

SURFACE WATER MANAGEMENT PLANS FOR JLM LIVING EAST

LOCATED IN NAPLES, COLLIER COUNTY, FL.
SECTION 25, TOWNSHIP 48S, RANGE 26E

PROPERTY OWNER

JLM LIVING, LLC

MAILING ADDRESS:
3839 BEE CAVES ROAD, SUITE 205
AUSTIN, TEXAS 78746

PROPERTY INFORMATION	
ZONING	JLM LIVING EAST RPU (ORDINANCE 2024-42)
FOLIO NUMBERS	00190520005, 00191360002, 00191440001, 00191440003, 00191440005, 00191600005
AREA	37.20 ACRES
FLOOD ZONE	ZONE AH – 14.5 FT
FEMA PANEL NUMBER	12021C0218H
FLOOD PANEL EFFECTIVE DATE	MAY 16, 20212



LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S.

INDEX OF SHEETS

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RDA CONSULTING
ENGINEERS

791 10TH STREET SOUTH, SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-1551
FAX: (239) 649-7112
WWW.RDAFL.COM

COVER SHEET AND INDEX		
SHEET TITLE:		
NO. BY DATE REVISION		
ENGINEER'S STAMP		
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DATUM NOTE:		
DESIGNED BY:	DRAWN BY:	PROJECT NO.: RDA250108 SHEET: 1
H.H.	R.B.	DATE: APRIL 2025
CHECKED BY:	Scale: As Noted	of 10
O.L.		



ZONING: A (RFMUO-RECEIVING LANDS) USE: CHARTER SCHOOL

**ZONING: A (RFMUO-RECEIVING LANDS)
LAMORADA (PB 59, PG 1-15)
USE: RESIDENTIAL**

For more information about the study, please contact the study team at 1-800-258-4929 or visit www.cancer.gov.

- EXISTING CONDITIONS NOTES**

 1. JLM LIVING, LLC THEIR ASSIGNS OR SUCCESSORS SHALL OWN AND MAINTAIN ALL OPEN SPACE, WATER MANAGEMENT, IRRIGATION SYSTEMS, COMMON AREAS, PRIVATE STREETS AND EASEMENTS.
 2. ALL ON-SITE SANITARY SEWER AND POTABLE SYSTEMS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS SHALL BE OWNED AND MAINTAINED BY COLLIER COUNTY UTILITIES. ALL OTHER WATER AND SEWER UTILITIES OUTSIDE OF EASEMENTS OR RIGHTS-OF-WAY SHALL BE OWNED AND MAINTAINED BY JLM LIVING, OR THEIR ASSIGNS OR SUCCESSORS.
 3. WATER AND SANITARY SEWER SERVICE IS PROVIDED BY COLLIER COUNTY UTILITIES.
 4. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORDS.
 5. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
 6. ALL EXOTIC VEGETATION AS DEFINED BY COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUBSEQUENT ANNUAL EXOTIC REMOVAL IN PERPETUITY. ALL CATEGORY I INVASIVE EXOTIC PLANTS, AS DETERMINED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, SHALL BE REMOVED FROM WITHIN PRESERVE AREAS AND SUBSEQUENT ANNUAL REMOVAL OF THESE PLANTS (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

DATUM NOTE:
THE VERTICAL DIFFERENCE BETWEEN THE NAVD-88 AND NVGD-29 DATUM IS APPROXIMATELY 1.26 FEET WITHIN THE PROJECT AREA (0.0 FT-NAVD=1.26 FT-NGVD).

NO.	BY	DATE	REVISION
PREPARED FOR:			

SHEET TITLE:

AERIAL AND EXISTING CONDITIONS PLAN

CONSULTANT:

 RDA CONSULTING ENGINEERS, LLC
791 10TH STREET SOUTH, SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-1551
FAX: (239) 649-7112

RAVINDRA ENGINEERING
COLLEGE
ENGINEERS
WWW.RDAFL.COM
ENGINEER'S STAMP

ENGINEER'S STATEMENT

SAR 14

OSCAR JUGO
LICENS

No 88719

OSCAR LUGO, P.E.

FL. LICENSE NO. 88719
COA #31149

This item has been digitally signed and sealed by OSC

This has been digitally signed and sealed by CSC Logo, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed.

