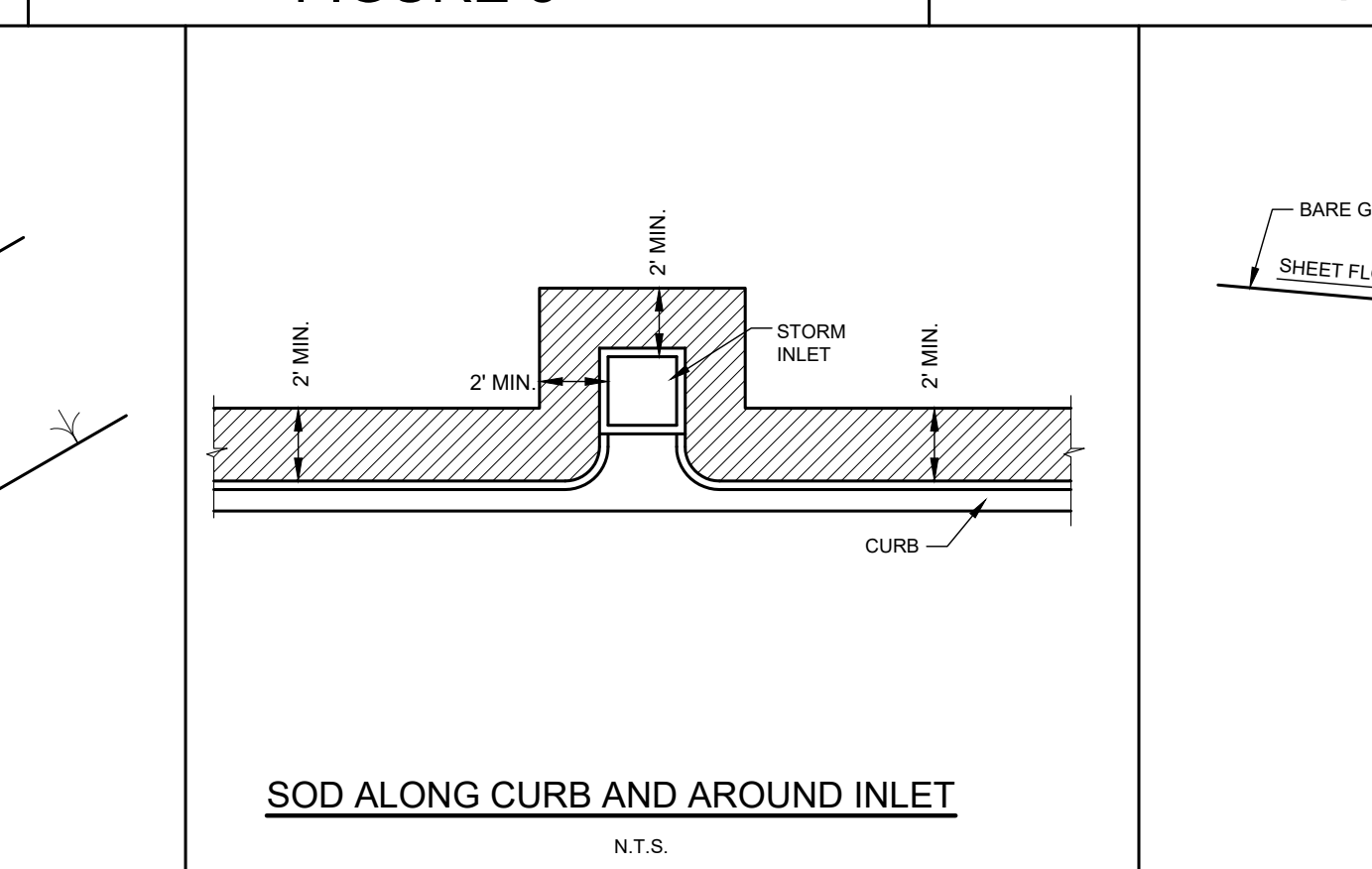
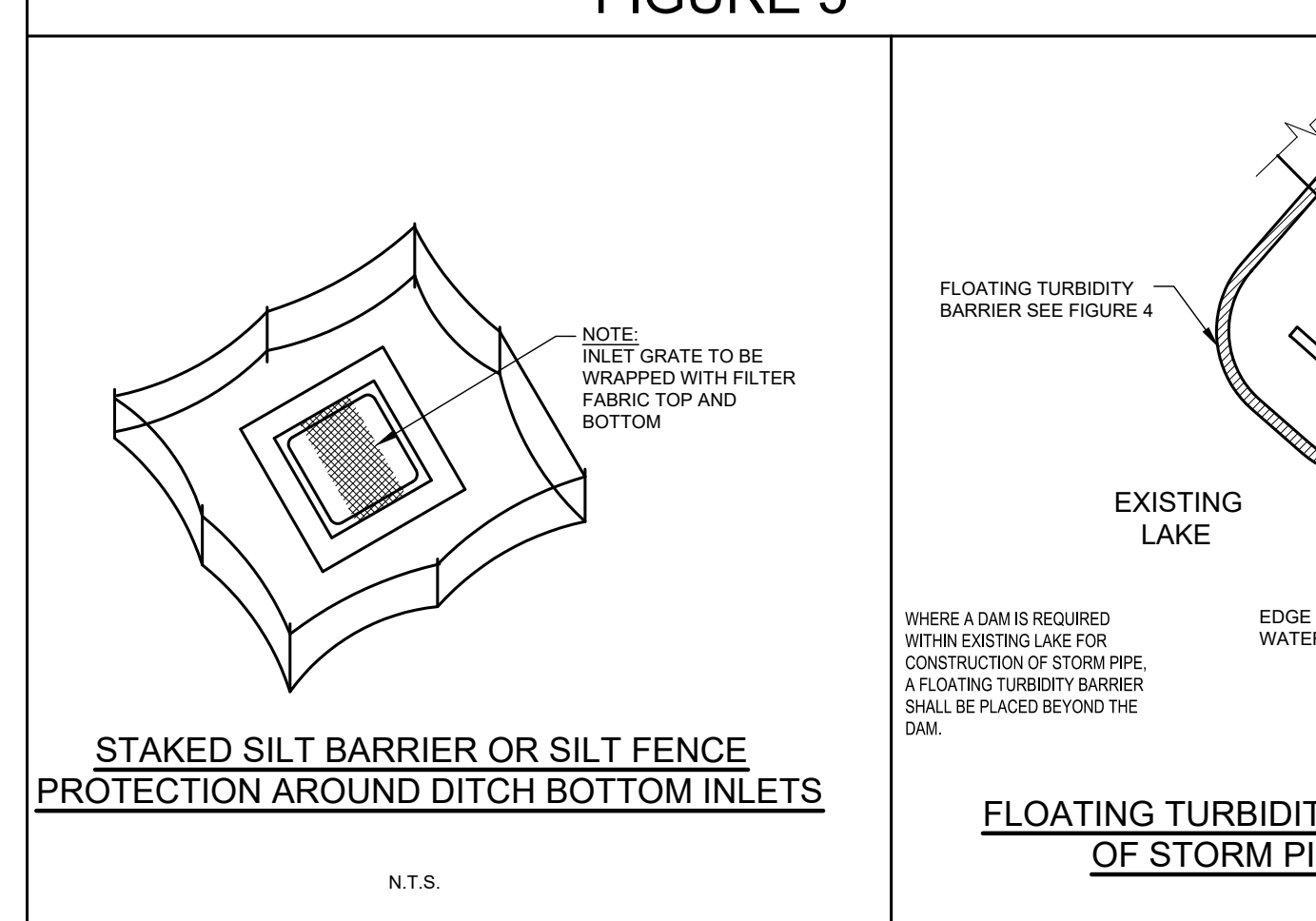
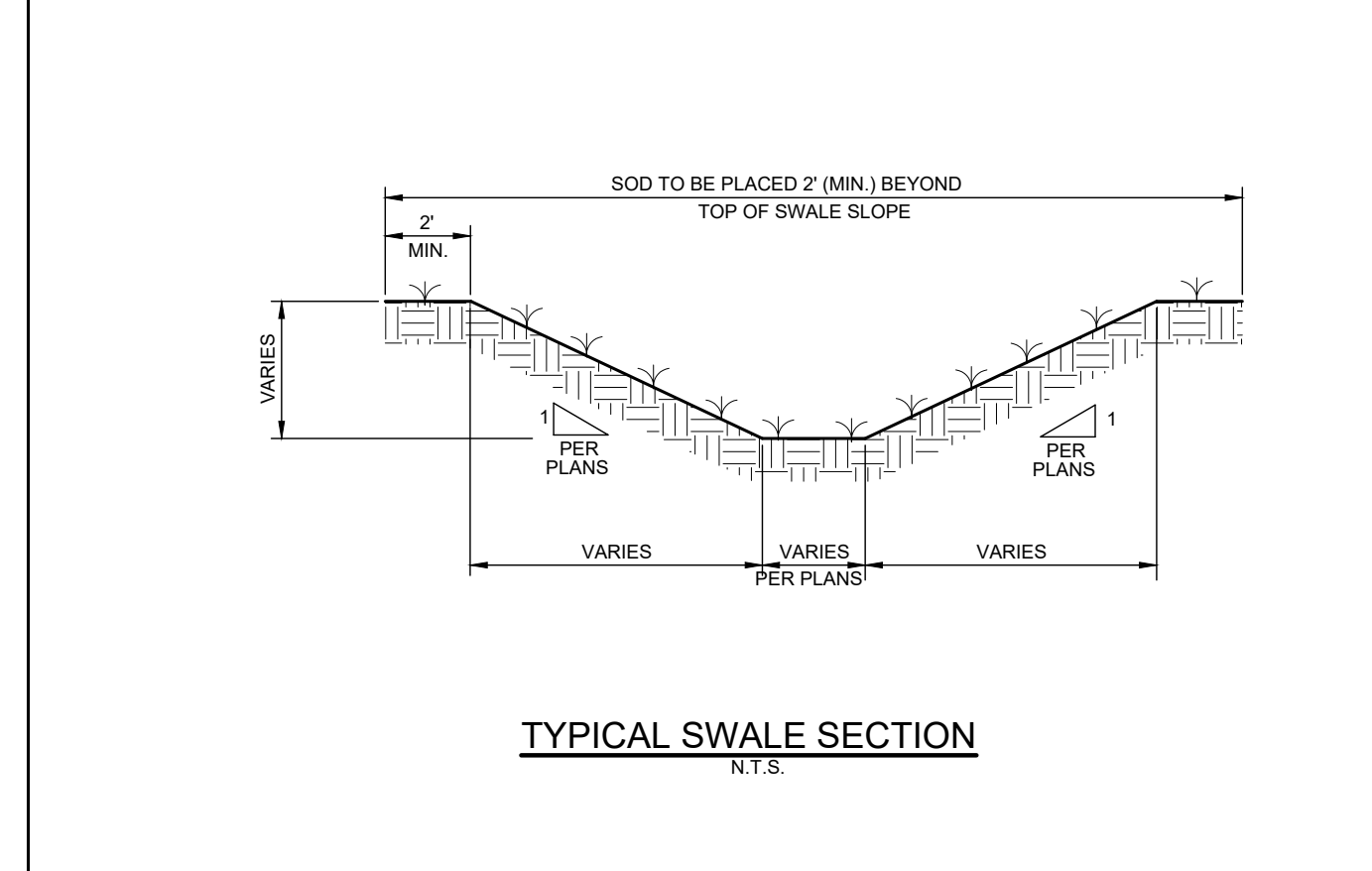
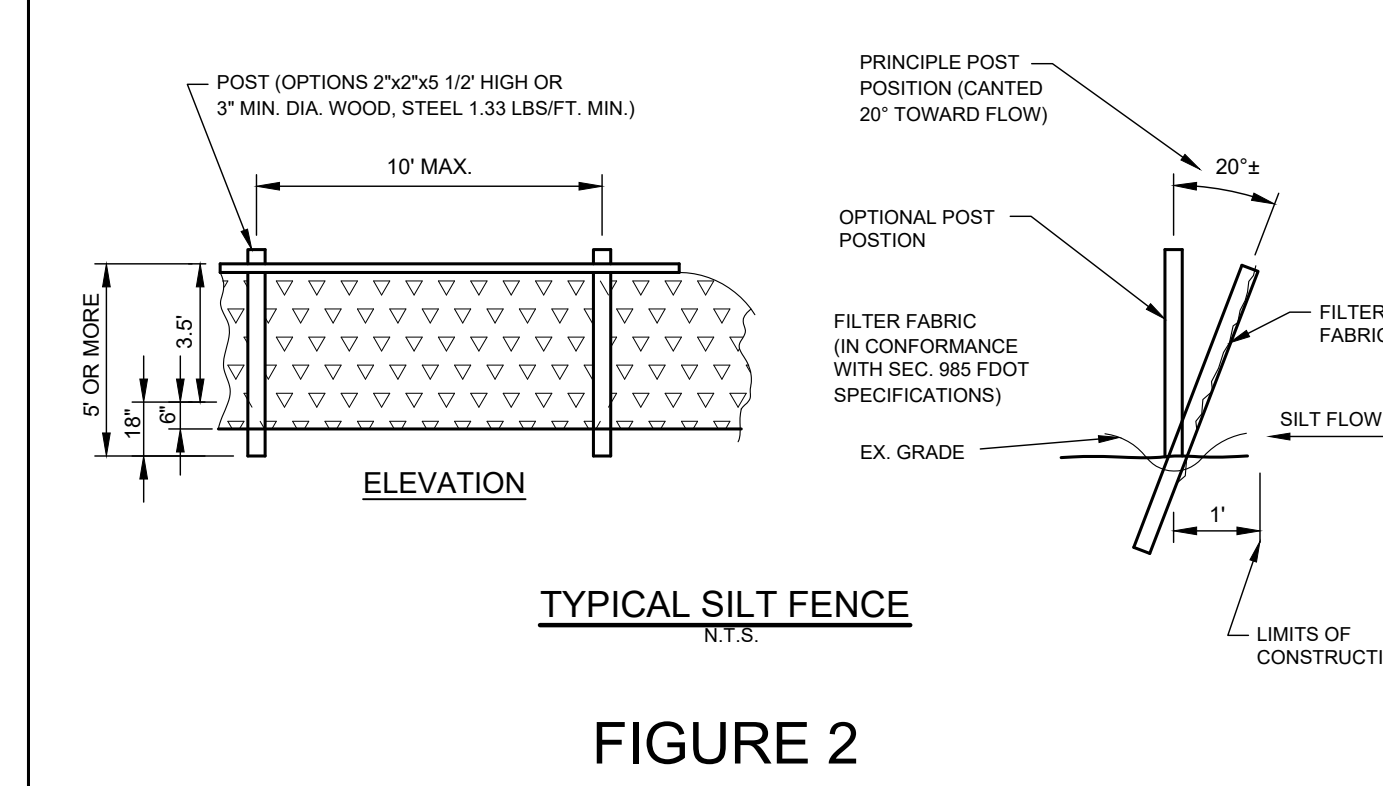
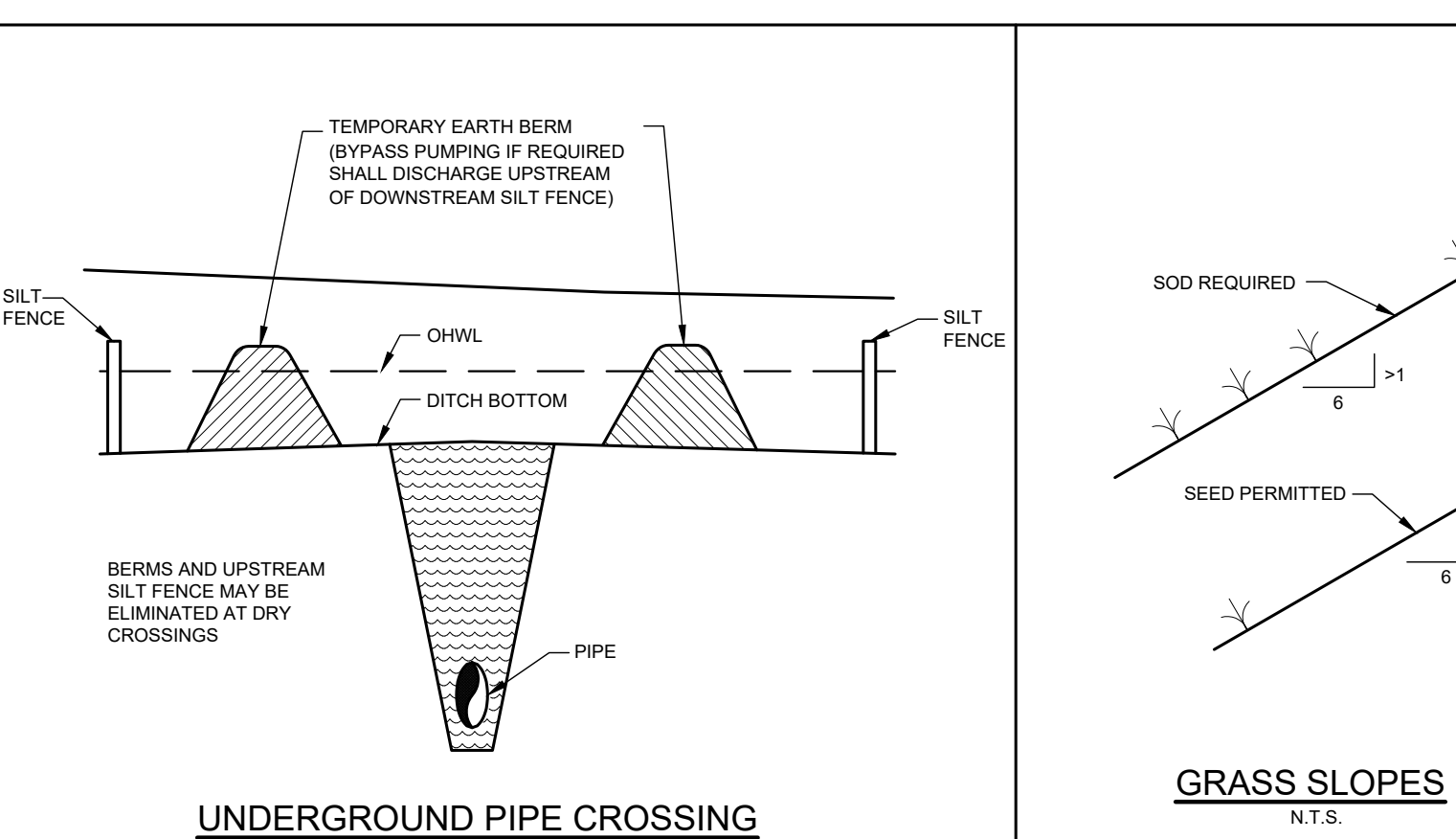
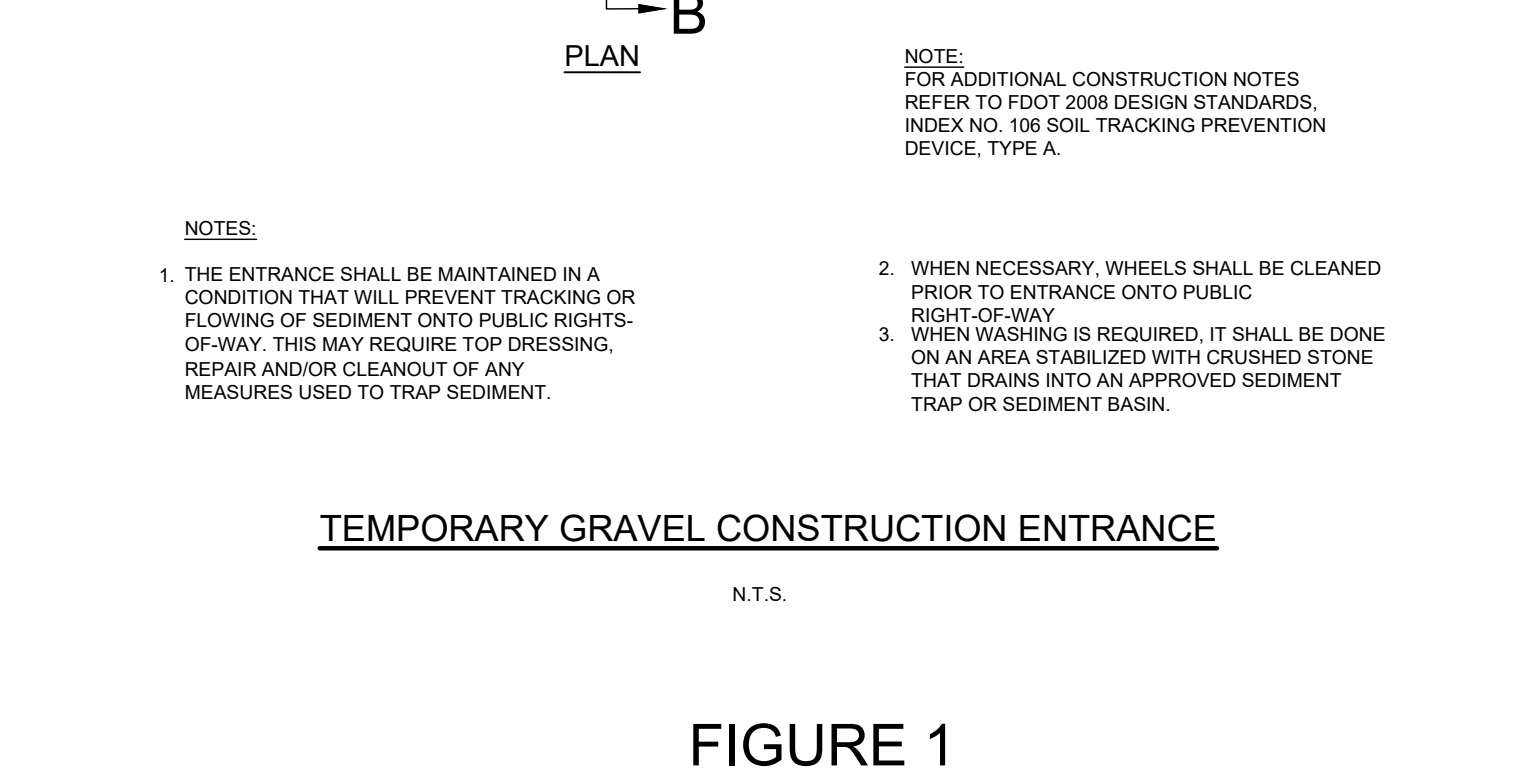
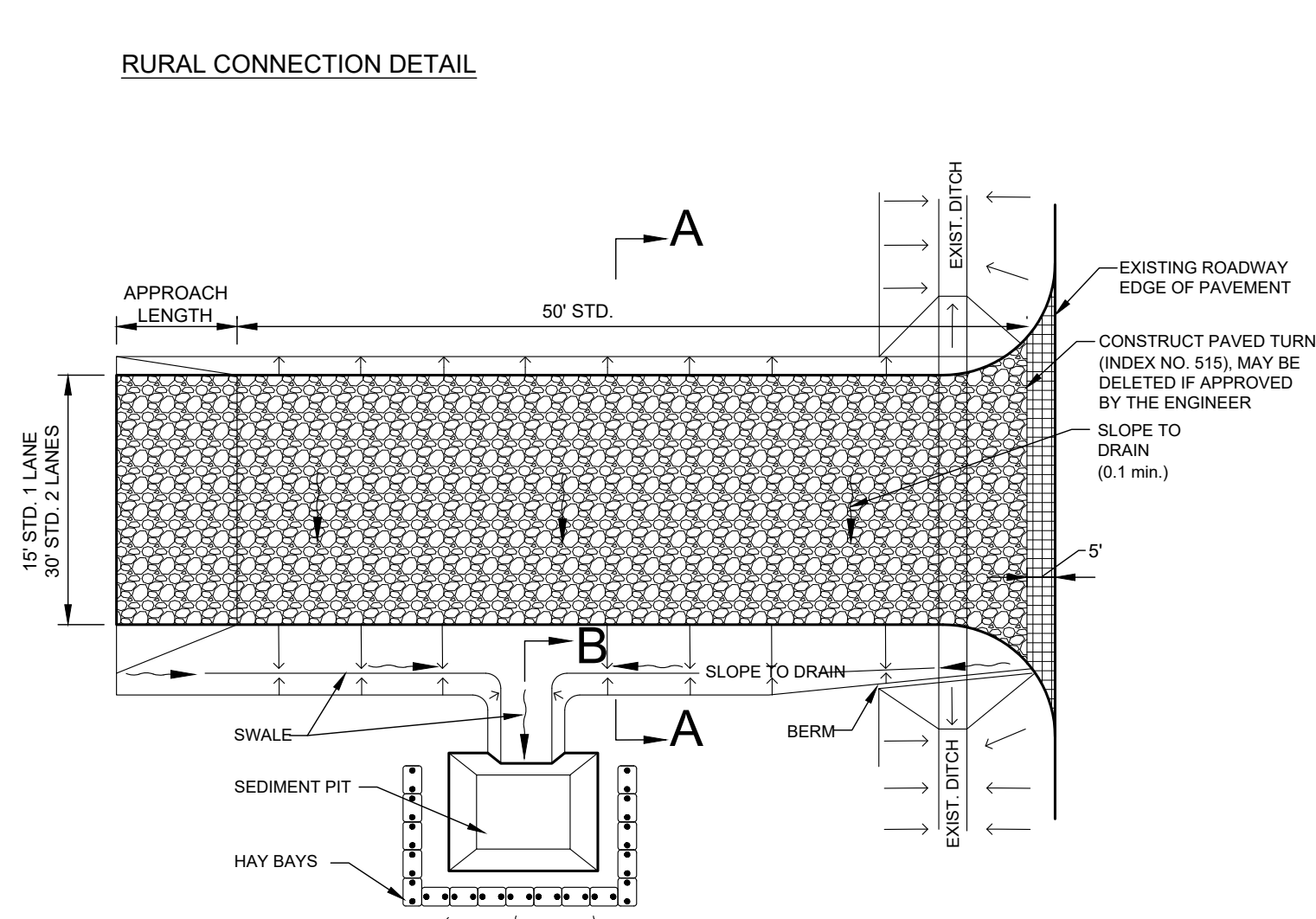
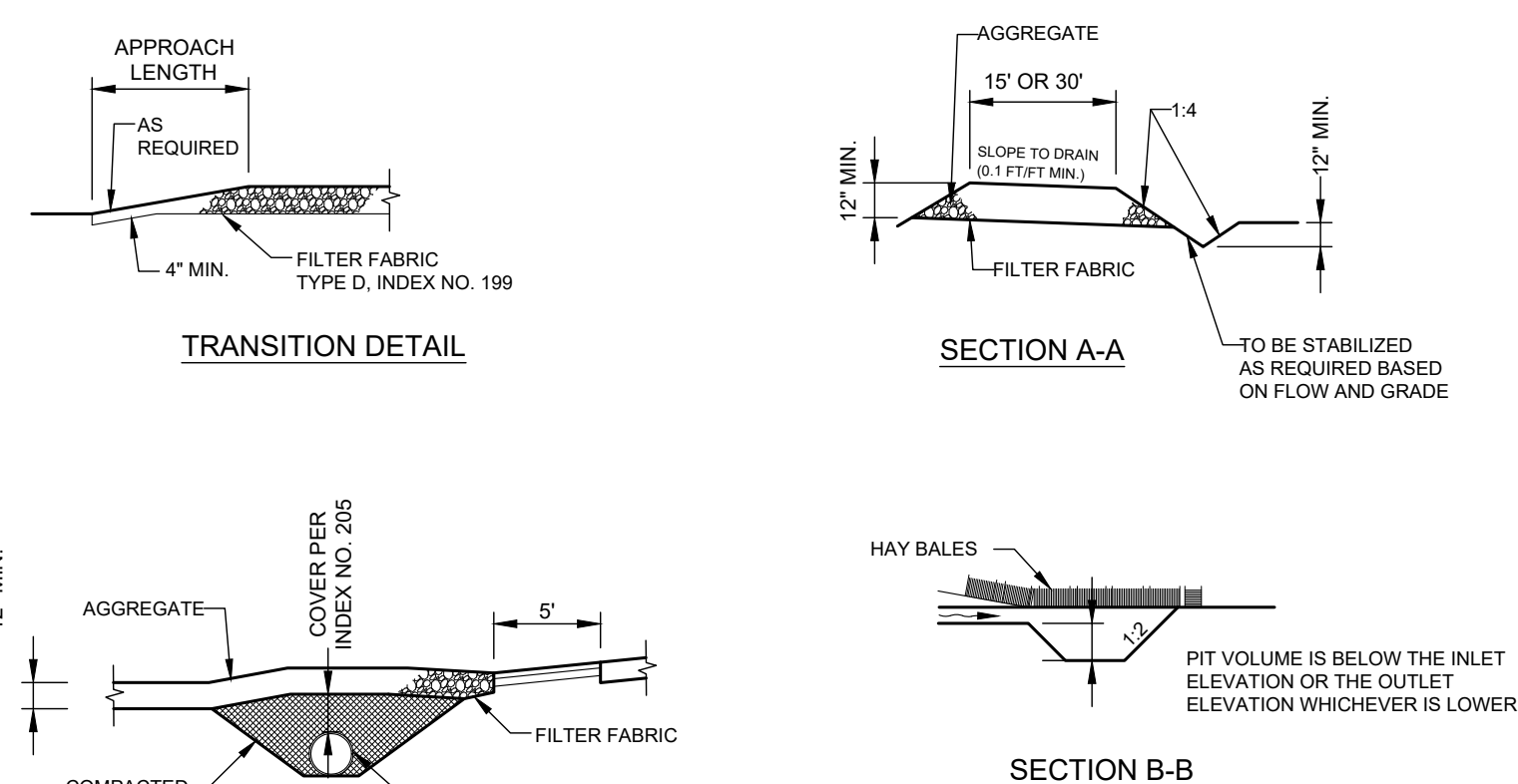
**EROSION CONTROL PLAN**

PERMIT SET - 1/6/2023  
**HIGHWAY 82**  
**MULTI-FAMILY**  
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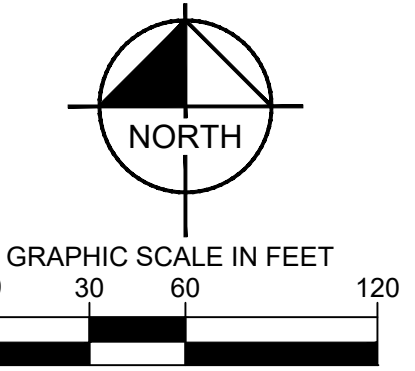
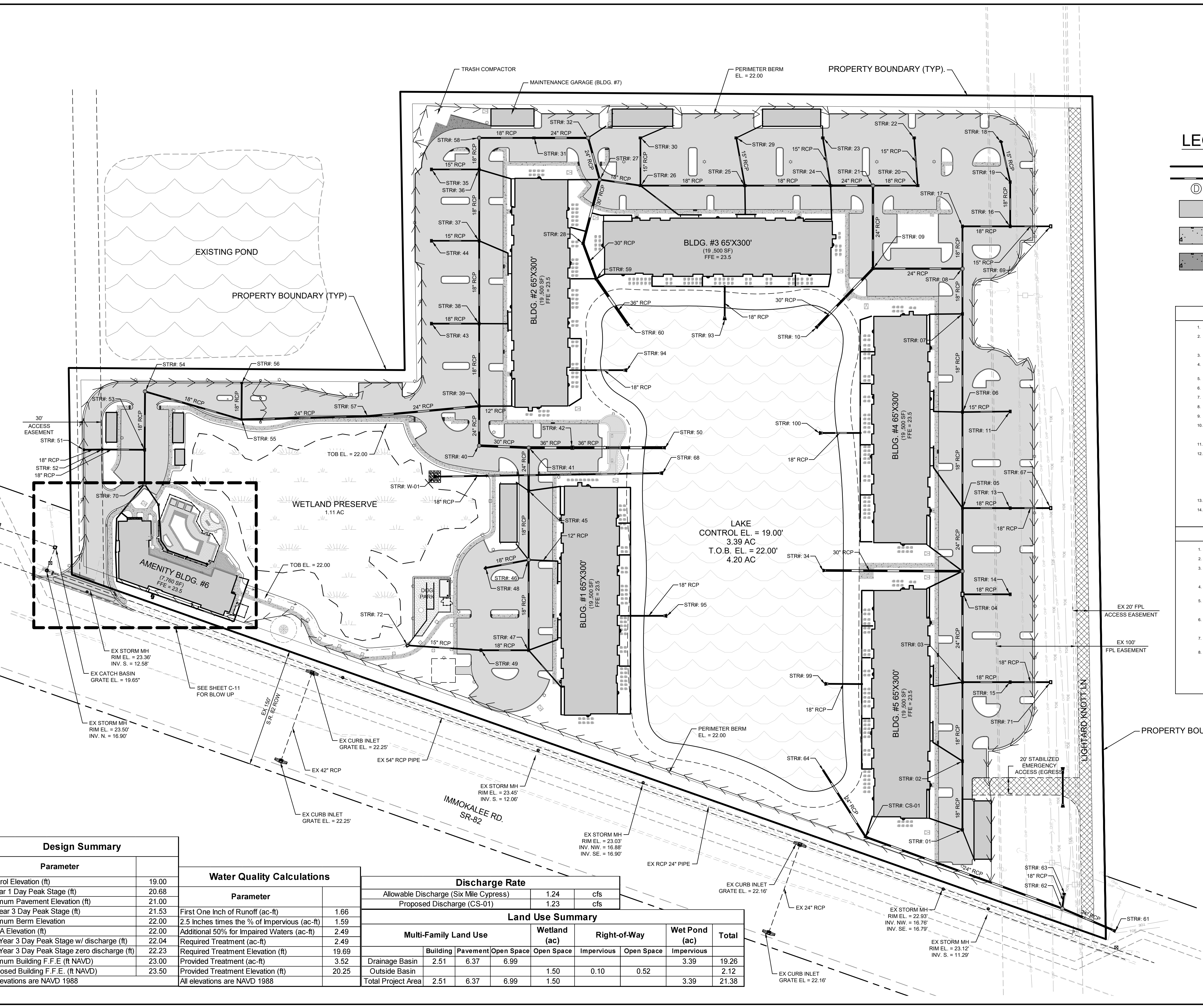
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 PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**  
 CITY OF FORT MYERS, FLORIDA

SHEET NUMBER  
**C-07**



Printed By: Anderson, Paul C. Sheet Set: KHA - Layout 1 January 05, 2023 09:51:22pm K:\FTM\_C\MT146651002 - Milhaus SR 82 Re-zoning, & Site Planning\SitePlan\SheetSet\08 MASTER DRAINAGE PLAN.dwg  
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**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED ASPHALT PAVEMENT (SEE SHEET C-22)
- PROPOSED CONCRETE SIDEWALK (SEE SHEET C-22)
- PROPOSED HEAVY DUTY CONCRETE (SEE SHEET C-22)

**GRADING NOTES**

1. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
2. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADES. IF NECESSARY.
5. MAXIMUM SLOPE IN TURF AREAS SHALL BE 4:1. CONTRACTOR TO STAKE SOD/TURF IN AREAS THAT EXCEED 4:1 SLOPE OR PROVIDE TURF REINFORCEMENT.
6. SEE GENERAL DETAILS SHEET FOR CURB DETAILS, PAVEMENT SECTIONS AND SITE DETAILS.
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13. EDGE OF PAVEMENT FOR ENTRANCES MUST BE SAW CUT IN A STRAIGHT LINE TO THE CENTER TO THE DRIVEWAY.
14. PROPOSED GRADES ARE SHOWN AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

**DRAINAGE NOTES**

1. CONTRACTOR TO ADJUST ANY MANHOLE RIMS AND VALVE LIDS TO MATCH PROPOSED GRADES.
2. STORM PIPE SHALL BE REINFORCED CONCRETE (RCP), UNLESS OTHERWISE NOTED.
3. IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.
4. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUDED TO ENSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
5. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING FRAME AND COVER. MANHOLES IN UNPAVED AREAS SHALL BE IF ABOVE SURROUNDING GRADE.
6. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
7. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
8. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF INFRASTRUCTURE ON THE SITE, I.E. OPEN SPACE, PAVED AREAS, ETC.

**Design Summary**

| Parameter                                     | Value |
|---|-------|
| Control Elevation (ft)                        | 19.00 |
| 5 Year 1 Day Peak Stage (ft)                  | 20.68 |
| Minimum Pavement Elevation (ft)               | 21.00 |
| 25 Year 3 Day Peak Stage (ft)                 | 21.53 |
| Minimum Berm Elevation                        | 22.00 |
| FEMA Elevation (ft)                           | 22.00 |
| 100 Year 3 Day Peak Stage w/ discharge (ft)   | 22.04 |
| 100 Year 3 Day Peak Stage zero discharge (ft) | 22.23 |
| Minimum Building F.F.E (ft NAVD)              | 23.00 |
| Proposed Building F.F.E (ft NAVD)             | 23.50 |
| All elevations are NAVD 1988                  |       |

**Water Quality Calculations**

| Parameter                                    | Value |
|--|-------|
| First One Inch of Runoff (ac-ft)             | 1.66  |
| 2.5 Inches times the % of Impervious (ac-ft) | 1.59  |
| Additional 50% for Impaired Waters (ac-ft)   | 2.49  |
| Required Treatment Elevation (ft)            | 19.69 |
| Provided Treatment Elevation (ft)            | 3.52  |
| Provided Treatment Elevation (ft)            | 20.25 |
| All elevations are NAVD 1988                 |       |

**Discharge Rate**

| Parameter                              | Value | Unit |
|--|-------|------|
| Allowable Discharge (Six Mile Cypress) | 1.24  | cfs  |
| Proposed Discharge (CS-01)             | 1.23  | cfs  |

**Land Use Summary**

| Multi-Family Land Use     | Wetland (ac) |             | Right-of-Way |             | Wet Pond (ac) |             | Total        |
|---------------------------|--------------|-------------|--------------|-------------|---------------|-------------|--------------|
|                           | Building     | Pavement    | Open Space   | Open Space  | Impervious    | Open Space  |              |
| Drainage Basin            | 2.51         | 6.37        | 6.99         | 1.50        | 0.10          | 0.52        | 19.26        |
| Outside Basin             |              |             |              | 1.50        |               |             | 2.12         |
| <b>Total Project Area</b> | <b>2.51</b>  | <b>6.37</b> | <b>6.99</b>  | <b>1.50</b> | <b>0.10</b>   | <b>0.52</b> | <b>21.38</b> |

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**PERMIT SET - 1/6/2023**

**HIGHWAY 82**

**MULTI-FAMILY**

PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**

CITY OF FORT MYERS, FLORIDA

**MASTER DRAINAGE PLAN**

SHEET NUMBER  
**C-08**

PROJECT: 146651002

DATE: JANUARY 2023

SCALE: AS SHOWN

DESIGNED BY: KHA

DRAWN BY: KHA

CHECKED BY: KHA

LICENSED PROFESSIONAL

SINA EBRAHIMI

FLORIDA LICENSE NUMBER: PE62332

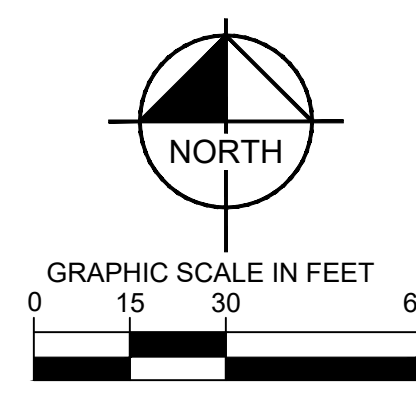
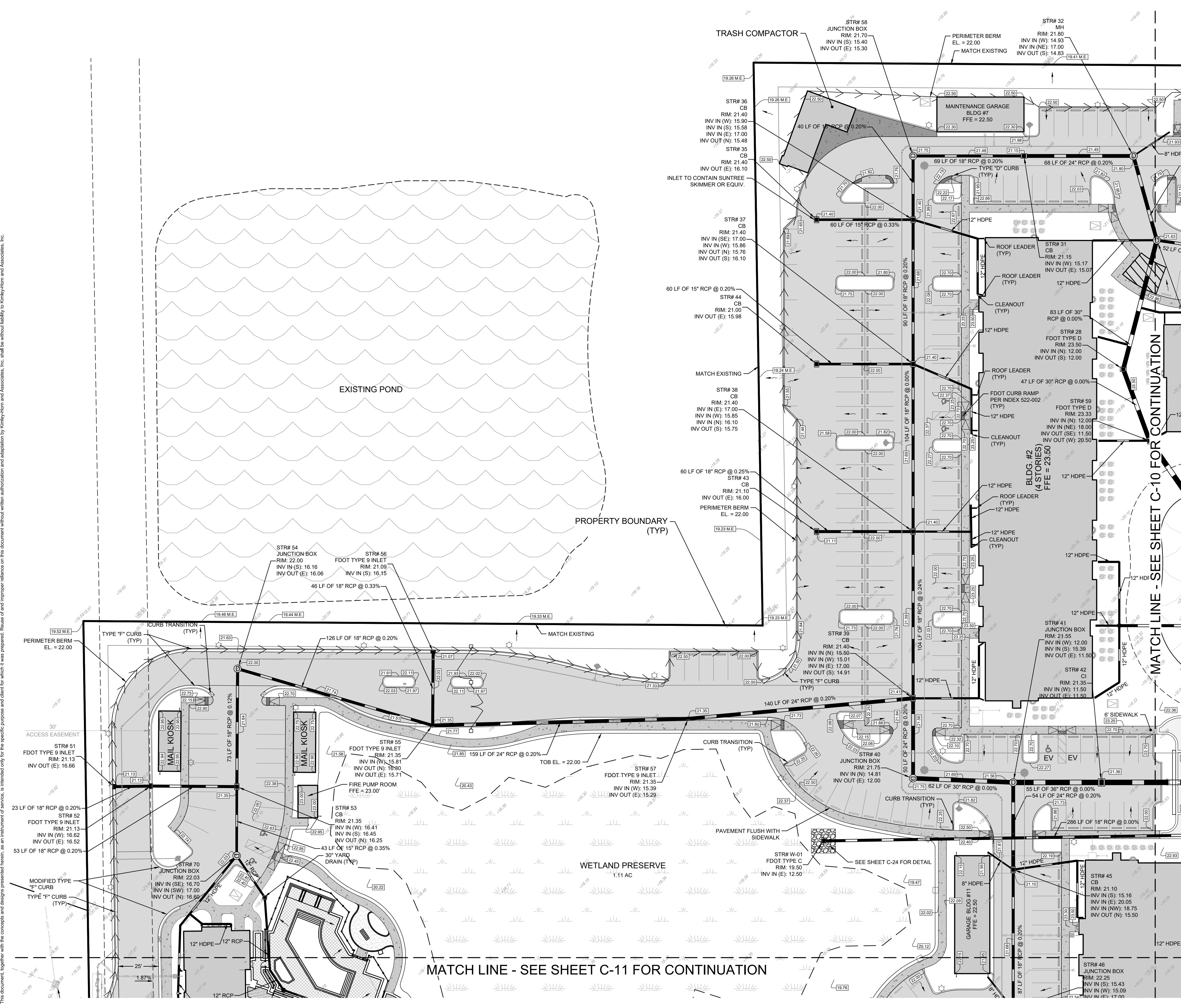
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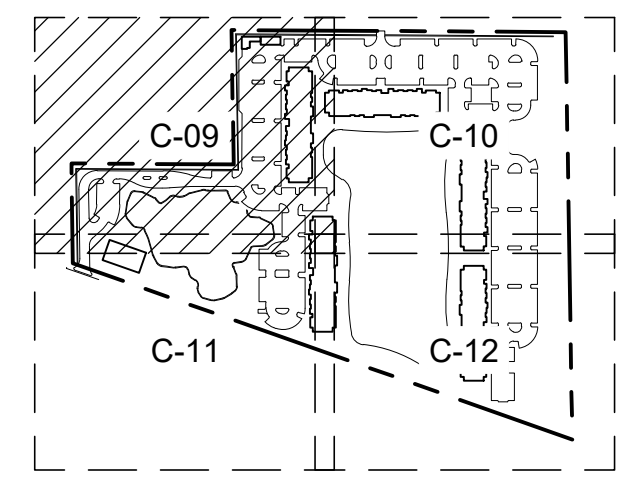


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- PROPOSED ELEVATION
- FLOW ARROW
- PROPOSED STORM STRUCTURE
- EXISTING SPOT ELEVATION (NAVD88)



