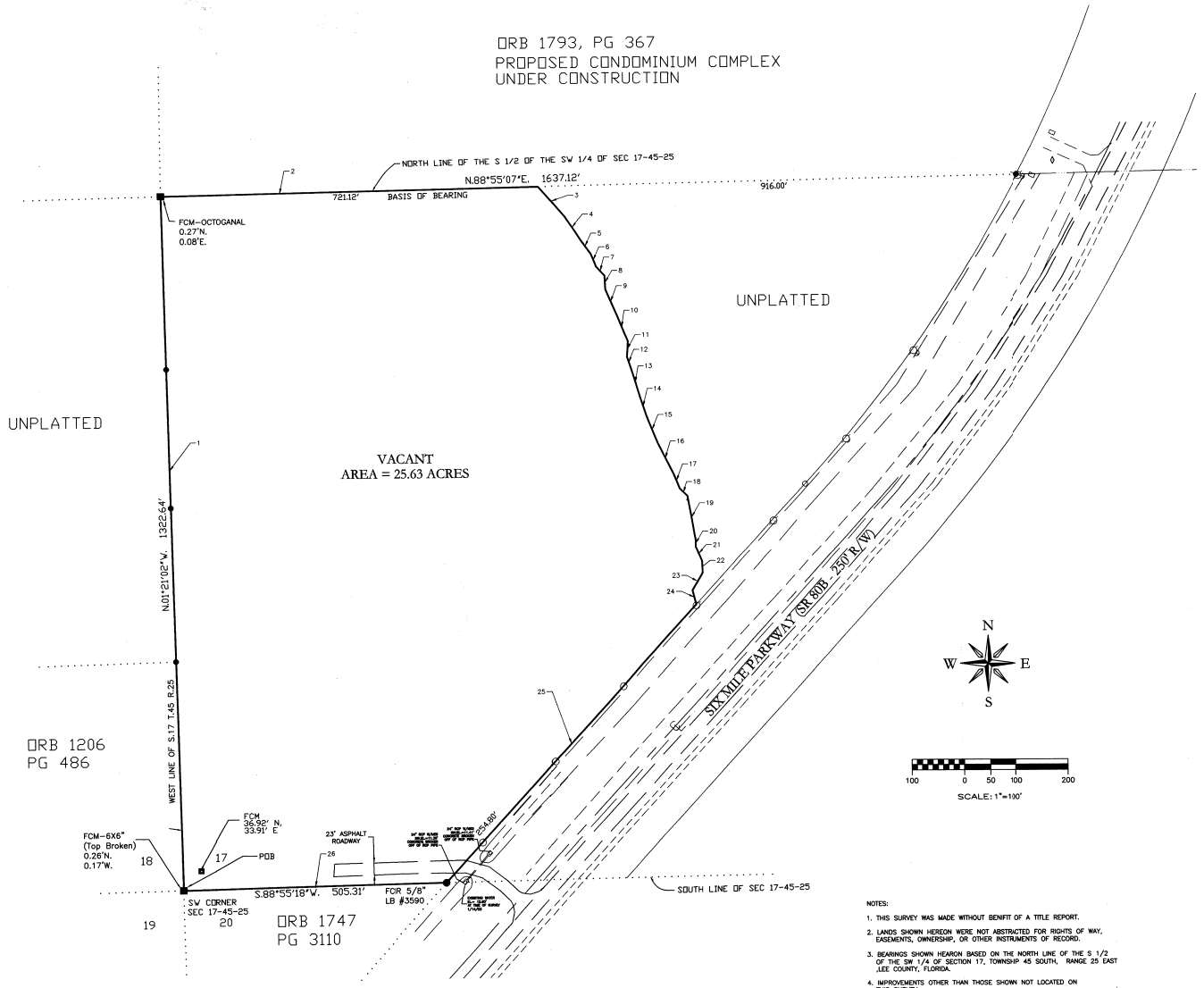
kwiktag® 026 616 429

Maps for Case #:

