

ADMINISTRATIVE APPROVAL (ASV) ADD2007-00229

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, William R. Cook, Jr., in reference to Hess Express 09217, filed an application for administrative approval for administrative setback variance to allow a landscape buffer reduction for development of property located at 14690 Metro Parkway, described more particularly as:

LEGAL DESCRIPTION: In Section 30, Township 45 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 30-45-25-00-00008.002B; and

WHEREAS, the subject property is located in the Intensive Development Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned to Commercial Planned Development (CPD) in resolution number Z-93-055 and amended by AA-PD-97-061, ADD2000-00067 and ADD2006-00107; and

WHEREAS, Development Order #98-02-141.00D was approved for a convenience store with gas pumps in 1999; and

WHEREAS, the convenience store is located on the northwest corner of the intersection of Metro Parkway and Six Mile Cypress Parkway; and

WHEREAS, the Development Order approved a 10 foot wide buffer with 40 shrubs along Metro Parkway and Six Mile Cypress Parkway and a total of 29 general trees throughout the property as shown on the Site Plan/Landscape Plan attached as Exhibit "B"; and

WHEREAS, during Staff's site inspection, it was noted the subject property does not have the required number of shrubs as required by the approved Development Order; and

WHEREAS, Metro Parkway is a State road maintained by Florida Department of Transportation (FDOT) road and is proposed to be widen under eminent domain; and

WHEREAS, the widening of Metro Parkway requires a 30 foot wide taking by FDOT which includes 5 feet of the existing 10 foot wide landscape buffer; and

WHEREAS, the applicant will relocate the existing trees and shrubs within the right of way taking and replace them with 4 live oak trees (10 feet in high, 2" diameter @12" above

ground) and 23 shrubs (12 shrubs per 100 linear feet) as shown on Exhibit "C" ; and

WHEREAS, as part of the taking, the existing identification sign must be relocated and is currently being reviewed by LDO2007-00178. The new location for the sign must be located outside of the new right-of-way and must comply with the 15 foot setback requirement from both Metro Parkway and Six Mile Cypress Parkway. A separate sign permit is required; and

WHEREAS, an application for approval of an administrative setback variance has been filed pursuant to the Lee County Land Development Code Section 34-268; and

WHEREAS, the Lee County Land Development Code provides for administrative approval from the Zoning Regulations for matters involving setbacks in LDC Sections 34-651 through 34-1041 and 34-1744; and

WHEREAS, administrative approval is requested in the CPD zoning district, as provided by the Lee County Land Development Code Section 34-268, from the Lee County Zoning Regulations contained in LDC Chapter 10, from the following:

From LDC Section 10-416(d)(4), from the minimum required Type "D" right-of-way buffer width of 15 feet along Metro Parkway to allow a 5 foot wide buffer along Metro Parkway.

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS the following findings of fact are offered:

1. There are no apparent deleterious effects upon the adjoining property owners;
2. The modifications will not have an adverse impact on the public health, safety and welfare; and
3. The modifications will be the minimum required.


NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the CPD zoning district from the Lee County Land Development Code Chapter 10, from:

From LDC Section 10-416(d)(4), from the minimum required Type "D" right-of-way buffer width of 15 feet along Metro Parkway to allow a 5 foot wide buffer along Metro Parkway

is APPROVED with the following conditions and limited to the site plan dated December 21, 2007. A reduced copy is attached hereto as Exhibit "C":

- 1) Prior to the issuance of Limited Development Order 2007-00178, the applicant must provide a landscape plan that is reviewed and approved by Lee County Division of Environmental Sciences for the replacement of the required shrubs along Six Mile Cypress Parkway and Metro Parkway as required by Development Order #98-02-141.00D.
- 2) Prior to the issuance of the Certificate of Compliance (CC) for LDO 2007-00178, the applicant must replace the existing trees and shrubs within the right of way taking and replace them with 4 live oak trees (10 feet in high, 2" diameter @12" above ground) and 23 shrubs (12 shrubs per 100 linear feet) as shown on Exhibit "C".

DULY PASSED AND ADOPTED this 15th day of January, A.D., 2008.

BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

- A - Legal Description
- B - Approved Development Order Plans
- C - General Arrangement Plan



A-3.C.1.

E.F. Gaines Surveying Services, Inc.

Description of a 2.111 Acre Parcel located in
Section 30, Township 45 South, Range 25 East, Lee County, Florida

All that part of Section 30, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the West one-quarter corner of said Section 30;
thence along the East-West quarter section line of said Section 30 N.88°55'23"E. for 256.60 feet; thence along the easterly right-of-way line of the Seaboard Coastline Railroad S.00°40'41"E. for 660.57 feet to the north line of those lands as described in Official Records Book 2988, Page 3308, Public Records of Lee County, Florida; thence along said north line N.88°57'08"E. for 386.18 feet to the westerly right-of-way line of Metro Parkway; thence along said westerly right-of-way line S.07°53'17"W. for 74.69 feet; thence continue along said westerly right-of-way line S.00°38'34"E. for 160.00 feet to the Point of Beginning of the parcel herein described ;

thence S.89°21'26"W. for 23.80 feet; thence S.00°38'34"E. for 21.07 feet; thence S.89°21'26"W. for 235.76 feet; thence S.00°38'34"E. for 230.92 feet; thence S.06°39'00"W. for 75.16 feet; thence S.89°06'33"W. for 10.27 feet; thence S.06°39'00"W. for 18.29 feet to the northerly right-of-way line of Six Mile Cypress Parkway; thence along said northerly right-of-way line N.89°06'33"E. for 301.70 feet to the aforementioned westerly right-of-way line of Metro Parkway; thence along said westerly right-of-way line of Metro Parkway N.00°38'34"W. for 343.42 feet; thence continue along said right-of-way line S.89°21'26"W. for 20.00 feet to the Point of Beginning of the Parcel herein described;

Containing 2.111 acres, more or less;

Subject to easements, restrictions and reservations of record;

Bearings are based on the easterly right-of-way line of the Seaboard Coastline Railroad being N.00°40'41"W.

Prepared by:

E.F. Gaines Surveying Services, Inc.

