VEGETATION PERMIT REQUIRED
PRIOR TO ANY SITE WORK
Protective barricades must be constructed and inspected prior to permit issuance. Please contact Division of Environmental Sciences (239) 479-8389

PLEASE NOTE:
Final Development Order does not confer approval for signage

UTILITY PERMIT REQUIRED
Plan is not approved for location or placement of utilities. All work in county rights-of-way and easements must be permitted prior to commencing work.

Development Order Approval does not vest for guarantee that changes will not be required, if subsequent changes are made to the Uniform Lee County Fire Code.

REMOVAL OF EXCAVATED FILL MATERIAL FROM THE SITE IS NOT AUTHORIZED

Division of Development Services
Limited Review Development Order
APPROVED W/ STIPULATION
By RSK Date 9/2/05
For Stella Del Mar Tract F
DO # LDO 2005-00052
Review Type
Zoning F.E.M.A.
Approval based on the information supplied by applicant.

DEVELOPMENT PLANS
FOR
STELLA DEL MAR TRACT "F"
MULTI-FAMILY RESIDENTIAL

SECTION 36, TOWNSHIP 45 SOUTH , RANGE 24 EAST
LEE COUNTY , FLORIDA

SURVEYOR:

MEASUREMENT SCIENCE CORPERATION
PO BOX 2549
FORT MYERS BEACH, FL 33932
PH. (239) 437-7405

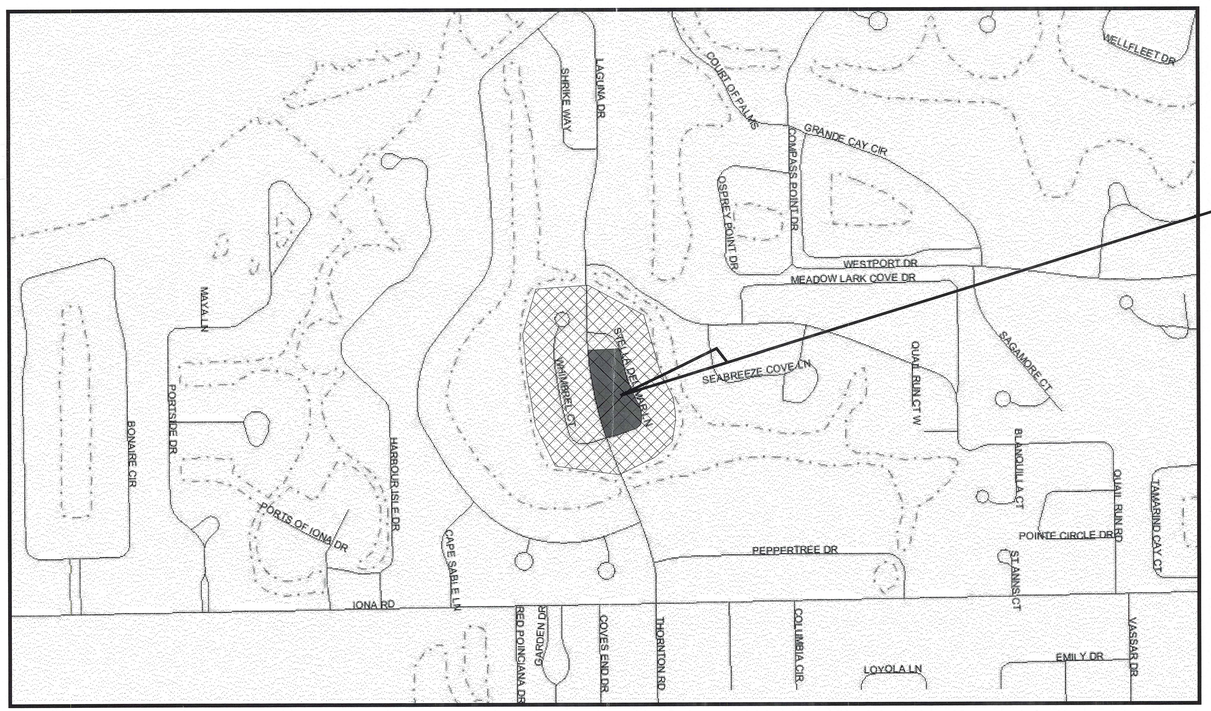
OWNER/DEVELOPER:

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602
FORT MYERS FLORIDA 33907
PH. (239) 425-2681 FAX. (239) 425-2682

INDEX:

C-1 COVER SHEET
C-2 AERIAL & EXISTING CONDITIONS
C-3 SITE PLAN
C-4 GRADING & DRAINAGE PLAN
C-5 UTILITY PLAN
D-1 DETAIL SHEET

ZONING: RM-2
FUTURE LAND USE: SUBURBAN



LOCATION MAP

PROJECT LOCATION:

STELLA DEL MAR TRACT "F"
STELLA DEL MAR MULTI FAMILY
PART PARCEL A AS DESC IN 4158 PA 3538

Development Order
Numb...
Approv...
Stips...
N/A
CNC2005-00059
CONCURRENCY REVIEW
✓APPROVAL ___CONDITIONAL ___DENIAL
REASONS:
Reviewer Signature
Division of Development Services Section
REVIEWER'S SIGNATURE July 29, 2005 DATE
*APPROVAL EXPIRES THREE YEARS FROM THIS DATE

CONSULTANT:

Exceptional Engineering, Inc.
2053 West First Street | Ft. Myers, Fl 33901
Te. (239)-226-0205 | Fax. (239)-226-0206
exceptionaleng@comcast.net
Business Cert # 25968

DECEMBER 2004

E.E.I. JOB # 04-37

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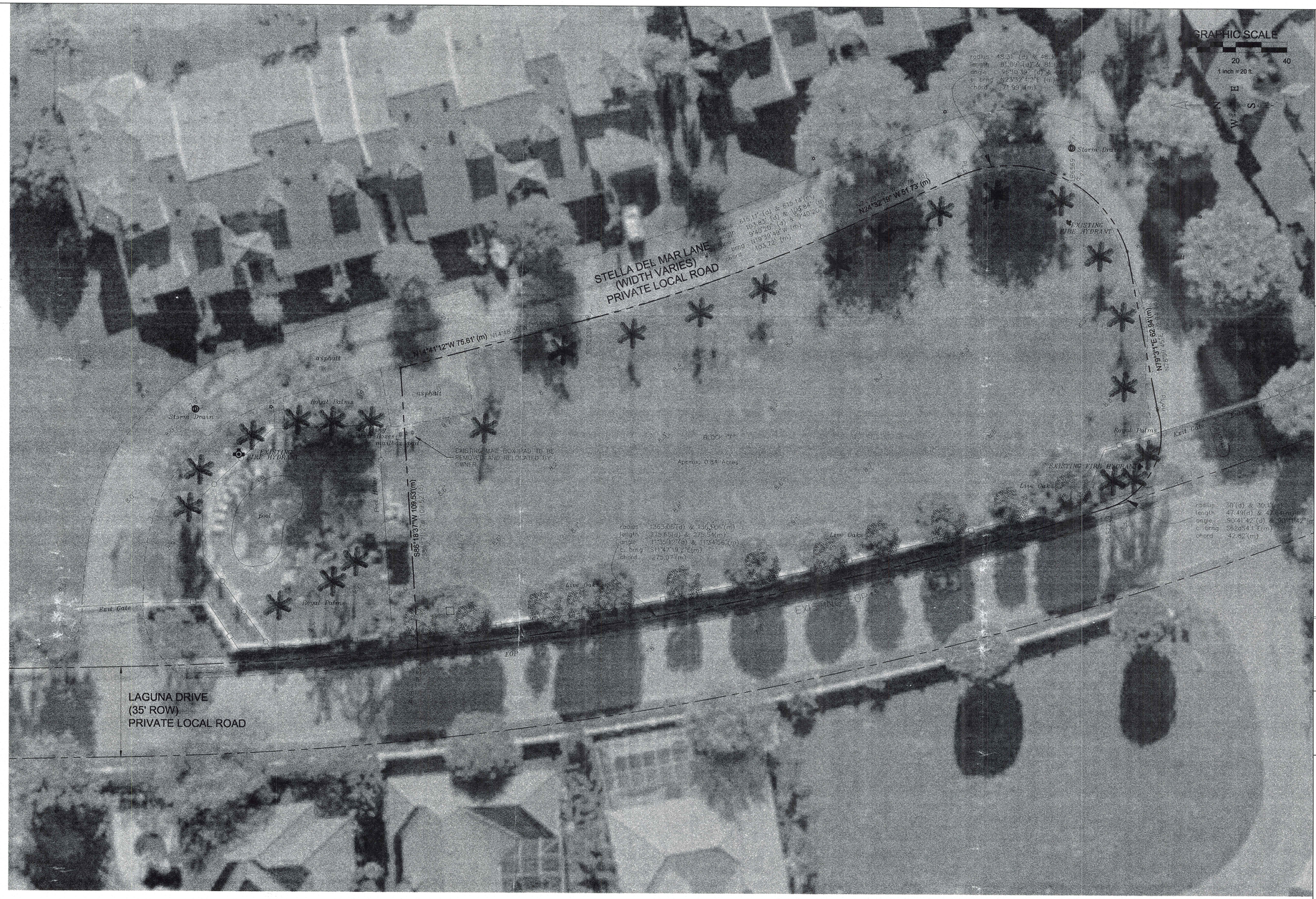
BRIAN B. ROBERTS
FLA. REG. P.E. #60233
AUG 30 2005
DATE
INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH REGISTERED ENGINEERS SEAL

