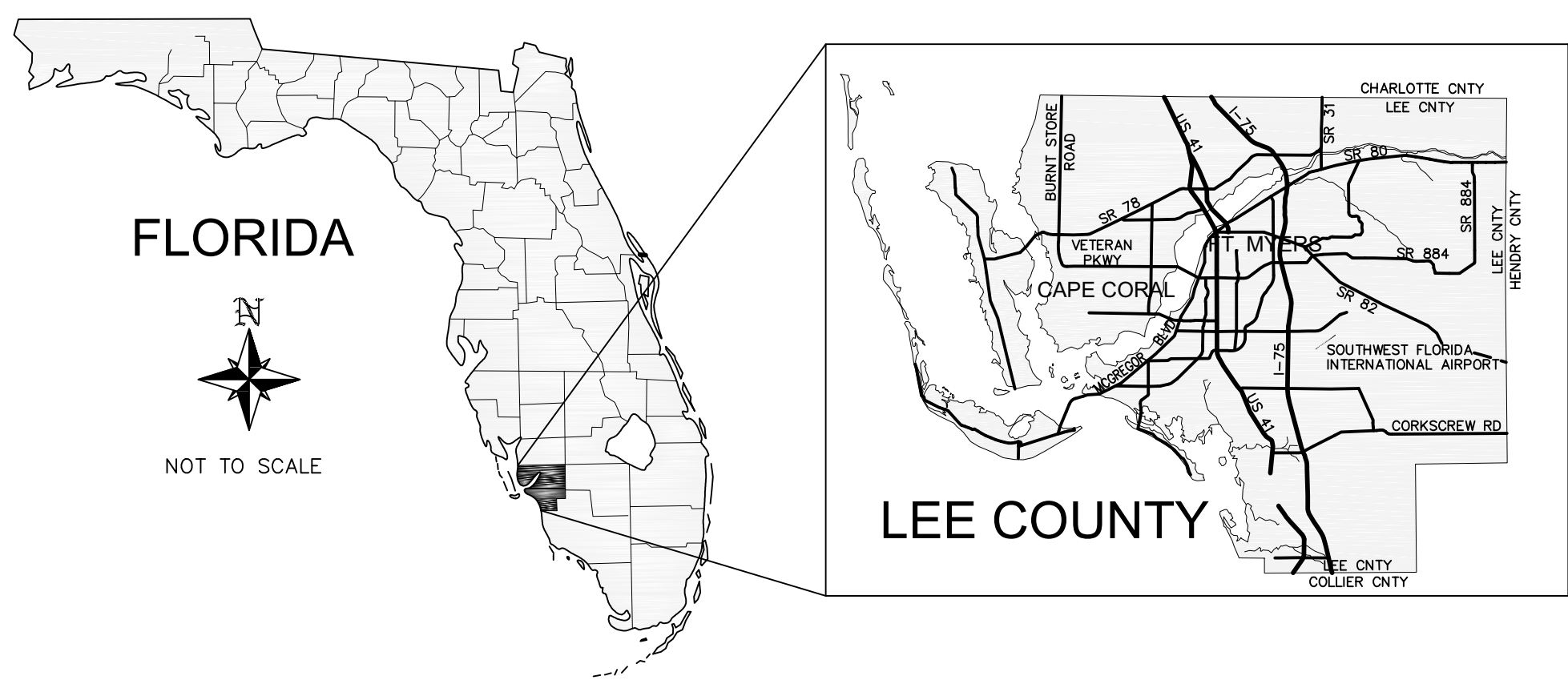
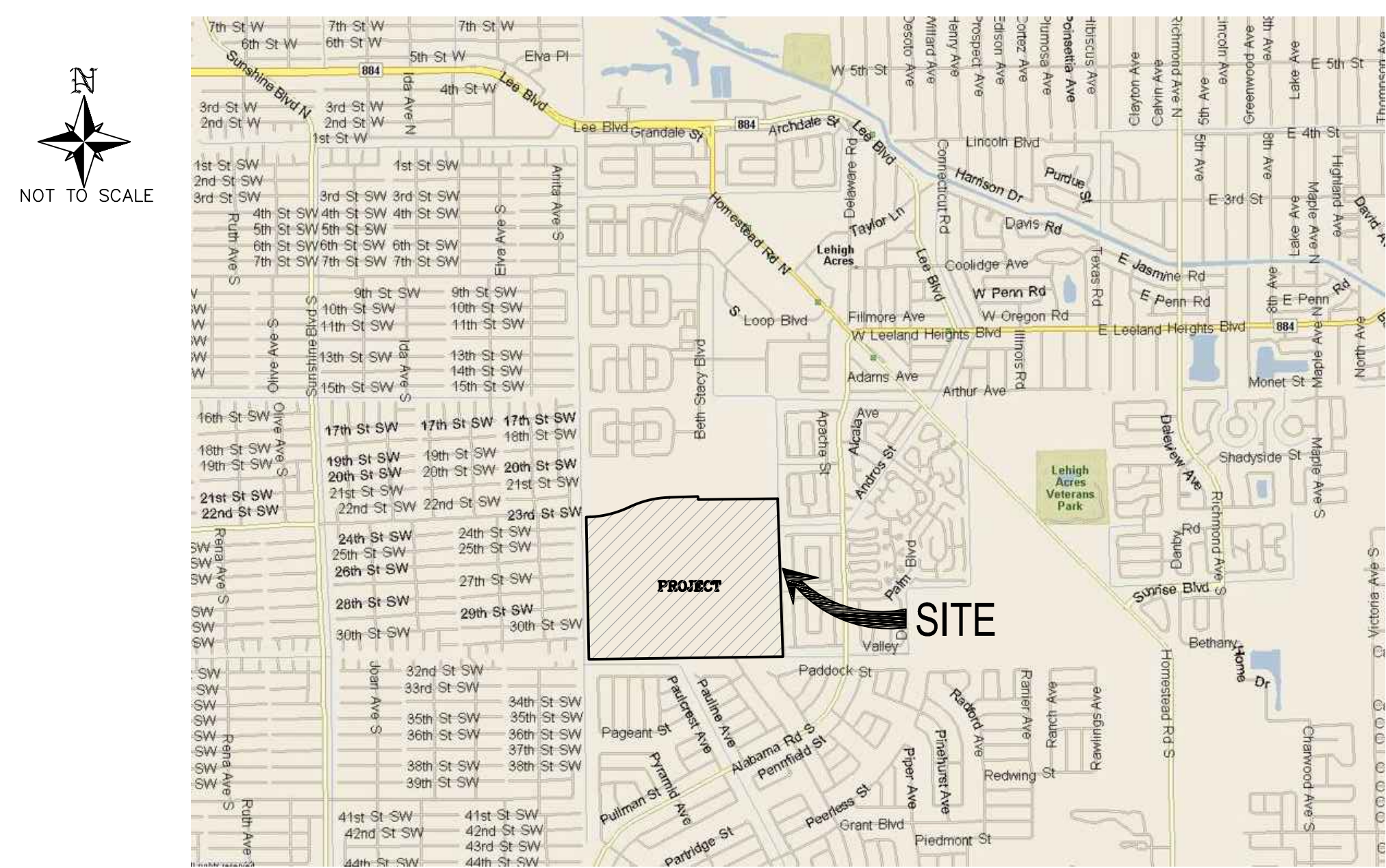


IBIS LANDING - MODEL HOME PARKING LOT

(F.K.A. COPPERHEAD DEVELOPMENT)



GENERAL LOCATION MAP



LOCATION MAP

SECTION 19, 20, 21, 29 & 30, TOWNSHIP 42 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA:	0.50 ACRES
PARCEL STRAP NO.:	06-45-27-10-00002-0020 06-45-27-10-00002-0030
PARCEL ADDRESS:	20810 COPPERHEAD DRIVE LEHIGH ACRES, FL 33936
CURRENT ZONING:	MPD
PROPOSED USE:	MODEL HOME / PARKING

