COFFEE RUSH

IN

SECTION 15, TOWNSHIP 44S, RANGE 23E

LEE COUNTY, FLORIDA

OWNER

BEST BOX CAPE CORAL FL PINE ISLAND LLC
222 S CENTRAL AVENUE SUITE 500
CLAYTON, MO 63105

SURVEYOR

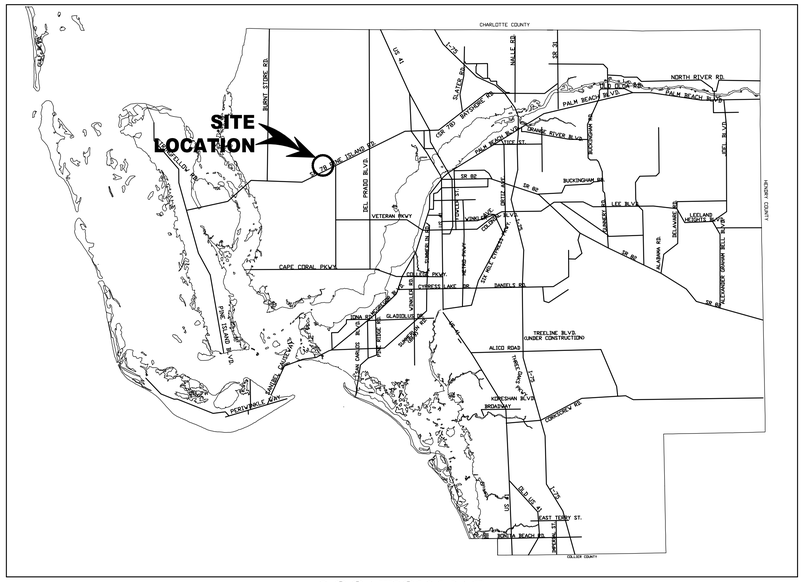
SURVEYING AND MAPPING, INC.
6860 HENDRY CREEK DR.
FORT MYERS, FLORIDA 33908

ENGINEER

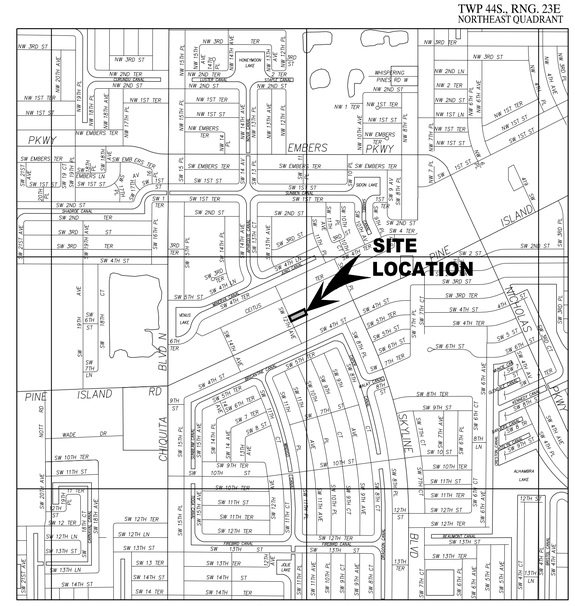
SOURCE, INC.
ENGINEERS–PLANNERS
1334 LAFAYETTE STREET
CAPE CORAL, FLORIDA 33904
(239) 549–2345

DEVELOPER

COFFEE RUSH FLORIDA, LLC
2315 FALCON DRIVE
WEST LINN, OR 97068
RON YOST – MANAGERPS
(503) 970–4964



LOCATION MAP



VICINITY MAP

INDEX

1 COVER

2 AERIAL

3 DIMENSIONAL PLAN

4 GRADING, PAVING AND DRAINAGE PLAN

5 MASTER DRAINAGE PLAN

6 UTILITY PLAN

6A CROSS SECTIONS

7 GPD DETAILS

8 GPD DETAILS

9 UTILITY DETAILS

10 UTILITY DETAILS

11 UTILITY DETAILS

12 UTILITY DETAILS

13 EROSION CONTROL PLAN

14 LANDSCAPE PLAN

15 LANDSCAPE DETAILS

ATTACHMENTS

SURVEY

TRUCK PATH

RADIO ENHANCEMENT:

PLEASE BE AWARE THAT A DIRECTIVE FROM THE FIRE MARSHAL IS IN EFFECT FOR ALL NEW BUILDINGS. THE FIRE MARSHAL HAS REQUESTED, PER CODE, THAT A THIRD PARTY WILL VERIFY BEFORE (AT BUILDING PLAN REVIEW AS A MODEL) OR AFTER (PRIOR TO FIRE FINAL INSPECTION) CONSTRUCTION THAT THE BUILDING MEETS THE REQUIREMENTS OF NFPA 72 FOR RADIO SIGNAL STRENGTH. IF THE BUILDING IS NON-COMPLIANT, THE OWNER AND/OR THE CONTRACTOR IS RESPONSIBLE TO MEET THE CODE REQUIREMENTS, PER NFPA 1221, PRIOR TO THE FIRE FINAL INSPECTION.

REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED BUILDING FOOTPRINT	JN
4	07-09-25	REVISED PER MINOR PLAN CHANGES	JN
3	05-12-25	REVISED METER BOX AND BFPD	JN
2	02-26-25	REVISED PER CITY COMMENTS 01/29/2025	JN
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

Sep 09, 2025 – 1:39pm Joe Nuccio
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Timothy E Pugh
c=US, o=Unaffiliated, dnQualifier=A01410C00000196E9C45405000D1AFE, cn=Timothy E Pugh
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2025.09.09 14:55:14 -04'00'

TIMOTHY E. PUGH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER

TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	1 OF –
DATE 01-29-24	DRAWN BY: JN
	FILE NAME: 01-869

N

0 50 100 200

SCALE: 1"= 100'

NOTES:

1. THIS PROJECT WILL HAVE NO ADVERSE EFFECT ON THE GROUND AND SURFACE WATERS IN THIS AREA.

2. THIS SITE IS NOT ENCROACHING ON ANY FLOOD PLAIN OR RIVERINE AREA.

3. THIS SITE IS LOCATED IN ZONE B, ON THE FIRM MAP.

ZONING DISTRICT:

CC - COMMERCIAL CORRIDOR

FUTURE LAND USE:

PIRD -PINE ISLAND ROAD DISTRICT

COFFEE RUSH

IN

SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

AERIAL

REVISION	DATE	REMARKS	CHG. BY
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

TIMOTHY E. PUGH
LICENSE
No. 42041
TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
PROFESSIONAL ENGINEER

DATE September 9, 2025

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JOB NO.	SHEET NO.
869-01-23	2 OF -
DATE	DRAWN BY: CN
01-25-24	FILE NAME: 02-869

Sep 09, 2025 - 1:42pm Joe Nuccio
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SITE DEVELOPMENT AREA:

DESCRIPTION	AREA (S.F.)	AREA ACRES	PERCENTAGE
TOTAL SITE	32,675	0.75	100.00%
BUILDING	544	0.01	1.19%
PARKING LOT	1,744	0.04	5.34%
INTERNAL PAVEMENT	9,841	0.23	30.12%
SIDEWALKS	1,444	0.03	3.70%
DUMPSTER & PAD	142	0.00	0.43%
CONCRETE FLUME	120	0.00	0.37%
TOTAL IMPERVIOUS	13,835	0.31	41.14%
DRY DETENTION	3,711	0.09	11.36%
GRASSED/OPEN	15,129	0.36	47.50%
TOTAL PERVIOUS	18,840	0.44	58.86%

ZONING NOTES:

USE: COFFEE RUSH BUILDING
ZONING: CC – COMMERCIAL CORRIDOR
FLU: PIRD – PINE ISLAND ROAD DISTRICT
SETBACKS:
REQUIRED FRONT SETBACK: 20'
PROPOSED FRONT SETBACK: 123.3'
REQUIRED SIDE EAST SETBACK: 6'
PROPOSED SIDE EAST SETBACK: 42'
REQUIRE SIDE WEST SETBACK: 6'
PROPOSED SIDE WEST SETBACK: 62'
REQUIRED REAR SETBACK: 10'
PROPOSED REAR SETBACK: 95'
HEIGHT: PROPOSED MAX. HEIGHT 16'–8"
TOP OF COLUMN PROPOSED MAX. HEIGHT 20'
FLOOR AREA: 357 SF UNDER A/C
OUTDOOR COVERED AREA: 113 SF
TOTAL FBC AREA: 470 SF
TOTAL GROSS AREA: 458 SF
FLOOD ZONE: ZONE X
STREET ADDRESS: S.W 12TH AVENUE

STREET ADDRESS:

1189 SW PINE ISLAND ROAD
CAPE CORAL, FL 33991

STRAP NUMBER:

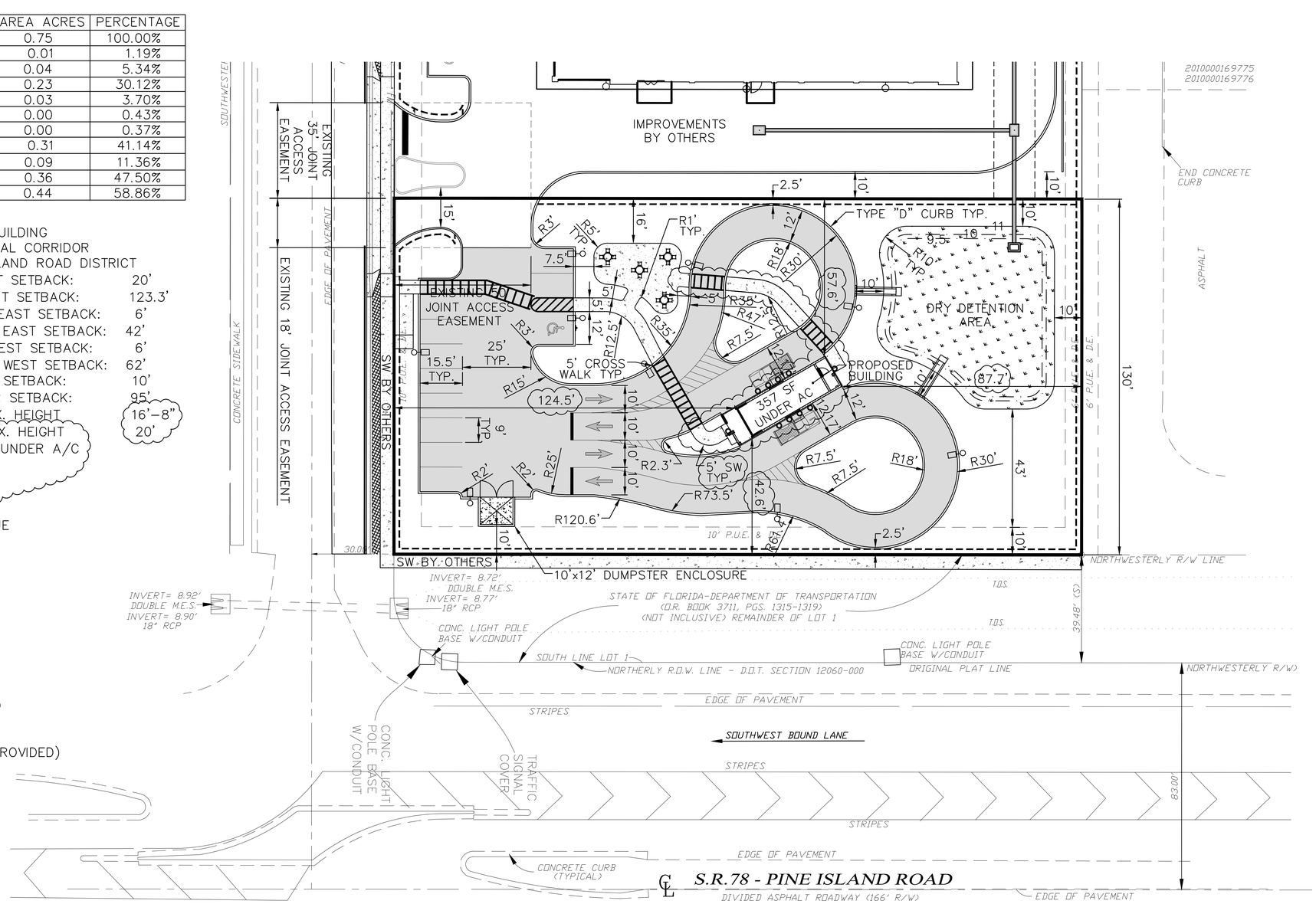
15-44-23-C3-13000.01B0

PARKING CALCULATIONS:

PARKING SPACES REQUIRED:
301 TO 400 = 8 SPACES REQUIRED
8 TOTAL REQUIRED
10 TOTAL PROPOSED
+ (1 HANDICAP SPACES PROVIDED)

NOTE:

PATIO WITH TABLES, CHAIRS AND OPTIONAL REMOVABLE UMBRELLAS.



REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED BUILDING FOOTPRINT	JN
4	08-20-25	REVISED PER MINOR PLAN CHANGES	JN
3	04-30-25	ADJUSTED BUILDING HEIGHT TO MATCH CURRENT	JN
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

Sep 09, 2025 – 1:43pm Joe Nuccio
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COFFEE RUSH

IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

DIMENSIONAL PLAN

TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

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ENGINEERS - PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	3 OF –
DATE 02-06-24	DRAWN BY: JN
	FILE NAME: 03-869

GENERAL NOTES:

1. ELEVATIONS SHOWN ARE NGVD DATUM.
2. WET SEASON WATER TABLE IS 8.00 NGVD.
3. PROJECT IS LOCATED IN FIRM ZONE X.
4. PROVIDE 6" MINIMUM CLEARANCE BETWEEN ALL WATER MAINS AND CULVERT PIPE CROSSINGS BY LOWERING THE WATER MAIN.
5. CONTRACTOR SHALL OBTAIN ALL REQUIRED DRIVEWAY, STREET CONSTRUCTION, AND TREE REMOVAL PERMITS.
6. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING AND MAINTAINING PROPOSED DRY DETENTION AREAS, BERMS, AND EMBANKMENTS DURING CONSTRUCTION TO PREVENT EROSION, FOR A SUFFICIENT PERIOD OF TIME TO ALLOW FOR A GOOD STAND OF GRASS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF THE PROJECT ENGINEER, AND CITY OF CAPE CORAL AND ENGINEERING A MINIMUM OF 24 HOURS IN ADVANCE OF TESTING.
9. CONTRACTOR TO PROVIDE MOT AS OUTLINED IN FDOT INDEX 600 FOR WORK WITHIN ROW.
10. THE CITY OF CAPE CORAL SURVEYING DEPT. WILL DO CONSTRUCTION LAY OUT FOR LOCATION AND ELEVATION OF STORM WATER STRUCTURES, CURB AND ALLEY IMPROVEMENTS AS PER THE CITY'S MASTER PLANS. WHICH ARE CURRENTLY IN PROCESS OF BEING DESIGNED.
11. A COMPLETE SITE SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN MEETING REQUIREMENTS OF M.U.T.C.D. IS REQUIRED FOR REVIEW PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHTS-OF-WAYS. BE ADVISED YOU MAY HAVE TIME RESTRAINS WHEN THE WORK CAN BE PERFORMED IN THE RIGHTS-OF-WAYS AND YOU MAY BE REQUIRED TO UTILIZE EVENINGS AND/OR WEEKENDS FOR LANE CLOSURES. YOUR TRAFFIC PLAN SHOULD ALSO INCLUDE HOW PEDESTRIAN TRAFFIC WILL BE ROUTED AND LOCATION OF SIDEWALK CLOSURES. (SEE CITY ENGINEERING DESIGN STANDARDS SHEET G-4 AND F.D.O.T. INDEX 600 SERIES FOR APPROPRIATE TRAFFIC CONTROL SPECIFICATIONS). A SEPARATE PERMIT IS REQUIRED AND WILL BE ISSUED UPON APPROVAL OF YOUR WORK ZONE TRAFFIC CONTROL PLAN. YOUR TRAFFIC PLAN WILL REQUIRE A FIELD INSPECTION OF THE CONTROLS IN PLACE PRIOR TO COMMENCING WORK IN THE CITY RIGHTS-OF-WAYS. THE CITY PUBLIC WORKS DEPARTMENT DOES NOT REVIEW OR APPROVE WORK ZONE TRAFFIC CONTROL PLANS IN RIGHTS-OF-WAYS CONTROLLED BY LEE CO. D.O.T.
12. ALL CONCRETE WITHIN CITY ROW MUST BE 3000 PSI MINIMUM.
13. THE DESIGN ELEVATIONS IN THE RIGHT OF WAY ON YOUR PLANS MAY DIFFER FROM THOSE OF THE CITY'S MASTER DESIGN PLAN FOR THIS BLOCK WHICH MAY RESULT IN DEVELOPMENT CONFLICTS. THE OWNER, ENGINEER AND/OR CONTRACTOR ARE RESPONSIBLE FOR ANY CHANGES TO THE ON-SITE DEVELOPMENT IMPROVEMENTS AND GRADES THAT MAY RESULT FROM ROAD GRADE DIFFERENCES AND CONFLICTS.
14. PLACEMENT OF PROJECT SIGN TO MEET VISIBILITY TRIANGLE REQUIREMENTS.
15. ALL CITY SIGNS IN OR ADJACENT TO THE ROW WHICH MUST BE RELOCATED SHALL BE COORDINATED WITH THE CITY TRAFFIC DEPARTMENT AT 574-0739.
16. THE CONTRACTOR RESPONSIBLE FOR THE PERMIT WILL BE RESPONSIBLE FOR THE RESTORATION OF ALL CITY RIGHT-OF-WAYS DISTURBED OR DAMAGED BY HIS CONTRACTORS UNTIL THE PERMIT HAS A CITY FINAL. SURFACE TO BE REGRADED TO PERMIT FLOW AND COVER WITH HYDROSEED OR SOD. SOD ONLY SHALL BE PLACE 10' IN ALL DIRECTIONS AROUND INLETS. A SINGLE CONTINUOUS STRIP OF SOD SHALL BE PLACED ALONG THE EDGE OF NEW OR EXISTING PAVEMENT NOT BOUND BY CURB.
17. ENSURE THAT TESTING OF THE RIGHT-OF-WAY DEVELOPMENT IS PERFORMED TO ENSURE COMPLIANCE WITH THE MINIMUMS OF THE DESIGN CROSS SECTIONS. CERTIFIED TEST REPORTS ARE REQUIRED FOR COMPACTION AND IN PLACE PAVEMENT THICKNESS OF NEW ROAD CONSTRUCTION PRIOR TO AN ENGINEERING RIGHT-OF-WAY FINAL.
18. ALL CONSTRUCTION WITHIN THE CITY OF CAPE CORAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DESIGN STANDARDS AND F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION. FEDERAL A.D.A. REQUIREMENTS WILL SUPERSEDE ALL CONFLICTS WITH THE STATE AND LOCAL STANDARDS. DEVIATIONS TO THE CITY ENGINEERING DESIGN STANDARDS SHALL BE SPECIFICALLY ADDRESSED IN WRITING FOR REVIEW AND APPROVED BY THE PUBLIC WORKS DIRECTOR, PRIOR TO A RIGHT-OF-WAY FINAL. ALL OTHER ERRORS, OMISSIONS OR CONFLICTS WITH THE SITE PLANS OF SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE CITY ENGINEERING DESIGN STANDARDS.
19. EXISTING ASPHALT ROAD EDGE TO BE CUT BACK A MINIMUM OF 1 FOOT FOR THE ENTIRE LENGTH OF ALL ASPHALT WIDENING TO BE CONSTRUCTED. ANY OF THE WHITE THERMOPLASTIC TRAFFIC LINE REMAINING ALONG THE CUT EDGE IS TO BE GROUND OFF. THE SUBBASE MATERIAL AND CUT EDGE ARE TO BE TACK COATED PRIOR TO THE INSTALLATION OF NEW ASPHALT BASE. SEE CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS, SHEET D-7 ON TAPERS, SIGNSAND STRIPPING, FOR ADDITIONAL DETAILS AND SPECIFICATIONS. A NEW WHITE THERMOPLASTIC TRAFFIC LINE SHALL BE PLACED ALONG THE EDGE OF THE NEW CURB AS PER HTE M.U.T.C.D. SEE CITY OF CAPE CORAL DESIGN STANDARDS, SHEET D-7, FOR ADDITIONAL INFORMATIONS.
20. JOINING OF DRAINAGE PIPES/INLETS MUST BE PERFORMED ACCORDING TO THE CITY OF CAPE CORAL EDS L-2, FDOT STANDARD INDEX 280 AND FDOT SPEC. 430-7
21. EXPANSION JOINTS ARE REQUIRED EVERY 100 FEET AND AROUND ALL ITEMS IN OR PASSING THROUGH THE SIDEWALK. SEE F.D.O.T. INDEX 310 & 2004 F.D.O.T. SPEC. 522-5.
22. ALL WORK OR MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATION OF THE CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS OR FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR ANY WORK PERFORMED WITHOUT AN INSPECTION BY A REPRESENTATIVE OF THE CITY OF CAPE CORAL SITE DEVELOPMENT & REVIEW DIVISION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
23. A SDR FINAL ENGINEERING INSPECTION IS REQUIRED AFTER ALL WORK IN THE RIGHT-OF-WAY IS COMPLETE. THIS WILL REQUIRE THAT ALL RIGHT-OF-WAY TEST REPORTS BE SUBMITTED AND APPROVED PRIOR TO THIS REQUEST. FAILURE TO RECEIVE AN APPROVED FINAL COULD RESULT IN A DELAY WITH RECEIVING THE CERTIFICATE OF OCCUPANCY.
24. A CITY INSPECTION AND APPROVAL ARE REQUIRED PRIOR TO PLACEMENT OF CONCRETE AND OR ASPHALT IN THE CITY'S ROW.