LDC
SEP 12 2005
APPROVED

RECEIVED
AUG 31 2005

(Our File Copy)

LDO2005-00052
(Resub)



SITE INFORMATION:

STRAP NOS.: 36-45-23-26-0000A.0010
LOCATION: STELLA DEL MAR MULTI-FAMILY RESIDENTIAL
PART PARCEL A AS DESC IN 4158 PA 3538
ADDRESS: COMMON ELEMENT, FL
ZONED: RM-2
LANDUSE: SUBURBAN
EXISTING LAND USE: VACANT
FLUCCS CODE: 192
INACTIVE LAND W/ STREET PATTERNS BUT W/O STRUCTURES
FEMA FLOOD ZONE: A 10 ELEVATION 8.0
COMMUNITY PANEL NO. 125124 0325 C DATED 11/04/92
SOILS: #28 (IMMOKALEE SAND)

SITE DEVELOPMENT:

DEVELOPMENT TYPE:
BUILDING USAGE:

MIN. STREET SETBACK :	20 FT.
MIN. SIDE YARD SETBACK:	20 FT.
MIN. REAR SETBACK:	20 FT.
MIN. LOT WIDTH:	100 FT.
MIN. LOT DEPTH:	100 FT.
MIN. LOT SIZE:	7,500 SQ. FT.
MAX. BUILDING HEIGHT:	35 FT.
MIN. FINISH FLOOR ELEV.:	10 FT.

EXISTING CONDITIONS ARE BASED UPON THE SURVEY PROVIDED TO E.E.I. BY MEASUREMENT SCIENCE CORPORATION.

LEGEND

- EXISTING FEATURE LABELS
- EXISTING ROYAL PALMS
- EXISITNG LIVE OAKS
- EXISTING ELEVATION
- EXISTING LANTERN LIGHT
- EXISTING STORM DRAIN
- EXISTING MAILBOXES
- PROPERTY LINE
- RIGHT OF WAY
- EXIST. FEATURES (E.O.P., SIDEWALK, DRIVES, ETC.)
- EXISTING FENCE
- EXISTING WALL

LDC
SEP 12 2005
APPROVED

DATE	REVISION DESCRIPTION

THESE PLANS MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF EXCEPTIONAL ENGINEERING, INC.

BRANT B. ROBERTS
FL. REG. P.E. #62233
AUG 30 2005
DATE
INFORMATION ONLY UNLESS EMBOSSED WITH SEALED DATE

Exceptional Engineering, Inc.
2164 West First Street, Ste. A| Ft. Myers, Fl 33901
Tel. (239)-226-0205 | Fax. (239)-226-0206
exceptionaleng@comcast.net
Business Cert # 25968

Date : 12-16-04
Scale : 1" = 20'
Design: B.B.R.
CAD : C.S.D.
Check : J.P.W.
File : 04-37-P.DWG

AERIAL AND EXISTING
STELLA DEL MAR
36-45-23-26-0000A.0010 - FORT MYERS, FLORIDA

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602, FORT MYERS, FLORIDA 33907
PH. (239) 425-2681, FAX (239) 425-2682

SHEET #
C-2
JOB # 04-37

SITE INFORMATION:

STRAP NOS.: 36-45-23-26-0000A.0010
LOCATION: STELLA DEL MAR MULTI-FAMILY RESIDENTIAL
PART PARCEL A AS DESC IN 4158 PA 3538
ADDRESS: COMMON ELEMENT, FL

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INACTIVE LAND W/ STREET PATTERNS BUT W/O STRUCTURES
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COMMUNITY PANEL NO. 125124 0325 C DATED 11/04/92
SOILS: #28 (IMMOKALEE SAND)

SITE DEVELOPMENT:

DEVELOPMENT TYPE:	
BUILDING USAGE:	
MIN. STREET SETBACK :	20 FT.
MIN. SIDE YARD SETBACK:	20 FT.
MIN. REAR SETBACK:	20 FT.
MIN. LOT WIDTH:	100 FT.
MIN. LOT DEPTH:	100 FT.
MIN. LOT SIZE:	7,500 SQ. FT.
MAX. BUILDING HEIGHT:	35 FT.
MIN. FINISH FLOOR ELEV.:	10 FT.

SITE CALCULATIONS:

IMPERVIOUS:				
BUILDING	=	17,842 SF =	0.410 AC =	48.7%
CONCRETE (DRIVES & WALKS)	=	4,528 SF =	0.104 AC =	12.4%
EXISTING PVMT. TO REMAIN	=	1,109 SF =	0.025 AC =	3.0%
EXISTING WALL TO REMAIN	=	310 SF =	0.007 AC =	0.8%
TOTAL IMPERVIOUS	=	23,789 SF =	0.546 AC =	64.9%
PERVIOUS:				
GREEN SPACE	=	12,871 SF =	0.296 AC =	35.1%
TOTAL SITE AREA	=	36,660 SF =	0.842 AC =	100%

PARKING SPACE CALCULATIONS:

PER SEC.34-2020.2 (1) B. (1)

MULTI-FAMILY RESIDENTIAL = 2 SPACES/DWELING UNIT
8 UNIT X 2 SPACES/UNIT = 16 SPACES
ALL UNITS PROVIDE 2 CAR GARAGE= 16 SPACES PROVIDED

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS SITE MAY BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SUBSURFACE CONDITIONS EXIST WHICH MAY ADVERSELY EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE CORRECT FOUNDATION DESIGNS FOR ANY PROPOSED STRUCTURES ON THE SITE.
3. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
4. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR AND/OR ANY OF HIS SUBCONTRACTORS SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY OR ERRORS IN THE PLANS OR IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE LEE COUNTY LAND DEVELOPMENT CODE.
7. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR RIVERINE AREAS; OR ANY KNOWN ARCHEOLOGICAL SITES EXPECTED BY THE DEVELOPMENT OF THIS SITE. A "CERTIFICATE TO DIG" IS NOT REQUIRED FOR THIS PROJECT PER LEE COUNTY ARCHEOLOGICAL SENSITIVITY MAP.
8. ALL ELEVATIONS ARE BASED UPON NGVD 1929, REFER TO SURVEY FOR DESCRIPTION OF BENCHMARK.
9. THE LOCATION AND SIZE OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO ORDERING OF MATERIALS.
10. EXISTING CONDITIONS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY DEWATERING, CLEARING OR TREE REMOVAL PERMITS REQUIRED FOR THIS PROJECT.
12. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
13. OWNER SHALL INSURE THAT THE GENERAL CONTRACTOR COMPLIES WITH ALL REQUIREMENTS OF STORM WATER POLLUTION PREVENTION (SWP3). IF THE PROJECT AREA IS MORE THAN 1 ACRE, THE OWNER SHALL FILE A NOTICE OF INTENT (NOI) WITH BOTH THE DEP AND LEE COUNTY DEVELOPMENT SERVICES AT LEAST 48 HRS. PRIOR TO THE START OF CONSTRUCTION.
14. ARTIFICIAL LIGHTING USED TO ILLUMINATE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS, SHINING ONLY ON THE SUBJECT SITE. ALL LIGHT FIXTURES TO BE FURNISHED WITH FLAT LENSES AND HOUSE SHIELDS FULL CUTOFF TYPE TO LIMIT LIGHT POLLUTION FOR THE ADJOINING PROPERTIES, REFER TO LDC SECTION 34-625 (OUTDOOR LIGHTING STANDARDS).
15. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
16. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HABITAT FOR ENDANGERED SPECIES ON THIS PARCEL.
17. THERE ARE NO APPARENT FLOWING WELLS ON THIS PARCEL; IF ANY ARE FOUND DURING CONSTRUCTION, THEY WILL BE PLUGGED IN ACCORDANCE WITH SFWMD AND DEP PLUGGING REQUIREMENTS.
18. CONTRACTOR TO VERIFY ENGINEER'S BUILDING FOOTPRINT SIZE MATCHES ARCHITECTS BUILDING SIZE BEFORE BEGINNING CONSTRUCTION.
19. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
20. SEE ARCHITECTURAL PLANS FOR INFORMATION PERTAINING TO ALL PROPOSED BUILDINGS.
21. ALL DRIVEWAY DIMENSIONS ARE LABELED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON PLANS.
22. EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITHIN THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.