PREPARED FOR:
AQUABELLA DEVELOPMENT, LLC
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL. 33966
PHONE: (239) 278-1199 FAX: (239) 278-3174

UTILITY SERVICE PROVIDERS

WATER: FLORIDA GOVERNMENTAL UTILITY AUTHORITY	280 WEKIVA SPRINGS ROAD, SUITE 203 LONGWOOD, FL 32779 PH (407) 629-6900
SEWER: FLORIDA GOVERNMENTAL UTILITY AUTHORITY	280 WEKIVA SPRINGS ROAD, SUITE 203 LONGWOOD, FL 32779 PH (407) 629-6900
ELECTRIC: LEE COUNTY ELECTRIC CO-OP	4980 BAYLINE DRIVE NORTH FORT MYERS, FL 33917 PH (239) 656-2300
PHONE: CENTURY LINK	2820 CARGO STREET FORT MYERS, FL 33901 PH (239) 366-2114
FIRE PROTECTION: LEHIGH ACRES FIRE CONTROL & RESCUE	11 HOMESTEAD ROAD LEHIGH ACRES, FL 33936 PH (239) 303-5300
SOLID WASTE DISPOSAL: FLORIDA RECYCLING SERVICES INC.	2465 HIGHLAND AVE. FORT MYERS, FL 33916 (239) 332-8500

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING DAVID R. UNDERHILL, P.E. PROJECT MANAGER	10511 SIX MILE CYPRESS PKWY. FORT MYERS FLORIDA 33966 PHONE: (239) 939-5490
SURVEYOR: BANKS ENGINEERING	10511 SIX MILE CYPRESS PKWY. FORT MYERS FLORIDA 33966 PHONE: (239) 939-5490

****FINAL INSPECTION REQUIRED****
At the completion of the improvements, please
submit a Letter of Substantial Compliance to
schedule a Final Inspection.

Development Order Approval does not
vest nor guarantee that changes will not
be required, if subsequent changes are
made to the Uniform Lee County Fire Code.

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL & EX. CONDITIONS PLAN
04	MASTER SITE PLAN
05	MASTER ENGINEERING PLAN
06	TYPICAL CROSS SECTIONS & DETAILS
07	BEST MANAGEMENT PRACTICE PLAN

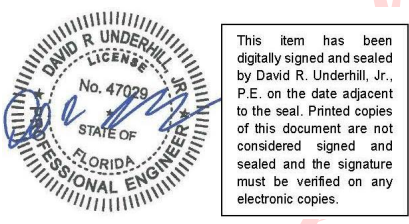
LEGAL DESCRIPTION:
LOTS 2 AND 3, BLOCK 2 OF THE COPPERHEAD PHASE 1, A SUBDIVISION RECORDED
IN PLAT BOOK 77, PAGES 1-11 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

APPROVED
LDO2023-00215
Aixa Cruz, Plan Reviewer
Lee County Development Services
7/6/2023

BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY
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PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

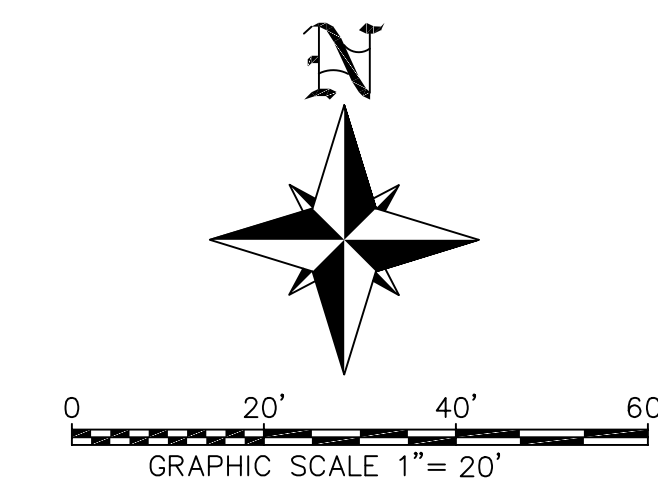


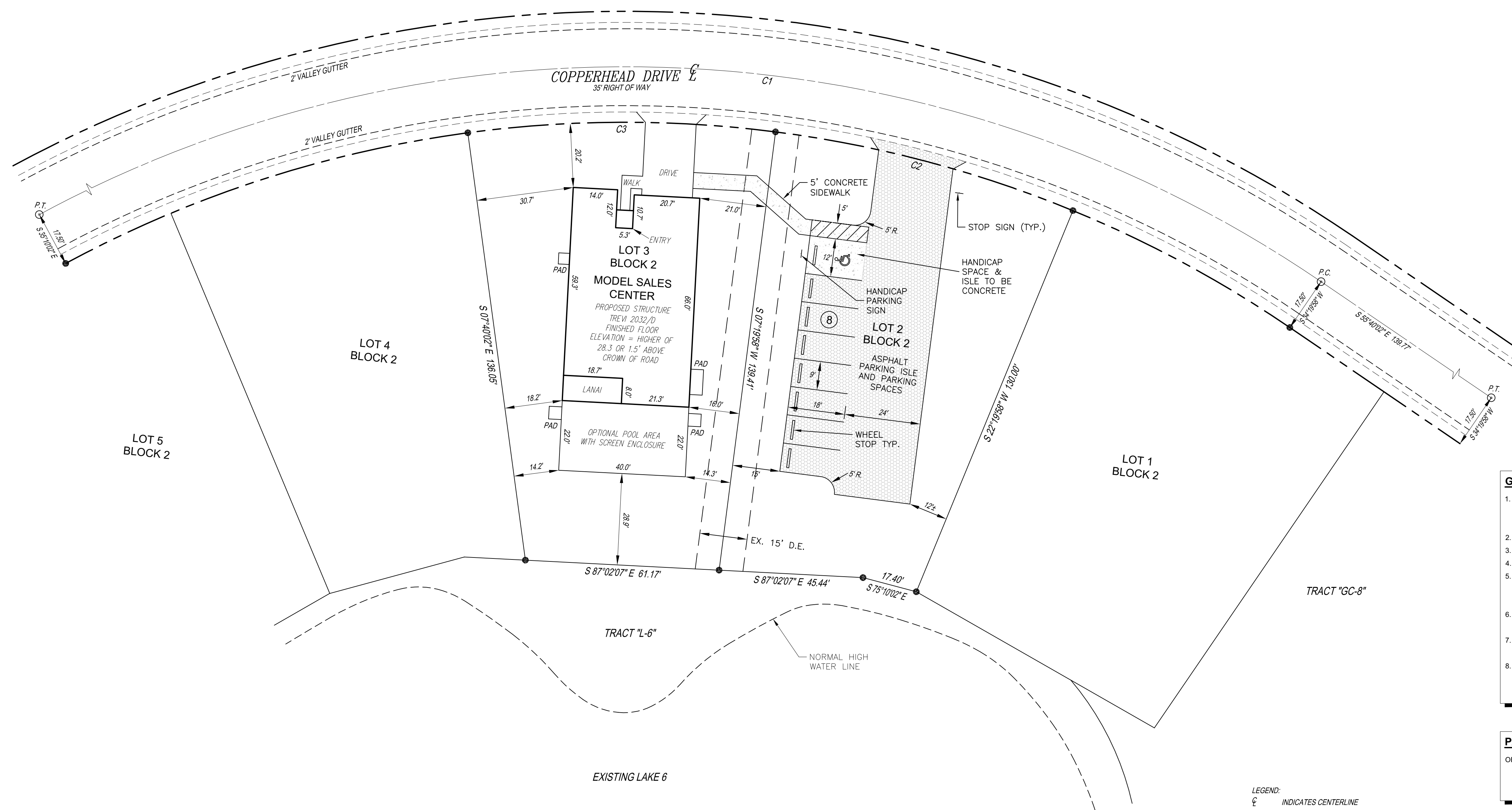
Digitally signed
by David R
Underhill Jr
Date:
2023.06.20
11:47:33 -04'00'