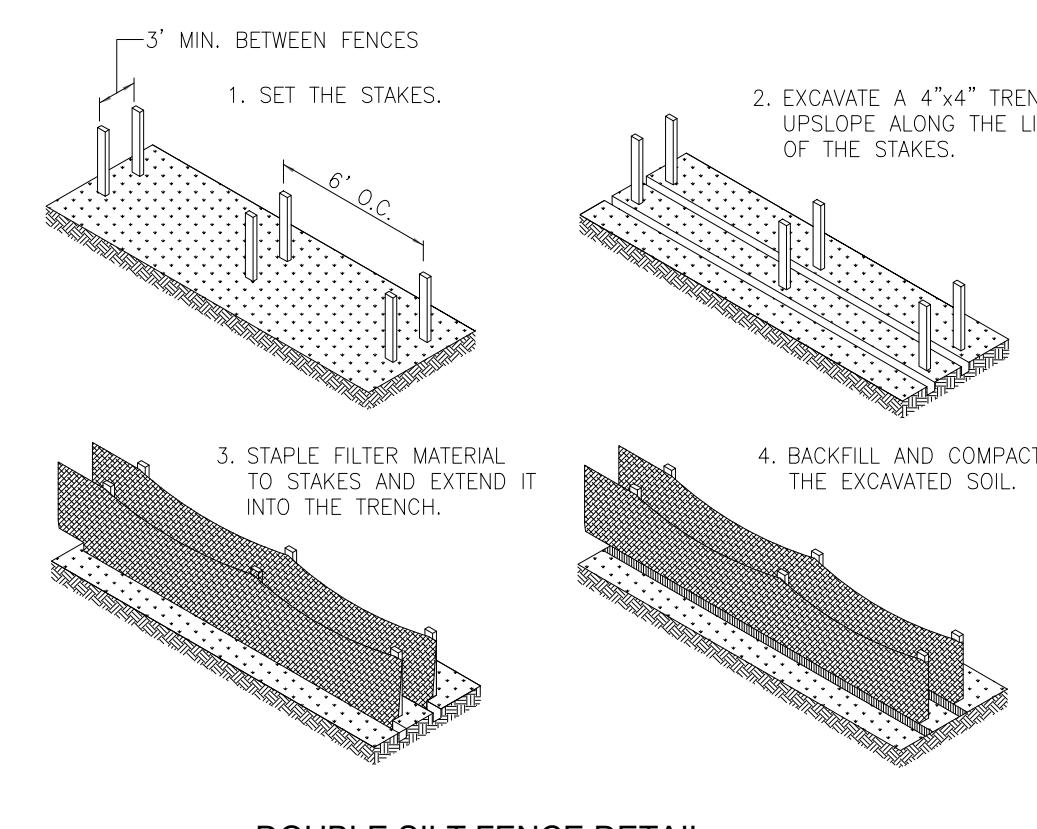
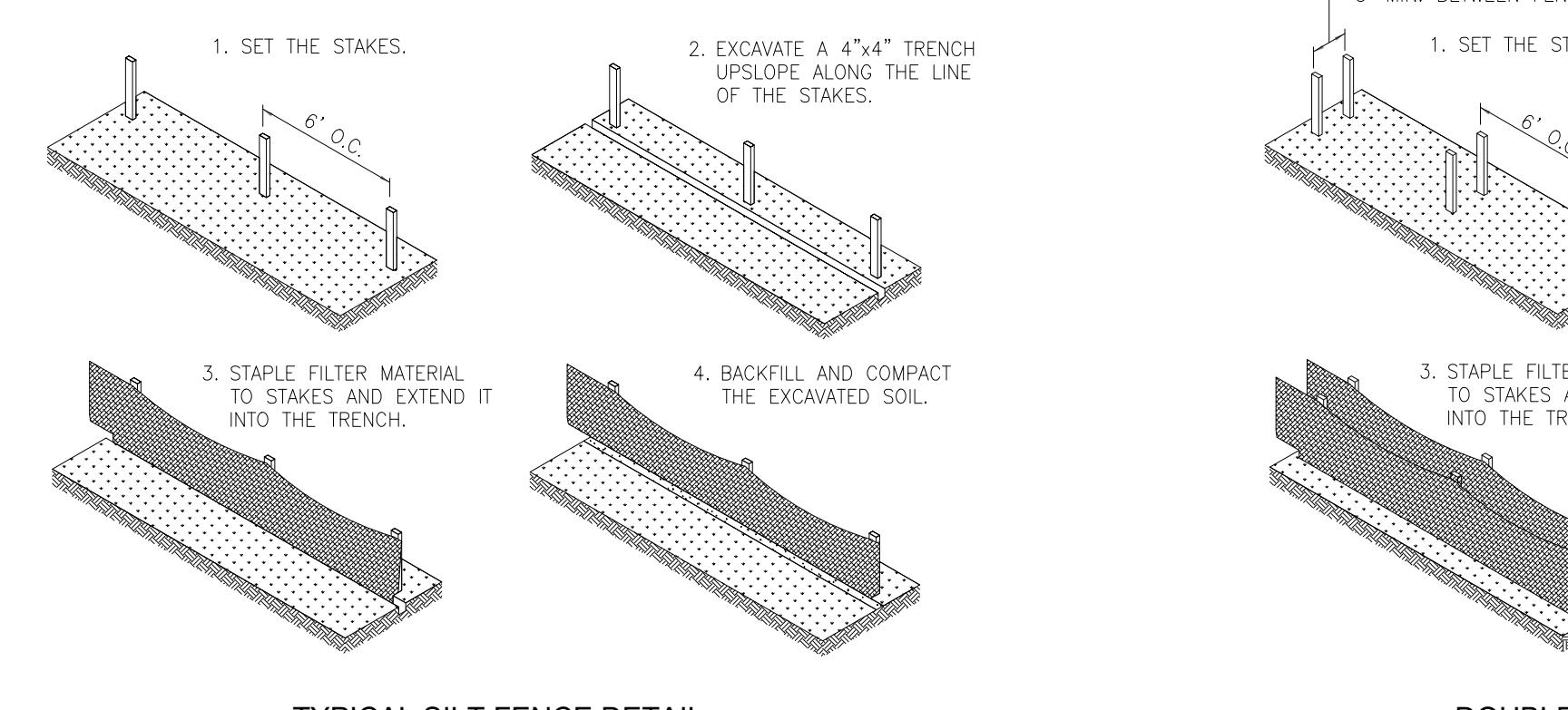
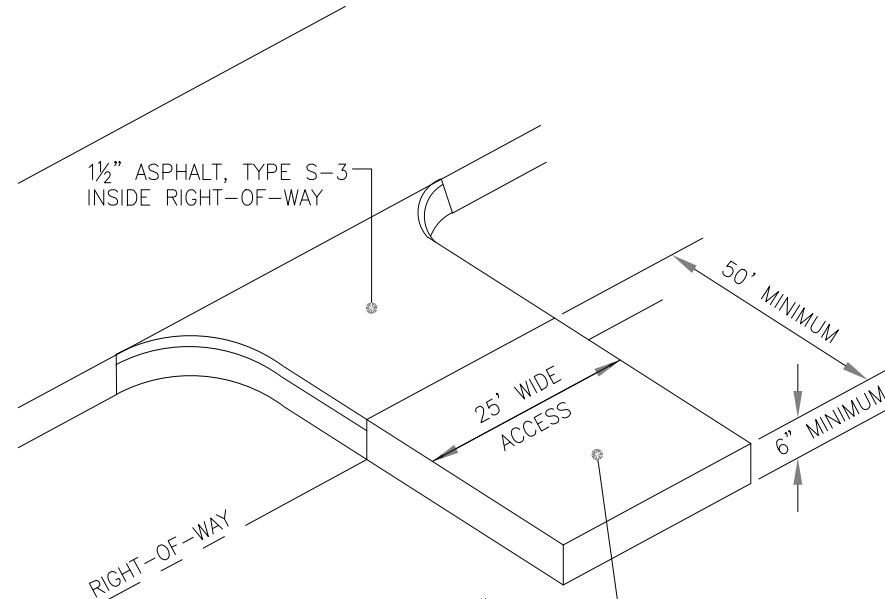
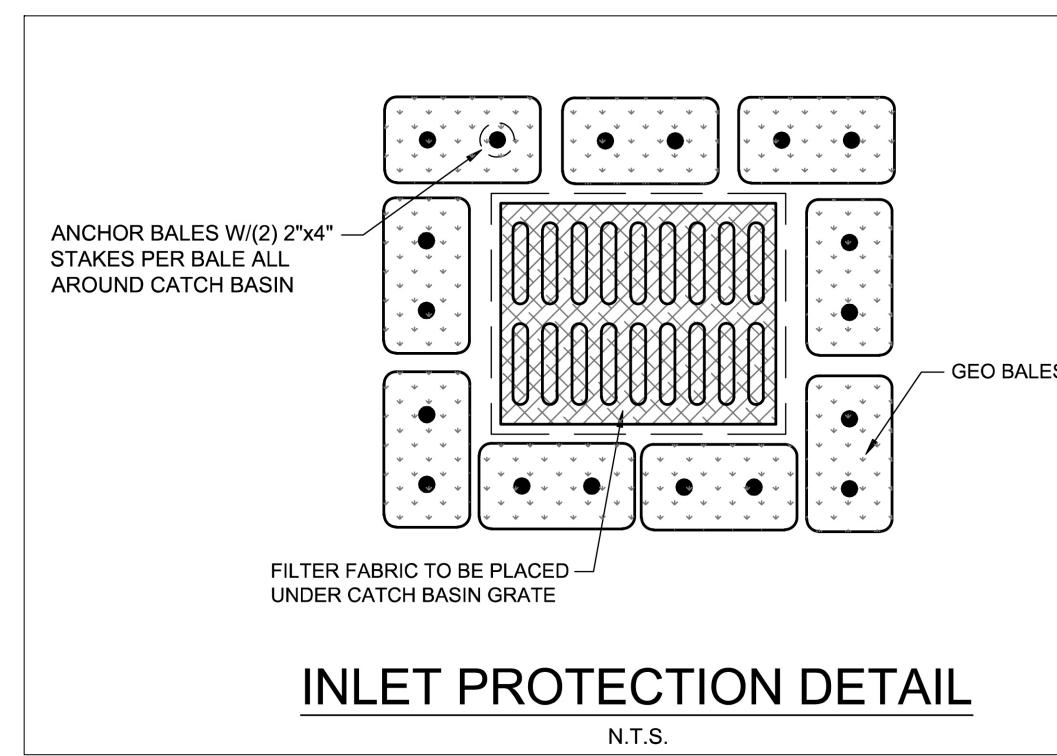
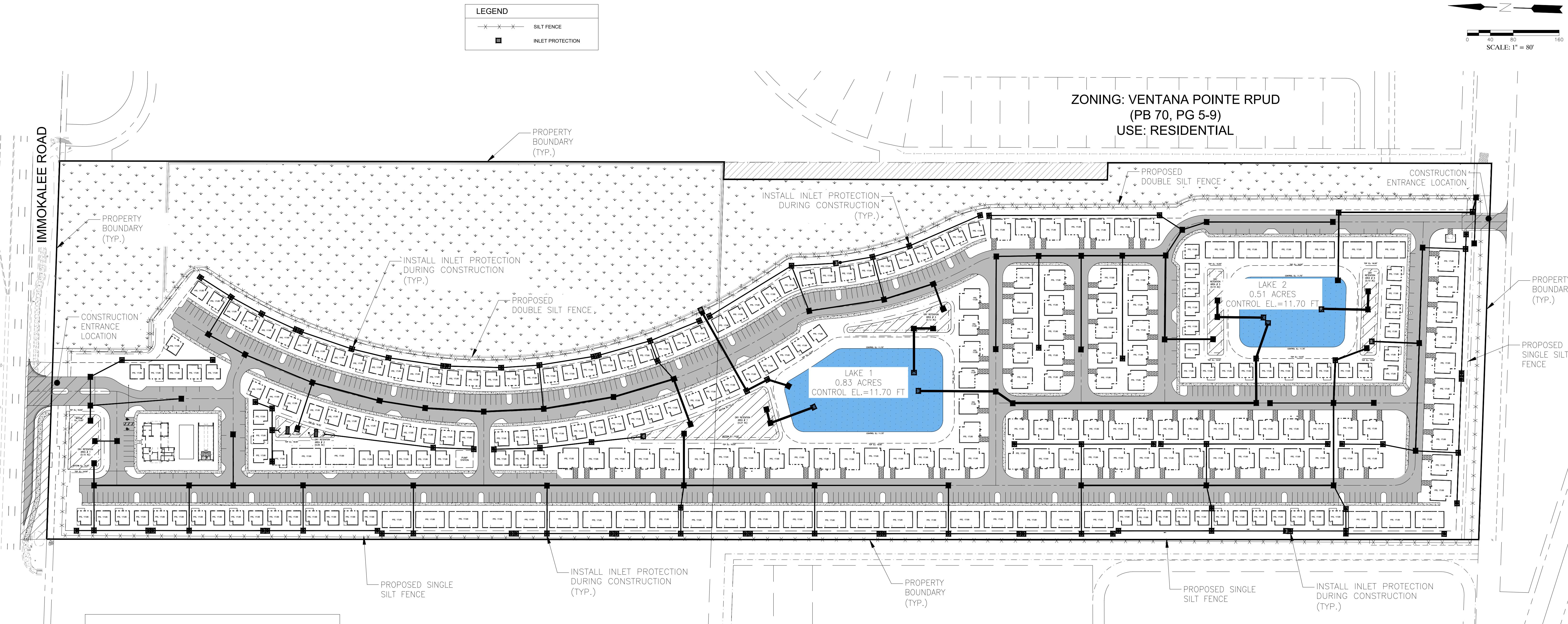
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H H R B RDA250108 2

CHECKED BY: Scale: DATE:

O.L. As Noted APRIL 2025 of 10



EROSION CONTROL NOTES

1. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION/CLEARING SHOWN UNLESS OTHERWISE NOTED.
2. VEGETATION REMOVAL PERMIT TO BE APPLIED FOR PRIOR TO SILT FENCE INSTALLATION. COLLIER COUNTY ENVIRONMENTAL SERVICES TO INSPECT CLEARING LIMITS AND ISSUE PERMIT. ONCE PERMIT IS ISSUED, SILT FENCE TO BE INSTALLED, THEN CLEARING MAY COMMENCE.
3. SITE (WITHIN CLEARING LIMITS) SHALL BE COMPLETELY CLEARED OF VEGETATION.
4. SILT FENCE SHALL BE INSTALLED ALONG THE PRESERVE BOUNDARY PRIOR TO INITIATING CLEARING AND DEMOLITION. SILT FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION OF APPLICABLE SITE INFRASTRUCTURE.
5. ALL EXOTIC VEGETATION AS DEFINED BY COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE INCLUDING THE PRESERVE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE SUBSEQUENT ANNUAL EXOTIC REMOVAL.
6. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES/CLEARING LIMITS PRIOR TO CLEARING.
7. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING CLEARING. PROTECTIVE BARRIERS WILL REMAIN IN PLACE FOR DURATION OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL CLEARING DEBRIS OFF OWNER'S PROPERTY.
8. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ANY EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
9. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CLEARING AND/OR DEMOLITION (AS APPLICABLE) AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT AND NOT IDENTIFIED TO BE REMOVED.
10. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR SPANISH SETTLEMENT ARE ENCOUNTERED, AND ARE WITHIN THE PROJECT SITE, GREAT CARE SHOULD BE TAKEN TO AVOID ACTIVITIES WHICH COULD CAUSE SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTER OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.
11. REMOVAL OF ASBESTOS CONTAINING MATERIALS (IF ANY) SHALL BE IN ACCORDANCE WITH THE REGULATORY STANDARDS.

DATUM NOTE:
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NGVD-29 DATUM IS APPROXIMATELY 1.26 FEET WITHIN THE
PROJECT AREA (0.0 FT-NAVD=1.26 FT-NGVD).