STORMWATER NOTE:

SITE WILL BE REQUIRED TO ADHERE TO LAND USE REGULATION 5.2 E-RETENTION/DETENTION AREAS I.E. TREES AND SHRUBS MUST NOT INTERFERE WITH THE VOLUME OF STORMWATER STORAGE; TREES AND SHRUBS MUST NOT INTERFERE WITH THE REQUIRED SIDE SLOPES; TREES AND SHRUBS MUST NOT INTERFERE WITH OR IMPEDE THE FLOW OF RUNOFF; RETENTION/DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLANS APPROVAL; NO ORGANIC MULCH WILL BE PERMITTED IN OR ADJOINING RETENTION/DETENTION AREA.

NOTE:

CAPE CORAL, PUBLIC WORKS, STORM WATER DEPT. DETERMINES PIPE AND SWALE GRADES WITHIN THE ROAD ROW.

LEGEND

- PERIMETER BERM (MIN.(12.5))
- PROPOSED DENTENTION AREA BOUNDARY
- PROPOSED DRAINAGE PIPE & INLET
- PROPOSED DRAINAGE FLOW
- 12.34 PROPOSED ELEVATION
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED DETENTION AREA
- PROPOSED ASPHALT
- + 11.65 EXISTING ELEVATION

PARKING CALCULATIONS FOR COFFEE RUSH ONLY

PARKING SPACES REQUIRED:
1 SPACE PER 100 SQ. FT.
= 388 / 100 = 4 SPACES REQUIRED
1 SPACE FOR EVERY 4 OUTDOOR SEATS
= 16 SEATS / 4 = 4 SPACES REQUIRED
TOTAL REQUIRED 8
TOTAL PROVIDED 11
(1 HANDCAP SPACE PROVIDED)

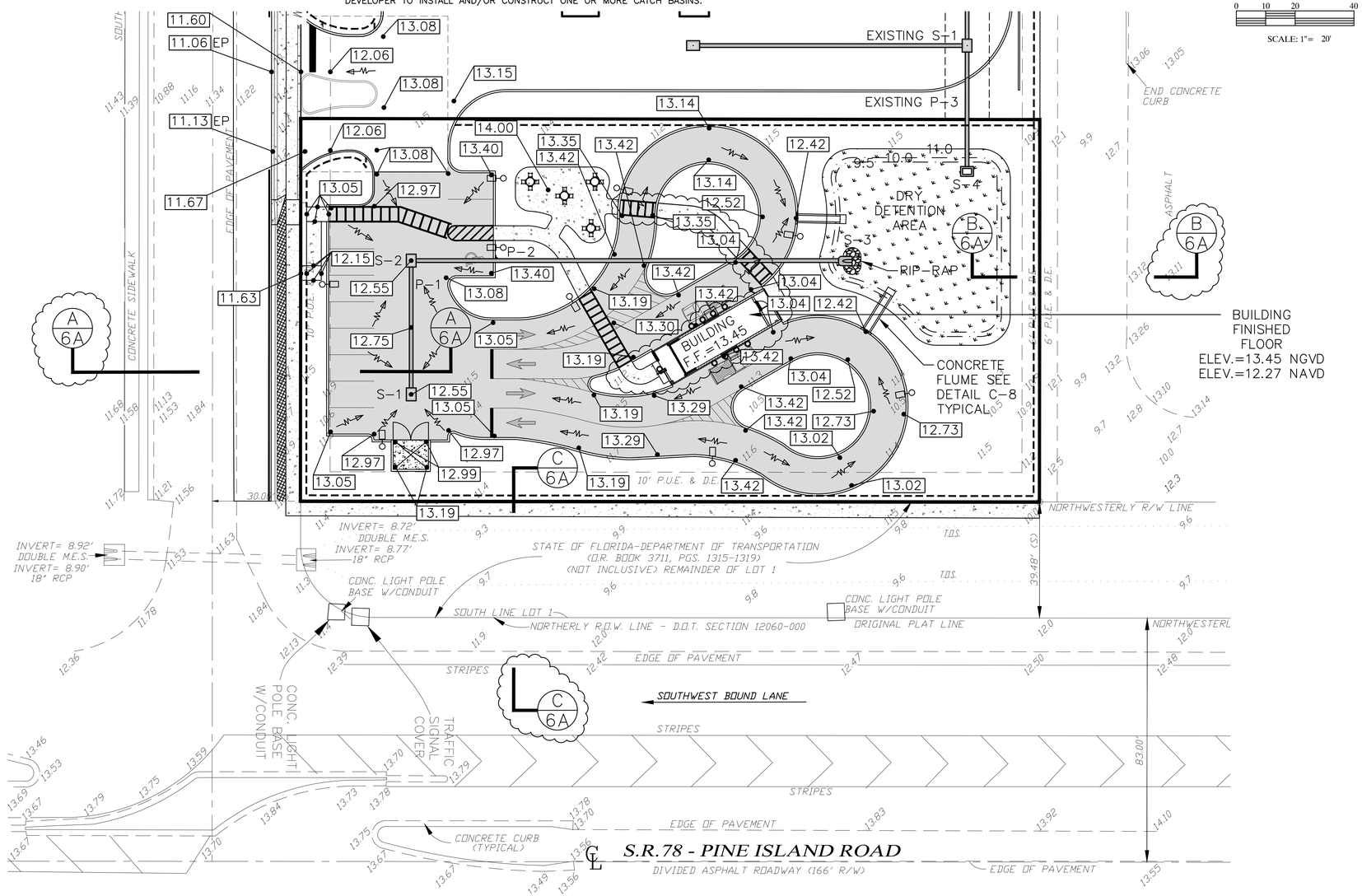
REQUIREMENTS FOR RESIDENTIAL DRIVEWAYS

THE DESIGN AND SUBSEQUENT ELEVATION STAKE-OUT OF ALL DRIVEWAYS, TO INCLUDE RAMPS, SWALES, CULVERTS AND FULL CULVERTS FOR RESIDENTIAL, MULTI-RESIDENTIAL AND PLACES OF WORSHIP WILL BE THE RESPONSIBILITY OF THE SURFACE WATER RIGHT OF WAY CONTROL DIVISION OF THE PUBLIC WORKS DEPARTMENT. REFER TO THE APPPLICABLE SECTIONS OF THIS ENGINEERING DESIGN STANDARD FOR DESIGN CRITERIA.

ALL FULL CULVERTS MUST BE CONTRUCTED WITH PERFORATED PIPE, BEDDED OVER A ROCK FILLED TRENCH (#57 DRAINAGE ROCK) OR COMPARABLE, THE PIPE AND ROCK MUST BE WRAPPED IN PERMEABLE FILTER FABRIC TO PROVIDE EXFILTRATION AND PERCOLATION OF STORMWATER RUNOFF INTO THE SOIL FOR WATER TREATMENT. IN CASES WHERE FULL CULVERTS ARE APRROVABLE, IT MAY BE NECESSARY FOR THE DEVELOPER TO INSTALL AND/OR CONSTRUCT ONE OR MORE CATCH BASINS.

CERTIFICATION

THE ENGINEER OF RECORD HEREBY CERTIFIES THAT HE IS FAMILIAR WITH THE PROPOSED CONSTRUCTION SITE AND IN HIS OPINION, IT CAN BE USED FOR CONSTRUCTION OF THE PROPOSED FACILITIES WITHOUT UNDO DANGER OF FLOODING FROM THE 25 YEAR, 3 DAY STORM EVENT PROVIDED THE SURFACE WATER MANAGEMENT SYSTEM IS CONSTRUCTED IN ACCORDANCE WITH SFWMD PERMIT CONDITIONS AND PROVIDED THE SYSTEM IS MAINTAINED TO FUNCTION AS IT HAS BEEN DESIGNED. TO THE BEST OF THE ENGINEER'S KNOWLEDGE THERE ARE NO ADVERSE SOIL OR FOUNDATION CONDITIONS THAT WOULD PREVENT CONSTRUCTION OF THE PROPOSED FACILITIES PROVIDED PROPER SOILS INVESTIGATION, TESTING AND STRUCTURAL ANALYSIS ARE MADE PRIOR TO CONSTRUCTION.



DRAINAGE INLET SCHEDULE			
STRUCTURE	INLET TYPE	G.E.	I.E.
S-1	TYPE C	12.55	9.46
S-2	TYPE C	12.55	8.82
S-3	M.E.S.	NA	8.28
S-4	TYPE C	11.00	9.66

DRAINAGE PIPING SCHEDULE				
PIPE	TYPE/SIZE	L.F.	I.E. (FROM)	I.E. (TO)
P-1	12" RCP	41	9.46 (S-1)	8.82 (S-2)
P-2	12" RCP	144	8.82 (S-2)	8.28 (S-3)
P-3	12" RCP	42	9.66***	9.46 (S-1)

*** LOT 1B EXISTING 12" RCP TO DRY DETENTION AREA.

RCP MAY BE SUBSTITUTED WITH ADS DBL. WALL SMOOTH BORE PIPE.

PIPING JOINTS AND PIPING AND INLETS CONNECTION JOINTS MUST BE SEALED PROPERLY AS DEFINED IN FDOT STANDARD INDEX 280.

WATER MANAGEMENT SUMMARY TABLE		
REQUIRED QUALITY VOLUME = 0.47 AF (20,538 CF) DRY DET.		
PROVIDED QUALITY VOLUME = 0.47 AF (20,538 CF) DRY DET.		
PARAMETER	DESIGN STORM	PEAK ELEVATION
MIN. PAVEMENT	5 YR - 1 DAY	11.06' NGVD
MIN. PERIMETER GRADE	25 YR - 3 DAY	12.39' NGVD
MIN. BUILDING FLOOR	100 YR - 3 DAY	13.38' NGVD

COFFEE RUSH

IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

GRADING, PAVING AND DRAINAGE PLAN

REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED BUILDING FOOTPRINT	JN
4	07-09-25	REVISED PER MINOR PLAN CHANGES	JN
2	02-26-25	REVISED PER CITY COMMENTS 01/29/2025	JN
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TIMOTHY E. PUGH, P.E.
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869-01-23	4 OF -
DATE 02-06-24	DRAWN BY: JN
	FILE NAME: 04-869

Sep 09, 2025 - 1:44pm Joe Nuccio
X:\Projects\Current Projects\869's\869-01-23 Coffee Rush\04 869-01-23 GPD Plan.dwg

GENERAL NOTES:

1. ELEVATIONS SHOWN ARE NGVD DATUM.
2. WET SEASON WATER TABLE IS 8.00 NGVD.
3. PROJECT IS LOCATED IN FIRM ZONE X.
4. PROVIDE 6" MINIMUM CLEARANCE BETWEEN ALL WATER MAINS AND CULVERT PIPE CROSSINGS BY LOWERING THE WATER MAIN.
5. CONTRACTOR SHALL OBTAIN ALL REQUIRED DRIVEWAY, STREET CONSTRUCTION, AND TREE REMOVAL PERMITS.
6. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING AND MAINTAINING PROPOSED DRY DETENTION AREAS, BERMS, AND EMBANKMENTS DURING CONSTRUCTION TO PREVENT EROSION, FOR A SUFFICIENT PERIOD OF TIME TO ALLOW FOR A GOOD STAND OF GRASS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF THE PROJECT ENGINEER, AND CITY OF CAPE CORAL AND ENGINEERING A MINIMUM OF 24 HOURS IN ADVANCE OF TESTING.
9. CONTRACTOR TO PROVIDE MOT AS OUTLINED IN FDOT INDEX 600 FOR WORK WITHIN ROW.
10. THE CITY OF CAPE CORAL SURVEYING DEPT. WILL DO CONSTRUCTION LAY OUT FOR LOCATION AND ELEVATION OF STORM WATER STRUCTURES, CURB AND ALLEY IMPROVEMENTS AS PER THE CITY'S MASTER PLANS. WHICH ARE CURRENTLY IN PROCESS OF BEING DESIGNED.
11. A COMPLETE SITE SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN MEETING REQUIREMENTS OF M.U.T.C.D. IS REQUIRED FOR REVIEW PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHTS-OF-WAYS. BE ADVISED YOU MAY HAVE TIME RESTRAINS WHEN THE WORK CAN BE PERFORMED IN THE RIGHTS-OF-WAYS AND YOU MAY BE REQUIRED TO UTILIZE EVENINGS AND/OR WEEKENDS FOR LANE CLOSURES. YOUR TRAFFIC PLAN SHOULD ALSO INCLUDE HOW PEDESTRIAN TRAFFIC WILL BE ROUTED AND LOCATION OF SIDEWALK CLOSURES. (SEE CITY ENGINEERING DESIGN STANDARDS SHEET G-4 AND F.D.O.T. INDEX 600 SERIES FOR APPROPRIATE TRAFFIC CONTROL SPECIFICATIONS). A SEPARATE PERMIT IS REQUIRED AND WILL BE ISSUED UPON APPROVAL OF YOUR WORK ZONE TRAFFIC CONTROL PLAN. YOUR TRAFFIC PLAN WILL REQUIRE A FIELD INSPECTION OF THE CONTROLS IN PLACE PRIOR TO COMMENCING WORK IN THE CITY RIGHTS-OF-WAYS. THE CITY PUBLIC WORKS DEPARTMENT DOES NOT REVIEW OR APPROVE WORK ZONE TRAFFIC CONTROL PLANS IN RIGHTS-OF-WAYS CONTROLLED BY LEE CO. D.O.T.
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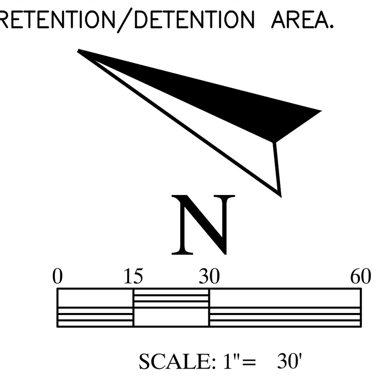
16. THE CONTRACTOR RESPONSIBLE FOR THE PERMIT WILL BE RESPONSIBLE FOR THE RESTORATION OF ALL CITY RIGHT-OF-WAYS DISTURBED OR DAMAGED BY HIS CONTRACTORS UNTIL THE PERMIT HAS A CITY FINAL. SURFACE TO BE REGRADED TO PERMIT FLOW AND COVER WITH HYDROSEED OR SOD. SOD ONLY SHALL BE PLACE 10' IN ALL DIRECTIONS AROUND INLETS. A SINGLE CONTINUOUS STRIP OF SOD SHALL BE PLACED ALONG THE EDGE OF NEW OR EXISTING PAVEMENT NOT BOUND BY CURB.
17. ENSURE THAT TESTING OF THE RIGHT-OF-WAY DEVELOPMENT IS PERFORMED TO ENSURE COMPLIANCE WITH THE MINIMUMS OF THE DESIGN CROSS SECTIONS. CERTIFIED TEST REPORTS ARE REQUIRED FOR COMPACTION AND IN PLACE PAVEMENT THICKNESS OF NEW ROAD CONSTRUCTION PRIOR TO AN ENGINEERING RIGHT-OF-WAY FINAL.
18. ALL CONSTRUCTION WITHIN THE CITY OF CAPE CORAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DESIGN STANDARDS AND F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION. FEDERAL A.D.A. REQUIREMENTS WILL SUPERSEDE ALL CONFLICTS WITH THE STATE AND LOCAL STANDARDS. DEVIATIONS TO THE CITY ENGINEERING DESIGN STANDARDS SHALL BE SPECIFICALLY ADDRESSED IN WRITING FOR REVIEW AND APPROVED BY THE PUBLIC WORKS DIRECTOR, PRIOR TO A RIGHT-OF-WAY FINAL. ALL OTHER ERRORS, OMISSIONS OR CONFLICTS WITH THE SITE PLANS OF SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE CITY ENGINEERING DESIGN STANDARDS.
19. EXISTING ASPHALT ROAD EDGE TO BE CUT BACK A MINIMUM OF 1 FOOT FOR THE ENTIRE LENGTH OF ALL ASPHALT WIDENING TO BE CONSTRUCTED. ANY OF THE WHITE THERMOPLASTIC TRAFFIC LINE REMAINING ALONG THE CUT EDGE IS TO BE GROUND OFF. THE SUBBASE MATERIAL AND CUT EDGE ARE TO BE TACK COATED PRIOR TO THE INSTALLATION OF NEW ASPHALT BASE. SEE CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS, SHEET D-7 ON TAPERS, SIGNSAND STRIPPING, FOR ADDITIONAL DETAILS AND SPECIFICATIONS. A NEW WHITE THERMOPLASTIC TRAFFIC LINE SHALL BE PLACED ALONG THE EDGE OF THE NEW CURB AS PER HTE M.U.T.C.D. SEE CITY OF CAPE CORAL DESIGN STANDARDS, SHEET D-7, FOR ADDITIONAL INFORMATIONS.
20. JOINING OF DRAINAGE PIPES/INLETS MUST BE PERFORMED ACCORDING TO THE CITY OF CAPE CORAL EDS L-2, FDOT STANDARD INDEX 280 AND FDOT SPEC. 430-7
21. EXPANSION JOINTS ARE REQUIRED EVERY 100 FEET AND AROUND ALL ITEMS IN OR PASSING THROUGH THE SIDEWALK. SEE F.D.O.T. INDEX 310 & 2004 F.D.O.T. SPEC. 522-5.
22. ALL WORK OR MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATION OF THE CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS OR FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR ANY WORK PERFORMED WITHOUT AN INSPECTION BY A REPRESENTATIVE OF THE CITY OF CAPE CORAL SITE DEVELOPMENT & REVIEW DIVISION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
23. A SDR FINAL ENGINEERING INSPECTION IS REQUIRED AFTER ALL WORK IN THE RIGHT-OF-WAY IS COMPLETE. THIS WILL REQUIRE THAT ALL RIGHT-OF-WAY TEST REPORTS BE SUBMITTED AND APPROVED PRIOR TO THIS REQUEST. FAILURE TO RECEIVE AN APPROVED FINAL COULD RESULT IN A DELAY WITH RECEIVING THE CERTIFICATE OF OCCUPANCY.
24. A CITY INSPECTION AND APPROVAL ARE REQUIRED PRIOR TO PLACEMENT OF CONCRETE AND OR ASPHALT IN THE CITY'S ROW.