LEGEND

- asphalt — EXISTING FEATURE LABELS
- EXISTING ROYAL PALMS TO REMAIN
- EXISTING LIVE OAKS TO REMAIN
- EXISTING ASPHALT TO BE REMOVED
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- EXISTING MAILBOX
- PROPERTY LINE
- RIGHT OF WAY
- EXIST. FEATURES (E.O.P., SIDEWALK, DRIVES, ETC.)
- EXISTING FENCE
- EXISTING WALL

LDC
SEP 12 2005
APPROVED

DATE	REVISION DESCRIPTION
4-19-05	REVISED PER COUNTY COMMENTS

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BARRY B. HOLLIS
FLORIDA REG. P.E. #52233
AUG 30 2005
DATE
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL UNLESS EMBOSSED WITH REGISTERED ENGINEERS SEAL

Exceptional Engineering, Inc.
2164 West First Street, Ste. A| Ft. Myers, Fl 33901
Tel. (239)-226-0205 | Fax. (239)-226-0206
exceptionaleng@comcast.net
Business Cert # 25968

Date : 12-16-04
Scale : 1" = 20'
Design: B.B.R.
CAD : C.S.D.
Check : J.P.W.
File : 04-37-P.DWG

SITE PLAN
STELLA DEL MAR
36-45-23-26-0000A.0010 - FORT MYERS, FLORIDA

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602, FORT MYERS, FLORIDA 33907
PH. (239) 425-2681, FAX (239) 425-2682

SHEET #
C-3
JOB # 04-37

SITE INFORMATION:

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LOCATION: STELLA DEL MAR MULTI-FAMILY RESIDENTIAL
PART PARCEL A AS DESC IN 4158 PA 3538
ADDRESS: COMMON ELEMENT, FL

ZONED: RM-2
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EXISTING LAND USE: VACANT
FLUCCS CODE: 192
INACTIVE LAND W/ STREET PATTERNS BUT W/O STRUCTURES
FEMA FLOOD ZONE: A 10 ELEVATION 8.0,
COMMUNITY PANEL NO. 125124 0325 C DATED 11/04/92
SOILS: #28 (IMMOKALEE SAND)

SITE DEVELOPMENT:

DEVELOPMENT TYPE:
BUILDING USAGE:

MIN. STREET SETBACK :	20 FT.
MIN. SIDE YARD SETBACK:	20 FT.
MIN. REAR SETBACK:	20 FT.
MIN. LOT WIDTH:	100 FT.
MIN. LOT DEPTH:	100 FT.
MIN. LOT SIZE:	7,500 SQ. FT.
MAX. BUILDING HEIGHT:	35 FT.
MIN. FINISH FLOOR ELEV.:	10 FT.

SITE CALCULATIONS:

IMPERVIOUS:

BUILDING	=	17,842 SF = 0.410 AC =	48.7%
CONCRETE (DRIVES & WALKS)	=	4,528 SF = 0.104 AC =	12.4%
EXISTING PVMT. TO REMAIN	=	1,109 SF = 0.025 AC =	3.0%
EXISTING WALL TO REMAIN	=	310 SF = 0.007 AC =	0.8%
TOTAL IMPERVIOUS	=	23,789 SF = 0.546 AC =	64.9%

PERVIOUS:

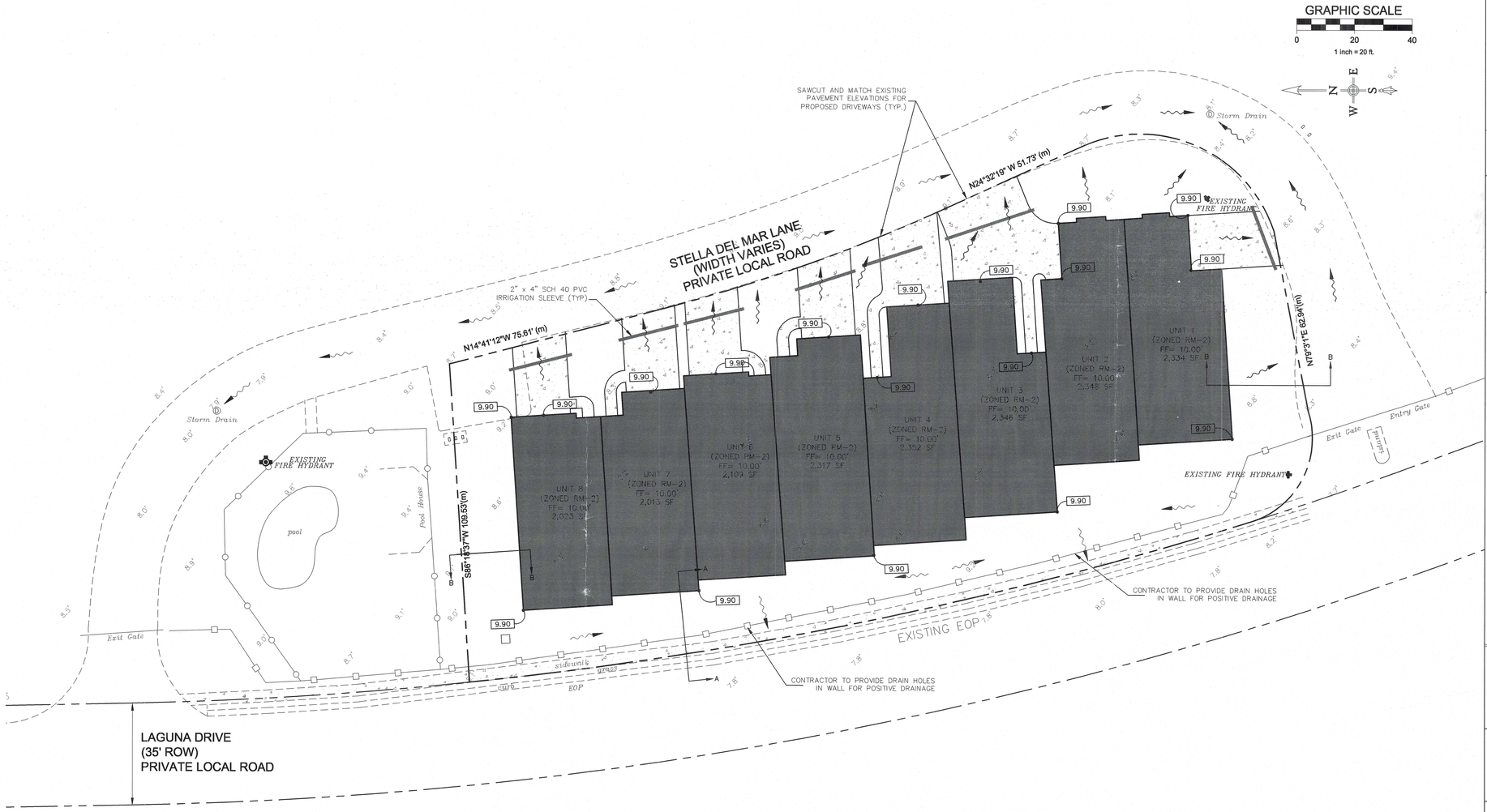
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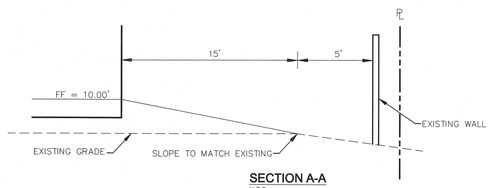
GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
3. UNLESS OTHERWISE NOTED, SOD A 12" STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD R/W SHALL BE SEEDED, FERTILIZED AND MULCHED. SOD OR SEED & MULCH (AS DIRECTED BY ENGINEER) ALL SWALES, BERMS, RETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
4. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
5. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
6. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
7. AT THE REQUEST OF THE OWNER, STORM WATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO CONFORM WITH THE MINIMUM REQUIREMENTS OF LEE COUNTY AND/OR ESTABLISHED SFWMD PERMIT DESIGN CRITERIA FOR THIS AREA. DOWNSTREAM DRAINAGE BASIN OUTFALL IS REGULATED BY OTHERS, THE ENGINEER CANNOT WARRANT THE WATER MANAGEMENT SYSTEM TO FUNCTION PROPERLY DURING EXTREME STORM EVENTS.
8. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER GRADING ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE ALLOWED TO BE THROUGH APPROVED WEIRS.
9. FINISH GRADE TO WITHIN 2" OF PAVEMENT ELEVATIONS BEFORE LAYING OF SOD. (STRICTLY ENFORCED)
10. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AND CONTAIN THE SURFACE RUNOFF IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ENVIRONMENTAL STUDY (NPDES) FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE FEDERAL GOVERNMENT AND HAVE EROSION CONTROL PLAN IMPLEMENTED AT ALL TIMES DURING CONSTRUCTION.
11. SOD ALL DISTURBED AREAS.
12. THIS SITE IS LOCATED WITHIN SCS SOILS CLASSIFICATION #28 (IMMOKALEE SAND)

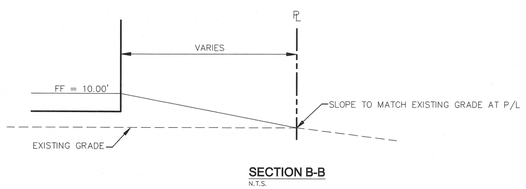
WATER QUALITY:

GENERAL PERMIT NO. 36-00683-S, NOV 10 1986
PROVIDES FOR THIS PROJECTS WATER MANAGEMENT
BY THE EXISTING ONSITE LAKE SYSTEM.

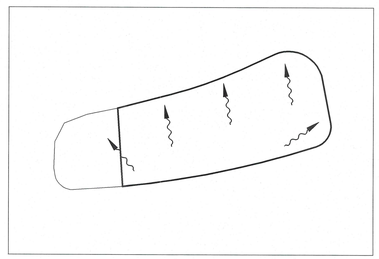




SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



EXISTING HYDROLOGY
NTS

LEGEND

- DRAINAGE FLOW ARROW
- asphalt — EXISTING FEATURE LABELS
- XX.X — PROPOSED GROUND ELEVATION
- XX.XX / XX.XX — PROPOSED CURB ELEVATION / PROPOSED PAVEMENT ELEVATION
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- 7.8 — EXISTING ELEVATION
- Ⓓ — EXISTING STORM DRAIN
- EXISTING MAILBOX
- PROPERTY LINE
- RIGHT OF WAY
- EXIST. FEATURES (E.O.P., SIDEWALK, DRIVES, ETC.)