NO. BY DATE REVISION
PREPARED FOR: JLM LIVING, LLC

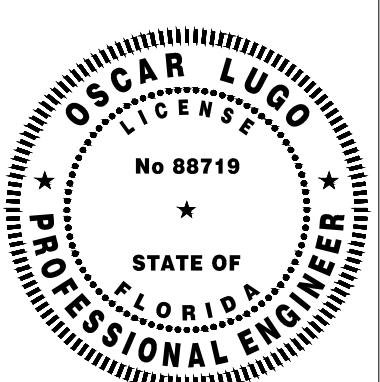
PROJECT NAME: JLM LIVING EAST

SHEET TITLE:

DEMOLITION AND EROSION CONTROL PLAN

CONSULTANT: RDA CONSULTING ENGINEERS, LLC
791 10TH STREET, SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-7151
FAX: (239) 649-7112
WWW.RDAFL.COM

ENGINEER'S STAMP



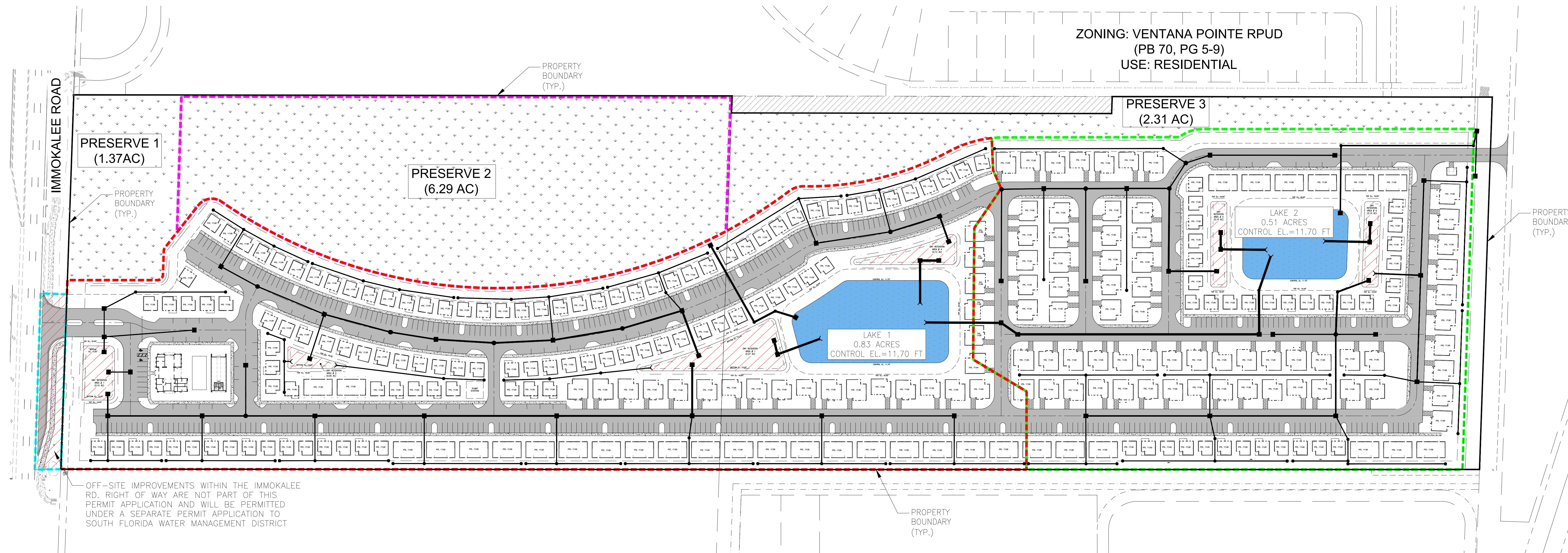
OSCAR LUGO, P.E.
FL. LICENSE NO. 88719
COA #31149

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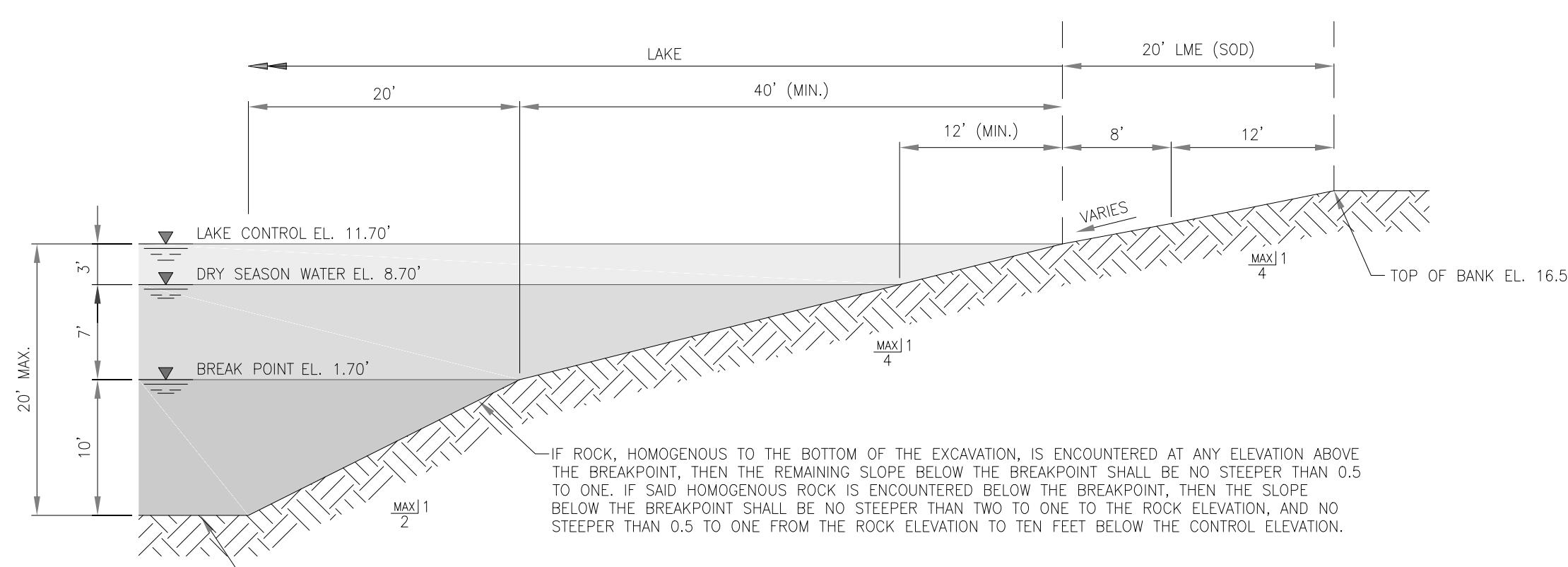
DATUM NOTE:
0 40 80 160
SCALE: 1" = 80'

DESIGNED BY: H.H. DRAWN BY: R.B. PROJECT NO.: RDA250108 SHEET: 3
CHECKED BY: O.L. Scale: As Noted DATE: APRIL 2025 of 10

0 40 80 160
SCALE: 1" = 80'



DATUM NOTE:
THE VERTICAL DIFFERENCE BETWEEN THE NAVD-88 AND NGVD-29 DATUM IS APPROXIMATELY 1.26 FEET WITHIN THE PROJECT AREA (0.0 FT-NAVD=1.26 FT-NGVD).



LAKE EXCAVATION NOTES

- LAKES TO BE EXCAVATED BY BACKHOE OR SIMILAR METHOD. NO DE-WATERING UNLESS EXPLICITLY PERMITTED BY SFWM PERMIT.
- EXCAVATED SOIL TO BE STOCKPILED WHERE INDICATED. LOCATIONS MAY VARY DEPENDING ON SITE CONDITIONS.
- TEMPORARY DRAINAGE SWALES TO BE INSTALLED BY THE CONTRACTOR AS NEEDED DURING CONSTRUCTION TO FACILITATE THE SITE WORK.
- REFER TO EROSION CONTROL DETAILS FOR PROPER REPLACEMENT OF SILT FENCE. FENCE TO BE LOCATED ON PERIMETER OF STOCKPILE AREAS.
- A POST-CONSTRUCTION BATHYMETRIC SURVEY WITH CROSS-SECTIONS SEALED BY A PROFESSIONAL SURVEYOR MUST BE SUBMITTED TO COLIER COUNTY PRIOR TO CERTIFICATE OF COMPLIANCE FOR ALL LAKES.

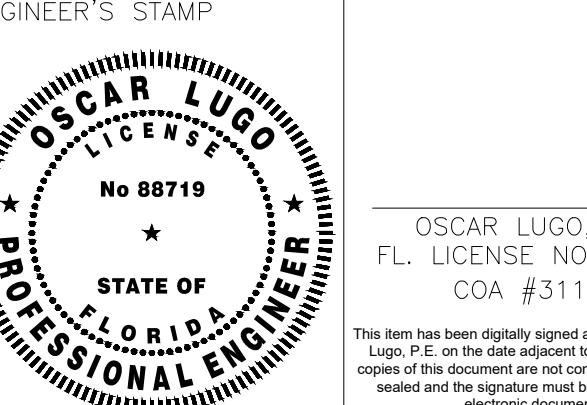
NO. BY DATE REVISION
PREPARED FOR: JLM LIVING, LLC

PROJECT NAME: JLM LIVING EAST
SHEET TITLE:

LAKE EXCAVATION

CONSULTANT: RDA CONSULTING ENGINEERS, LLC
791 10TH STREET SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-7151
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DATUM NOTE:
0 40 80 160
SCALE: 1" = 80'