RECEIVED
DEC 21 2007

PERMIT COUNTER

Elizabeth F. Gaines, PSM

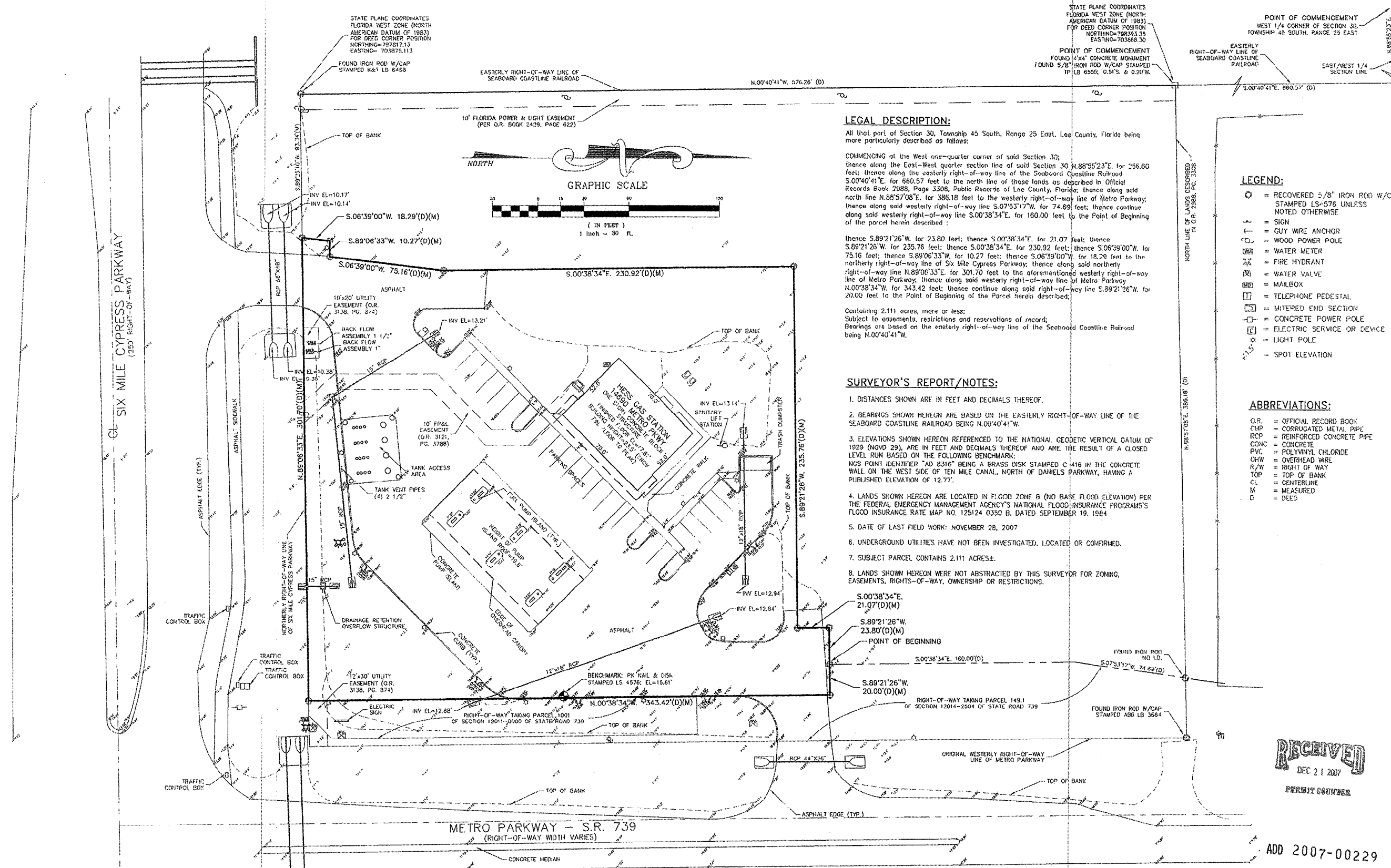
Applicant's Legal Checked
by BSJ 12-28-07

See EFG Drawing No. 0281-005

ADD 2007-00229

5235 Ramsey Way, Suite 10, Fort Myers, Florida 33907
Phone: 239-418-0126 • Fax: 239-418-0127 • www.EFGaines.com

EXHIBIT A



LEGAL DESCRIPTION:

All that part of Section 30, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the West one-quarter corner of said Section 30; thence along the East-West quarter section line of said Section 30 N.88°55'23"E. for 256.60 feet; thence along the easterly right-of-way line of the Seaboard Coastline Railroad S.00°40'41"E. for 660.57 feet to the north line of those lands as described in Official Records Book 2988, Page 3308, Public Records of Lee County, Florida; thence along said north line N.88°57'08"E. for 386.18 feet to the westerly right-of-way line of Metro Parkway; thence along said westerly right-of-way line S.07°53'17"W. for 74.89 feet; thence continue along said westerly right-of-way line S.00°38'34"E. for 160.00 feet to the Point of Beginning of the parcel herein described:

thence S.89°21'26"W. for 23.80 feet; thence S.00°38'34"E. for 21.07 feet; thence S.88°21'26"W. for 235.76 feet; thence S.00°38'34"E. for 230.92 feet; thence S.06°39'00"W. for 75.16 feet; thence S.89°06'33"W. for 10.27 feet; thence S.06°39'00"W. for 18.29 feet to the northerly right-of-way line of Six Mile Cypress Parkway; thence along said northerly right-of-way line N.89°06'33"E. for 301.70 feet to the aforementioned westerly right-of-way line of Metro Parkway; thence along said westerly right-of-way line of Metro Parkway N.00°38'34"W. for 343.42 feet; thence continue along said right-of-way line S.89°21'26"W. for 20.00 feet to the Point of Beginning of the Parcel herein described;

Containing 2.111 acres, more or less;
Subject to easements, restrictions and reservations of record;
Bearings are based on the easterly right-of-way line of the Seaboard Coastline Railroad being N.00°40'41"W.

SURVEYOR'S REPORT/NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD BEING N.00°40'41"W.
- ELEVATIONS SHOWN HEREON REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOV 29), ARE IN FEET AND DECIMALS THEREOF AND ARE THE RESULT OF A CLOSED LEVEL RUN BASED ON THE FOLLOWING BENCHMARK:
NCS POINT IDENTIFIER "AD 8316" BEING A BRASS DISK STAMPED C 416 IN THE CONCRETE WALL ON THE WEST SIDE OF TEN MILE CANAL, NORTH OF DANIELS PARKWAY, HAVING A PUBLISHED ELEVATION OF 12.77'.
- LANDS SHOWN HEREON ARE LOCATED IN FLOOD ZONE B (NO BASE FLOOD ELEVATION) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 125124 0350 B, DATED SEPTEMBER 19, 1984.
- DATE OF LAST FIELD WORK: NOVEMBER 28, 2007
- UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED, LOCATED OR CONFIRMED.
- SUBJECT PARCEL CONTAINS 2.111 ACRES±.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR ZONING, EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR RESTRICTIONS.

LEGEND:

- = RECOVERED 5/8" IRON ROD W/CAP STAMPED LS-576 UNLESS NOTED OTHERWISE
- ⊥ = SIGN
- ⊥ = GUY WIRE ANCHOR
- ⊥ = WOOD POWER POLE
- ⊥ = WATER METER
- ⊥ = FIRE HYDRANT
- ⊥ = WATER VALVE
- ⊥ = MAILBOX
- ⊥ = TELEPHONE PEDESTAL
- ⊥ = MITERED END SECTION
- ⊥ = CONCRETE POWER POLE
- ⊥ = ELECTRIC SERVICE OR DEVICE
- ⊥ = LIGHT POLE
- ⊥ = SPOT ELEVATION

ABBREVIATIONS:

- O.R. = OFFICIAL RECORD BOOK
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- CONC = CONCRETE
- PVC = POLYVINYL CHLORIDE
- OHW = OVERHEAD WIRE
- R/W = RIGHT OF WAY
- TOP = TOP OF BANK
- CL = CENTERLINE
- M = MEASURED
- D = DEED

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ADD 2007-00229

THIS: BOUNDARY & TOPOGRAPHIC SURVEY
OF THE LANDS DESCRIBED HEREON
WAS PREPARED FOR THE BENEFIT OF:
AMERADA HESS CORPORATION
BY: E. F. GAINES SURVEYING SERVICES, INC.
Applicant's Survey Checked
By: [Signature] 12-3-07
ELIZABETH GOODMAN, PSM FL LICENSE NO. 4576 DATE 12/10/07
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

E.F. Gaines Surveying Services, Inc.
5235 Ramsey Way, Suite 10, Fort Myers, Florida 33907
Phone: (239) 418-0126 Fax: (239) 418-0127 www.EFGaines.com