CNCZ005-00059
CONCURRENCY REVIEW
✓ APPROVAL* __CONDITIONAL* __DENIAL
REASONS:
REVIEWER'S SIGNATURE July 24 2005 DATE*
*APPROVAL EXPIRES THREE YEARS FROM THIS DATE

LDC
SEP 12 2005
APPROVED

DATE	REVISION DESCRIPTION
4-19-05	REVISED PER COUNTY COMMENTS

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BRIANT B. ROBERTS
FLA. Reg. P.E. #59233
AUG 3 2005
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL UNLESS EMBOSSED WITH RED/PURPLE EMBOSSED SEAL

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GRADING AND DRAINAGE PLAN
STELLA DEL MAR
36-45-23-26-0000A.0010 - FORT MYERS, FLORIDA

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602, FORT MYERS, FLORIDA 33907
PH. (239) 425-2681, FAX (239) 425-2682

SHEET #
C-4
JOB # 04-37

GENERAL UTILITY NOTES:

1. ALL UTILITIES ARE LOCATED FROM INFORMATION SUPPLIED BY AS-BUILTS PROVIDED BY LEE COUNTY UTILITIES.
2. ALL SEWER AND WATER STUBS SHALL END 5' FROM THE BUILDING.
3. PRESSURE TESTS SHALL BE 150 P.S.I. AND 200 P.S.I. RESPECTIVELY FOR DOMESTIC AND FIRELINES. ALL PRESSURE TESTING SHALL BE PERFORMED PRIOR TO CONNECTION TO ANY BUILDINGS OR EXISTING MAINS AND SHALL BE WITNESSED BY THE CIVIL ENGINEER PRIOR TO CERTIFICATION TO HRS.
4. ALL WATERLINES 10" AND SMALLER SHALL HAVE A MINIMUM COVER OF 30" AND ALL WATERLINES LARGER THAN 10" SHALL HAVE A MINIMUM COVER OF 36".
5. ALL POTABLE AND IRRIGATION WATERLINES SHALL BE AWWA C-900, DR18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL VERTICAL DEFLECTIONS AND WATERLINES UNDER PAVEMENT OR SIDEWALK SHALL BE D.I.P. CLASS 50
6. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG, TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM PIPE DEFLECTION.
7. PROPOSED WATERLINE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
8. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. IF VALVE BOX IS LOCATED IN PAVEMENT, IT MUST BE FLUSH WITH PAVEMENT USING TRAFFIC BEARING LID.
9. WATER SERVICES TO MAINTAIN 3' SEPARATION FROM DRAINAGE STRUCTURES.
10. PRIOR TO ANY UTILITY CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO ASSURE THAT PERMITS HAVE BEEN ISSUED BY THE APPROPRIATE UTILITY AND GOVERNMENTAL AUTHORITY.
11. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND ORDERING MATERIALS.
12. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH THE UTILITY COMPANIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION AND RESOURCE CONSERVATION SYSTEMS.
13. CONTRACTOR SHALL MAINTAIN A MIN. OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATERLINES AND STORM SEWER, FORCE MAINS AND SANITARY SEWER.
14. CONTRACTOR TO COORDINATE WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER, WATERLINE OR IRRIGATION SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS OR IN CONFLICT WITH EXISTING UTILITIES.
15. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 72 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS EXIST.
16. THE SITE CONTRACTOR SHALL COORDINATE UTILITY SERVICE SIZES AND LOCATIONS WITH THE BUILDING CONTRACTOR. SIZES AND LOCATIONS ON THESE PLANS SHOULD BE COORDINATED PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS AND PAPER WORK (MEETING THE UTILITY COMPANY REQUIREMENTS) TO OWNER PRIOR TO FINAL PAYMENT REQUEST.

FIRE FLOW CALCULATIONS:

MAXIMUM BUILDING AREA IS 2,690 S.F. OF FLOOR AREA AND IS TO BE DESIGNED AS TYPE IV CONSTRUCTION, THEREFORE, C = 0.8
REQUIRED BASE FLOW = 18 x C x $\sqrt{A}$

18 x 0.8 x $\sqrt{2,690}$ = 748.8 GPM

THE USE OF THE BUILDING IS AN ORDINARY HAZARD OCCUPANCY (GROUP 1 OR 2) AND NOT SPRINKLED, THERFORE:

REQUIRED FIRE FLOW = 1.0 x 748.8 GPM x 1.0 = 748.8 GPM

FIRE FLOW AVAILABLE = 827 GPM AT 20 PSI 1863 RESIDUAL

UTILITIES PROVIDING SERVICE:

ELECTRIC:
FLORIDA POWER & LIGHT CO.
15834 WINKLER RD.
FORT MYERS, FLORIDA 33908
PHONE (239) 353-6090

FIRE CONTROL DISTRICT:
IONA-MCGREGOR FIRE
15961 WINKLER RD.
FORT MYERS, FLORIDA 33908
PHONE (239) 433-0660

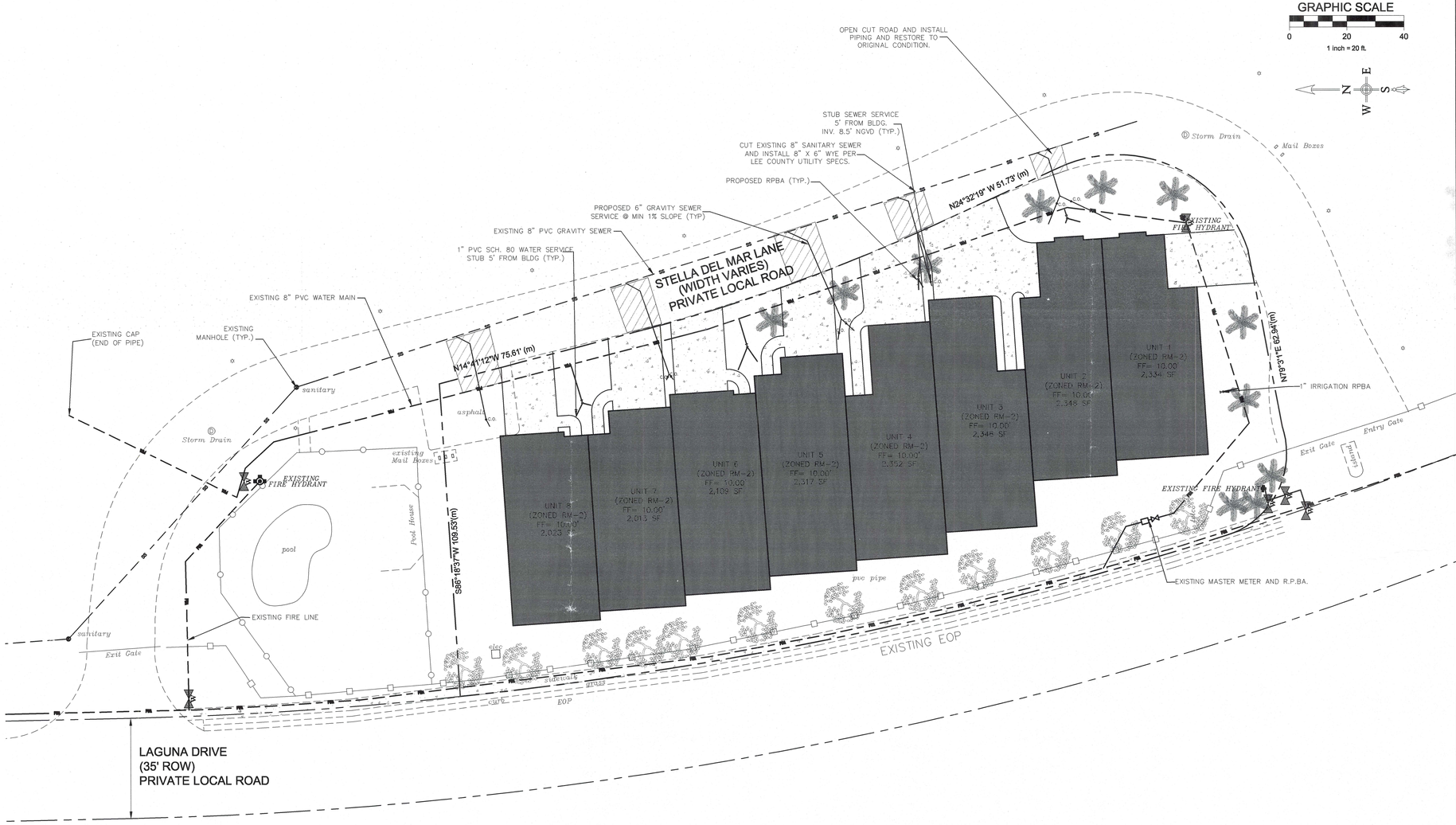
REFUSE COLLECTION:
SUPERIOR WASTE SERVICES
17101 PINE RIDGE RD.
FORT MYERS BEACH, FLORIDA 33908
PHONE (239) 334-1224

CABLE:
TIME WARNER CABLE
N. FORT MYERS,
FLORIDA 33903
PHONE (239) 995-1610

POTABLE WATER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 479-8181

SANITARY SEWER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 479-8181

TELEPHONE:
SPRINT ENGINEERING
P.O. BOX 360
FORT MYERS, FLORIDA 33902
PHONE (239) 336-2008



LEGEND

- asphalt — EXISTING FEATURE LABELS
- EXISTING ROYAL PALMS
- EXISTING LANTERN LIGHT
- EXISTING GATE VAVLE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING MAILBOX
- PROPOSED WATER METERS AND RPBPA
- PROPERTY LINE
- RIGHT OF WAY
- EXIST. FEATURES (E.O.P., SIDEWALK, DRIVES, ETC.)
- EXISTING WATER MAIN
- PROPOSED WATER SERVICES
- EXISTING GRAVITY SANITARY SEWER MAIN
- PROPOSED SEWER SERVICES