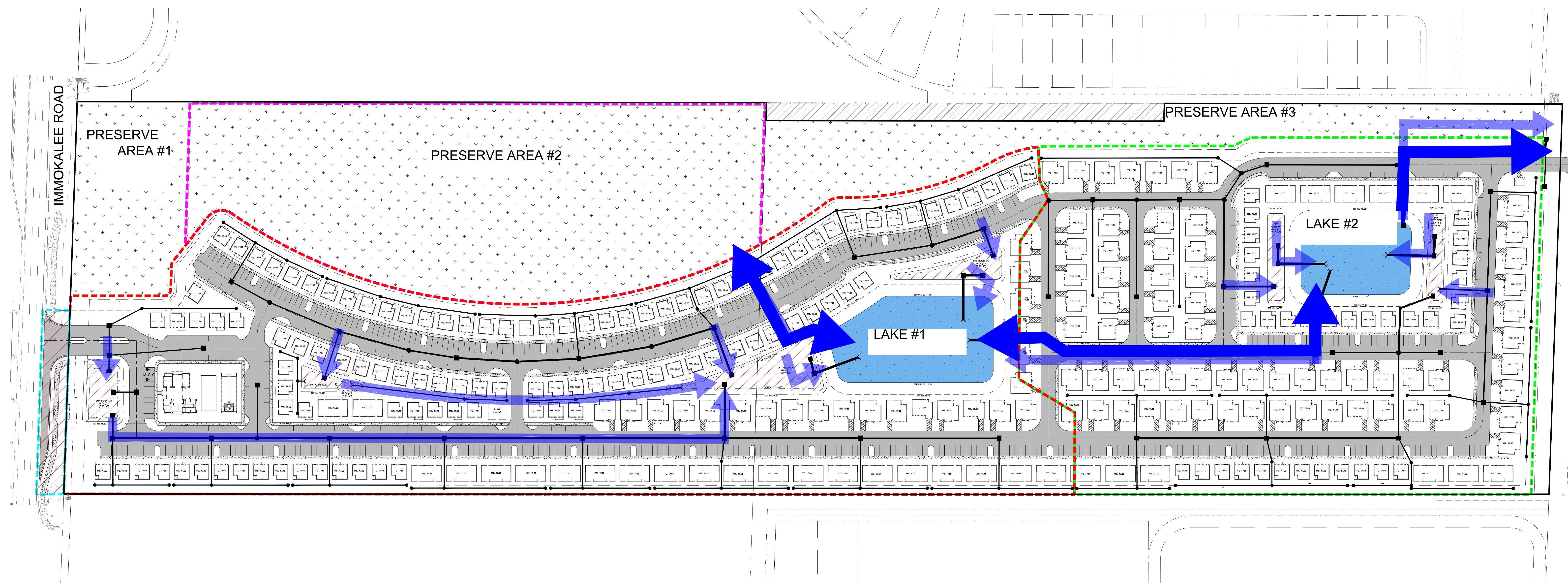
DESIGNED BY: H.H. DRAWN BY: R.B. PROJECT NO.: RDA250108 SHEET: 4
CHECKED BY: O.L. Scale: As Noted DATE: APRIL 2025 of 10

LEGEND



DIRECTION OF PROPOSED FLOW

0 40 80 160
SCALE: 1" = 80'



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NO. BY DATE REVISION
PREPARED FOR: JLM LIVING, LLC

PROJECT NAME: JLM LIVING EAST

SHEET TITLE: EXHIBIT C -
POST-DEVELOPMENT BASIN
DRAIANAGE MAP

CONSULTANT: RDA CONSULTING ENGINEERS, LLC
791 10TH STREET, SUITE 302
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FL. LICENSE NO. 88719
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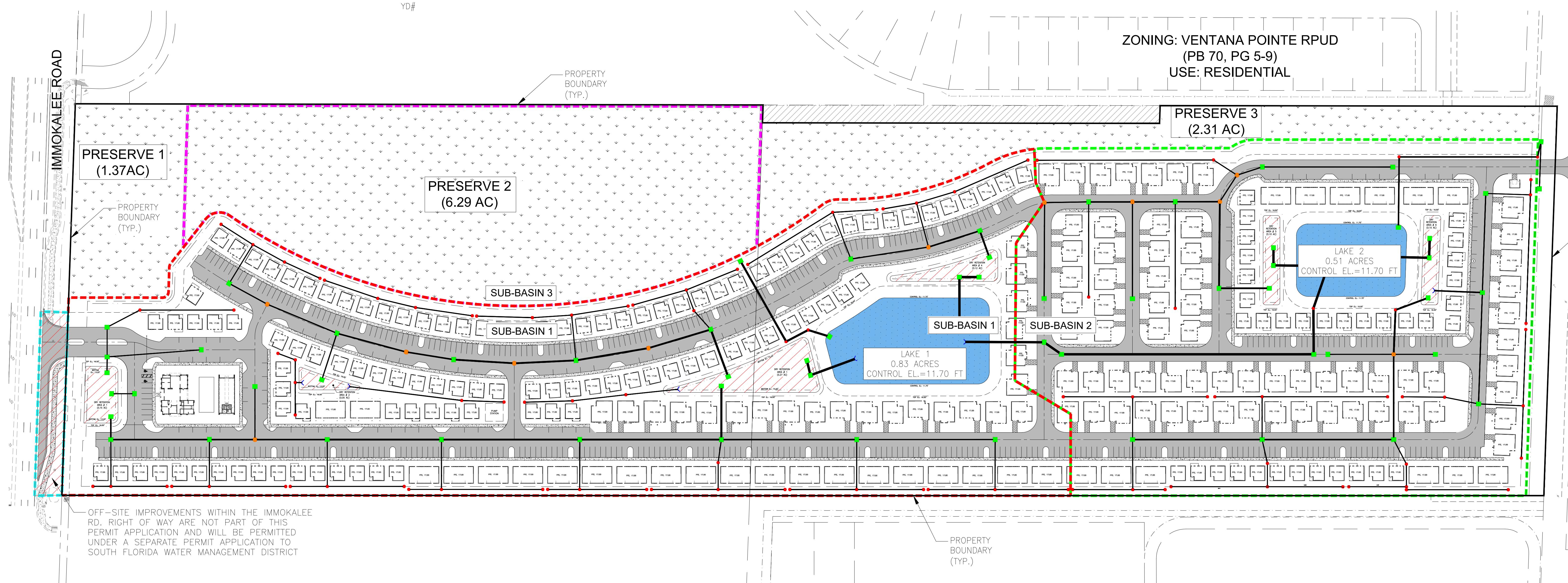
DATUM NOTE:
DESIGNED BY: H.H. DRAWN BY: R.B. PROJECT NO.: RDA250108 SHEET: 1
CHECKED BY: O.L. Scale: As Shown DATE: MARCH 2025 of 1

LEGEND

- STRUCTURE TYPE "C" INLET
STR#
- JUNCTION BOX
JB#
- YARD DRAIN
YD#

- LAKE AREA
- RETENTION AREA

0 40 80 160
SCALE: 1" = 80'



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PREPARED FOR: JLM LIVING, LLC

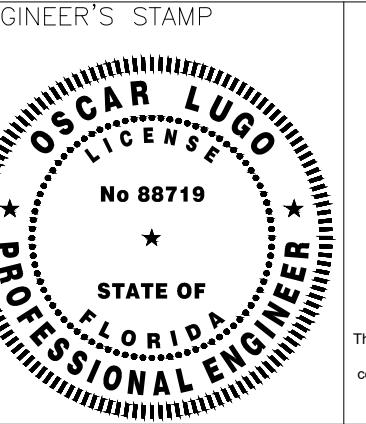
PROJECT NAME: JLM LIVING EAST

SHEET TITLE:

MASTER DRAINAGE PLAN

CONSULTANT: RDA CONSULTING ENGINEERS, LLC
791 10TH STREET SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-7151
FAX: (239) 649-7112
WWW.RDAFL.COM

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CHECKED BY: O.L. Scale: As Noted DATE: APRIL 2025 of 10

SURFACE WATER MANAGEMENT SUMMARY

CONTROL ELEVATION (FT-NAVD)	11.70'
PEAK 25-YEAR, 3-DAY STORM STAGE (FT-NAVD)	15.56'
PEAK 100-YEAR, 3-DAY ZERO DISCHARGE STORM STAGE (FT-NAVD)	16.40'
MINIMUM RECOMMENDED ROAD CROWN ELEVATION (FT-NAVD)	15.70'
MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION (FT-NAVD)	16.50'
MINIMUM PERIMETER BERM ELEVATION (FT-NAVD)	15.70'
FEMA ELEVATION NAVD88 (FT-NAVD)	FLOOD ZONE 'AH' BASE FLOOD EL. 14.5'

SITE DATA

TOTAL SWMS BASINS	32.99 ac.
AREAS OUTSIDE OF SWMS BASIN	
PRESERVE/WETLAND AREAS	3.68 ac.
OTHER AREAS	0.53 ac.
TOTAL PROJECT AREA	37.20 ac.

OFF-SITE ACCESS IMPROVEMENTS
(PROVIDING WQ COMPENSATION ONLY)

BASIN AREA DATA

TOTAL BUILDING	7.65 ac.
TOTAL PAVEMENT/CONCRETE	6.84 ac.
TOTAL LAKE AREA	1.34 ac.
TOTAL DRY RETENTION AREA	0.57 ac.
TOTAL PRESERVE AREA	6.29 ac.
TOTAL OPEN SPACE	10.30 ac.