**KEY MAP**  
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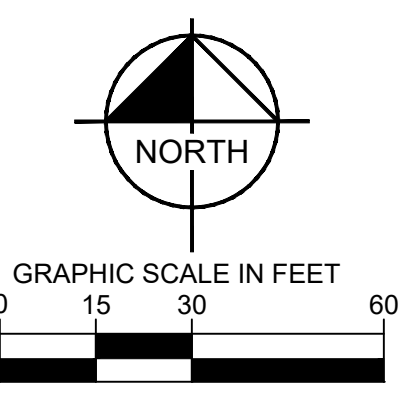
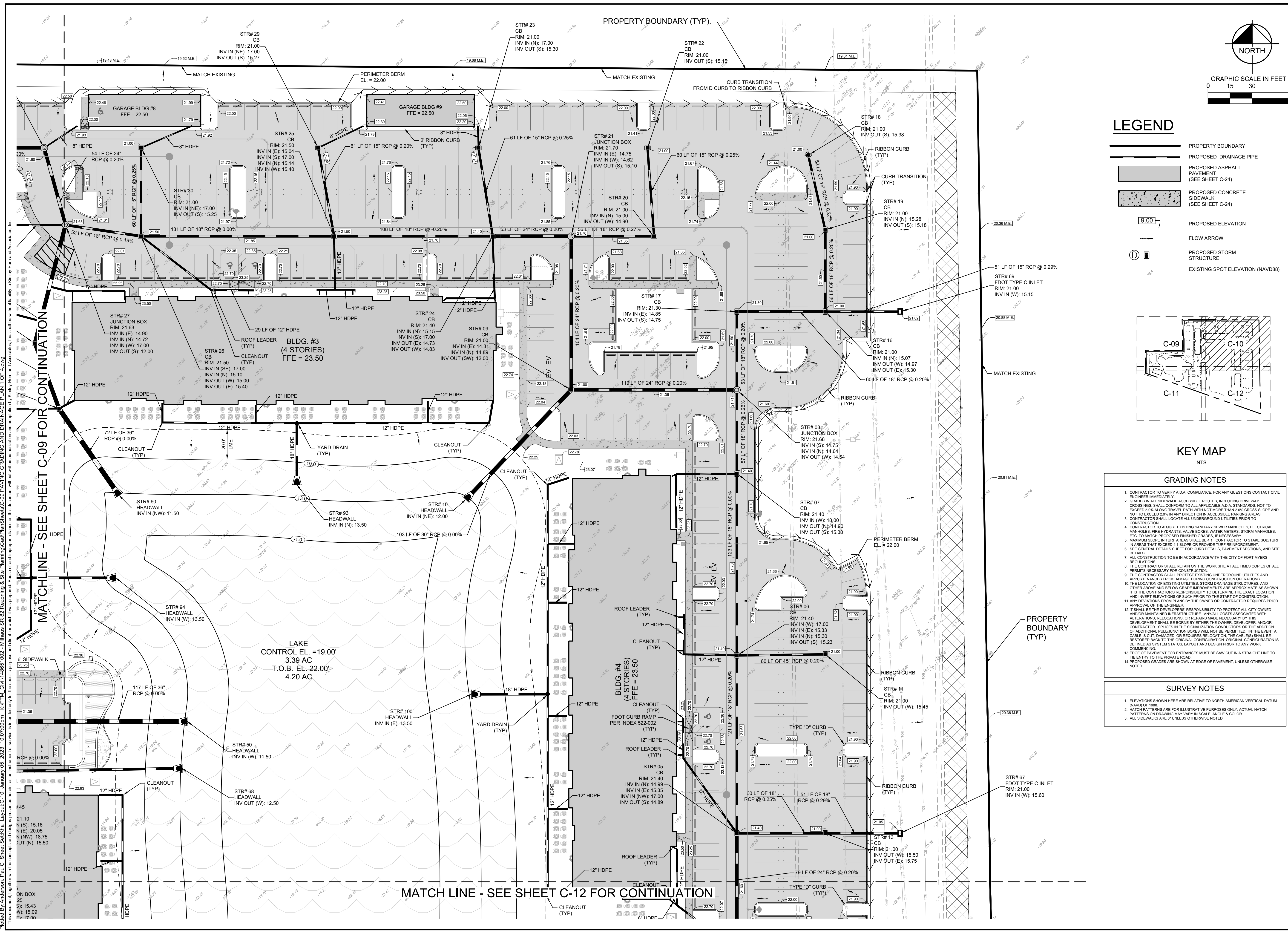
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 SINA EBRAHIMI  
 FLORIDA LICENSE NUMBER  
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**PAVING GRADING AND DRAINAGE PLAN 1 OF 4**

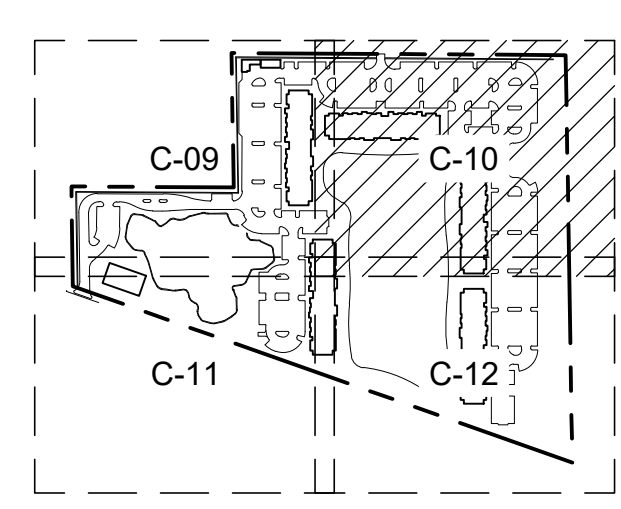
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**HIGHWAY 82 MULTI-FAMILY DEVELOPMENT, LLC**  
 PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**  
 CITY OF FORT MYERS, FLORIDA  
 SHEET NUMBER  
**C-09**





**LEGEND**

|  |   |
|--|---|
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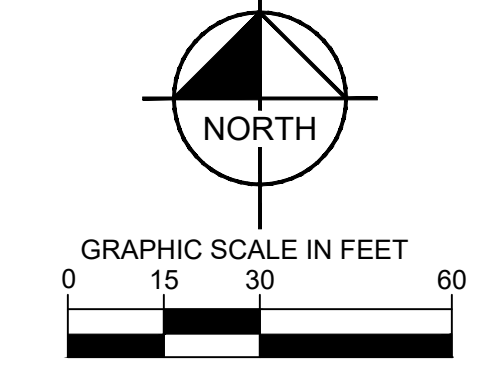
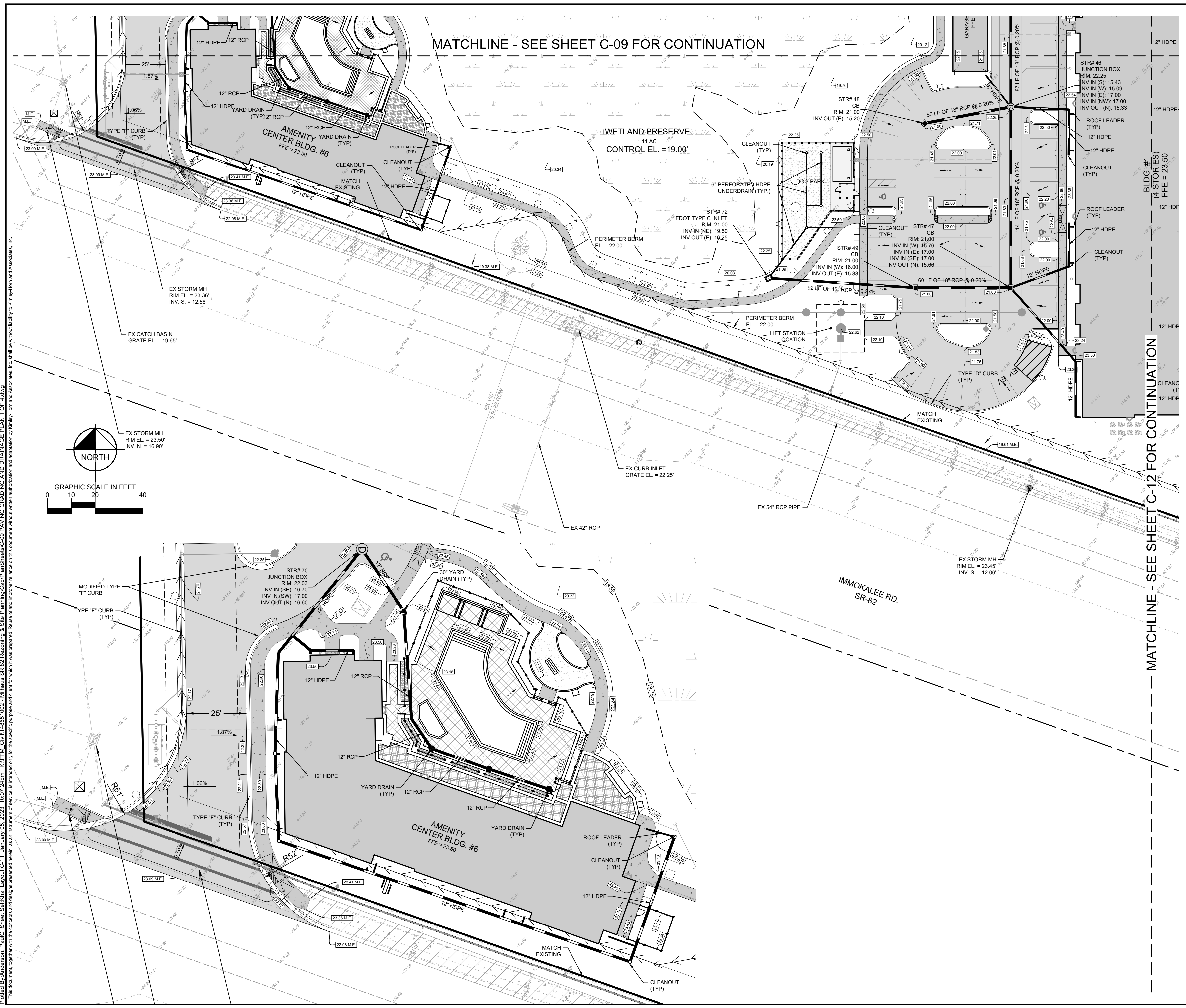
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Printed By: Anderson, Paul/C. Sheet: S-10. Date: 10/07/2023. 10:07:00pm. K:\ITM\_Civil\146851002 - Milhaus SR 82 Rezoning - Site Planning\CapPlan\SheetC-10 PAVING GRADING AND DRAINAGE PLAN 1 OF 4.dwg  
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| <b>PERMIT SET - 1/6/2023</b><br><b>HIGHWAY 82</b><br><b>MULTI-FAMILY</b><br>PREPARED FOR<br><b>MILHAUS DEVELOPMENT, LLC</b><br>CITY OF FORT MYERS, FLORIDA  | LICENSED PROFESSIONAL<br><b>SINA EBRAHIMI</b><br>FLORIDA LICENSE NUMBER<br><b>PE62332</b> | REVISIONS<br><table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | No. | DATE | BY |  |  |  |
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| <b>PAVING GRADING AND DRAINAGE</b><br><b>PLAN 2 OF 4</b>  | KHA PROJECT<br><b>146851002</b>   | DATE<br><b>JANUARY 2023</b>  |     |      |    |  |  |  |
| <b>SHEET NUMBER</b><br><b>C-10</b>  | SCALE<br><b>AS SHOWN</b>  | DESIGNED BY<br><b>KHA</b>  |     |      |    |  |  |  |
|   | DRAWN BY<br><b>KHA</b>  | CHECKED BY<br><b>KHA</b>   |     |      |    |  |  |  |

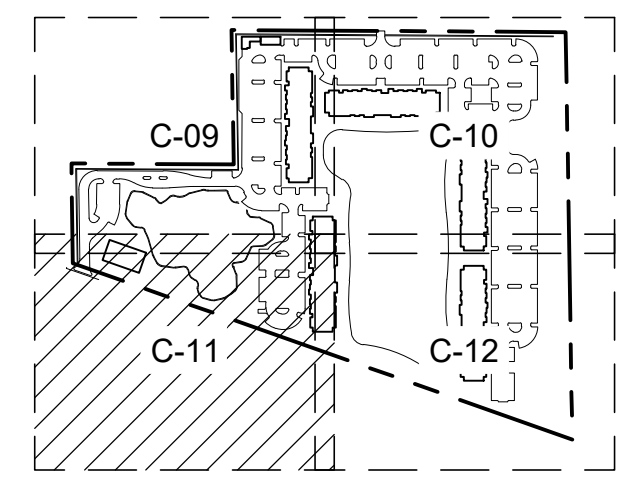


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- PROPOSED ELEVATION
- FLOW ARROW
- PROPOSED STORM STRUCTURE
- EXISTING SPOT ELEVATION (NAVD88)
- CURB TRANSITION



**KEY MAP**  
NTS

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 PE62332

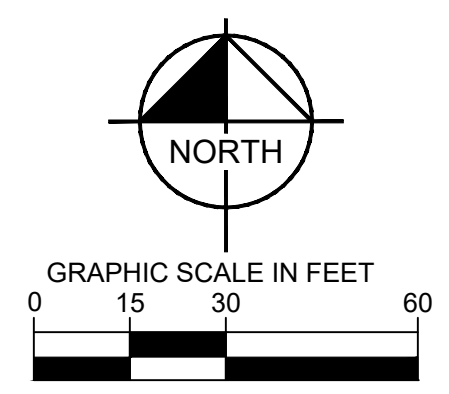
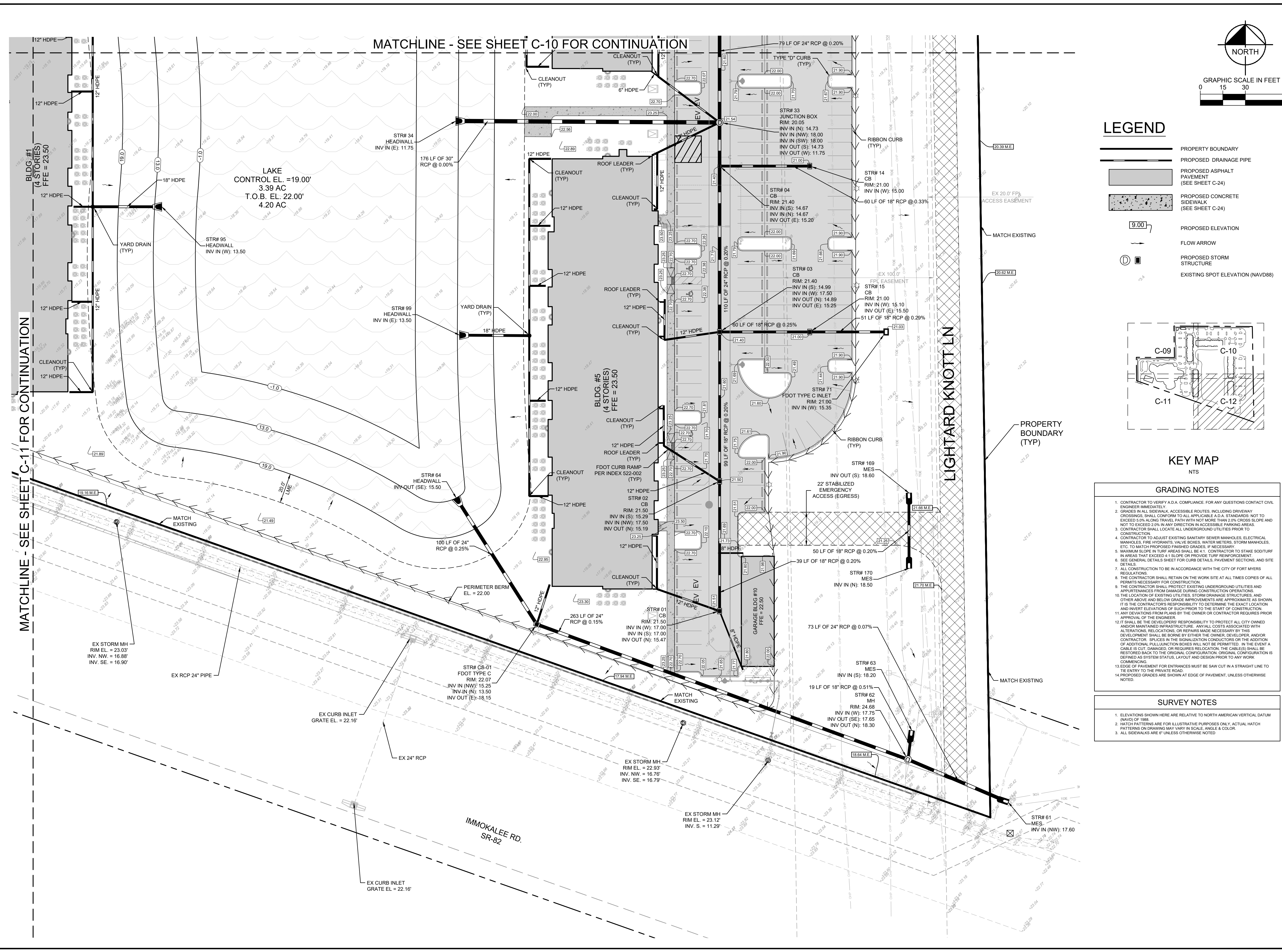
**PAVING GRADING AND DRAINAGE PLAN 3 OF 4**

PERMIT SET - 1/16/2023  
**HIGHWAY 82 MULTI-FAMILY DEVELOPMENT, LLC**  
 PREPARED FOR  
 MILHAUS DEVELOPMENT, LLC  
 CITY OF FORT MYERS, FLORIDA

SHEET NUMBER  
**C-11**

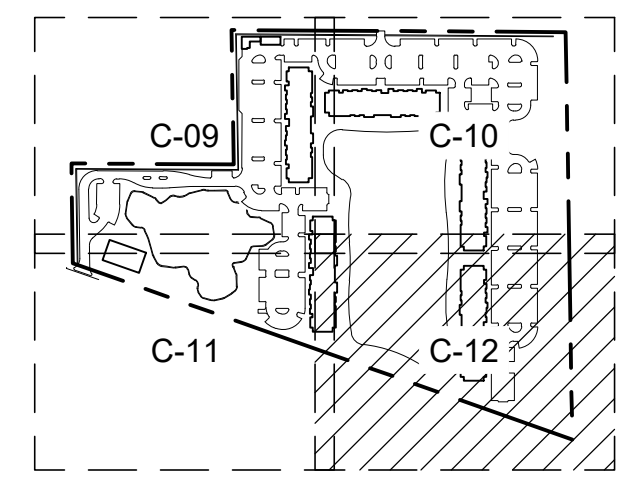


Printed By: Anderson, Paul/C. Sheet: Sat-Kha Layout: 05/2023, 10:07:37pm. K:\ITM\_Civil\146651002 - Milhaus SR 82 Re-zoning & Site Planning\Cad\PlanSheets\C-09 PAVING GRADING AND DRAINAGE PLAN 1 OF 4.dwg  
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**LEGEND**

|  |   |
|--|---|
|  | PROPERTY BOUNDARY                           |
|  | PROPOSED DRAINAGE PIPE                      |
|  | PROPOSED ASPHALT PAVEMENT (SEE SHEET C-24)  |
|  | PROPOSED CONCRETE SIDEWALK (SEE SHEET C-24) |
|  | PROPOSED ELEVATION                          |
|  | PROPOSED STORM STRUCTURE                    |
|  | EXISTING SPOT ELEVATION (NAVD88)            |



- GRADING NOTES**
- CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
  - GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO THE APPLICABLE A.D.A. STANDARDS. NOT TO EXCEED 5% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
  - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
  - MINIMUM SLOPE IN TURF AREAS SHALL BE 4:1. CONTRACTOR TO STAKE SOD/TURF IN AREAS THAT EXCEED 4:1 SLOPE OR PROVIDE TURF REINFORCEMENT.
  - SEE GENERAL DETAILS SHEET FOR CURB DETAILS, PAVEMENT SECTIONS, AND SITE DETAILS.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF FORT MYERS REGULATIONS.
  - THE CONTRACTOR SHALL BEAT ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
  - THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
  - THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES, AND OTHER ABOVE AND BELOW GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND INVERT ELEVATION OF SUCH PRIOR TO THE START OF CONSTRUCTION.
  - ANY DEVIATIONS FROM PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER.
  - IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL CITY OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPICES IN THE SIGNALIZATION CONDUCTORS OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
  - EDGE OF PAVEMENT FOR ENTRANCES MUST BE SAW CUT IN A STRAIGHT LINE TO THE ENTRY TO THE PRIVATE ROAD.
  - PROPOSED GRADES ARE SHOWN AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- SURVEY NOTES**
- ELEVATIONS SHOWN HERE ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
  - HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS OR DRAWING MAY VARY IN SCALE, ANGLE & COLOR.
  - ALL SIDEWALKS ARE 6" UNLESS OTHERWISE NOTED.

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |

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|                        |               |
|------------------------|---------------|
| LICENSED PROFESSIONAL  | SINA EBRAHIMI |
| FLORIDA LICENSE NUMBER | PE62332       |
| DATE                   |               |

**PAVING GRADING AND DRAINAGE PLAN 4 OF 4**

PERMIT SET - 1/6/2023

**HIGHWAY 82 MULTI-FAMILY**

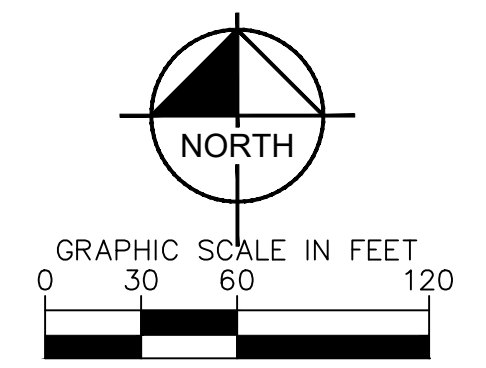
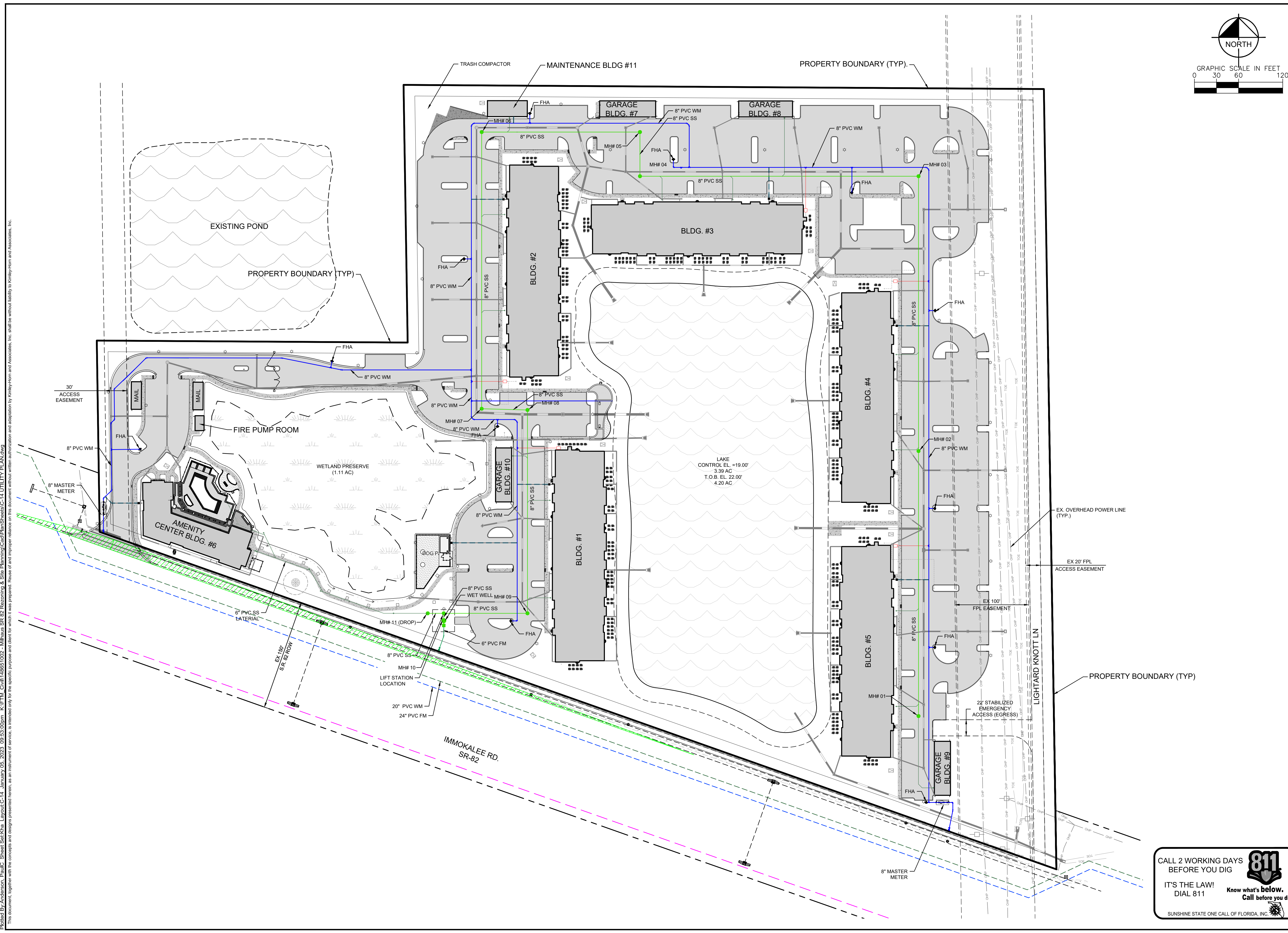
PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**

CITY OF FORT MYERS FLORIDA

SHEET NUMBER  
**C-12**



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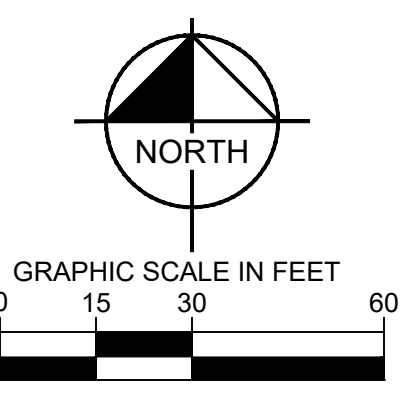
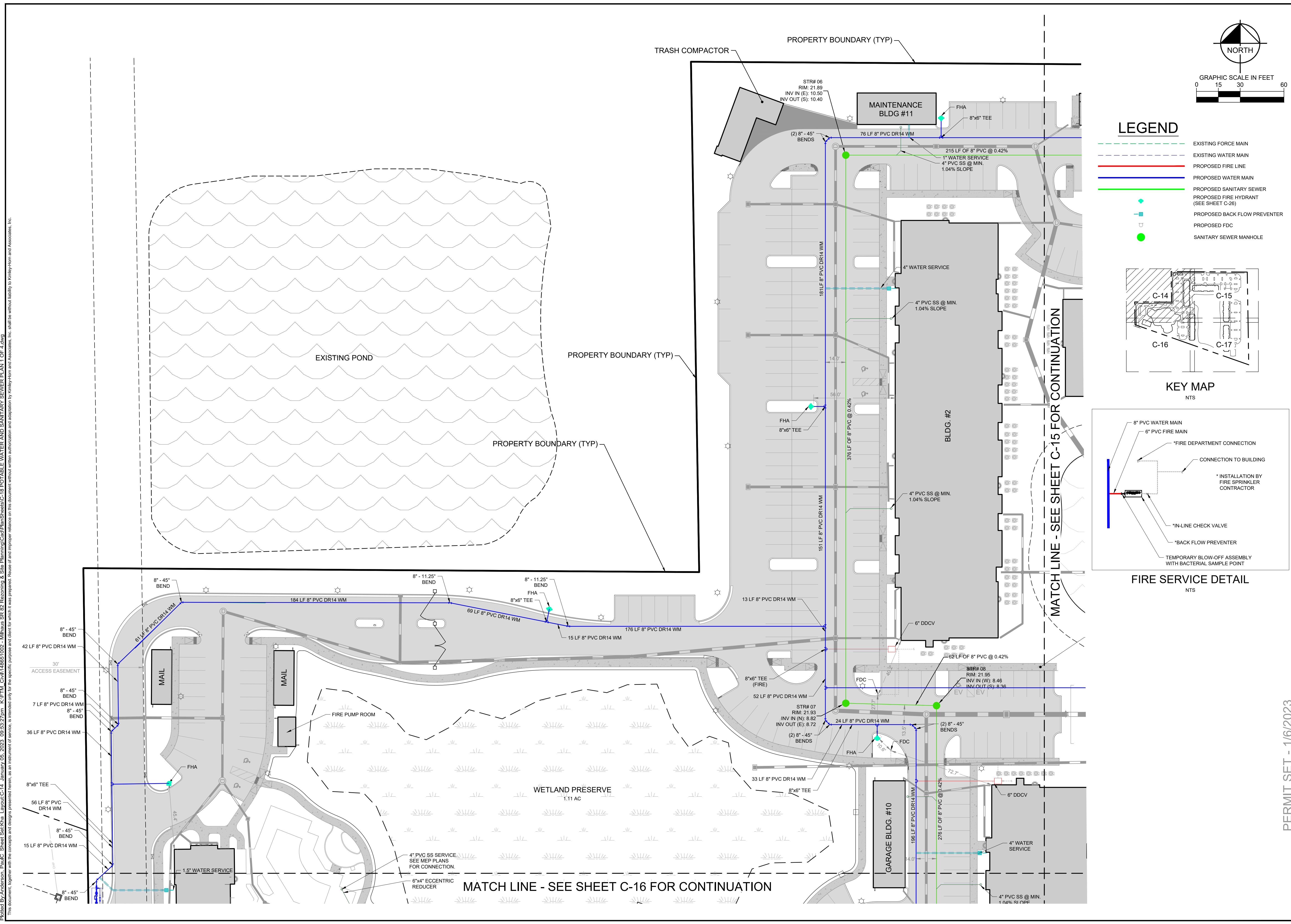
CALL 2 WORKING DAYS BEFORE YOU DIG  
 IT'S THE LAW! DIAL 811  
 Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

|  |  |                            |  |                          |   |                      |                   |                    |                 |                   |      |
|--|--|----------------------------|--|--------------------------|---|----------------------|-------------------|--------------------|-----------------|-------------------|------|
| <b>PERMIT SET - 1/6/2023</b><br><b>HIGHWAY 82</b><br><b>MULTI-FAMILY</b><br>PREPARED FOR<br><b>MILHAUS DEVELOPMENT, LLC</b><br>CITY OF FORT MYERS, FLORIDA |  | <b>MASTER UTILITY PLAN</b> |  | KHA PROJECT<br>146851002 | LICENSED PROFESSIONAL<br>SINA EBRAHIMI<br>FLORIDA LICENSE NUMBER<br>PE62332 | DATE<br>JANUARY 2023 | SCALE<br>AS SHOWN | DESIGNED BY<br>KHA | DRAWN BY<br>KHA | CHECKED BY<br>KHA | DATE |
| PREPARED FOR<br><b>MILHAUS DEVELOPMENT, LLC</b><br>CITY OF FORT MYERS, FLORIDA   |  | <b>MASTER UTILITY PLAN</b> |  | KHA PROJECT<br>146851002 | LICENSED PROFESSIONAL<br>SINA EBRAHIMI<br>FLORIDA LICENSE NUMBER<br>PE62332 | DATE<br>JANUARY 2023 | SCALE<br>AS SHOWN | DESIGNED BY<br>KHA | DRAWN BY<br>KHA | CHECKED BY<br>KHA | DATE |
| SHEET NUMBER<br><b>C-13</b>  |  | <b>MASTER UTILITY PLAN</b> |  | KHA PROJECT<br>146851002 | LICENSED PROFESSIONAL<br>SINA EBRAHIMI<br>FLORIDA LICENSE NUMBER<br>PE62332 | DATE<br>JANUARY 2023 | SCALE<br>AS SHOWN | DESIGNED BY<br>KHA | DRAWN BY<br>KHA | CHECKED BY<br>KHA | DATE |
| REVISIONS  |  | REVISIONS                  |  | No.                      | REVISIONS   | DATE                 | BY                |                    |                 |                   |      |

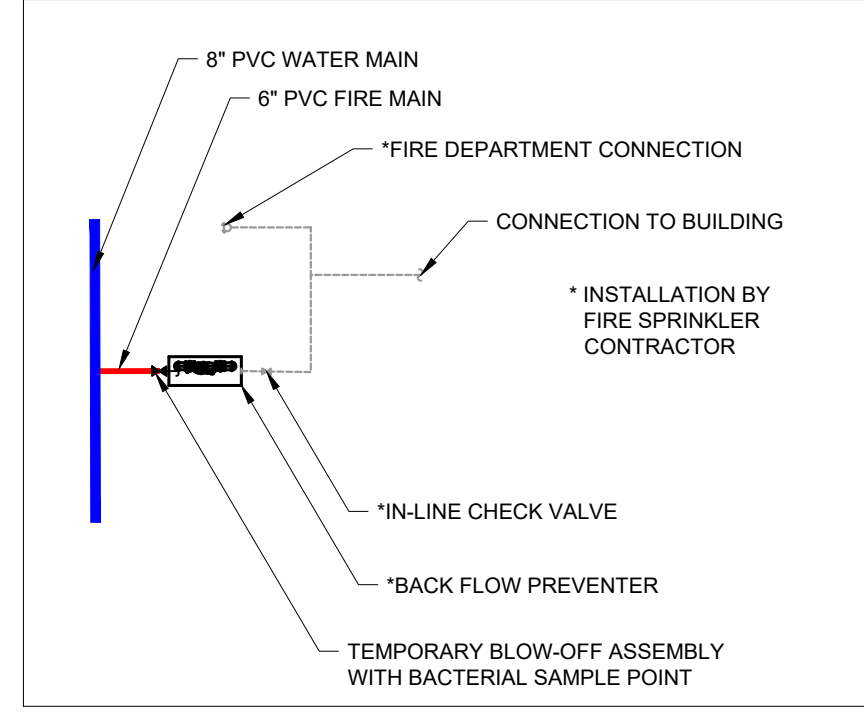
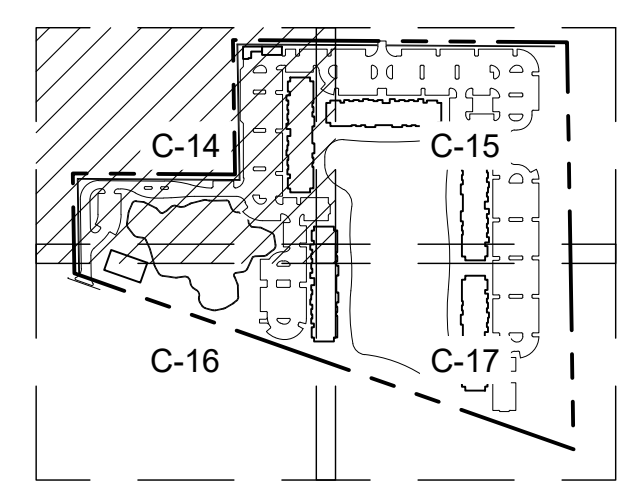
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Prepared by Anderson Pacific Sheet Set-18a Layout-C-14 January 05, 2023 09:52:27pm K:\FTM\_Civil\146651002 - Milhaus SR 82 Respotting & Site Planning\CadFiles\SheetC-18 POTABLE WATER AND SANITARY SEWER PLAN 1 OF 4.dwg  
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- LEGEND**
- EXISTING FORCE MAIN
  - EXISTING WATER MAIN
  - PROPOSED FIRE LINE
  - PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED FIRE HYDRANT (SEE SHEET C-26)
  - PROPOSED BACK FLOW PREVENTER
  - PROPOSED FDC
  - SANITARY SEWER MANHOLE



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|-----|-----------|------|----|
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| LICENSED PROFESSIONAL | SINA EBRAHIMI | FLORIDA LICENSE NUMBER | PE62332      |
| KHA PROJECT           | 146651002     | DATE                   | JANUARY 2023 |
| SCALE                 | AS SHOWN      | DESIGNED BY            | KHA          |
| DRAWN BY              | KHA           | CHECKED BY             | KHA          |
|                       |               | DATE                   |              |

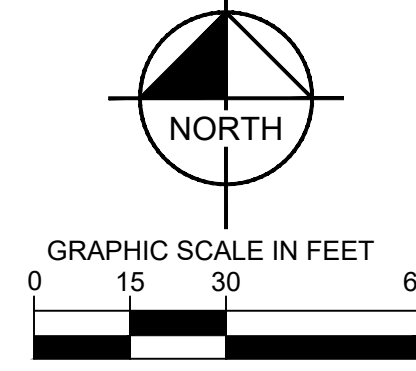
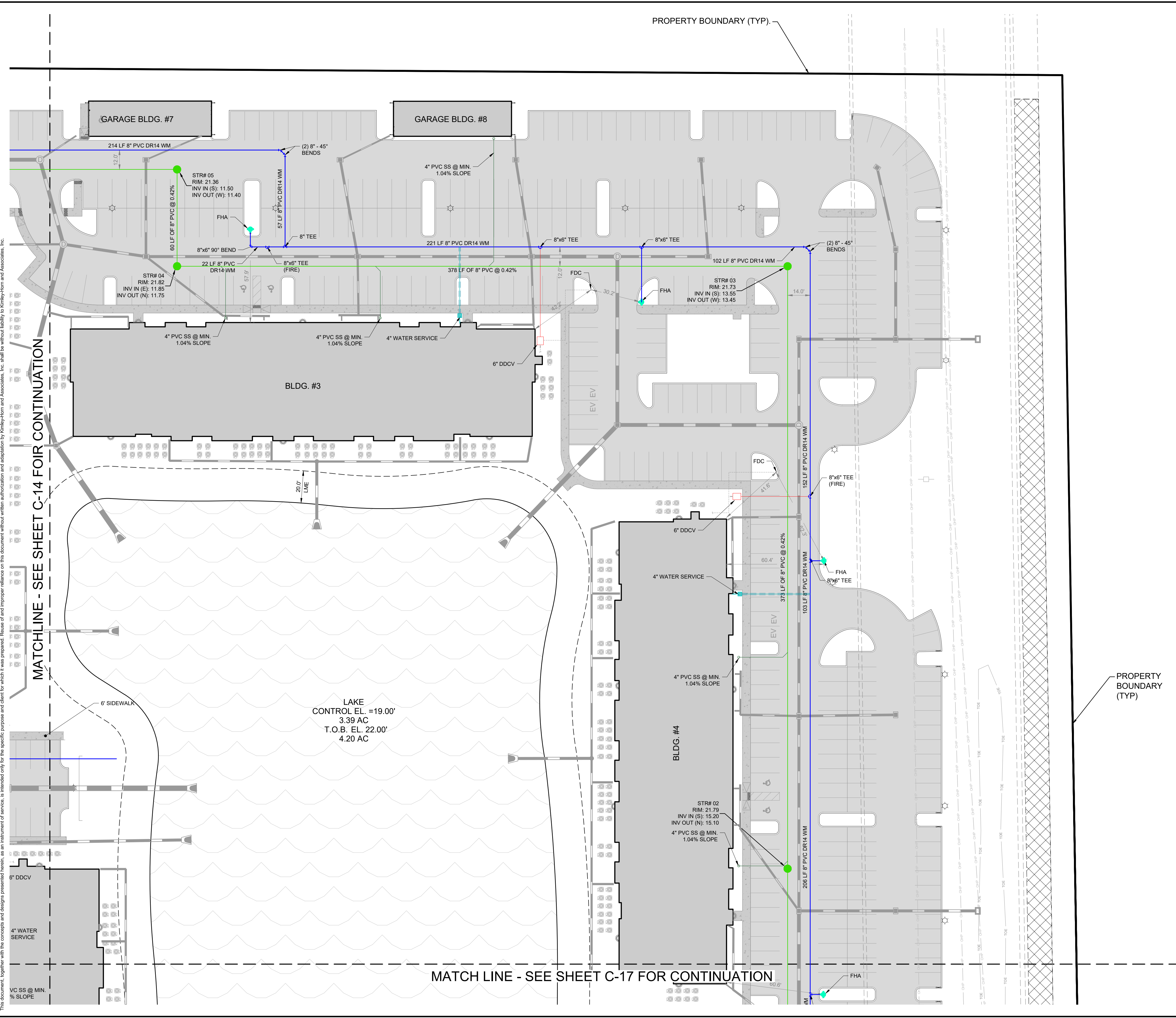
**POTABLE WATER AND SANITARY SEWER PLAN 1 OF 4**

PERMIT SET - 1/6/2023  
**HIGHWAY 82 MULTI-FAMILY**  
 PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**  
 CITY OF FORT MYERS, FLORIDA

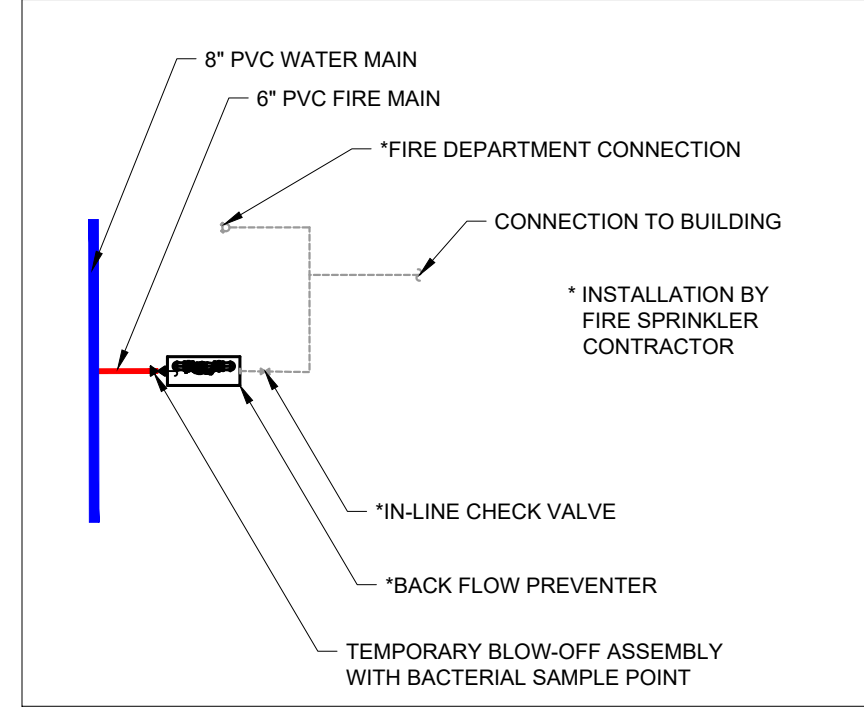
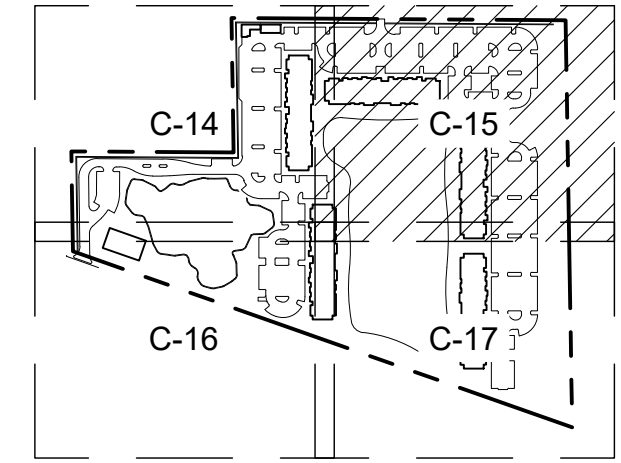
SHEET NUMBER  
**C-14**



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- ### LEGEND
- EXISTING FORCE MAIN
  - EXISTING WATER MAIN
  - PROPOSED FIRE LINE
  - PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED FIRE HYDRANT (SEE SHEET C-26)
  - PROPOSED BACK FLOW PREVENTER
  - PROPOSED FDC
  - SANITARY SEWER MANHOLE



| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

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LICENSED PROFESSIONAL  
 SINA EBRAHIMI  
 FLORIDA LICENSE NUMBER  
 PE62332

KHA PROJECT  
 148651002  
 DATE  
 JANUARY 2023  
 SCALE  
 AS SHOWN  
 DESIGNED BY  
 KHA  
 DRAWN BY  
 KHA  
 CHECKED BY  
 KHA  
 DATE

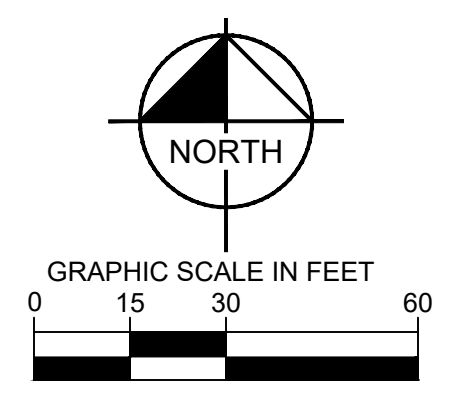
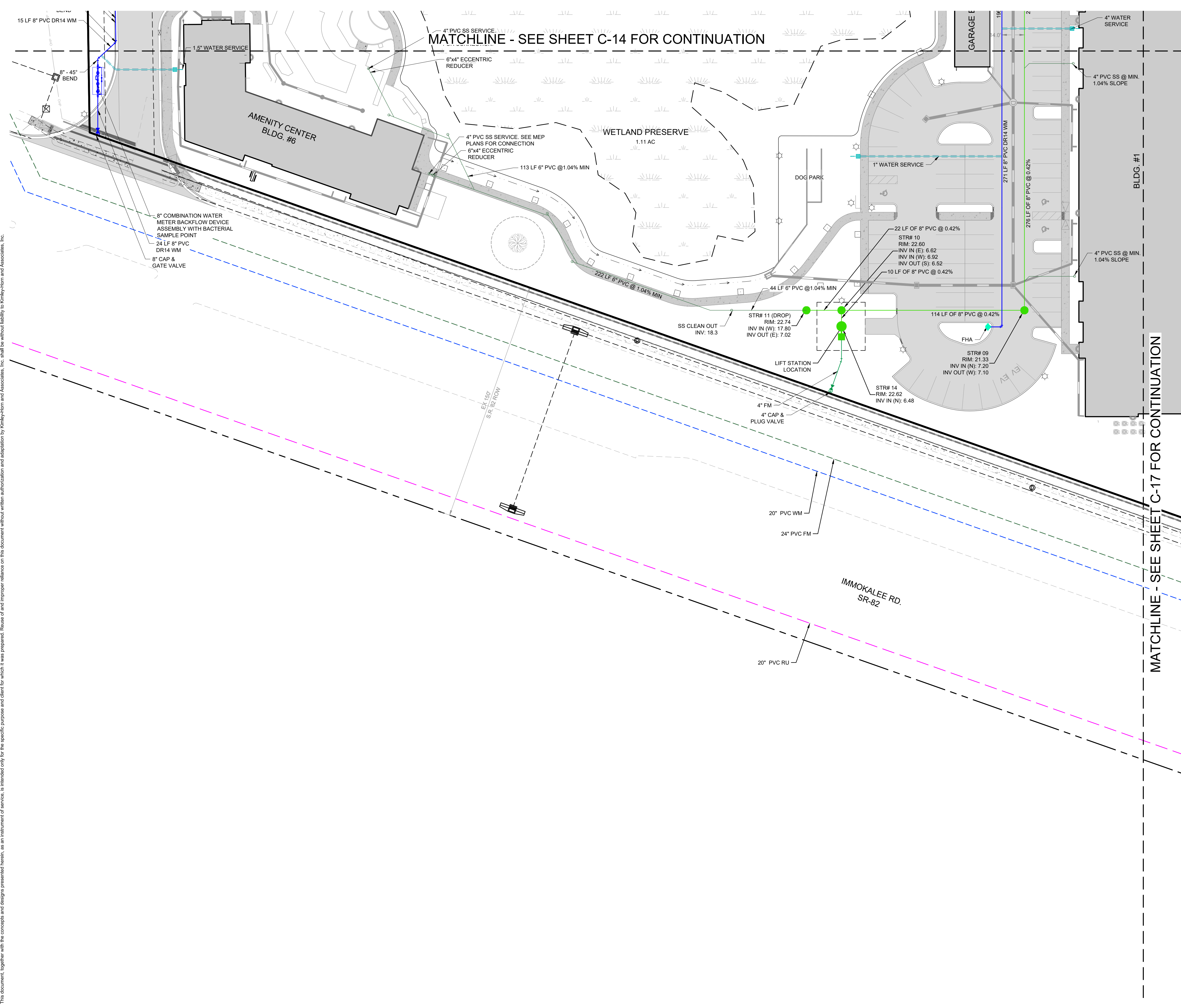
POTABLE WATER  
 AND SANITARY  
 SEWER PLAN 1 OF 4