DATE	REVISION	DWG. DATE	BY	CHECKED BY
		12/10/2007	KLK	380
		11/29/2007	KLK	

COUNTY: LEE
SECTION: 30, T-45-S, R-25-E
SCALE: 1"=30'
DWG. NAME: 0281-008

BOUNDARY & TOPOGRAPHIC SURVEY
OF PART OF THE SW 1/4 OF SECTION 30,
TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SHEET NO.
1 OF 1

LEGEND

DENOTES INTERNAL LANDSCAPE TREES (20) USE LIVE OAK (QUERCUS VIRGINIANA) OR OWNER APPROVED EQUAL

DENOTES 10' WIDE LANDSCAPE BUFFER

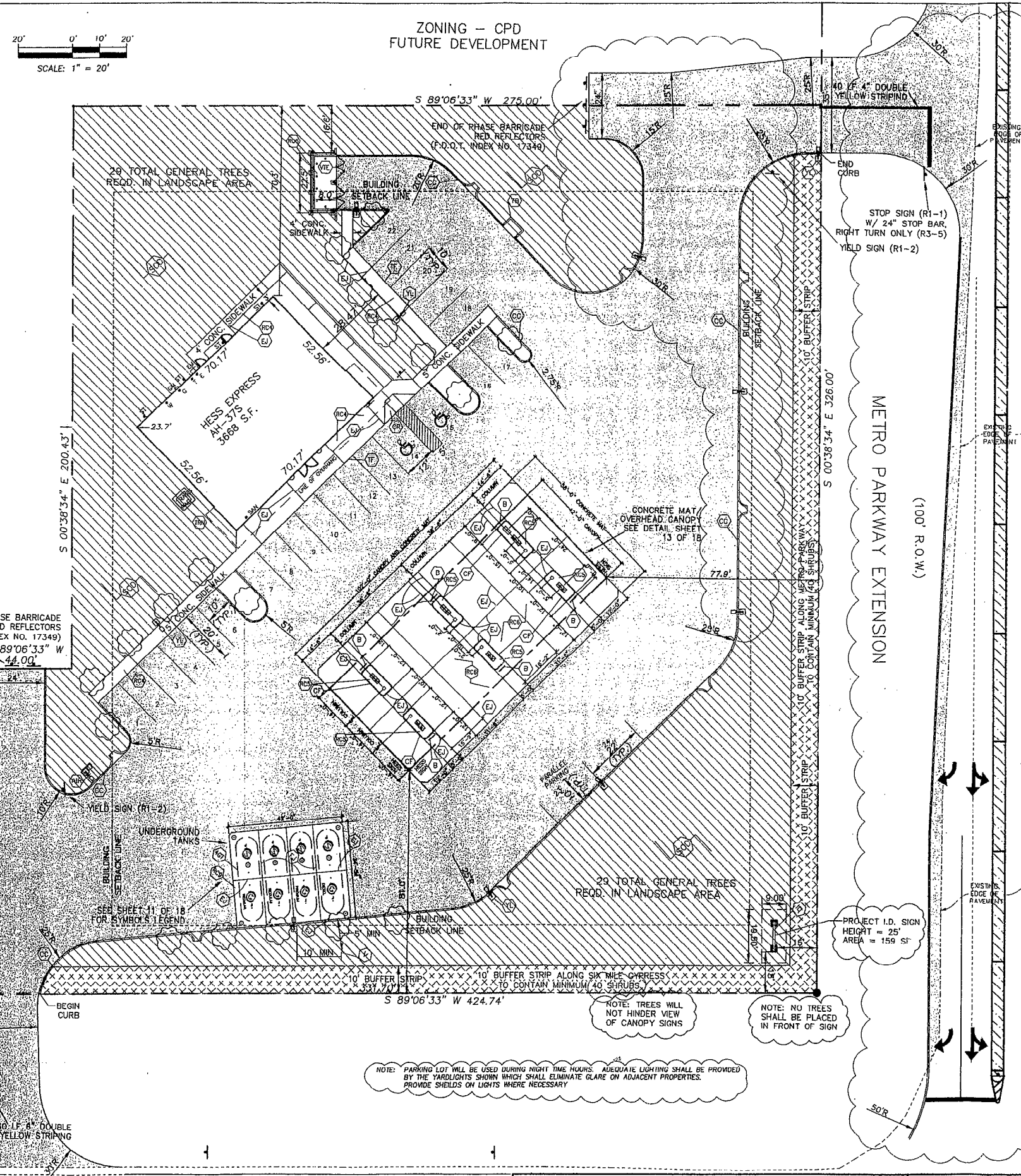
DENOTES GENERAL LANDSCAPE AREA AND OPEN SPACE (29 GENERAL TREES AND SOD AREA)

DENOTES PAVEMENT AREA

SEE SHEET 11 OF 18 FOR SYMBOLS LEGEND

- GENERAL LANDSCAPE NOTES
- ALL LANDSCAPING INSTALLATION, PRESERVATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE LEE COUNTY LAND DEVELOPMENT CODE. PLANT MATERIALS MUST CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER. ALL REQUIRED PLANTS MUST BE INSTALLED USING XERISCAPE PRINCIPLES.
 - 75 PERCENT OF THE TOTAL NUMBER OF REQUIRED TREES MUST BE INDIGENOUS NATIVE SPECIES.
 - A MAXIMUM OF 25 PERCENT PALM VARIETIES (75 PERCENT FOR NATIVE PALMS) ARE ALLOWED FOR BUFFERS AND GENERAL LANDSCAPE TREE REQUIREMENTS. PALM TREES MAY NOT BE USED TO SATISFY THE REQUIREMENTS FOR PARKING AREA LANDSCAPING.
 - TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, HAVE A MINIMUM TRUNK DIAMETER OF 1 INCH MEASURED AT 3 FEET ABOVE THE GROUND AND HAVE A MINIMUM CANOPY DIAMETER OF 2 FEET UPON INSTALLATION. THE REQUIRED MEASUREMENT FOR PALM TREES SHALL BE 6 FEET FROM GROUND LEVEL TO THE BASE OF PALM FRONDS.
 - TREES MUST BE A SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN GREATER THAN 15 FEET AND A NORMAL MATURE HEIGHT GREATER THAN 25 FEET. TREES SHALL HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR 7 FEET MEASURED FROM THE GROUND.
 - 50 PERCENT OF THE TOTAL NUMBER OF REQUIRED SHRUBS MUST BE INDIGENOUS NATIVE SPECIES.
 - SHRUBS MUST BE A MINIMUM 36 INCHES IN HEIGHT AT PLANTING. IN AREAS WHERE VEHICULAR SIGHT DISTANCE IS REQUIRED, SHRUBS SHALL NOT RESTRICT VISION.
 - THE EXACT LOCATION OF THE LANDSCAPE MATERIALS WILL BE DETERMINED AT TIME OF PLANTING AND MAY VARY FROM LOCATIONS SHOWN ON THE PLANS. THE LOCATION OF LANDSCAPE MATERIALS SHALL CONFORM TO THE LEE COUNTY LAND DEVELOPMENT CODE.
 - REQUIRED TREES AND SHRUBS SHALL NOT BE LOCATED IN UTILITY AND STREET EASEMENTS OR RIGHT-OF-WAYS UNLESS OTHERWISE APPROVED BY A ZONING DEVIATION.
 - ALL BUFFERS, LANDSCAPE STRIPS AND PARKING LANDSCAPE AREAS MUST BE MULCHED, GRASSED, OR PLANTED WITH GROUND COVER OR SHRUBS UNLESS EXISTING VEGETATION COVER IS BEING PRESERVED.
 - EXISTING TREES AND SHRUBS THAT ARE PRESERVED AND ARE BEING USED FOR CREDITS FOR THE LANDSCAPE REQUIREMENTS SHALL BE BARRICADED AND PROTECTED IN ACCORDANCE WITH THE LEE COUNTY LAND DEVELOPMENT CODE, SECTION 10-418.03.
 - TREES AND SHRUBS SHALL BE SELECTED BY LANDSCAPE CONTRACTOR FROM THE SHRUBS AND TREES LIST ON THIS SHEET.