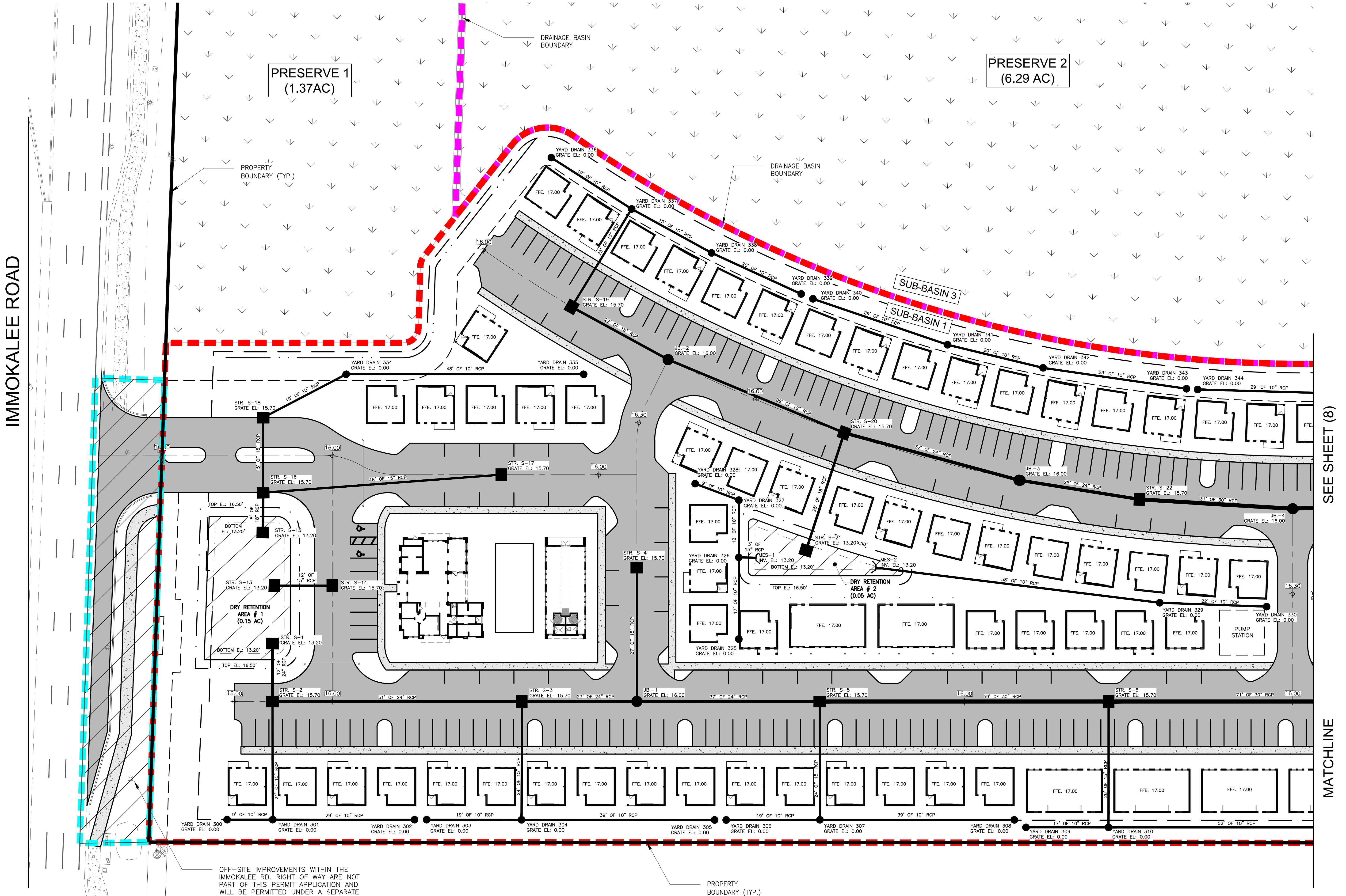
TOTAL SWMS BASIN 32.99 ac.

NOTE
OFF-SITE WORK WILL BE PART
OF SEPARATE APPLICATION.

OSCAR LUGO, P.E.
FL. LICENSE NO. 88719
COA #31149
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IMMOKALEE ROAD



OFF-SITE IMPROVEMENTS WITHIN THE
IMMOKALEE RD. RIGHT OF WAY ARE NOT
PART OF THIS PERMIT APPLICATION AND
WILL BE PERMITTED UNDER A SEPARATE
PERMIT APPLICATION TO SOUTH FLORIDA
WATER MANAGEMENT DISTRICT

PROPERTY
BOUNDARY

NOTE:
VERTICAL DIFFERENCE BETWEEN THE NAVD-88 AND
1929 DATUM IS APPROXIMATELY 1.26 FEET WITHIN THE
STUDY AREA ($1.26 \pm$ NAVD-88 \mp NGVD)

DATE	REVISION
FOR:	

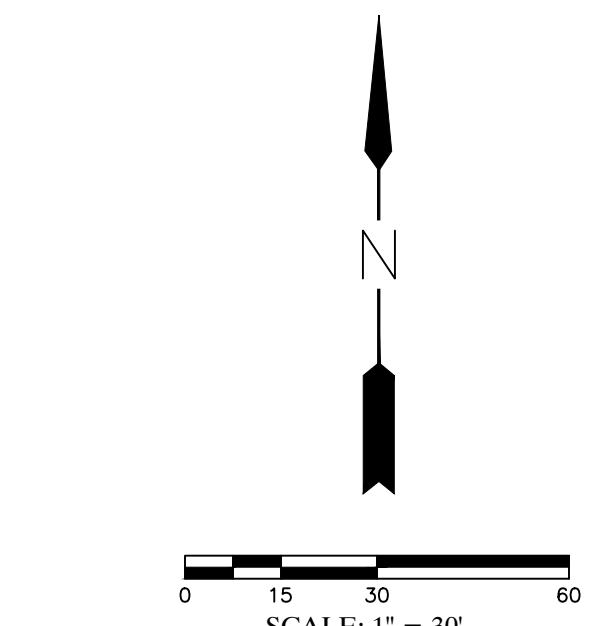
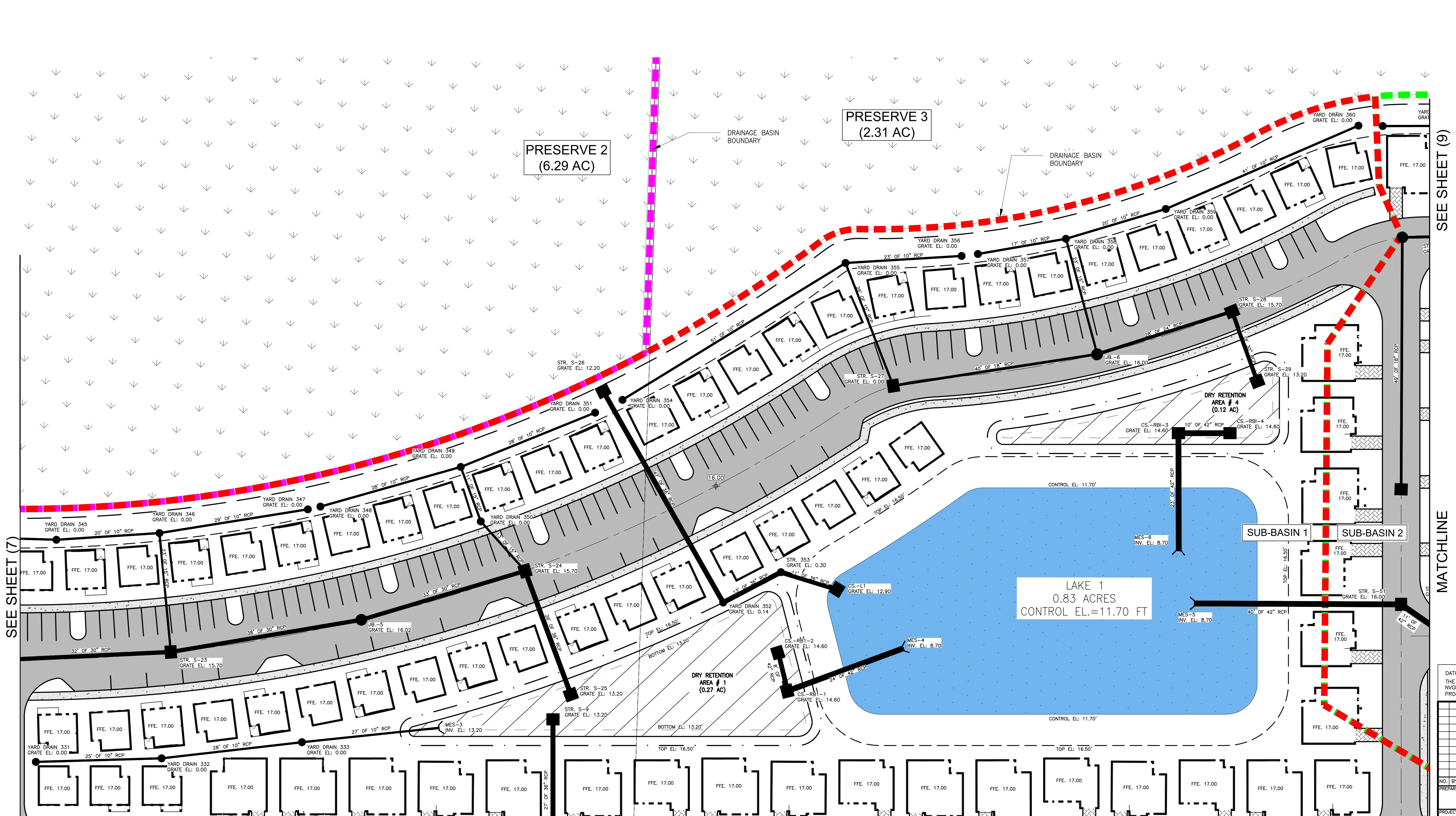
GRADING, PAVING AND DRAINAGE PLAN SHEET 1

The logo for RDA Consulting Engineers consists of a blue square containing a white stylized building graphic with multiple peaks. To the right of the graphic, the company name "RDA CONSULTING ENGINEERS" is written in a bold, sans-serif font, with "RDA" on top and "CONSULTING ENGINEERS" on the line below.

A circular stamp with a decorative border containing the words "CAR LUGO" and "LICENSE". The number "No 88719" is printed in the center, and a small five-pointed star is at the bottom.

The seal consists of a circular border containing the words "FLORIDA PROFESSIONAL ENGINEERS" in a stylized font. The letters are partially cut off at the top and bottom by a jagged, sawtooth-like line. The word "STATE OF" is positioned above the circle. To the right of the seal, the text "COA #31149" is displayed.