PERMIT SET - 1/6/2023  
 HIGHWAY 82  
 MULTI-FAMILY  
 PREPARED FOR  
 MILHAUS DEVELOPMENT,  
 LLC  
 CITY OF FORT MYERS, FLORIDA

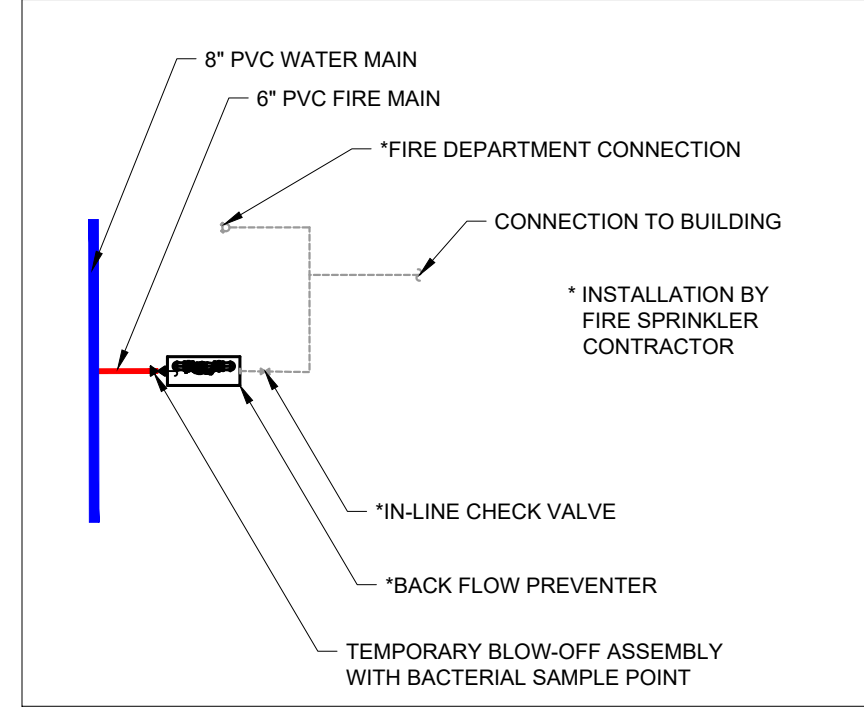
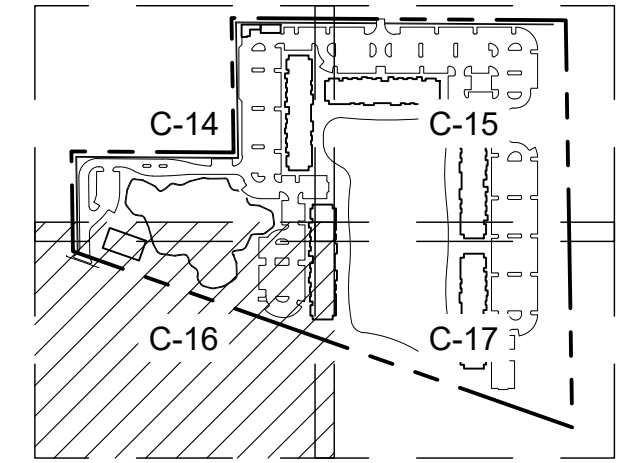
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- LEGEND**
- EXISTING FORCE MAIN
  - EXISTING WATER MAIN
  - PROPOSED FIRE LINE
  - PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED FIRE HYDRANT (SEE SHEET C-26)
  - PROPOSED BACK FLOW PREVENTER
  - PROPOSED FDC
  - SANITARY SEWER MANHOLE



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LICENSED PROFESSIONAL  
 KHA PROJECT: 148651002  
 DATE: JANUARY 2023  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: KHA  
 CHECKED BY: KHA  
 DATE:

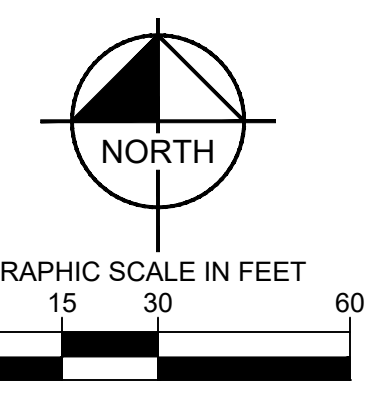
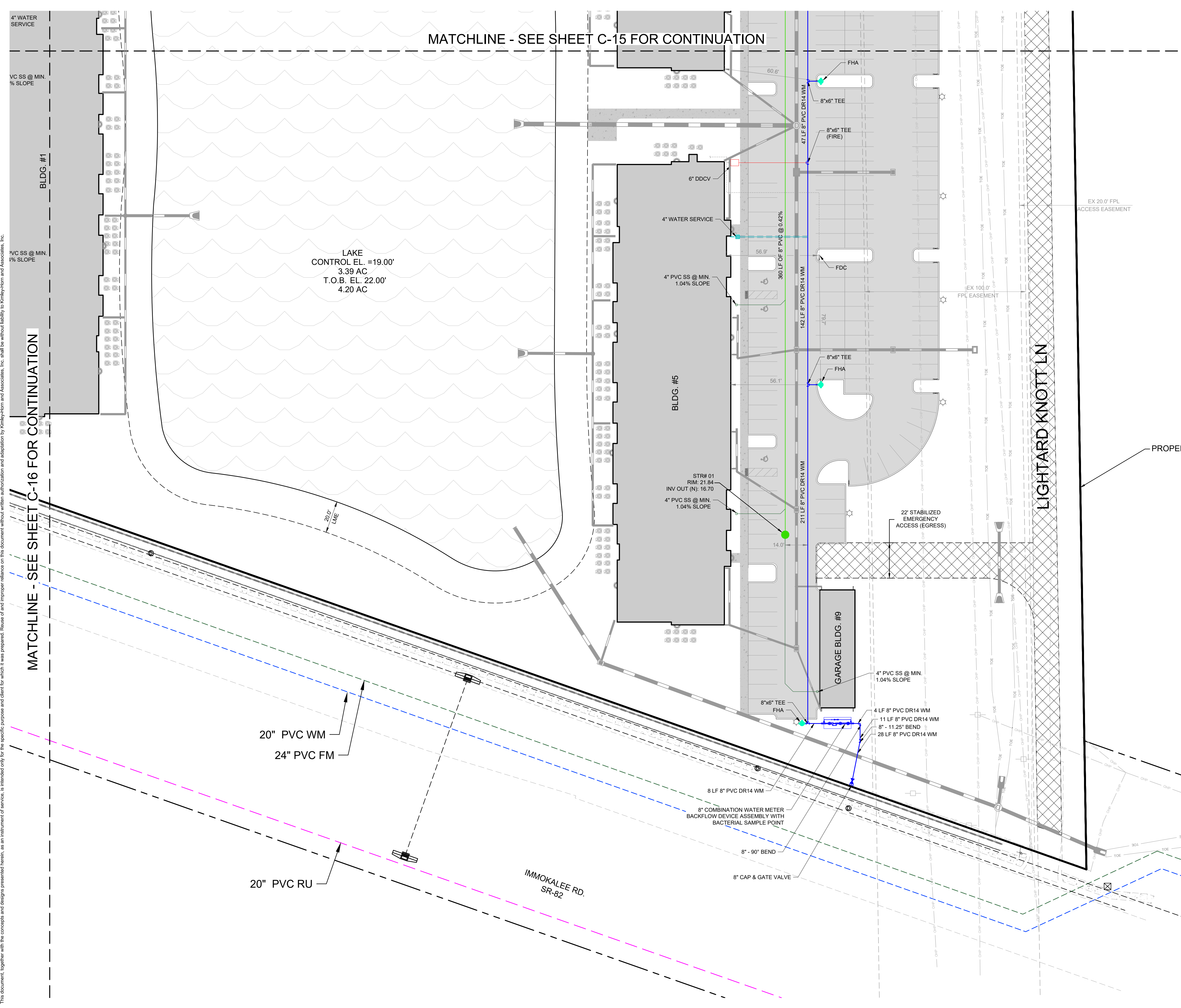
**POTABLE WATER AND SANITARY SEWER PLAN 3 OF 4**  
 SINA EBRAHIMI  
 FLORIDA LICENSE NUMBER: PE62332

PERMIT SET - 1/6/2023  
**HIGHWAY 82 MULTI-FAMILY**  
 PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**  
 CITY OF FORT MYERS, FLORIDA

SHEET NUMBER  
**C-16**

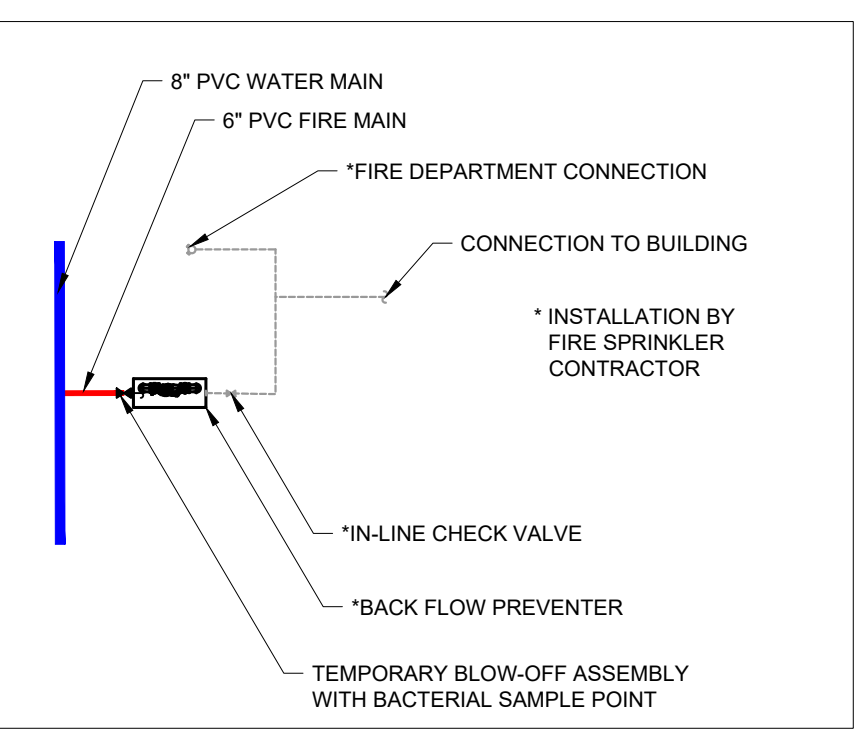
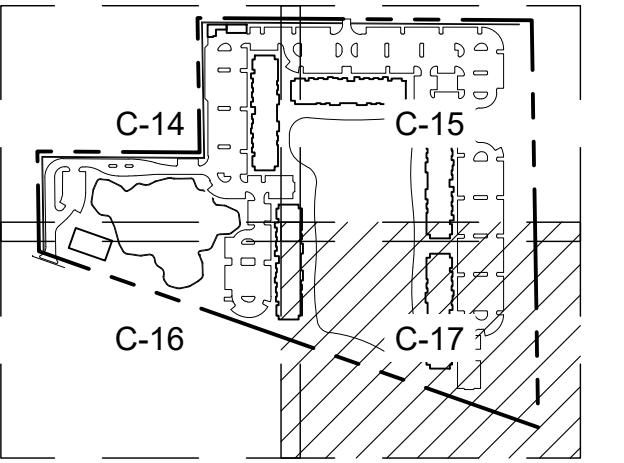


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**LEGEND**

- EXISTING FORCE MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT (SEE SHEET C-26)
- PROPOSED BACK FLOW PREVENTER
- PROPOSED FDC
- SANITARY SEWER MANHOLE



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|                          |  |
|--------------------------|--|
| KHA PROJECT<br>148651002 | LICENSED PROFESSIONAL<br>SINA EBRAHIMI |
| DATE<br>JANUARY 2023     | FLORIDA LICENSE NUMBER<br>PE62332      |
| SCALE<br>AS SHOWN        | DRAWN BY<br>KHA                        |
| CHECKED BY<br>KHA        | DATE                                   |

**POTABLE WATER AND SANITARY SEWER PLAN 4 OF 4**

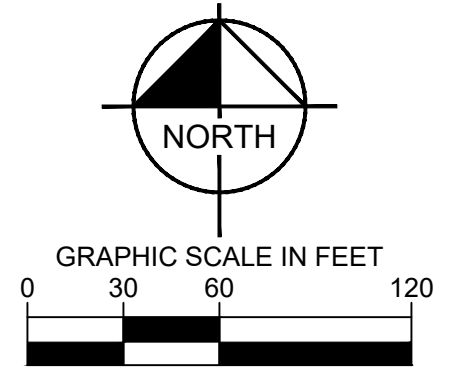
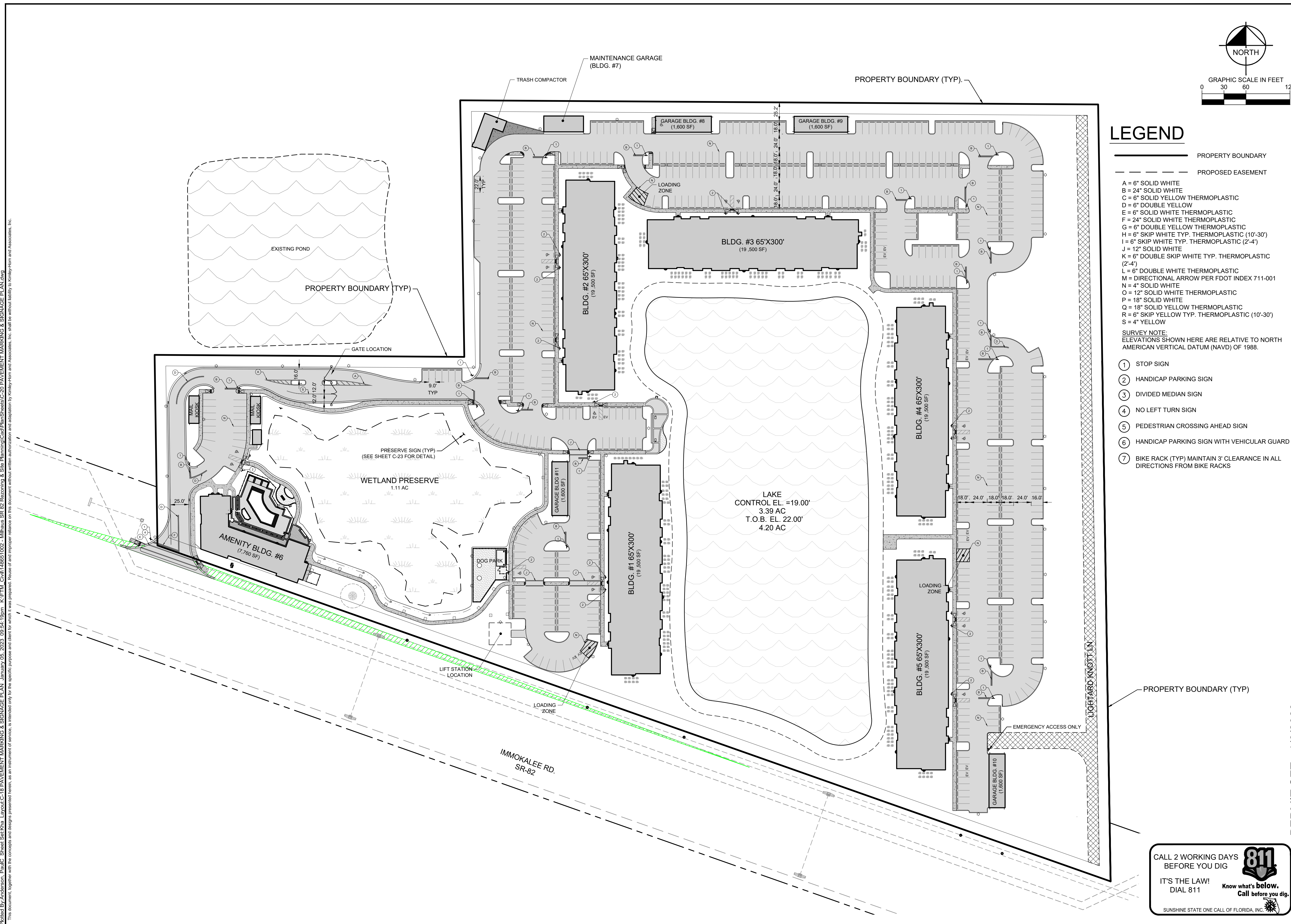
PERMIT SET - 1/6/2023

**HIGHWAY 82 MULTI-FAMILY**  
 PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**  
 CITY OF FORT MYERS, FLORIDA

SHEET NUMBER  
**C-17**



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### LEGEND

- — — — — PROPERTY BOUNDARY
  - - - - - PROPOSED EASEMENT
  - A = 6" SOLID WHITE
  - B = 24" SOLID WHITE
  - C = 6" SOLID YELLOW THERMOPLASTIC
  - D = 6" DOUBLE YELLOW
  - E = 6" SOLID WHITE THERMOPLASTIC
  - F = 24" SOLID WHITE THERMOPLASTIC
  - G = 6" DOUBLE YELLOW THERMOPLASTIC
  - H = 6" SKIP WHITE TYP. THERMOPLASTIC (10'-30')
  - I = 6" SKIP WHITE TYP. THERMOPLASTIC (2'-4')
  - J = 12" SOLID WHITE
  - K = 6" DOUBLE SKIP WHITE TYP. THERMOPLASTIC (2'-4')
  - L = 6" DOUBLE WHITE THERMOPLASTIC
  - M = DIRECTIONAL ARROW PER FDOT INDEX 711-001
  - N = 4" SOLID WHITE
  - O = 12" SOLID WHITE THERMOPLASTIC
  - P = 18" SOLID WHITE
  - Q = 18" SOLID YELLOW THERMOPLASTIC
  - R = 6" SKIP YELLOW TYP. THERMOPLASTIC (10'-30')
  - S = 4" YELLOW
- SURVEY NOTE:**  
 ELEVATIONS SHOWN HERE ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ① STOP SIGN
  - ② HANDICAP PARKING SIGN
  - ③ DIVIDED MEDIAN SIGN
  - ④ NO LEFT TURN SIGN
  - ⑤ PEDESTRIAN CROSSING AHEAD SIGN
  - ⑥ HANDICAP PARKING SIGN WITH VEHICULAR GUARD
  - ⑦ BIKE RACK (TYP) MAINTAIN 3' CLEARANCE IN ALL DIRECTIONS FROM BIKE RACKS

CALL 2 WORKING DAYS BEFORE YOU DIG

**811**

IT'S THE LAW!  
DIAL 811

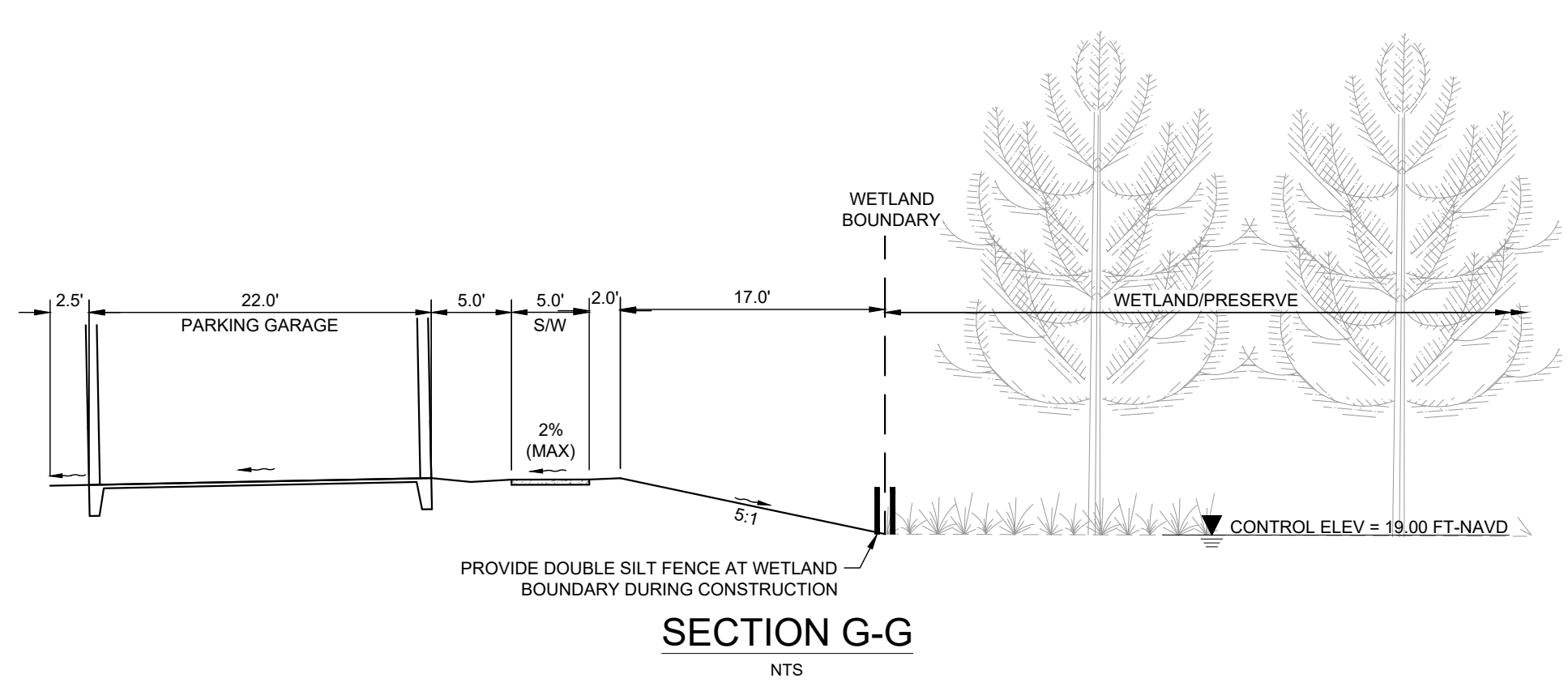
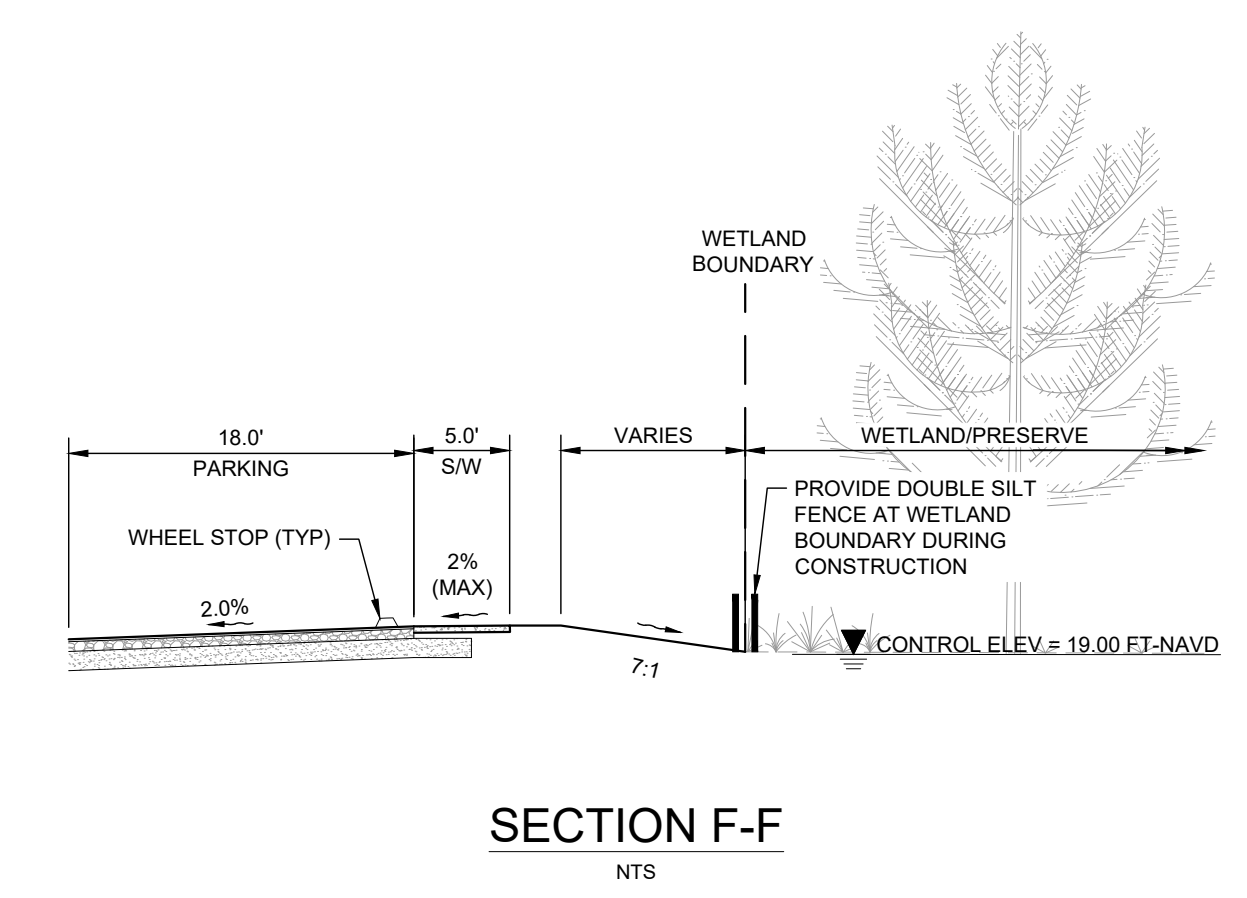
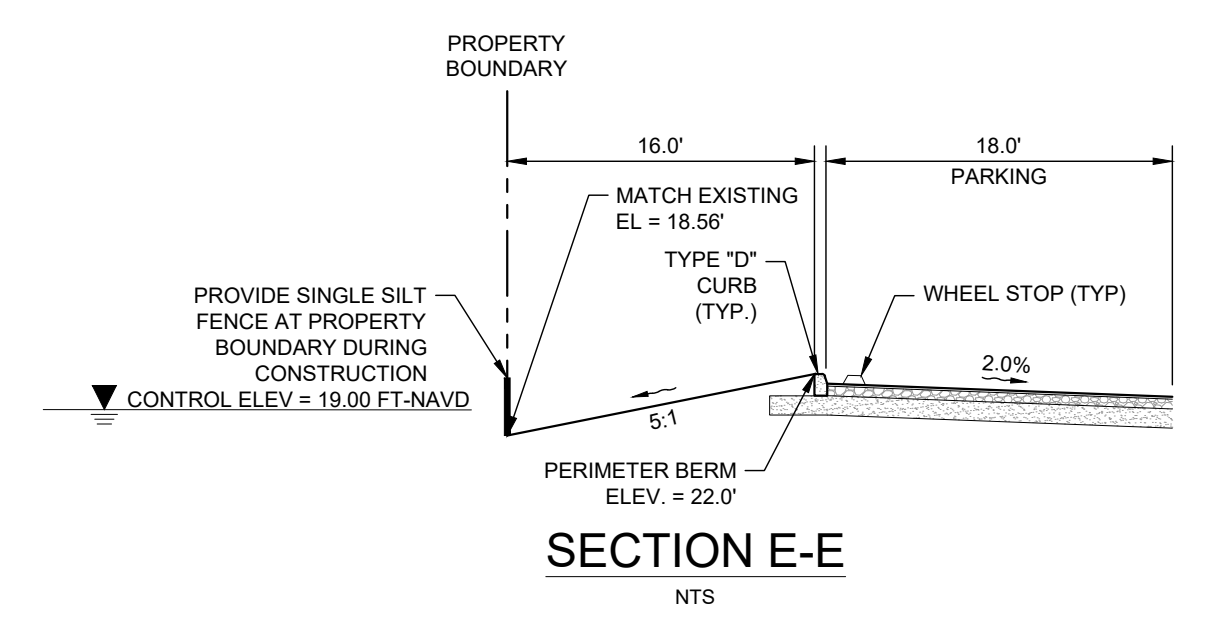
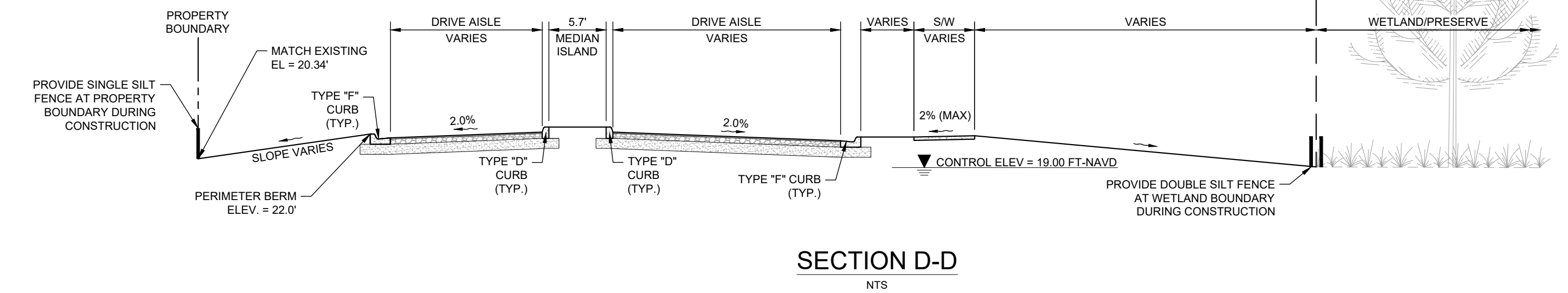
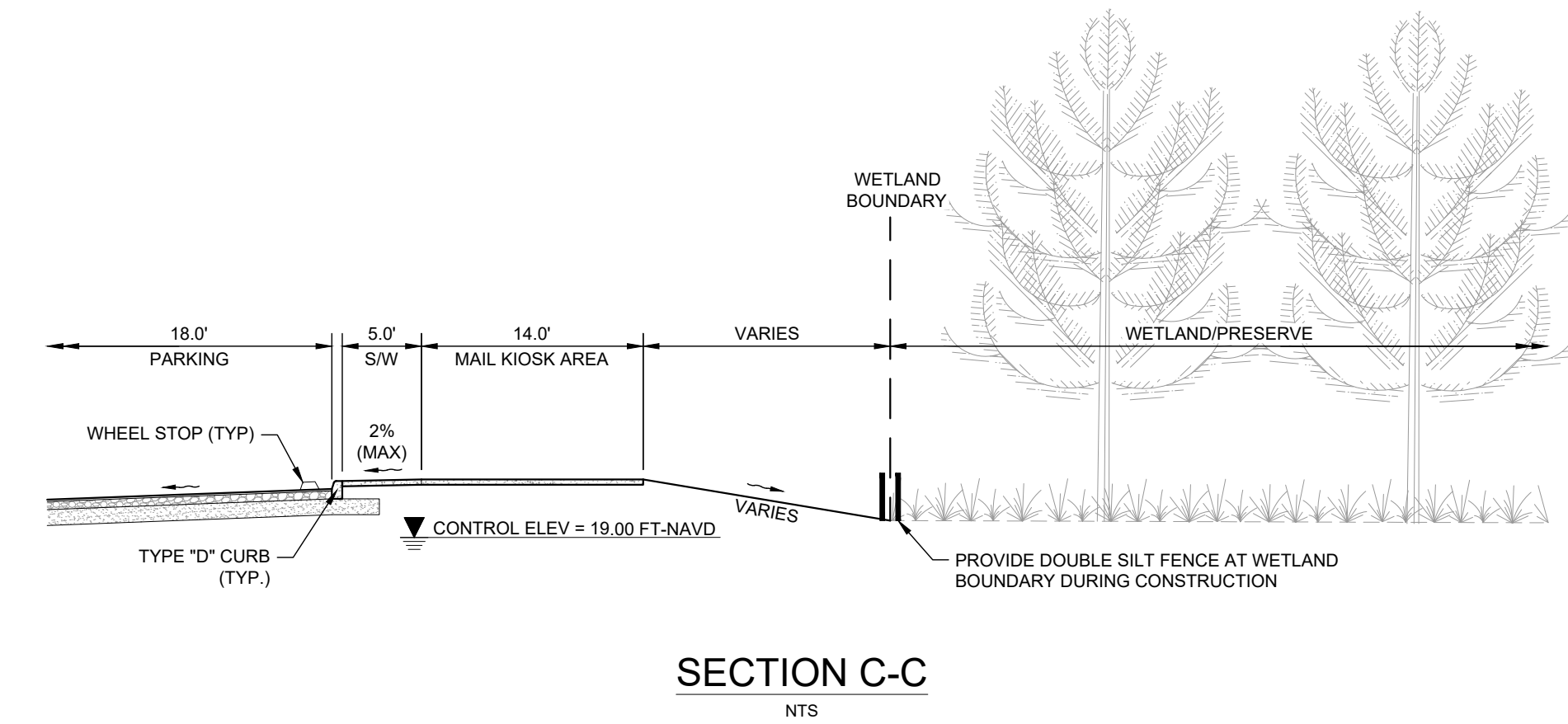
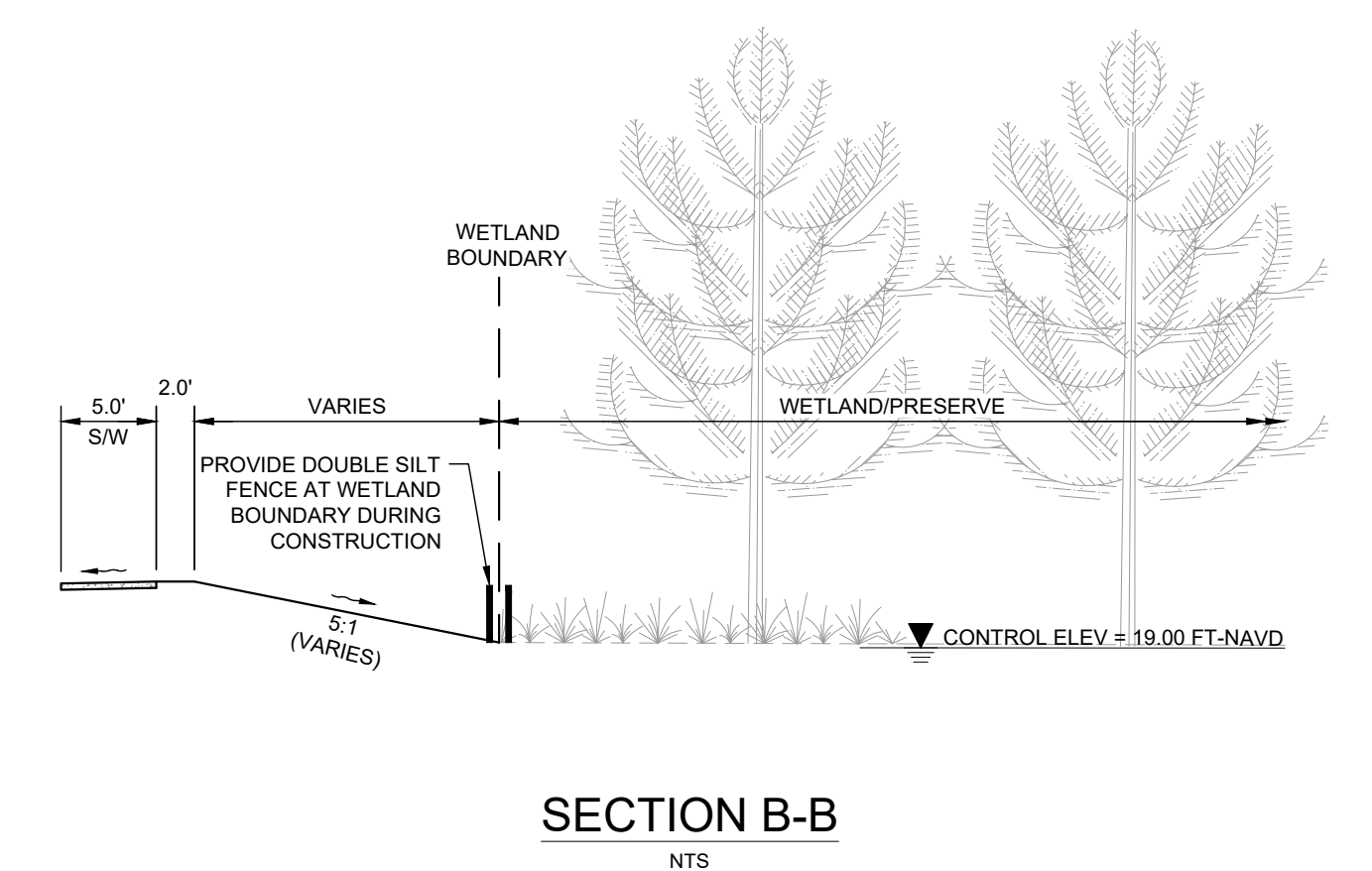
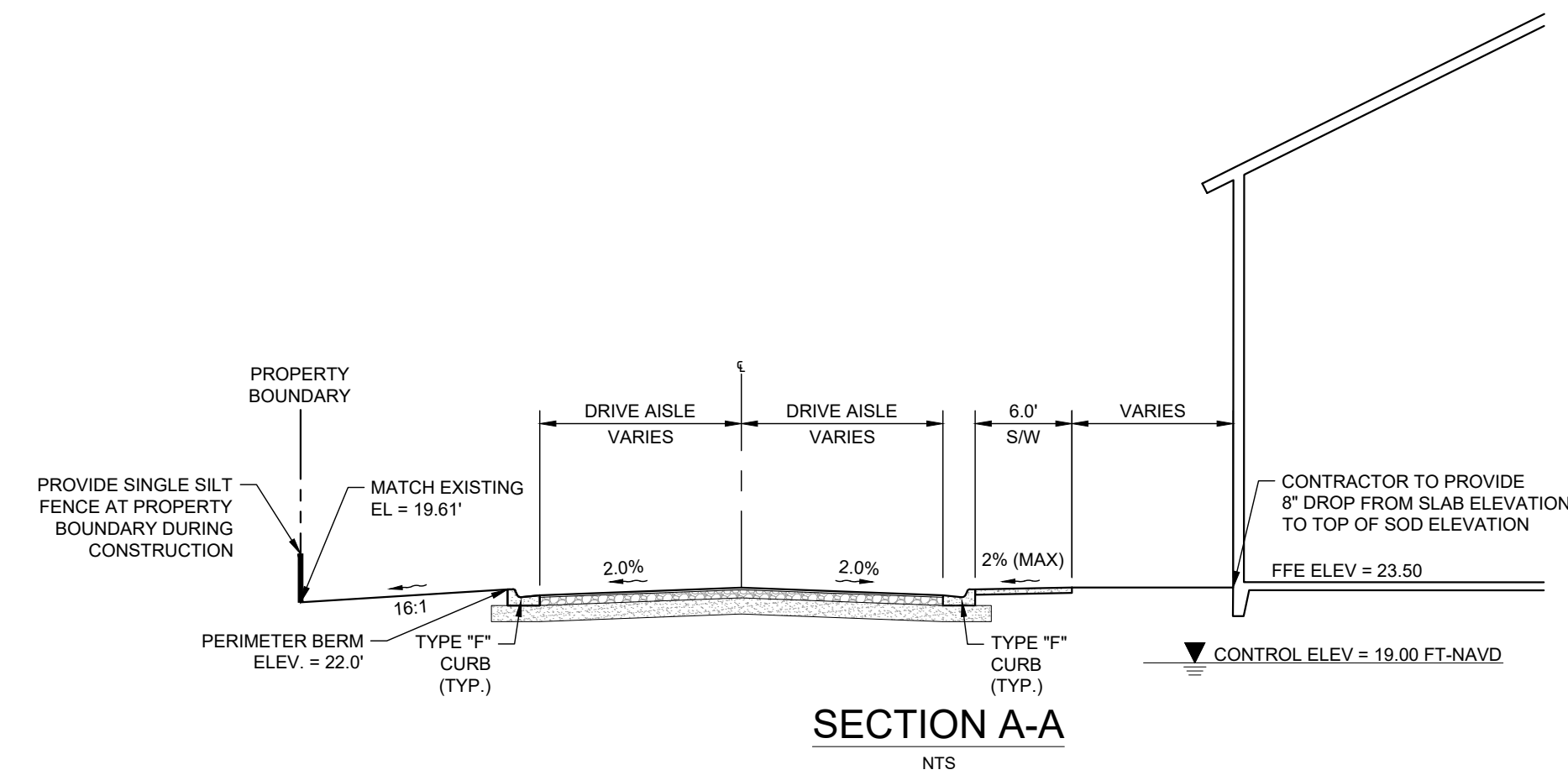
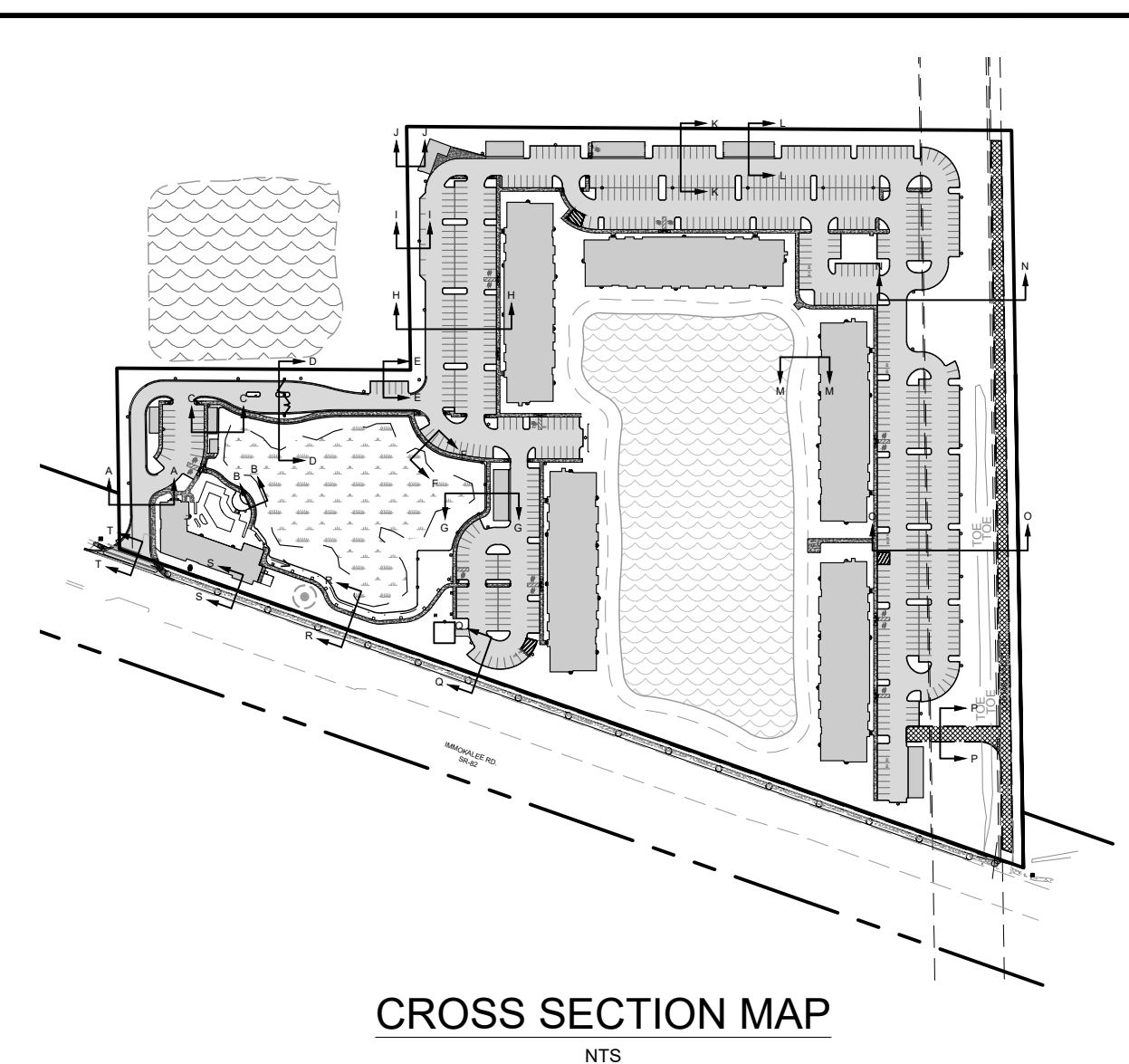
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| <p style="font-size: 8px;">LICENSED PROFESSIONAL</p> <p style="font-size: 8px;">SINA EBRAHIMI</p> <p style="font-size: 8px;">FLORIDA LICENSE NUMBER<br/>PE62332</p> | <p style="font-size: 8px;">KHA PROJECT<br/>148651002</p> <p style="font-size: 8px;">DATE<br/>JANUARY 2023</p> <p style="font-size: 8px;">SCALE<br/>AS SHOWN</p> <p style="font-size: 8px;">DESIGNED BY<br/>KHA</p> <p style="font-size: 8px;">DRAWN BY<br/>KHA</p> <p style="font-size: 8px;">CHECKED BY<br/>KHA</p> | <p style="font-size: 12px; margin: 0;"><b>PAVEMENT MARKING &amp; SIGNAGE PLAN</b></p>   |  |  |  |  | <p style="font-size: 8px;">DATE</p>      |
| <p style="font-size: 8px;">PERMIT SET - 1/6/2023</p>  |  | <p style="font-size: 10px; margin: 0;"><b>HIGHWAY 82 MULTI-FAMILY MARKING &amp; SIGNAGE PLAN</b></p> <p style="font-size: 8px; margin: 0;">PREPARED FOR<br/>MILHAUS DEVELOPMENT, LLC</p> <p style="font-size: 8px; margin: 0;">CITY OF FORT MYERS FLORIDA</p> |  |  |  |  | <p style="font-size: 8px;">DATE</p>      |
| <p style="font-size: 8px;">SHEET NUMBER</p> <p style="font-size: 12px; margin: 0;"><b>C-18</b></p>  |  |   |  |  |  |  | <p style="font-size: 8px;">REVISIONS</p> |
|   |  |   |  |  |  |  | <p style="font-size: 8px;">DATE</p>      |
|   |  |   |  |  |  |  | <p style="font-size: 8px;">BY</p>        |