DAVID R. UNDERHILL JR.
P.E. #47029

NO.	DATE	REVISION DESCRIPTION	BY
1	6-19-23	ASPHALT PARKING	JLW

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
MAY 2023	3142L	GN	JLW	JLW	DRU	NTS	02

[illegible]



1. MODELS AND PARKING AREA ARE IN ACCORDANCE WITH Z-99-079 AND THE LEE COUNTY COMPREHENSIVE PLAN. THE INFRASTRUCTURE IMPROVEMENTS WERE APPROVED AND CONSTRUCTED UNDER DOS 99-12-034.000
2. GARBAGE COLLECTION WILL UTILIZE CURBSIDE PICKUP FOR GARBAGE AND RECYCLABLES.
3. ALL EXISTING AND PROPOSED GRADES ARE N.A.V. OF 1988.
4. ALL ONSITE ROADWAYS WILL BE PRIVATELY MAINTAINED.
5. THIS PARCEL LIES WITHIN FEMA FLOOD ZONE X. THIS INFORMATION TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12071C0475F, EFFECTIVE DATE: AUGUST 28, 2008.
6. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUNDS OR SURFACE WATERS, AND WILL NOT ADVERSELY IMPACT THE FLOOD PLAIN.
7. THIS PROJECT WILL NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS, AND THE SITE DOES NOT EXHIBIT ANY KNOWN SALTWATER PONDING.
8. THIS SITE CAN BE USED FOR THE DEVELOPMENT AS SHOWN WITHOUT UNIQUE DANGER FROM FLOOD, ADVERSE SOIL, AND/OR FOUNDATION CONDITIONS, SUBJECT TO PROPER GEOTECHNICAL INVESTIGATION, SITE DESIGN, AND STRUCTURE DESIGN.

OFFICE AND DISPLAY AREA: (OFFICE 1 SPACE / 300 SF FLOOR AREA)
PARKING REQUIRED = 1000 SF / 300 SF = 3.3 SPACES = 4 SPACES
PARKING PROVIDED = 8 PARKING SPACES (INCLUDING 1 H/C SPACE)

LEGEND:

<i>LC</i>	INDICATES CENTERLINE
<i>LB</i>	INDICATES LICENSED BUSINESS
<i>P.T.</i>	INDICATES POINT OF TANGENCY
<i>D.E.</i>	INDICATES DRAINAGE EASEMENT
<i>P.C.</i>	INDICATES POINT OF CURVATURE
<i>EB</i>	INDICATES ENGINEERING BUSINESS
<i>P.U.E.</i>	INDICATES PUBLIC UTILITY EASEMENT
<i>R.L.S.</i>	INDICATES REGISTERED LAND SURVEYOR
<i>L.M.E.</i>	INDICATES LAKE MAINTENANCE EASEMENT
<i>C1</i>	INDICATES CURVE DATA: SEE CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	389.20'	69°30'00"	472.11'	443.69'	N 89°34'58" E
C2	371.70'	15°00'00"	97.31'	97.03'	N 75°10'02" W
C3	371.70'	15°00'00"	97.31'	97.03'	S 89°40'58" W

MODEL HOME (LOT 3):
STRAP# 06-45-27-10-00002.0030
STREET ADDRESS: 20800 COPPERHEAD DRIVE
LEHIGH ACRES, FLORIDA 33936

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Lee County Development Services
7/6/2023

10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL. 33966
PHONE: (239) 278-1199
FAX: (239) 278-3174

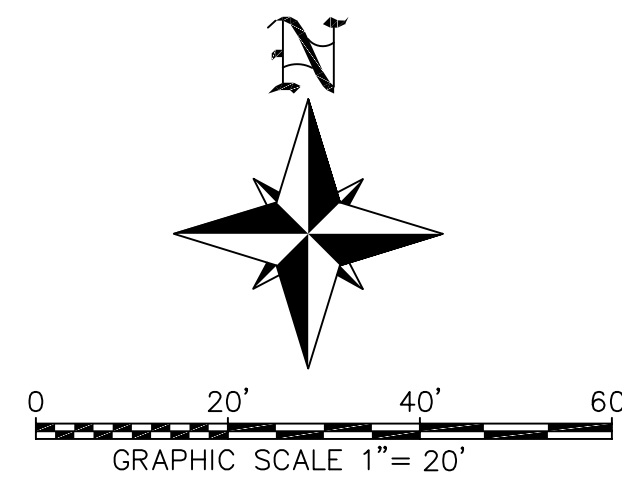
1	6-19-23	ASPHALT PARKING	4
NO.	DATE	REVISION DESCRIPTION	

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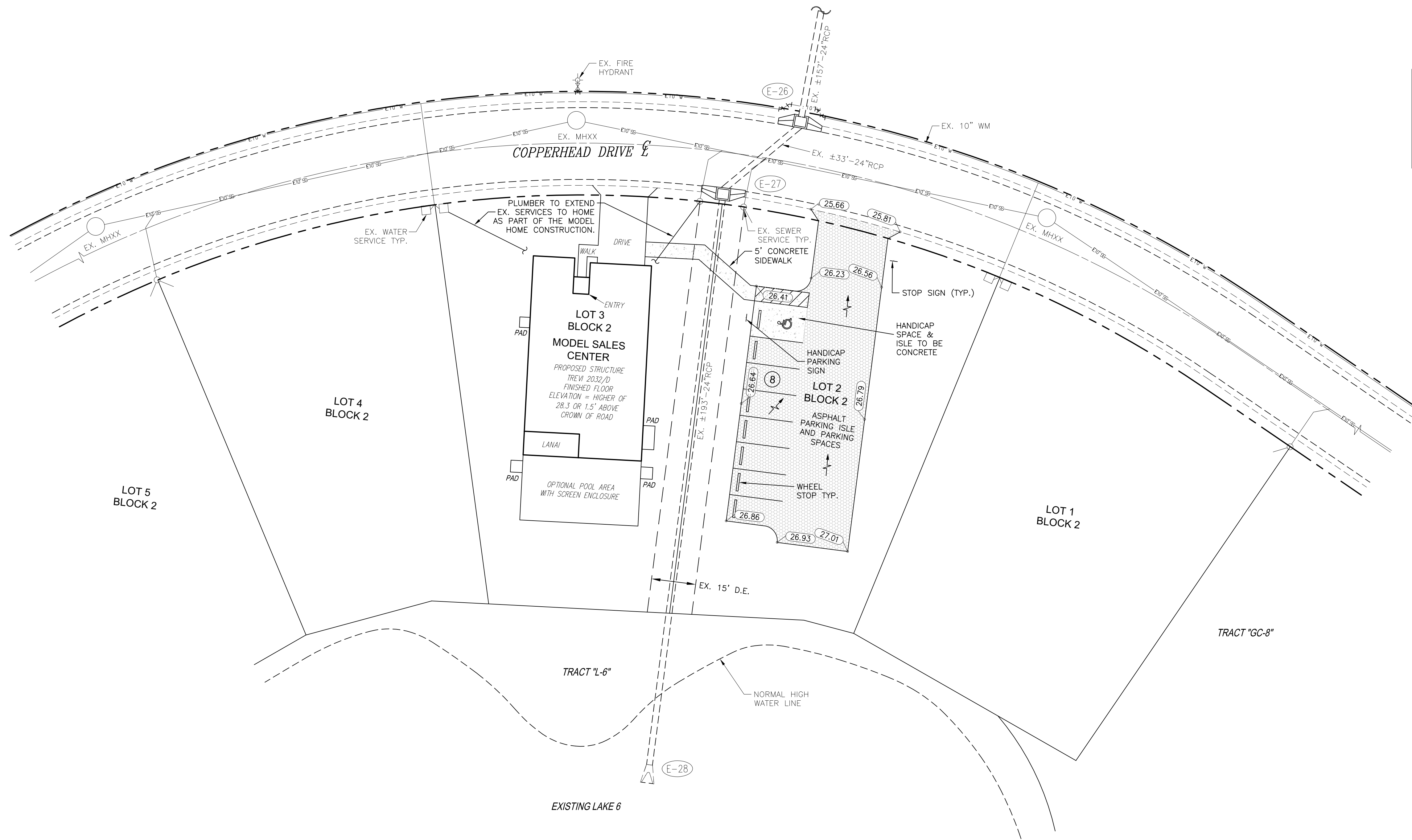
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