BY: H.H.	DRAWN BY: R.B.	PROJECT No.: RDA250108	SHEET: 6 of 10
Y: O.L.	Scale: As Noted	DATE: APRIL 2025	



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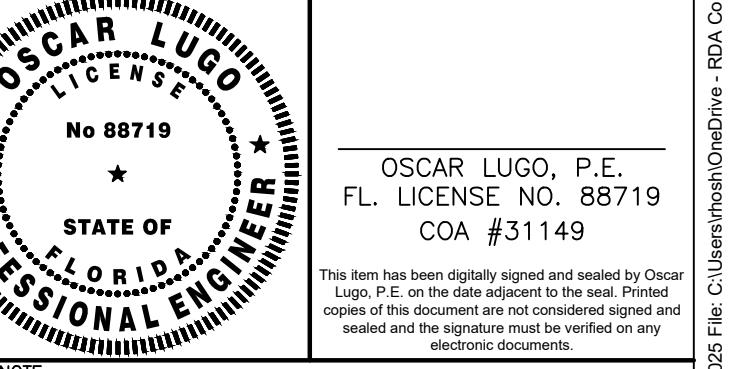
NO. BY DATE REVISION
PREPARED FOR: JLM LIVING, LLC

PROJECT NAME: JLM LIVING EAST

SHEET TITLE: GRADING, PAVING AND
DRAINAGE PLAN SHEET 2

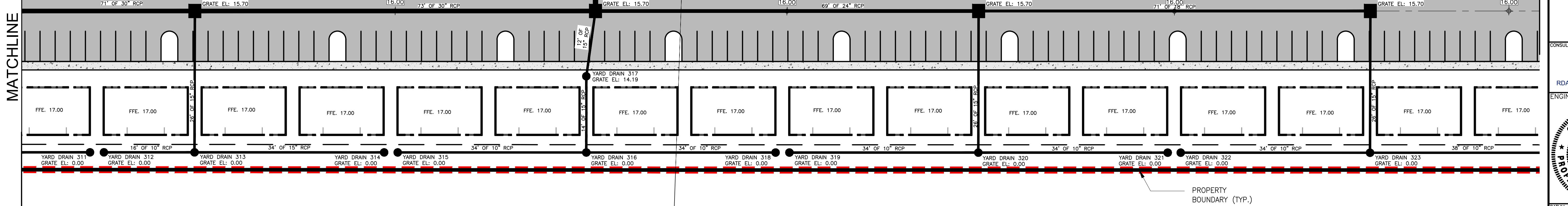
CONSULTANT: RDA CONSULTING ENGINEERS, LLC
791 10TH STREET SUITE 302
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ENGINEER'S STAMP

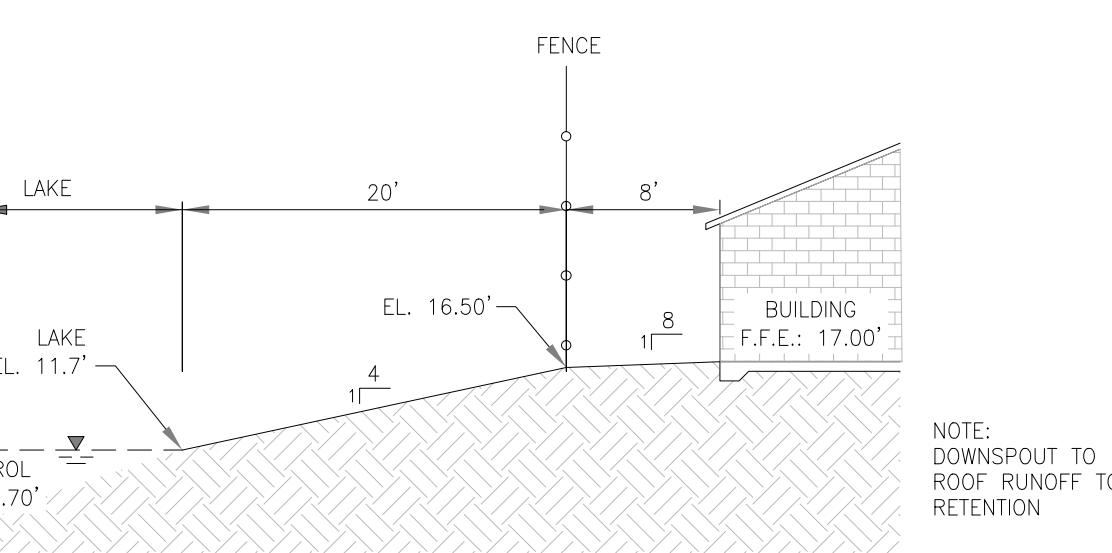
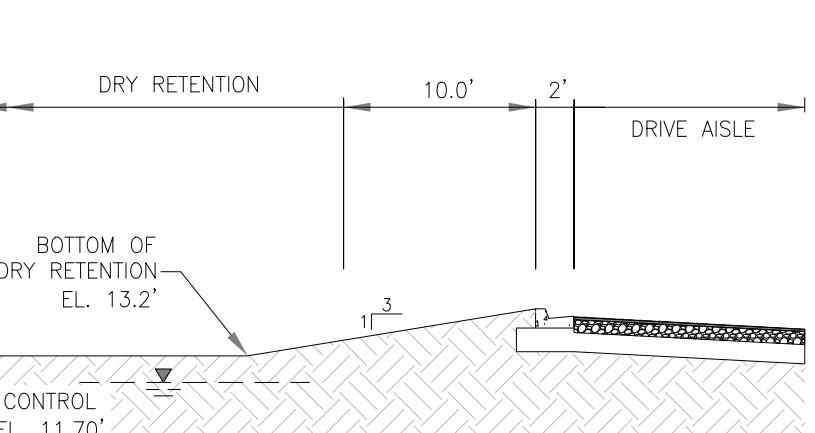
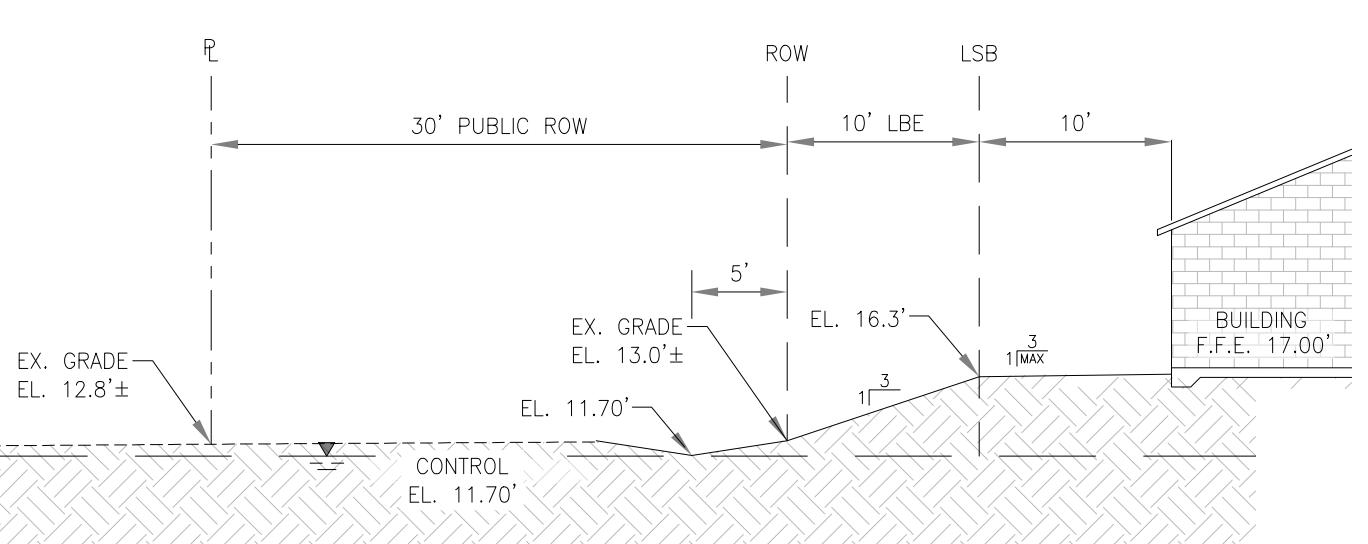
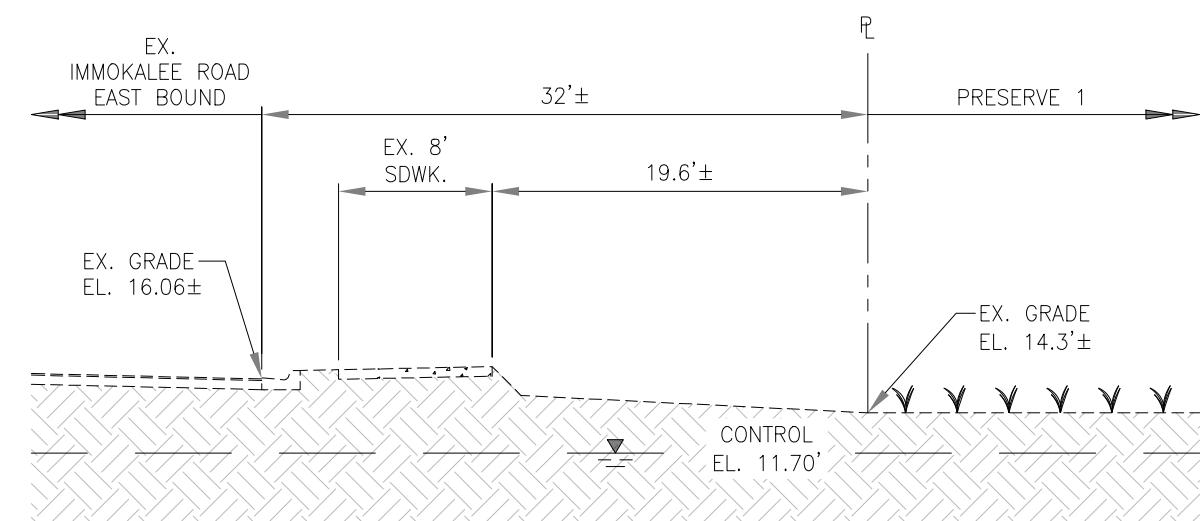
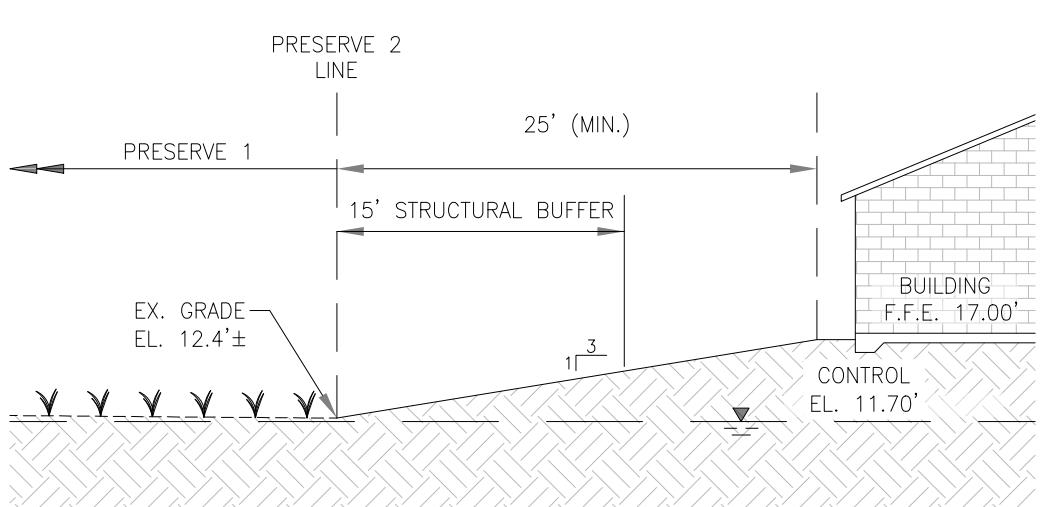
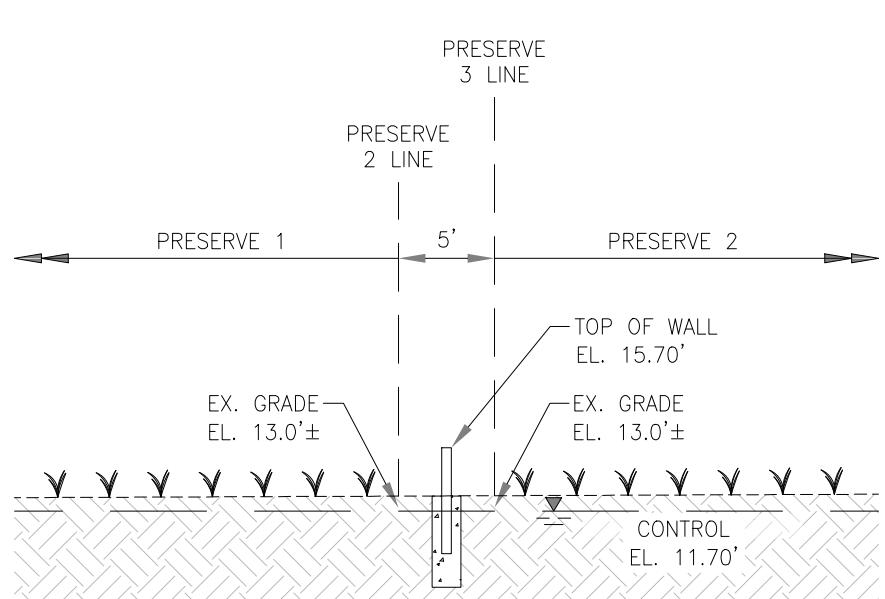
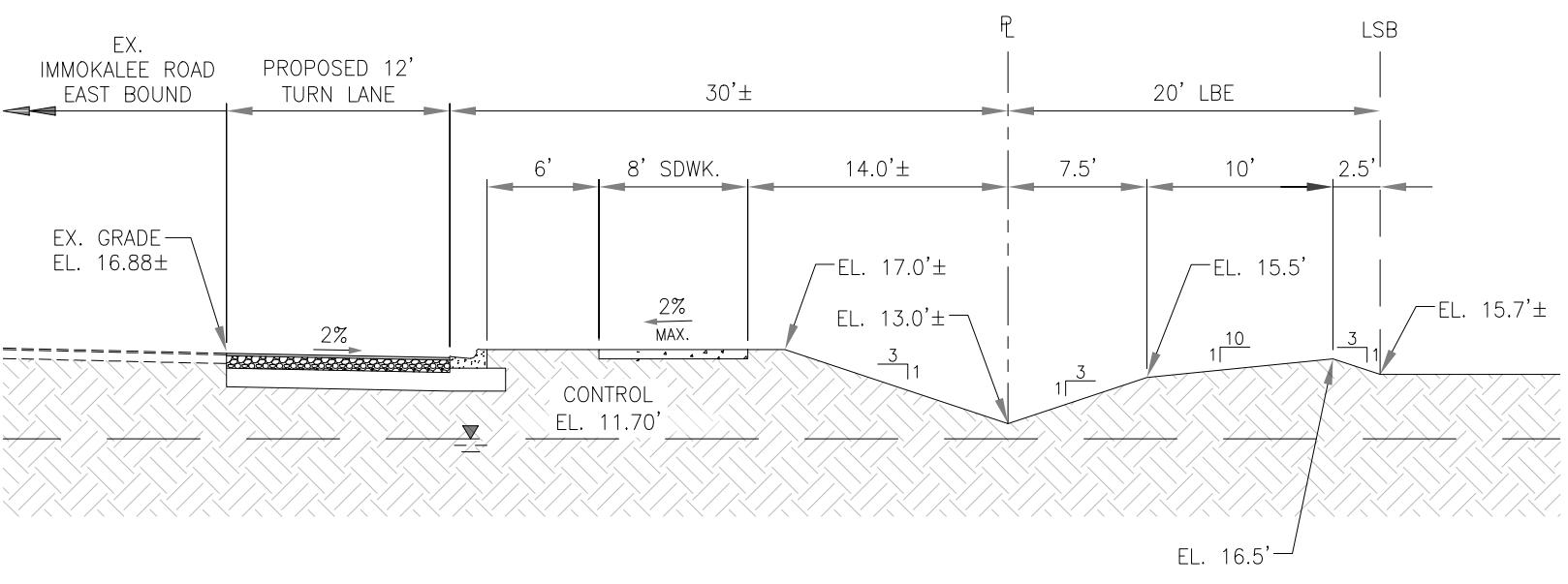