DCT2006-00006



LEGEND

SYMBOLS & ABBREVIATIONS

- = (FIR) FOUND IRON ROD
- = (FCM) FOUND CAPPED IRON ROD
- = (FCM) FOUND CONCRETE MONUMENT
- = (BM) BENCHMARK
- = FOUND NAIL
- = (SCM) SET CONC. MONUMENT LB #3590
- = (SCIR) SET CAPPED IRON ROD LB #3590
- = TELEPHONE RISER
- = CABLE TELEVISION RISER
- = ELECTRIC BOX
- = LIGHT POLE
- = UTILITY POLE
- = GUY WIRE
- = PARKING METER
- = TELEPHONE MANHOLE
- = ELECTRIC MANHOLE
- = GAS VALVE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = IRRIGATION VALVE
- = WELL
- = CATCH BASIN
- = METERED END SECTION
- = STORM MANHOLE
- = SIGN
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- = SANITARY SEWER VALVE
- = TREE
- = PALM
- = OAK
- = PINE
- = SPOT ELEVATION
- = DEED
- = PLAT
- = CALCULATED
- = MEASURED
- = (UTS) UNITED TELEPHONE SYSTEM BOX

- = EASEMENT LINE
- = FENCE
- = RIGHT-OF-WAY
- = ℄ CENTERLINE
- = OVERHEAD POWER LINE
- = OVERHEAD POWER LINE
- BOC = BACK OF CURB
- CBS = CONCRETE BLOCK STRUCTURE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- DB = DEED BOOK
- DE = DRAINAGE EASEMENT
- DUE = DRAINAGE AND UTILITY EASEMENT
- EIE = EAST INVERT
- EOP = EDGE OF PAVEMENT
- FF EL. = FINISHED FLOOR ELEVATION
- FPL = FLORIDA POWER AND LIGHT CO.
- IE = INVERT ELEVATION
- MH = MANHOLE
- NIE = NORTH INVERT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- PUE = PUBLIC UTILITY EASEMENT
- RCP = REINFORCED CONCRETE PIPE
- R.E. = RIM ELEVATION
- R.R. = RAILROAD
- SIE = SOUTH INVERT
- SR = STATE ROAD
- TBM = TEMPORARY BENCHMARK
- TEMP PP = TEMPORARY POWER POLE
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- U.S. = UNITED STATES
- UTS = UNITED TELEPHONE SYSTEM
- WIE = WEST INVERT

DESCRIPTION – TOTAL PARCEL

A TRACT OF LAND IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE:

1. NORTH 01°21'02" WEST, 1322.64 FEET, ALONG THE WEST LINE OF SAID SECTION 17 TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THENCE;
2. NORTH 88°55'07" EAST, 721.12 FEET, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SAID SECTION 17, THENCE;
3. SOUTH 40°53'19" EAST 76.14 FEET, THENCE;
4. SOUTH 33°48'17" EAST, 51.48 FEET, THENCE;
5. SOUTH 37°01'44" EAST, 34.89 FEET, THENCE;
6. SOUTH 22°15'29" EAST, 27.66 FEET, THENCE;
7. SOUTH 44°06'35" EAST, 23.02 FEET, THENCE;
8. SOUTH 03°23'21" EAST, 27.17 FEET, THENCE;
9. SOUTH 23°45'56" EAST, 49.48 FEET, THENCE;
10. SOUTH 22°47'55" EAST, 57.49 FEET, THENCE;
11. SOUTH 03°50'28" WEST, 29.83 FEET, THENCE;
12. SOUTH 18°21'51" EAST, 22.14 FEET, THENCE;
13. SOUTH 17°13'45" EAST, 58.69 FEET, THENCE;
14. SOUTH 18°21'13" EAST, 37.34 FEET, THENCE;
15. SOUTH 22°06'16" EAST, 58.14 FEET, THENCE;
16. SOUTH 26°58'25" EAST, 62.01 FEET, THENCE;
17. SOUTH 22°40'59" EAST, 34.06 FEET, THENCE;
18. SOUTH 47°18'00" EAST, 19.31 FEET, THENCE;
19. SOUTH 10°21'35" EAST, 85.75 FEET, THENCE;
20. SOUTH 02°11'60" WEST, 13.04 FEET, THENCE;
21. SOUTH 23°38'47" EAST, 30.08 FEET, THENCE;
22. SOUTH 02°11'56" EAST, 22.00 FEET, THENCE;
23. SOUTH 30°16'21" WEST, 39.12 FEET, THENCE;
24. SOUTH 14°32'16" EAST, 28.20 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SIX MILE PARKWAY, THENCE;
25. SOUTH 42°24'15" WEST, 713.34 FEET, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 17, THENCE;
26. SOUTH 88°55'18" WEST, 505.31 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 25.63 ACRES OF LAND.