- EXISTING VEGETATION REMOVAL PLAN
- INVASIVE EXOTIC VEGETATION: INVASIVE EXOTIC TREES, PLANTS AND SHRUBS MUST BE REMOVED FROM SITE AND THE OWNER MUST MAINTAIN THE OPEN SPACE FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY. INVASIVE EXOTIC TREES, PLANTS AND SHRUBS ARE:
MELALEUCA SPECIES (PINK TREE, CAJUPUT TREE, PAPERBARK TREE)
CASUARINA SPECIES (AUSTRALIAN PINES)
SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER, FLORIDA HOLLY)
RHODOMYRTUS TOMENTOSUS (DOHNY ROSEMYRTLE)
ACACIA KURUPAPORUS (EAGLE-LEAF ACACIA)
MELALEUCA QUINQUEVENARIA (CAJUPUT)
ALBIZIA LEBBECK (WOMAN'S TONGUE)
BICHOPIA AFRICANA (BISHOP WOOD)
DALBERGIA SISOOD (ROSEWOOD)
EUCALYPTUS CAMALDULENSIS (MURRAY RED GUM)
FICUS RETUSA (CURBAN LAUREL)
SYZYGIUM CUMMI (JAYA PLUM)
SYZYGIUM JAMBOS (ROSE APPLE)
THESPESIA POPULNEA (COOK TREE)
FICUS BENJAMINIA (BENJAMIN FIG)
CURATONOPSIS ANACARDIODES (CARROTWOOD)
SAPIUM SEBIFERUM (CHINESE TALLOW)
2. REMOVAL OF INVASIVE EXOTIC SPECIES SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED BY FIELD CONDITIONS:
A. PHYSICAL REMOVAL OF THE ENTIRE PLANT INCLUDING ROOTS.
B. STEM AND FOLIAGE REMOVAL FOLLOWED BY HERBICIDE TREATMENT OF STUMPS.
C. DEADENING IN PLACE BY HERBICIDE TREATMENT OF STEMS.



SITE DATA

- STRAPNO. 30-45-25-00-00000.00.26
- PROJECT ACREAGE = 2.19 AC
TOTAL AREA = 2.19 AC
BUILDING AREA = 0.09 AC
PAVEMENT AREA = 1.14 AC
SIDEWALK AREA = 0.03 AC
LAKE AREA = 0.00 AC
PERVIOUS AREA = 0.93 AC
- ZONING = CPD
- ZONING RESOLUTION = Z-93-035
- MAX. BUILDING HEIGHT: 35 FT.

MINIMUM BUILDING SETBACKS

- 25' FROM METRO PARKWAY AND SIX MILE CYPRESS PARKWAY.
- 20' FROM INTERNAL PRIVATE ACCESS ROAD.
- 15' FROM INTERIOR SIDE LOT LINES.
- 0' FROM RAILROAD R.O.W. FOR LOADING DOCKS.
- 25' FROM ALL OTHER PROPERTY LINES.

GENERAL SITE NOTES

- SOIL CLASSIFICATION: THE SOIL CLASSIFICATION FOR THE SITE IS #13, BOCA FINE SAND.
- THE SITE IS NOT SUBJECT TO FRESHWATER FLOODING OR SALTWATER INUNDATION.
- THE FLORIDA LAND USE COVER CLASSIFICATION (FLUCCS) CODES FOR THE SITE IS 740 DISTURBED LAND.
- ALL ELEVATIONS ON THE PLANS ARE BASED ON 1929 M.C.V.D. DATUM.
- HISTORIC AND ARCHEOLOGICAL RESOURCES: THE SITE IS NOT LOCATED WITHIN AN AREA OF ARCHEOLOGICAL SENSITIVITY.
- FEMA FLOOD ZONE - THE PROJECT SITE IS LOCATED IN A FIRM B FLOOD ZONE PER FIRM FLOOD RATE MAP 125124 0350C. THERE IS NO FIRM 100 YEAR FLOOD ELEVATION SPECIFIED FOR THIS SITE.
- THE MINIMUM BUILDING FINISH FLOOR ELEVATION IS EL. 16.1' NGVD.
- THE WET SEASON WATER TABLE ELEVATION IS EL. 11.0' NGVD.
- SITE SUITABILITY: THIS DEVELOPMENT PLAN HAS BEEN DESIGNED SO THAT THE SITE CAN BE USED SAFELY AND FOR BUILDING PURPOSES PROVIDED THAT THE BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER, ARCHITECT AND STRUCTURAL ENGINEER. THE FIRM FLOOD RATE MAPS AND THE LEE COUNTY SOIL SURVEY INDICATE THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT PROVIDED THAT SITE IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- POTENTIAL IMPACTS TO GROUND AND SURFACE WATER: THIS DEVELOPMENT PLAN HAS BEEN DESIGNED SO THAT NEGLIGIBLE IMPACTS TO GROUND WATER AND SURFACE WATERS WILL OCCUR.
- NO JURISDICTIONAL WETLAND AREAS ARE PRESENT ON THE PROJECT SITE.

PARKING CALCULATIONS

REQUIRED PARKING
1 SPACE PER 200 S.F. OF BUILDING FLOOR AREA
3688 S.F. OF FLOOR AREA X 1 SPACE/200 S.F. = 19 SPACES

PARKING PROVIDED
HANDICAP SPACES PROVIDED = 2 SPACES
STANDARD SPACES PROVIDED = 22 SPACES
TOTAL SPACES PROVIDED = 24 SPACES

LANDSCAPING CALCULATIONS

- TOTAL SITE AREA = 55,534 SF
- GENERAL LANDSCAPE TREE REQUIREMENTS
1 TREE REQUIRED PER 3,500 SF OF SITE AREA
55,534 SF X 1 TREE / 3,500 SF = 16 TREES
GENERAL TREES PROVIDED = 28 TREES
CREDITS FOR EXISTING TREES ON THE SITE THAT ARE PRESERVED WILL BE ADDRESSED WHEN THE COT D INSPECTION IS REQUESTED.
- INTERNAL LANDSCAPING OF PARKING AREAS
REQUIRED INTERNAL LANDSCAPE AREA IS 10% OF THE PARKING LOT PAVED AREA
PAVED PARKING AREA = 42,114 SF
REQUIRED INTERNAL LANDSCAPE AREA = 42,114 SF X .10
REQUIRED INTERNAL LANDSCAPE AREA = 4,211 SF
PROVIDED INTERNAL LANDSCAPE AREA = 4,212 SF (OPEN SPACE=39,639 SF)
REQUIRED INTERNAL LANDSCAPE TREES = 1 TREE / 250 SF OF
REQUIRED INTERNAL LANDSCAPE AREA
REQUIRED INTERNAL TREES = 4,212 SF X 1 TREE / 250 SF = 17 TREES
PROVIDED INTERNAL TREES = 17 TREES
- BUFFER STRIPS
WEST - ADJUTS RR AND DRAINAGE EASEMENT - NO BUFFER STRIP REQUIRED
EAST - ADJUTS METRO PARKWAY - 10 FT. BUFFER STRIP REQUIRED
326 LF X 12 SHRUBS PER 100 LF = 40 SHRUBS
SOUTH - ADJUTS SIX MILE CYPRESS PKWY - 10 FT. BUFFER STRIP REQUIRED
332 LF X 12 SHRUBS PER 100 LF = 40 SHRUBS
- OPEN SPACE CALCULATIONS
SITE AREA = 55,534 SF
REQUIRED OPEN SPACE = 95,534 X .30% = 28,650 SF
OPEN SPACE PROVIDED = 40,921 SF

