



LEGEND:

---	EX PROPERTY BOUNDARY LINES
---	PROP PROPERTY BOUNDARY LINES
---	EX STORM SEWER PIPE
---	EX SANITARY SEWER LINE
---	PROP UTILITY EASEMENT
---	PROP SANITARY LINE
---	PROP SANITARY LATERAL
---	PROP WATER LINE
---	PROP WATER SERVICE
---	PROP STORM SEWER
---	PROP UTILITY TRENCH
---	PROP STORM STRUCTURE

FDOT GENERAL NOTE:
 ALL DISTURBED AREAS IN THE FDOT RIGHT OF WAY WILL BE SODED.

WATER DISTRIBUTION NOTES:

- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER. RESERVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT PROJECT CLOSEOUT REQUIREMENTS.
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- WATER SERVICE TO BE 1" - 1 1/2" WITH A GUARANTEED CONSISTENT RESIDUAL PRESSURE OF 60.75 PSI AT A RESIDUAL FLOW OF 35 GPM DOWNSTREAM OF ANY METER, SUB-METER, RP2 OR PRV. WATER LINE SHALL BE STUBBED INTO TENANT'S MECHANICAL ROOM WITH A SHUT OFF VALVE INSTALLED FOR TENANT TO DISTRIBUTE. IF BOOSTER PUMP IS REQUIRED, THE LANDLORD SHALL PROVIDE AN ADEQUATELY SIZED "GOLDS" - AQUAVAR ABN VARIABLE SPEED CONSTANT PRESSURE SYSTEM BOOSTER PUMP. LOCATION OF PRESSURE BOOSTER PUMP SHALL BE IN DESIGNATED LOCATION IN TENANT'S MECHANICAL ROOM.

SANITARY SEWER NOTES:

- GENERAL:
 - A DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
 - PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVIEW EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVIEW THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DISPS OR DEBRIS WITHIN LINE.
 - ON-SITE GRAVITY COLLECTION SYSTEM, LIFT STATION AND FM TO 4' GV #2 TO BE PRIVATELY OWNED AND MAINTAINED.
- MATERIALS:
 - ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
 - ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
- INSTALLATION:
 - PIPE AND FITTINGS:
 - SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."
 - BEDDINGS AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
 - CLEANOUTS:
 - CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
 - SERVICE:
 - MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
 - EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
 - ALL SANITARY SEWER MANHOLES MUST HAVE INFLOW PROTECTORS.
 - TESTING:
 - AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
 - AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
 - SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
 - GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TESTS SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
 - GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATION IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
 - ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

RECORD DRAWING NOTES:

- RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
- ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
- STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS.
- STATE PLAN COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS.

GENERAL WATER NOTES:

- ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
- ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE CODED TAPE IMPRINTED WITH TWO (2) INCH HIGH LETTERING READING "CAUTION - POTABLE WATER LINE BURIED BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDINGS SHALL OCCUR EVERY THREE (3) FEET.
- ALL WATER SERVICE FITTINGS ARE REQUIRED TO BE LEAD FREE.

GENERAL SEWER NOTE:

- SEWER CLEANOUT MIN-MANHOLES ARE REQUIRED ON ALL CLEANOUTS WITHIN PAVEMENT AREAS.
- OL/GREASE INTERCEPTOR LID TO BE TRAFFIC RATED.

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PROJECT No.: FLB180133
 DRAWN BY: L.J.L.
 CHECKED BY: M.A.S.
 DATE: 01/27/2020
 SCALE: 1" = 20'
 CAD I.D.: U.P.O.

ENGINEERING PLANS
 FOR
ENCORE REAL ESTATE

LOCATION OF SITE
 28100 S TAMAMI TRAIL
 BONITA SPRINGS, FL 34134
 LEE COUNTY, FLORIDA

BOHLER ENGINEERING
 3820 NORTHDALE BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
 Phone: (813) 812-4100
 Fax: (813) 812-4101
 FLORIDA BUSINESS CERT. OF AUTH. No. 30790
 LANDSCAPE ARCHITECT LICENSE No. LC-0000001

UTILITY PLAN

SHEET NUMBER:
C-501

Order Plans @

B. F. FT MYERS, INC.
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 (O.R. BOOK 3032, PAGE 1790)