DAVID R. UNDERHILL JR.
P.E. #47029

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
MAY 2023	3142L	MSP	JLW	JLW	DRU	1"=20'	04

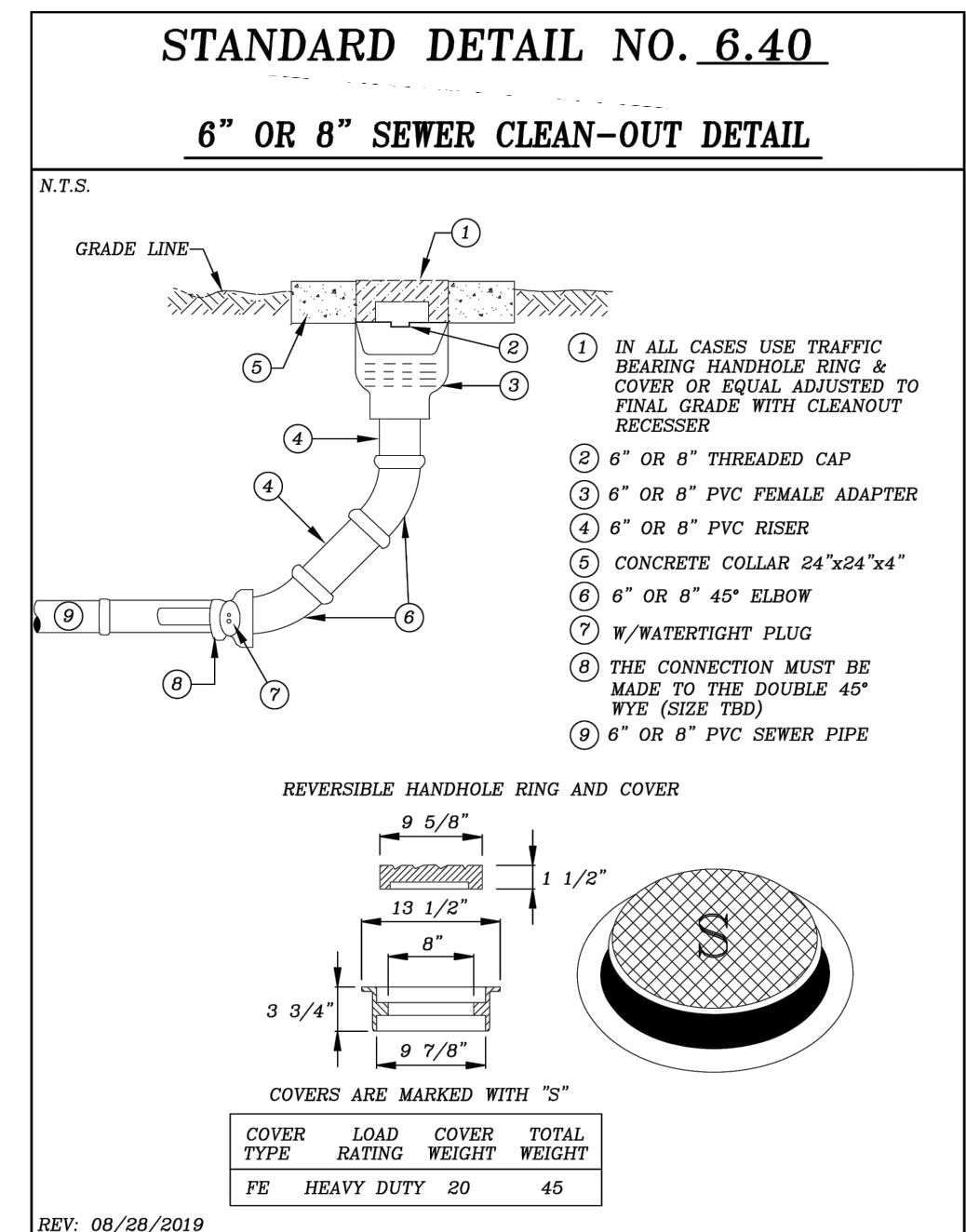