SHRUBS			
INDIGENOUS SPECIES			
COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME
COONITE	ZAMIA FLORIDIANA	PITISPORUM	PITISPORUM
*DWARF YUPOON HOLLY	ILEX VOMITORIA 'NANA'	PLUMBAGO	PLUMBAGO
*FIRE BUSH	WAXELIA PATENS	*SEA GRAPE	COLLEGEA UNIFLORA
FAKHAHATCHEE GRASS	TRIPSACULUM DACTYLOIDES	SEA OATS	UNIOLEA PENICILLATA
FLAME OF THE WOODS	IXORA COCCINEA	SILVER BUTTWOOD	CONOCARPUS ERECTUS 'SEMICUS'
GARDENIA	GARDENIA THUNBERGIA	*SPANISH BAYONET	YUCCA AMICULATA
GLOSSY PRIVET	LIQURITRUM LUCIDUM	SURINAM CLOUTIERA	EUGENIA UNIFLORA
HIBISCUS ROSA-SINENSIS	HIBISCUS ROSA-SINENSIS	*SWEET VIBURNUM	VIBURNUM ODORATISSIMUM
NATAL PALM	CARISSA GRANDIFLORA	*SAW PALMETTO	SERENOA REPENS
NECKLACE POD	SOPHORA TOMENTOSA	WAX PRIVET	LIQUSTRUM JAPONICUM
OLEANDER	NERIUM OLEANDER	*COCOPLUM	CHRYSOBALANUS ICAGO
ORANGE JASMINE	MURRAYA PANICULATA	*GREEN BUTTWOOD	CONOCARPUS ERECTUS

TREES			
INDIGENOUS SPECIES			
COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME
*BALD CYPRESS	TAXODIUM DISTICHUM	PITCH APPLE	CLUSIA ROSA
*BLACK OLIVE	BUDDA BUCERAS	QUEEN PALM	SYAGRUS EJMANZOFFIANA
*CABBAGE PALM	SABAL PALMETTO	SAPODILLA	MANIKARA ZAPOTA
CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	*SATIN LEAF	CHRYSOPHYLLUM OLIVEORME
GRAPE MYRTLE	LAGERSTROEMIA INDICA	*SEA GRAPE	COLLEGEA UNIFLORA
*DAHOON HOLLY	ROSTONIA ELATA	SENEGAL DATE PALM	PHOENIX RECLINATA
*FLORIDA ROYAL PALM	KOELREUTERIA FORMOSANA	SILVER TRUMPET	TABEBUIA CARAIBA
GOLDEN RAIN TREE	JACARANDA ACUTIFOLIA	*SLASH PINE	PINUS ELLIOTTII
JACARANDA	QUERUS LAURIFOLIA	SOUTHERN RED CEDAR	JUNIPERUS SILICOLA
*LAUREL OAK	QUERUS VIRGINIANA	*SPRUCE PINE	MYRTICA CERIFERA
*LOBLOLLY BAY	GORDONIA LASIANTHUS	*SWEET BAY	MAGNOLIA VIRGINIANA
*MAHOGANY	SWEETGUM MALTANA	*SWEET GUM	LIQUIDAMBAR STRACAPFLUA
*MALAYAN COCONUT PALM	COCUS NUCIFERA 'MALAYAN'	TANARINO	TANARINUS INDICA
PAUROSIS PALM	ACELORRHAPHIS WRIGHT II	WASHINGTON PALM	WASHINGTON ROBUSTA

EXHIBIT B

NO.	DATE	REVISIONS	BY
1	1/19/98	REV. BLDG DIMENSIONS, REAR DOOR, PARKING, DEL. 5 LIGHTS, SHOW DIMENSIONS ON CANOPY, I.D. SIGN, BLDG. SETBACKS, ADD PARKING SPACES	JAC
2	2/6/98	REVISE LANDSCAPING LEGEND AND PAGE NUMBERS	NLB
3	3/3/98	REDUCE PAVEMENT & CANOPY, REV. BUFFER STRIP & OPEN SPACE, REV. LANDSCAPE CALCS, ADD NOTE, ADD WEST ACCESS, ADD INTERNAL TREES	JAC
4	4/15/98	REV. BLDG. EXP. JOINTS, RC4, TRASH ENCLOSURE, MOVE HANDICAP SPACES	JAC
6	5/20/98	REV. METRO PKWY AND ENTRANCE PER F.D.O.T.	JAC
8	7/8/98	MOVE SIX MILE DRIVEWAY EAST, ADJUST PL. MOVE PHONE, REV. AREAS IN TABLE	JAC
9	8/28/98	REV. BLDG. TO AH37S	JAC
10	12/8/98	REV. PER JESS MOVE TANKS, ADD PARKING ISLAND	JAC

DESIGNED BY: JAC	DATE: DEC. 8, 1997	PLAN STAGE	SHEET 4
DRAWN BY: JAC	DATE:	FINAL	OF 18
CHECKED BY: JAC	DATE:	ADD PROJECT NO.	FILE NO.
REVIEWED BY: JAC	DATE:	7518	841R
HORIZ. SCALE: 1" = 20'	PLOT VIEW: PS=520	ACAD. DWG:	
VERT. SCALE: N/A	DATE: 7/14/98	DATE:	

AMERADA HESS CORPORATION

SIX MILE CYPRESS PARKWAY HESS STATION

SITE PLAN / LANDSCAPE PLAN, SIGN AND STRIPING PLAN

Professional engineers, planners, & land surveyors

10000 S. 20th Ave., Suite 200, Fort Lauderdale, FL 33309 (954) 391-8111

Lee County, Suite 200, 10000 S. 20th Ave., Fort Lauderdale, FL 33309 (954) 391-8111