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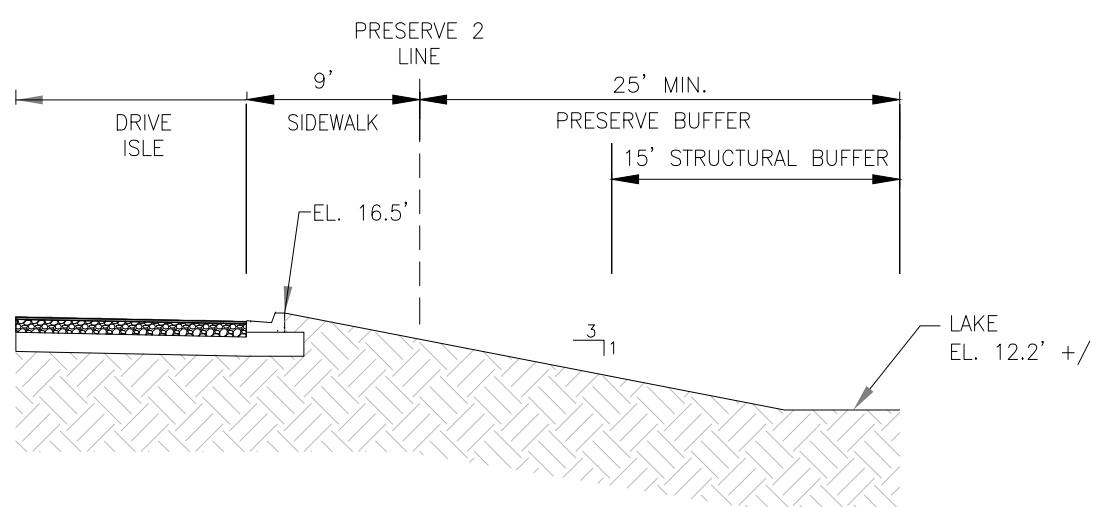
DESIGNED BY: H.H. DRAWN BY: R.B. PROJECT NO.: RDA250108 SHEET: 7
CHECKED BY: O.L. Scale: As Noted DATE: APRIL 2025