Printed By: Anderson, Paul C. Sheet Set: KHA - Layout: C-19 CROSS SECTIONS MAP AND CROSS SECTIONS (1 of 3) - January 05, 2023 09:54:44 pm K:\FTM\_Civil\148651002 - Milhaus SF 82 Rezoning & Site Planning\Civil\Sheets\C-19 CROSS SECTIONS MAP AND CROSS SECTIONS (1 of 3) - January 05, 2023 09:54:44 pm K:\FTM\_Civil\148651002 - Milhaus SF 82 Rezoning & Site Planning\Civil\Sheets\C-19 CROSS SECTIONS MAP AND CROSS SECTIONS (1 of 3) - January 05, 2023 09:54:44 pm  
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LICENSED PROFESSIONAL  
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 FLORIDA LICENSE NUMBER  
 PE62332

KHA PROJECT  
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 DATE  
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 SCALE  
 AS SHOWN  
 DESIGNED BY  
 KHA  
 DRAWN BY  
 KHA  
 CHECKED BY  
 KHA  
 DATE

**CROSS SECTIONS  
 MAP AND CROSS  
 SECTIONS (1 OF 3)**

PERMIT SET - 1/6/2023

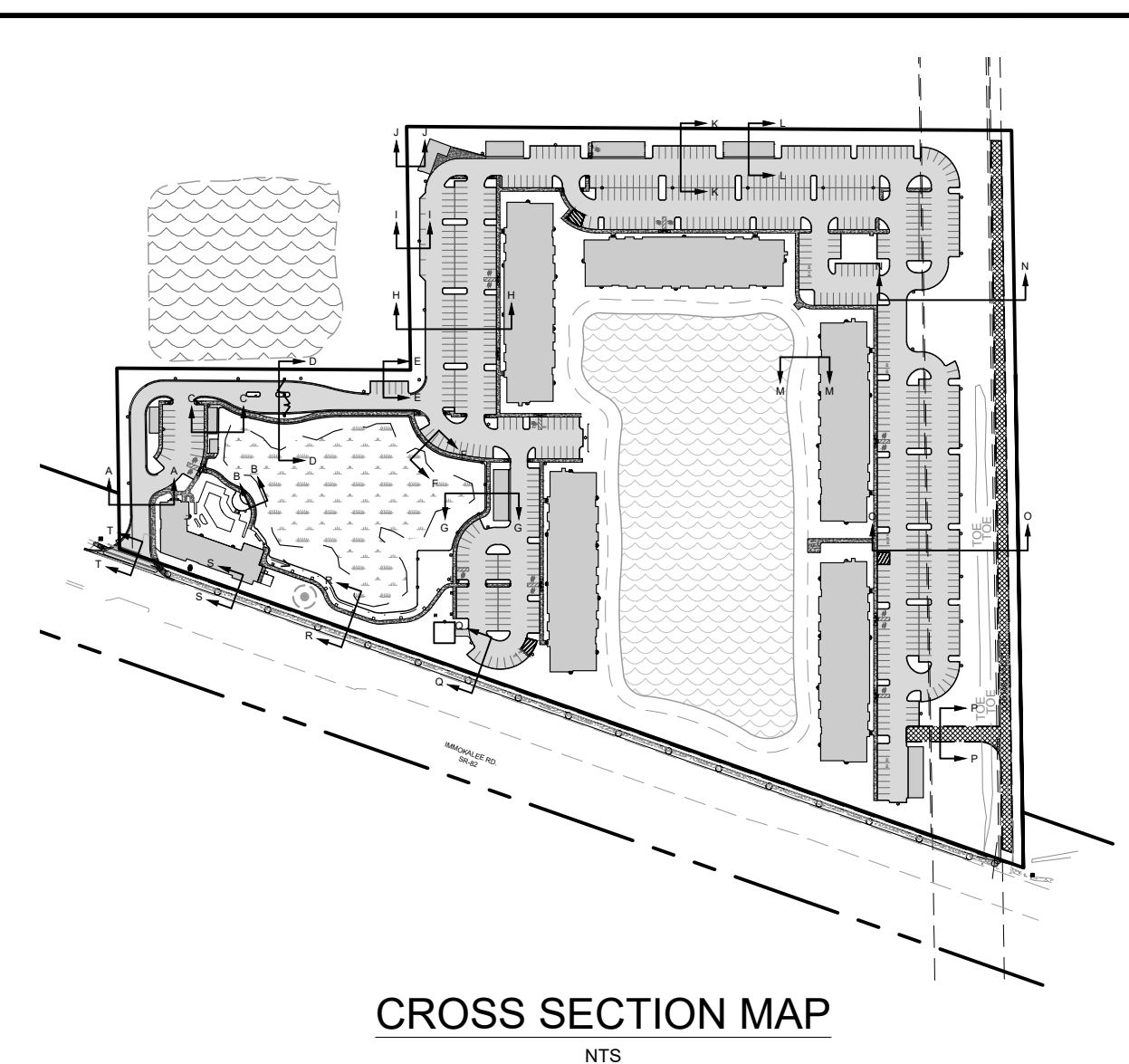
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 MULTI-FAMILY  
 PREPARED FOR  
 MILHAUS DEVELOPMENT,  
 LLC**  
 FLORIDA  
 CITY OF FORT MYERS

SHEET NUMBER  
**C-19**

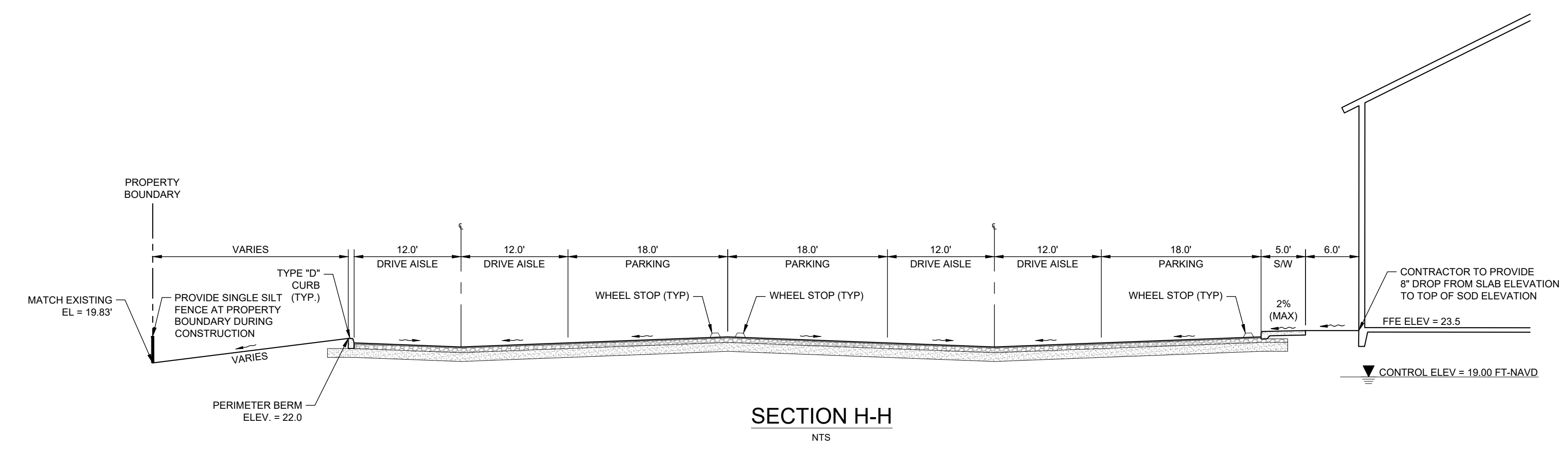
CALL 2 WORKING DAYS  
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 DIAL 811  
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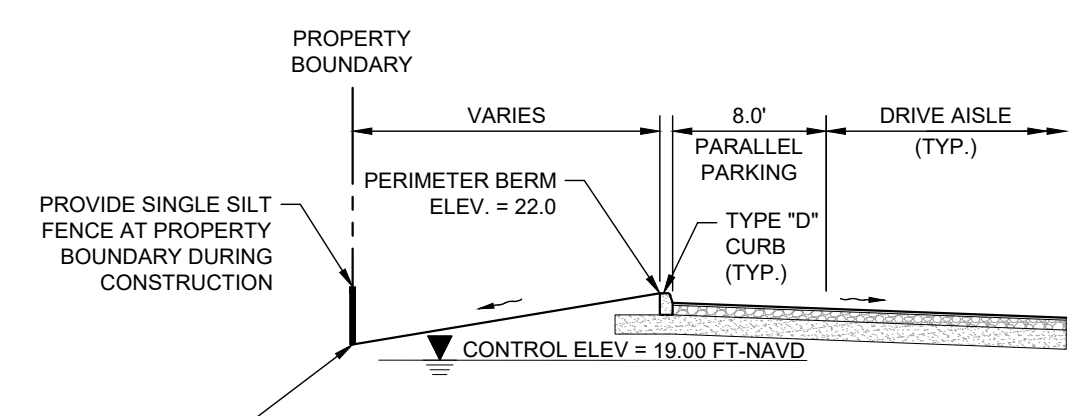
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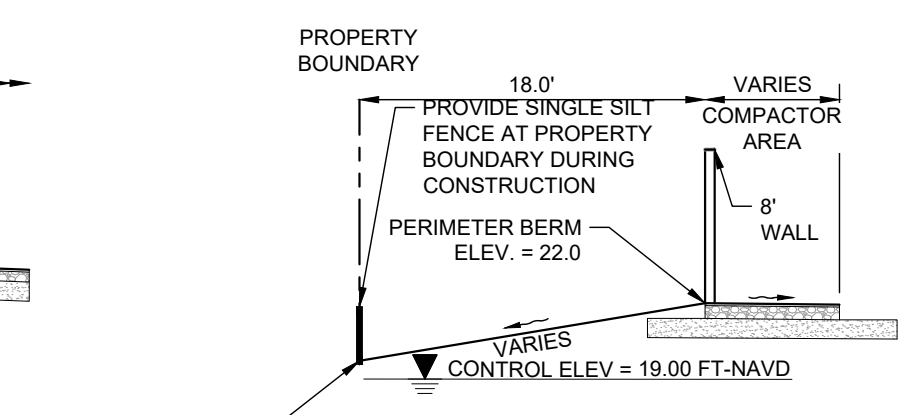
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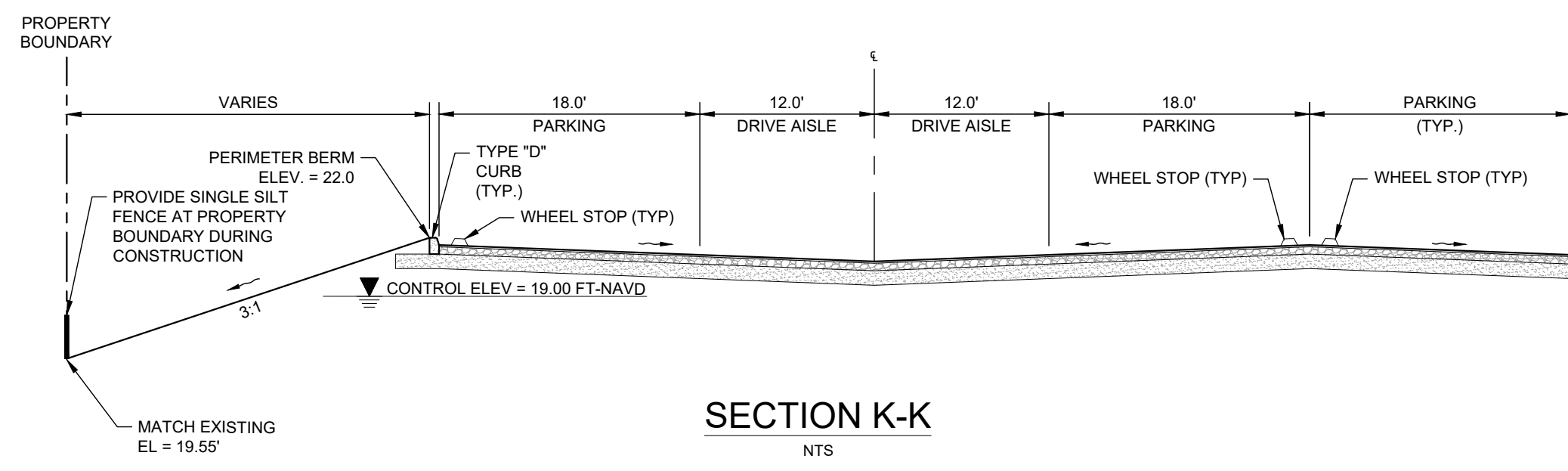
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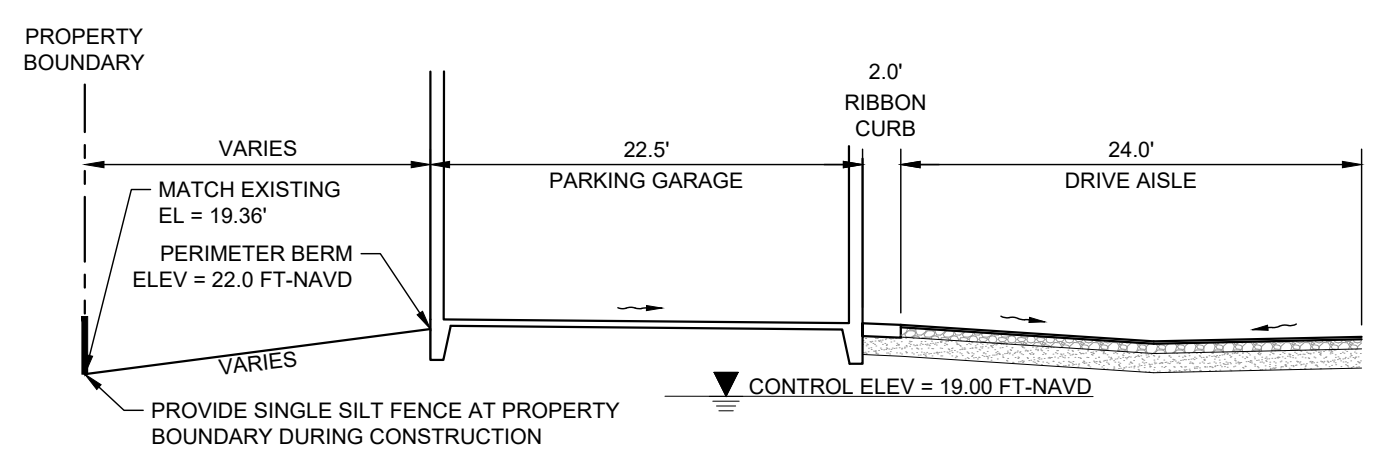
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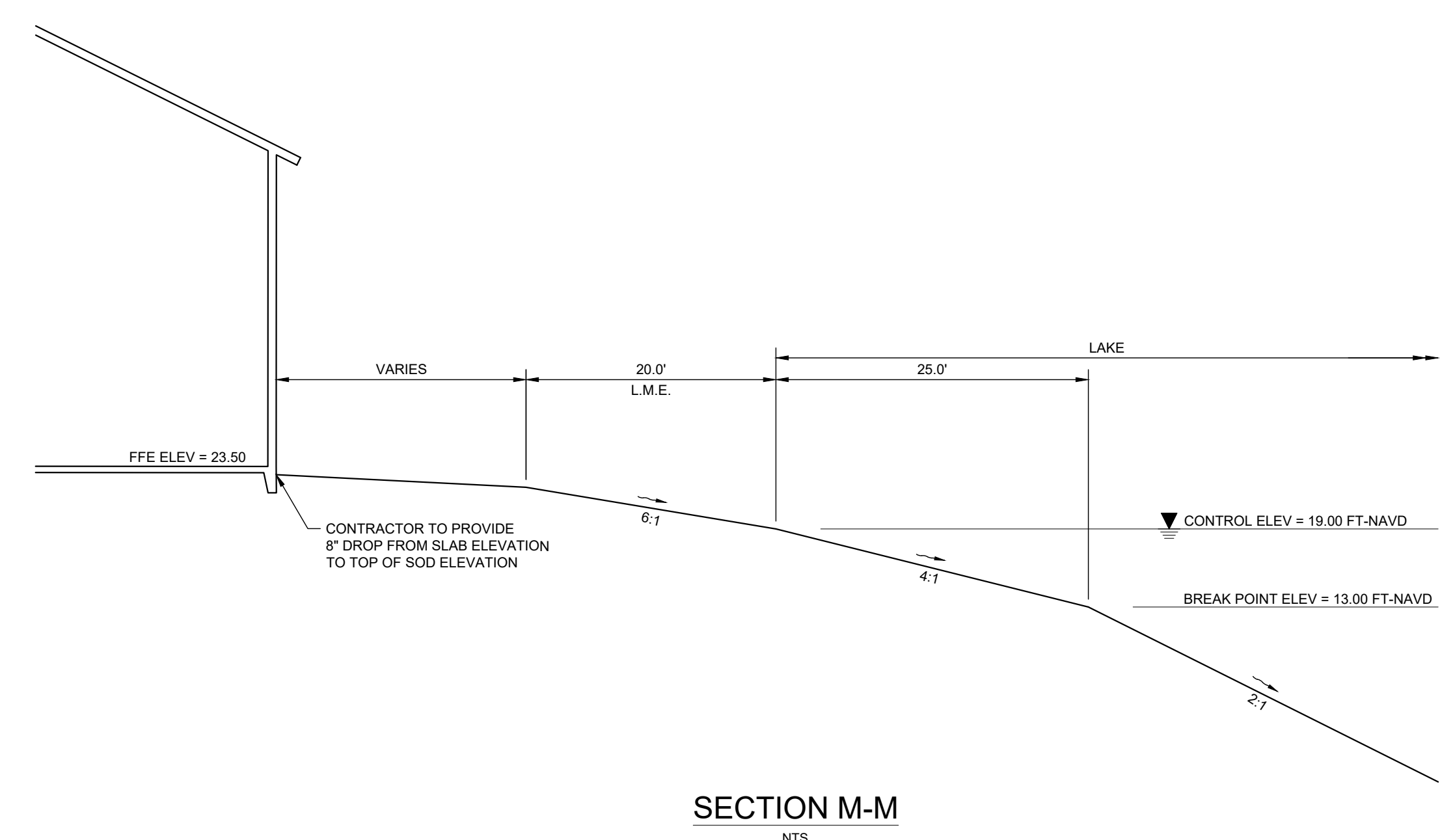
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SECTION K-K  
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SECTION L-L  
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SECTION M-M  
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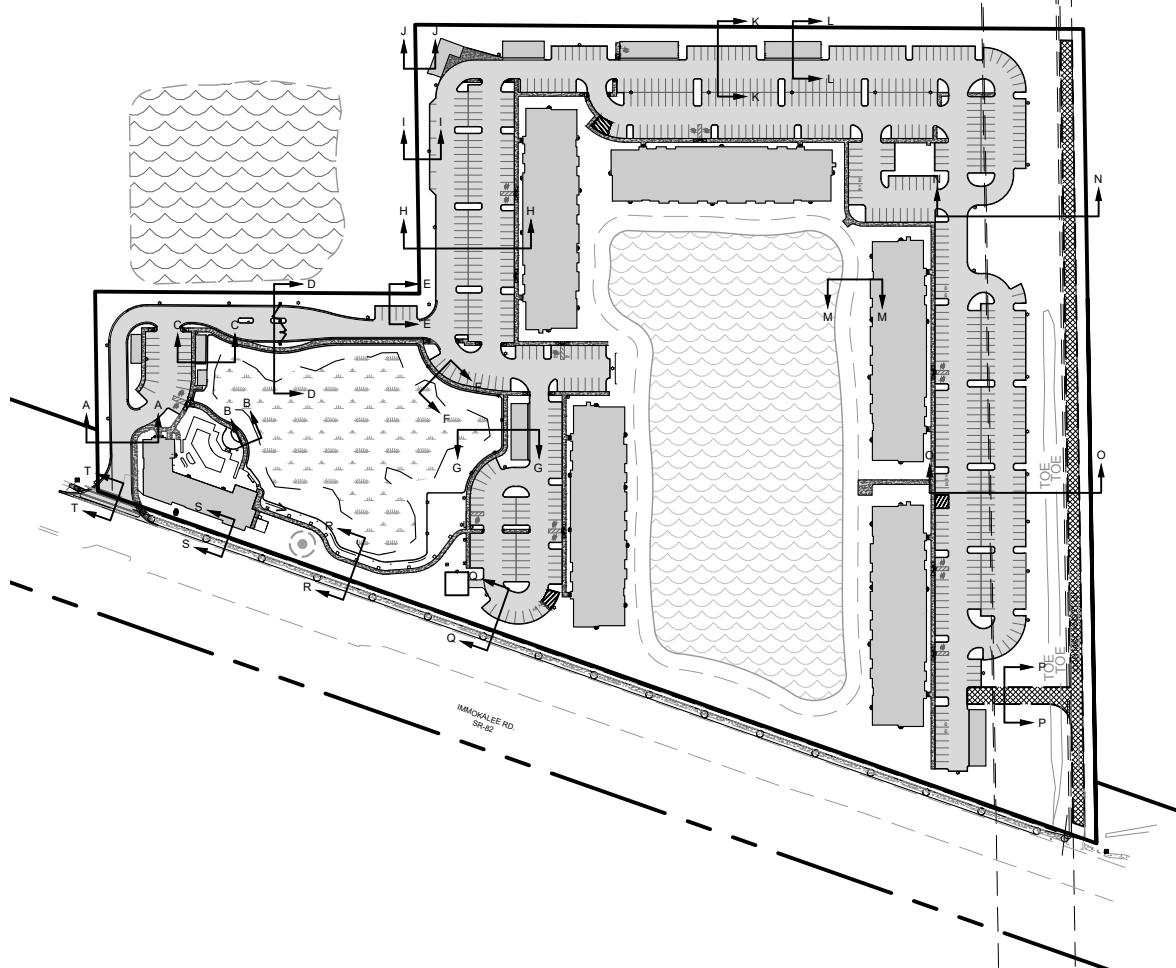
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|--|--|--|---|---|---|--------------------------|
| <b>PERMIT SET - 1/6/2023</b><br><b>HIGHWAY 82</b><br><b>MULTI-FAMILY</b><br>PREPARED FOR<br><b>MILHAUS DEVELOPMENT, LLC</b><br>FLORIDA<br>CITY OF FORT MYERS |  | CROSS SECTIONS<br>MAP AND CROSS<br>SECTIONS (2 OF 3) | KHA PROJECT<br>148651002<br>DATE<br>JANUARY 2023<br>SCALE AS SHOWN<br>DESIGNED BY KHA<br>DRAWN BY KHA<br>CHECKED BY KHA | LICENSED PROFESSIONAL<br>SINA EBRAHIMI<br>FLORIDA LICENSE NUMBER<br>PE62332 | KIMLEY-HORN<br>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br>1412 JACKSON STREET, SUITE 200, FORT MYERS, FL 33901<br>PHONE 238-271-5850 FAX 841-379-4352<br>WWW.KIMLEY-HORN.COM REGISTRY No. 35108 | REVISIONS<br>No. DATE BY |
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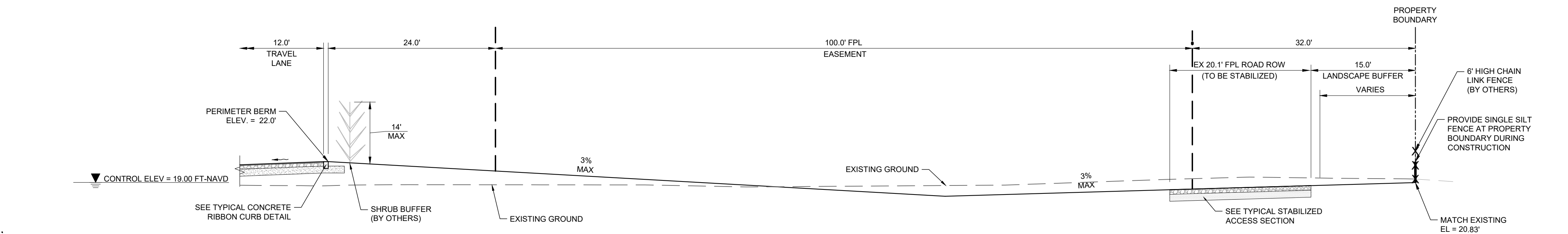
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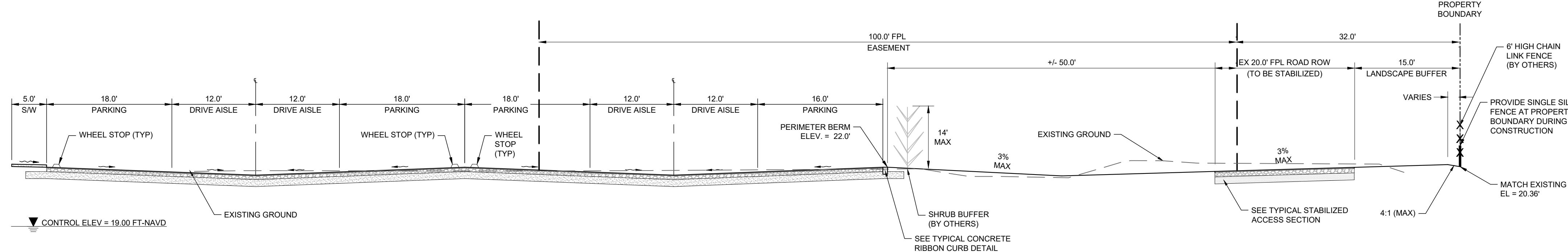
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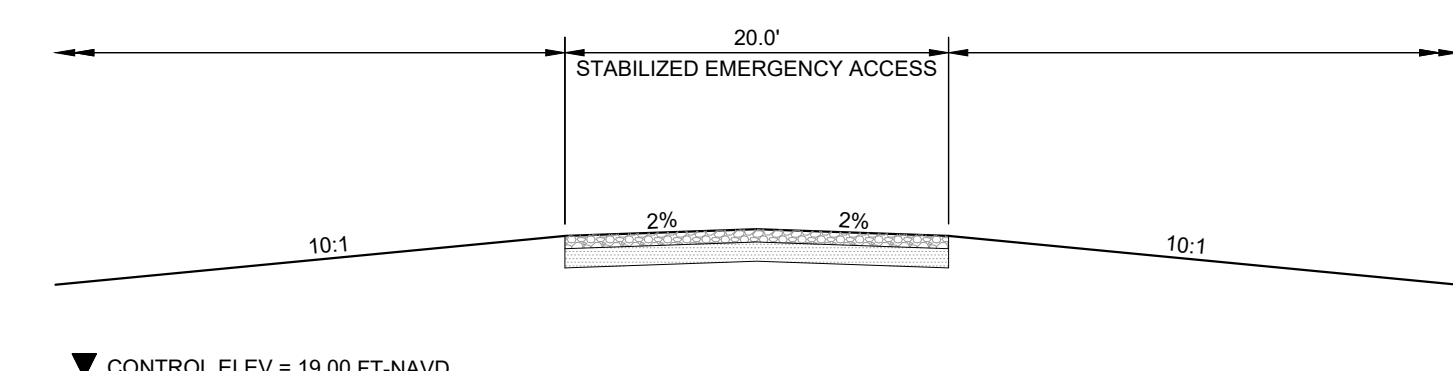
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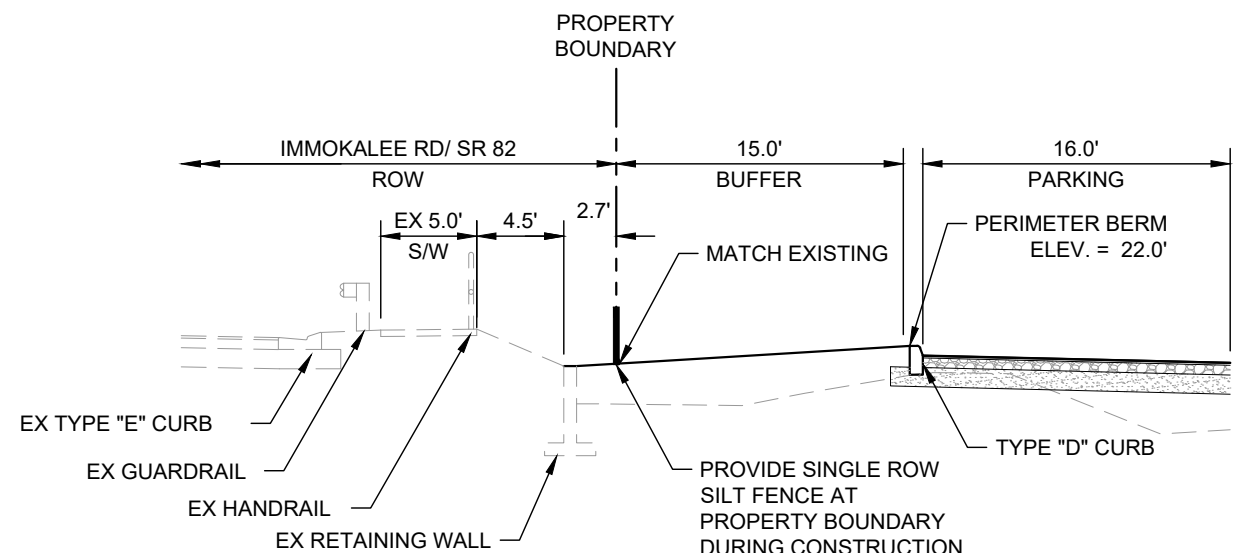
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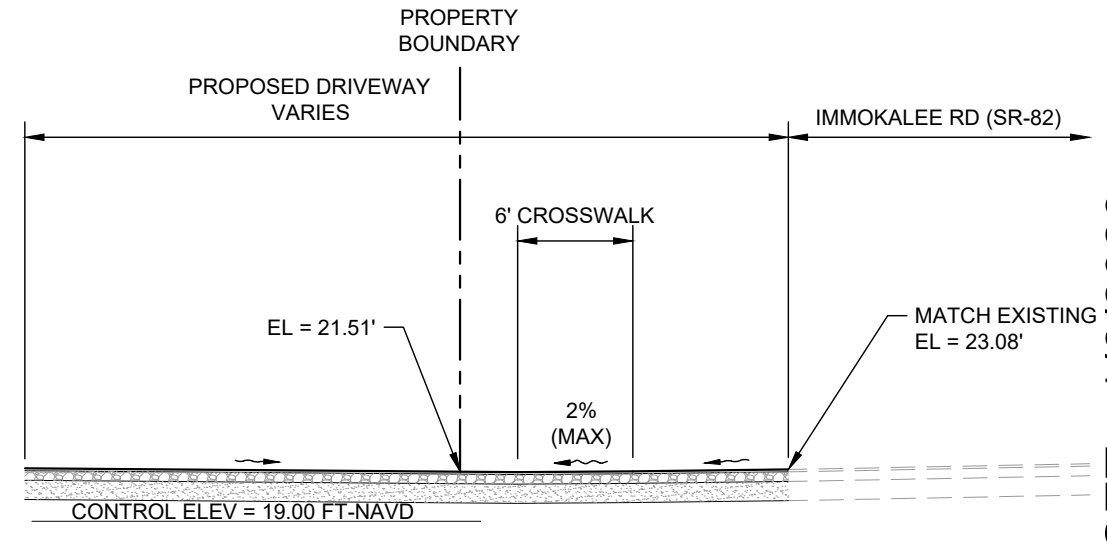
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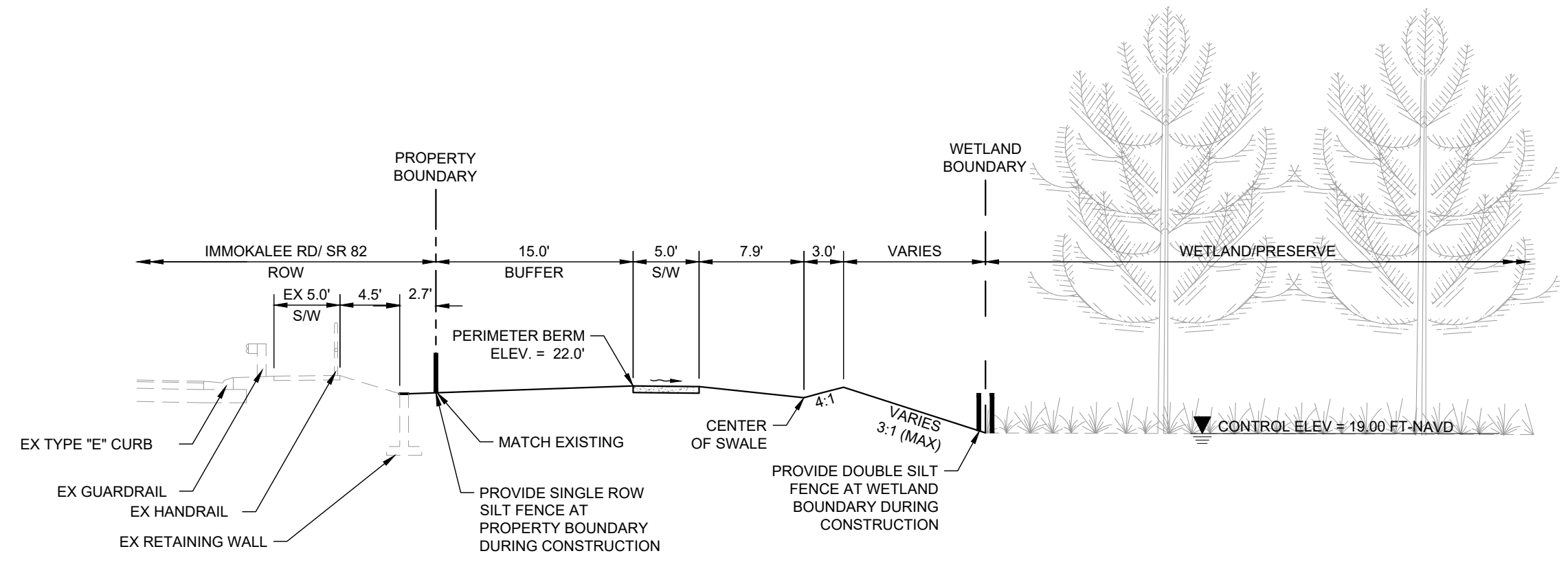
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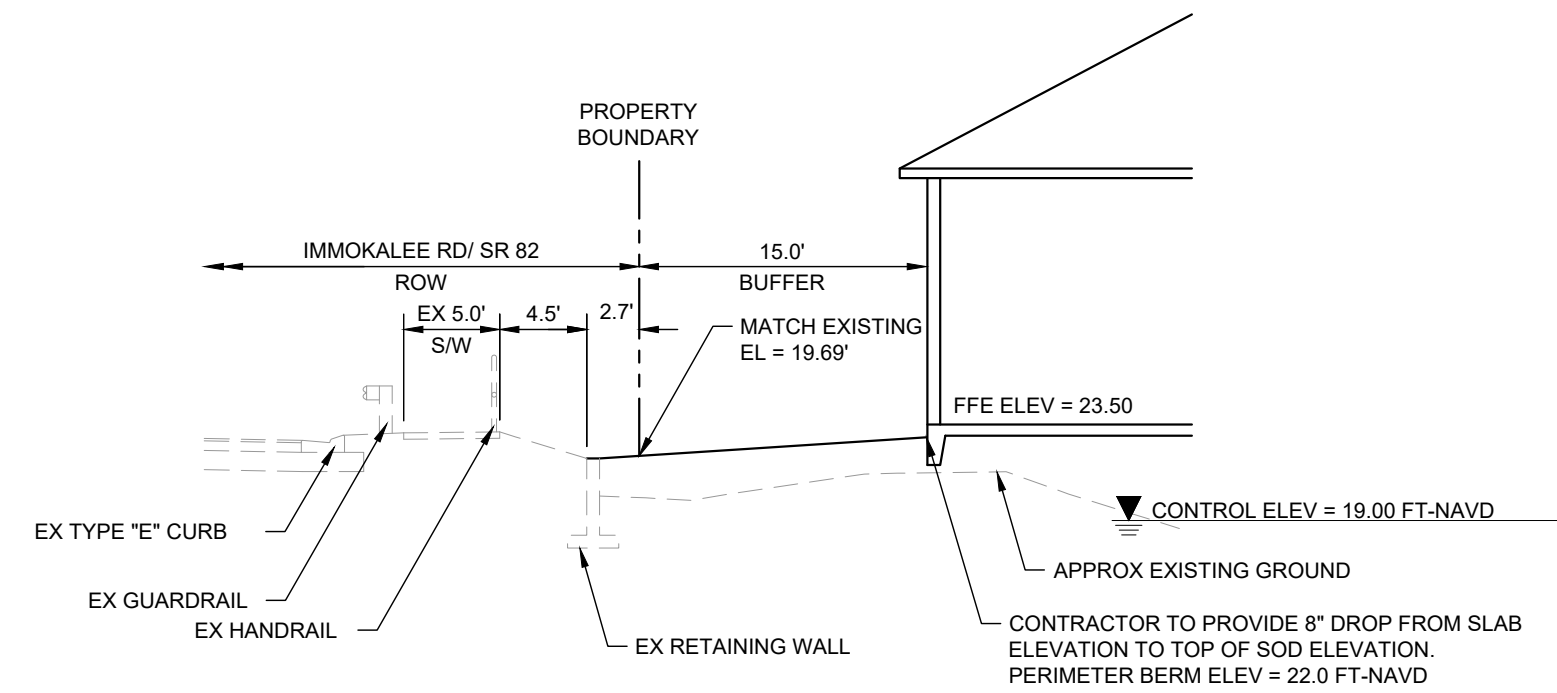
SECTION Q-Q  
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SECTION T-T  
NTS



SECTION R-R  
NTS



SECTION S-S  
NTS

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**CROSS SECTIONS  
 MAP AND CROSS  
 SECTIONS (3 OF 3)**

PERMIT SET - 1/6/2023

HIGHWAY 82  
 MULTI-FAMILY  
 PREPARED FOR  
 MILHAUS DEVELOPMENT,  
 LLC  
 CITY OF FORT MYERS, FLORIDA

SHEET NUMBER  
**C-21**

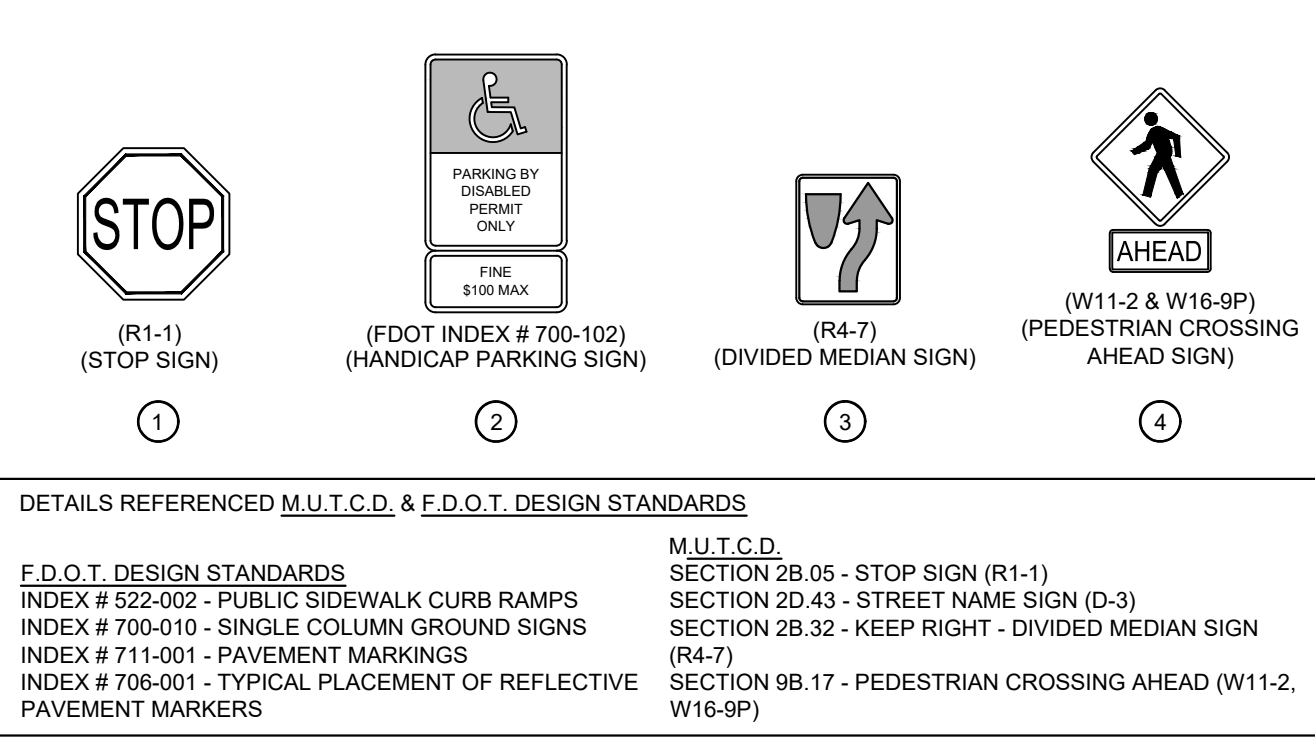


Printed By: Anderson, Paul C. Sheet Set: Paving and Signage Details - January 05, 2023 09:55:03pm K:\FTM\_Civil\48651002 - Milhaus SR 82 Rezoning & Site Planning\Cad\PlanSheets\C-22 GENERAL DETAILS.dwg  
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**GEOMETRY SIGNAGE AND MARKING NOTES**

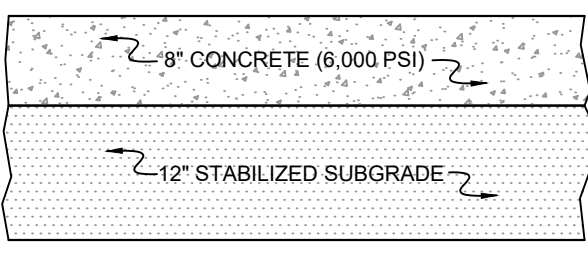
- CONTRACTOR SHALL REPLACE ALL STRIPING REMOVED AND/OR DAMAGED DURING CONSTRUCTION ALONG THE ROAD ABUTTING THE PROPERTY PER APPLICABLE CITY, COUNTY, AND/OR STATE STANDARDS.
- CONTRACTOR SHALL FIELD VERIFY THAT ALL EXISTING AND PROPOSED ADA ITEMS WITHIN PROJECT LIMITS (I.E. ROUTES, PARKING, STRIPING, SIGNAGE, ETC.) MEET THE MINIMUM REQUIREMENTS AND SHALL ADJUST ACCORDINGLY, BEFORE THE PROJECT CAN BE DEEMED CERTIFIED AND COMPLETE.
- ALL CURB RAMP AND DETECTABLE WARNING TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 522-002 (LATEST EDITION).
- ALL SIGNS TO BE INSTALLED PER FDOT STANDARDS PLAN INDEX 105-600 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
- ALL PAVEMENT SYMBOLS AND MARKINGS SHALL BE THERMOPLASTIC PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLAN INDEX NO. 711-001 (LATEST EDITION).
- PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF INDEX 711-001 OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOLLOWING:
  - APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED SOLVENT BASED OR LATEX TRAFFIC PAINT.
  - FOLLOW MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SF PER GALLON, OR AS REQUIRED, PROVIDING MINIMUM 25 MILS WET FILM THICKNESS AND 7.5 MILS DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS.
  - SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING.
  - PAINT SHALL BE CRISP, STRAIGHT, AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/ MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR ANY OTHER CAUSE.
- TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART II, AND IN THE LOCATIONS SHOWN ON PLANS.
- PARKING STALL MARKINGS DEPICTED ON PLAN ARE FOR GRAPHICAL PURPOSES ONLY
- SIGNS SHALL BE IN ACCORDANCE WITH SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL T-P-21.
- PROPOSED DRIVEWAYS SHALL COMPLY WITH THE FLORIDA GREENBOOK SAFE SIGHT DISTANCE STANDARDS DETAILED IN CHAPTER 3, C.9.b.4, FIGURE 3-11 AND 3-12.