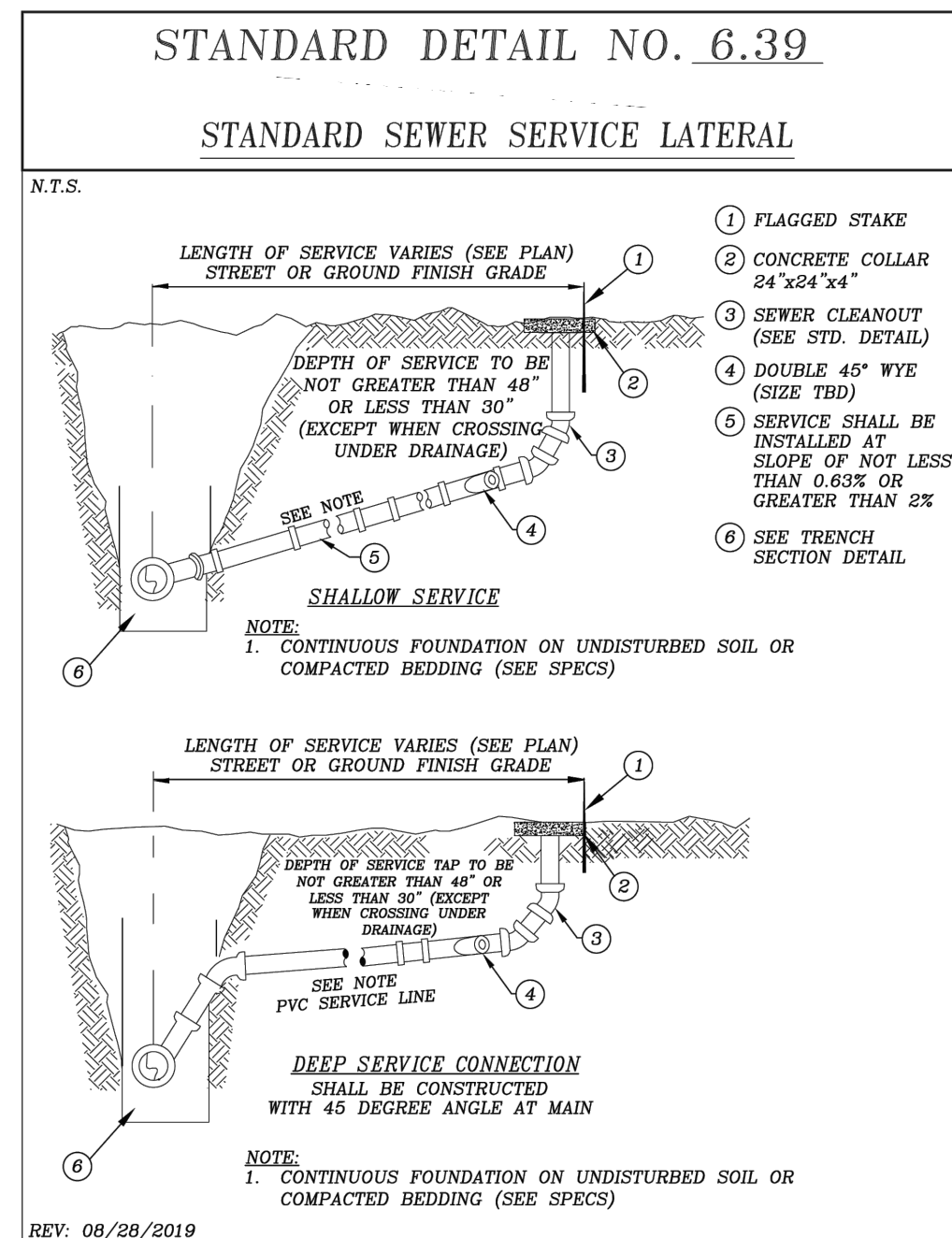
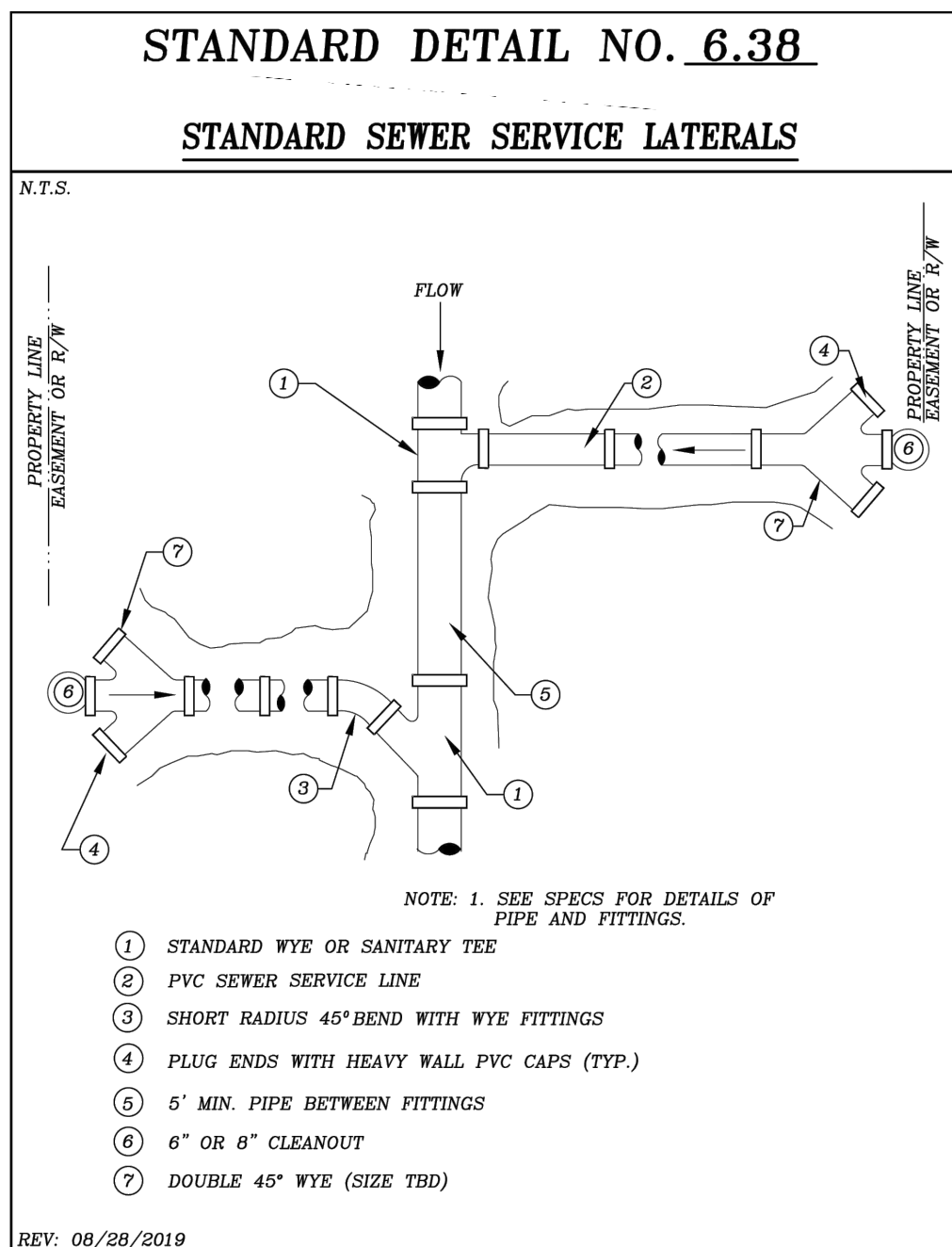
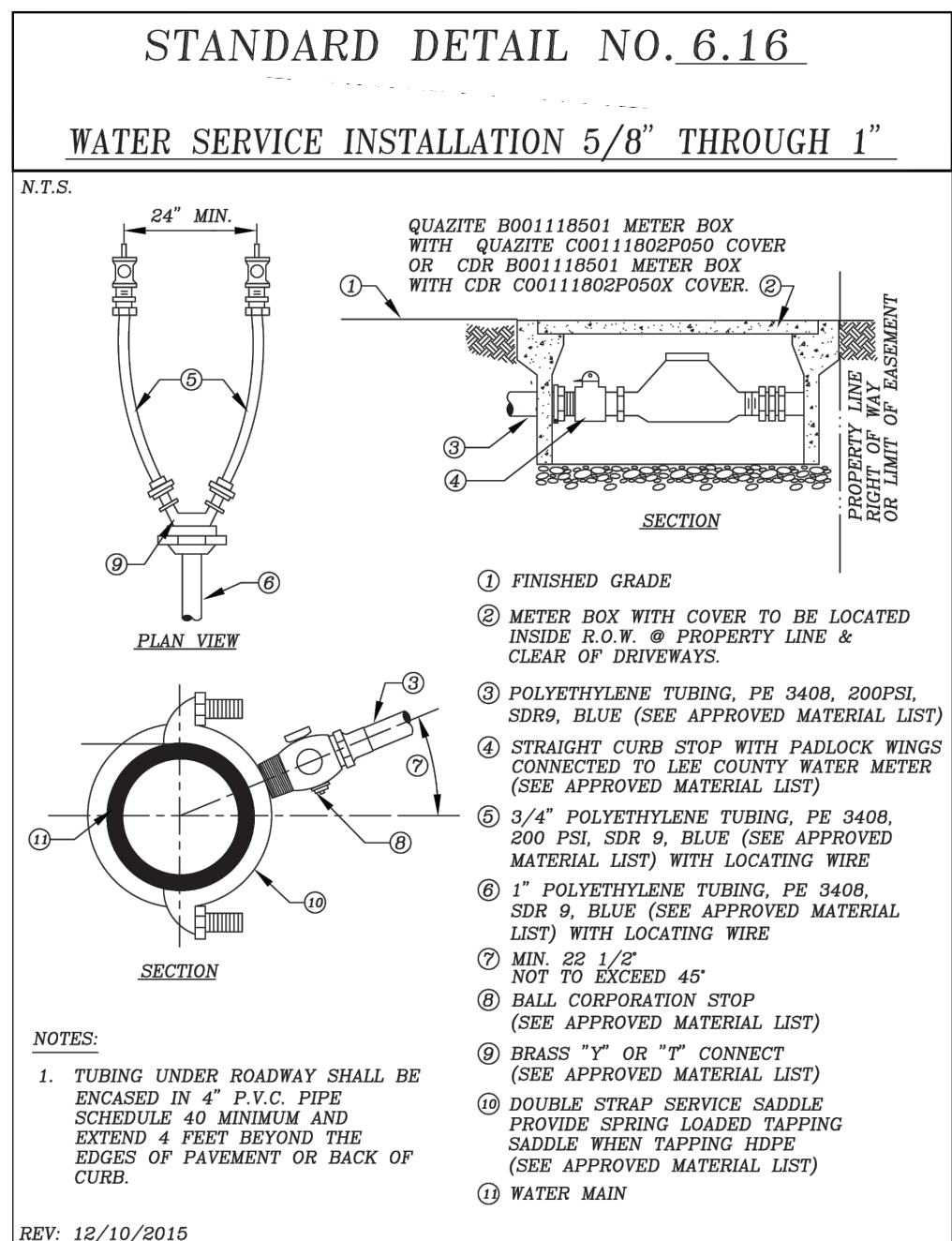
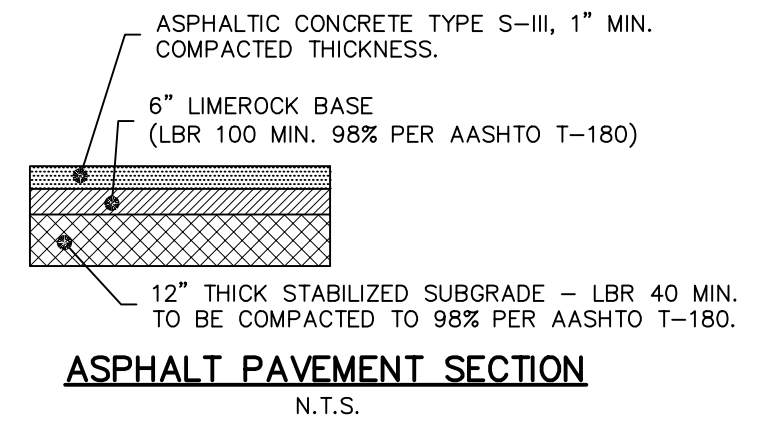