LEGEND	
SYMBOL	DESCRIPTION
DC	4000 P.S.I. CONCRETE CURBING (MIN. 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED) MEETING REQUIREMENTS OF ALL AUTHORITIES. PROVIDE EXPANSION JOINTS AT 20'-0" MAXIMUM. SEE DETAILS AND SPECIFICATION FOR AIR ENTRAINMENT, REINFORCEMENT, ETC.
EJ	FULL DEPTH EXPANSION JOINT. PROVIDE SEALER AND BACKER ROD AT ALL 6" THICK AND 6" THICK CONCRETE MATS. SEE SPECIFICATIONS.
FL	CONSTRUCT FLUME. SEE DETAIL.
ID	EXISTING IDENTIFICATION SIGN TO BE RELOCATED AND CONSTRUCTED ON NEW FOUNDATION WITH ELECTRIC SERVICE TO ACCOMMODATE NEW LOCATION.
L	LANDSCAPED AREA: 4 LIVE OAK REPLACEMENT TREES (10' IN HEIGHT, 2" DIA. @ 12" ABOVE GROUND). SHRUB REPLACEMENT 12/100'. CONSTRUCT SOD IN ALL AREAS DISTURBED BY CONSTRUCTION.
NOT	MAINTENANCE OF TRAFFIC AS REQUIRED.
PR	REMOVE EXISTING PAVEMENT AND BASE.
RC	REMOVE EXISTING CURB, PAVEMENT, PLANT MATERIAL, SPRINKLER SYSTEM AS REQUIRED FOR CONSTRUCTION.
RYL	RELOCATE EXISTING LIGHT.
SCR	SILT SCREEN OR HAY BALES. SEE DETAIL.
SOD	SODDED ALL AREAS DISTURBED BY CONSTRUCTION: TOPSOIL, LIME, FERTILIZER AND SOD.
SP	EXISTING SPRINKLER SYSTEM SHALL BE REMOVED FROM RIGHT OF WAY AND MODIFIED TO ACCOMMODATE NEW CONSTRUCTION AND REPIPED TO ASSURE IT OPERATES CORRECTLY TO IRRIGATE LANDSCAPE AREA.
SW	SAW CUT.
TR	CONSTRUCT 2.5" DIA. AT DBH OAK TREE.
WM	EXISTING WATER METER.
YL	RELOCATED YARD LIGHT, WIRING AND CONDUIT AS REQUIRED. CONTRACTOR SHALL OBTAIN ELECTRICAL PERMIT FOR WORK THROUGH LEE COUNTY.
	EXISTING FEATURES.
	EXISTING ITEMS TO BE REMOVED AND DISPOSED OF OFF SITE.

UTILITY COMPANIES AND COUNTY DEPARTMENTS:

WATER & SEWER: LEE COUNTY UTILITIES
 1500 MONROE STREET
 FT. MYERS, FL 33901
 CONTACT: UTILITIES
 PHONE NO.: 239-478-8165

POWER: FPL
 15834 WINKLER ROAD
 FT. MYERS, FL 33916
 PH: 239-332-9123

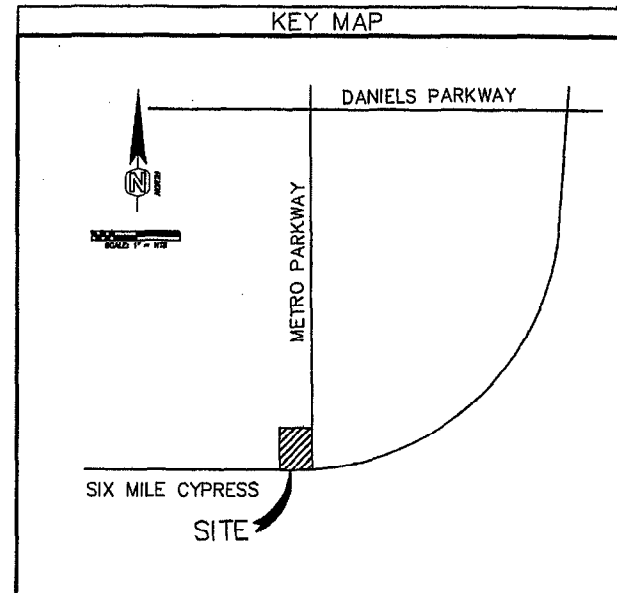
TELEPHONE: SPRINT
 2820 CARGO STREET, BUILDING A
 FT. MYERS, FL 33916
 PH: 239-636-1440
 CONTACT: MS. DENISE GRABOWSKY

FIRE DEPT: SOUTH TRAIL FIRE DISTRICT
 5531 HALIFAX AVENUE
 FT. MYERS, FL 33912
 PH: 941-433-0800

SOLID WASTE: LEE COUNTY SOLID WASTE DIVISION
 PH: 239-338-3302

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY CONTROL POINTS FOR LINE AND GRADE PRIOR TO CONSTRUCTION.
- LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AT TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK AND SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN ANY NECESSARY WORK PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR AND ALL UTILITY AGENCIES. THE CONTRACTOR SHALL ADJUST HIS SCHEDULE TO CONCODE WITH OTHER REQUIRED UTILITIES.
- THE ENGINEER RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING ON ALL MATERIALS DELIVERED TO PROJECT.
- IN THE EVENT UNSUITABLE MATERIAL IS ENCOUNTERED DURING EXCAVATION, IT SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- OVERALL CLEANUP SHALL BE BY THE CONTRACTOR IN ACCORDANCE WITH COUNTY OR AS DIRECTED BY THE ENGINEER. ANY AND ALL EXPENSES FOR CLEAN UP SHALL BE INCLUDED AS PART OF THE SITE WORK.
- THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
- ANY DAMAGE TO STATE OR COUNTY ROADS CAUSED BY THE CONTRACTOR'S EQUIPMENT AND OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF AUTHORITY AND THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
- ANY U.S.C. AND G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHALL NOTIFY:
 DIRECTOR, CHARTING & GEODETIC SERVICES
 6001 EXECUTIVE BLVD.
 ATTN: C172
 ROCKVILLE, MARYLAND 20852
 PHONE: (301) 433-8319
- CONSTRUCTION OF POTABLE WATER AND SANITARY SEWAGE SYSTEMS ARE TO INCLUDE CONNECTION TO EXISTING FACILITIES AS SHOWN.
- ANY SIDEWALKS TO BE CONSTRUCTED SHALL BE IN ACCORDANCE WITH LEE COUNTY AND/OR FDOT REQUIREMENTS.
- WHEREVER MATERIAL OR CONSTRUCTION ITEM SPECIFICATIONS ARE NOT SPECIFICALLY COVERED BY THESE PLANS, LEE COUNTY, OR AS DIRECTED BY THE ENGINEER, "THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, SHALL APPLY.
- COMPACTION FOR BACKFILL SHALL BE 98% ASSHTO, T-180 AND COMPLY WITH THE LEE COUNTY AND FDOT STANDARDS.
- ALL STORM WATER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT LEE COUNTY STANDARDS AND SPECIFICATIONS. ALL WATER AND SANITARY SEWER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.
- FLORIDA STATUTE REQUIRES A MINIMUM OF 2 DAYS AND A MAXIMUM OF 5 DAYS NOTICE BEFORE A CONTRACTOR MAY EXCAVATE. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 BEFORE EXCAVATION SHALL COMMENCE.
- ALL FILL UP TO THE SPRING LINE OF THE PIPE MUST BE MECHANICALLY TAMPED.
- CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND/OR ARCHITECT FOR REVIEW, 3 COPIES OF SHOP DRAWINGS ON BID ITEMS (FIRE HYDRANTS, VALVES, PIPES, INLETS, MANHOLES, PUMPS, CONTROL PANELS, LIGHT FIXTURES, PLUMBING FIXTURES, ETC.). THE CONTRACTOR SHALL ALLOW A MINIMUM OF 14 DAYS FOR REVIEW OF SHOP DRAWINGS. APPROVAL OF SHOP DRAWINGS IS REQUIRED PRIOR TO INSTALLATION OR CONSTRUCTION. SUBSTITUTION OF SPECIFIED ITEMS, IF REQUESTED, WILL BE EVALUATED BY THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL SELECT A LOCAL TESTING LABORATORY FOR ON SITE TESTS SUCH AS CONCRETE STRENGTH, SLUMP, DENSITY OR LAB OF ROADBEDS, ETC.. COPIES OF ALL TESTS SHALL BE SENT TO THE ENGINEER AND/OR ARCHITECT WITHIN 10 DAYS OF THE TESTS. RETEST WILL BE AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS BETWEEN WHAT IS SHOWN HEREIN AND ACTUAL CONDITION DISCOVERED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THE DRAWINGS.
- PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED. ANY CONFLICTS AND THE CONTRACTOR'S PROPOSED RESOLUTIONS SHALL BE BROUGHT TO THE ENGINEER'S IMMEDIATE ATTENTION FOR APPROVAL.
- ALL PRACTICABLE EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
- THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.
- ALL DISTURBED AREAS SHALL BE SODDED AND MULCHED, UNLESS OTHERWISE NOTED, AFTER REGRADING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IN THE FIELD RIGHT OF WAY LINES, BASE LINES, BENCH MARKS (ELEV.), CENTER LINES, AND STATIONING AS REQUIRED TO CONSTRUCT THIS PROJECT.
- CONTRACTOR SHALL COORDINATE AND REIMBURSE THE APPROPRIATE OVERHEAD UTILITY COMPANY FOR REQUIRED SUPPORT OF UTILITY POLES WHERE CONSTRUCTION MAY CAUSE THE POLE TO LOSE ITS SELF SUPPORTING ABILITY.
- SPECIAL PIPE FOUNDATIONS, IF REQUIRED, SHALL BE DETERMINED IN THE FIELD, AND THE TYPE REQUIRED WILL BE AS DIRECTED BY THE ENGINEER.
- FINISHED GRADE FOR GROUND ELEVATIONS ON DRAWINGS REFER TO GRADE AFTER SODDING.
- ALL EXISTING DRAINAGE STRUCTURES WITHIN THE RIGHT-OF-WAY SHALL REMAIN UNLESS SHOWN ON THE PLANS TO BE REMOVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING MEASURES TO MITIGATE ADVERSE IMPACT OFF-SITE. THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL WHERE SHOWN ON THE PLANS AND WHERE NECESSARY. BAILED HAY OR STRAW BARRIERS AND SILT FENCE SHALL BE PROVIDED PER FDOT INDEX NO. 102.
- THE STORAGE OF MATERIALS, SOIL OR HEAVY EQUIPMENT SHALL NOT BE PERMITTED IN AREAS IN OR ADJACENT TO TREE BARRICADES. REFER TO LANDSCAPE PLAN AND TREE PROTECTION PLAN FOR ADDITIONAL TREE PROTECTION DETAILS.
- REFER TO LANDSCAPE PLAN FOR GUIDELINES AND RESTRICTIONS FOR WORK NEAR EXISTING TREES, AND FOR PRUNING TECHNIQUES AND EQUIPMENT.
- ALL ELEVATIONS ARE NGVD (1929).
- CONTRACTOR SHALL RAISE ALL VALVES BOXES AND CLEAN-OUTS AS NEEDED DUE TO CONSTRUCTION.
- WETLAND IMPACTS: NONE.