STORMWATER NOTE:

SITE WILL BE REQUIRED TO ADHERE TO LAND USE REGULATION 5.2 E-RETENTION/DETENTION AREAS I.E. TREES AND SHRUBS MUST NOT INTERFERE WITH THE VOLUME OF STORMWATER STORAGE; TREES AND SHRUBS MUST NOT INTERFERE WITH THE REQUIRED SIDE SLOPES; TREES AND SHRUBS MUST NOT INTERFERE WITH OR IMPEDE THE FLOW OF RUNOFF; RETENTION/DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLANS APPROVAL; NO ORGANIC MULCH WILL BE PERMITTED IN OR ADJOINING RETENTION/DETENTION AREA.



LEGEND

- PERIMETER BERM (MIN. 12.5)
- PROPOSED DENTENTION AREA BOUNDARY
- PROPOSED DRAINAGE PIPE & INLET
- PROPOSED DRAINAGE FLOW
- 12.34 PROPOSED ELEVATION
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED DETENTION AREA
- PROPOSED ASPHALT
- + 11.65 EXISTING ELEVATION

PARKING CALCULATIONS FOR SELF STORAGE ONLY

PARKING SPACES REQUIRED:
1 SPACE PER 10,000 SQ. FT.
= 94,200 / 10,000 = 9.42 (10) SPACES REQUIRED

TOTAL REQUIRED	10
TOTAL PROVIDED	20

(2 HANDICAP SPACES PROVIDED)

NOTE:

CAPE CORAL, PUBLIC WORKS, STORM WATER DEPT. DETERMINES PIPE AND SWALE GRADES WITHIN THE ROAD ROW.

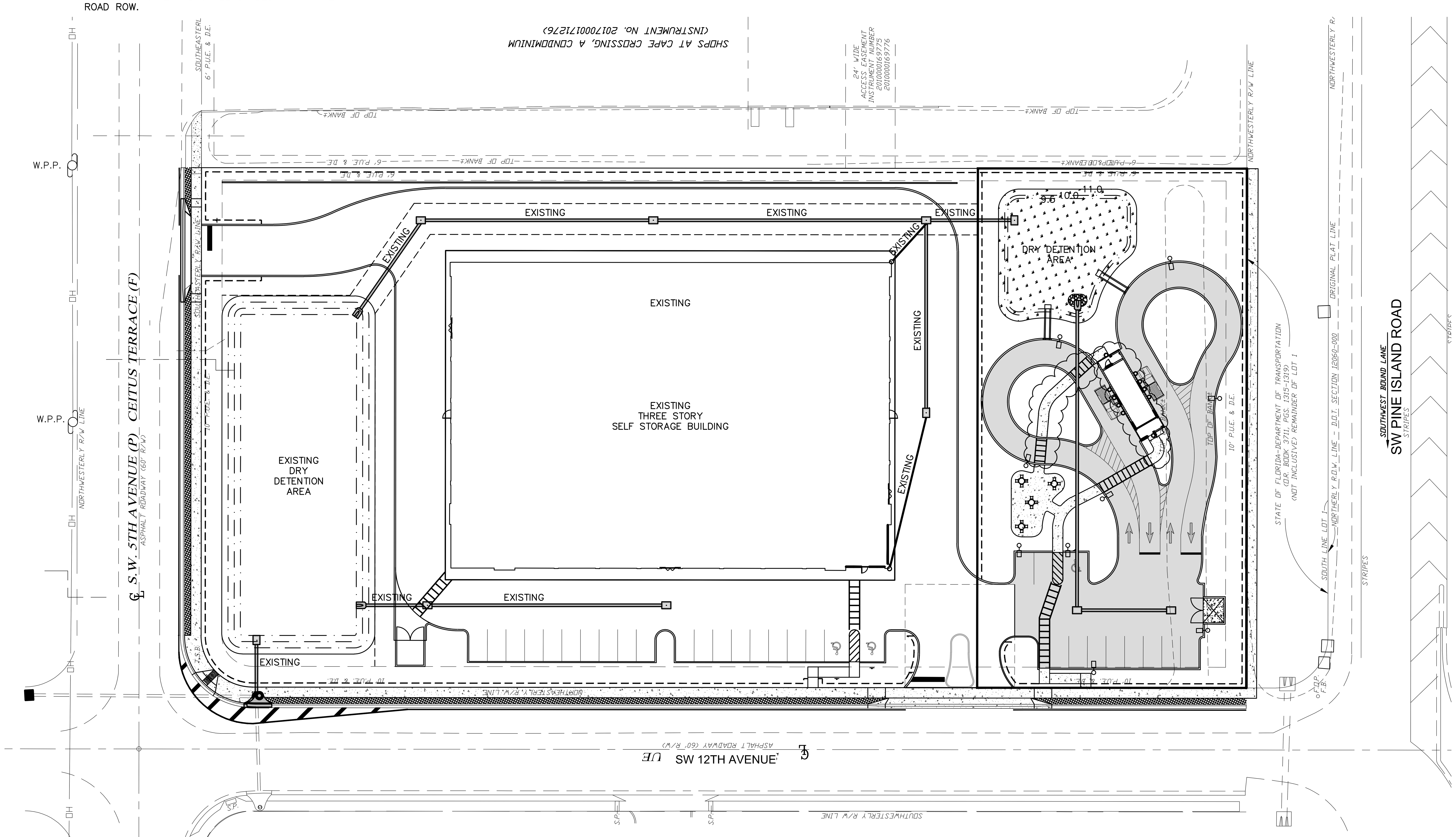
REQUIREMENTS FOR RESIDENTIAL DRIVEWAYS

THE DESIGN AND SUBSEQUENT ELEVATION STAKE-OUT OF ALL DRIVEWAYS, TO INCLUDE RAMPS, SWALES, CULVERTS AND FULL CULVERTS FOR RESIDENTIAL, MULTI-RESIDENTIAL AND PLACES OF WORSHIP WILL BE THE RESPONSIBILITY OF THE SURFACE WATER RIGHT OF WAY CONTROL DIVISION OF THE PUBLIC WORKS DEPARTMENT. REFER TO THE APPPLICABLE SECTIONS OF THIS ENGINEERING DESIGN STANDARD FOR DESIGN CRITERIA.

ALL FULL CULVERTS MUST BE CONTRUCTED WITH PERFORATED PIPE, BEDDED OVER A ROCK FILLED TRENCH (#57 DRAINAGE ROCK) OR COMPARABLE, THE PIPE AND ROCK MUST BE WRAPPED IN PERMEABLE FILTER FABRIC TO PROVIDE EXFILTRATION AND PERCOLATION OF STORMWATER RUNOFF INTO THE SOIL FOR WATER TREATMENT. IN CASES WHERE FULL CULVERTS ARE APRROVABLE, IT MAY BE NECESSARY FOR THE DEVELOPER TO INSTALL AND/OR CONSTRUCT ONE OR MORE CATCH BASINS.

CERTIFICATION

THE ENGINEER OF RECORD HEREBY CERTIFIES THAT HE IS FAMILIAR WITH THE PROPOSED CONSTRUCTION SITE AND IN HIS OPINION, IT CAN BE USED FOR CONSTRUCTION OF THE PROPOSED FACILITIES WITHOUT UNDO DANGER OF FLOODING FROM THE 25 YEAR, 3 DAY STORM EVENT PROVIDED THE SURFACE WATER MANAGEMENT SYSTEM IS CONSTRUCTED IN ACCORDANCE WITH SFWMD PERMIT CONDITIONS AND PROVIDED THE SYSTEM IS MAINTAINED TO FUNCTION AS IT HAS BEEN DESIGNED. TO THE BEST OF THE ENGINEER'S KNOWLEDGE THERE ARE NO ADVERSE SOIL OR FOUNDATION CONDITIONS THAT WOULD PREVENT CONSTRUCTION OF THE PROPOSED FACILITIES PROVIDED PROPER SOILS INVESTIGATION, TESTING AND STRUCTURAL ANALYSIS ARE MADE PRIOR TO CONSTRUCTION.



EXISTING DRAINAGE STRUCTURES
INSTALLED IN SELF STORAGE BUILDING LOT

DRAINAGE INLET SCHEDULE

STRUCTURE	INLET TYPE	G.E.	I.E.
S-1	TYPE C	12.55	9.46
S-2	TYPE C	12.55	8.82
S-3	TYPE C	12.55	8.28
S-4	M.E.S.	NA	8.00
S-5	TYPE C	12.55	9.91
S-6	TYPE C	12.55	9.71
S-7	TYPE C	12.55	9.15
S-8	M.E.S.	NA	9.00
S-9	OUTFALL STR.	12.20	7.80 (SW)
S-10	TYPE 4 INLET	10.00	7.10 (NE)
S-11	JB	11.00	7.10 (SE)

EXISTING DRAINAGE STRUCTURES
INSTALLED IN SELF STORAGE BUILDING LOT

DRAINAGE PIPING SCHEDULE

PIPE	TYPE/SIZE	L.F.	I.E. (FROM)	I.E. (TO)
P-1	12" RCP	129	9.46 (S-1)	8.82 (S-2)
P-2	12" RCP	109	8.82 (S-2)	8.28 (S-3)
P-3	12" RCP	56	8.28 (S-3)	8.00 (S-4)
P-4	12" RCP	90	9.91 (S-5)	9.46 (S-1)
P-5	12" RCP	112	9.71 (S-6)	9.15 (S-7)
P-6	12" RCP	30	9.15 (S-7)	9.00 (S-8)
P-7	12" RCP	25	7.80 (S-9)	7.10 (S-10)
P-8	12" RCP	42	9.66***	9.46 (S-1)

*** LOT 1B 12" RCP I.E. DRY DETENTION AREA.

RCP MAY BE SUBSTITUTED WITH ADS DBL. WALL SMOOTH BORE PIPE.

PIPING JOINTS AND PIPING AND INLETS CONNECTION JOINTS MUST BE SEALED PROPERLY AS DEFINED IN FDOT STANDARD INDEX 280.

WATER MANAGEMENT SUMMARY TABLE

REQUIRED QUALITY VOLUME = 0.47 AF (20,538 CF) DRY DET.
PROVIDED QUALITY VOLUME = 0.47 AF (20,538 CF) DRY DET.

PARAMETER	DESIGN STORM	PEAK ELEVATION
MIN. PAVEMENT	5 YR - 1 DAY	11.27' NGVD
MIN. PERIMETER GRADE	25 YR - 3 DAY	12.50' NGVD
MIN. BUILDING FLOOR	100 YR - 3 DAY	12.76' NGVD

COFFEE RUSH

IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

MASTER DRAINAGE PLAN

TIMOTHY E. PUGH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	5 OF -
DATE 01-29-24	DRAWN BY: CN
	FILE NAME: 05-869

REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED BUILDING FOOTPRINT	JN
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

Sep 09, 2025 - 1:44pm Joe Nuccio
X:\Projects\Current Projects\800's\869-01-23 Coffee Rush\05 869-01-23 Master Drainage Plan.dwg

UTILITY DEMANDS:

POTABLE WATER DEMAND:

367 SF UNDER A/C BUILDING
@ 10 GPD/100 SF OF FLOOR SPACE
= 49 GPD
64E-6 COMMERCIAL FOOD OPERATIONS
CARRY OUT ONLY

SANITARY SEWER FLOW:

367 SF UNDER A/C BUILDING
@ 10 GPD/100 SF OF FLOOR SPACE
= 49 GPD
64E-6 COMMERCIAL FOOD OPERATIONS
CARRY OUT ONLY

IRRIGATION WATER DEMAND:

0.32 ACRES IRRIGATED AREA
(USED MODIFIED BLANRY-CRIDDLE METHOD)
4.81" x 0.32 x 1.25 x 0.02717 MG/AC-IN
= 0.05 MG (1,041.10 GPD)

CONTRACTOR NOTES:

* THE CITY OF CAPE CORAL'S RECORD DRAWINGS HAVE IMPLIED THAT SANITARY SEWER AND POTABLE WATER SERVICES ARE IN PLACE, BUT IT REMAINS THE CONTRACTORS RESPONSIBILITY TO VERIFY THEIR EXISTENCE. SHOULD EX. SEWER MAIN LATERALS NOT BE IN PLACE OR NOT AT ASSUMED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS AND/OR CITY OF CAPE CORAL PUBLIC WORKS TO GAIN APPROVAL FOR A SOLUTION TO INSTALL NEW SERVICES. THE SHOWN UTILITIES (WATER, SEWER AND IRRIGATION) ARE CURRENTLY BEING INSTALLED AND THE CITY HAS NOT RECEIVED RECORD DRAWINGS FOR THESE UTILITIES.

FIRE FLOW CALCULATIONS

BASED ON NFPA 1 – FIRE CODE – LATEST EDITION, CHAPTER 18, TABLE 18.4.5.2.1 MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS" A MINIMUM OF 1,500 GPM IS REQUIRED FOR BUILDINGS 0-5900 SF FOR TYPE II (000) CONSTRUCTION.

FF REQUIRED = 1,500 GPM @ 20 PSI
FF AVAILABLE = 4,573 GPM @ 20 PSI

CAPE CORAL FIRE DEPARTMENT
PO BOX 150027 • CAPE CORAL FL 33915-0027 • (239) 242-3264 • FAX (239) 242-3398

Flow Test Results

Date: July 11, 2024
Location: 1189 SW PINE ISLAND RD

RECIPIENT(s):
Source Inc
Pugh, Timothy
1334 LAFAYETTE ST
CAPE CORAL, FL 33904-9770

Permit #: FIRE24-000079
Block & Lot:
Unit / Suite:
Project Name: Request fire flow test for Coffee Rush project at this locat

Inspection Type: Fire - Flow Test **Occupancy:**

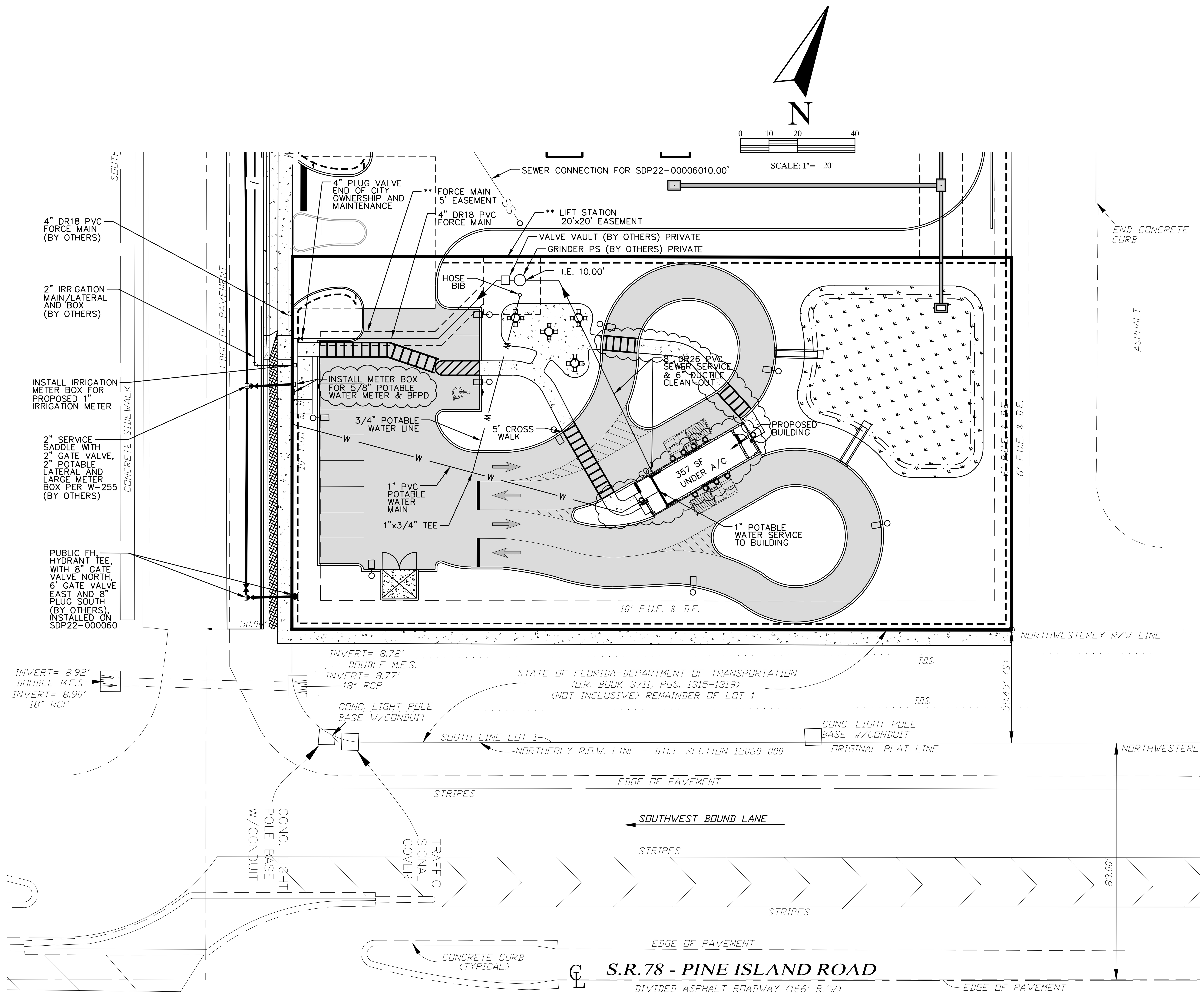
Time: 10:15 **Static PSI:** 73 **Pitot PSI:** 58 **Residual PSI:** 68

The formula used to compute the discharge is: $Q=29.83\ cd^2\ \sqrt{P}$
Example: $Q=29.83 \times .90 \times 2.5^2 \times \sqrt{\text{Pitot PSI}}$

Hazen Williams formula used to compute flow available

73.00	- 20	= 53.00	to the power of .54	=	8.53
Static PSI	Specific Residual	PSI			HR
73.00	- 68	= 5.00	to the power of .54	=	2.38
Static PSI	Specific Residual	PSI			HF
1277.88	- 3.58	= **4572.51**			
Discharge GPM	hr/hf	**Flow Available**			

Inspector: Binder, Jeffrey



TYPICAL GENERAL UTILITY NOTES:

1. THE CONTRACTOR OR OWNER'S REPRESENTATIVE WILL BE RESPONSIBLE FOR OBTAINING AN APPROPRIATELY SIZED TEMPORARY JUMPER ASSEMBLY WITH METER FROM THE CITY OF CAPE CORALS UTILITY COLLECTION AND DISTRIBUTION DEPARTMENT AT 574 -0852 PRIOR TO RECEIVING CITY WATER FOR CONSTRUCTION AND/OR TYING INTO ANY EXISTING POTABLE WATER MAIN LINES. A BILLING ACCOUNT MUST BE SET UP THROUGH THE CITY'S CUSTOMER BILLING DEPARTMENT PRIOR TO INSTALLATION. A REPRESENTATIVE FROM THE CITY OF CAPE CORAL'S DEVELOPMENT SERVICES AT 239-826-1569 MUST BE NOTIFIED 48 HOURS IN ADVANCE OF INSTALLATION AND BE PRESENT TO WITNESS AND RECORD THE INSTALLATION PROCESS. ACCOUNT DOCUMENTATION MUST BE SUBMITTED TO THE SITE DEVELOPMENT AND REVIEW INSPECTOR AT THE TIME OF METER INSTALLATION. AFTER CONSTRUCTION IS COMPLETE AND BEFORE THE TEMPORARY JUMPER AND METER IS REMOVED ALL POTABLE WATER MAINS SHALL BE FLUSHED AND PRESSURE TESTED PER AWWA SECTION C-600 AND DISINFECTED PER AWWA C-651.

2. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF CAPE CORAL'S UTILITIES COLLECTION/DISTRIBUTION DIVISION AT 574-0852 A MINIMUM OF 7 DAYS PRIOR TO ANY SHUT DOWN OR DIVERSION OF AN EXISTING WATER MAIN. A 48 HOUR NOTICE IS REQUIRED FOR A PRESSURE TEST, HOT TAP, OR TIE INTO EXISTING UTILITY MAIN, AND PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION. ALSO, THE CONTRACTOR WILL DISTRIBUTE ANY INTERRUPTION OF SERVICES NOTICES TO ALL AFFECTED PARTIES AND THE CITY WILL DISTRIBUTE ALL BOIL WATER AND RESCISSION NOTICES.

3. IF ANY UTILITY WORK (WATER, SEWER AND IRRIGATION) IS PERFORMED AFTER HOURS (SCHEDULED OR UNSCHEDULED) AND THE UTILITY WORK REQUIRES THE PRESENCE OF A CITY OF CAPE CORAL UTILITY INSPECTOR THE SUBJECT OVERTIME WILL BE REQUIRED TO BE PAID FOR BY THE CONTRACTOR. A BILL WILL BE CREATED AND ATTACHED TO THE APPROPRIATE PERMIT AND PAYMENT WILL BE REQUIRED BEFORE THE WATER FINAL INSPECTION IS COMPLETED.

4. ALL UTILITY MAIN EXTENSIONS AND UTILITY MAIN REPLACEMENTS ARE REQUIRED TO BE A MINIMUM 6" MAIN. ALL SERVICE LATERALS 3" AND LARGER WILL REQUIRE A MINIMUM 6" TAP WITH 6" GATE VALVE AT THE CONNECTION POINT TO THE UTILITY MAIN WITH THE EXCEPTION OF TAPS ON MAINS SMALLER THAN 6".

5. THE CONTRACTOR IS PROHIBITED FROM TURNING OFF ANY EXISTING MAIN LINE VALVES. THESE WILL BE TURNED OFF BY A REPRESENTATIVE OF THE CITY OF CAPE CORAL'S UTILITY DEPARTMENT AT THE CONTRACTORS ARRANGED TIME AND DATE.

6. ALL EXISTING UTILITY SERVICE CONNECTIONS THAT WILL NOT BE UTILIZED FOR THIS PROJECT SHALL BE ABANDONED AT THE MAIN OR POINT AGREED UPON BY THE UTILITY INSPECTOR, PER CITY OF CAPE CORAL SPECIFICATIONS. WATER AND IRRIGATION SERVICES MUST BE ABANDONED AT THE MAIN. SEWER LATERALS MUST BE CAPPED AT THE ROW WITH AN APPROVED LOCATOR INSTALLED. A VISUAL INSPECTION MUST BE COMPLETED BY A CITY OF CAPE CORAL UTILITIES INSPECTOR.

7. THE ENGINEERS ESTIMATED FLOW DEMANDS FOR POTABLE WATER, IRRIGATION WATER AND SANITARY SEWER MUST BE PROVIDED ON THE UTILITY PAGE OF THE SITE PLANS.

8. THE CONTRACTOR WILL NEED TO ADJUST THE EXISTING UTILITIES AFFECTED BY THE NEWLY PROPOSED FINISHED GRADE AT THEIR EXPENSE. THESE ITEMS INCLUDE BUT NOT LIMITED TO; VALVE BOXES, VALVE PADS, VALVE STEM EXTENSIONS, SERVICE CONNECTIONS AND ACCESSORIES, BACKFLOW PREVENTION DEVICES, METER BOXES, FIRE HYDRANTS, MANHOLE COVERS AND/OR ADJUSTMENT RINGS. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THAT ADEQUATE DEPTHS AND CLEARANCES EXIST TO MAKE THE SYSTEM HYDRAULICS WORK PROPERLY. ANY CHANGES TO EXISTING UTILITIES MUST MEET THE CITY OF CAPE CORAL SPECIFICATIONS. DISINFECTION AND RE SAMPLING WILL BE REQUIRED WHEN ANY EXISTING POTABLE WATER MAIN OR SERVICE IS DISTURBED AND IS THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.

9. ALL FIRE LINES AND PRIVATE HYDRANTS WILL REQUIRE THE INSTALLATION OF AN APPROVED DDCV ASSEMBLY INSTALLED AS CLOSE TO THE ROW AS POSSIBLE WITHIN THE PUE. A FIRE HYDRANT RESPONSIBILITY AGREEMENT WILL BE REQUIRED FOR ALL PRIVATE FIRE HYDRANTS. ALL ABOVE GROUND ASSEMBLIES, PIPE, AND FITTINGS MUST BE PAINTED PER CITY OF CAPE CORAL TECHNICAL SPECIFICATIONS PROTECTIVE COATINGS SECTION 09800.

10. ALL BACKFLOW CERTIFICATIONS MUST BE EMAILED TO UCDINSP@CAPECORAL.NET AND TO THE ASSIGNED UTILITY INSPECTOR.

11. ANY WORK OR MATERIALS WHICH DO NOT CONFORM TO THE CITY OF CAPE CORAL'S SPECIFICATIONS OR ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE CITY OF CAPE CORAL UTILITY INSPECTORS OR REPRESENTATIVES IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

12. THE STANDARD MINIMUM COVER FOR A WATER, IRRIGATION OR FORCE MAIN, WHICH IS NOT UNDER PAVEMENT, IS 30" BELOW FINISHED GRADE, OR 42" BELOW THE EDGE OF PAVEMENT. THE MINIMUM COVER FOR WATER MAINS PLACED UNDER PAVEMENT IS 36". PLEASE DEFER TO THE UTILITY DESIGN PROCEDURES MANUAL SECTION 4.1.5.

13. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO DEWATER TRENCH AND SECURE EXCAVATIONS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS ASSOCIATED WITH THE CITY OF CAPE CORALS UTILITY DESIGN PROCEDURES MANUAL TECHNICAL SPECIFICATIONS SECTION 02140. ALL DEWATERING SHALL COMPLY WITH THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND ANY AGENCY WITH JURISDICTION.

14. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES ON SITE. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR HAS SOLE RESPONSIBILITY TO LOCATE AND PROTECT UNDERGROUND UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL HAVE ALL UTILITIES IDENTIFIED AND MARKED PRIOR TO BEGINNING CONSTRUCTION.

15. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION AND BE RESPONSIBLE FOR PROTECTION OF ON SITE UTILITIES INCLUDING LOCATES DURING CONSTRUCTION. ANY UTILITIES THAT ARE DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE USING CITY APPROVED MATERIALS AND MUST BE REPORTED TO THE CITY OF CAPE CORAL UTILITIES COLLECTION/ DISTRIBUTION DEPARTMENT (574-0852). ALL REPAIRS MUST BE INSPECTED BY A CITY UTILITIES INSPECTOR PRIOR TO BACKFILL AND RESTORATION. IF THE CONTRACTOR IS UNABLE TO MAKE THE NECESSARY REPAIRS, THE CONTRACTOR WILL BE HELD LIABLE FOR COSTS ASSOCIATED WITH THE REPAIRS BY CITY PERSONNEL.

16. THE CONTRACTOR SHALL ADJUST (AS REQUIRED) PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. HORIZONTAL AND VERTICAL SEPARATION SHALL CONFORM TO THE CITY OF CAPE CORAL DESIGN PROCEDURES MANUAL SECTIONS 1.5.1 AND 1.5.2.

17. "IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE SECTION 5.1.6, PROTECTION OF EASEMENTS (FKA LUDR SECTION 3.14), ANY IMPROVEMENTS PERMITTED TO BE INSTALLED IN ANY EASEMENT ON THE PROPERTY ARE SUBJECT TO REMOVAL, REPLACEMENT AND RESTORATION BY THE LANDOWNER SHOULD A UTILITY REQUIRE ACCESS TO THE SUBJECT EASEMENT FOR ANY PURPOSE. THE CITY WILL PROVIDE THE PROPERTY OWNER WITH ADVANCE NOTICE IF THE CITY REQUIRES ACCESS TO THE SUBJECT EASEMENTS FOR INSTALLATION OR MAINTENANCE PURPOSES EXCEPT IN EMERGENCY SITUATIONS."

18. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS BUILT DRAWINGS AT ALL TIMES AND PROVIDE ONE COPY TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION. ACCEPTANCE OF THE COMPLETED UTILITY SYSTEM WILL NOT BE GIVEN FINAL APPROVAL BY THE UTILITIES DEPARTMENT UNTIL AS BUILT PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD.

19. SEWER LATERAL REMOVAL AND EXISTING UNUSED MANHOLE CORE REPAIR PROCEDURE: THE EXISTING 8" SEWER STUB AND BOOT IS TO BE REMOVED AND THE OLD CORE FILLED BY DOWELING IN EPOXY COATED RE BAR, FILLING THE VOID WITH POLY RESIN CONCRETE AND INSTALLING THE REQUIRED PROTECTIVE COATING PER TECHNICAL SPECIFICATION SECTION 09800. THE UTILITY DEPARTMENTS PREFERRED CONTRACTOR FOR THE MANHOLE CORE REPAIR IS PAINTS AND COATINGS OR RESTORATION & PROTECTIVE SOLUTIONS. THE REMOVAL OF THE 8" SEWER STUB AND MANHOLE CORE REPAIR IS REQUIRED TO BE COMPLETED AND CURED PRIOR TO THE NEW CORE BEING DRILLED.

NOTE:

** EASEMENT DEDUCTED TO; OWNERS ASSOCIATION OF SKYLINE NORTH LOT 1 REPLAT, INC.

GRINDER PS (PRIVATE) AND A SIGN ITH 24 HOUR EMERGENCY CONTACT INFORMATION.

THE PROPOSED UTILITY CONNECTIONS FOR WATER, SEWER AND IRRIGATION CANNOT BE COMPLETED UNTIL THE PROPOSED UTILITIES (WATER, SEWER AND IRRIGATION) BEING INSTALLED UNDER PERMIT SD22-000060 HAVE BEEN TURNED OVER TO THE CITY.

COFFEE RUSH

IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

UTILITY PLAN

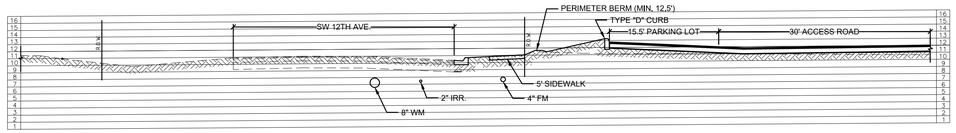
REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED BUILDING FOOTPRINT	JN
4	07-09-25	REVISED PER MINOR PLAN CHANGES	JN
3	05-12-25	REVISED METER BOX AND BFPD	JN
2	02-26-25	REVISED PER CITY COMMENTS 01/29/2025	JN
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

TIMOTHY E. PUGH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

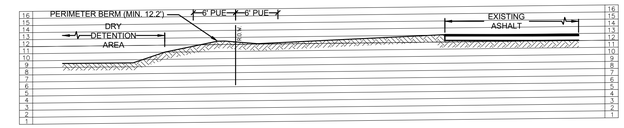
SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO. 869-01-23
DATE 02-06-24
SHEET NO. 6 OF -
DRAWN BY: JN
FILE NAME: 06-869

Sep 09, 2025 – 1:45pm Joe Nuccio
X:\Projects\Current Projects\800's\869-01-23 Coffee Rush\06 869-01-23 Utility Plan.dwg



SECTION A 04
SCALE: 1"=10'



SECTION B 04
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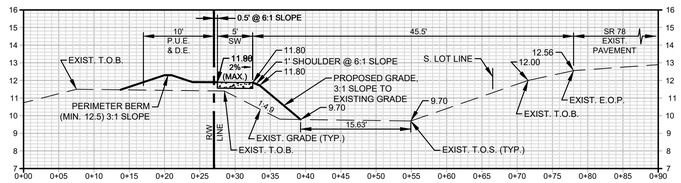
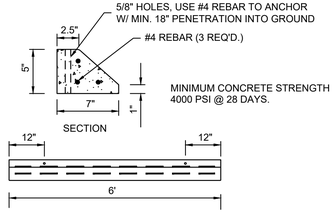


SECTION C 04
HORIZONTAL SCALE: 1'=5'
VERTICAL SCALE: 1'=2'



TYPICAL CONCRETE BUMPER

SCALE: ½" = 1'

REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	ADDED SHEET	JN

Sep 09, 2025 - 1:46pm C.O. Najarro
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COFFEE RUSH

IN

SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

CROSS SECTIONS

TIMOTHY E. PUSH
LICENSE
No. 42041
STATE OF FLORIDA
PROFESSIONAL ENGINEER

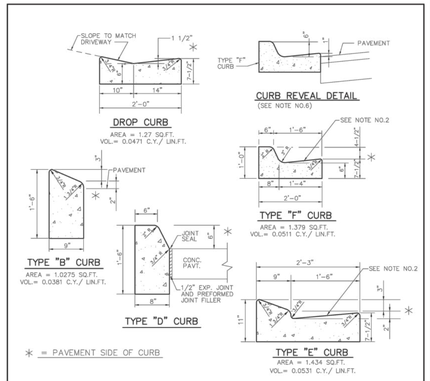
TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041

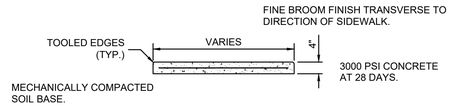
DATE: September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #34338

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

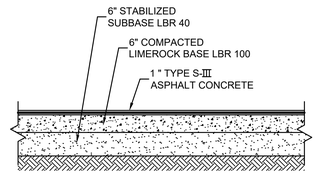
JOB NO.	SHEET NO.
869-01-23	6A
DATE	OF –
06-25-25	DRAWN BY: JN
	FILE NAME: 6A-857





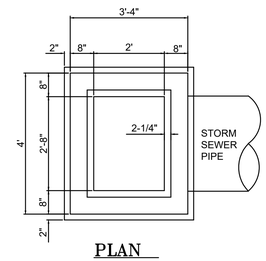
TYPICAL SIDEWALK SECTION

N.T.S.

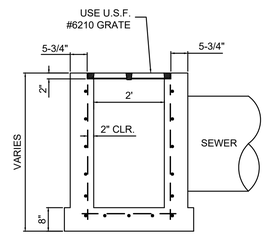


ON-SITE PAVEMENT SECTION

N.T.S.



PLAN



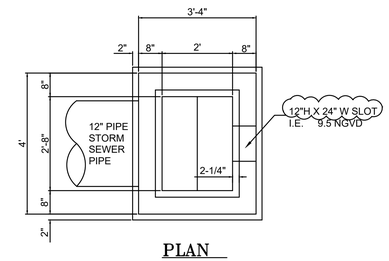
SECTION

NOTES:

1. REINFORCING STEEL SHALL BE #4 REBAR AT 12" ON CENTER, PLACED W/ 1-½" CLEARANCE TO INSIDE FACE OF BOX.
2. CAST-IN PLACE OR PRECAST IS OPTIONAL WITH CONTRACTOR.

MOD. TYPE "C" INLET

SCALE: ½" = 1'



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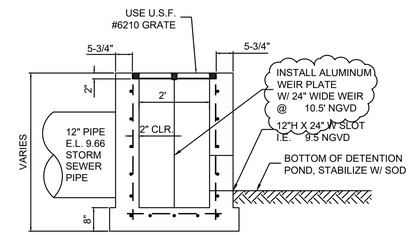


SECTION

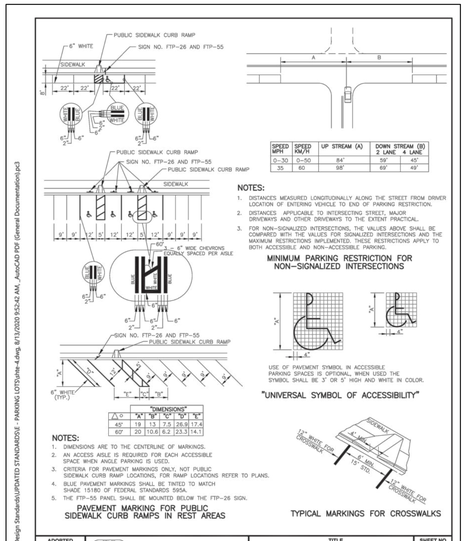
NOTES:

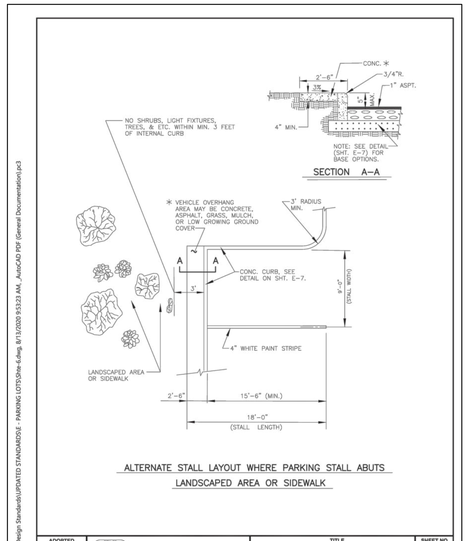
1. REINFORCING STEEL SHALL BE #4 REBAR AT 12" ON CENTER, PLACED W/ 1-½" CLEARANCE TO INSIDE FACE OF BOX.
2. CAST-IN PLACE OR PRECAST IS OPTIONAL WITH CONTRACTOR.

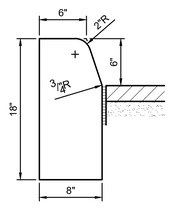
S-4

MOD. TYPE "C" INLET

SCALE: ½" = 1'







TYPE "D" CURB

N.T.S.