LDC
SEP 12 2005
APPROVED

DATE	REVISION DESCRIPTION
4-19-05	REVISED PER COUNTY COMMENTS

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BRIAN P. ROBERTS
FLORIDA P.E. #57905
AUG 3 0 2005
DATE
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UNLESS EMBOSSED WITH REGISTERED ENGINEERS SEAL

Exceptional Engineering, Inc.
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Tel. (239)-226-0205 | Fax. (239)-226-0206
exceptionaleng@comcast.net
Business Cert # 25968

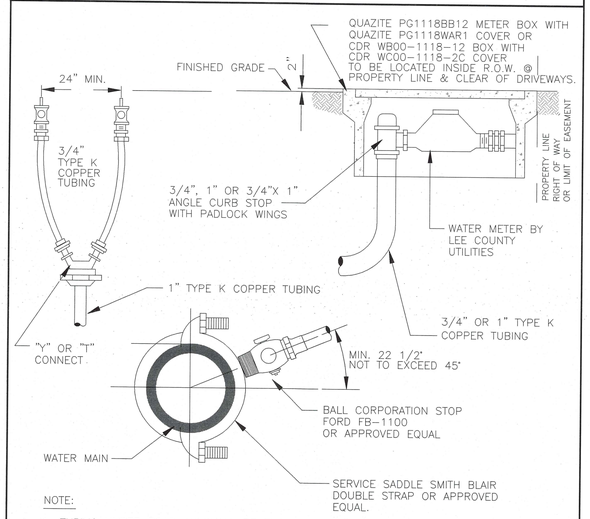
Date : 12-16-04
Scale : 1" = 20'
Design: B.B.R.
CAD : B.B.F.
Check : J.P.W.
File : 04-37-P.DWG

UTILITY PLAN
STELLA DEL MAR
36-45-23-26-0000A.0010 - FORT MYERS, FLORIDA

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602, FORT MYERS, FLORIDA 33907
PH. (239) 425-2681, FAX (239) 425-2682

SHEET #
C-5
JOB # 04-37

STANDARD DETAIL NO. 9.9
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION
5/8" THROUGH 1"



NOTE:

1. TUBING UNDER ROADWAY SHALL BE ENCASED IN 2" P.V.C. PIPE SCHEDULE 40 MINIMUM AND EXTEND 4 FEET BEYOND THE EDGES OF PAVEMENT OR BACK OF CURB.
2. CURB STOP SHALL BE FORD TYPE KV43-332W FOR 3/4", KV43-342W FOR 1" X 3/4" OR KV43-444W FOR 1" OR APPROVED EQUAL

ALTERNATIVE:

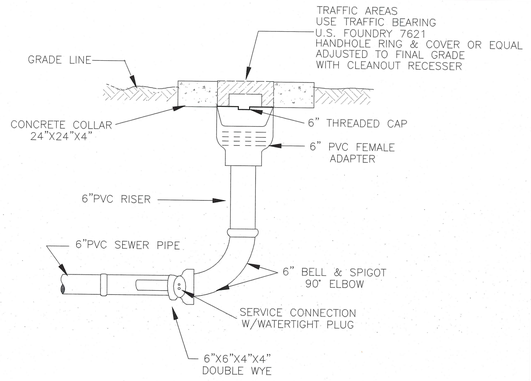
POLYETHYLENE, PE 3408 (200 PSI SDR 9, ASTM D3350), TUBING MAY BE SUBSTITUTED. COLOR FOR WATER SHALL BE BLUE.

NTS

DATE: 02/22/00

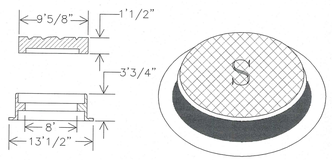
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6" SEWER CLEAN-OUT DETAIL



USF 7621 REVERSIBLE HANDHOLE RING AND COVER

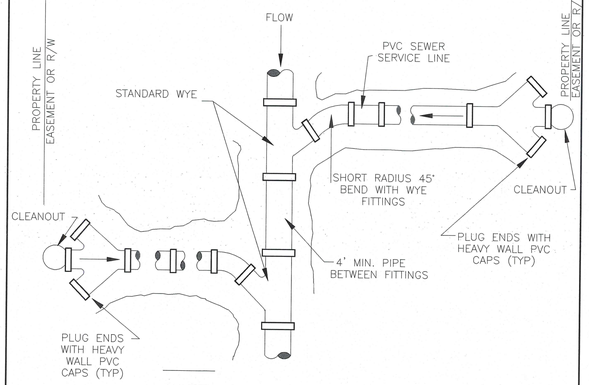
COVERS ARE MARKED WITH "S"



COVER TYPE	LOAD RATING	COVER WEIGHT	TOTAL WEIGHT
FE	HEAVY DUTY	20	45

NTS

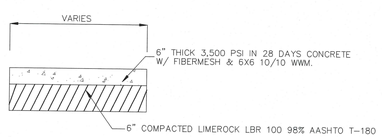
STANDARD SEWER SERVICE LATERALS



NOTE: 1. SEE SPECS FOR DETAILS OF PIPE AND FITTINGS.

NTS

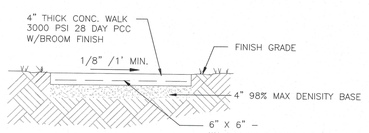
VARIES



1/2 " EXPANSION JOINTS EVERY 10'

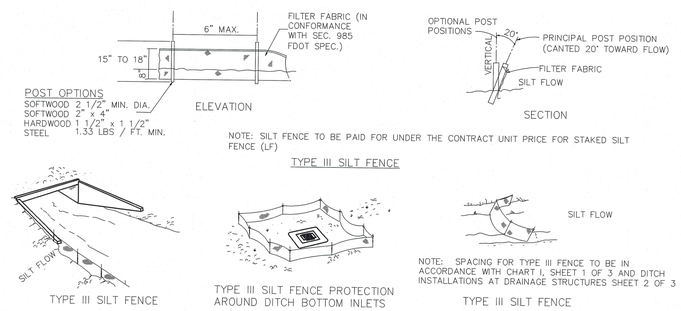
DRIVEWAY DETAIL

N.T.S.



SIDEWALK

N.T.S.



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

TYPE III SILT FENCE

TYPE III SILT FENCE

TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

TYPE III SILT FENCE

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

BALED HAY OR STRAW BARRIERS AND SILT FENCES

PER F.D.O.T. INDEX 102 (N.T.S.)

LDC
SEP 12 2005
APPROVED

DATE	REVISION DESCRIPTION
4-19-05	REVISED PER COUNTY COMMENTS

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BRIAN B. ROBERTS
FLA. REG. P.E. #56233
AUG 3 0 2005

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Business Cert # 25968

Date : 12-16-04
Scale : 1" = 20'
Design: B.B.R.
CAD : B.B.F.
Check : J.P.W.
File :

DETAIL SHEET
STELLA DEL MAR
36-45-23-26-0000A.0010 - FORT MYERS, FLORIDA

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602, FORT MYERS, FLORIDA 33907
PH. (239) 425-2681, FAX (239) 425-2682

SHEET #
D-1
JOB # 04-37

SITE INFORMATION:

STRAP NOS.: 36-45-23-26-0000A.0010
LOCATION: STELLA DEL MAR MULTI-FAMILY RESIDENTIAL
PART PARCEL A AS DESC IN 4158 PA 3538
ADDRESS: COMMON ELEMENT, FL

ZONED: RM-2
LANDUSE: SUBURBAN
EXISTING LAND USE: VACANT
FLUCCS CODE: 192
INACTIVE LAND W/ STREET PATTERNS BUT W/O STRUCTURES
FEMA FLOOD ZONE: A 10 ELEVATION 8.0,
COMMUNITY PANEL NO. 125124 0325 C DATED 11/04/92
SOILS: #28 (IMMOKALEE SAND)

SITE DEVELOPMENT:

DEVELOPMENT TYPE:	
BUILDING USAGE:	
MIN. STREET SETBACK :	20 FT.
MIN. SIDE YARD SETBACK:	20 FT.
MIN. REAR SETBACK:	20 FT.
MIN. LOT WIDTH:	100 FT.
MIN. LOT DEPTH:	100 FT.
MIN. LOT SIZE:	7,500 SQ. FT.
MAX. BUILDING HEIGHT:	35 FT.
MIN. FINISH FLOOR ELEV.:	10 FT.