**SIGNAGE AND STRIPING KEY**



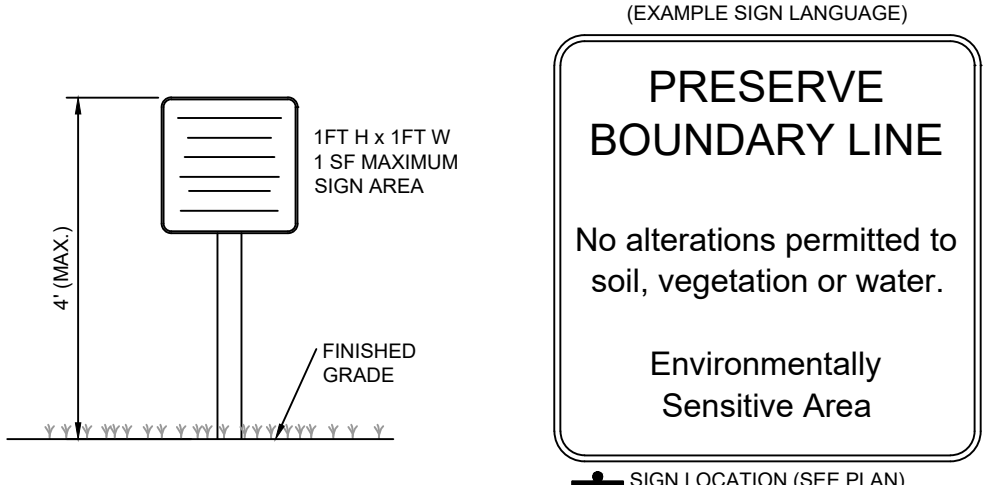
**STRIPING KEY**

- A = 6" SOLID WHITE
- B = 24" SOLID WHITE
- C = 6" SOLID YELLOW THERMOPLASTIC
- D = 6" DOUBLE YELLOW
- E = 6" SOLID WHITE THERMOPLASTIC
- F = 24" SOLID WHITE THERMOPLASTIC
- G = 6" DOUBLE YELLOW THERMOPLASTIC
- H = 6" SKIP WHITE TYP. THERMOPLASTIC (10'-30')
- I = 6" SKIP WHITE TYP. THERMOPLASTIC (2'-4')
- J = 12" SOLID WHITE
- K = 6" DOUBLE SKIP WHITE TYP. THERMOPLASTIC (2'-4')
- L = 6" DOUBLE WHITE THERMOPLASTIC
- M = DIRECTIONAL ARROW PER FDOT INDEX 711-001
- N = 4" SOLID WHITE
- O = 12" SOLID WHITE THERMOPLASTIC
- P = 18" SOLID WHITE
- Q = 18" SOLID YELLOW THERMOPLASTIC
- R = 6" SKIP YELLOW TYP. THERMOPLASTIC (10'-30')
- S = 4" SOLID YELLOW



**CONCRETE NOTES:**

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI IN 28 DAYS, UNLESS OTHERWISE NOTED.
- CONCRETE MIX SHALL INCLUDE FIBER REINFORCEMENT CONFORMING TO ASTM C1116. AT LOADING DOCKS, SUBSTITUTE #4 REBAR 18" O.C. EACH WAY (OR EQUIVALENT) FOR FIBER REINFORCEMENT.
- PROVIDE 4" LIMEROCK BASE AT LOADING DOCKS
- JOINTS SHALL BE PROVIDED IN CONFORMANCE WITH CURRENT EDITION OF FDOT STANDARDS AND SPECIFICATIONS BUTT CONSTRUCTION JOINTS SHALL BE PROVIDED AT DISCONTINUANCES OF WORK.
  - EXPANSION JOINTS SHALL BE PROVIDED AT ANY ABRUPT CHANGE IN GEOMETRY, SUCH AS "T" INTERSECTIONS.
  - PREFORMED JOINT FILLER SHALL BE PROVIDED WHERE CONCRETE PAVEMENT ABUTS BUILDINGS, CURBS, MANHOLES, OR DRAINAGE STRUCTURES.
  - PREFORMED JOINT FILLER SHALL CONFORM TO FDOT SECTION 932.



(EXAMPLE SIGN LANGUAGE)

**PRESERVE BOUNDARY LINE**

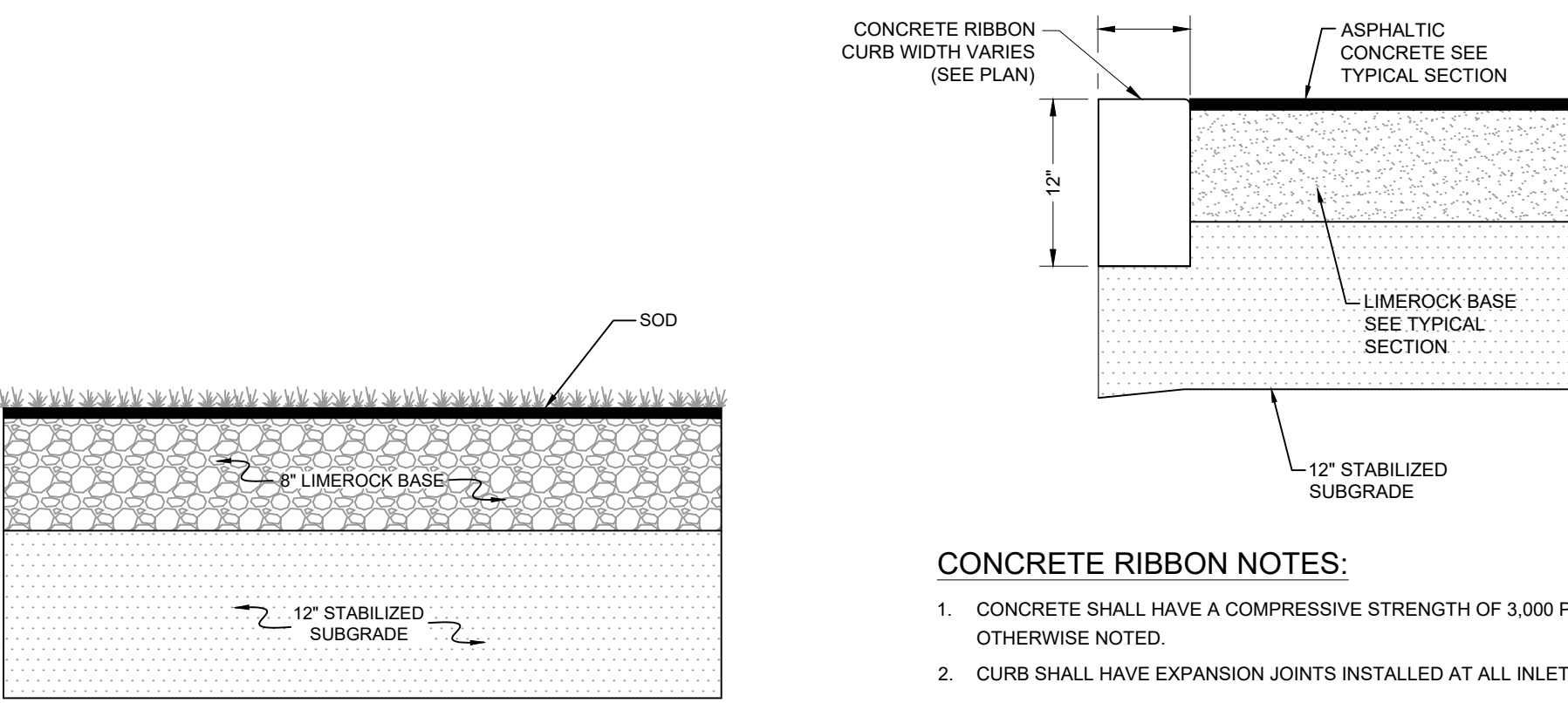
No alterations permitted to soil, vegetation or water.

Environmentally Sensitive Area

▲ SIGN LOCATION (SEE PLAN)

**NOTES:**

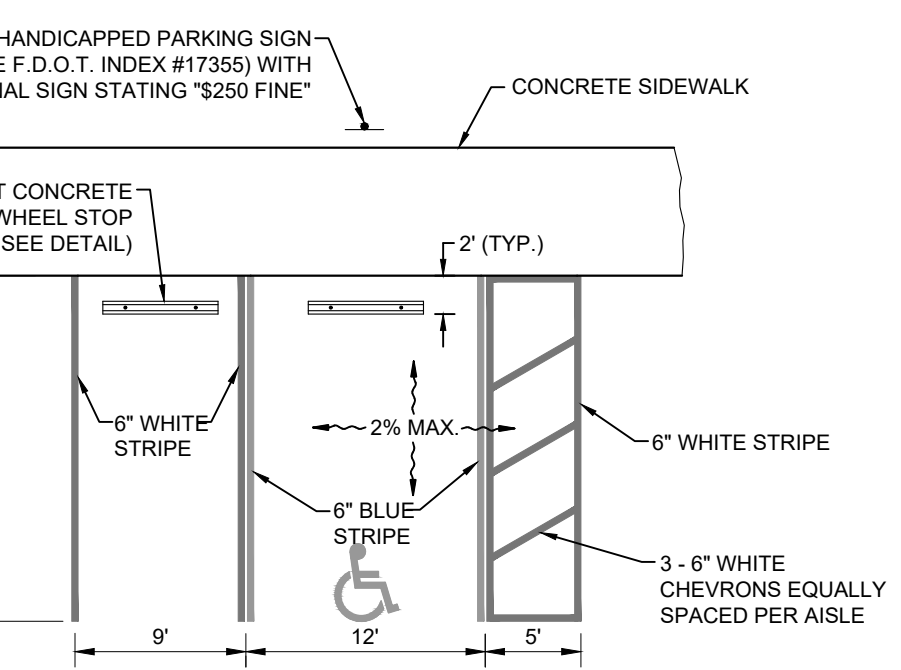
- PRESERVE MANAGEMENT AREA SIGNS SHALL COMPLY WITH COLLIER COUNTY LAND DEVELOPMENT CODE SECTIONS 3.05.04 G AND 5.06.00.
- THE BOUNDARY OF THE PRESERVE MANAGEMENT AREA SHALL BE POSTED WITH APPROPRIATE SIGNAGE DENOTING THE AREA AS A PRESERVE. SIGN(S) SHOULD NOTE THAT THE POSTED AREA IS A PROTECTED AREA.
- SIGNS SHALL BE PLACED OUTSIDE THE CONSERVATION EASEMENT NEAR EDGE OF THE PRESERVE. REFERENCE SITE PLANS FOR LOCATIONS OF PRESERVE MANAGEMENT SIGNS.
- MAXIMUM SIGN SPACING SHALL BE 300 FEET.



**CONCRETE RIBBON NOTES:**

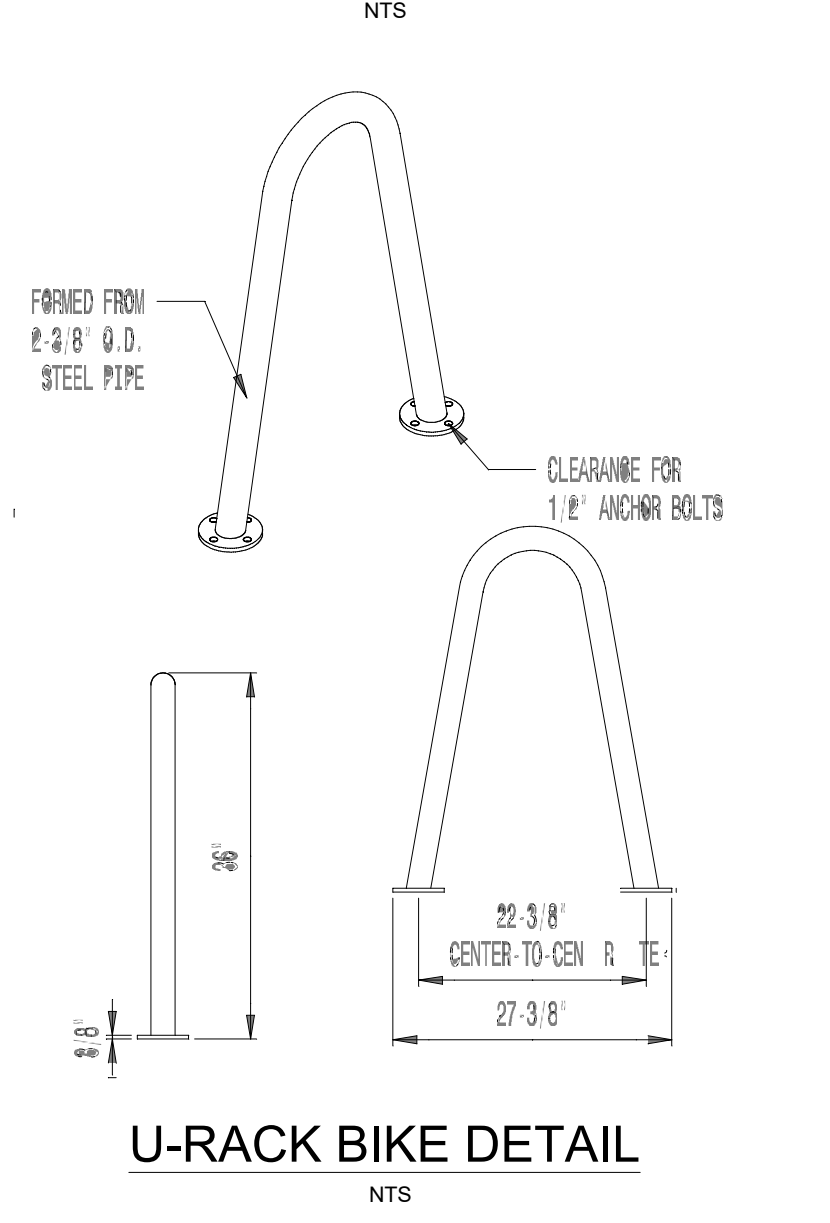
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
- CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY ±500'.

**STABILIZED ACCESS SECTION**

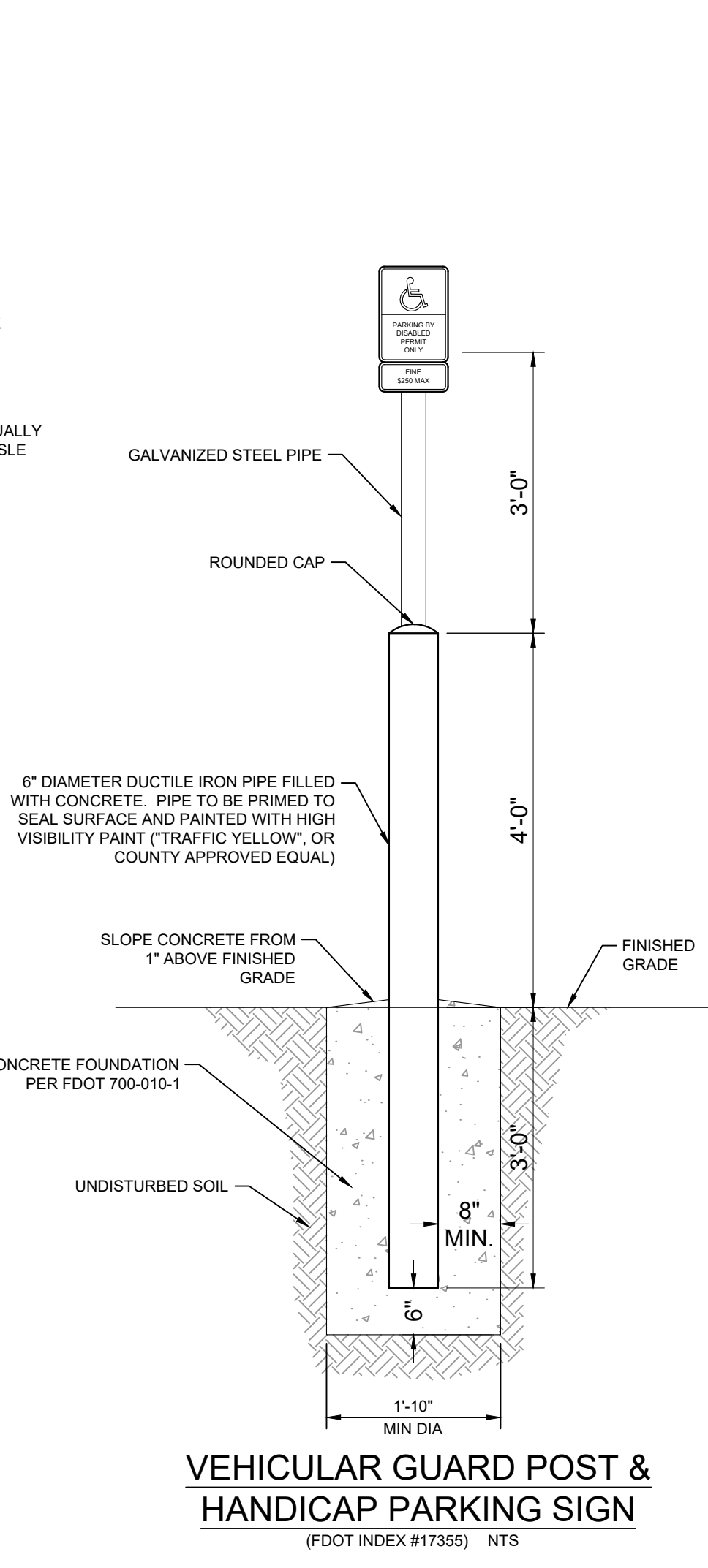


- NOTES:**
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

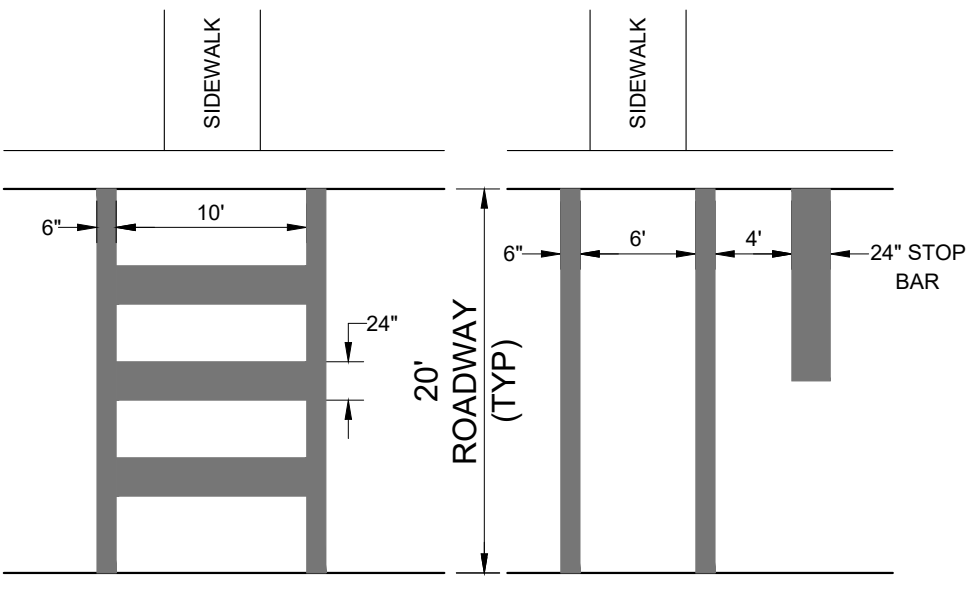
**TYPICAL PARKING SPACE DETAIL**



**CONCRETE RIBBON CURB DETAIL**



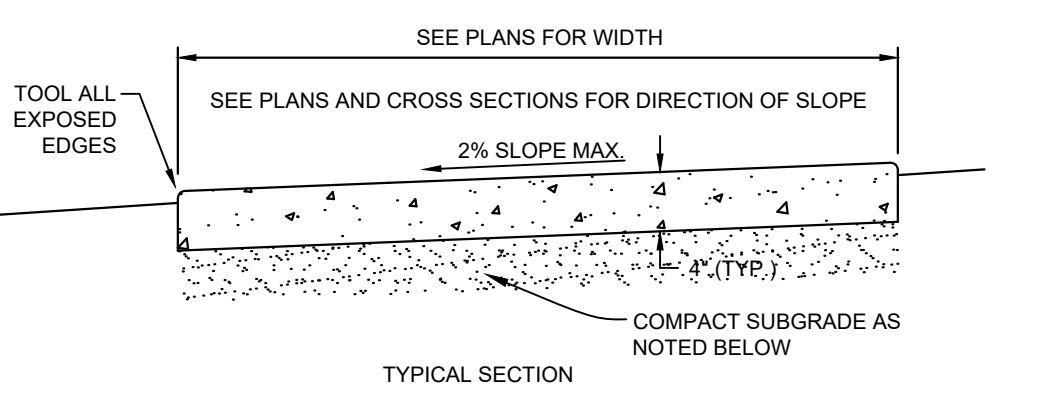
**HEAVY DUTY CONCRETE**



**SPECIAL EMPHASIS NOTES:**

- SEE PLANS FOR TYPE OF CROSSWALK STRIPING AND LOCATION.
- CROSSWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.

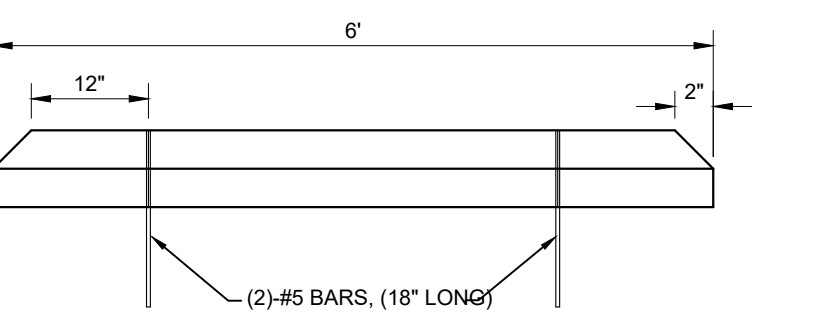
**TYPICAL PEDESTRIAN CROSSWALKS**



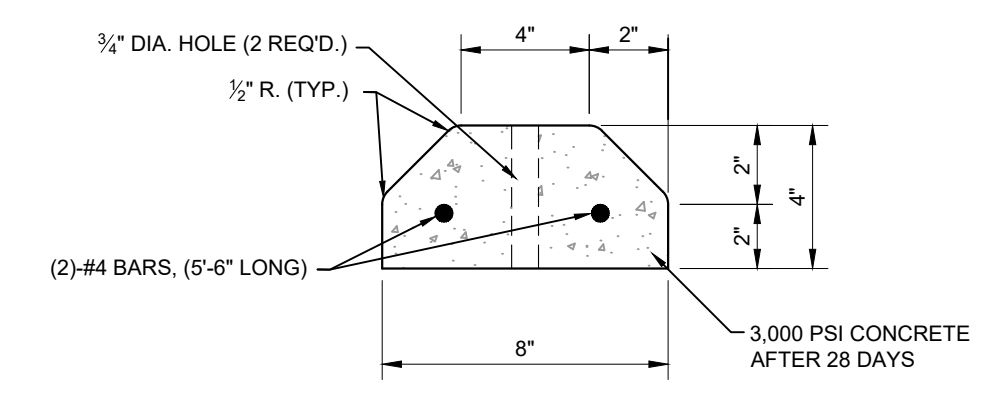
- NOTES:**
- PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB, SIDEWALK, OR AT ANY OTHER RIGID STRUCTURE.
  - EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
  - ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. (MIN.) @ 28 DAYS FOR SIDEWALKS.
  - MINIMUM THICKNESS OF SIDEWALK SHALL BE AS NOTED ABOVE.
  - FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W. COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM 1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.

**TYPICAL CONCRETE SIDEWALK DETAIL**

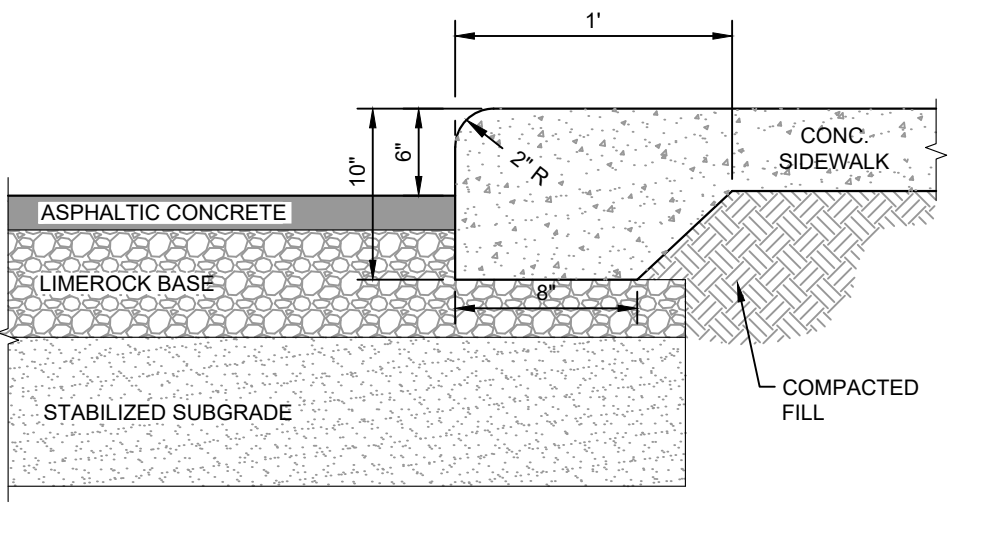
**PRESERVE AREA SIGN DETAIL**



**TYPICAL PRECAST CONCRETE WHEEL STOP**



**THICKEN EDGE SIDEWALK DETAIL**



**PERMIT SET - 1/6/2023**  
**HIGHWAY 82**  
**MULTI-FAMILY**  
 PREPARED FOR  
**MILHAUS DEVELOPMENT, LLC**  
 CITY OF FORT MYERS, FLORIDA

**Kimley-Horn**  
 9165 W. MILHAUS ASSOCIATES, INC.  
 1412 JASSON STREET, SUITE 200, FORT MYERS, FL 33901  
 PHONE: 239-271-5859 FAX: 239-271-5852  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

LICENSED PROFESSIONAL  
 SINA EBRAHIMI  
 FLORIDA LICENSE NUMBER  
 PE62332

KHA PROJECT  
 148651002  
 DATE  
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 SCALE  
 AS SHOWN  
 DESIGNED BY  
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 DRAWN BY  
 KHA  
 CHECKED BY  
 KHA  
 DATE

SHEET NUMBER  
**C-22**

| NO. | REVISIONS | DATE | BY |
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Printed By: Anderson, Paul C. Sheet Set: KHA - Layout: C-23 DRAINAGE DETAILS (1 of 2) January 05, 2023 09:55:06pm K:\FTM\_Civil\146651002 - Milhaus SR & Rezoning & Site Planning\CAD\PlanSheets\C-23 GENERAL DETAILS.dwg  
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| DRAINAGE STRUCTURE TABLE                                  |                             |  |
|---|-----------------------------|--|
| TYPE OF STRUCTURE   | REFERENCE                   | CASTING  |
| CURB INLET TOP - TYPE 5<br>W/ TYPE J OR P BOTTOM          | FDOT INDEX 425-010, 425-021 | USF 5160 - 6310 OR APPROVED EQUAL  |
| CURB INLET TOP - TYPE 6<br>W/ TYPE J OR P BOTTOM          | FDOT INDEX 425-010, 425-021 | USF 5160 - 6310 OR APPROVED EQUAL  |
| CURB INLET TOP - TYPE 9<br>W/ TYPE J OR P BOTTOM          | FDOT INDEX 425-010, 425-024 | USF 5130 - 6016, NEENAH R-3067-L, OR APPROVED EQUAL  |
| CURB INLET TOP - TYPE 9 MODIFIED<br>W/ TYPE J OR P BOTTOM | FDOT INDEX 425-010, 425-024 | USF 5130-6168 OR APPROVED EQUAL  |
|   | FDOT INDEX 430-020          | NONE   |
|   | FDOT INDEX 430-021          | NONE   |
|   | SEE DETAIL                  | USF 4170 - 6245 OR APPROVED  |
| MODIFIED GRATE INLET<br>W/ SIDE SLOTS                     | SEE DETAIL                  | RECTANGULAR CAST IRON GRATE, SIZED TO FIT. USF 6210 OR APPROVED EQUAL FOR MIN. 2' x 3' STRUCTURE |
|   | SEE DETAIL                  | USF 125 OR APPROVED EQUAL  |
|   | SEE DETAIL                  | USF 1260 OR APPROVED EQUAL   |
|   | SEE DETAIL                  | USF 5106-6149 (2 GRATES)<br>USF 5107-6154 (3 GRATES)<br>OR APPROVED EQUAL                        |
| VALLEY GUTTER INLET                                       | SEE DETAIL                  |  |

\*PIPE LENGTH AND SLOPE SHALL BE FIELD ADJUSTED TO HAVE FLARED END MATCH FLUSH WITH LAKE BANK.

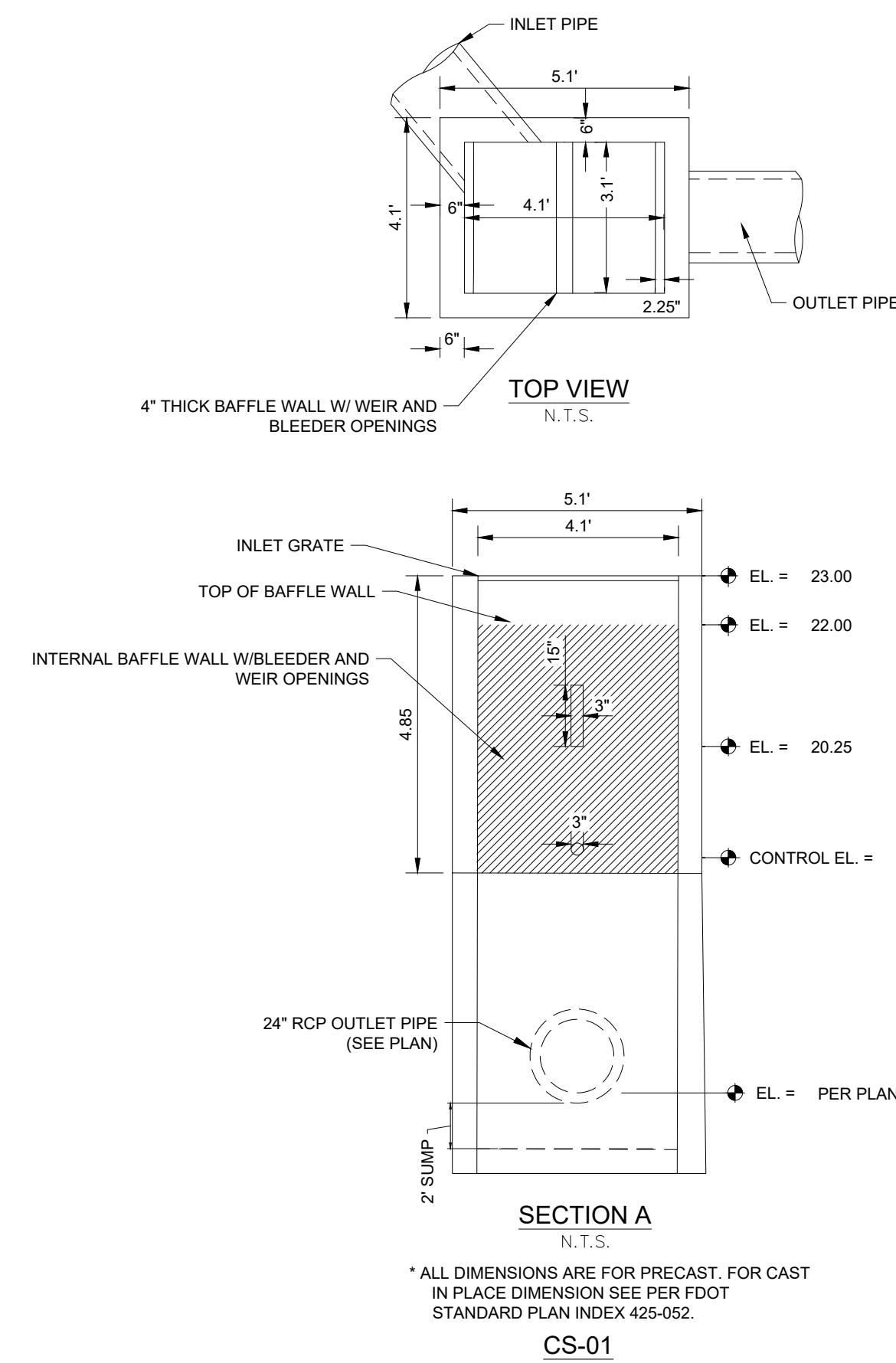
| MINIMUM OUTSIDE DIMENSIONS FOR DRAINAGE STRUCTURES |                              |
|--|------------------------------|
| PIPE SIZE  | MINIMUM STRUCTURE WIDTH      |
| 15"  | 3.5 FT                       |
| 18"  | 3.5 FT                       |
| 24"  | 3.5 FT                       |
| 30"  | 3.5 FT / 4.0 FT (SEE NOTE 1) |
| 36"  | 4.0 FT / 5.0 FT (SEE NOTE 2) |
| 42"  | 5.0 FT                       |
| 48"  | 5.5 FT                       |
| 54"  | 6.0 FT                       |

- IF 30" PIPES ARE IN ADJACENT WALLS AND INVERT DIFFERENCE IS LESS THAN 36" USE 4.0' STRUCTURE SIZE.
- IF 36" PIPES ARE IN ADJACENT WALLS AND INVERT DIFFERENCE IS LESS THAN 36" USE 5.0' STRUCTURE SIZE.

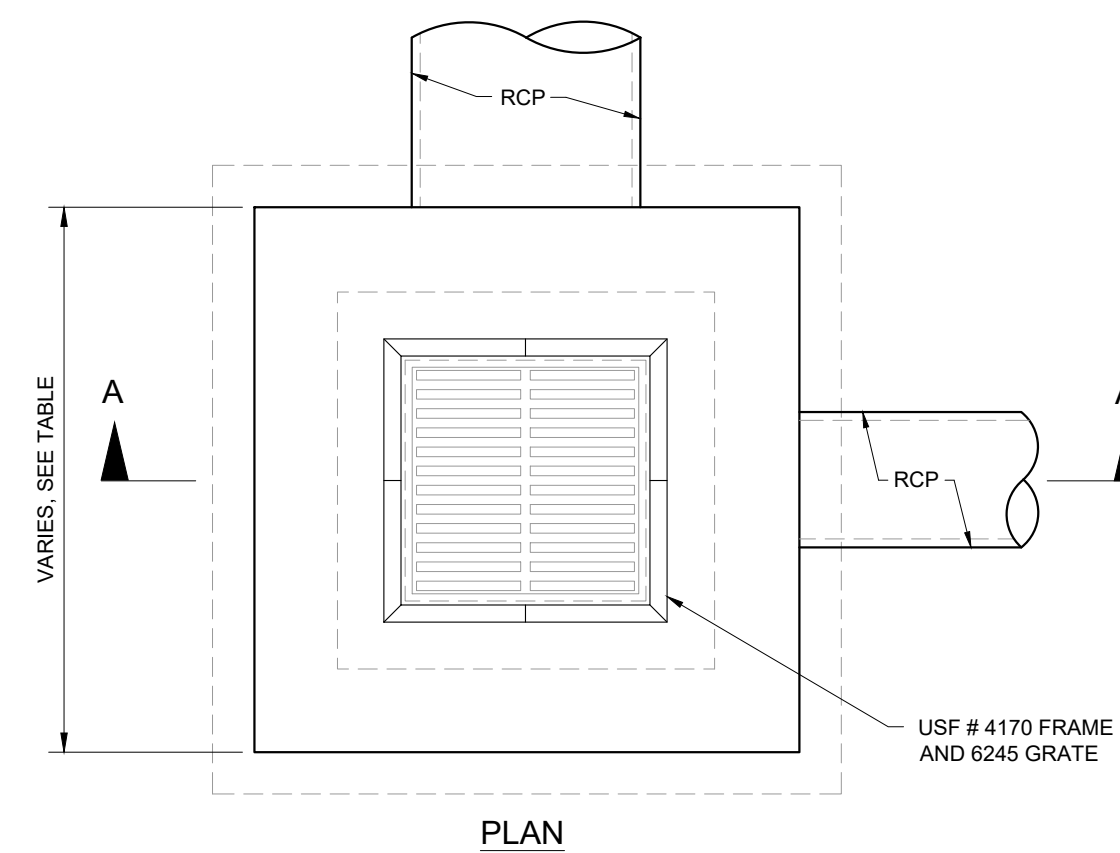
- GENERAL STRUCTURE DESIGN NOTES:**
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM TWO INCHES OF COVER.
  - ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
  - PRECAST STRUCTURE WALLS SHALL BE 6" THICK (MIN.).
  - CAST-IN-PLACE STRUCTURE WALLS SHALL BE 8" THICK (MIN.).
  - SEE FDOT STANDARD INDEX 425-010, TABLES 3 AND 4 FOR MINIMUM STRUCTURE SIZES.

| MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS |           |     |     |     |     |     |
|--|-----------|-----|-----|-----|-----|-----|
| WALL THICKNESS                               | PIPE SIZE |     |     |     |     |     |
|  | 18"       | 24" | 30" | 36" | 42" | 48" |
| MAXIMUM SKEW ANGLE                           | 8°        | 19° | 17° | 16° | 15° | 14° |
|  | 21°       | 20° | 18° | 17° | 16° | 15° |

NOTES: THESE VALUES ARE BASED ON 2" CLEARANCE FOR PRECAST STRUCTURES. LARGER SKEWS ARE POSSIBLE FOR CAST-IN-PLACE STRUCTURES OR ELLIPTICAL PIPE OPENINGS WHEN APPROVED BY THE ENGINEER.

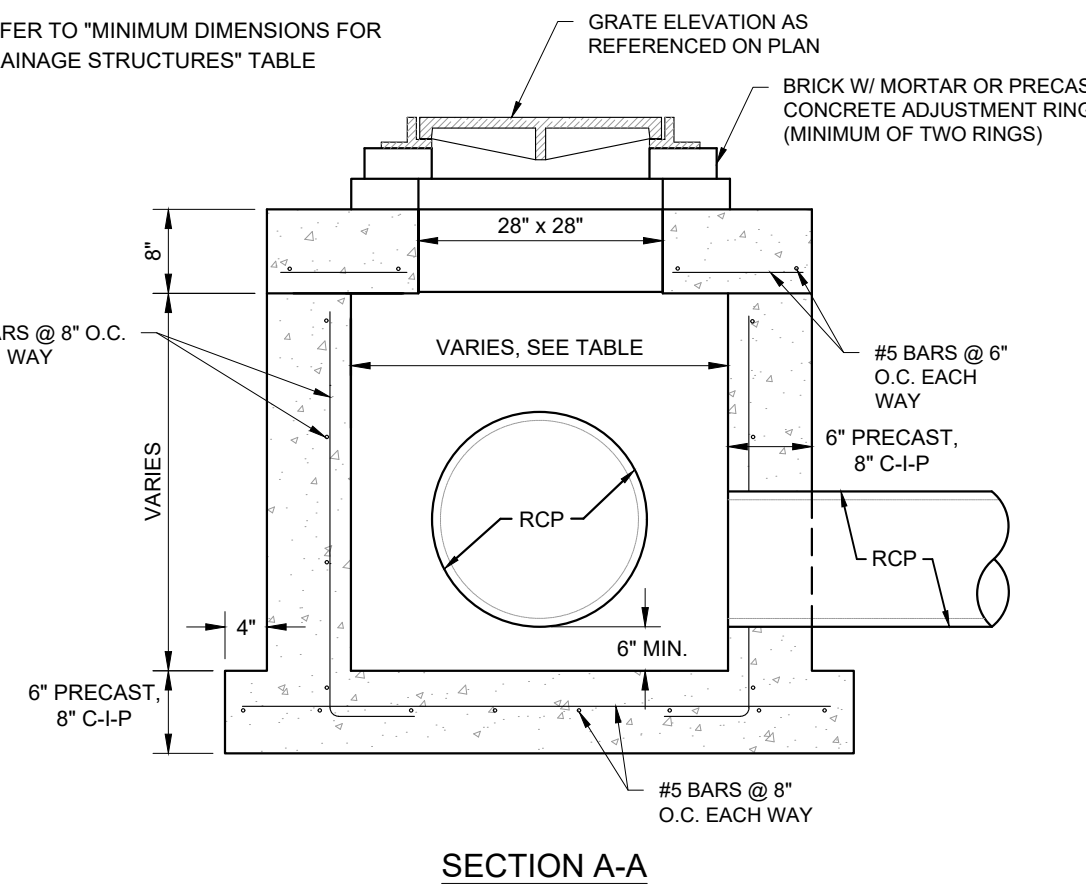


**CONTROL STRUCTURE DETAIL**  
NTS

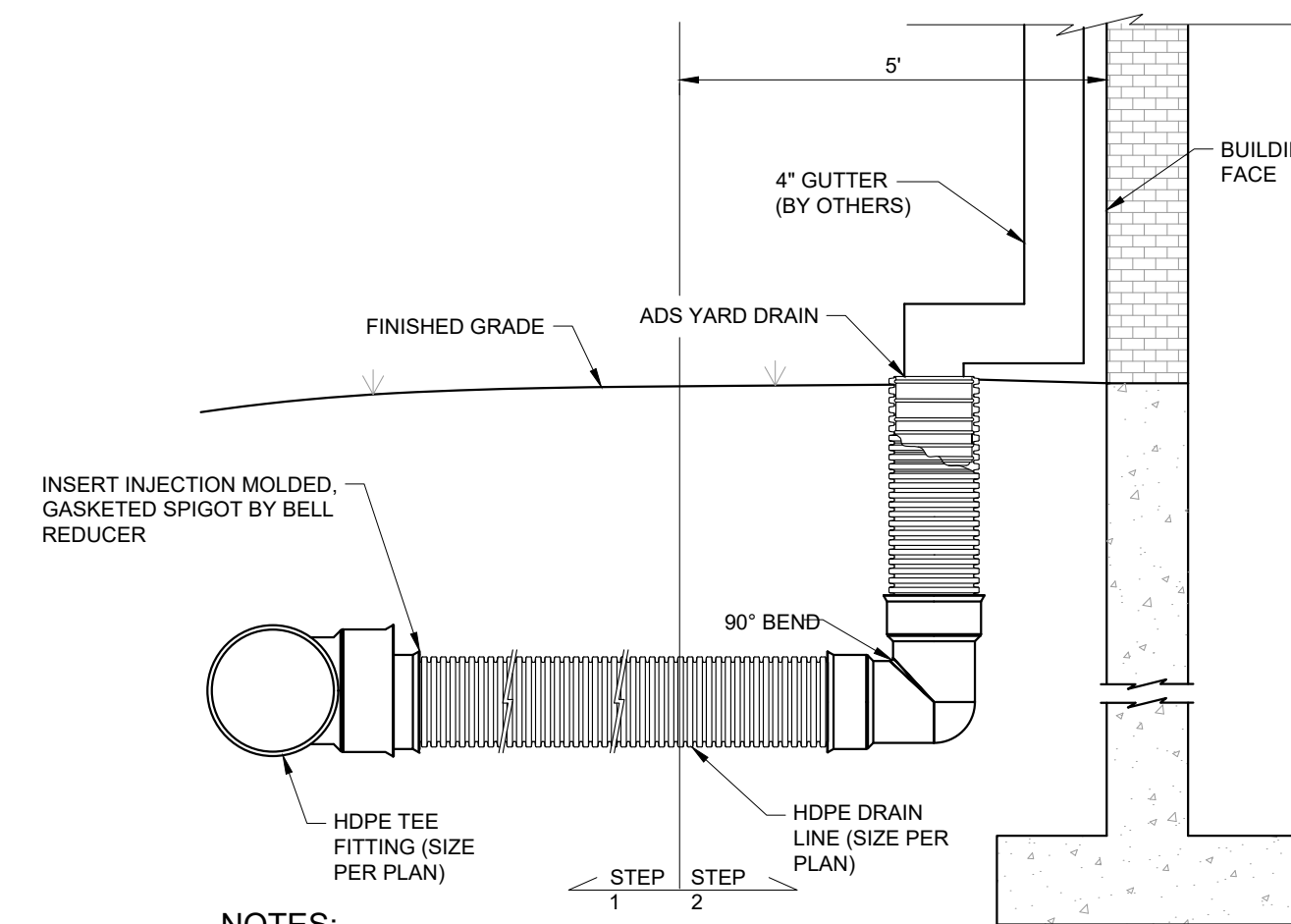


**NOTES:**

- ALL REINFORCING STEEL SHALL HAVE TWO INCHES (2") MINIMUM COVER.
- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
- REFER TO "MINIMUM DIMENSIONS FOR DRAINAGE STRUCTURES" TABLE



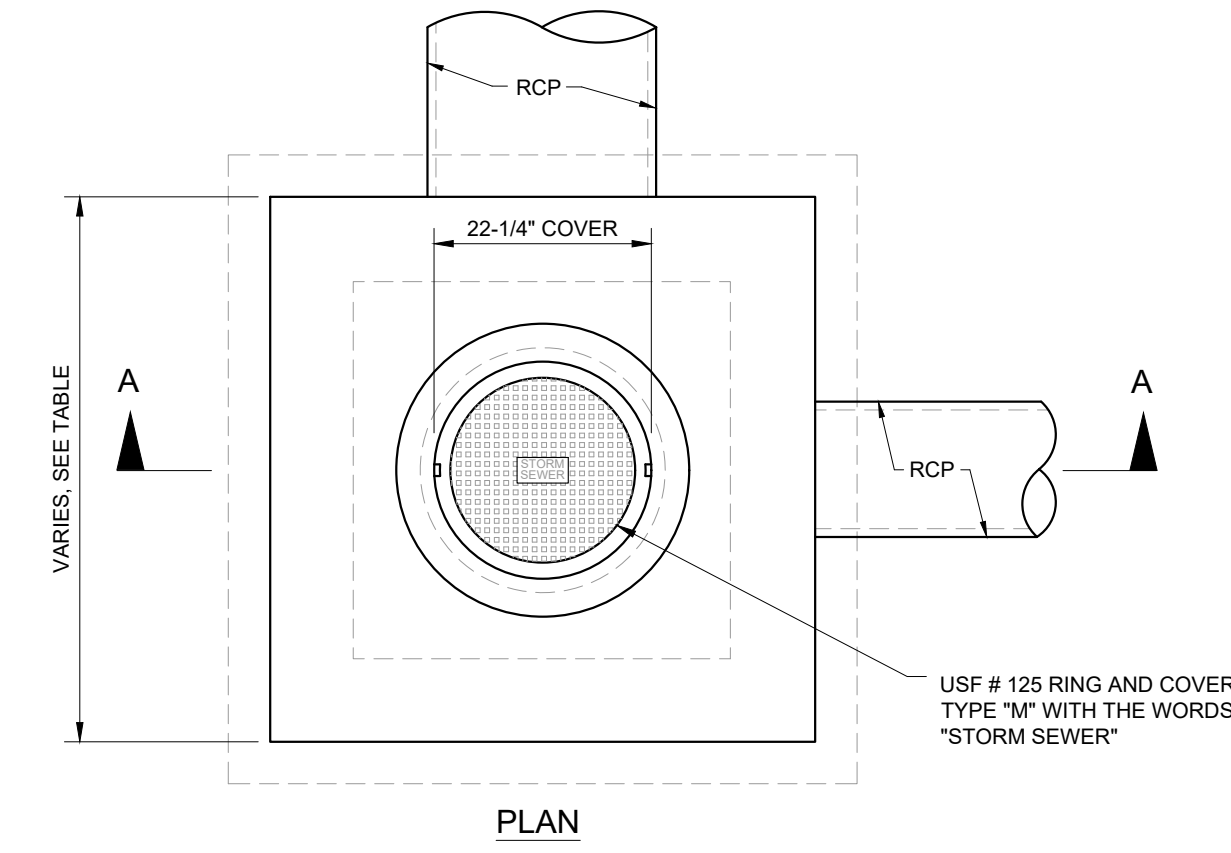
**GRATE INLET DETAIL**  
NTS



**NOTES:**

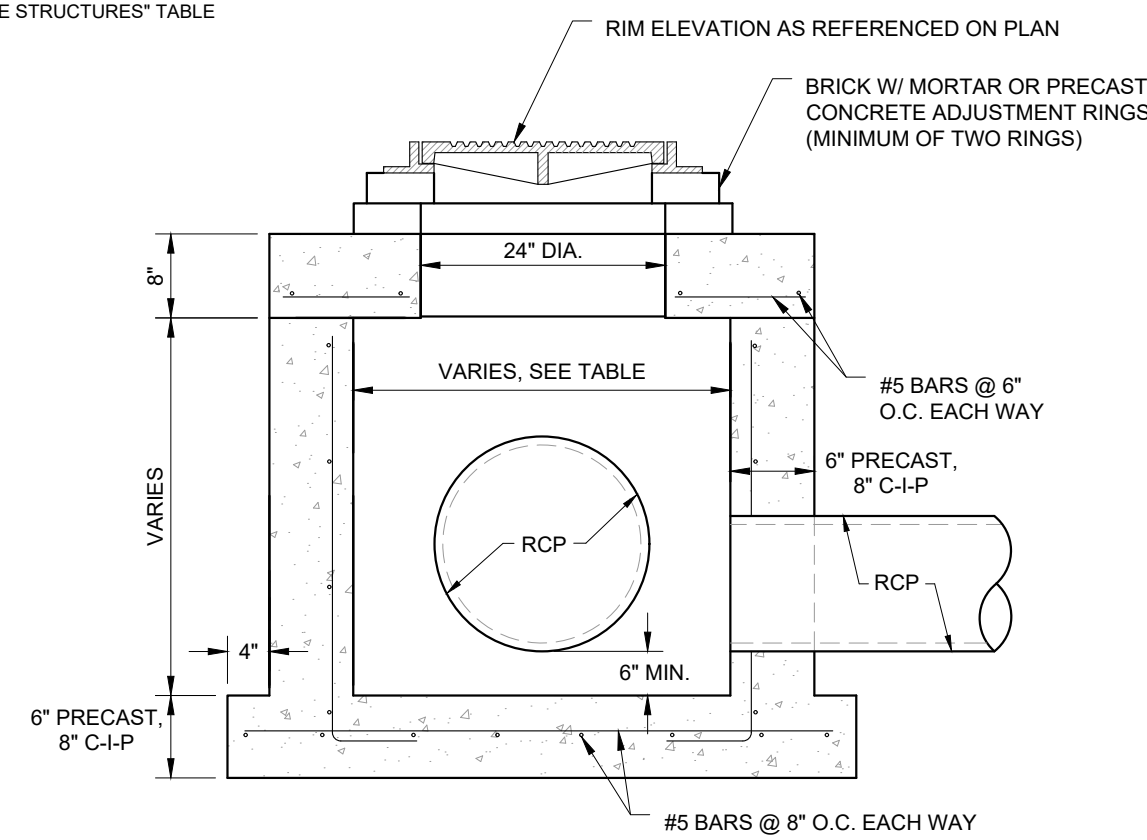
- STEP 1: SITE CONTRACTOR TO INSTALL ROOF DRAIN LINES 5' FROM BUILDING WITH TEMP. PLUG AND LOCATOR PIPE.
- STEP 2: AFTER VERTICAL CONTRACTOR INSTALLS DOWNSPOUTS, THE SITE CONTRACTOR IS RESPONSIBLE FOR FINISHING THE CONNECTION TO THE DOWNSPOUTS