COFFEE RUSH

IN

SECTION 15, TOWNSHIP 44S, RANGE 23E

LEE COUNTY, FLORIDA

GPD DETAILS

TIMOTHY E. PUSH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER

TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE: September 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	7 OF -
DATE 02-07-24	DRAWN BY: JN
	FILE NAME: 07-869

REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED PER MINOR PLAN CHANGES	JN

Sep 09, 2025 – 1:47pm Joe Nuccio
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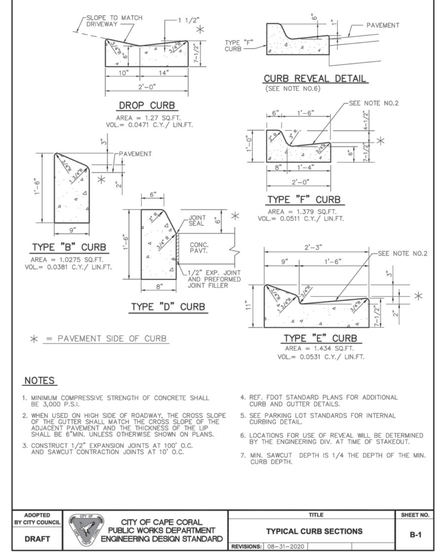

NOTES

1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I.
2. WHEN USED ON HIGH SIDE OF ROADWAY, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6"MIN. UNLESS OTHERWISE SHOWN ON PLANS.
3. CONSTRUCT 1/2" EXPANSION JOINTS AT 100' O.C. AND SAWCUT CONTRACTION JOINTS AT 10' O.C.
4. REF. FDOT STANDARD PLANS FOR ADDITIONAL CURB AND GUTTER DETAILS.
5. SEE PARKING LOT STANDARDS FOR INTERNAL CURBING DETAIL.
6. LOCATIONS FOR USE OF REVEAL WILL BE DETERMINED BY THE ENGINEERING DIV. AT TIME OF STAKEOUT.
7. MIN. SAWCUT DEPTH IS 1/4 THE DEPTH OF THE MIN. CURB DEPTH.

ADOPTED BY CITY COUNCIL		TITLE	SHEET NO.
DRAFT	CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TYPICAL CURB SECTIONS	B-1
		REVISIONS: 08-31-2020	

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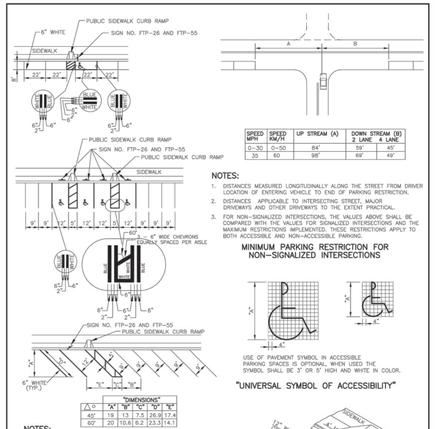

SPEED MPH	SPEED KM/H	UP STREAM (A)	DOWN STREAM (B) 2 LANE	DOWN STREAM (B) 4 LANE
0-30	0-50	84'	59'	45'
35	60	98'	69'	49'

NOTES:

1. DISTANCES MEASURED LONGITUDINALLY ALONG THE STREET FROM DRIVER LOCATION OF ENTERING VEHICLE TO END OF PARKING RESTRICTION.
2. DISTANCES APPLICABLE TO INTERSECTING STREET, MAJOR DRIVEWAYS AND OTHER DRIVEWAYS TO THE EXTENT PRACTICAL.
3. FOR NON-SIGNALIZED INTERSECTIONS, THE VALUES ABOVE SHALL BE COMPARED WITH THE VALUES FOR SIGNALIZED INTERSECTIONS AND THE MAXIMUM RESTRICTIONS IMPLEMENTED. THESE RESTRICTIONS APPLY TO BOTH ACCESSIBLE AND NON-ACCESSIBLE PARKING.

MINIMUM PARKING RESTRICTION FOR NON-SIGNALIZED INTERSECTIONS

"DIMENSIONS"					
△ ○	"A"	"B"	"C"	"D"	"E"
45'	19	13	7.5	26.9	17.4
60'	20	10.8	6.2	23.3	14.1

NOTES:

1. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
2. AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
3. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS, FOR RAMP LOCATIONS REFER TO PLANS.
4. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
5. THE FTP-55 PANEL SHALL BE MOUNTED BELOW THE FTP-26 SIGN.

PAVEMENT MARKING FOR PUBLIC SIDEWALK CURB RAMPS IN REST AREAS

TYPICAL MARKINGS FOR CROSSWALKS

ADOPTED BY CITY COUNCIL		TITLE	SHEET NO.
DRAFT	CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	PARKING MARKINGS AND STRIPING	E-4
		REVISIONS: 08-31-2020	

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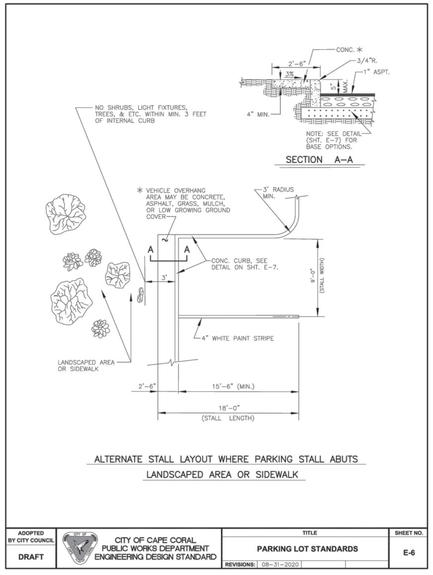

ADOPTED BY CITY COUNCIL		TITLE	SHEET NO.
DRAFT	CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	PARKING LOT STANDARDS	E-6
		REVISIONS: 08-31-2020	

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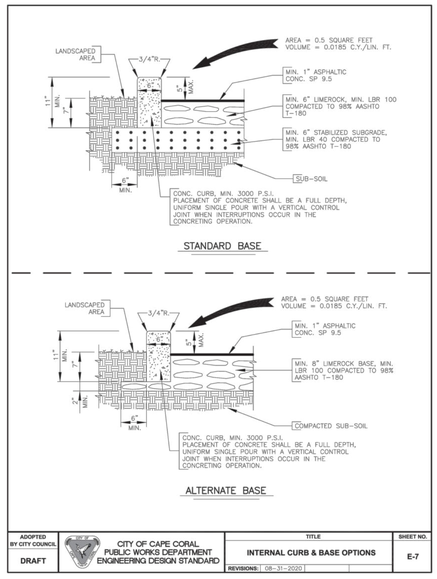

ADOPTED BY CITY COUNCIL		TITLE	SHEET NO.
DRAFT	CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	INTERNAL CURB & BASE OPTIONS	E-7
		REVISIONS: 08-31-2020	

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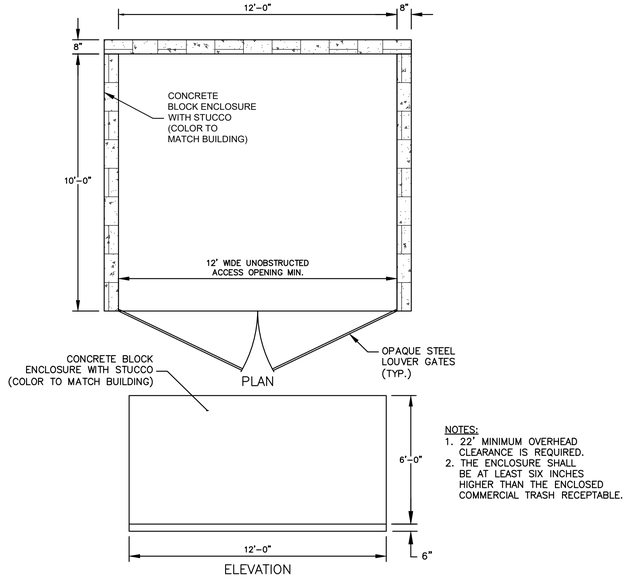


NOTES:

1. 22' MINIMUM OVERHEAD CLEARANCE IS REQUIRED.
2. THE ENCLOSURE SHALL BE AT LEAST SIX INCHES HIGHER THAN THE ENCLOSED COMMERCIAL TRASH RECEPTABLE.

TYPICAL TRASH ENCLOSURE DETAIL

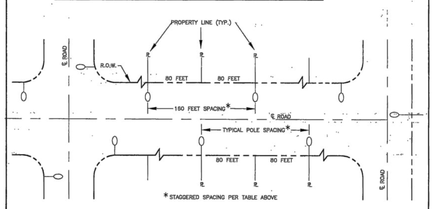
N.T.S.

TYPE, SPACING AND WATTAGES

STREET CLASSIFICATION (1)	POLE SPACING (5)	HPS WATTAGE	LUMINAIRE COBRAHEAD (2)	LED EQUIVALENT	LED (4) ROADWAY LUMINAIR
	(FT)	(W)	(CUTOFF)	(W)	(GE)
LOCAL	150	N/A	125	53	ERL1
COLLECTOR	160	150	125	N/A	ERL1
MAJOR ARTERIAL	160	250	125	N/A	ERL1
PRINCIPAL ARTERIAL	160	400	125	N/A	ERL2

(1) SEE FUNCTIONAL CLASSIFICATION MAP
(2) LCEC POLES
(2) AMERICAN ELECTRIC LIGHTING – ROADWAY SERIES 125
(4) GENERAL ELECTRIC (GE) EVOLVE LED ROADWAY LIGHTING

INTERSECTION	LOCAL	COLLECTOR	MAJOR ARTERIAL	PRINCIPAL ARTERIAL
LOCAL	53 W (LED)	150 W (HPS)	250 W (HPS)	400 W (HPS)
COLLECTOR	150 W (HPS)	150 W (HPS)	250 W (HPS)	400 W (HPS)
MAJOR ARTERIAL	250 W (HPS)	250 W (HPS)	250 W (HPS)	400 W (HPS)
PRINCIPAL ARTERIAL	400 W (HPS)	400 W (HPS)	400 W (HPS)	400 W (HPS)



NOTES:

1. LIGHTING LAYOUT AND DESIGN PLAN SHALL BE PER LEE COUNTY ELECTRICAL COOPERATIVE.
2. ANY CHANGE IN LOCATION OF STREET LIGHTS FROM APPROVED PLANS OR STANDARDS IS SUBJECT TO WRITTEN APPROVAL BY THE CITY.

ADOPTED BY CITY COUNCIL		TITLE	SHEET NO.
	CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	STREET LIGHTING	J-4
		REVISIONS: 03-31-2022	

REVISION	DATE	REMARKS	CHG. BY
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

Sep 09, 2025 – 1:48pm Joe Nuccio
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COFFEE RUSH

IN

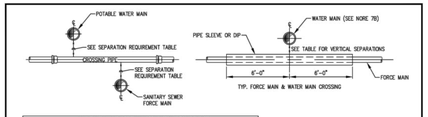
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

GPD DETAILS

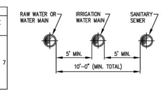
TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business # 24338
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	8 OF –
DATE 02-07-24	DRAWN BY: JN
	FILE NAME: 08-869



PROPOSED UTILITY	HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS								ACCEPTABLE VARIANCES
	POTABLE WATER		IRRIGATION WATER		SANITARY SEWER (GRAVITY & FM)		STORM DRAIN		
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–		3' O/O	12"	10' O/O	12"	3' O/O	12"	SEE NOTE NO. 7
IRRIGATION WATER	3' O/O	12"	12"	12"	3' O/O	12"	3' O/O	12"	
SANITARY SEWER (GRAVITY & FM)	10' O/O	12"	3' O/O	12"	3' O/O	12"	3' O/O	12"	
RAW WATER	3' O/O	12"	3' O/O	12"	10' O/O	12"	3' O/O	12"	



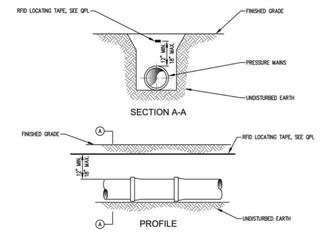
O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE

NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS FOR THE CITY OF CAPE CORAL AND MAY BE GREATER OR MORE STRINGENT THAN VALUES DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. FOR THE PURPOSE OF THIS TABLE IRRIGATION WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 62-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATEST CLEARANCE SHALL BE USED.
4. MINIMUM DISTANCE BETWEEN PIPE AND ANY STRUCTURES TO BE 12" O/O.
5. FOR VERTICAL SEPARATIONS ON WATER MAINS, 12" IS REQUIRED, HOWEVER, 8" IS ACCEPTABLE IF THE WATER MAIN IS ABOVE THE GRAVITY SANITARY SEWER OR STORM DRAIN, UPON RECEIVING PRIOR APPROVAL FROM THE CITY OF CAPE CORAL.
6. FOR SEPARATIONS NOT INVOLVING WATER MAINS, 12" IS REQUIRED, HOWEVER, 6" IS ACCEPTABLE UPON RECEIVING PRIOR APPROVAL FROM CITY OF CAPE CORAL PROJECT REPRESENTATIVE.
7. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, DUCTILE IRON PIPE OR PVC ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED. THE PIPE JOINTS SHALL BE STAGGERED AS FOLLOWS: 1) 3' BETWEEN WM AND VACUUM SEWERS, STORM SEWERS, AND RECLAIMED WATER MAIN JOINTS, 2) 6' BETWEEN WM AND GRAVITY SANITARY SEWER, SANITARY FORCE MAINS, SANITARY SEWER AND NON-REGULATED RECLAIMED WATER MAINS.
   B. FOR SANITARY SEWERS OR STORM DRAINS CROSSING UNDER MAINS WHERE 6" MINIMUM VERTICAL SEPARATION IS NOT ATTAINABLE; FOR IRRIGATION AND FORCE MAINS, USE ONE FULL LENGTH OF PVC ENCASED PIPE CENTERED AT THE POINT OF CROSSING; AND FOR THE WATER MAIN, USE ONE FULL LENGTH OF PIPE CENTERED AT THE POINT OF CROSSING WITH NO LESS THAN 6' BETWEEN ANY TWO JOINTS.
   C. IF MINIMUM DEPTH OF COVER IS NOT MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED PER CITY OF CAPE CORAL SPECIFICATIONS.
   D. MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS & GRAVITY-TYPE SEWER MAY BE REDUCED TO 3' WHERE BOTTOM OF WATER MAIN IS 6" ABOVE TOP OF SEWER.
8. FOR SANITARY SEWERS CROSSING OVER WATER MAINS, A MINIMUM VERTICAL DISTANCE OF 12 INCHES AND THE CRITERIA FOR MINIMUM SEPARATION OF JOINTS IN 7(B) ABOVE MUST BE MAINTAINED.
9. NO WATER PIPE SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE OR STRUCTURE.
10. A MINIMUM VERTICAL SEPARATION OF 6" SHALL BE KEPT BETWEEN SANITARY SEWER SERVICES AND MAIN LINE PIPES.
11. UTILITY LINES SHALL HAVE A MINIMUM 3' VERTICAL AND HORIZONTAL SEPARATION FROM ELECTRICAL AND FIBER OPTIC LINES. WHEN FACILITY/UTILITY LINES WILL CROSS ELECTRICAL OR FIBER OPTIC LINES, HAND DIGGING SHALL BE REQUIRED TO LOCATE THESE LINES.

UG-102 UTILITY SEPARATION REQUIREMENTS
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022		UTILITY SEPARATION REQUIREMENTS	UG-102
ADOPTION DATE 08-17-2022			



SECTION A-A

PROFILE

NOTES:

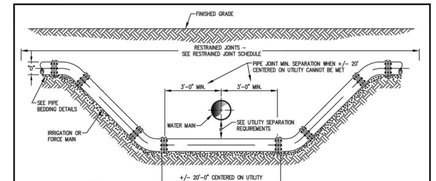
1. ALL MAINS SHALL HAVE AN RFID LOCATING/PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ALIGNMENT. THE PROTECTION TAPE SHALL BE AS REQUIRED BY THE SPECIFICATIONS. TAPE SHALL BE INSTALLED DURING BACKFILLING 12"- 18" DIRECTLY ABOVE THE PIPE AND BE CONTINUOUSLY MARKED FOR THE TYPE OF PIPE (EXAMPLE: 'CAUTION WATER MAIN BURIED BELOW'). THE TAPE SHALL HAVE A METALLIC DETECTABLE STRIP INCLUDED AND COLOR CODED AS FOLLOWS:

   BLUE ----------POTABLE WATER
   GREEN ----------GRAVITY SEWER
   GREEN ----------SANITARY SEWER FORCE MAIN
   LAVENDER ----------IRRIGATION/REUSE WATER
2. PVC MAINS SHALL BE A SOLID COLOR AND PERMANENTLY MARKED WITH THE MANUFACTURER'S NAME, PIPE SIZE AND/OR PRESSURE RATING.
3. ELECTRONIC MARKERS SHALL BE PLACED AT ALL CHANGES OF DIRECTION, START AND END OF VERTICAL DEFLECTIONS, AND SERVICES AT THE CORPORATION STOP OR SEWER SERVICE WYE. DO NOT INSTALL ELECTRONIC MARKER FOR CORPORATION STOPS UNLESS LOCATED UNDER PAVEMENT. MARKERS SHALL BE LOCATED AT A MAXIMUM DEPTH OF 4 FEET. THE MARKERS SHALL NOT BE PLACED IN CONTACT WITH DIP FITTINGS. THE MARKERS SHALL BE:

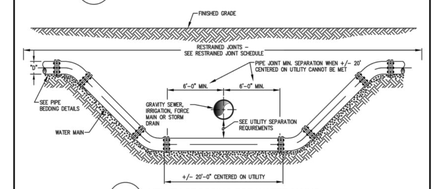
   POTABLE WATER ---------- COLOR BLUE
   SANITARY SEWER ---------- COLOR GREEN
   SANITARY SEWER FORCE MAIN -------- COLOR GREEN
   IRRIGATION/REUSE WATER ------- COLOR LAVENDER
4. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
5. RECORD DRAWINGS SHALL INCLUDE STATE PLANE COORDINATES AND ELEVATION FOR EACH ELECTRONIC MARKER.

UG-103 PIPE LOCATION TAPE, STRIPING AND MARKERS
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022		PIPE LOCATION TAPE, STRIPING AND MARKERS	UG-103
ADOPTION DATE 08-17-2022			



UG-104 UTILITY CROSSING FOR IRRIGATION AND FORCE MAINS
NOT TO SCALE



UG-104 UTILITY CROSSING FOR WATER MAINS
NOT TO SCALE

NOTES:

1. ELECTRONIC MARKERS SHALL BE PLACED AT ALL CHANGES OF DIRECTION, START AND END OF VERTICAL DEFLECTIONS, AND SERVICES AT THE CORPORATION STOP OR SEWER SERVICE WYE. MARKERS SHALL BE LOCATED AT A MAXIMUM DEPTH OF 4 FEET. RECORD DRAWINGS SHALL INCLUDE LOCATION OF ALL ELECTRONIC MARKERS. THE MARKERS SHALL NOT BE PLACED IN CONTACT WITH DIP FITTINGS. THE MARKERS SHALL BE:

   POTABLE WATER ---------- COLOR BLUE
   SANITARY SEWER ---------- COLOR GREEN
   SANITARY SEWER FORCE MAIN -------- COLOR GREEN
   IRRIGATION/REUSE WATER ---------- COLOR LAVENDER
2. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
3. ALL DIVERSIONS SHALL BE CONSTRUCTED USING DUCTILE IRON PIPE.