SITE CALCULATIONS:

IMPERVIOUS:

BUILDING	=	17,842 SF =	0.410 AC = 48.7%
CONCRETE (DRIVES & WALKS)	=	4,528 SF =	0.104 AC = 12.4%
EXISTING PVMT. TO REMAIN	=	1,109 SF =	0.025 AC = 3.0%
EXISTING WALL TO REMAIN	=	310 SF =	0.007 AC = 0.8%
TOTAL IMPERVIOUS	=	23,789 SF =	0.546 AC = 64.9%

PERVIOUS:

GREEN SPACE	=	12,871 SF =	0.296 AC = 35.1%
TOTAL SITE AREA	=	36,660 SF =	0.842 AC = 100%

OPEN SPACE REQUIRED (35%)	12,831 SF
OPEN SPACE PROVIDED (35%)	12,871 SF
GENERAL TREES REQUIRED (1 PER 3,000 SQFT)	12 TREES
GENERAL TREES PROVIDED	12 TREES

(B) BUILDING PERIMETER PLANTINGS
10% OF BUILDING AREA (OFFICE USE ONLY)

BUILDING PERIMETER AREA REQUIRED	1,784 SQFT
BUILDING PERIMETER AREA PROVIDED	1,784 SQFT

(C) VEHICULAR USE AREAS (VUA)

VEHICULAR USE AREA	4,528 SQFT
INTERNAL LANDSCAPE AREA REQUIRED (10%)	453 SQFT
INTERNAL LANDSCAPE AREA PROVIDED	453 SQFT
INTERNAL CANOPY TREES REQUIRED	2 TREES
INTERNAL CANOPY TREES PROVIDED	2 TREES

(D) BUFFERING ADJACENT PROPERTY

NORTH PROPERTY LINE
ABUTS PRIVATE ROAD NO BUFFER REQUIRED

EAST PROPERTY LINE
ABUTS PRIVATE ROAD NO BUFFER REQUIRED

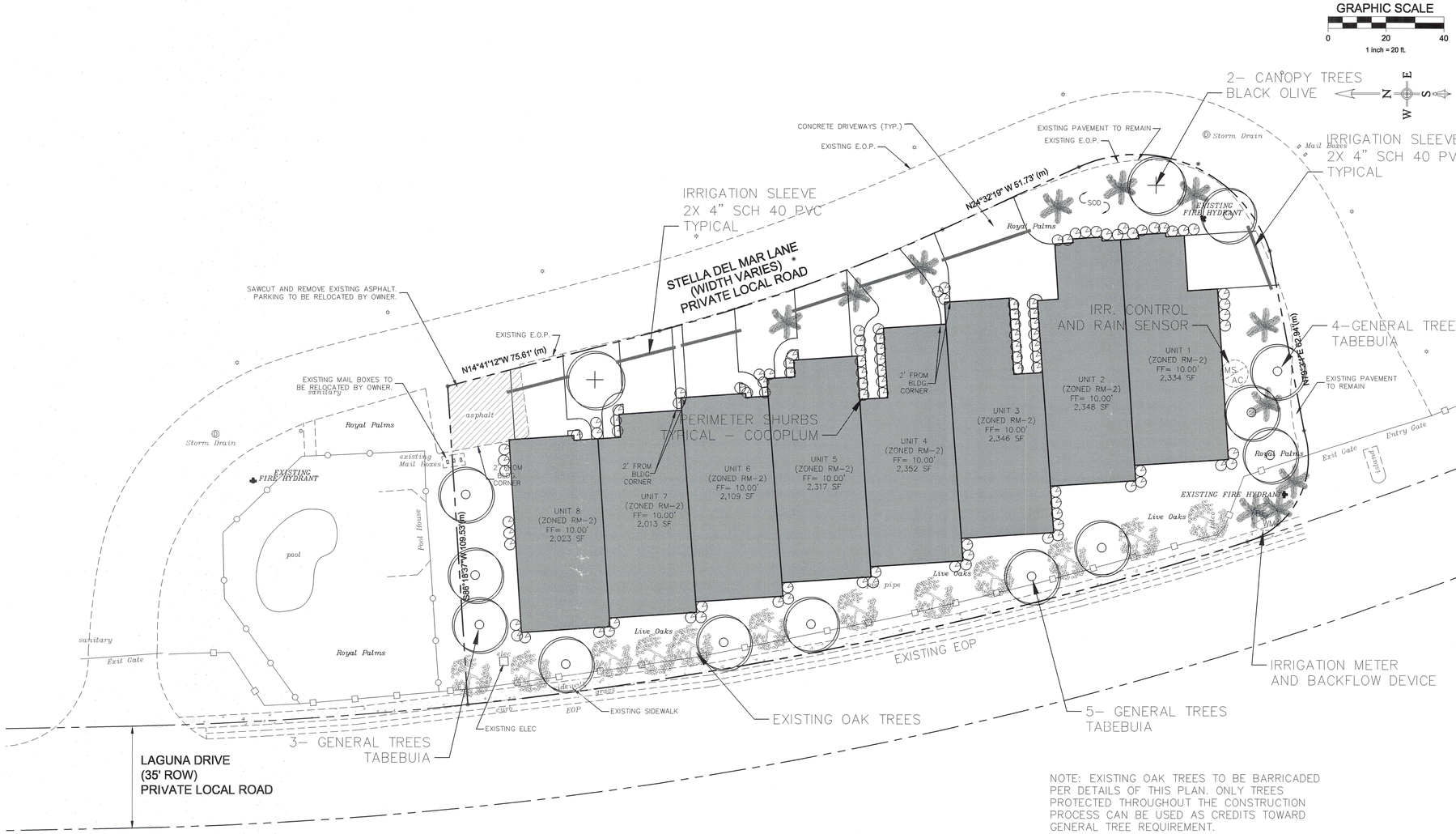
SOUTH PROPERTY LINE
ABUTS PRIVATE ROAD NO BUFFER REQUIRED

WEST PROPERTY LINE
ABUTS PRIVATE ROAD NO BUFFER REQUIRED

RECOMMENDED PLANT LIST

NAME	COMMON NAME
NATIVE TREES	
Quercus virginiana	LIVE OAK
*Ilex cassine	DAHOON HOLLY
*Ulmus americana floridana	FLORIDA ELM
Sabal palmetto	SABAL PALM
*Quercus geminata	SAND OAK
NATIVE SHRUBS	
Myrica cerifera	WAX MYRTLE
Chrysobalanus icaco	COCOPLUM
Myrsine guianensis	MYRSINE
Serenoa repens	SAW PALMETTO
Ilex glabra	GALLBERRY
Eugenia foetida	SPANISH STOPPER
Eugenia axillaris	WHITE STOPPER
Clusia rosea	PITCH APPLE
Magnolia virginiana	SWEET BAY
Erythrina herbacea	CHEROKEE BEAN
NATIVE GROUND COVERS	
Callicarpa americana	BEAUTY BERRY
Pteridium aquilinum	BRACKEN FERN
Psychotria nervosa	WILD COFFEE
Zamia pumila	COONTIE
Helianthus debilis	DUNE SUNFLOWER
Tripsicum dactyloides	FAKAHATCHEE GRASS
Tripsicum floridanum	GAMMA GRASS
Muhlenbergia capillaris	MUHLEY GRASS

*SMALLER TREES SUITABLE FOR PLANTING ADJACENT TO POWER LINE EASEMENTS.



NOTE: EXISTING OAK TREES TO BE BARRICADED PER DETAILS OF THIS PLAN. ONLY TREES PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS CAN BE USED AS CREDITS TOWARD GENERAL TREE REQUIREMENT.

General Planting Notes

1. The Contractor shall be responsible for the location of all utilities and services both underground and overhead prior to the commencement of work. Protection of all utilities and services throughout the course of work is excpected.
2. Sod used on this project shall be Bahia (Paspalum notatum) and be provided throughout. Seeding may be provided were appropriate. All swales and drainage system berms shall be sodded unless otherwise indicated on the drawings.
3. It shall be the responsibility of the Contractor to finish grade all landscape areas eliminating all bumps, depressions, rocks, sticks, or other debris prior to the installation of plant material. The Contractor shall also be responsible for maintaining positive sheet flow drainage away from all structures and to all drainage ways shown or implied on the drawings.
4. Coordinate all work with all trades so as to avoid any conflict with the execution of work by others. Owner shall not be responsible for the damage to plant materials caused by other trades or subcontractors. The condition of plant material shall be be in accordance to the Quality standards defined herein at the time of Final
5. The Contractor shall provide a guarantee and warrant all workmanship and plant materials for a period of not less than one (1) year from Final Acceptance.

PLANT LIST:

TYPE	SYMBOL	QTY	INT	NAME	FLORIDA NATIVE	SPECIFICATION
VEHICULAR USE TREE (VUA)	+	2	BB	BLACK OLIVE BUCIDA BUCERAS	YES	10' HT., 4' SPREAD, 2" CAL.
GENERAL TREE	o	10	TA	TABEBUIA TABEBUIA CARIBE	YES	10' HT., 4' SPREAD, 2" CAL.
SHRUB MASS/HEDGE	⊕⊕⊕	104	CI	COCOPLUM CHRYSOBOLANUS IACO	YES	24" HT., 18" SPREAD, 36" ON CENTER

LDC
SEP 12 2005
APPROVED

DATE	REVISION DESCRIPTION
4-19-05	REVISED PER COUNTY COMMENTS

AUG 29 2005
Joseph H. Keller II
Fla. Reg. L.A. # 1750

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Business Cert # 25968

Date : 12-16-04
Scale : 1" = 20'
Design: J.H.K.
CAD : J.H.K.
Check :
File : 04-37-L

LANDSCAPE PLAN
STELLA DEL MAR
36-45-23-26-0000A.0010 - FORT MYERS, FLORIDA

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602, FORT MYERS, FLORIDA 33907
PH. (239) 425-2681, FAX (239) 425-2682

SHEET #
L-1
JOB # 04-37

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE 100% COVERAGE (HEAD TO HEAD) TO CODE REQUIRED PLANTINGS.