Pelican National Bank, its successors and assigns
Donald R. Lucas
DeBoest, Stockman, Decker, Broughton & Hagan, P.A.
Old Republic National Title Insurance Company

NOTES:

1. THIS SURVEY WAS MADE WITHOUT BENIFIT OF A TITLE REPORT.
2. LANDS SHOWN HEREON WERE NOT ABSTRICTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEARON BASED ON THE NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST ,LEE COUNTY, FLORIDA.
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED ON THIS SURVEY.
5. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
6. THIS PROPERTY IS IN ZONE B AS SHOWN ON COMMUNITY PANEL NUMBER 125124 0350 B, EFFECTIVE DATE SEPTEMBER 9, 1984.
7. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE FIELD LOCATED WETLAND LINES.
8. ELEVATIONS SHOWN HEREON BASED ON N.G.V.D 1929.

I HEARBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY DRAWING OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A RECENT FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUES. TO BE VALID THIS SURVEY MUST HAVE AN EMBOSSED SURVEYORS SEAL. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FOR NEESE & ASSOCIATES

EDDIE E. NEESE, P.L.S.
FLORIDA REGISTRATION NO. 2653

1/26/06
DATE SIGNED:

DCI 2006-00006

RECEIVED
JAN 26 2006
PERMIT COUNTER

Date: 03/11/03
FB/PG: 251/56
FW Date: 03/06/03
Checked: CM
Drawn By: SFS

EDDIE E. NEESE, P.L.S.
FL. REG. NO. 2653
JAN 26 2006
Date:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A FLORIDA LICENSED SURVEYOR AND MAPPER, TO ADD, DELETE OR MODIFY THIS SURVEY MAP OR REPORT IN ANY WAY.

Neese & Associates
Civil Engineering & Land Surveying
12061 Metro Parkway
Fort Myers, Florida 33912
941-768-0077
Fax 941-768-3457

REVISIONS

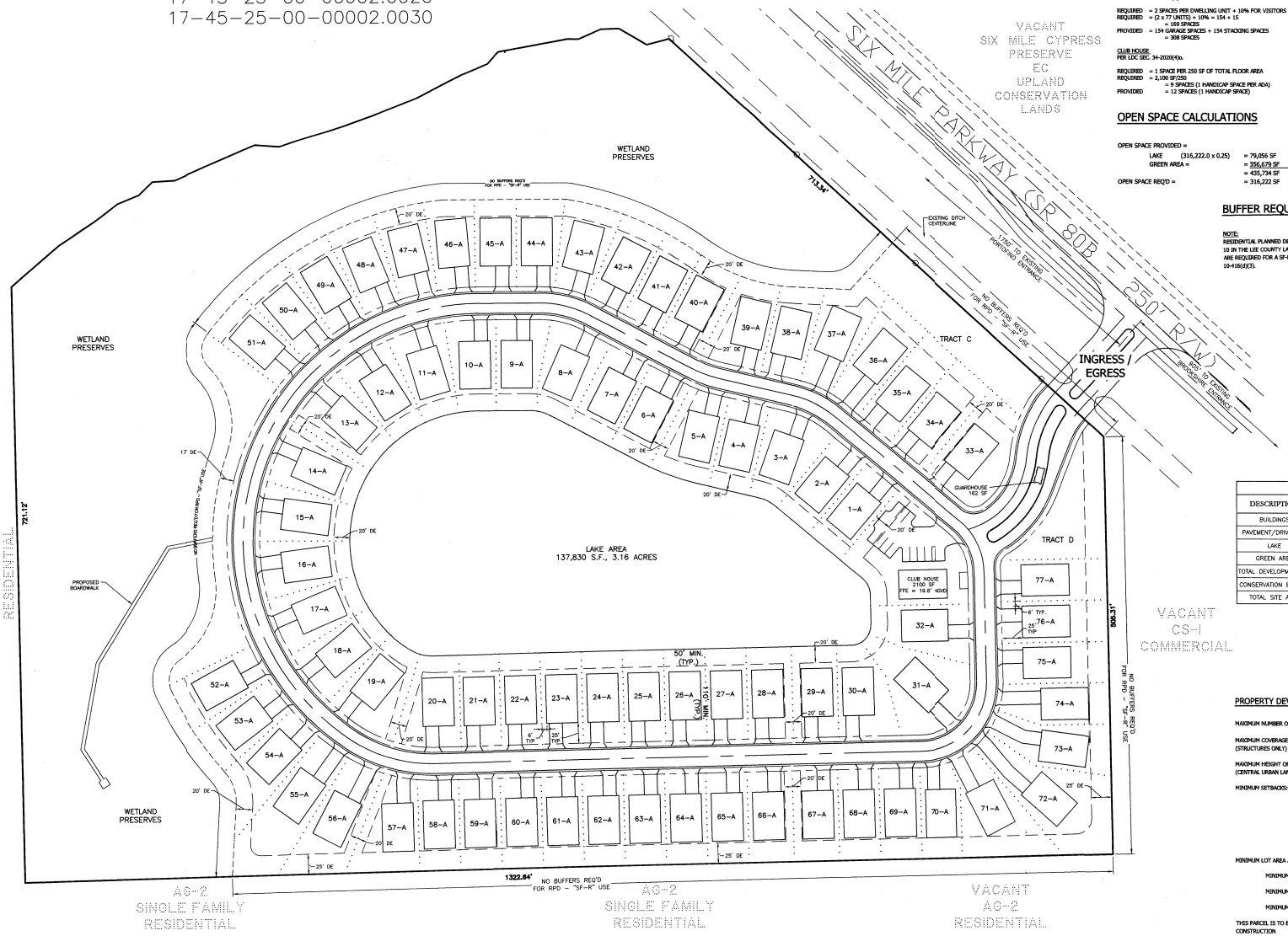
Rev.	Date	By	Description
1	10-27-05	JCL	AS CERTIFIED MADE