SITE DATA

LEE COUNTY TAX ID NO.: 30-45-25-00-00008.0028
 SITE:
 IRON HORSE COMMERCIAL PARK SITE DATA:
 ORIGINAL REZONING CASE NO.: Z-93-055
 ZONING ACTIONS: PD-97-061; ADD 2000-00067; Z-90-373
 DEVELOPMENT ORDERS: DQS2000-00174; DQS9802141000
 ADMINISTRATIVE AMENDMENT: PD2006-00107
 LOT AREA = 4-2.11 AC.
 MINIMUM BUILDING SETBACKS:
 25' FROM METRO PARKWAY AND SIX MILE CYPRESS PARKWAY.
 20' FROM INTERNAL PRIVATE ACCESS ROADS.
 15' FROM INTERNAL SIDE LOT LINES.
 0' FROM RAILROAD R.O.W. FOR LOADING DOCKS.
 25' FROM ALL PROPERTY LINES.
 ZONING CATEGOR: SITE: CPD
 NORTH: CPD
 EAST: IL
 WEST: CPD
 SOUTH: CPD
 FLOOD ZONE: SITE IS LOCATED IN ZONE B
 PANEL# 125124 0350 B
 DATED 9/19/84
 PARKING: 22 SPACES PROVIDED- NO CHANGE IS PROPOSED.
 BUILDING AND CANOPY:
 BUILDING AREA = 3668 SF- NO CHANGE IS PROPOSED.
 BUILDING HEIGHT: 22.67 FT. (ONE STORY)- NO CHANGE IS PROPOSED.
 CANOPY AREA = 4284 SF- NO CHANGE IS PROPOSED.
 CANOPY HEIGHT = 16' (BOTTOM OF STRUCTURE)- NO CHANGE IS PROPOSED.
 BUFFER REQUIREMENTS:
 15' BUFFER ALONG METRO PARKWAY
 REQUEST BUFFER REDUCTION TO 5' ALONG METRO PARKWAY.
 SITE CHANGE:
 IMPERVIOUS AREA (PAVEMENT) REDUCTION: 1000 S.F.
 PROVIDE CODE LANDSCAPING ALONG METRO PARKWAY.

OWNER AND PROFESSIONAL INFORMATION

OWNER/ APPLICANT:
 HESS CORPORATION
 1 HESS PLAZA
 WOODBRIDGE, NJ 07095
 (732) 750-8000
 ENGINEER:
 W. R. COOK ENGINEERING LLC
 3012 RIVERVIEW BOULEVARD
 BRADENTON, FL 34205
 PH: 941-224-4639
 SURVEYOR:
 E.F. GAINES SURVEYING SERVICES, INC.
 5235 RAMSEY WAY, SUITE 10
 FORT MYERS, FLORIDA 33907
 PH: 239-418-0128

INDEX OF DRAWINGS

S-1 TITLE SHEET
 S-2 SURVEY
 PREPARED BY E.F. GAINES SURVEYING SERVICES, INC.
 DATED: 12/10/2007
 S-3 DEMOLITION PLAN
 S-4 GENERAL ARRANGEMENT PLAN
 S-5 DETAILS
 S-6 AERIAL

RECEIVED
DEC 21 2007

PERMIT COUNTER

ADD 2007-00229



STATION #09217

**14690 METRO PARKWAY
FT. MYERS, FL 33912**

CONSTRUCTION PLAN

**SEC. 30, TOWNSHIP 45 S.,
RANGE 25 E.**

4					
3					
2					
1					
REV.	DATE	BY	DESCRIPTION	CHECKED	APPD
ADDRESS HESS CORPORATION 1 HESS PLAZA, WOODBRIDGE, N.J.					
TITLE COVER-SHEET EXHIBIT C		SCALE NONE	DRAWN BY WRC	DATE 12/1/2007	
		LOCATION LEE COUNTY, FL	DATE 12/1/2007		
		DATE 12/1/2007			
W. R. COOK ENGINEERING, LLC 3012 RIVERVIEW BOULEVARD BRADENTON, FLORIDA 34205 FLORIDA REGISTRATION NO. 34568 CERTIFICATE OF AUTHORIZATION NO. 28028					