2. IRRIGATION CONNECTION SHALL BE DETERMINED BY OWNER.

3. DRY RETENTION AREAS SHALL BE IRRIGATED FROM THE TOP OF BANK TO THE BOTTOM OF THE SLOPE ONLY.

4. PARKING ISLANDS AND BUILDING PERIMETER PLANTINGS SHALL HAVE SPRAY TYPE HEADS OR FLOOD BUBBLER TYPE IRRIGATION.

5. CONTRACTOR TO DETERMINE IRRIGATION ZONE DELINEATION AND PIPE SIZING TO INSURE WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND THROUGH ANY PIPING OR IRRIGATION COMPONENT.

6. ALL IRRIGATION PIPING INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SLEEVES EITHER EXISTING OR ADDED AS PART OF THE RENOVATION.

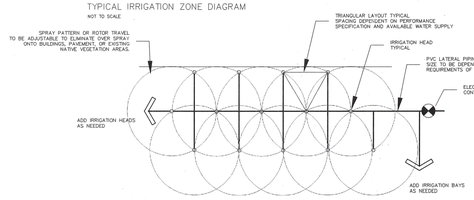
7. THIS PLAN IS SCHEMATIC IN NATURE, COMPONENTS ARE SHOWN FOR CLARITY. ACTUAL LOCATION OF COMPONENTS MAY VARY DUE TO FIELD CONDITIONS.

8. FUTURE DEVELOPMENT AREA SHALL NOT BE IRRIGATED.

COMPONENT SPECIFICATION:	
CONTROLLER	RAIN BIRD ESP SERIES 4 STATION OUTDOOR CONTROLLER
RAIN SENSOR	MINI-CLICK II
SOLENOID VALVES	RAIN BIRD PEB SERIES VALVES 1" TO 2" SIZE
PERFORMANCE SPECIFICATIONS	20-200 PSI, .25-200 GPM
ROTOR TYPE IRRIGATION HEADS	RAIN BIRD T-BIRD SERIES
PERFORMANCE SPECIFICATIONS	RADIUS 16'-50' 2.5-65 PSI, .63-9.1 GPM
SPRAY TYPE IRRIGATION HEADS	RAIN BIRD UNI-SPRAY SERIES 6" POP-UP
PERFORMANCE SPECIFICATIONS	RADIUS 7'-18' 15-70 PSI, .48-5.32 GPM
FLOOD BUBBLER TYPE IRRIGATION HEADS	RAIN BIRD UNI-SPRAY SERIES 6" POP-UP

TYPICAL IRRIGATION ZONE DIAGRAM

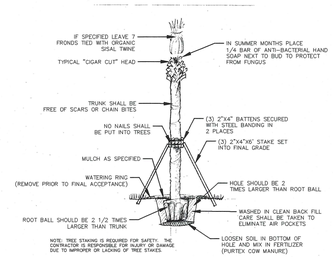
NOT TO SCALE



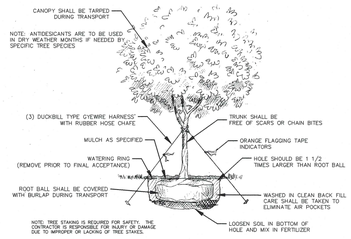
IRRIGATION LAYOUT NOTES:
1. ALL LAYOUTS TO USE TRIANGULAR HEAD TO HEAD SPACING TO ACHIEVE 100% COVERAGE OF REQUIRED AREA.

2. SPRAY TYPE HEADS AND ROTOR TYPE HEADS TO UTILIZE THE SAME SCHEMATIC ZONE LAYOUT PATTERN (TRIANGULAR). HEAD SPACING TO BE DETERMINED BY HEAD TYPE AND PERFORMANCE SPECIFICATIONS.

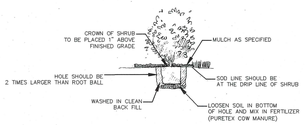
3. SPRAY HEAD ZONES AND ROTOR HEAD ZONES SHALL BE CONTROLLED SEPARATELY BY AUTOMATIC CONTROL TIMER EQUIPPED WITH "MINI-CLICK II" RAIN SENSOR OR EQUIVALENT.



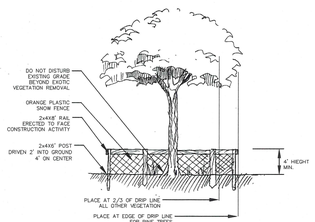
TYPICAL PALMATE
PLANTING DETAIL
N.T.S.



TYPICAL TREE
PLANTING DETAIL
N.T.S.

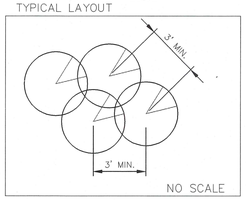


TYPICAL SHRUB
PLANTING DETAIL
N.T.S.



PROTECTED TREE
BARRIER DETAIL
N.T.S.

TYPE 'D' BUFFER HEDGE
TYPICAL LAYOUT



NO SCALE

Land Development Code Requirements

1. All landscape materials delineated, implied, or committed to that are intended to meet the requirements of the Lee County LDC, shall not be installed within easements, right-of-ways, stormwater conveyance areas unless otherwise agreed to or stated within Zoning Resolutions
2. All trees provided in compliance to the Lee County LDC requirements shall be a minimum of ten feet (10') in height, have a four foot (4') spread, and a two inch (2") inch caliper measured twelve inches (12") from the ground at the time of planting. No less than seventy-five percent (75%) of the required number of trees may be native species. Native palms may be used in place of required Buffer and General trees on a 1:1 basis. Required Internal Canopy Trees require a 3:1 ratio when palms are substituted for trees. Said substituted palms must also be clustered in groups of three (3).
3. All shrubs provided in compliance to the Lee County LDC requirements shall be at a minimum twenty-four inches (24") in height, be in a minimum three gallon (3G) container, and be spaced no more than eighteen inches (18") to thirty-six inches (36") on center (OC). All shrubs provided in this category must attain and be maintained at a minimum height of thirty-six inches (36") in perpetuity. Note: Type 'F' Buffers require larger shrub materials to be forty-eight inches (48") in height at the time of planting and to be maintained at sixty (60") at maturity. (See drawings where applicable). All shrubs in Type 'D' & 'F' Buffers shall be installed as a double-row hedge. At least 50 percent of shrubs used to fulfill Lee County requirements must be native Florida Species.
4. All Trees installed in response to the required Internal Landscape Areas, also known as 'Internal Canopy Trees' shall be located where and as shown on the drawings. Palms may be substituted on a 3:1 basis and clustered.
5. Organic mulch (no stone, chipped tires, or shell) shall be required in all planting areas and shall be applied no less than two inches (2") in depth at the time of planting. All trees and palms outside of bedding areas shall have a mulch ring not less than twenty-four inches (24") beyond the trunk in all directions at the specified depth of two inches (2"). The use of Cypress Mulch is discouraged.
6. The Contractor shall provide and maintain through Final Acceptance (Certificate of Compliance) a tree protection barrier for all individual or masses of indigineous plant materials being credited and/or preserved.
7. All of the following exotic species shall be removed from the site and maintained free of regeneration in perpetuity. Some stands of of exotics may be destroyed using "Kill in Place Methods" as noted on the drawings.

Melaleuca	(Melaleuca quinquenervia)	Earleaf Acacia	(Acacia auriculiformis)
Brazilian Pepper	(Schinus terebinthifolius)	Downey Rosemyrtle	(Rhodomyrtus tomentosa)
Australian Pines	("all Causarina species")	Tropical Soda Apple	(Solanum viarum)

8. None of the following exotic species may be used to fulfill the requirements of the Lee County LDC (NOTE: NONE OF THE FOLLOWING SPECIES WILL BE ACCEPTABLE FOR USE ON THIS PROJECT):

Womans Tongue	(Albezia lebbeck)	Cuban Laurel	(Ficus retusa)
Bishopwood	(Bishovia javonica)	Chinese Tallow	(Sapium sebiferium)
Carrotwood	(Cupianopsis spp.)	Java Plum	(Syzygium cumini)
Rosewood	(Dalbergis sissoo)	Rose Apple	(Syzygium jambos)
Murry Red Gum	(Eucalyptus spp.)	Cork Tree	(Thespisia spp.)
Benjamin Fig	(Ficus benjamina)	Wedellia	(Wedellia trilobata)

9. If any protected tree dies within three (3) years from the issuance of a Certificate of Compliance (CC), they must be replaced by the number of tree credits taken (normally 5) and at the minimum sizes and varieties specied by code or herein.
10. Plant material provided in compliance to the Lee County LDC may only be pruned to promote healthy, uniform, and natural growth of the specific plant (except where necessary to promote public health, safety, and welfare). Pruning must be in accordance to and acceptable with the "Pruning Standards" (Latest Edition) issued by the "National Arborist Association." Severely pruned and/or damaged trees must be replaced. 'Hat-Racking' practices are prohibited.
11. Plant material provided in compliance to the Lee County LDC shall be at a minimum, meet the standards for Florida No. 1 as defined by "Grades and Standards, Parts 1 & 2, Florida Department of Agriculture, Latest Edition. See Plant Schedule for specific Quality specs.
12. The Contractor shall be required to maintain safe sight distance triangles at all intersections and vehicular connections. Sight triangles must be in accordance with the roadside recovery area provisions of the FDOT Green Book. All sight triangles shall maintain a clear zone between thirty-six inches (36") and eight feet (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.