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022		UTILITY CROSSING FOR IRRIGATION AND FORCE MAINS UTILITY CROSSING FOR WATER MAINS	UG-104
ADOPTION DATE 08-17-2022			

PIPE DIA (INCHES)	RESTRAINED LENGTH EACH SIDE OF RESTRAINED FITTING (FEET)								RESTRAINED LENGTH FOR REDUCERS (FEET)									
	DIP				PVC				SMALL END (INCHES)									
	90°	45°	22-1/2°	11-1/4°	90°	45°	22-1/2°	11-1/4°	4	6	8	10	12	16	20	24	30	36
4	35	15	10	5	55	25	20	10	*	*	*	*	*	*	*	*	*	*
6	55	25	10	5	80	35	20	20	46	*	*	*	*	*	*	*	*	*
8	65	30	15	10	90	40	20	20	74	51	*	*	*	*	*	*	*	*
10	80	35	20	10	110	50	25	20	97	79	53	*	*	*	*	*	*	*
12	98	40	20	10	130	55	30	20	120	105	84	56	*	*	*	*	*	*
16	136	65	25	15	165	70	35	20	*	152	136	116	91	*	*	*	*	*
20	173	100	30	15	200	104	40	20	*	197	184	168	148	96	*	*	*	*
24	209	134	35	20	216	139	45	25	*	240	229	215	199	156	101	*	*	*
30	263	154	41	20	275	194	50	25	*	305	297	285	272	237	193	138	*	*
36	317	235	86	25	333	248	95	30	*	*	*	*	*	312	275	229	146	*
42	368	283	129	25	388	300	140	30	*	*	*	*	*	*	348	309	238	151
48	420	331	172	30	444	352	187	35	*	*	*	*	*	*	419	385	323	247

RESTRAINED LENGTHS FOR VALVES, PLUGS, DEAD ENDS, TEE BRANCHES AND HDPE TO PVC TRANSITIONS SHALL BE THE SAME AS FOR 90° BENDS.
RESTRAINED LENGTHS FOR WYES SHALL BE THE SAME AS FOR 45° BENDS.
IF A JOINT FALLS AT THE MAXIMUM DISTANCE, IT SHALL BE RESTRAINED.
TABLE BASED ON DUCTILE IRON FITTINGS WITH A TEST PRESSURE 150 PSI AND 36" OF PIPE COVER.
"*" REDUCER SIZE NOT AVAILABLE.

UG-105 RESTRAINED JOINT SCHEDULE
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022		RESTRAINED JOINT SCHEDULE	UG-105
ADOPTION DATE 08-17-2022			

REVISION	DATE	REMARKS	CHG. BY
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

COFFEE RUSH
IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

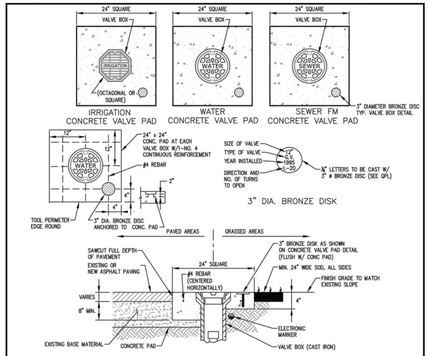
UTILITY DETAILS

TIMOTHY E. PUSH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE: September 12, 2025

SOURCE, INC.
ENGINEERS · PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	9 OF –
DATE 02-07-24	DRAWN BY: JN
	FILE NAME: 09-869

Sep 09, 2025 – 1:48pm Joe Nuccio
X:\Projects\Current Projects\800's\869-01-23 Coffee Rush\09-12 869-01-23 Utility Details.dwg

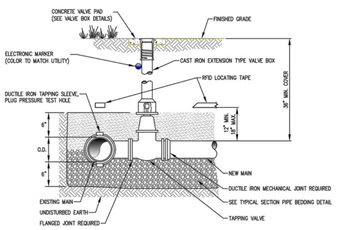


NOTES:

1. CAUTION SHOULD BE TAKEN NOT TO ALLOW ANY MATERIAL TO FALL INTO THE VALVE BOX CYLINDER. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ANY AND ALL MATERIAL RESULTING FROM THEIR VALVE BOX INSTALLATION AND/OR ADJUSTMENT OPERATION.
2. ELECTRONIC MARKERS SHALL BE REQUIRED AT ALL VALVES 2" OR LARGER.
3. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
4. EDGE OF VALVE PAD TO BE INSTALLED PARALLEL WITH CENTERLINE OF ROADWAY.
5. VALVE PAD SHALL NOT STRADDLE PAVEMENT EDGE. PROVIDE A MINIMUM OF 8 INCHES OF ASPHALT PAVEMENT BETWEEN CONCRETE PAD AND EDGE OF PAVEMENT.
6. FOR DEPTHS GREATER THAN 4' FROM FINISH GRADE TO VALVE NUT PROVIDE EXTENSION WITH COLLAR AS REQUIRED AND BOLT TO VALVE NUT.
7. INSTALL TO ADA SLOPE COMPLIANCE IF LOCATED WITHIN SIDEWALK.
8. ANY DAMAGE TO THE EXISTING ASPHALT SURFACE SHALL BE REPAIRED AS DEFINED IN THE ENGINEERING DESIGN STANDARDS.

UG-210 VALVE BOX (PAVED AREAS/GRASSED AREAS)
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		VALVE BOX (PAVED AREAS/GRASED AREAS)	UG-210

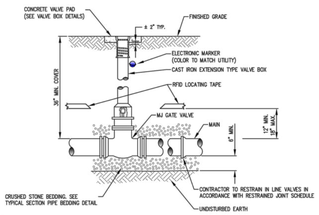


NOTES:

1. CAUTION SHOULD BE TAKEN NOT TO ALLOW ANY MATERIAL TO FALL INTO THE VALVE BOX CYLINDER. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ANY AND ALL MATERIAL RESULTING FROM THEIR VALVE BOX INSTALLATION AND/OR ADJUSTMENT OPERATION.
2. ELECTRONIC MARKERS SHALL BE REQUIRED AT ALL VALVES 2" OR LARGER.
3. NO REVERSE TAPS, UNLESS APPROVED BY THE CITY.
4. NO TAPS CLOSER THAN 18" FROM OTHER TAPS, BELLS, OR MJ FITTINGS.
5. NO SIZE ON SIZE TAPS.
6. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
7. INSTALL RFID LOCATING TAPE PER MANUFACTURER'S INSTRUCTIONS.

UG-211 MECHANICAL JOINT TAPPING SLEEVE AND VALVE
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		MECHANICAL JOINT TAPPING SLEEVE AND VALVE	UG-211

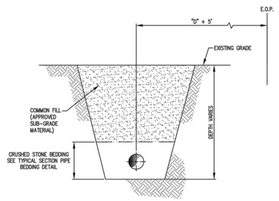


NOTES:

1. FOR DEPTHS GREATER THAN 4 FEET FROM FINISH GRADE TO VALVE NUT, PROVIDE EXTENSION WITH COLLAR AS REQUIRED AND BOLT TO VALVE NUT.
2. ELECTRONIC MARKERS SHALL BE REQUIRED AT ALL VALVES 2" OR LARGER.
3. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
4. INSTALL RFID LOCATING TAPE PER MANUFACTURER'S INSTRUCTIONS.

UG-212 GATE VALVE
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		GATE VALVE	UG-212

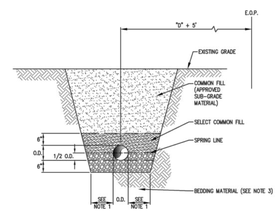


NOTE:

1. COMMON FILL (APPROVED SUB-GRADE MATERIAL) SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY (AASHTO T-180). WHEN THE CENTERLINE OF THE TRENCH IS WITHIN A DISTANCE OF "D" + 5' FROM THE EDGE OF A PAVED ROAD OR DRIVEWAY, COMMON FILL (APPROVED SUB-GRADE MATERIAL) (LBR 40) MINIMUM SHALL BE USED AND COMPACTED TO AT LEAST 98% MAXIMUM DENSITY (AASHTO T-180).

UG-231 TYPICAL SECTION: BACKFILL - UNPAVED AREAS
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		TYPICAL SECTION BACKFILL - UNPAVED AREAS	UG-231

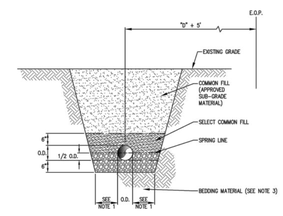


NOTES:

1. DIMENSION VARIES WITH PIPE DIAMETER:
   10' FOR NOMINAL PIPE DIAMETER OF 24"OR LESS.
   12' FOR NOMINAL PIPE DIAMETER OF MORE THAN 24"AND LESS THAN 42".
   24' FOR NOMINAL PIPE DIAMETER OF 42"OR MORE.
2. COMMON FILL (APPROVED SUB-GRADE MATERIAL) SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY (AASHTO T-180). WHEN THE CENTERLINE OF THE TRENCH IS WITHIN A DISTANCE OF "D" + 5' FROM THE EDGE OF A PAVED ROAD OR DRIVEWAY, COMMON FILL (APPROVED SUB-GRADE MATERIAL) (LBR 40) MINIMUM SHALL BE USED AND COMPACTED TO AT LEAST 98% MAXIMUM DENSITY (AASHTO T-180).
3. BEDDING MATERIAL SHALL BE FDOT #57 STONE IF IN OR BELOW THE GROUNDWATER TABLE, OR FDOT #4 STONE IF ABOVE THE GROUNDWATER TABLE.
4. BEDDING FOR GRAVITY SEWER SHALL BE #57 STONE.
5. PROVIDE A "STONE BREAK" AT EVERY 100' TO PREVENT GROUNDWATER CONVEYANCE. SAND BREAK SHALL BE A MINIMUM 24" WIDE.

UG-232 TYPICAL SECTION: PIPE BEDDING DETAIL
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		TYPICAL SECTION PIPE BEDDING DETAIL	UG-232



NOTES:

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   10' FOR NOMINAL PIPE DIAMETER OF 24"OR LESS.
   12' FOR NOMINAL PIPE DIAMETER OF MORE THAN 24"AND LESS THAN 42".
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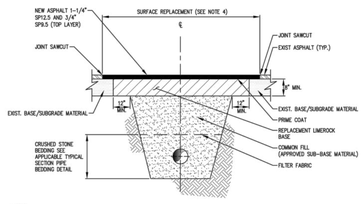
3. BEDDING MATERIAL SHALL BE FDOT #57 STONE IF IN OR BELOW THE GROUNDWATER TABLE, OR FDOT #4 STONE IF ABOVE THE GROUNDWATER TABLE.
4. BEDDING FOR GRAVITY SEWER SHALL BE #57 STONE.
5. PROVIDE A "STONE BREAK" AT EVERY 100' TO PREVENT GROUNDWATER CONVEYANCE. SAND BREAK SHALL BE A MINIMUM 24" WIDE.

UG-232 TYPICAL SECTION: PIPE BEDDING DETAIL
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		TYPICAL SECTION PIPE BEDDING DETAIL	UG-232



NOTES:

1. BASE AND SUBGRADE MATERIAL SHALL BE REPLACED IN KIND.
2. LIMEROCK MATERIAL (MIN. LBR 100) FOR BASE SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY (AASHTO T-180).
3. SUBGRADE MATERIAL (MIN. LBR 40) SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY (AASHTO T-180 IN MINIMUM 6" LIFTS).
4. TYPICALLY, ASPHALT REPLACEMENT SHALL ENCOMPASS ONE FULL LANE WIDTH AND EXTEND A 20' MINIMUM LONGITUDINALLY ON LOCAL ROADS AND 100' MINIMUM ON COLLECTOR ROADS. SEE PUBLIC WORKS FOR EACH CASE.
5. APPLY TACK COAT TO ALL VERTICAL FACES OF ASPHALT.
6. FLOWABLE FILL (PER FDOT SPECIFICATION SECTION 121) MAY BE USED IN LIEU OF FILTER FABRIC AND APPROVED SUBGRADE.

UG-236 TYPICAL SECTION: BACKFILL WITH PAVEMENT PATCHING
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		TYPICAL SECTION BACKFILL WITH PAVEMENT PATCHING	UG-236

REVISION	DATE	REMARKS	CHG. BY
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

COFFEE RUSH

IN

SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

UTILITY DETAILS

TIMOTHY E. PUSH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	10 OF -
DATE 02-07-24	DRAWN BY: JN
	FILE NAME: 10-869

Sep 09, 2025 - 1:50pm Joe Nuccio
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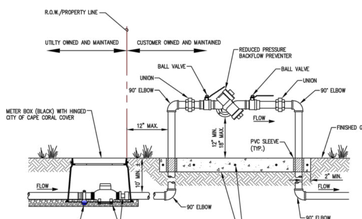
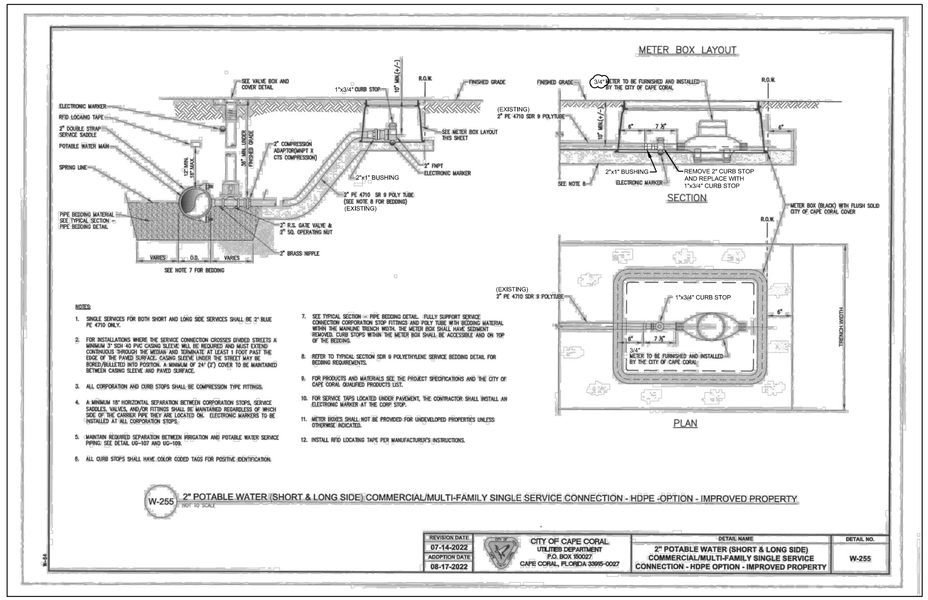


NOTES:

1. ALL PIPE MUST BE TYPE 'K' COPPER OR NO LEAD BRASS ONLY. PVC NOT PERMITTED.
2. INSPECTIONS ARE REQUIRED FOR SYSTEM TIE-IN CONNECTION, ASSEMBLY CONNECTION, AND BACKFLOW CERTIFICATION.
3. A REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY SHALL BE USED WHEN HIGH HAZARDS, AS DEFINED BY AWWA M-14 (E.G., RISK OF CHEMICAL ADDITION, MEDICAL FACILITIES, INDUSTRIAL FACILITIES, PROPERTIES USING RECLAIMED WATER, ETC.), EXIST.
4. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
5. PRIOR TO INSTALLATION, LOCATION OF BACKFLOW ASSEMBLY TO BE VERIFIED BY CITY OF CAPE CORAL.

W-240 3/4" TO 2" REDUCED PRESSURE BACKFLOW ASSEMBLY (MULTI-FAMILY/COMMERCIAL)
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL	DETAIL NAME	DETAIL NO.
07-14-2022	UTILITIES DEPARTMENT	¾" TO 2" REDUCED PRESSURE BACKFLOW ASSEMBLY (MULTI-FAMILY/COMMERCIAL)	W-240
ADOPTION DATE 08-17-2022	P.O. BOX 150027 CAPE CORAL, FLORIDA 33995-0027		



NOTES:

1. SINGLE SERVICES FOR BOTH SHORT AND LONG SIDE SERVICES SHALL BE 2" BLUE PE 4710 ONLY.
2. FOR INSTALLATIONS WHERE THE SERVICE CONNECTION CROSSES OPENED STREETS A MINIMUM 2" SCH 40 PVC CASING SLEEVE WILL BE REQUIRED AND MUST EXTEND CONTINUOUS THROUGH THE MEDIAN AND TERMINATE AT LEAST 1 FOOT PAST THE EDGE OF THE PAVED SURFACE. CASING SLEEVE UNDER THE STREET MAY BE BORED/RULETED INTO POSITION. A MINIMUM OF 24" (2') COVER TO BE MAINTAINED BETWEEN CASING SLEEVE AND PAVED SURFACE.
3. ALL CORPORATION AND CURB STOPS SHALL BE COMPRESSION TYPE FITTINGS.
4. A MINIMUM 18" HORIZONTAL SEPARATION BETWEEN CORPORATION STOPS, SERVICE SADDLES, VALVES, AND/OR FITTINGS SHALL BE MAINTAINED REGARDLESS OF WHICH SIDE OF THE CARRIER PIPE THEY ARE LOCATED ON. ELECTRONIC MARKERS TO BE INSTALLED AT ALL CORPORATION STOPS.
5. MAINTAIN REQUIRED SEPARATION BETWEEN IRRIGATION AND POTABLE WATER SERVICE PIPING. SEE DETAIL GS-107 AND GS-108.
6. ALL CURB STOPS SHALL HAVE COLOR CODED TAGS FOR POSITIVE IDENTIFICATION.
7. SEE TYPICAL SECTION -- PIPE BEDDING DETAIL. FULLY SUPPORT SERVICE CONNECTION CORPORATION STOP FITTINGS AND POLY TUBE WITH BEDDING MATERIAL WITHIN THE MAINLINE TRENCH WIDTH. THE METER BOX SHALL HAVE SEDIMENT REMOVED. CURB STOPS WITHIN THE METER BOX SHALL BE ACCESSIBLE AND ON TOP OF THE BEDDING.
8. REFER TO TYPICAL SECTION SDR 9 POLYETHYLENE SERVICE BEDDING DETAIL FOR BEDDING REQUIREMENTS.
9. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
10. FOR SERVICE TAPS LOCATED UNDER PAVEMENT, THE CONTRACTOR SHALL INSTALL AN ELECTRONIC MARKER AT THE CORP STOP.
11. METER BOXES SHALL NOT BE PROVIDED FOR UNDEVELOPED PROPERTIES UNLESS OTHERWISE INDICATED.
12. INSTALL RFID LOCATING TAPE PER MANUFACTURER'S INSTRUCTIONS.

W-255 2" POTABLE WATER (SHORT & LONG SIDE) COMMERCIAL/MULTI-FAMILY SINGLE SERVICE CONNECTION - HDPE -OPTION - IMPROVED PROPERTY
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL	DETAIL NAME	DETAIL NO.
07-14-2022	UTILITIES DEPARTMENT	2" POTABLE WATER (SHORT & LONG SIDE) COMMERCIAL/MULTI-FAMILY SINGLE SERVICE CONNECTION - HDPE OPTION - IMPROVED PROPERTY	W-255
ADOPTION DATE 08-17-2022	P.O. BOX 150027 CAPE CORAL, FLORIDA 33995-0027		

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings Joint Spacing @ Crossings
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. Minimum	Water Main 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. Minimum	Water Main 12 inches is preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. Minimum (3)	Water Main 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
Other Sewage Treatment & Disposal System	10 ft. Minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum 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 65 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) Additional information under paragraph 3g of 62-604, F.A.C.