SPECIFIC PURPOSE SURVEY
OF
CYPRESS HAMMOCK
FOR
FUTURE REALTY SERVICES,INC.
909 S.E. 47TH. TERRACE
CAPE CORAL,FL. 33904

Job No.: 990027.00
DWG. File No.: 990027-00-SPS.DWG
Scale: 1"=100'
S/T/R: 17-45-25
SHT. 1 of 1

MASTER CONCEPT PLAN

STRAP NUMBERS:
17-45-25-00-00002.0000
17-45-25-00-00002.0020
17-45-25-00-00002.0030



SCHEDULE OF USES FOR RPD

ADMINISTRATIVE OFFICE
SINGLE FAMILY
ENTRANCE GATES & GATE HOUSE
RESIDENTIAL ACCESSORY USES
EXCAVATION: WATER RETENTION
ACCESSORY USES & STRUCTURES
CLUB HOUSE
PARKING

PUBLIC TRANSIT REVIEW COMMENTS:

LEE TRAN DOES NOT REQUIRE ADDITIONAL TRANSIT AMENITIES AT THIS LOCATION AT THIS TIME.

N E S W

60 0 30 60 120
SCALE: 1"=60'

PARKING REQUIREMENTS

SINGLE FAMILY RESIDENCIAL
PER LDC SEC. 34-2020(1)a.

REQUIRED = 2 SPACES PER DWELLING UNIT + 10% FOR VISITORS
REQUIRED = (2 x 77 UNITS) + 10% = 154 + 15
= 169 SPACES
PROVIDED = 154 GARAGE SPACES + 154 STACKING SPACES
= 308 SPACES

CLUB HOUSE
PER LDC SEC. 34-2020(4)a.

REQUIRED = 1 SPACE PER 250 SF OF TOTAL FLOOR AREA
REQUIRED = 2,100 SF/250
= 9 SPACES (1 HANDICAP SPACE PER ADA)
PROVIDED = 12 SPACES (1 HANDICAP SPACE)

FIRE FLOW CALCULATION

FIRE FLOW IS BASED ON SEC. 10-385 OF THE LEE COUNTY LAND DEVELOPMENT CODE:
REQUIREMENTS FOR ONE- AND TWO-FAMILY DEVELOPMENTS ARE AS FOLLOWS:

DISTANCE BETWEEN BUILDINGS: 0-30 FEET
NEEDED FIRE FLOW: = 750 GPM @ 20 PSI RES.
AVAILABLE FIRE FLOW = 2,229 GPM @ 20 PSI RES.
TESTED AT BROOKSHIRE BLVD. & SIX MILE CYPRESS
ON 5/8/01 BY SOUTH TRAIL FIRE DEPT.
NOTE: FIRE HYDRANTS ARE LOCATED LESS THAN 600 FEET APART AS MEASURED ALONG THE CENTERLINE OF THE ROAD.