**ROOF DRAIN DETAIL**  
NTS



**NOTES:**

- ALL REINFORCING STEEL SHALL HAVE TWO INCHES (2") MINIMUM COVER.
- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
- REFER TO "MINIMUM DIMENSIONS FOR DRAINAGE STRUCTURES" TABLE



**JUNCTION BOX DETAIL**  
NTS

PERMIT SET - 1/6/2023

HIGHWAY 82

MULTI-FAMILY

PREPARED FOR

MILHAUS DEVELOPMENT, LLC

CITY OF FORT MYERS, FLORIDA

**DRAINAGE  
DETAILS (1 OF 2)**

KHA PROJECT  
146651002

DATE  
JANUARY 2023

SCALE  
AS SHOWN

DESIGNED BY  
KHA

DRAWN BY  
KHA

CHECKED BY  
KHA

LICENSED PROFESSIONAL

SINA EBRAHIMI

FLORIDA LICENSE NUMBER  
PE62332

DATE

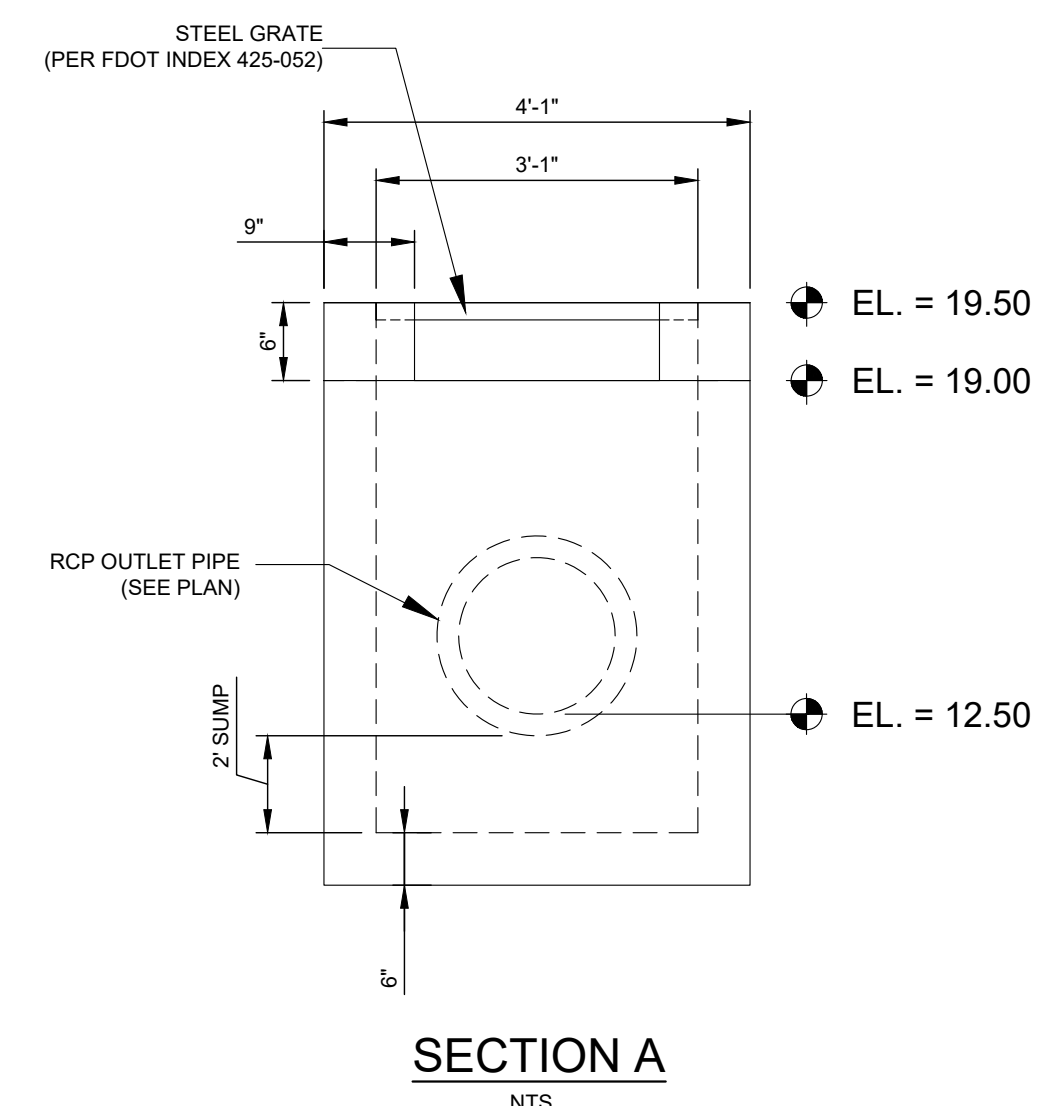
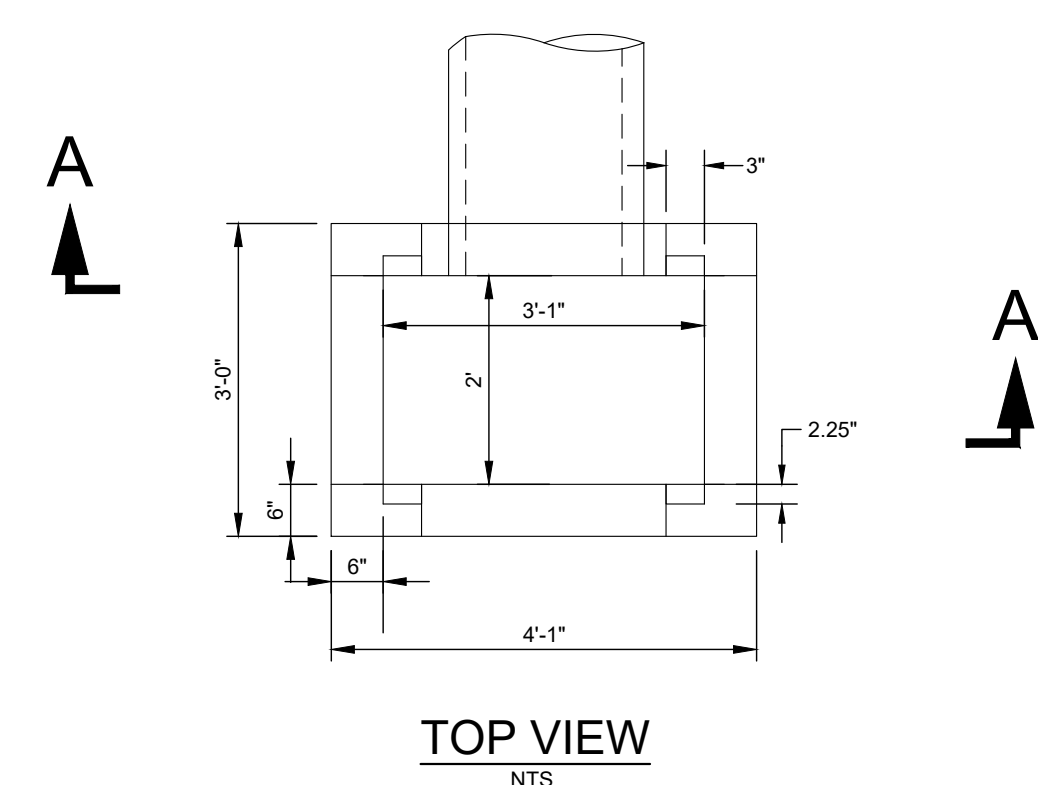
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SHEET NUMBER  
**C-23**



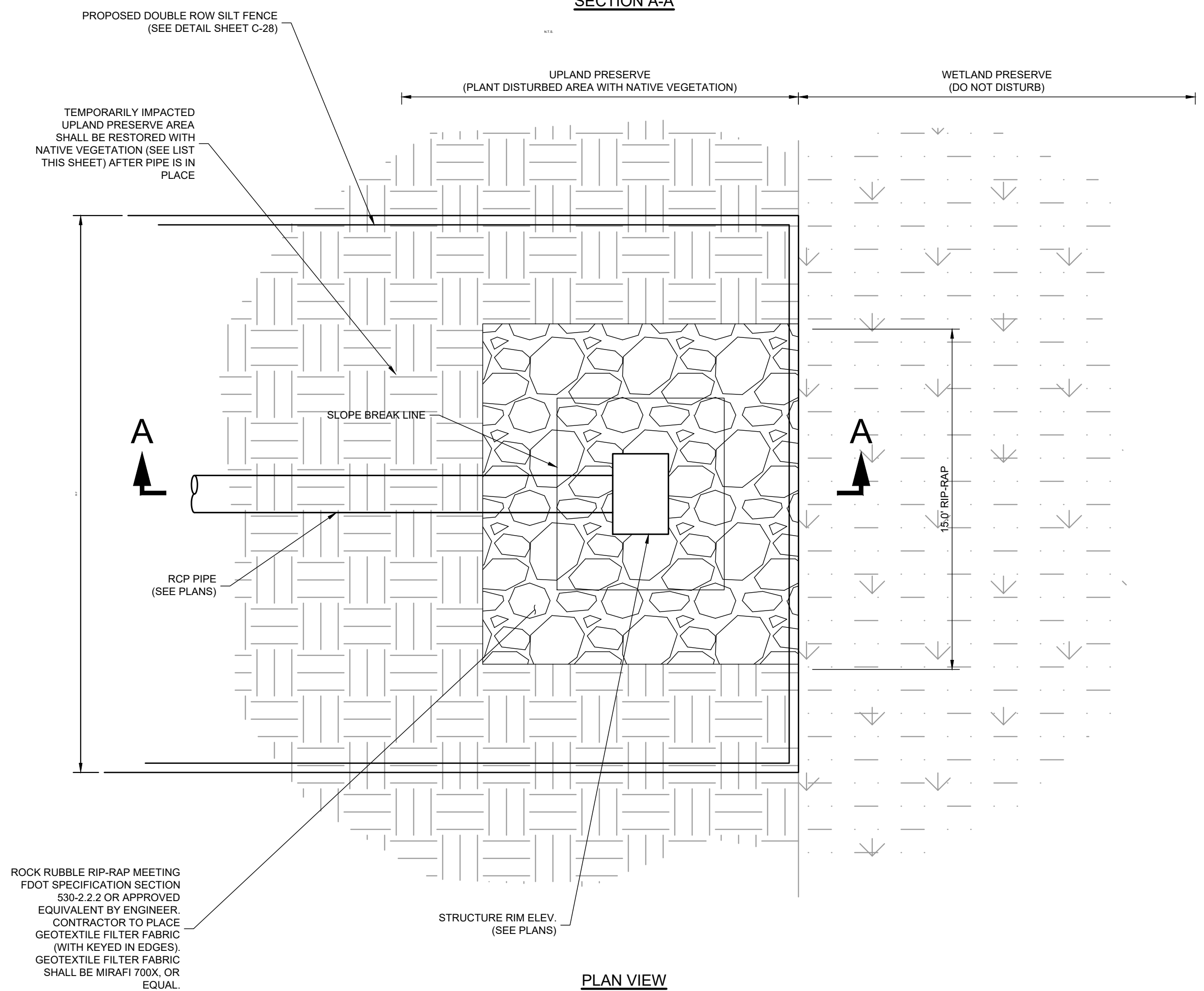
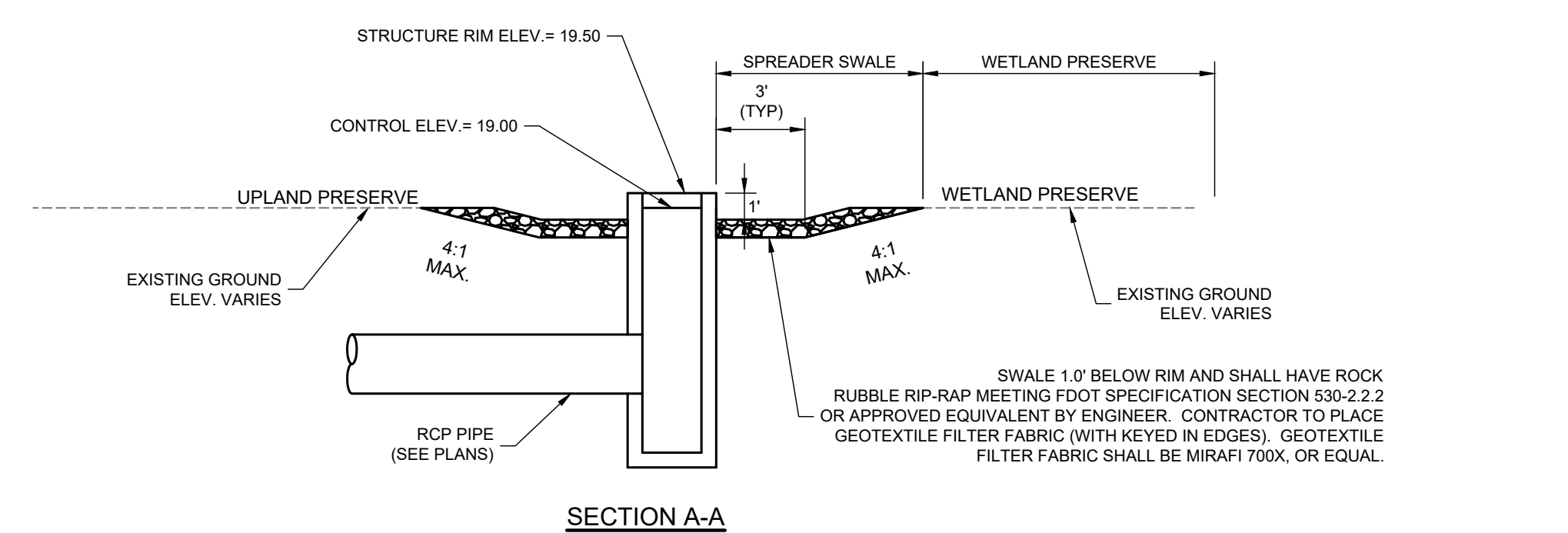
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\* ALL DIMENSIONS ARE FOR PRECAST. FOR CAST IN PLACE DIMENSION SEE FDOT INDEX 425-052.  
**MODIFIED FDOT TYPE "C" INLET**  
 (PER FDOT INDEX 425-052)  
 NTS

| STRUCTURAL BUFFER PLANT SCHEDULE |                            |                              |         |
|----------------------------------|----------------------------|------------------------------|---------|
| COMMON NAME                      | SCIENTIFIC NAME            | MIN. CONTAINER SIZE / HEIGHT | SPACING |
| CORDGRASS                        | <i>SPARTINI BAKERI</i>     | BARE ROOT OR LINERS / N/A    | 3' OC   |
| COCOPLUM                         | <i>CHRYSOBALANUS ICACO</i> | 1 GAL / 18"                  | 8' OC   |
| DAHOON HOLLY                     | <i>ILEX CASSINE</i>        | 1 GAL / 18"                  | 8' OC   |
| WAX MYRTLE                       | <i>MYRICA CERIFERA</i>     | 1 GAL / 18"                  | 8' OC   |
| MYRSINE                          | <i>RAPANEA PUNCTATA</i>    | 1 GAL / 18"                  | 8' OC   |

STRUCTURAL BUFFER TO INCLUDE CORDGRASS AND ONE (1) SHRUB SPECIES LISTED ABOVE.  
 PLEASE NOTE: SPECIES MAY DIFFER BASED ON AVAILABILITY AT TIME OF PLANTINGS UPON VERBAL APPROVAL FROM SPWMD COMPLIANCE STAFF.

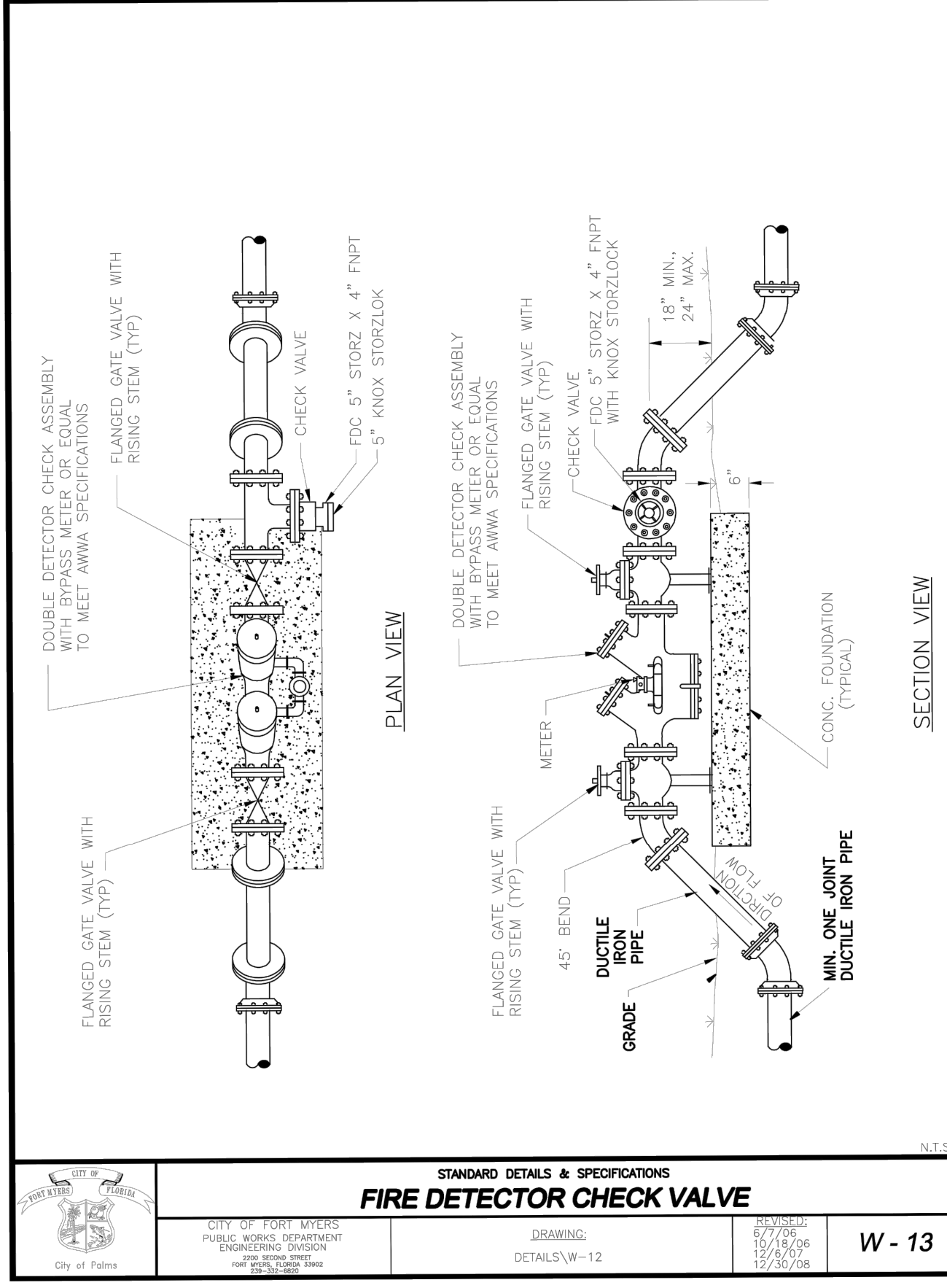
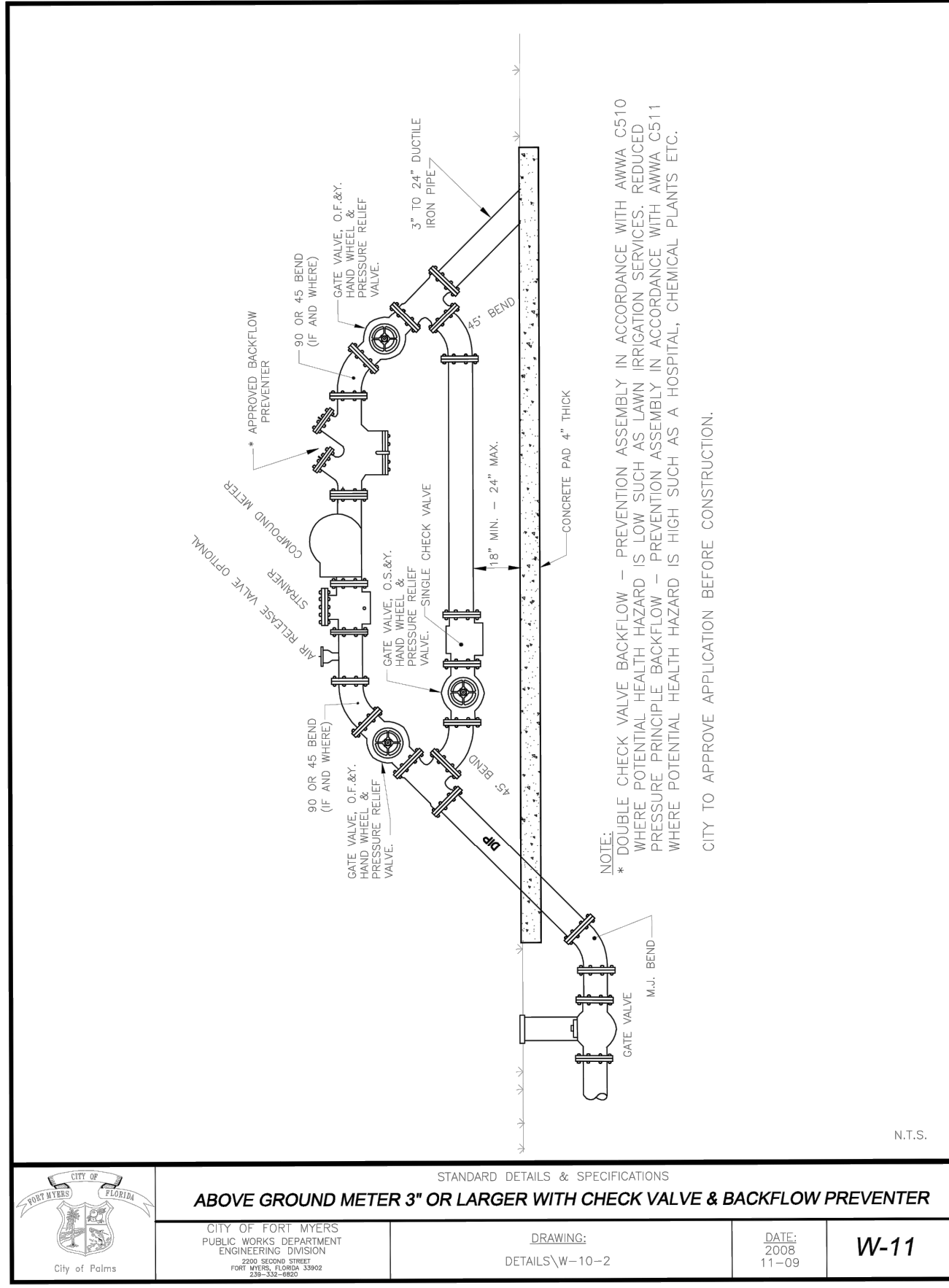
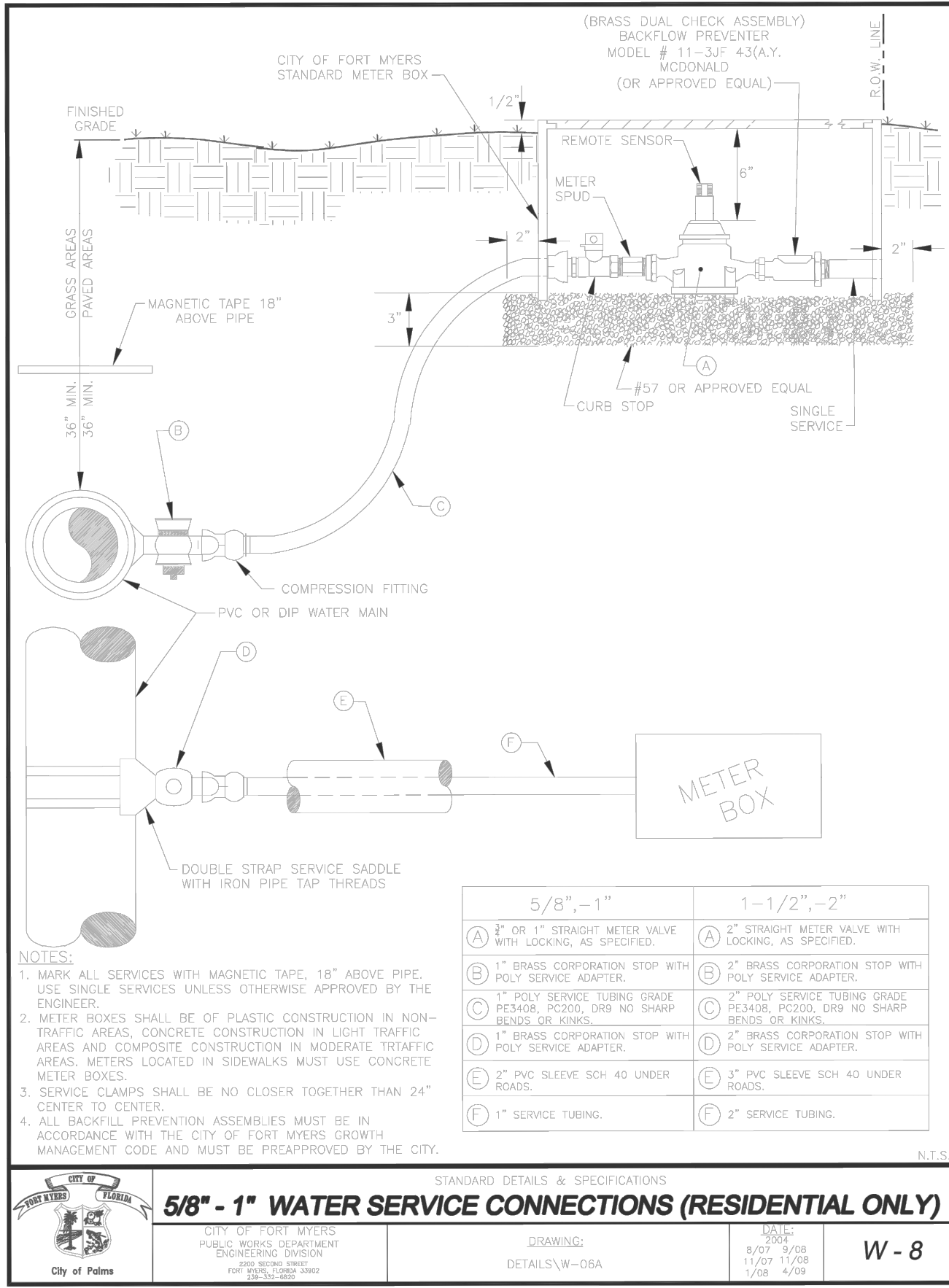
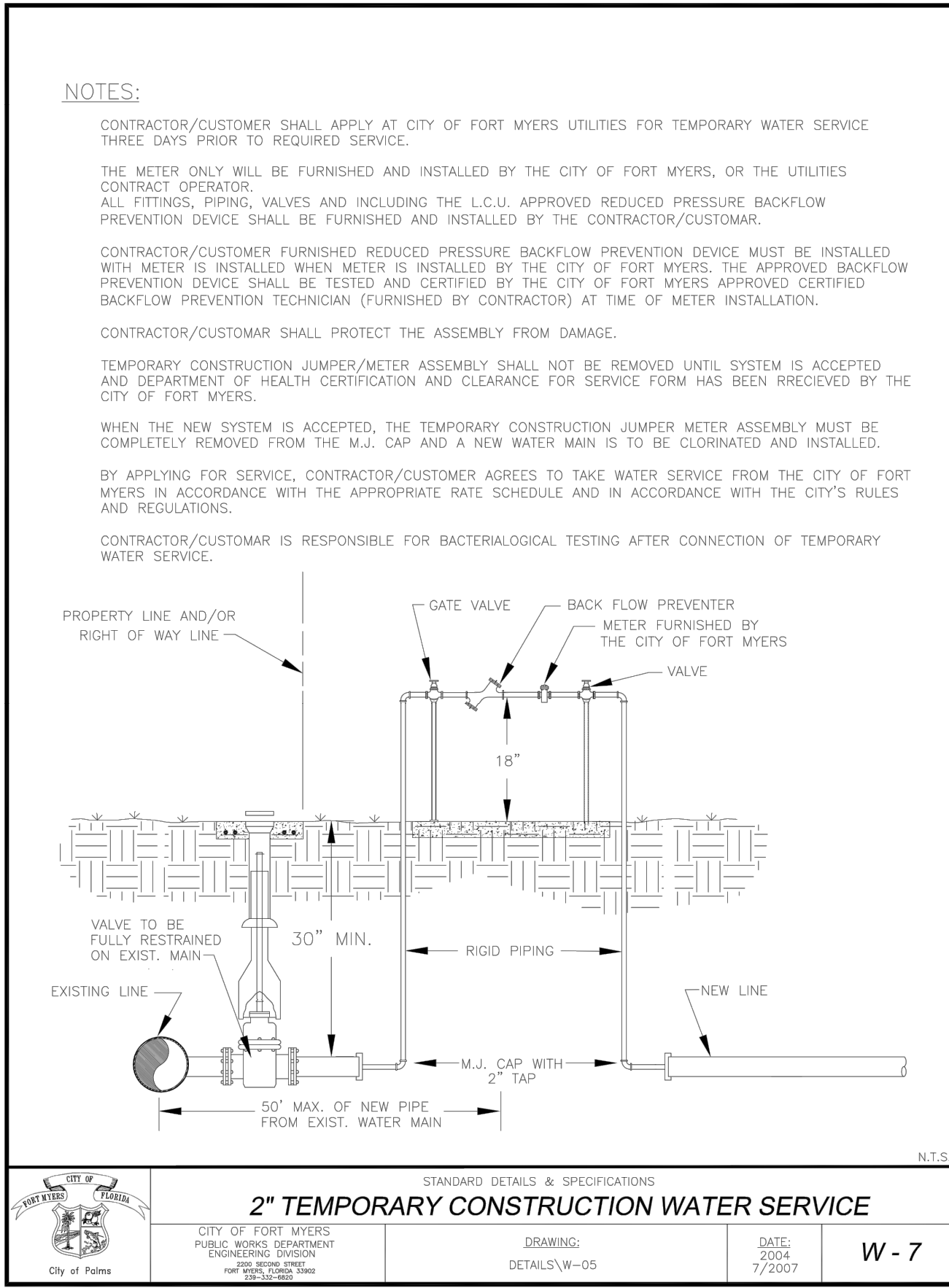
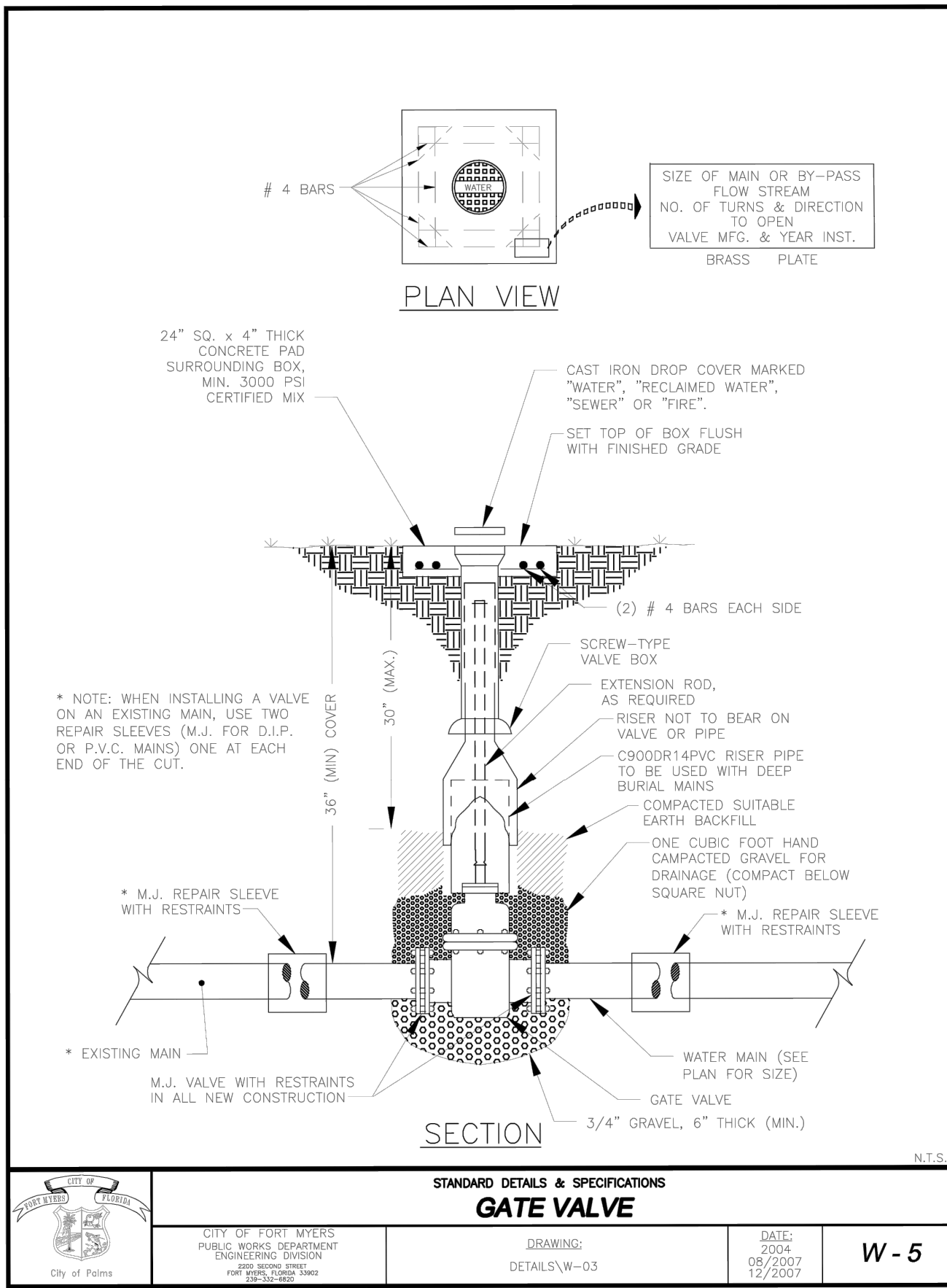
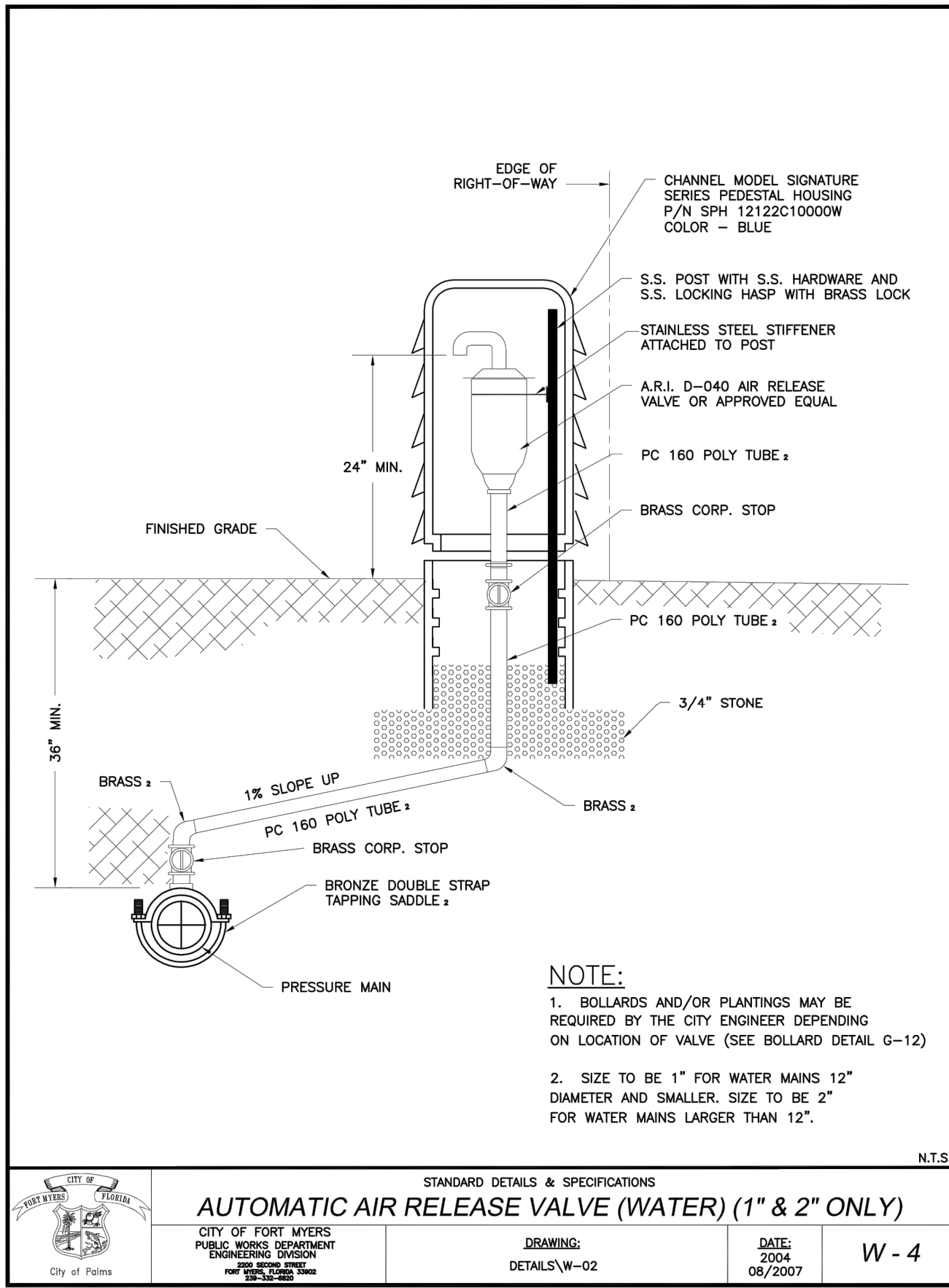
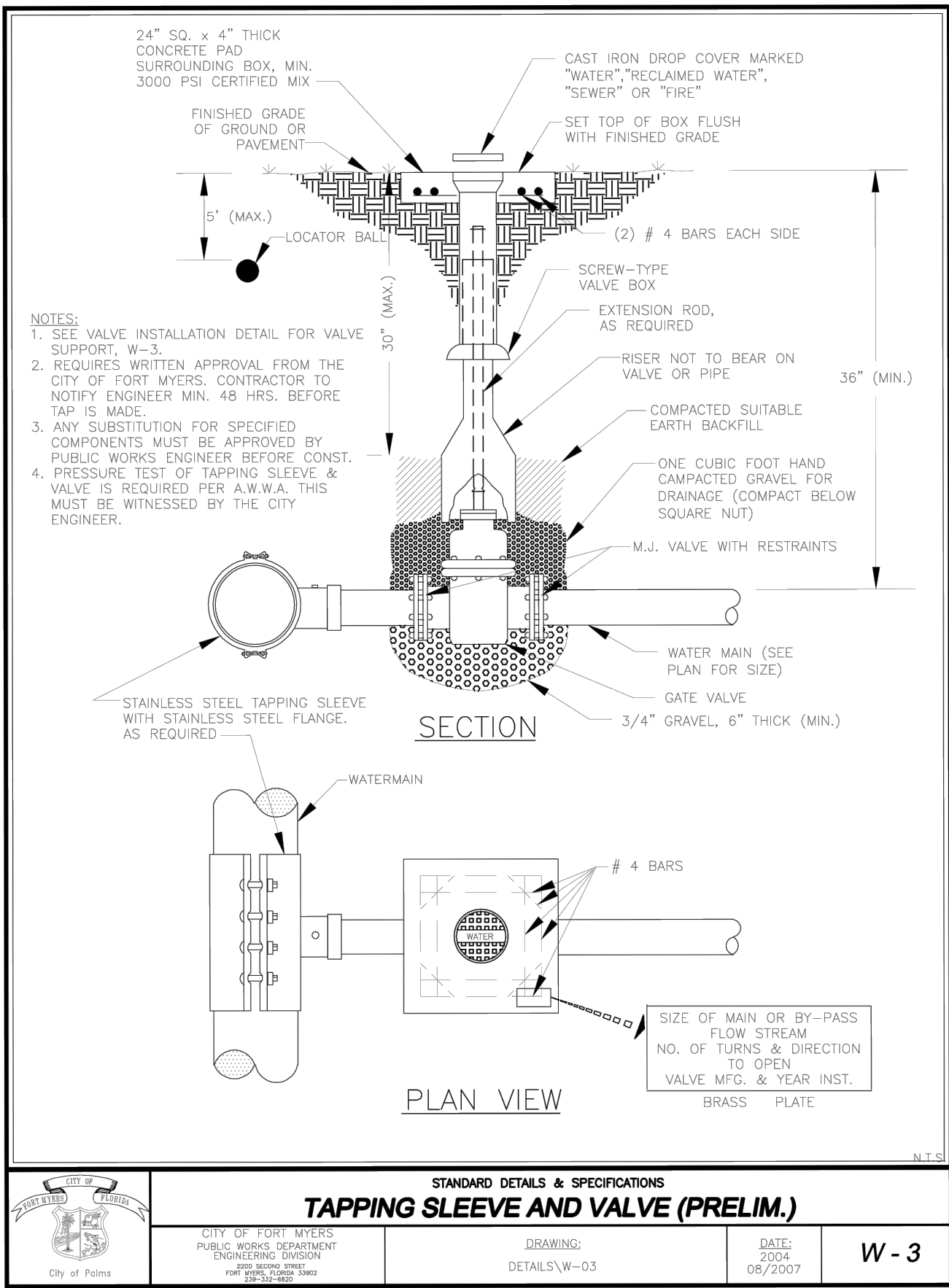
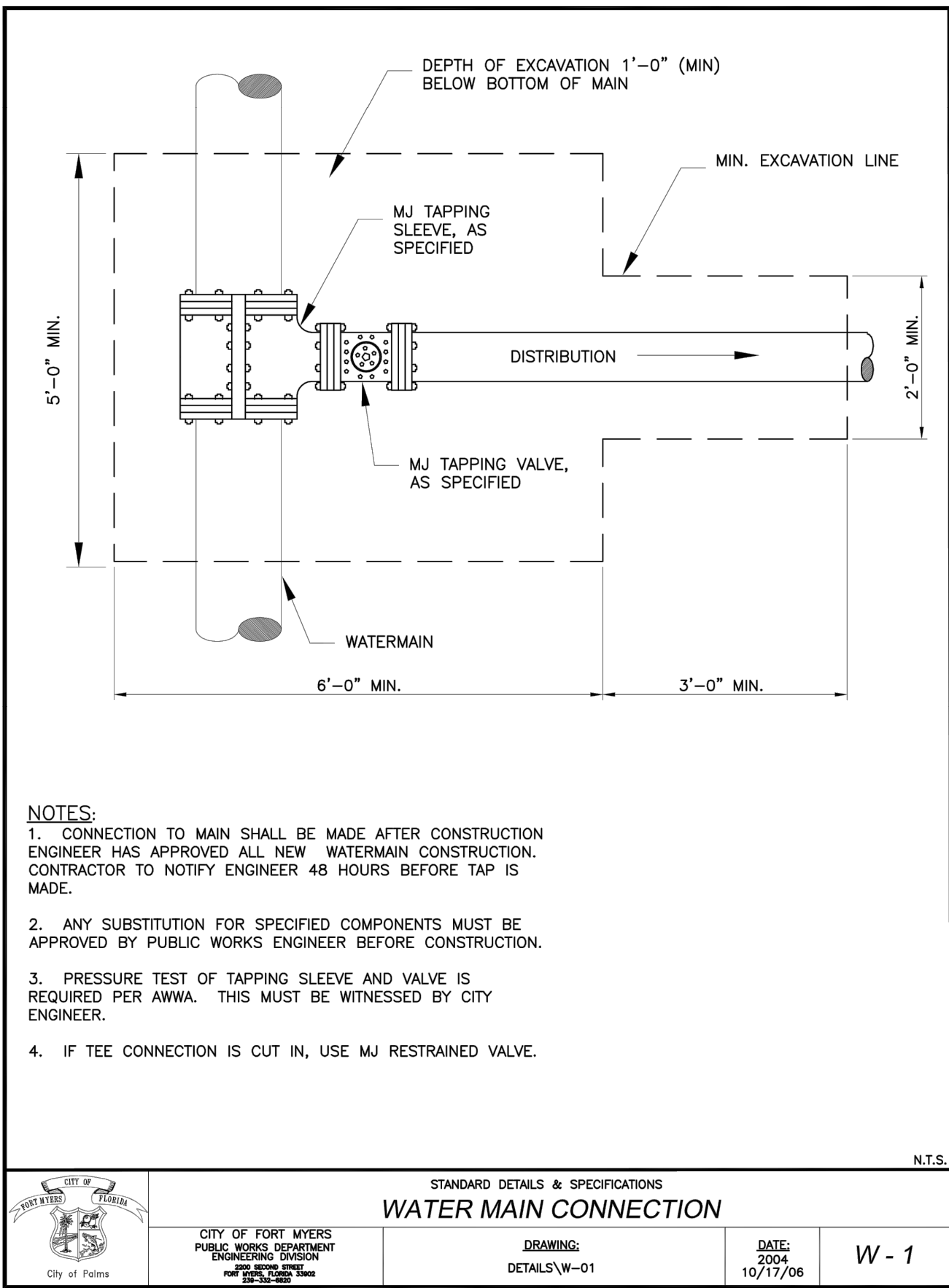