Disclaimer – This document is for your convenience only. Please refer to F.A.C. Rule 62–555.314 for additional requirements

COFFEE RUSH
IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

UTILITY DETAILS

TIMOTHY E. PUSH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business # 3638
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	11 OF –
DATE 02-07-24	DRAWN BY: JN
	FILE NAME: 11-869

REVISION	DATE	REMARKS	CHG. BY
4	07-09-25	REVISE METER BOX FROM 3/4" TO 5/8"	JN
3	05-12-25	REVISED METER BOX AND BFPD	JN
2	02-26-25	REVISED PER CITY COMMENTS 01/29/2025	JN
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

Sep 09, 2025 – 1:51pm Joe Nuccio
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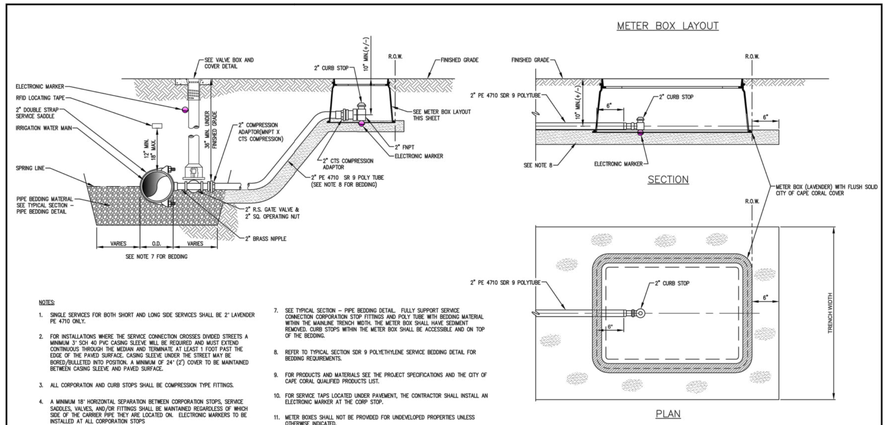
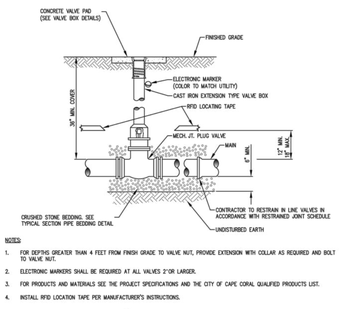


NOTES:

1. SINGLE SERVICES FOR BOTH SHORT AND LONG SIDE SERVICES SHALL BE 2' LAVENDER PE 4710 ONLY.
2. FOR INSTALLATIONS WHERE THE SERVICE CONNECTION CROSSES DIVIDED STREETS A MINIMUM 3" SCH 40 PVC CASING SLEEVE WILL BE REQUIRED AND MUST EXTEND CONTINUOUS THROUGH THE MEDIAN AND TERMINATE AT LEAST 1 FOOT PAST THE EDGE OF THE PAVED SURFACE. CASING SLEEVE UNDER THE STREET MAY BE BORED/BULLETED INTO POSITION. A MINIMUM OF 24" (2') COVER TO BE MAINTAINED BETWEEN CASING SLEEVE AND PAVED SURFACE.
3. ALL CORPORATION AND CURB STOPS SHALL BE COMPRESSION TYPE FITTINGS.
4. A MINIMUM 18" HORIZONTAL SEPARATION BETWEEN CORPORATION STOPS, SERVICE SADDLES, VALVES, AND/OR FITTINGS SHALL BE MAINTAINED REGARDLESS OF WHICH SIDE OF THE CARRIER PIPE THEY ARE LOCATED ON. ELECTRONIC MARKERS TO BE INSTALLED AT ALL CORPORATION STOPS
5. MAINTAIN REQUIRED SEPARATION BETWEEN IRRIGATION AND POTABLE WATER SERVICE PIPING. SEE DETAILS UG-107 AND UG-109.
6. ALL CURB STOPS SHALL HAVE COLOR CODED TAGS FOR POSITIVE IDENTIFICATION.
7. SEE TYPICAL SECTION – PIPE BEDDING DETAIL. FULLY SUPPORT SERVICE CONNECTION CORPORATION STOP FITTINGS AND POLY TUBE WITH BEDDING MATERIAL WITHIN THE MAINLINE TRENCH WIDTH. THE METER BOX SHALL HAVE SEDIMENT REMOVED. CURB STOPS WITHIN THE METER BOX SHALL BE ACCESSIBLE AND ON TOP OF THE BEDDING.
8. REFER TO TYPICAL SECTION SDR 9 POLYETHYLENE SERVICE BEDDING DETAIL FOR BEDDING REQUIREMENTS.
9. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
10. FOR SERVICE TAPS LOCATED UNDER PAVEMENT, THE CONTRACTOR SHALL INSTALL AN ELECTRONIC MARKER AT THE CORP STOP.
11. METER BOXES SHALL NOT BE PROVIDED FOR UNDEVELOPED PROPERTIES UNLESS OTHERWISE INDICATED.
12. INSTALL RFID LOCATION TAPE PER MANUFACTURER'S INSTRUCTIONS.

I-255 2" IRRIGATION WATER (SHORT & LONG SIDE) COMMERCIAL/MULTI-FAMILY SINGLE SERVICE CONNECTION - HDPE -OPTION - IMPROVED PROPERTY
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		2" IRRIGATION WATER (SHORT & LONG SIDE) COMMERCIAL/MULTI-FAMILY SINGLE SERVICE CONNECTION - HDPE OPTION - IMPROVED PROPERTY	I-255

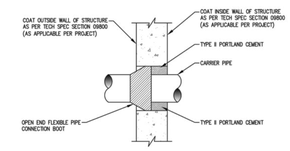


NOTES:

1. FOR DEPTHS GREATER THAN 4 FEET FROM FINISH GRADE TO VALVE NUT, PROVIDE EXTENSION WITH COLLAR AS REQUIRED AND BOLT TO VALVE NUT.
2. ELECTRONIC MARKERS SHALL BE REQUIRED AT ALL VALVES 2"OR LARGER.
3. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.
4. INSTALL RFID LOCATION TAPE PER MANUFACTURER'S INSTRUCTIONS.

S-212 PLUG VALVE
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		PLUG VALVE	S-212

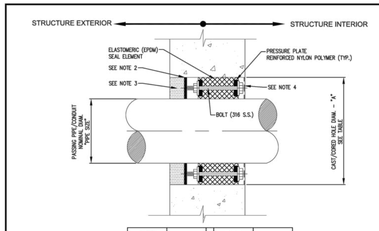


NOTES:

1. ALL METAL PARTS OF PENETRATION SEAL SHALL BE 316 U.S. MANUFACTURED STAINLESS STEEL (INCLUDING BANDS)
2. WALL PENETRATIONS SHALL BE CORE BIT DRILLED. ANY EXPOSED REINFORCING BARS SHALL BE EPOXY COATED IN ACCORDANCE WITH THE SPECIFICATIONS SECTION 09800.
3. COAT INSIDE AND OUTSIDE WALLS OF WET WELL PER TECHNICAL SPECIFICATION SECTION 09800.
4. USE ONLY AS NOTED ON PLAN AND PROFILE SHEETS.
5. FOR PRODUCTS AND MATERIALS SEE THE PROJECT SPECIFICATIONS AND THE CITY OF CAPE CORAL QUALIFIED PRODUCTS LIST.

S-273 WALL PENETRATION
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		WALL PENETRATION	S-273



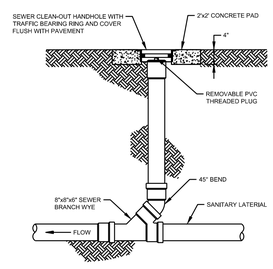
PIPE SIZE	"A"	PIPE SIZE	"A"
2	4	14	18
4	8	16	20
6	10	18	24
8	12	20	26
10	14	24	28
12	16		

NOTE:

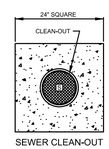
1. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
2. ON THE OUTSIDE FACE OF THE STRUCTURE, INSTALL #30 HD FELT PAPER AGAINST SEAL TO PREVENT GROUT INTRUSION INTO THE SEAL SEGMENTS AND FASTENERS.
3. ON THE OUTSIDE FACE OF THE STRUCTURE, FILL ANNULAR SPACE BETWEEN PIPE/CONDUIT AND CORE HOLE WITH GROUT. GROUT SHALL BE TYPE II PORTLAND CEMENT BASED AND BE SUITABLE FOR EXTERIOR AND UNDERGOUND/SUBMERGED EXPOSURE WITH HIGH CHLORIDE CONTENT SOILS.
4. ON THE INSIDE FACE OF THE STRUCTURE, TEMPORARILY COVER THE BOLT HEADS, HARDWARE AND SEAL SEGMENTS PRIOR TO APPLYING COATING SYSTEM. TEMPORARY COVERS TO BE REMOVED AFTER COATINGS HAVE BEEN APPLIED AND ACCEPTED. THE INSIDE ANNULAR SPACE SHALL REMAIN CLEAR OF OBSTRUCTIONS AND/OR EXCESS COATINGS FOR FUTURE ADJUSTMENTS TO SEAL.
5. ALL HARDWARE (BOLTS, NUTS, WASHERS, ETC.) AND MATERIAL SHALL BE U.S. MANUFACTURED 316 S.S.
6. THIS SHEET IS MEANT TO BE ADVISORY IN NATURE AND DEPICT TYPICAL STRUCTURES AND COMPONENTS ONLY. THE ENGINEER, PUMP MANUFACTURER, AND CONTRACTOR, ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SIZES, CLEARANCES, ETC. PRIOR TO CONSTRUCTION.

S-274 PENETRATION SEAL LINK SEAL (CORE-DRILLED)
NOT TO SCALE

REVISION DATE	CITY OF CAPE CORAL UTILITIES DEPARTMENT P.O. BOX 150027 CAPE CORAL, FLORIDA 33915-0027	DETAIL NAME	DETAIL NO.
07-14-2022 ADOPTION DATE 08-17-2022		PENETRATION SEAL LINK SEAL (CORE-DRILLED)	S-274



6" SEWER CLEAN-OUT DETAIL
NOT TO SCALE



SEWER CLEAN-OUT CONCRETE PAD

REVISION	DATE	REMARKS	CHG. BY
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

COFFEE RUSH
IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

UTILITY DETAILS

TIMOTHY E. PUSH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #34338
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	12 OF –
DATE 02-07-24	DRAWN BY: JN
	FILE NAME: 12-869

Sep 09, 2025 – 1:51pm Joe Nuccio
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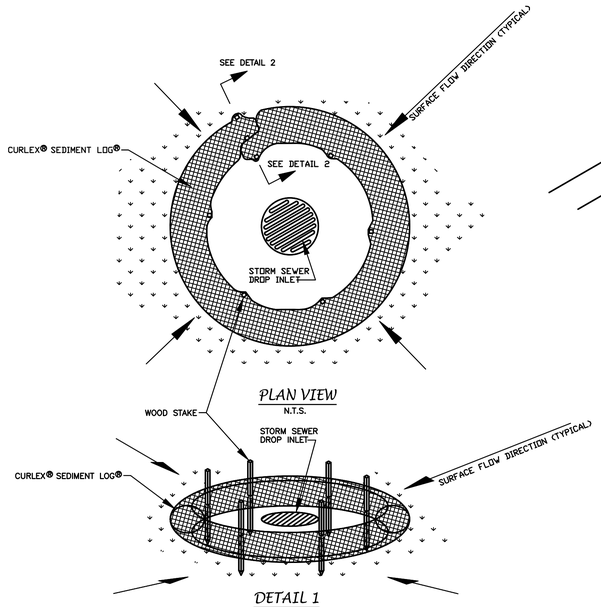
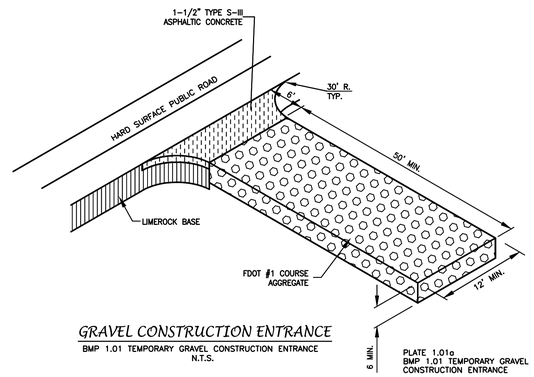


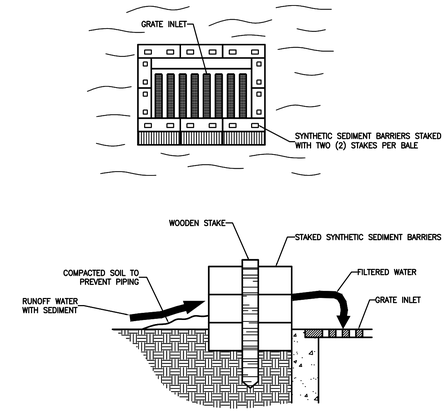
PLAN VIEW
N.T.S.

DETAIL 1
N.T.S.
CURLEX® SEDIMENT LOGS®
DROP INLET PROTRCTION



GRAVEL CONSTRUCTION ENTRANCE
BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

PLATE 1.01a
BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



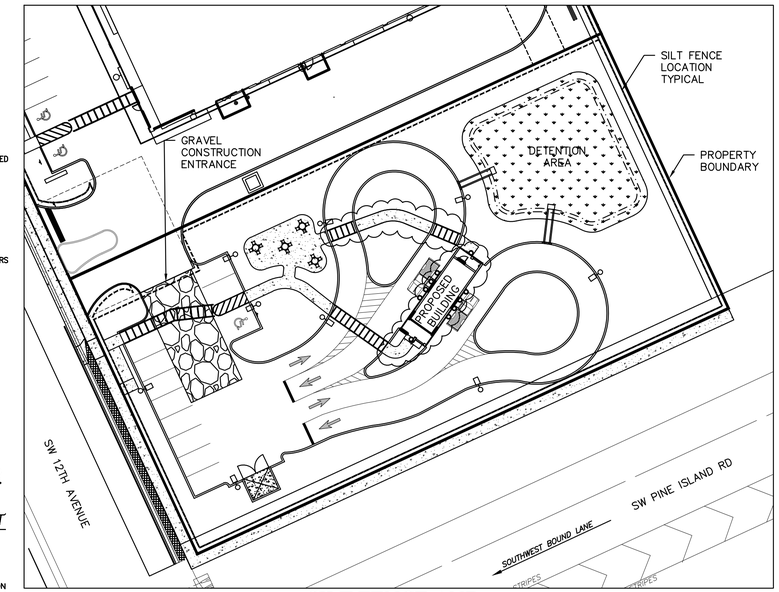
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

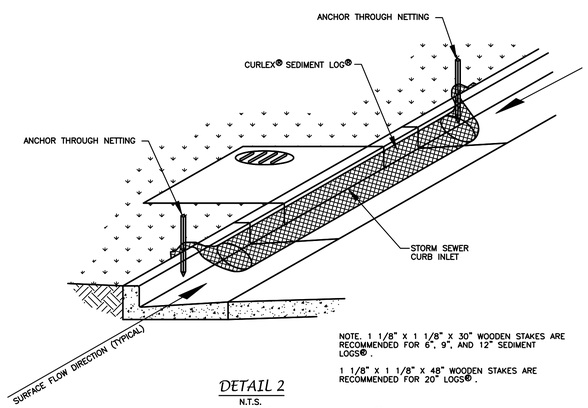
SYNTHETIC SEDIMENT BARRIER DROP INLET SEDIMENT FILTER
N.T.S.

SOURCE:
MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK,1975

PLATE 1.08a
BMP 1.08 STORM INLET DRAIN PROTECTION



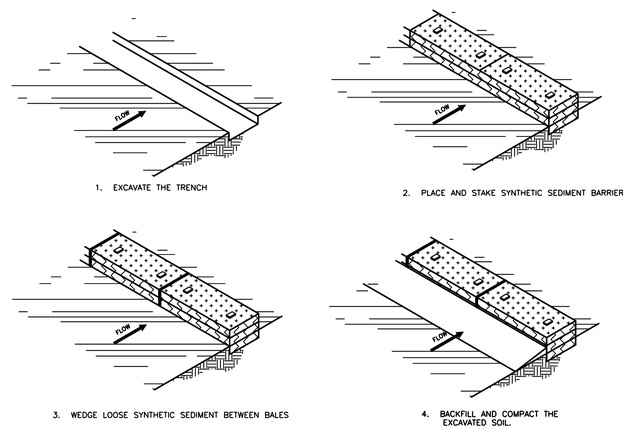
SILT FENCE AND
GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



NOTE. 1 1/8" X 1 1/8" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS®.

1 1/8" X 1 1/8" X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" LOGS®.

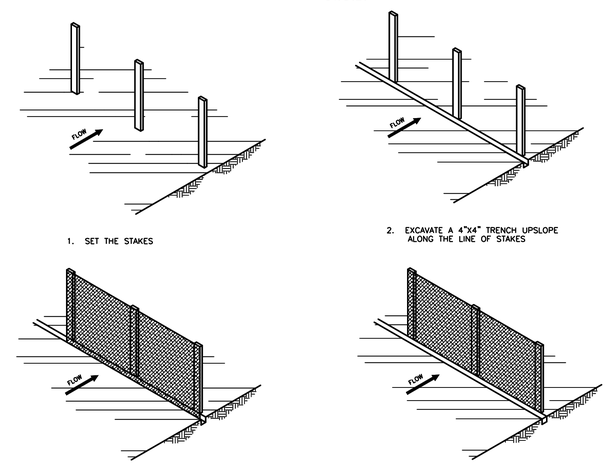
DETAIL 2
N.T.S.
CURLEX® SEDIMENT LOGS®
CURB INLET PROTECTION



CONSTRUCTION OF A SYNTHETIC SEDIMENT BARRIER
N.T.S.

PLATE 1.05C

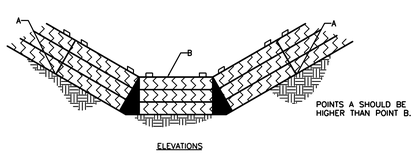
SOURCE: INSTALLATION OF SYNTHETIC SEDIMENT BARRIERS AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, SHERWOOD AND WYANT.



CONSTRUCTION OF A FILTER BARRIER
N.T.S.

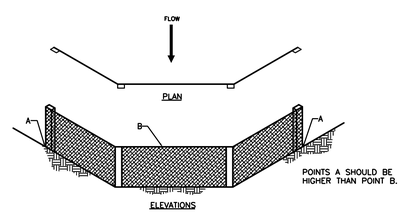
PLATE 1.06a.

SOURCE: INSTALLATION OF SYNTHETIC SEDIMENT BARRIERS AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, SHERWOOD AND WYANT.



PROPER PLACEMENT OF SYNTHETIC SEDIMENT BARRIER IN DRAINAGE WAY
N.T.S.

PLATE 1.05d
BMP 1.05 SYNTHETIC SEDIMENT BARRIER



PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY
N.T.S.