THIS SITE PLAN HAS BEEN PREPARED BASED
 ON INFORMATION CONTAINED IN A SURVEY
 PREPARED BY: E.F. GAINES SURVEYING
 SERVICES, INC.
 PH: 239-418-0128
 DATED: 12/10/07

**APPROVED
Plan**

Subject to Case #ADD2007-00229

Date 1/15/2008

LEGAL DESCRIPTION:

All that part of Section 30, Township 45 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the West one-quarter corner of said Section 30;
 thence along the East-West quarter section line of said Section 30 N.88°55'23"E.
 for 256.60 feet; thence along the easterly right-of-way line of the Seaboard
 Coastline Railroad S.00°40'41"E. for 660.57 feet to the north line of those lands as
 described in Official Records Book 2988, Page 3308, Public Records of Lee County,
 Florida; thence along said north line N.88°57'08"E. for 386.18 feet to the westerly
 right-of-way line of Metro Parkway; thence along said westerly right-of-way line
 S.07°53'17"W. for 74.69 feet; thence continue along said westerly right-of-way line
 S.00°38'34"E. for 160.00 feet to the Point of Beginning of the parcel herein
 described;

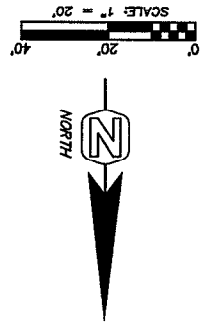
thence S.89°21'26"W. for 23.80 feet; thence S.00°38'34"E. for 21.07 feet; thence
 S.89°21'26"W. for 235.76 feet; thence S.00°38'34"E. for 230.92 feet; thence
 S.06°39'00"W. for 75.16 feet; thence S.89°06'33"W. for 10.27 feet; thence
 S.06°39'00"W. for 18.29 feet to the northerly right-of-way line of Six Mile Cypress
 Parkway; thence along said northerly right-of-way line N.89°06'33"E. for 301.70 feet
 to the aforementioned westerly right-of-way line of Metro Parkway; thence along
 said westerly right-of-way line of Metro Parkway N.00°38'34"W. for 343.42 feet;
 thence continue along said right-of-way line S.89°21'26"W. for 20.00 feet to the
 Point of Beginning of the Parcel herein described;

Containing 2.111 acres, more or less;
 Subject to easements, restrictions and reservations of record;
 Bearings are based on the easterly right-of-way line of the Seaboard Coastline
 Railroad being N.00°40'41"W.

1-7 47

APPROVED
Plan

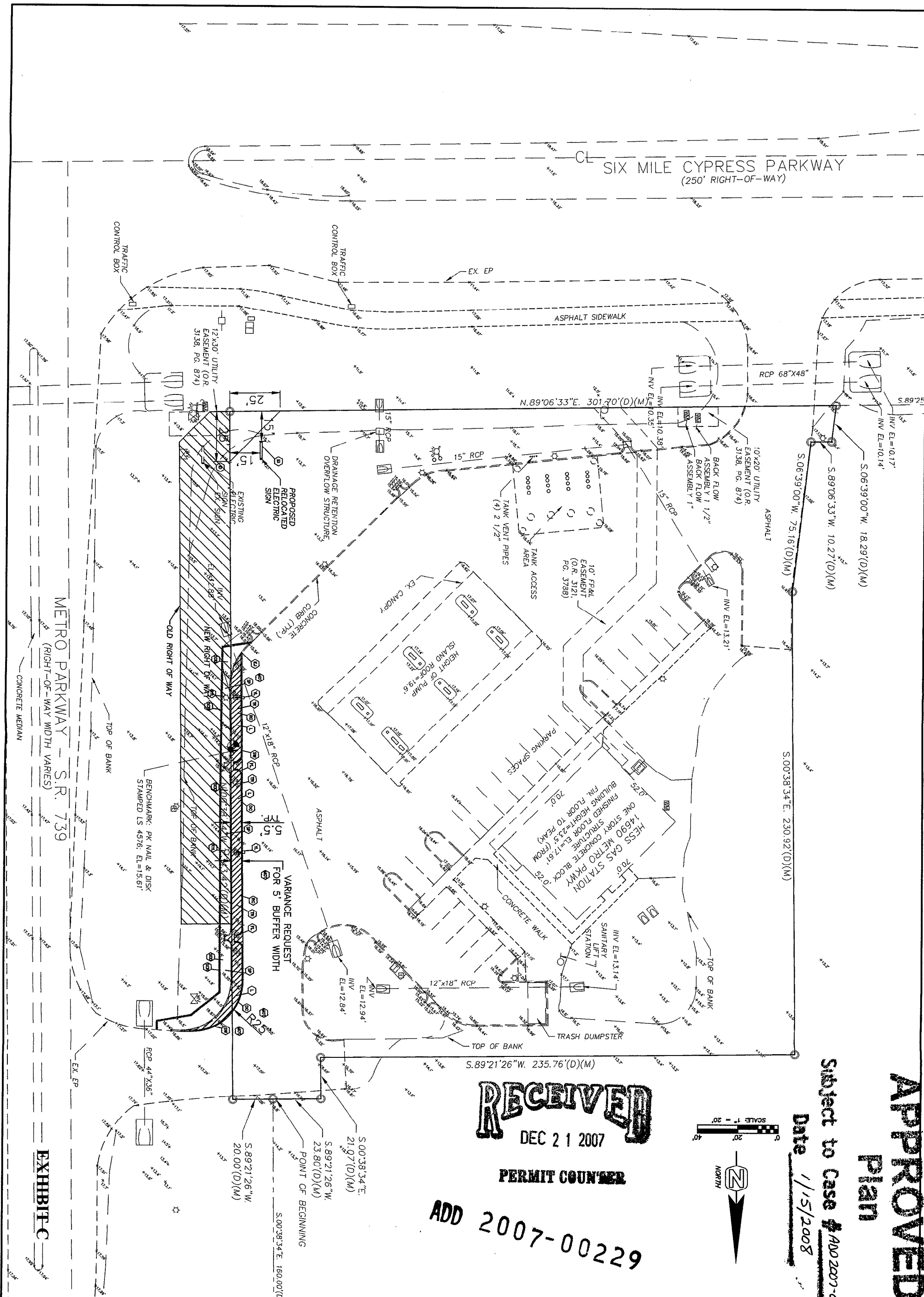
Subject to Case # ADD 2007-00229
Date 1/15/2008



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DEC 21 2007

PERMIT COUNTER

ADD 2007-00229



DESIGNED BY WRC	DATE HARD WILLIAM REED COOK, JR., P.E. FLORIDA REGISTRATION NO. 24866	W. R. COOK ENGINEERING, LLC 3012 RIVERVIEW BLVD. BRADENTON, FL 34205 PHONE: (941) 224-4839, FAX (941) 746-6514	TITLE HESS EXPRESS # 09217 GENERAL ARRANGEMENT PLAN SEC 30, TWP 45 S, RGE 25 E, LEE COUNTY, FLORIDA	7. 6. 5. 4. 3. 2. 1. 12/19/07 DATE	AND VARIANCE WIDTH. ADDED RIGHT OF WAY TAKING BY FDOT REVISIONS
CHECKED BY WRC	CERTIFICATE OF AUTHORIZATION NO. 00000				
APPROVED BY WRC					
SCALE AS SHOWN					
DATE DECEMBER, 2007					
PROJECT NO. 09217					
SHEET S-4 OF S-5					