**STRUCTURE W-01 ADJACENT TO PRESERVE**  
 NTS

|     |      | LICENSED PROFESSIONAL<br><b>SINA EBRAHIMI</b><br>FLORIDA LICENSE NUMBER<br><b>PE62332</b> | KHA PROJECT<br><b>146651002</b><br>DATE<br><b>JANUARY 2023</b><br>SCALE<br><b>AS SHOWN</b><br>DESIGNED BY<br><b>KHA</b><br>DRAWN BY<br><b>KHA</b><br>CHECKED BY<br><b>KHA</b> | PERMIT SET - 1/6/2023<br><b>HIGHWAY 82</b><br><b>MULTI-FAMILY</b><br>PREPARED FOR<br><b>MILHAUS DEVELOPMENT, LLC</b><br>CITY OF FORT MYERS, FLORIDA | <b>DRAINAGE</b><br><b>DETAILS (2 OF 2)</b> | SHEET NUMBER<br><b>C-24</b> | REVISIONS<br><table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No. | DATE | BY |  |  |  |
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**HIGHWAY 82**  
**CITY OF FORT MYERS POTABLE WATER DETAILS (1 OF 2)**  
 PREPARED FOR: **MILHAUS DEVELOPMENT, LLC**  
 CITY OF FORT MYERS, FLORIDA

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**SINA EBRARIMI**  
 LICENSED PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NUMBER: PEG2332

**KHA PROJECT 148651002**  
**DATE: JANUARY 2023**  
**SCALE: AS SHOWN**  
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**DESIGNED BY: KHA**  
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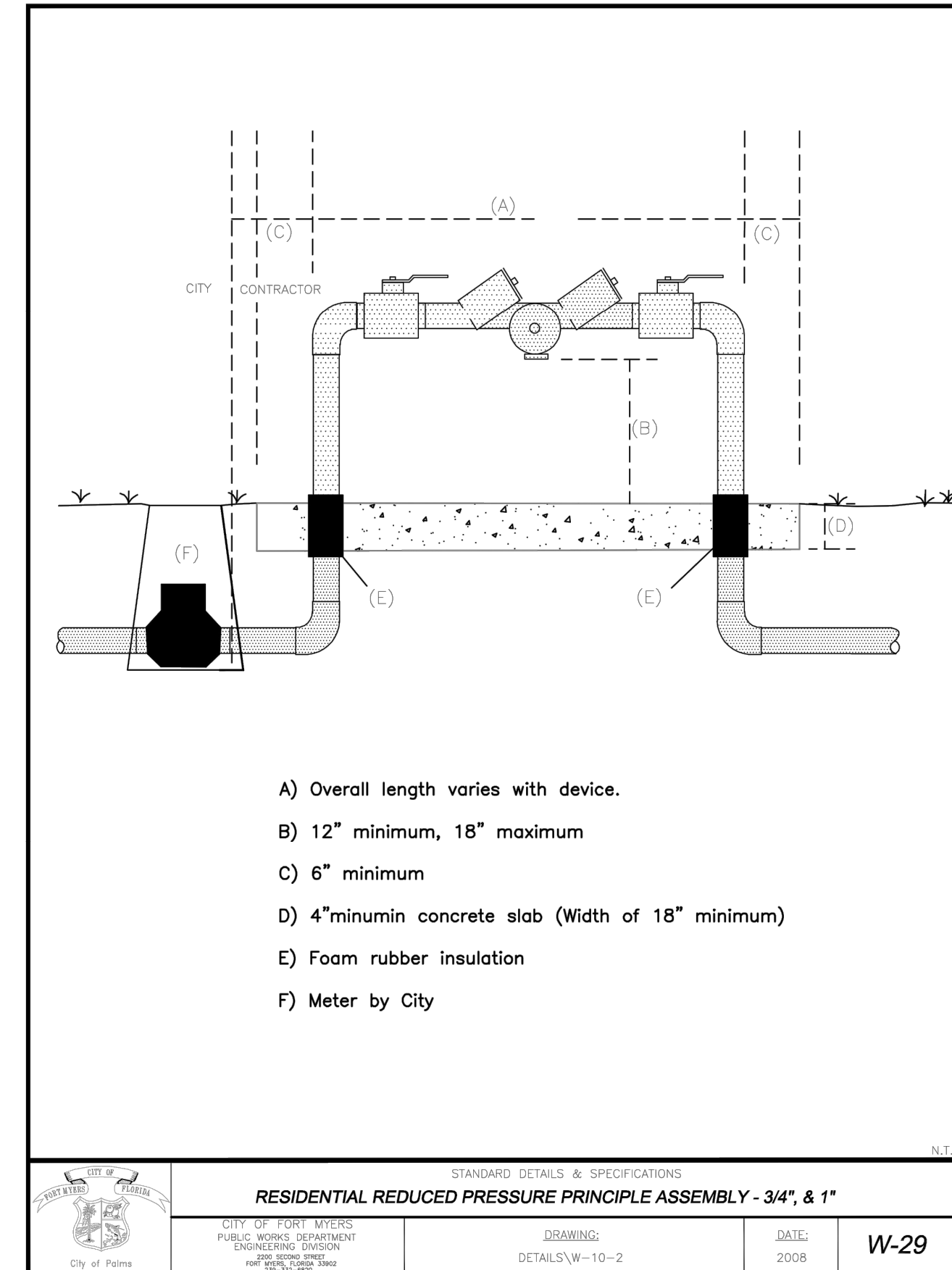
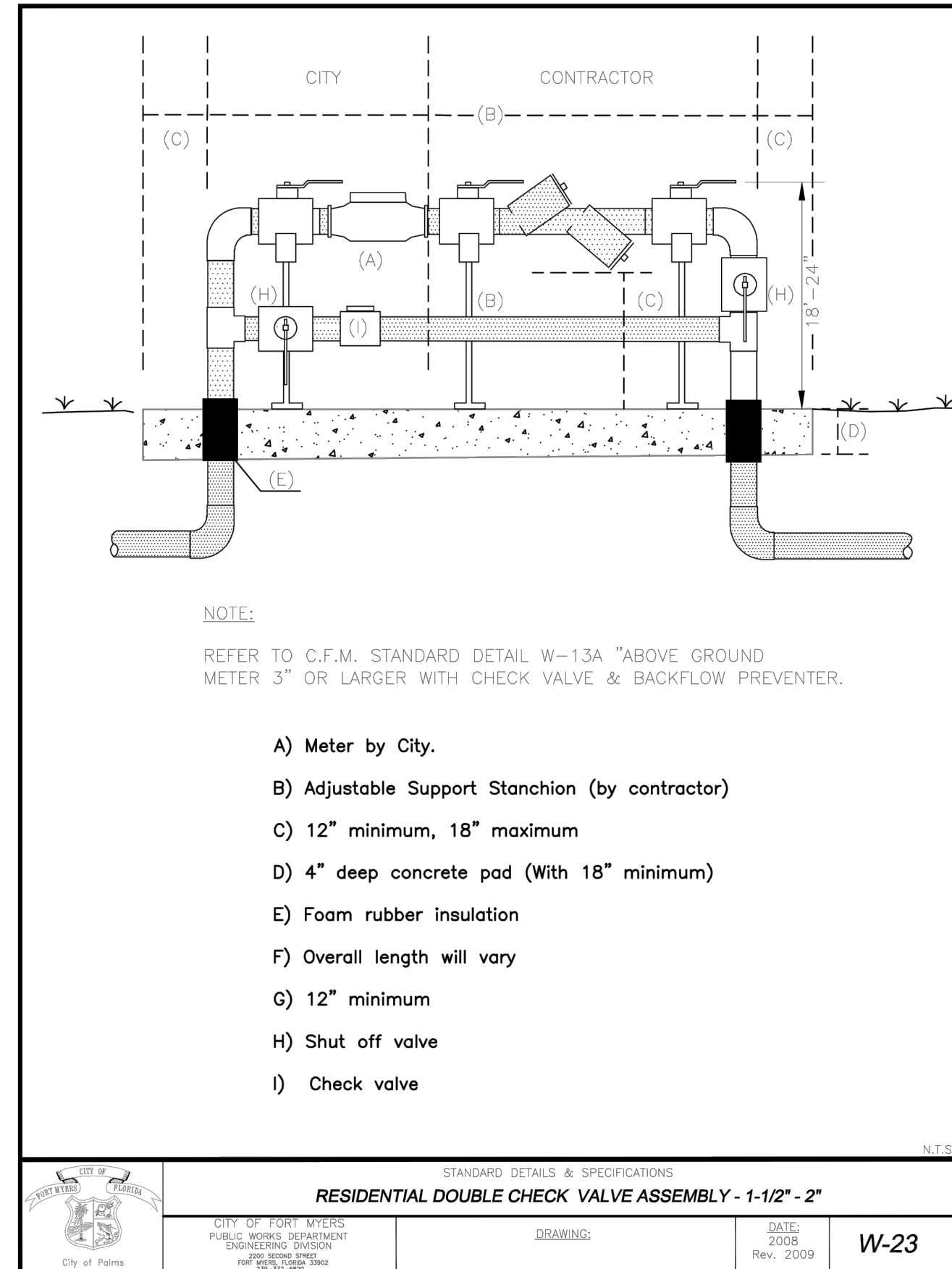
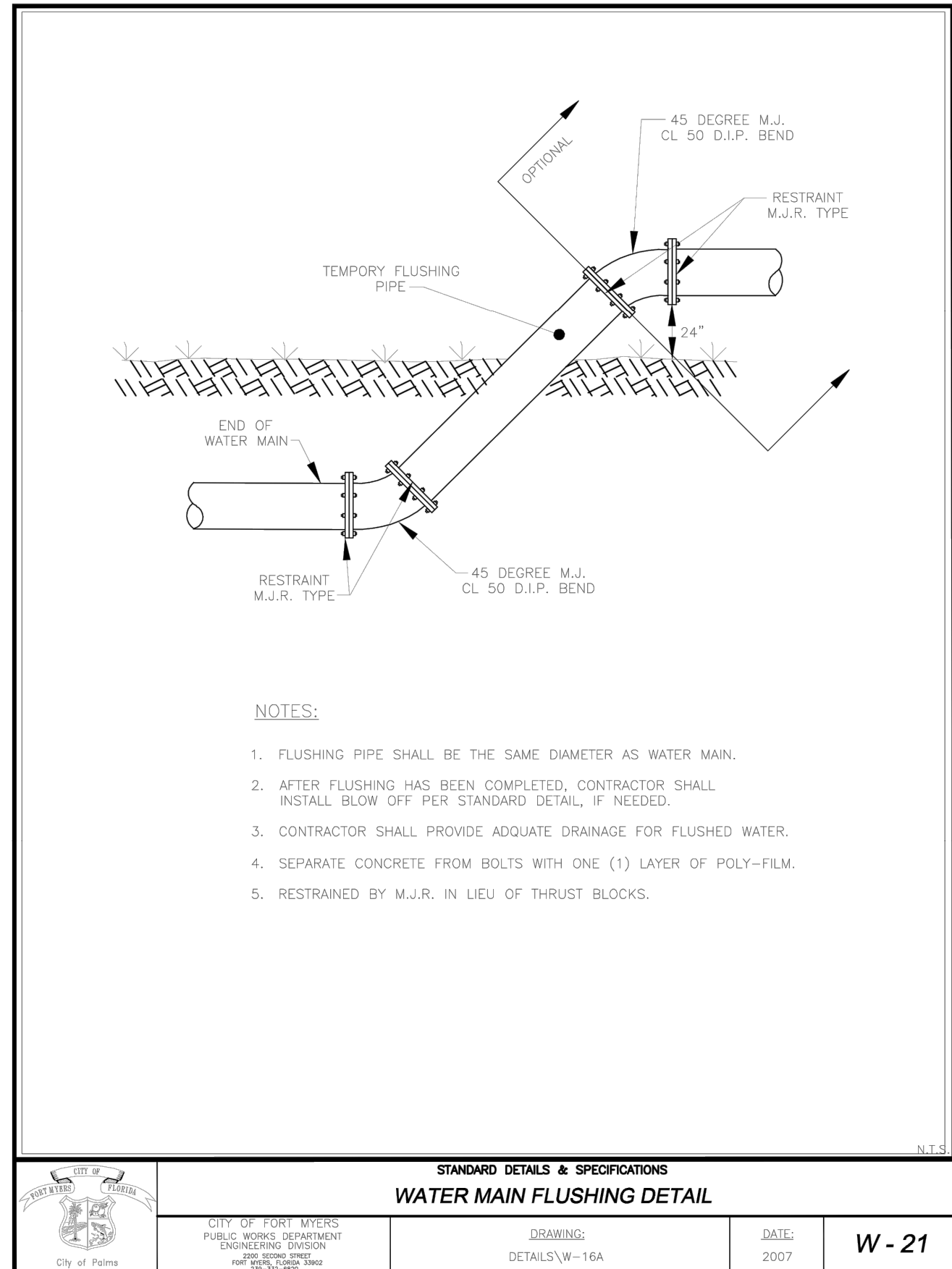
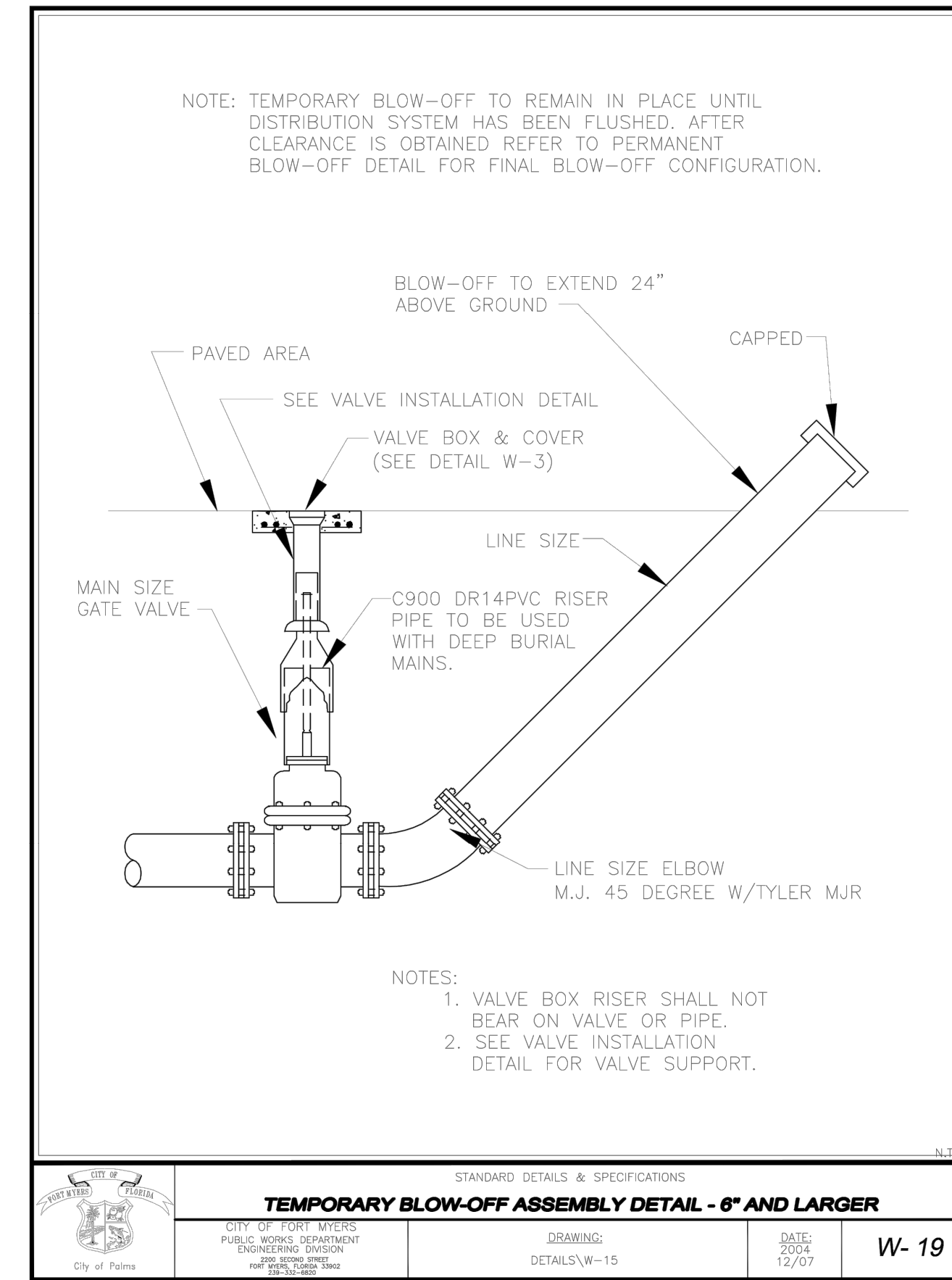
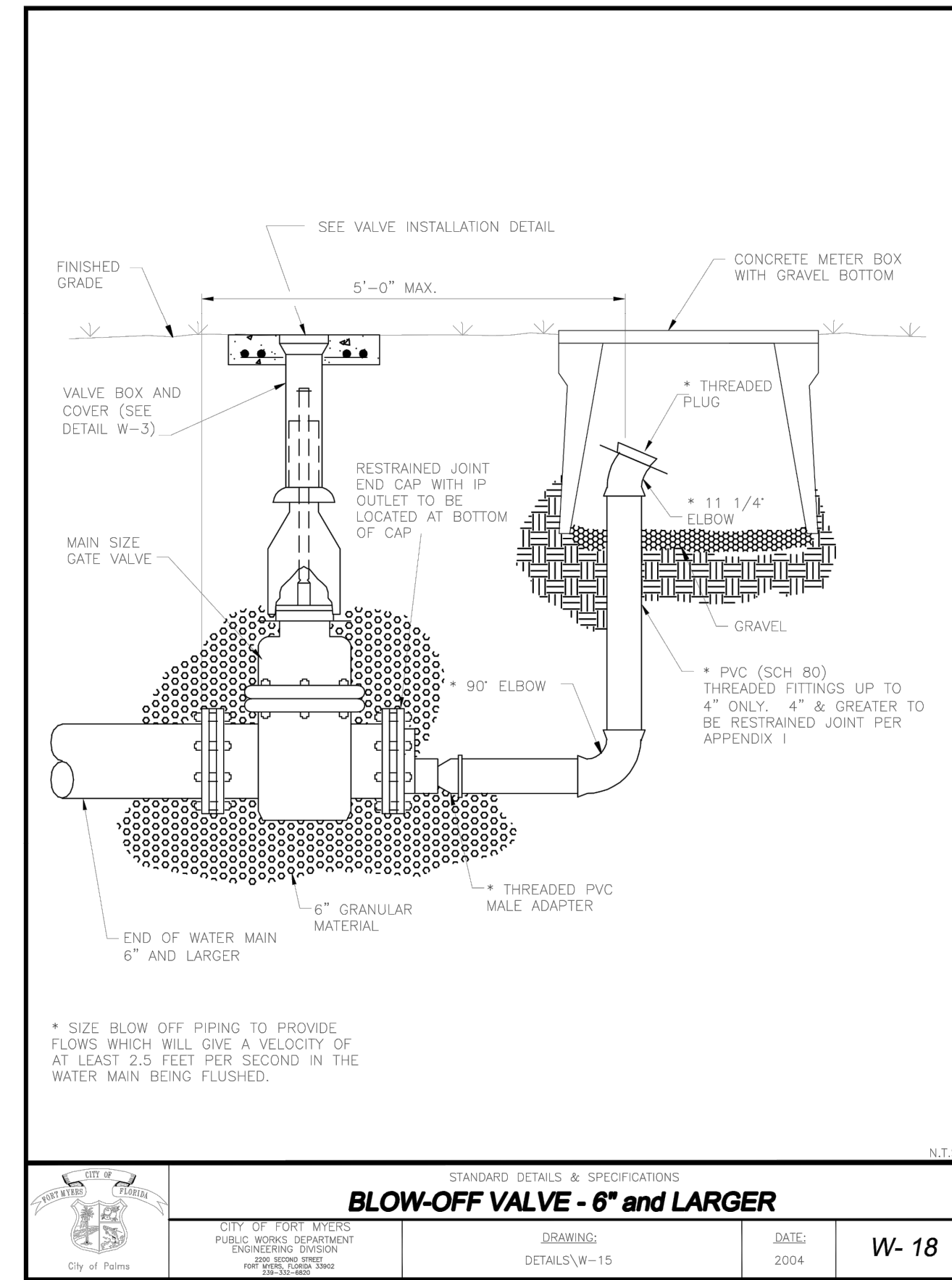
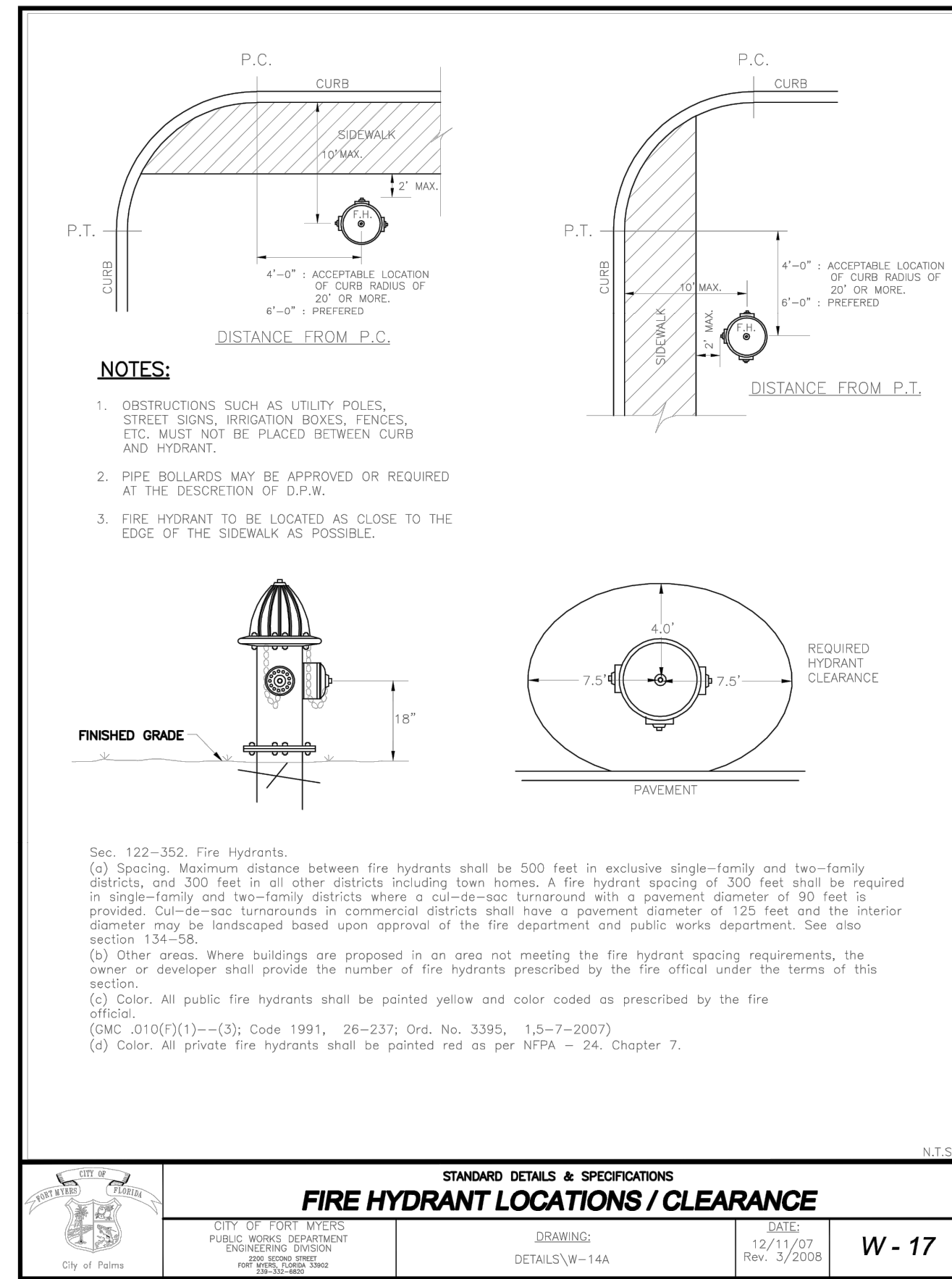
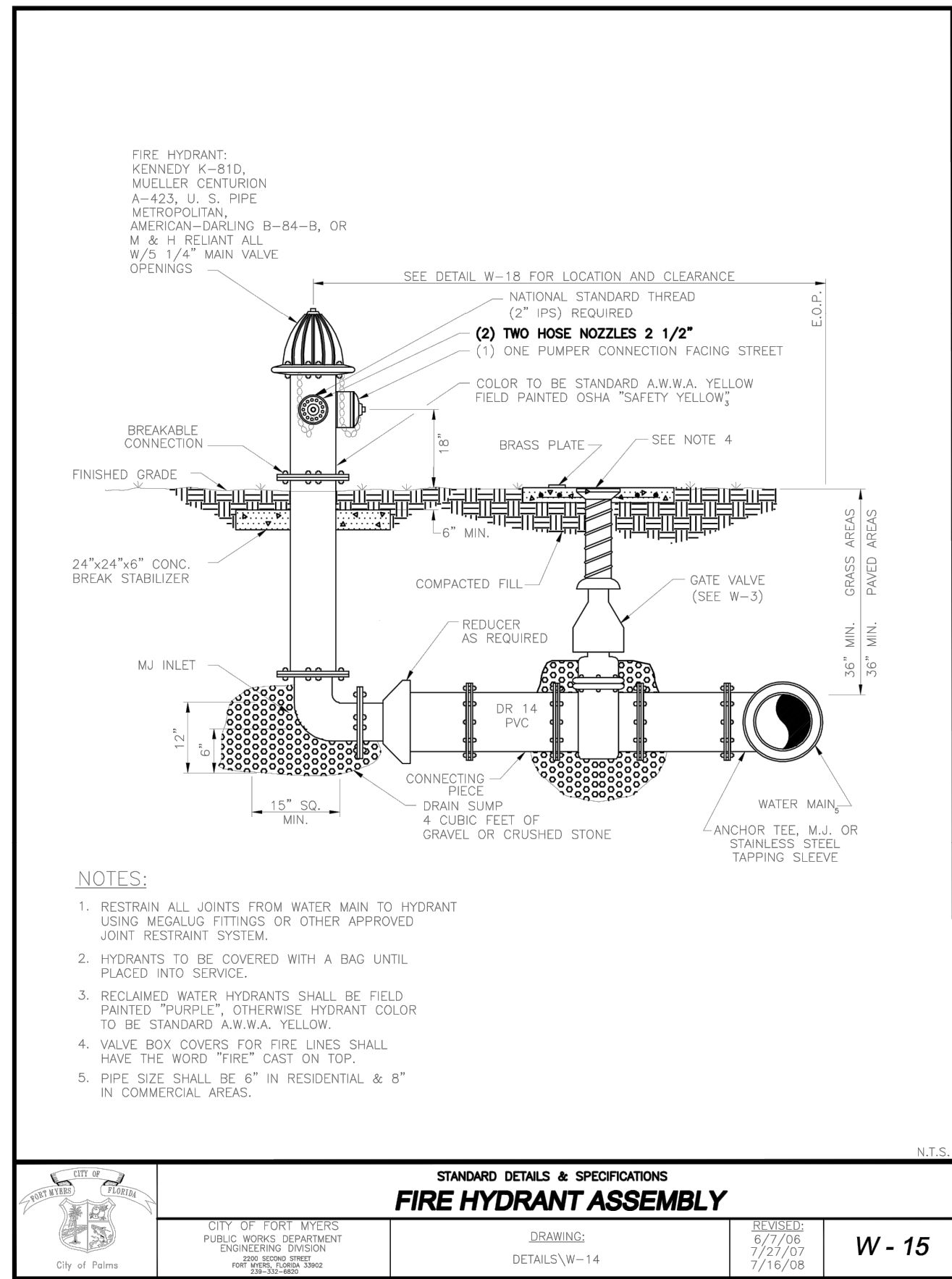
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**SHEET NUMBER C-25**



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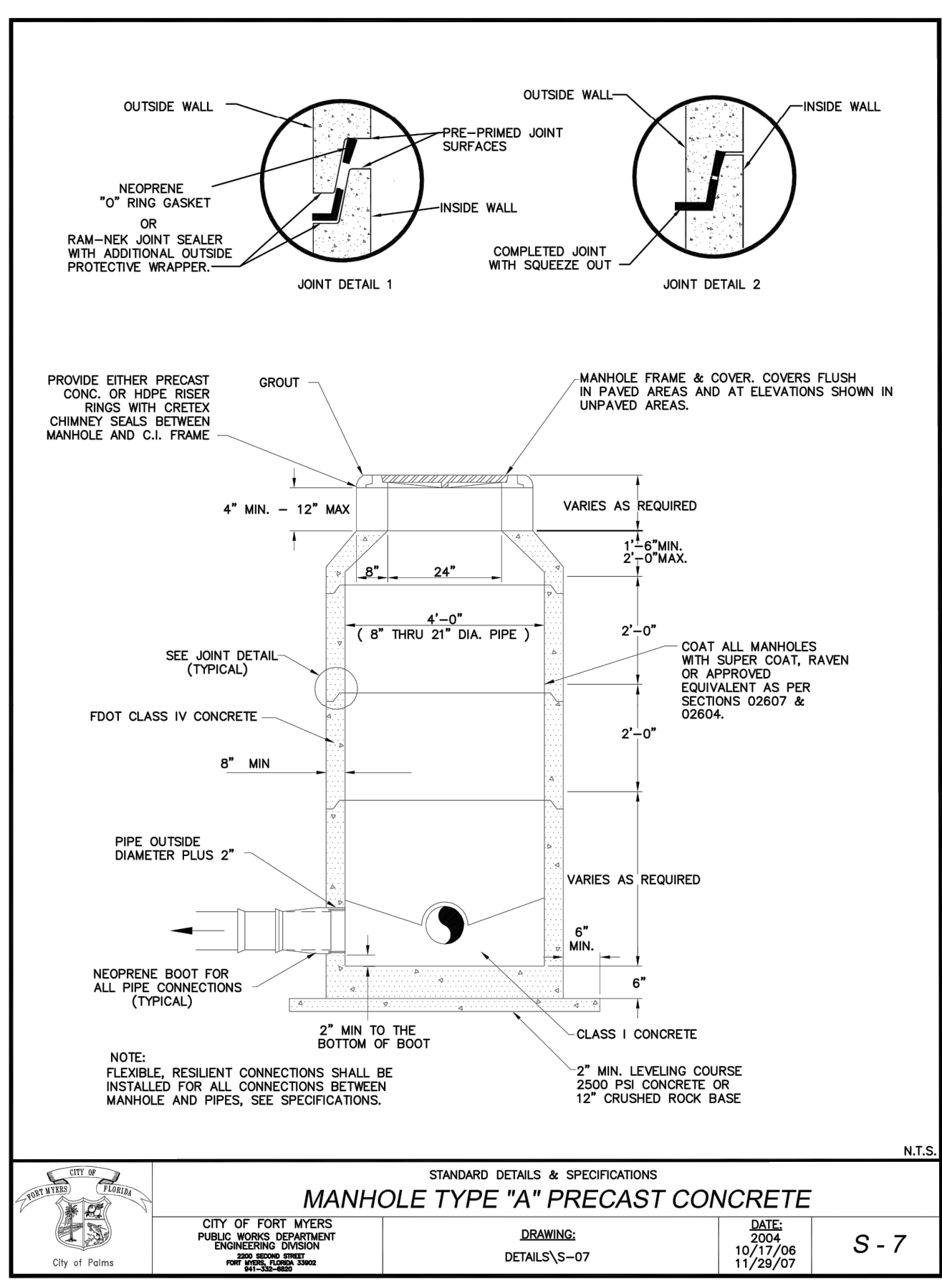
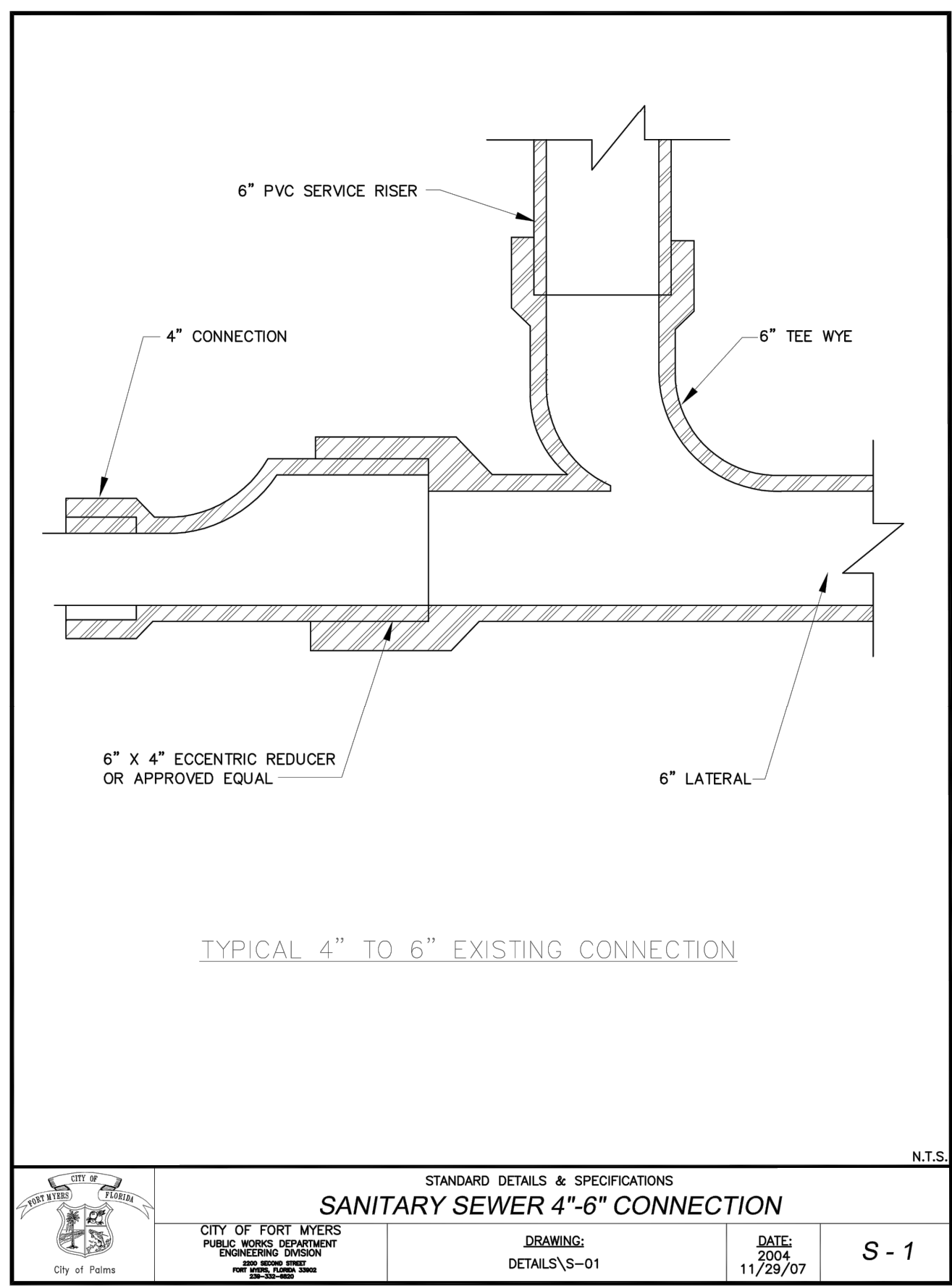
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PERMIT SET - 1/6/2023