OPEN SPACE CALCULATIONS

OPEN SPACE PROVIDED =

LAKE (316,222.0 x 0.25)	= 79,056 SF	->	1.81 AC		
GREEN AREA =	= 356,679 SF	->	8.19 AC		
	= 435,734 SF	->	10.00 ACRES	(55%)	PROVIDED
OPEN SPACE REQ'D =	= 316,222 SF	->	7.26 ACRES	(40%)	REQUIRED

BUFFER REQUIREMENTS

NOTE:
RESIDENTIAL PLANNED DEVELOPMENTS MUST FOLLOW CHAPTER 10 IN THE LEE COUNTY LAND DEVELOPMENT CODE. NO BUFFERS ARE REQUIRED FOR A SF-R USE, PER TABLE INSERT IN SEC. 10-416(d)(3).

SITE DATA

DESCRIPTION	SQ. FEET	ACRES	% OF DEV. AREA	% OF SITE AREA
BUILDINGS	171,961.44	3.95	21.8%	
PAVEMENT/DRIVEWAYS	124,085.00	2.85	15.7%	
LAKE	137,830.59	3.16	17.4%	
GREEN AREA	356,678.66	8.19	45.1%	
TOTAL DEVELOPMENT AREA	790,555.69	18.15	100%	70.8%
CONSERVATION EASEMENT	325,742.92	7.48		29.2%
TOTAL SITE AREA	1,116,298.61	25.63		100%

PROPERTY DEVELOPMENT DETAILS

MAXIMUM NUMBER OF DWELLING UNITS	
MAXIMUM COVERAGE (STRUCTURES ONLY)	171,961 SF (21.8 %)
MAXIMUM HEIGHT OF BUILDINGS (CENTRAL URBAN LAND USE CATEGORY)	135 FT ABOVE MINIMUM FLOOD ELEVATION
MINIMUM SETBACKS:	
FRONT SETBACK	20 FT OR 15 FT WHERE GARAGE OR CARPORT IS AN INTREGAL PART OF THE DWELLING UNIT
SIDE SETBACK	6 FT
REAR SETBACK	25 FT
WATERBODY SETBACK	25 FT FROM BUILDING WALL
STREET SETBACK	25 FT
MINIMUM LOT AREA AND DIMENSIONS:	
MINIMUM LOT SIZE	5,500 SF
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT DEPTH	110 FT

THIS PARCEL IS TO BE DEVELOPED INTO 77 SINGLE FAMILY RESIDENTIAL LOTS IN A SINGLE PHASE OF CONSTRUCTION

RECEIVED
JAN 26 2006
PERMIT COUNTER

DCI 2006-00006

Date: 12/16/05
Design: EEN
Checked: MLP
Drawn By: JDM

APPROVED BY:
Eddie E. Neese, P.E. #18364
Date: JAN 26 2006

Neese & Associates
Civil Engineering & Land Surveying
Certification of Authorization #00003590
12661 Metro Parkway
Fort Myers, Florida 33912
239-768-0077
Fax 239-768-3457

REVISIONS
Rev. | Date | By | Description

MASTER CONCEPT PLAN
OF
CYPRESS HAMMOCK
FOR
DON LUCAS
9045 COURTNEY DRIVE, SUITE 206
FORT MYERS, FLORIDA 33901

Job No.: 99027.04
DWG. File No.: 99027-04-MCP.dwg
Scale Horizontal: 1"=60'
Scale Vertical: N/A
SHT. 1 of 1



AERIAL
OF
CYPRESS HAMMOCK
FOR
DON LUCAS
1950 COURTNEY DRIVE, SUITE 206
FORT MYERS, FLORIDA 33901

Job No.: 99027.04
DWG. File No.: 99027-04-E.dwg
Scale Horizontal: 1"=60'
Scale Vertical: N/A
Sht. 1 of 1

REVISIONS			
Rev.	Date	By	Description

Neese & Associates
Civil Engineering & Land Surveying
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12661 Metro Parkway
Fort Myers, Florida 33912
239-768-0077
Fax 239-768-3457

APPROVED BY

Eddie E. Neese, P.E. #18364

Date: _____

Date: 10/20/05
Design: EEN
Checked: MLP
Drawn By: JG

DEC 2006-00006