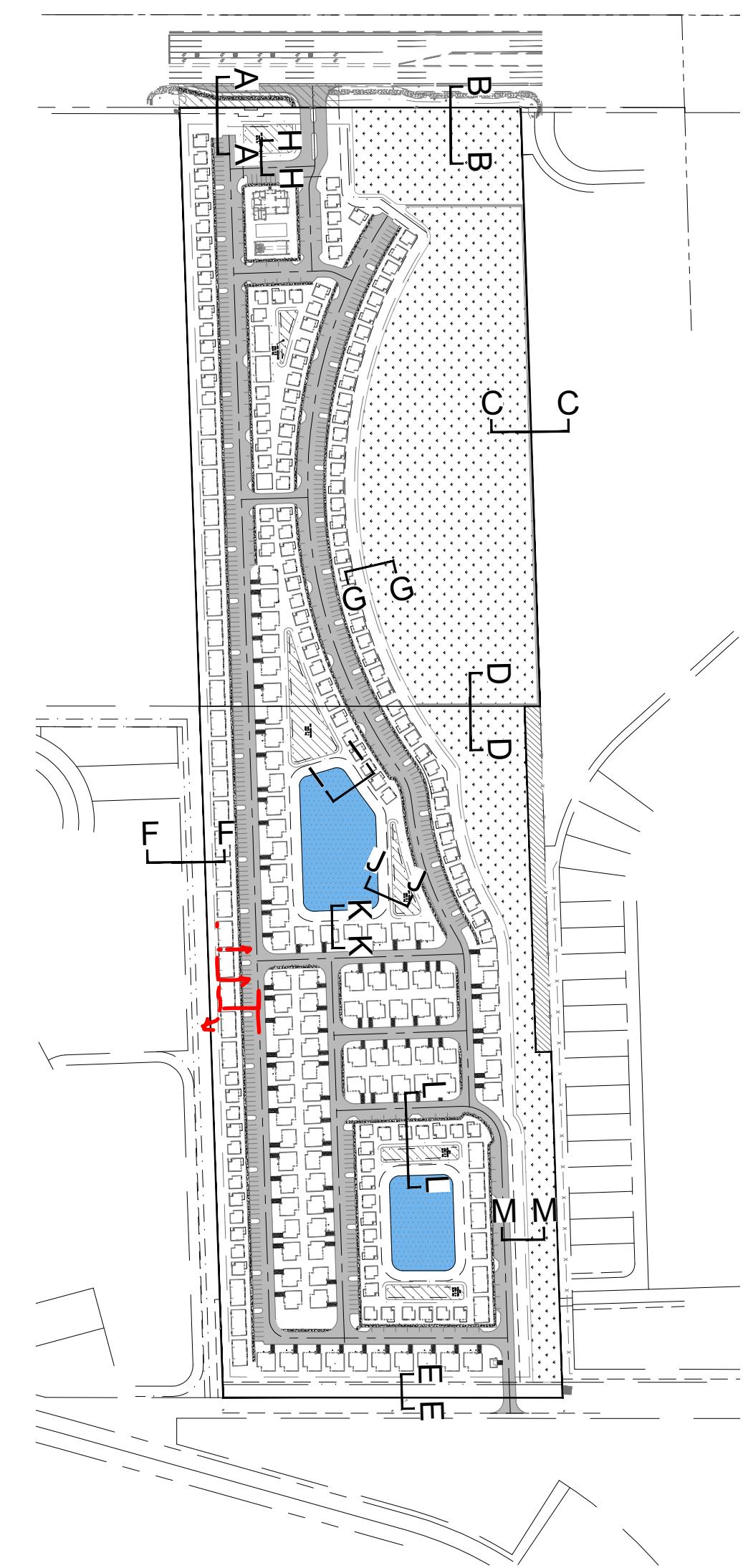
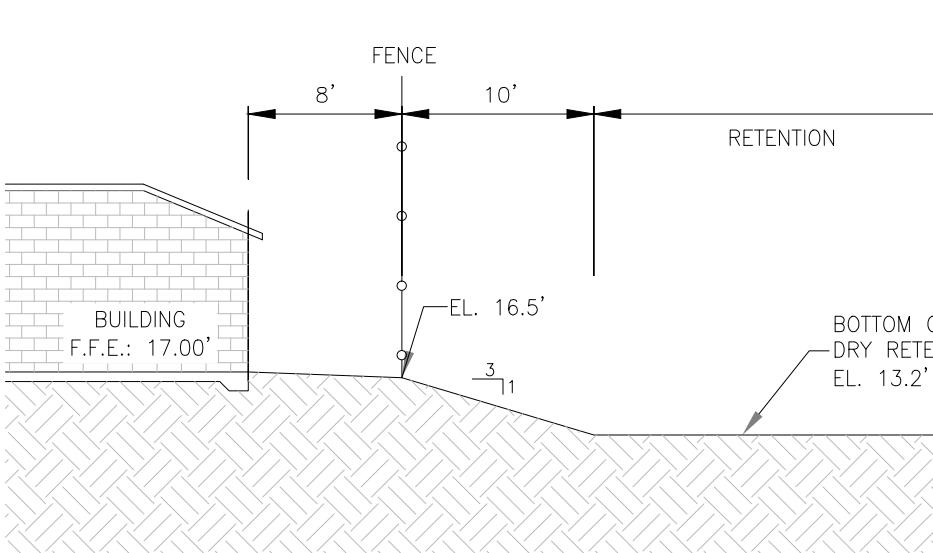
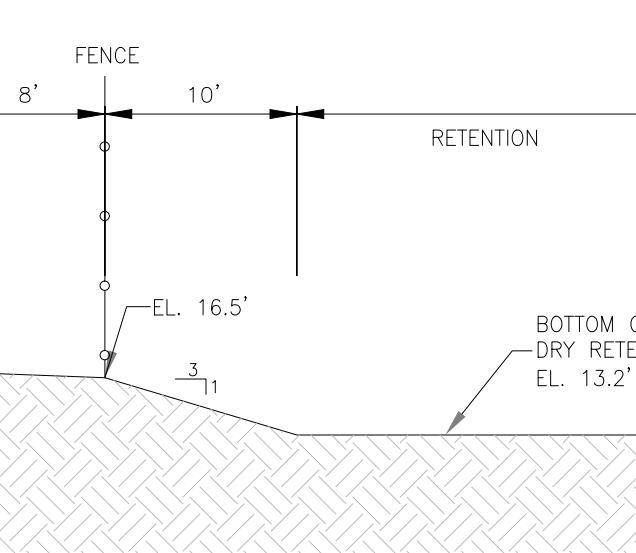
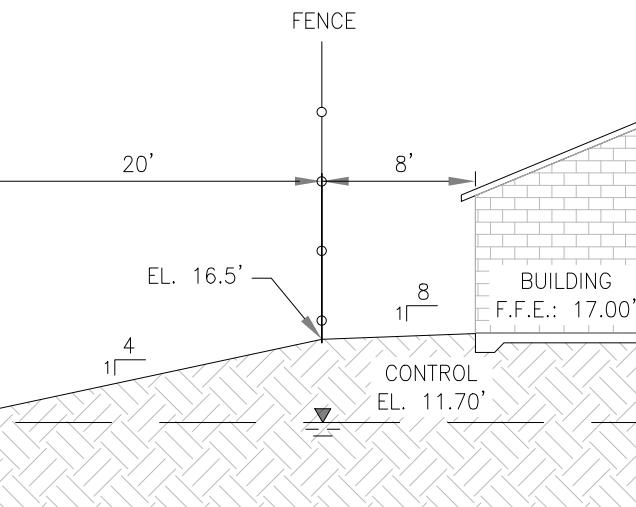
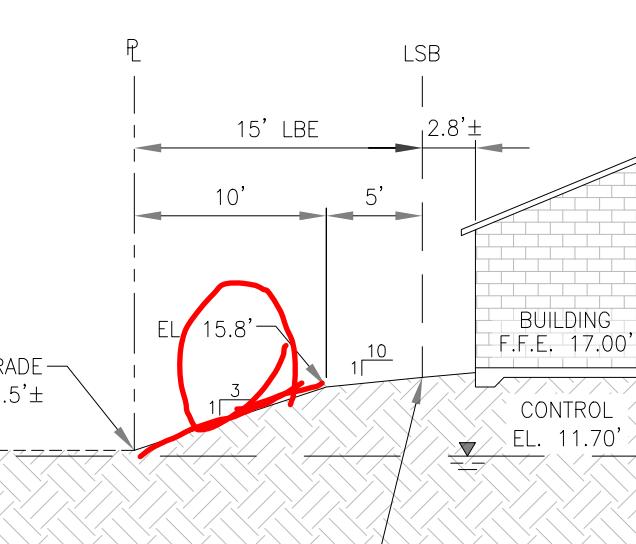
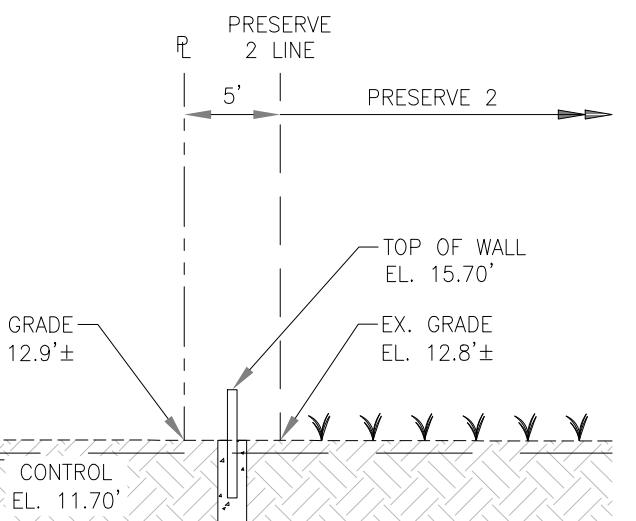




NOTE: UPLAND, BUFFERS, AND AREAS ADJACENT TO PRESERVE AREAS WILL BE PLANTED WITH DESIRABLE NATIVE VEGETATION IN ACCORDANCE WITH THE MITIGATION/MONITORING/MAINTENANCE PLAN PREPARED BY COLLIER ENVIRONMENTAL CONSULTANTS, INC., MAY 2023 (EX. DOUBLE ROW OF CORD GRASS).



NOTE: UPLAND, BUFFERS, AND AREAS ADJACENT TO PRESERVE AREAS WILL BE PLANTED WITH DESIRABLE NATIVE VEGETATION IN ACCORDANCE WITH THE MITIGATION/MONITORING/MAINTENANCE PLAN PREPARED BY COLLIER ENVIRONMENTAL CONSULTANTS, INC., MAY 2023 (EX. DOUBLE ROW OF CORD GRASS).



DATUM NOTE:
THE VERTICAL DIFFERENCE BETWEEN THE NAVD-88 AND
NGVD-29 DATUM IS APPROXIMATELY 1.26 FEET WITHIN THE
PROJECT AREA (0.0 FT-NAVD=1.26 FT-NGVD).

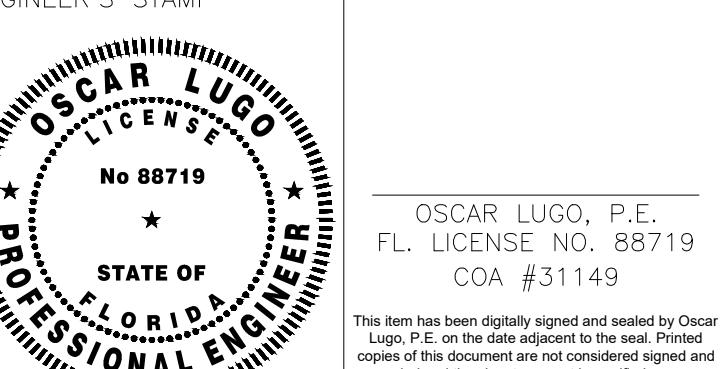
NO. BY DATE REVISION
PREPARED FOR: JLM LIVING, LLC

PROJECT NAME: JLM LIVING EAST
SHEET TITLE:

TYPICAL CROSS SECTIONS

CONSULTANT: RDA CONSULTING ENGINEERS, LLC
791 10TH STREET, SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-1151
FAX: (239) 649-7112
WWW.RDAFL.COM

ENGINEER'S STAMP



OSCAR LUGO, P.E.
FL. LICENSE NO. 88719
COA #31149

This item has been digitally signed and sealed by Oscar Lugo, P.E. on the date adjacent to the seal. Printed copies of this document must be signed and sealed and the signature must be verified on any electronic documents.

DATUM NOTE:

DESIGNED BY: H.H. DRAWN BY: R.B. PROJECT NO.: RDA250108 SHEET: 9
CHECKED BY: O.L. Scale: As Noted DATE: APRIL 2025 of 10