|   |   |   |                          |
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| <b>CITY OF FORT MYERS POTABLE WATER MAIN FLUSHING DETAILS (2 OF 2)</b><br>MYERS POTABLE WATER MAIN FLUSHING DETAILS (2 OF 2)<br>OF 2) | KHA PROJECT: 148651002<br>DATE: JANUARY 2023<br>SCALE: AS SHOWN<br>DESIGNED BY: KHA<br>DRAWN BY: KHA<br>CHECKED BY: KHA | LICENSED PROFESSIONAL: SINA EBRAHIMI<br>FLORIDA LICENSE NUMBER: PE62332 | REVISIONS<br>No. DATE BY |
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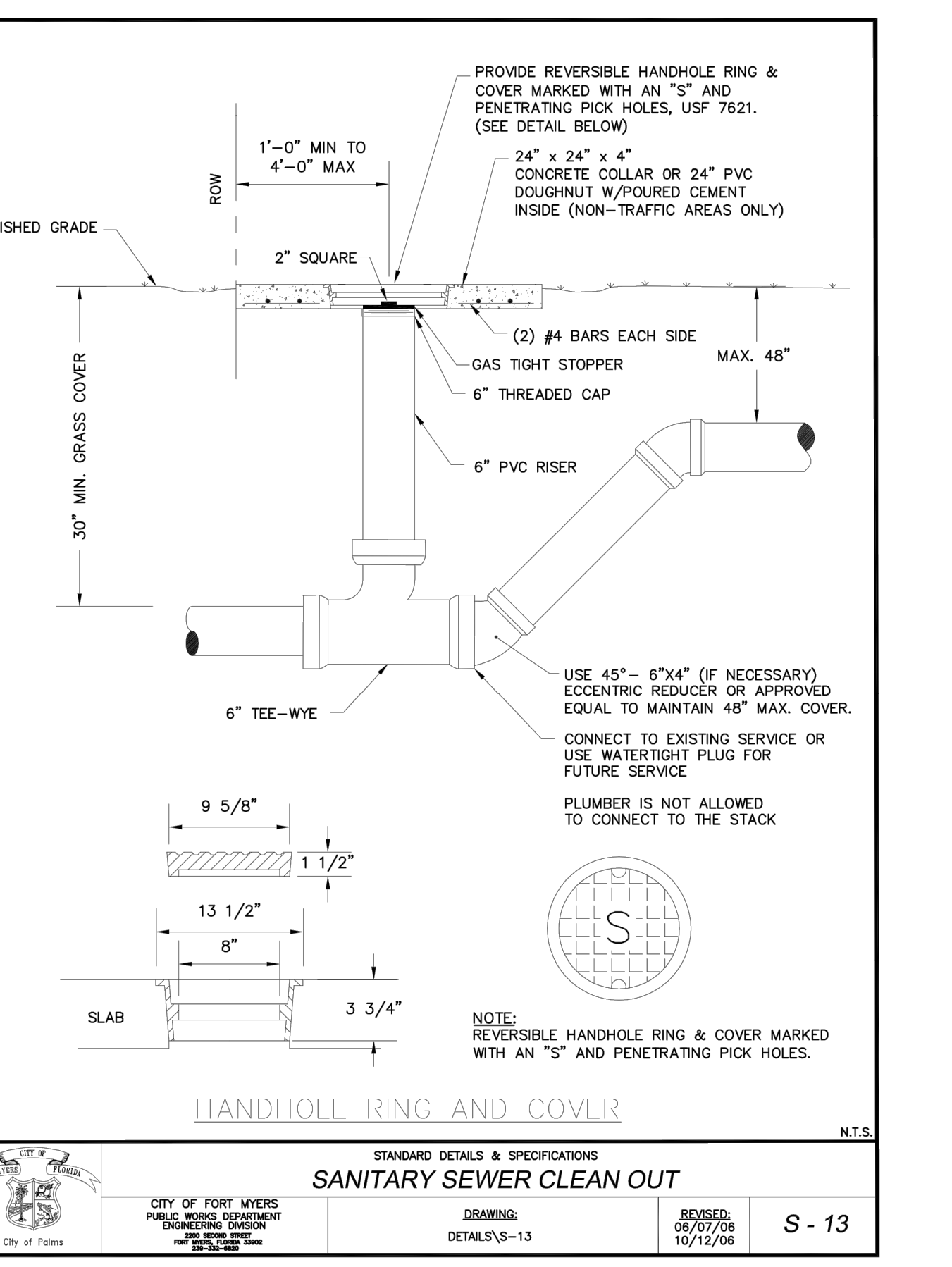
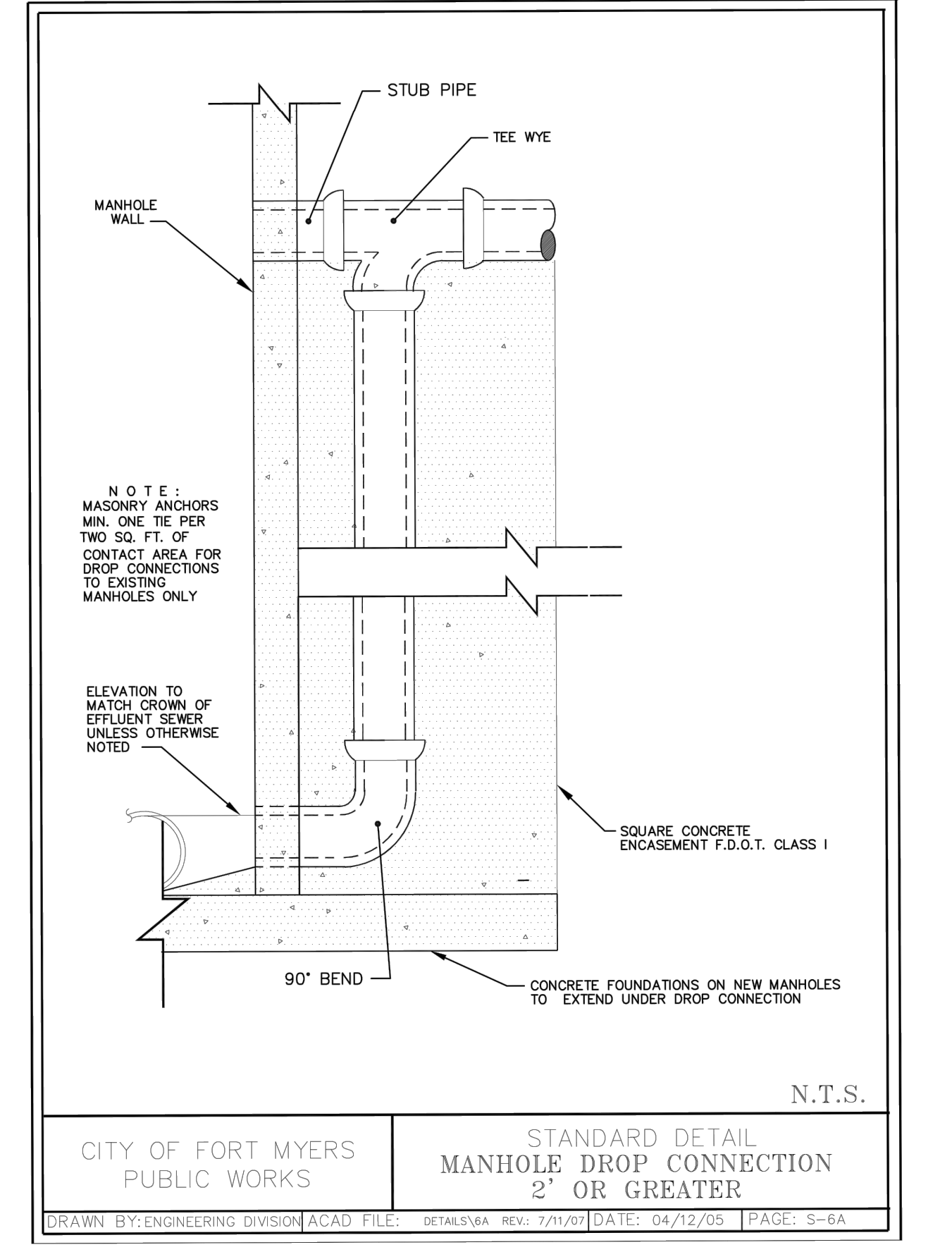
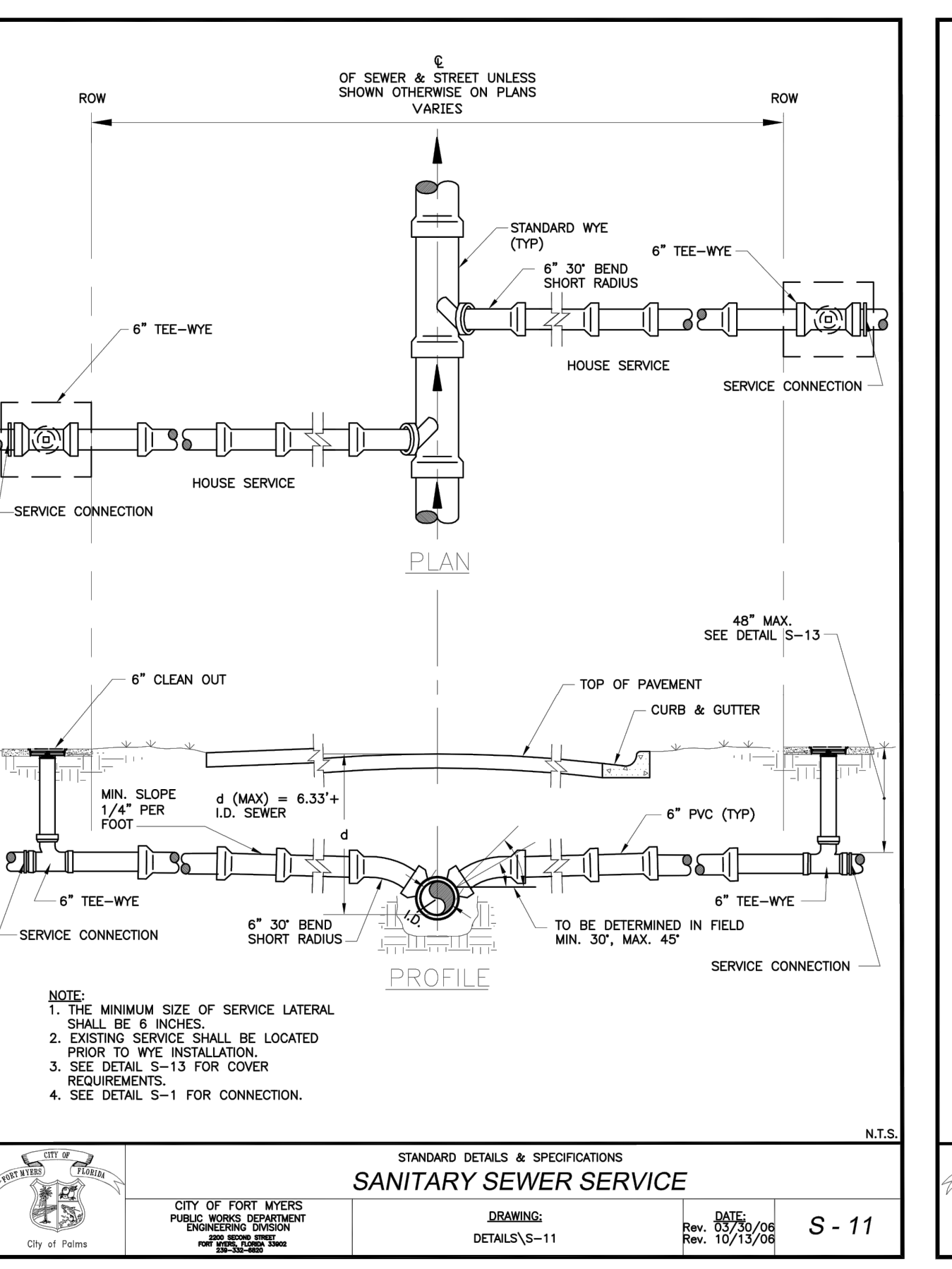
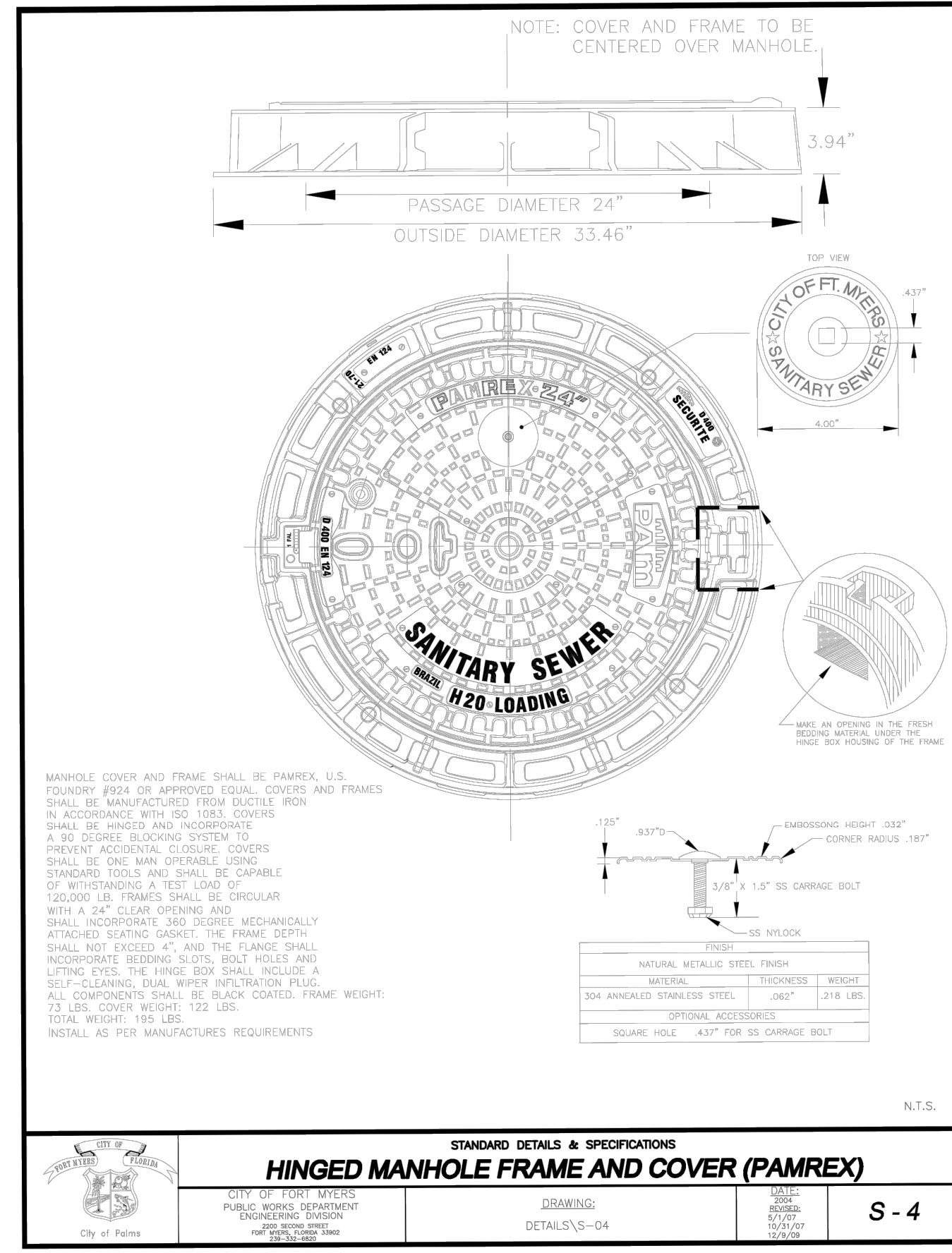
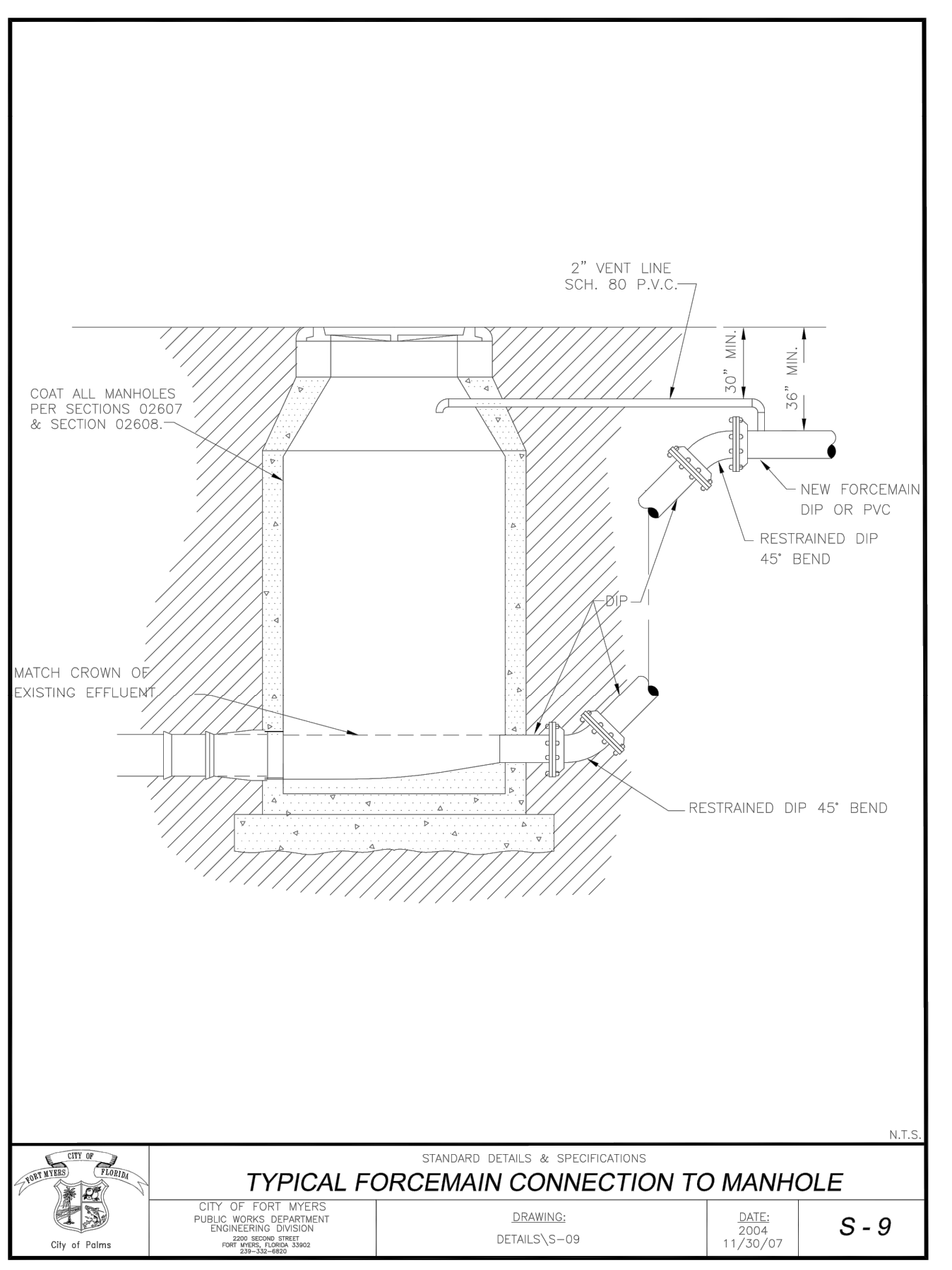
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| OTHER PIPE   | HORIZONTAL SEPARATION           | CROSSINGS (1)  | JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED) |
|--|---------------------------------|--|---|
| STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)                            | 3 FT. MIN.                      | 12 INCHES IS THE MIN., EXCEPT FOR STORM SEWER, THEN 6" IS THE MIN. AND 12" IS THE PREFERRED      | ALTERNATE 3" MIN. WATER MAIN                    |
| VACUUM SANITARY SEWER  | 10 FT. PREFERRED 3 FT. MIN.     | 12 INCHES PREFERRED 6 INCHES MIN.  | ALTERNATE 3" MIN. WATER MAIN                    |
| GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4) | 10 FT. PREFERRED 6 FT. MIN. (3) | 12 IN. IS THE MIN., EXCEPT FOR GRAVITY SEWER, THEN 8 IN. IS THE MIN. AND 12 IN. IS THE PREFERRED | ALTERNATE 6" MIN. WATER MAIN                    |
| SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)                                     | 10 FT. MIN.                     | -----  | -----   |

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12 INCHES.  
 (2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
 (3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.  
 (4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
 (5) FOR ALL OTHER UTILITIES, A MINIMUM OF 18" CLARENCE IS TO BE USED BETWEEN PIPES.

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 MILHAUS DEVELOPMENT, LLC  
 CITY OF FORT MYERS, FLORIDA

**CITY OF FORT MYERS SANITARY SEWER DETAILS (1 OF 2)**

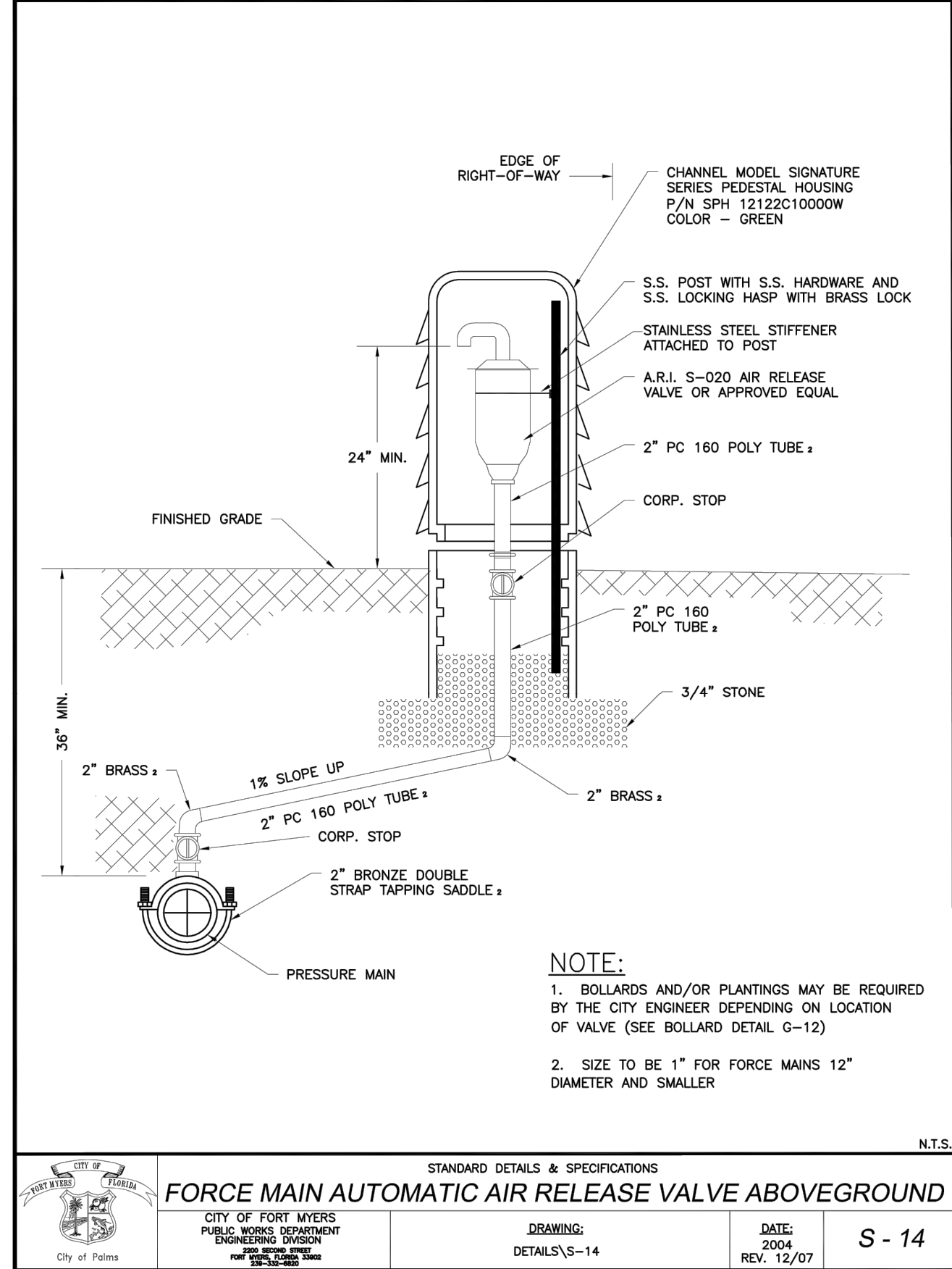
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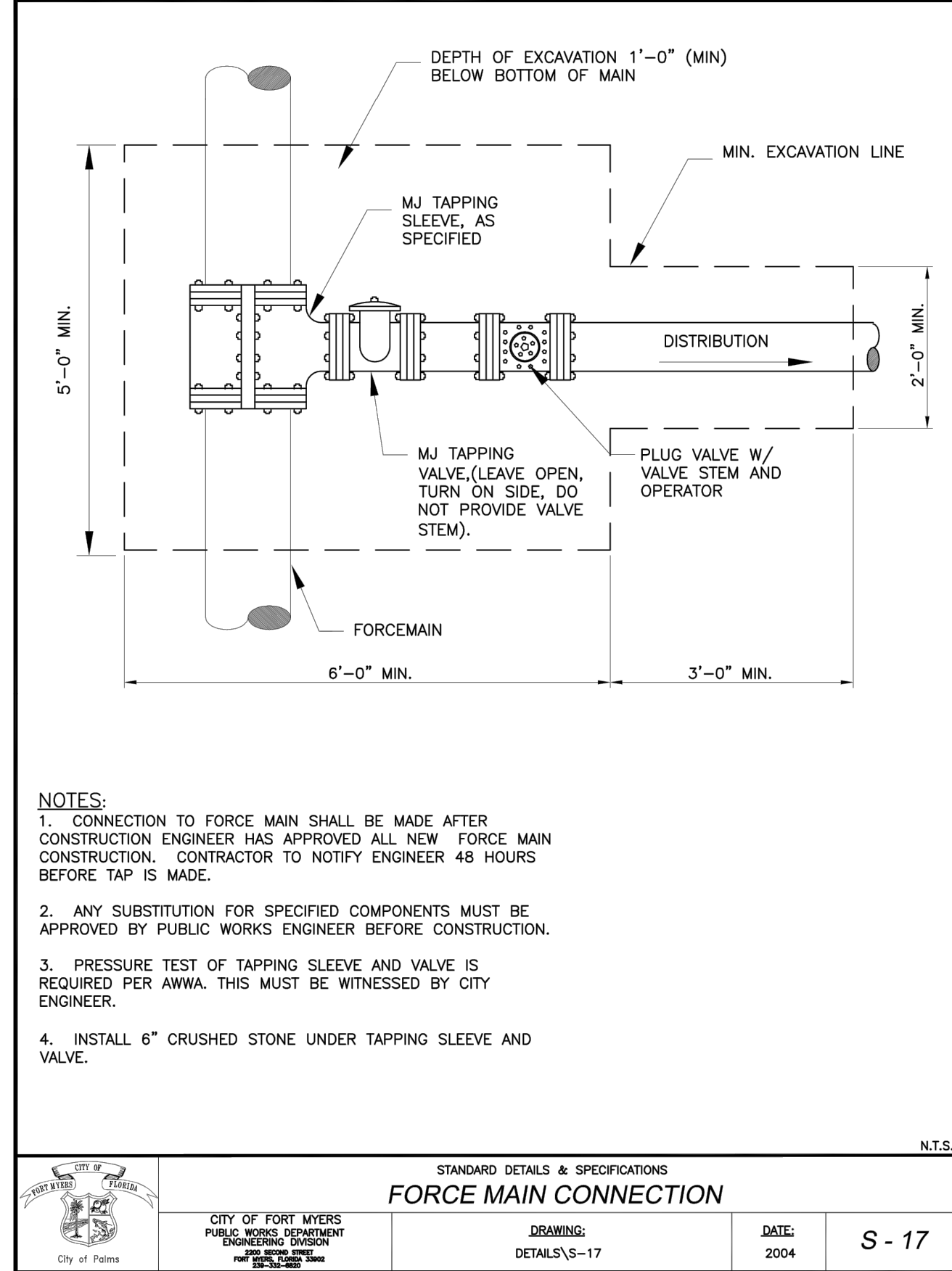
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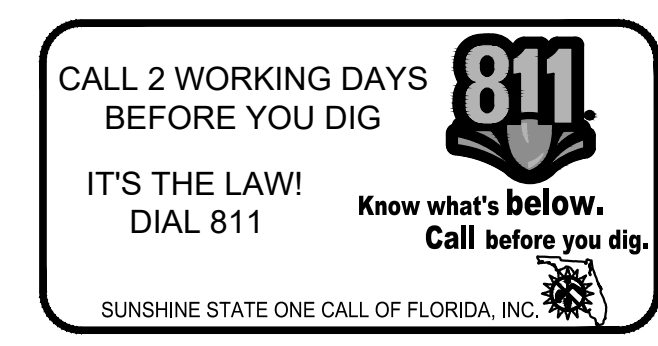
Printed By: Anderson, Paul C. Sheet Set: Kba Layout: C-28 CITY OF FORT MYERS SANITARY SEWER DETAILS (2 of 2) January 05, 2023 09:55:59pm K:\ITM\_Civil\148651002 - Milhaus SF 82 Rezoning & Site Planning\Cad\PlanSheets\C-28 CITY OF FORT MYERS DETAILS.dwg  
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STANDARD DETAILS & SPECIFICATIONS  
**FORCE MAIN AUTOMATIC AIR RELEASE VALVE ABOVEGROUND**  
 CITY OF FORT MYERS PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION  
 DRAWING: DETAILS/S-14 DATE: 2004 REV: 12/07 S - 14



STANDARD DETAILS & SPECIFICATIONS  
**FORCE MAIN CONNECTION**  
 CITY OF FORT MYERS PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION  
 DRAWING: DETAILS/S-17 DATE: 2004 S - 17



PERMIT SET - 1/6/2023

**CITY OF FORT MYERS SANITARY SEWER DETAILS (2 OF 2)**  
 HIGHWAY 82 MULTI-FAMILY PREPARED FOR MILHAUS DEVELOPMENT, LLC  
 CITY OF FORT MYERS, FLORIDA

KHA PROJECT: 148651002  
 DATE: JANUARY 2023  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: KHA  
 CHECKED BY: KHA  
 DATE:

**Kimley-Horn**  
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SHEET NUMBER  
**C-28**



Printed By: Anderson, Paul C. Sheet Set: Kba Layout: C-29 LIFT STATION DETAILS - January 05, 2023 09:55:09pm K:\ITM\_Civil\148651002 - Milhaus SF 82 Rezoning & Site Planning\Cad\Plots\Sheets\C-30 LIFT STATION DETAILS.dwg  
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CITY OF FORT MYERS  
FLORIDA

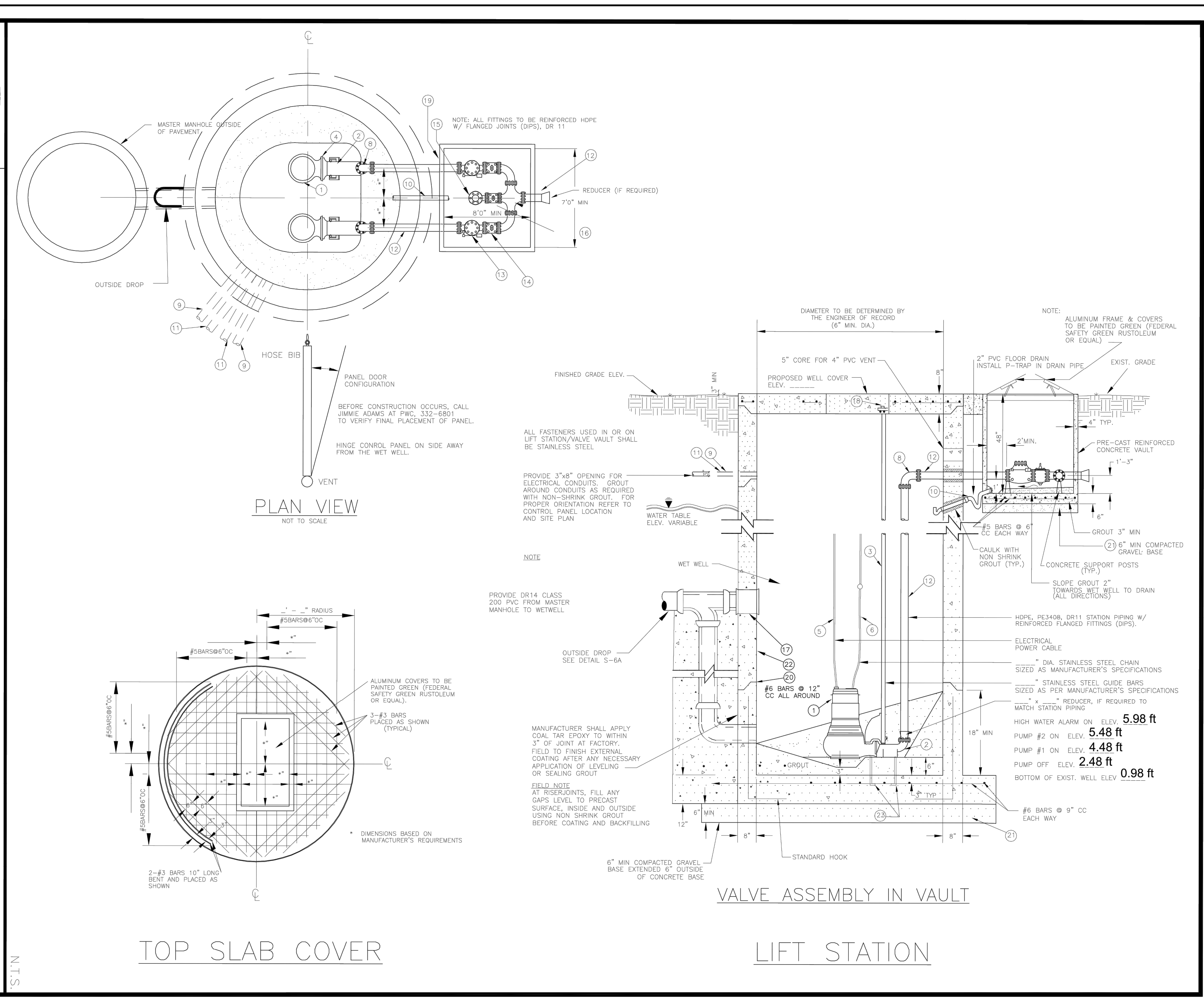
CITY OF FORT MYERS  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
FORT MYERS, FLORIDA 33902  
250 SECOND STREET  
SE 2ND FLOOR

STANDARD DETAILS & SPECIFICATIONS  
**PUMP STATION DETAILS**

DRAWING:  
DETAILS/S-19

DATE:  
2004  
REV. 1/2006  
REV. 10/17/06  
REV. 7/11/07

**S - 19**



STANDARD DETAILS & SPECIFICATIONS  
**PUMP STATION SPECIFICATIONS**

DRAWING: DETAILS/S-22 DATE: 2004 11/30/07 S-22

STANDARD DETAILS & SPECIFICATIONS  
**PUMP STATION SPECIFICATIONS**

DRAWING: DETAILS/S-20 DATE: 2004 1/2006 11/30/07 S-20

**PUMP SPECIFICATIONS**

|  |                 |
|--|-----------------|
| PUMPS REQUIRED                         | 2 (QUANTITY)    |
| PUMP SIZE                              | AS DETERMINED   |
| DISCHARGE PLUMBING CAPACITY EACH (GPM) | 3-INCH 200 GPM  |
| TOTAL HEAD (FEET)                      | 75 FEET         |
| MAXIMUM MOTOR A.W.                     | AS DETERMINED   |
| MOTOR FLX REQUIRED                     | 72 HP 3000 RPM  |
| ELECTRICAL REQUIREMENTS                | 3-PHASE / 208 V |

**NOTES:**

1. MOUNT POWER CO METER ON BACK OF CONTROL PANEL. PROVIDE WATER PROOF CONDUIT NIPPLE PENETRATIONS IN BOTH HOUSINGS. PROVIDE FUSELESS DISCONNECT, WITH SQUARE D MODEL 3825 LIGHTNING ARRESTOR, BETWEEN METER BASE AND PANEL ENTRY.
2. PUMP CONTROL MUST BE SUCH THAT UNDER EMERGENCY POWER, AT LEAST ONE PUMP WILL OPERATE.
3. ALL ELECTRICAL COMPONENTS TO BE SIZED BY CONTROL PANEL MANUFACTURER AND BE IAW NEC.
4. TELEMETRY SYSTEM SHALL BE A TWO-WAY SYSTEM AS PER CITY OF FORT MYERS SPECIFICATIONS.
5. CONTROL PANEL TO BE EQUIPPED WITH A M51 INTERNET MESSENGER MONITORING CONTROL SYSTEM.
6. TOP SLAB & VALVE BOX TO BE PAINTED IN GREEN.
7. SEE METER VAULT ALUMINUM COVER SINGLE DOOR DETAIL, W-11A OR W-11C.
8. POTABLE WATER SERVICE LINE ON STATION SIDE OF METER TO BE EQUIPPED WITH REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY IN ACCORDANCE WITH AWWA C511-92.
9. 5/8" X 3/4" WATER METER SHALL BE PROVIDED BY CONTRACTOR PRIOR TO START-UP.

**LEGEND**

- 1. PRE-WIRED WEATHER PROOF CONTROL PANEL FOR TWO PUMPS. CABINET TO BE NEW TYPE #X STAINLESS STEEL W/ CONTINUOUS HINGE.
- 2. 4" X 7"-2" RIGID ALUMINUM PIPE WITH CAP AND STAINLESS STEEL KENDORF CHANNEL 1 1/2" X 1 1/2" WITH HOLES MOUNTED AS SHOWN. FASTEN WITH STAINLESS STEEL U-BOLTS. PIPE SHALL BE CONTINUOUS AND FILLED WITH CONCRETE.
- 3. VAPOR PROOF 120 V, 100 W RED LIGHT FIXTURE WITH GUARD AND FLASHER; CONNECT TO HIGH WATER ALARM CIRCUIT. (FURNISHED WITH CONTROL PANEL)
- 4. WEATHER PROOF HORN (4" DIA.), CONNECT TO HIGH WATER ALARM CIRCUIT (FURNISH WITH CONTROL PANEL).
- 5. POURED CONCRETE BASE 6" DIA. X 3'-0" AS SHOWN (2 TYP.).
- 6. 5/8" DIA. X 10'-0" LONG DRIVEN GALVANIZED GROUND ROD.
- 7. 1" # 6 TH.W. GROUND CONDUCTOR IN 1/2" RIGID CONDUIT; CLAMP TO DRIVEN GROUND ROD AS SHOWN.
- 8. 2" CONDUIT FOR SUBMERSIBLE PUMP WATER-PROOF CABLE.
- 9. EXPLOSION PROOF SEAL IN CONDUIT.
- 10. TRIP BREAKER FOR SUBMERSIBLE PUMP MOTOR.
- 11. SUBMERSIBLE PUMP STATION STARTERS IN CABINET (SIZE MINIMUM).
- 12. MAIN CIRCUIT BREAKER.
- 13. EMERGENCY GENERATOR RECEPTACLE (W.P.) (200A) (RECEPTACLE MODEL # AS PER CITY OF FORT MYERS SPECIFICATIONS) (J & E 4100).
- 14. 4" PVC VENT PIPE WITH 10" C.I. BONNET.
- 15. ALARM BELL SILENCER
- 16. DUPLEX RECEPTACLE BREAKER
- 17. ELAPSED TIME METER
- 18. FUSE BLOCK
- 19. GROUND FAULT DUPLEX RECEPTACLE
- 20. HAND OFF AUTOMATIC SELECTOR
- 21. SS JUNCTION BOX W / 8" X 10" X 4" BY UNIVERSAL M.F.G.V. 1084 CLASS W/8" TERMINAL STRIP. FILL CONDUIT ENTRY WITH SILICONE SEALANT.
- 22. PHASE MONITOR
- 23. PUMP RUN INDICATOR
- 24. REMOTE TELEMETRY UNIT
- 25. TERMINAL BLOCK
- 26. THERMAL TERMINAL STRIP

**CONSTRUCTION NOTES:**

1. ALL INTERIOR AND EXTERIOR CONCRETE SURFACES AND EXPOSED D.I. VALVES AND FITTINGS IN WET WELL SHALL BE PAINTED.
2. ALL WIRE PIPING AND FITTINGS SHALL BE FLANGED JOINT (DIPS).
3. CONTRACTOR SHALL CHECK STRUCTURE FOR FLUTATION DURING CONSTRUCTION.
4. ALL SECTIONAL METER VALVES SHOWN ARE NON-TRIPPING BEARING.
5. FILL IN OPEN END OF CONDUITS IN WET WELL AND PANEL WITH PUTTY.
6. WET WELL TO BE PLACED ON FIRM FOUNDATION WITH MINIMUM OF 6" INCH CRUSHED GRAVEL.
7. DOOR DETAILS, STAINLESS STEEL LIFTING CHAIN HOOK AND BASKET ROPE TO OMITTED FOR CLARITY.
8. 500 20" AROUND TOP SLAB COVER.
9. INSTALL P-TRAP VALVE BOX DRAIN AND STAINLESS STEEL LIFT-CHAIN 5/8" S.T. LINK.
10. PROVIDE 3/4" INCH CHAMFER ON ALL EXPOSED EDGES OF CONCRETE.

**COATING SPECIFICATIONS**

**EXTERIOR WET WELL AND VALVE VAULT WALLS**

- A. PATCH LEAKS, CRACKS AND JOINTS WITH HYDRAULIC CEMENT, PRECO PLUG OR APPROVED EQUAL.
- B. BELOW GRADE CONCRETE SURFACES: APPLY THREE COATS (RED/BLACK/RED) COAL TAR EPOXY COATING WITH A MINIMUM DRY FILM THICKNESS OF 10 MILS PER COAT FOR A TOTAL DRY FILM THICKNESS OF 30 MILS. COATINGS SHALL BE KOPPER STAMATIC NO. 300M OR APPROVED EQUAL. COATS SHALL BE APPLIED WITHIN 48 HOURS OF THE PREVIOUS COAT.
- C. SURFACES SHALL BE CLEAN AND DRY PRIOR TO COATING AND COATING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**INTERIOR COATING OF WALLS, FLOOR, CEILING, FITTINGS AND VALVES IN WET WELL, VALVE VAULT, AND MASTER MANHOLE.**

- A. COAT D.I. FLANGES AND VALVES WITH 2 COATS FE-100 POLY-LINE COATING W/W.N. DRY FILM THICKNESS OF 30 MILS PER COAT. FOR A TOTAL DRY FILM THICKNESS OF 60 MILS. COATING SHALL BE FE-100 POLY-LINE COATING OR APPROVED EQUAL. COATINGS SHALL BE APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- B. ALL INTERIOR SURFACES OF WET WELL, VALVE VAULT AND MASTER MANHOLE WITH "SOPRACORAT", "RAWN", OR APPROVED EQUAL GAS IMPERVIOUS SYSTEM FROM TOP TO BOTTOM. WORK SHALL BE PERFORMED BY A PRODUCT MANUFACTURER'S LICENSED APPLICATOR. WET WELL SHALL BE CLEANED AND COATED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS SECTION 02686.

**DRAWING LEGEND**

1. FLVCT SUBMERSIBLE PUMP (SEE SPECIFICATIONS).
2. FLVCT 4" SCHEDULE 40 DISCHARGE.
3. SCHEDULE 40 WELDED STAINLESS STEEL PIPE TYPE 304. MUST BE WITHIN 1/4" TOLERANCE OF FITTING INTO GUIDE RAIL BRACKET (4 REQUIRED).
4. FLVCT MIX FLUSH VALVE (IF REQUIRED).
5. PUMP POWER CABLE (FURNISHED BY MANUFACTURER) SHALL BE CONTINUOUS (NO SPLICES) FROM PUMP TO JUNCTION BOX AT PANEL. (2 REQUIRED AT 50' MIN EACH).
6. PUMP LIFTING CHAIN TYPE 304 STAINLESS STEEL WITH STAINLESS STEEL SAFETY HOOKS ON EACH END (2 REQUIRED).
7. NOT USED.
8. HOPE 90 DEGREE REINFORCED FLANGED ELBOW (DIPS).
9. TWO 2-1/2" SCH 80 PVC CONDUIT FOR PUMP POWER CABLES.
10. 2" PVC SCHEDULE 40 DRAIN PIPE - INSTALL BELL GASKET JOINT & P-TRAP.
11. 3/4" SCH 80 PVC CONDUIT FOR LEVEL CONTROL CABLES.
12. HOPE FC 5408 DR11 STATION PIPING AND REINFORCED FLANGED FITTINGS (DIPS) - SIZED TO HYDRAULICALLY MATCH STATION DESIGN FLOW.
13. EMERGENCY PUMP OUT TO EQUAL PLUMBING OF STATION, 8" MAX.
14. APPROVED EQUAL.
15. EMERGENCY PUMP OUT TO EQUAL PLUMBING OF STATION, 8" MAX.
16. HOPE REINFORCED CROSS.
17. NEOPRENE BOOT CONFORMING TO ASTM C-923.
18. UPPER GUIDE RAIL BRACKETS (2 REQD) TYPE 304 SS.
19. VALVE VAULT - PRECAST CONCRETE 4000 PSI STRUCTURE WITH INTEGRALLY CAST CONCRETE BASE SLAB. REINFORCEMENT FOR BASE SLAB SHALL BE WELDED OR CONTINUOUS WITH WALL REINFORCEMENT. WALL WIDTH: 4" FOR VAULT 8' X 7' MIN. ROSE 6" OTHERWISE.
20. FILL JOINTS WITH RAMMEX AFTER APPLYING ONE COAT OF RAMMEX PRIMER PAINT TO BOTH SURFACES (EACH STRUCTURAL SECTION). THEN FILL ANY GAPS LEVEL WITH NON-SHRINK GROUT PRIOR TO FIELD COATING AND BACKFILLING.
21. CRUSHED STONE BEDDING MATERIAL IN ACCORDANCE WITH ASTM C-33 GRADATION #7 (3/4" TO #4 SIEVE). COMPACT TO 95%.
22. WET WELL - PRECAST CONCRETE 4000 PSI STRUCTURE WITH INTEGRALLY CAST CONCRETE BASE SLAB. REINFORCEMENT OF BASE SLAB SHALL BE WELDED OR CONTINUOUS WITH WALL REINFORCEMENT. MINIMUM WALL WIDTH: 8" FOR WET WELL 8' X 7' MIN. ROSE 6" OTHERWISE.
23. 3/4" X 10" 304 S.S. J-ANCHOR BOLTS THREADED MIN. 4" C/W 2 304 S.S. NUTS EACH (8 SETS REQUIRED).

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PERMIT SET - 17672023

HIGHWAY 82

MULTI-FAMILY

PREPARED FOR

MILHAUS DEVELOPMENT, LLC

CITY OF FORT MYERS

**LIFT STATION DETAILS**

SHEET NUMBER

**C-29**

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| No. | REVISIONS | DATE | BY |
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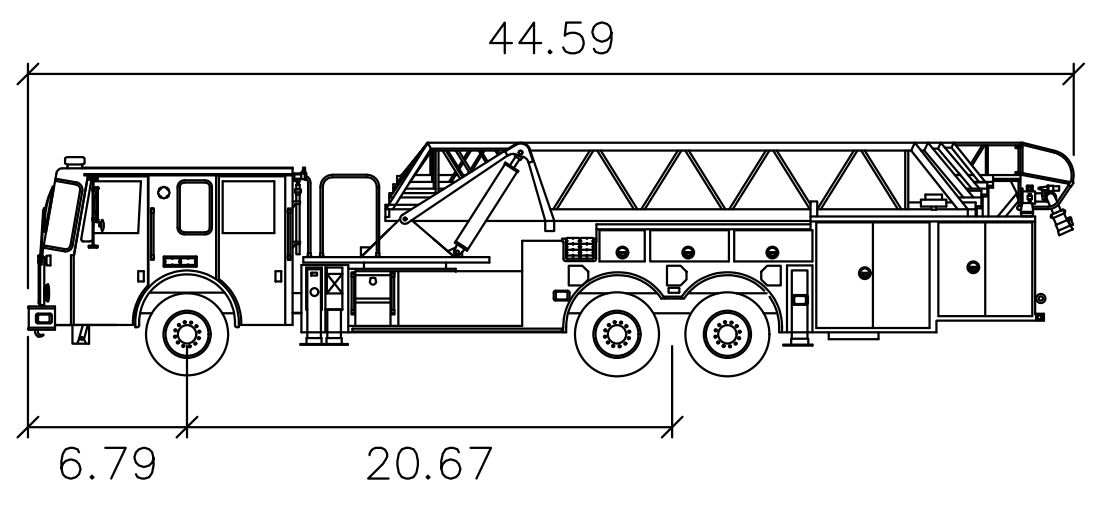
LICENSED PROFESSIONAL

SINA EBRAHIMI

FLORIDA LICENSE NUMBER: PE62332

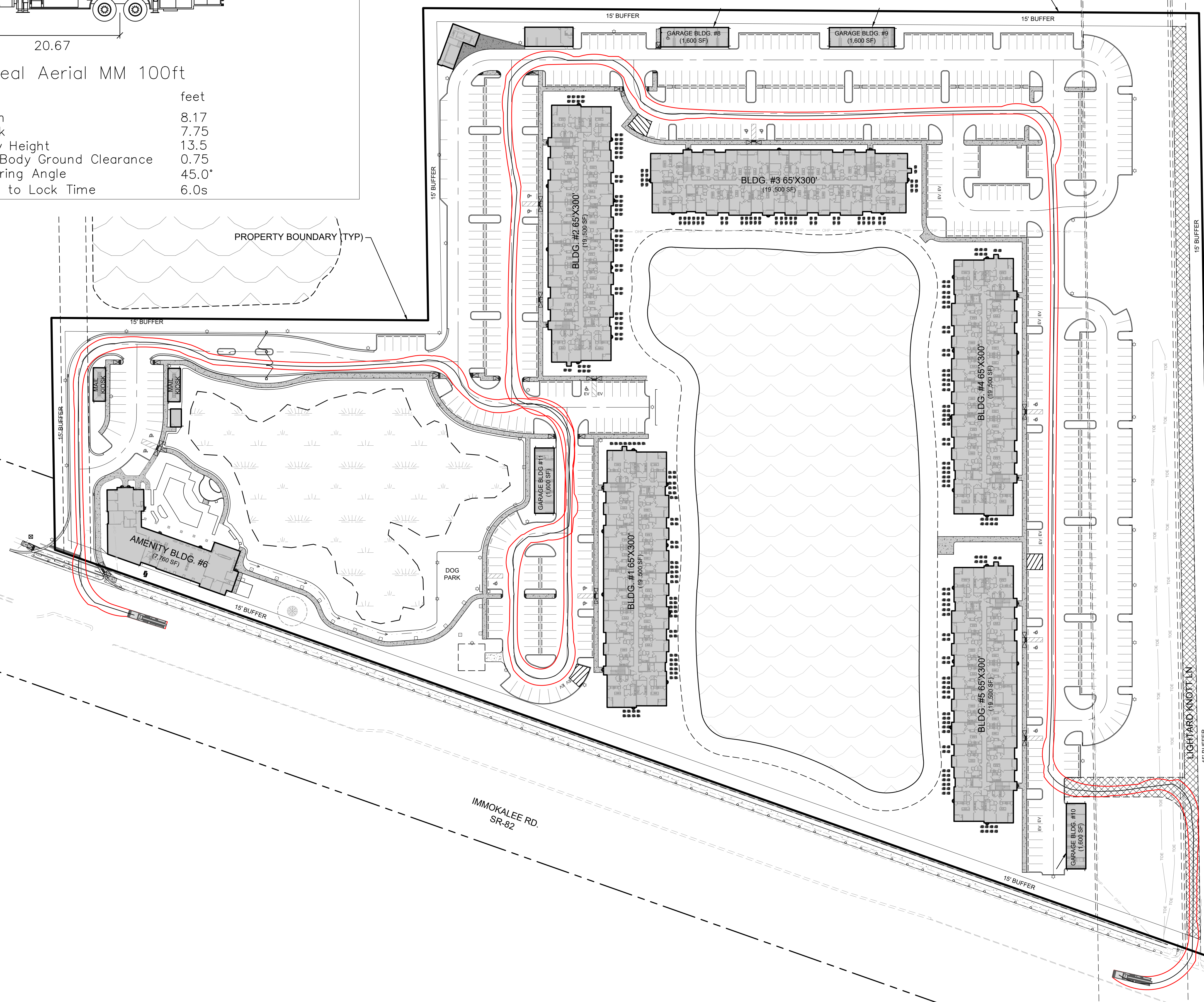
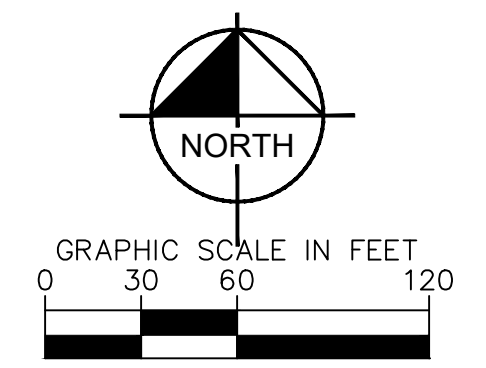
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Smeal Aerial MM 100ft

|                           |       |
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|                           | feet  |
| Width                     | 8.17  |
| Track                     | 7.75  |
| Body Height               | 13.5  |
| Min Body Ground Clearance | 0.75  |
| Steering Angle            | 45.0° |
| Lock to Lock Time         | 6.0s  |



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| DATE<br>JANUARY 2023  | CHECKED BY<br>KHA   |
| SCALE<br>AS SHOWN   | DATE<br>JANUARY 2023  |
| DESIGNED BY<br>KHA  | DRAWN BY<br>KHA   |
| DRAWN BY<br>KHA   | CHECKED BY<br>KHA   |
| <b>FIRE TRUCK TURN</b>  |   |
| PERMIT SET - 1/6/2023<br><b>HIGHWAY 82 MULTI-FAMILY DEVELOPMENT,</b><br>MILHAUS DEVELOPMENT, LLC<br>CITY OF FORT MYERS, FLORIDA   |   |
| SHEET NUMBER<br><b>C-30</b>   | REVISIONS<br>No. DATE BY  |