PLATE 1.06a
BMP 1.06 SILT FENCE

GENERAL NOTES:

1. PRIOR TO COMMENCEMENT ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED AROUND PROJECT PERIMETER TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED AND APPROVING AGENCY HAS "FINALIZED" PROJECT.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDEP, PPS 6-301 TO 6-500).
   A) BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
   B) BMP 1.05 SYNTHETIC SEDIMENT BARRIER
   C) BMP 1.06 SILT FENCE
   D) BMP 1.08 STORM INLET DRAIN PROTECTION
3. THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICIES (BMP) FOR SOIL EROSION CONTROL. THEY MAY NOT SATISFY ALL REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.
4. IF THE APPROVING AGENCY DEEMS THESE METHODS OF EROSION CONTROL AS PRESENTED ON THIS SHEET TO BE INSUFFICIENT, THE CONTRACTOR SHALL BE GOVERNED BY THE APPROVING AGENCY'S OWN DESIGN STANDARDS AND SPECIFICATIONS.

COFFEE RUSH
IN
SECTION 15 TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

EROSION CONTROL PLAN

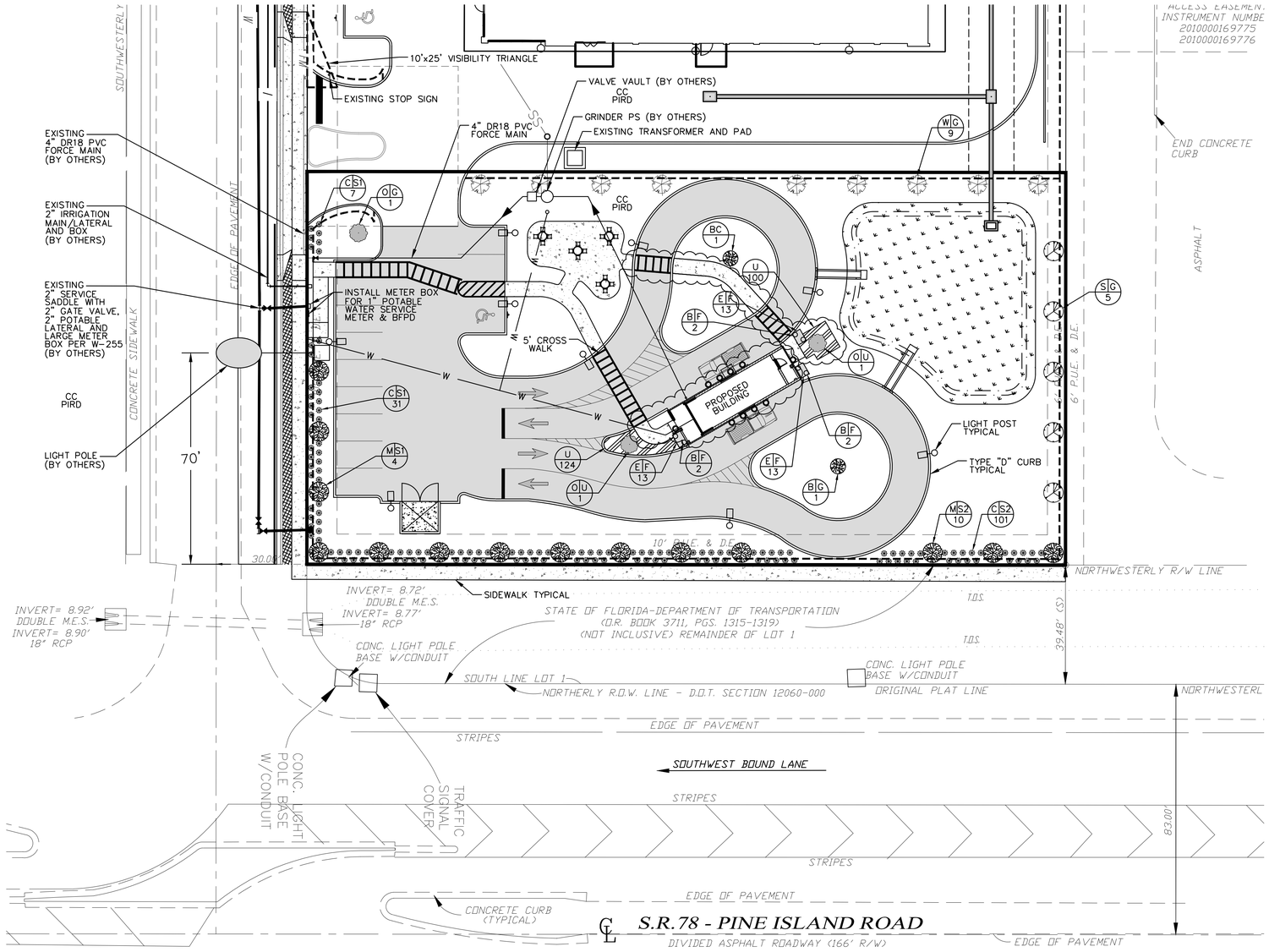
REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED PER MINOR PLAN CHANGES	JN

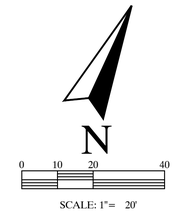
TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS · PLANNERS
Engineering Business #4135
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	13 OF -
DATE 02-07-24	DRAWN BY: JN
	FILE NAME: 13-869

Sep 09, 2025 - 1:52pm Joe Nuccio
X:\Projects\Current Projects\0869\869-01-23 Coffee Rush\13 869-01-23 Erosion Control Plan.dwg





CONDITIONS OF APPROVAL:

1. ALL REQUIRED TREES AND SHRUBS MUST BE IN EXACT LOCATIONS AS DEPICTED ON THE PROPOSED LANDSCAPE PLAN AT TIME OF INSPECTION, FURTHERMORE, IF THE LANDSCAPE INSPECTOR FINDS RELOCATED TREES AND SHRUBS ON SITE AN AS-BUILT PLAN WILL THEN BE REQUIRED BEFORE A C.O. WILL BE GRANTED.
2. THE PROPOSED LANDSCAPE MATERIAL MUST NOT INTERFERE WITH THE SURFACE WATER MANAGEMENT OF THE SITE. ALL SWALE AND DETENTION/RETENTION AREA SIDE SLOPES AND BOTTOMS MUST BE STABILIZED WITH SOD. (ENGINEERING DESIGN STANDARDS SHEET L-3) NO ROCK OR GRAVEL WILL BE PERMITTED ON THE SIDE SLOPES OR BOTTOMS. NO ORGANIC MULCH WILL BE PERMITTED IN OR ADJOINING A RETENTION/DETENTION AREA, LAND USE AND DEVELOPMENT REGULATIONS SECTION 5.2).

STORMWATER NOTE:

SITE WILL BE REQUIRED TO ADHERE TO LAND USE REGULATION 5.2 E-RETENTION/DETENTION AREAS I.E. TREES AND SHRUBS MUST NOT INTERFERE WITH THE VOLUME OF STORMWATER STORAGE; TREES AND SHRUBS MUST NOT INTERFERE WITH THE REQUIRED SIDE SLOPES; TREES AND SHRUBS MUST NOT INTERFERE WITH OR IMPEDE THE FLOW OF RUNOFF; RETENTION/DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLANS APPROVAL; NO ORGANIC MULCH WILL BE PERMITTED IN OR ADJOINING RETENTION/DETENTION AREA.

PLANT LIST

NATIVE	SYMBOL	QTY.	KEY	SPECIES	SIZE & SPECS
YES		3 (9%) CANOPY	O	LIVE OAK (QUERCUS VIRGINIANA)	MIN. 10' HIGH W/ MIN. 2" CALIPER @ 12" ABOVE GROUND LEVEL
YES		9 (27%) CANOPY	W	WATER OAK (QUERCUS NIGRA)	MIN. 10' HIGH W/ MIN. 2" CALIPER @ 12" ABOVE GROUND LEVEL
YES		14 (43%) CANOPY	M	MAHOGANY (SWIETENIA MAHAGONI)	MIN. 10' HIGH W/ MIN. 2" CALIPER @ 12" ABOVE GROUND LEVEL
YES		5 (15%) CANOPY	S	SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)	MIN. 10' HIGH W/ MIN. 2" CALIPER @ 12" ABOVE GROUND LEVEL
YES		2 (6%) CANOPY	B	BALD CYPRESS (TAXODIUM DISTICHUM)	MIN. 10' HIGH W/ MIN. 2" CALIPER @ 12" ABOVE GROUND LEVEL
YES		139 SHRUB	C	COCOPLUM (CHRYSOBALANUS ICACO)	MIN. 32" HEIGHT & MIN. 7 GALLON SPACED @ 3' O.C.
		224 S.F.	U SOD	175 S.F. UNCOVERED SURFACE PARKING AREA REQUIRED (10%)	SURFACE REQUIRED = 175 S.F. SURFACE PROVIDED = 224 S.F.
	N	39 SF 6 SHRUBS	E	FOUNDATION LANDSCAPING (10% OF BLDG=39 S.F REQ'D) GREEN BUTTONWOOD SHRUBS (CONOCSRPUS ERECTUS)	MIN. 24" & 7 GALLON SPACED @ 3' O.C.
		19,231 SF SOD	A	BAHIA GRASS (SOD) (PASPALUM NOTATUM ARGENTINE)	ROLLED TIGHT, 100% DEBRIS/DISEASE/WEED/INSECT FREE ALL PERVIOUS AREAS TO BE SODDED

* SUPPLY TOPSOIL ON SITE TO RETAIN SUFFICIENT DEPTH AT REQUIRED SPECIFICATIONS.

LANDSCAPE CALCULATIONS

I. General Landscape Requirements (G)
Site is zoned Pine Island Road District, less than 45,000 s.f.
Gross area of 0.75 Ac. (32,675 s.f.) with
32,675 s.f. 1,000 = 33 Trees Required
33 Trees Provided

General Trees Provided
33 Canopy Trees Provided

II. FOUNDATION LANDSCAPING (F)
Site is zoned CC
10% of the proposed building floor area.
388 s.f. / 10% = 38.8 s.f. of required planting
39 s.f. of planting provided
39 / 9 s.f. = 5 shrubs required
6 shrubs provided

III. LANDSCAPING ADJACENT TO SW 12TH AVENUE (S1)
Linear feet of landscaped area = 130 l.f.
Reduced by drive = 18 l.f.
Vegetated length = 112 l.f.
112 l.f. / 3 feet O.C. = 38 shrubs required
38 shrubs provided
112 l.f ROW / 30 feet = 4 canopy trees required
4 ROW canopy trees provided

IV. LANDSCAPING ADJACENT TO S.R. 78-PINE ISLAND ROAD (S2)
Linear feet of landscaped area = 250 l.f.
Reduced by drive 40 l.f.
Vegetated length 210 l.f.
210 l.f. / 3 feet O.C. = 70 shrubs required
101 shrubs provided
210 l.f. ROW / 30 feet = 7 canopy trees required
10 ROW canopy trees provided

V. UNCOVERED SURFACE PARKING (see legend for depiction) (U)
Depth less than 135 feet / less than 1 ac.
10% total paved area = 1,744 s.f. x 10% = 175 s.f. req'd.
224 s.f. landscape area provided
224 s.f. / 150 s.f. per tree = 2 canopy trees req'd.
2 uncovered surface canopy trees provided

VI. REQUIRED SPECIES MIX.
33 total trees required
therefore 5 species required

LEGEND:

TYPE — USE
S G
5
NUMBER

NOTE:

STREET LIGHTING IN ACCORDANCE WITH CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD J-4 ON SHEET 8.

NOTES:

1. CANOPY TREES PLANTED WITHIN SEVEN (7) FEET OF ANY ROADWAY, SIDEWALK, OR PUBLIC UTILITY WILL REQUIRE A ROOT BARRIER MATERIAL INSTALLED BETWEEN THE TREE. SEE ROOT BARRIER DETAIL ON SHEET 15.
2. ALL PROHIBITED EXOTIC PLANTS AND SHALL BE REMOVED FROM THE DEVELOPMENT SITE, IN ITS ENTIRETY PER LDC, SECTION 5.5.9.

CURRENT ZONING

THE SUBJECT PARCEL AND SURROUNDING PARCELS ARE ALL CURRENTLY ZONED CORRIDOR.

FUTURE LAND USE

THE SUBJECT PARCEL AND SURROUNDING PARCELS ARE ALL IDENTIFIED AS PIRD.

NATIVE TREE REQUIREMENT:
50% FLORIDA NATIVE TREE REQUIRED:
33 trees provided
33 trees are native, 33/33 = 100% provided

NATIVE SHRUB REQUIREMENT:
30% MIN. FLORIDA NATIVE SHRUBS REQUIRED:
139 shrubs provided
139 shrubs are native, 139/139 = 100% providedPS

NOTE: Remove and control invasive exotic plants. All prohibited plants shall be removed from the development site, in its entirety per LDC, Section 5.5.9.

COFFEE RUSH
IN
SECTION 15, TOWNSHIP 44S, RANGE 23E
LEE COUNTY, FLORIDA

LANDSCAPE PLAN

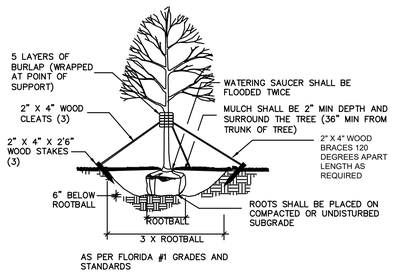
REVISION	DATE	REMARKS	CHG. BY
5	09-09-25	REVISED BUILDING FOOTPRINT	JN
4	07-09-25	REVISED PER MINOR PLAN CHANGES	JN
2	02-26-25	REVISED PER CITY COMMENTS 01/29/2025	JN
1	01-20-25	REVISED PER CITY COMMENTS 06/19/2024	JN

TIMOTHY E. PUCH LICENSE No. 42041 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY E. PUCH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE September 9, 2025

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business # 34338
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
869-01-23	14 OF -
DATE 02-19-24	DRAWN BY: JN
	FILE NAME: 14-869

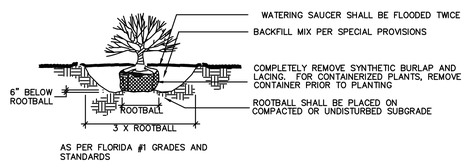
Sep 09, 2025 - 1:35pm Joe Nuccio
x:\Projects\Current Projects\869-01-23 Coffee Rush\14 869-01-23 Landscape Plan.dwg



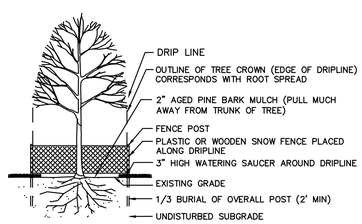
1 DECIDUOUS TREE PLANTING AND STAKING

WATER BY FLOODING TWICE IN FIRST TWO HOURS AFTER PLANTING. WATER & MAINTAIN AS PER STANDARD SPECIFICATIONS

SHRUB SHALL BE PLANTED SO THAT CROWN IS 50mm MIN. ABOVE FINISHED GRADE AFTER SETTLEMENT RAISE AND REPLANT ANY SHRUBS WHICH SETTLE MORE THAN 50mm AFTER PLANTING & WATERING IN SHRUBS SHALL BE SET PLUMB EXCAVATE TO REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX



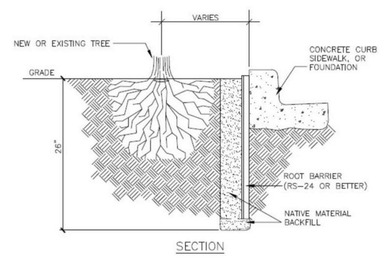
2 SHRUB PLANTING



3 TREE PROTECTION

MULCH NOTE:

ALL MULCH SHALL BE KEPT AWAY FROM THE TRUNKS AND STEMS OF PLANTS SO AS TO AVOID CONDITIONS THAT MAY BE CONDUCIVE TO COLLAR ROT, BASAL CANKER, OR OTHER FUNGI. THE USE OF CYPRESS OR CEDAR IS STRONGLY DISCOURAGED. *PER LDC, SECTION 5.5.13.E.2.



APPLICATION NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THE RAISED ROOT GUIDING RIBS MUST BE FACING TOWARDS THE TREE ROOTS.
4. THE TOP OF THE BARRIER PANELS MUST BE SLIGHTLY ABOVE GRADE (NEVER BELOW GRADE).
5. POSITION BARRIER PANELS VERTICALLY WITH TOP AGAINST THE STRUCTURE TO BE PROTECTED.
6. SEE LANDSCAPE SITE PLAN TO DETERMINE TREES THAT REQUIRE BARRIER PANEL.
7. CANOPY TREES SHALL NOT BE PLANTED WITHIN SEVEN (7) FEET OF ANY ROADWAY, SIDEWALK, OR PUBLIC UTILITY UNLESS AN ACCEPTABLE ROOT BARRIER MATERIAL IS INSTALLED BETWEEN THE TREE AND THE ROADWAY, SIDEWALK, OR PUBLIC UTILITY. IDENTIFY EACH CANOPY TREE THAT REQUIRES A ROOT BARRIER AND REFERENCE THE "ROOT BARRIER" DETAIL AS REQUIRED AND SPECIFIED BY LDC, .SECTION 5.5.13.A.2.e (PER LDC, SECTION 5.5.6.B.11).

ROOT BARRIER DETAIL (AS APPLICABLE AND NOTED)

N.T.S.

GENERAL PLANTING NOTES

PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS SET OUT IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST ALSO MEET STATE STANDARDS. 75% OF THE REQUIRED TREES AND 50% OF THE SHRUBS SHALL BE NATIVE VARIETIES. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH EIGHT FEET (8') OF CLEARANCE. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS SO AS TO FORM A CONTINUOUS UNBROKEN SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING. A TWO INCH MINIMUM (AFTER WATERING IN) LAYER OF MULCH MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 36" BEYOND ITS TRUNK IN ALL DIRECTIONS. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND VIGOROUS CONDITION. TREE AND PALM STAKING AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.

NO MULCH WILL BE PLACED AROUND PLANTS THAT ARE ADJACENT TO DETENTION AREAS.

IRRIGATION NOTES

IRRIGATION SYSTEM SHALL BE LAID OUT SO THAT WATER IS NOT APPLIED TO IMPERVIOUS SURFACES. LANDSCAPED AREAS OF THE ENTIRE PROJECT SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER SET TO CONSERVE WATER. A MOISTURE DETECTION DEVICE SHALL BE INSTALLED TO OVERIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL. THE RAIN SENSOR SHALL BE POSITIONED SO THAT IT WILL RECEIVE DIRECT RAINFALL AND NOT BE IMPEDED BY ANY OTHER OBJECTS. "RAINBIRD" IRRIGATION SUPPLIES OR APPROVED EQUAL SHALL BE UTILIZED. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. BUFFER TO BE IRRIGATED

STORMWATER NOTE:

SITE WILL BE REQUIRED TO ADHERE TO LAND USE REGULATION 5.2 E-RETENTION/DETENTION AREAS I.E. TREES AND SHRUBS MUST NOT INTERFERE WITH THE VOLUME OF STORMWATER STORAGE; TREES AND SHRUBS MUST NOT INTERFERE WITH THE REQUIRED SIDE SLOPES; TREES AND SHRUBS MUST NOT INTERFERE WITH OR IMPEDE THE FLOW OF RUNOFF; RETENTION/DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLANS APPROVAL; NO ORGANIC MULCH WILL BE PERMITTED IN OR ADJOINING RETENTION/DETENTION AREA.

LEGEND

FUTURE LAND USE CODE

PIRD (PINE ISLAND ROAD DISTRICT)

ZONING DISTRICTS

CC (COMMERCIAL CORRIDOR)

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