TYPICAL and SPECIFIC CONSTRUCTION STANDARDS:

13. All planting areas shall be properly prepared to receive plant material prior to installation. Planting areas with boulders (over 4" in dia.) and base rock (limestone) will not be accepted and must be rectified prior to certification. All finished grades shall be within two inches (2") of all transitions (i.e. walks, curbs, etc.) No exposed surfaces at final grade greated than two inches (2") will be accepted (SEE DETAIL). Once sod and mulch are applied, all transitions shall be even, smooth, congruent, and without interuption.
14. All exotic plant species, herein defined, shall be physically removed from the site. Large stumps are to be ground (minimum 24" below grade) or removed. Smaller stumps (less than 6" dia) may be cut to ground level and treated.

IRRIGATION REQUIREMENTS:

To improve the survivability of required landscaping, cultivated landscape areas must be provided with an automatic irrigation system. All required irrigation systems must be designed to eliminate the application of water to impervious areas, including roads, drives and other vehicle areas. Required irrigation must also be designed to avoid impacts on existing native vegetation.

All new developments that have required landscaping must be irrigated by the use of an automatic irrigation system with controller set to conserve water. Moisture detection devices must be installed in all automatic sprinkler systems to override the sprinkler activation mechanism during periods of increased rainfall. Where existing irrigation systems are modified requiring the acquisition of a permit, automatic activation systems and overriding moisture detection devices must be installed.
(Ord. No. 98-28, § 2, 12-8-98)

Existing Tree Credits

Except for prohibited species as listed below, every consideration must be given to retaining as much of the existing plant material as possible.

Each existing indigenous native tree preserved in place, which has a trunk diameter of four inches or greater measured at four and one-half feet above the ground (dbh) will receive a credit of five trees against the general landscape requirements. Native palms preserved in place that are eight feet or greater from ground level to base of fronds, will receive a credit of three trees. Existing sabal palms, identified on the development order plans that are relocated onsite will be given a two tree credit. Credits for existing trees may not be used to reduce the required parking canopy trees in parking or vehicle use areas. Existing native trees in buffers may be used for credit provided they occur within the required 100-foot buffer segment. Credits will apply only when the trees are labeled as protected-credit trees. If the protected-credit trees die within three years from the development order certificate of compliance, they must be replaced by the number of credit trees taken.

Credits will apply where the preserved tree is in a barricaded area at least two-thirds the radius of the crown spread of the tree measured from the trunk center. In no case may this area radius be less than two and one-half feet. For indigenous native pine trees, the barricaded area may be no less than the full crown spread of the tree, unless other measures such as tie-walls or special slope treatment are constructed for additional protection. Prior to the land clearing stage of development, the owner, developer or agent must erect protective barriers that are at minimum made of one-inch by one-inch lumber or approved alternative barricading material. For all native, indigenous open space areas, including shrubs and ground cover, barricades must be erected around the perimeter of the vegetation. The owner, developer or agent may not cause or permit the movement of equipment or the storage of equipment, material, debris or fill to be placed within the required protective barrier. The protected trees must remain alive and healthy at the end of the construction in order for this credit to apply.
(Ord. No. 92-44, 13(F), 10-14-92; Ord. No. 94-28,25,10-19-94; Ord. No. 96-06, 4, 3-20-96; Ord.No. 98-28,2, 12-8-98)

LDC
SEP 12 2005
APPROVED

DATE	REVISION DESCRIPTION
4-19-05	REVISED PER COUNTY COMMENTS

THESE PLANS ARE FROM THE ORIGINAL SEALED DOCUMENTS AS ACCEPTED BY THE ARCHITECT
AUG 29 2005
Joseph H. Kelley II
Fla. Reg. L.A. # 1760

Exceptional Engineering, Inc.
2164 West First Street, Ste. A | Ft. Myers, Fl 33901
Tel. (239)-226-0205 | Fax. (239)-226-0206
exceptionaleng@comcast.net
Business Cert # 25968

Date : 12-16-04
Scale : N.T.S.
Design: J.H.K.
CAD : J.H.K.
Check :
File : 04-37-L

LANDSCAPE PLAN
STELLA DEL MAR
36-45-23-26-0000A.0010 - FORT MYERS, FLORIDA

M.D. DEVELOPERS
8359 BEACON BLVD., SUITE 602, FORT MYERS, FLORIDA 33907
PH. (239) 425-2681, FAX (239) 425-2682

SHEET #
L-2
JOB # 04-37

Measurement Science
CORPORATION

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CAD, Surveying, Photogrammetry and GIS Services

PO Box 2549
Fort Myers Beach
Florida 33932

LEGEND

- Found Rebar w Cap
- Placed Rebar w Cap
- Found Concrete Monument
- Found BM
- Found Nail w Washer
- Spot Elevation or Survey Point
- Water Valve or Meter
- ManHole
- Fire Hydrant
- Pole
- (d) - per deed
- (m) - as measured

5' 0 10' 20' 30' 40' 50'

sanitary
PC
Exit Gate
asphalt
Concrete Wall
Fence
Royal Palms
Storm Drain
Lantern
Fire Hydrant
Pool
pool
Pool House
Mail Boxes
mailbox pad
POB
PLS2239
S86°18'37"W 109.53'(m)
S86°17'12"W 109.52'(d)
N14°41'12"W 75.61' (m) N14°48'36"W 75.65' (d)
elec
curb
EOP Asphalt/Concrete Curb
sidewalk
grass
Live Oaks
Laguna Drive (35' ROW)
radius 1363.06'(d) & 1363.06'(m)
length 275.65(d) & 275.54(m)'
angle 11°35'12"(d) & 11°34'56"(m)
c. brng S11°47'19.2"E(m)
chord 275.07'(m)
BLOCK "F"
Approx. 0.84 Acres
Concrete Wall
pvc pipe
Large Valves
telco
Stella Del Mar Lane (width varies)
EOP Asphalt - no curb
Building 3
Building 3 Corner
asphalt parking
PLS2239
N14°41'12"W 75.61' (m) N14°48'36"W 75.65' (d)
N24°28'59" W 51.78' (d) N24°32'19" W 51.73' (m)
radius 615.11' (d) & 615.14'(m)
length 103.83' (d) & 103.84' (m)
angle 9°40'20" (d) & 9°40'20" (m)
c. brng N19°39'49"W (m)
chord 103.72' (m)
Corner Building Obscured
Lantern Corner Building Obscured
Building 2
Royal Palms
radius 48.31' (d) & 48.37'(m)
length 81.09' (d) & 81.19' (m)
angle 96°10'39" (d) & 96°10'39" (m)
c. brng N23°32'4.2"E (m)
chord 71.99' (m)
Fire Hydrant
LB6569
Storm Drain
Mail Boxes
Exit Gate
island
Entry Gate
Concrete W
N79°3'1"E 62.94'(m)
N78°59'45"E 62.94 (d)
Building 1 Elev.
Buil

Legal Description

Block F, Stella Del Mar

Commencing at the Northeast corner of Section 36, Township 45 South, Range 23 East, Lee County, Florida; thence S89°09'48"W, along the North line of said Section 36 to East Right of Way line of Laguna Drive, a 35 foot Right of Way, S01°10'23"E, 192.05 feet to a point on a curve to the left having a radius of 1363.06 feet; thence along curve an arc distance of 115.42 feet through a delta angle of 4°51'05" to the Point of Beginning; thence continuing along said curve to the left, an arc distance of 275.65 feet through a delta angle of 11°35'12" to a Point of Compound Curve to the left having a radius of 30 feet; thence along said curve an arc distance of 47.49 feet through a delta angle of 90°41'42"; thence N78°59'45"E, 62.94 feet to a point on a curve to the left having a radius of 48.31 feet; thence along said curve an arc distance of 81.09 feet, through a delta angle of 96°10'39"; thence N24°28'59"W, 51.78 feet to a Point of Curve to the right having a radius of 615.11 feet; thence along said curve an arc distance of 103.83 feet through a delta angle of 9°40'20", thence N14°48'36"W, 75.65 feet, thence S86°17'12"W, 109.52 feet to the Point of Beginning, containing 36,668 square feet more or less.

Certified to:
Solana Enterprises, Inc.
Exceptional Enginnering, Inc.

Stella Del Mar Townhomes

SECTION 36, TOWNSHIP 45 SOUTH, RANGE 23 EAST

LEE COUNTY, FLORIDA

Boundary and Spot Elevation Map

SCALE: 1"=15'	DESIGN BY: SBE DRAWN BY: SBE CHECKED BY: JLM DATE(s): Jan.20-21, 2005
CAD FILE: StellaDelMar	
DWG NO: Boundary/Topo	
SHEET 1 OF 1	Salman B. Elrubaie, PSM Measurement Science Corporation LB7359

Solana Enterprises, Inc.
20199 Markward Crossing
Estero, FL 33928

NOTES:
Subject to easements and restrictions of record.
Basis of bearings is Florida State Plane, West Zone, NAD83.
Not valid without signature and raised seal of a Florida Licensed Surveyor and Mapper.
Location is based on measurements from a concrete monument recovered at the NE corner of Section 36.
Elevations are in NGVD29, and are based on USC&GS BM H-240 being at an elevation of 8.353'.
Property is located in a "A10:EL8" flood zone per FEMA 125124-0325C dated 11/04/92.
Survey performed without the benefit of any title opinion, research or abstract.

DATE REVISIONS:
1 _____
2 _____
3 _____
4 _____
5 _____