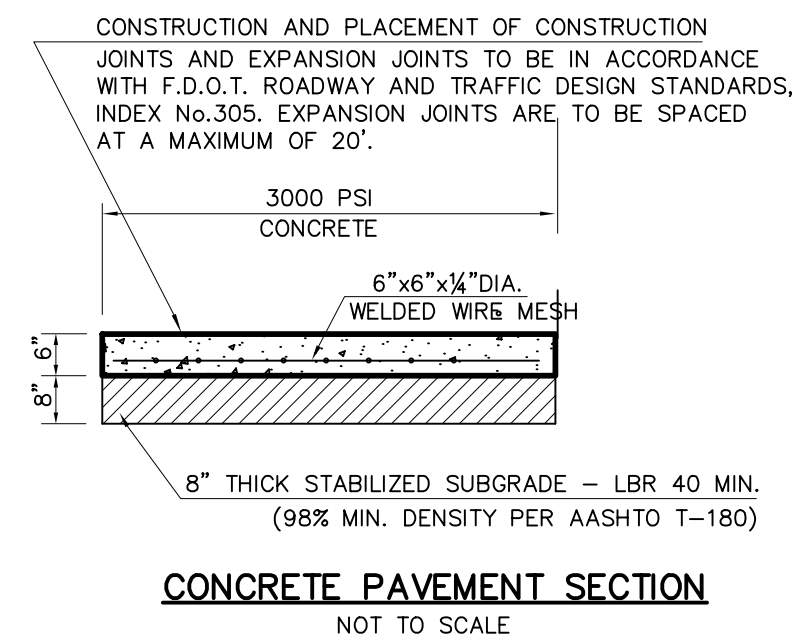
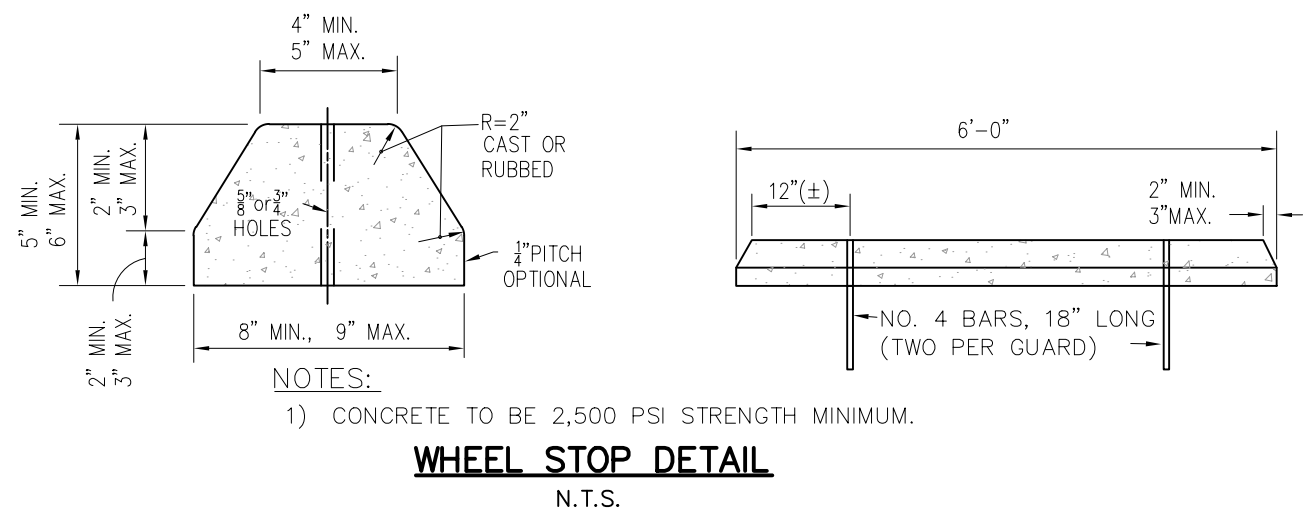
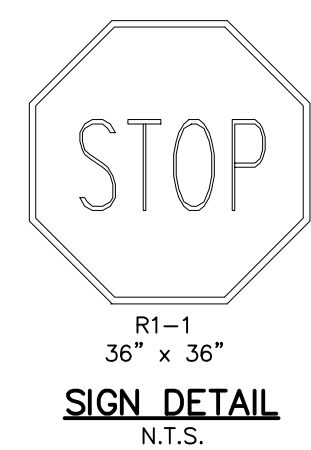
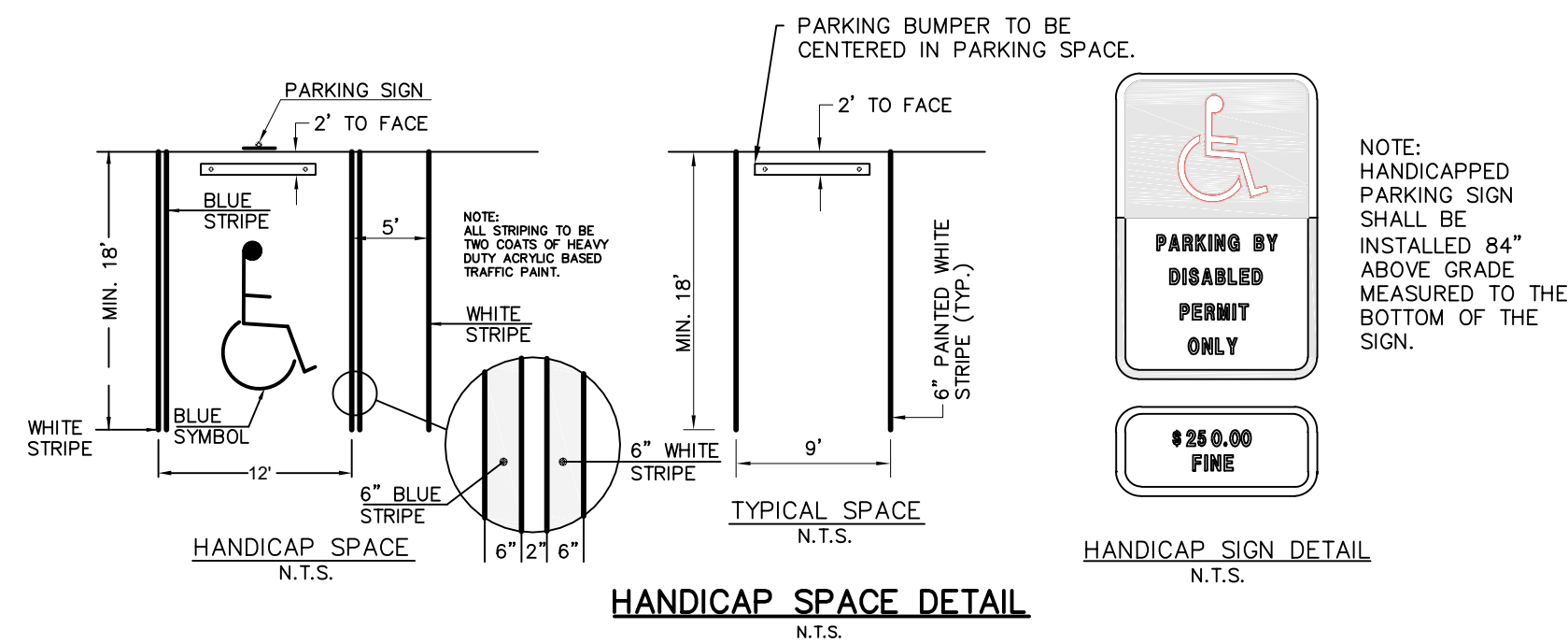


- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY FGUA
 2. SEWER SERVICE TO BE PROVIDED BY FGUA
 3. IRRIGATION SERVICE TO BE PROVIDED FROM ON-SITE IRRIGATION SYSTEM.
 4. ALL PERVIOUS AREAS OF THE LOTS SHALL BE SODDED.
 5. OBSTRUCTIONS SUCH AS LANDSCAPING SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, FIRE PROTECTION SYSTEM CONTROL VALVES, OR ANY FIRE PROTECTION EQUIPMENT WHERE IT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY VISIBLE AND ACCESSIBLE.



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Aixa Cruz, Plan Reviewer
Lee County Development Services
7/6/2023

PREPARED FOR:		10481 SIX MILE CYPRESS PARKWAY FORT MYERS, FL. 33966 PHONE: (239) 278-1199 FAX: (239) 278-3174		BANKS ENGINEERING Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida		10511 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33966 PHONE: (239) 939-5490 FAX: (239) 939-2523 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM		MASTER ENGINEERING PLAN IBIS LANDING - MODEL HOME PARKING LOT LEE COUNTY, FLORIDA		DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
										MAY 2023	3142L	MEP	JLW	JLW	DRU	1"=20'	05



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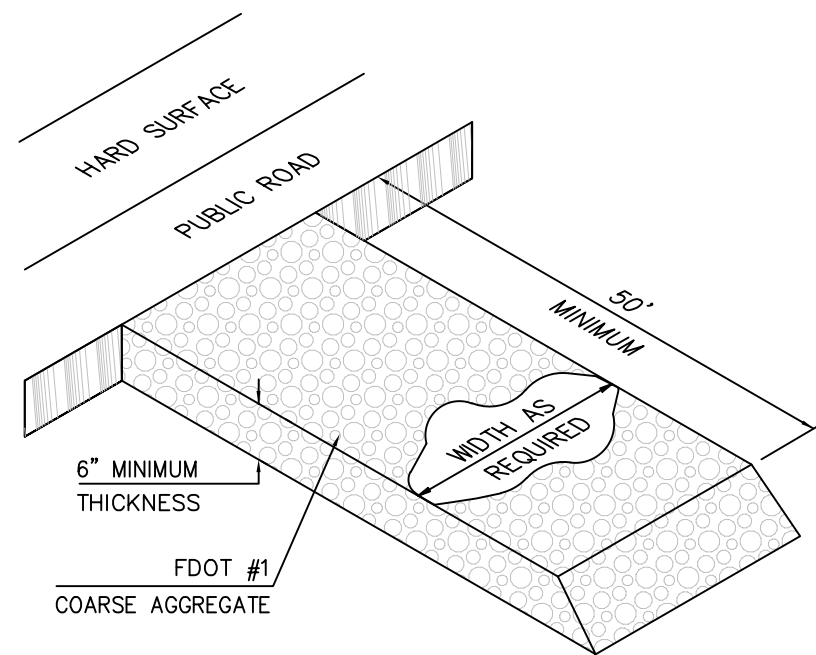
NO.	DATE	REVISION DESCRIPTION	BY
1	6-19-23	ASPHALT PARKING	JLW

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DAVID R. UNDERHILL JR.
P.E. #47029

TYPICAL CROSS SECTIONS & DETAILS IBIS LANDING - MODEL HOME PARKING LOT LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
MAY 2023	3142L	XSEC-DT	JLW	JLW	DRU	NTS	06		

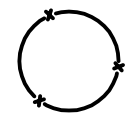


GRAVEL CONSTRUCTION ENTRANCE
Not To Scale

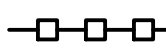
GENERAL NOTES:

- PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
- THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, PPS 6-301 TO 6-500).
 - BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 - BMP 1.05 - STRAW BALE BARRIER
 - BMP 1.06 - SILT FENCE
 - BMP 1.08 - STORM INLET DRAIN PROTECTION
- THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF THE REQUIREMENTS FOR SOIL EROSION CONTROL PER DIVISION 3.7 OF THE LEE COUNTY LAND DEVELOPMENT CODE. THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

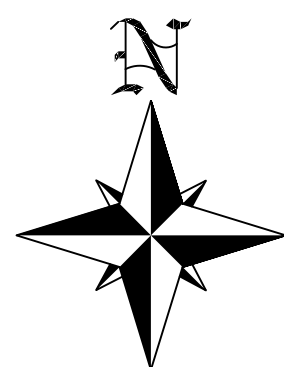
LEGEND:



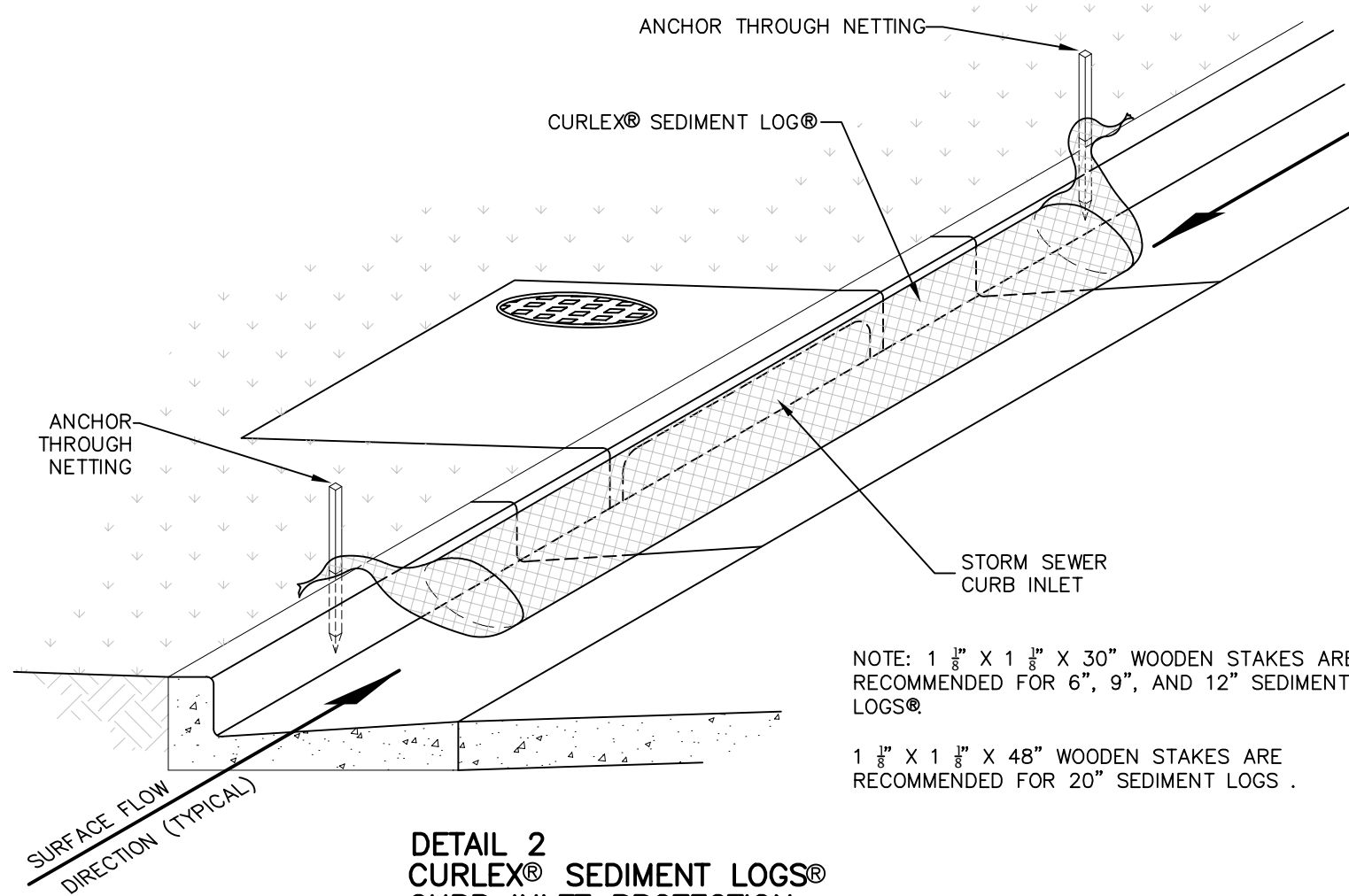
= REQUIRED INLET PROTECTION



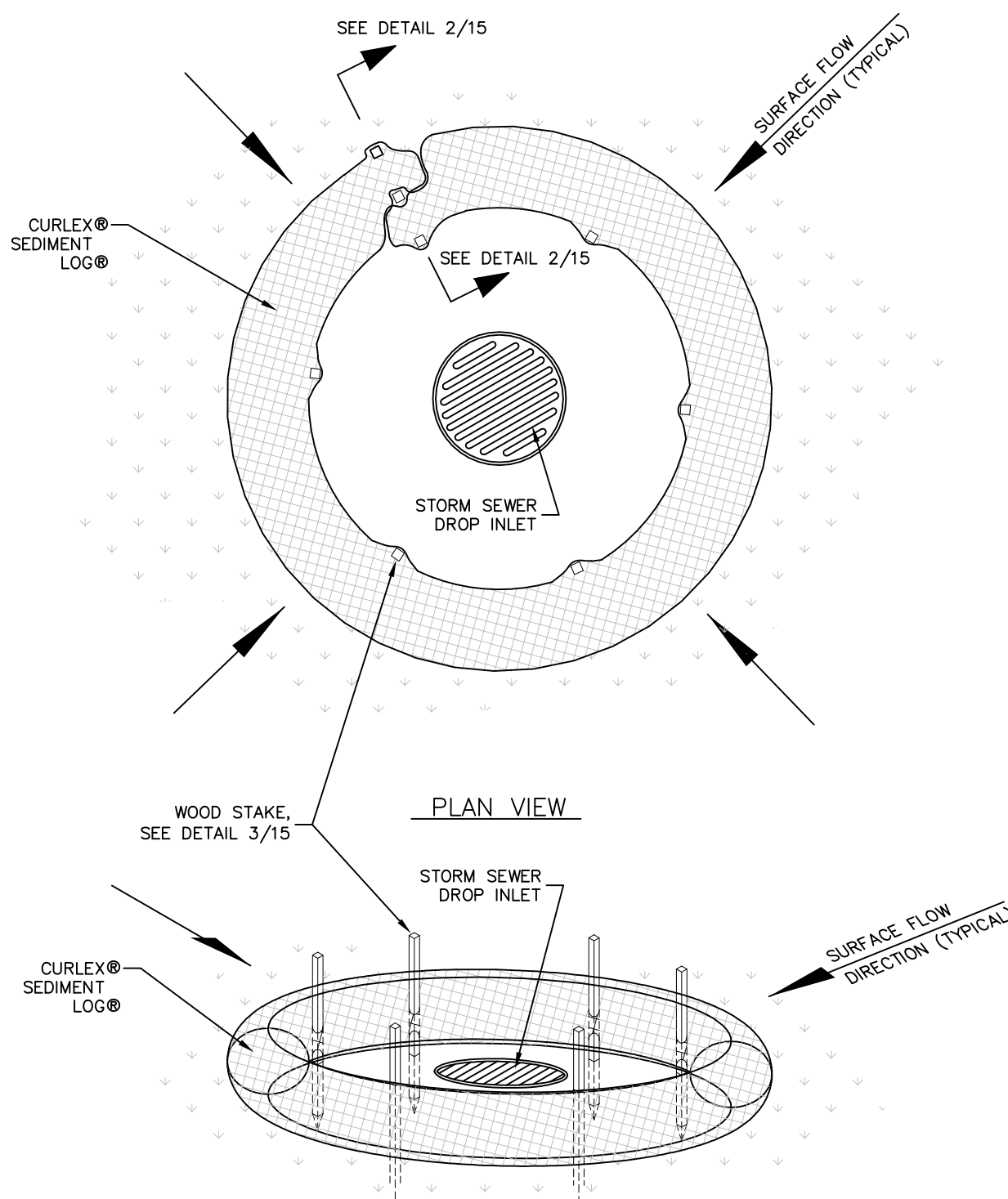
= SILT FENCE



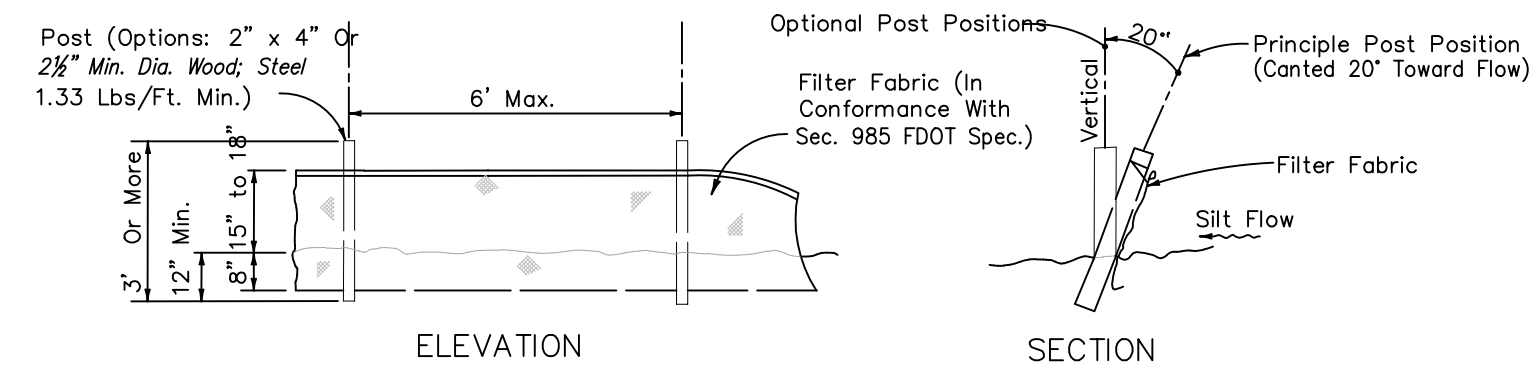
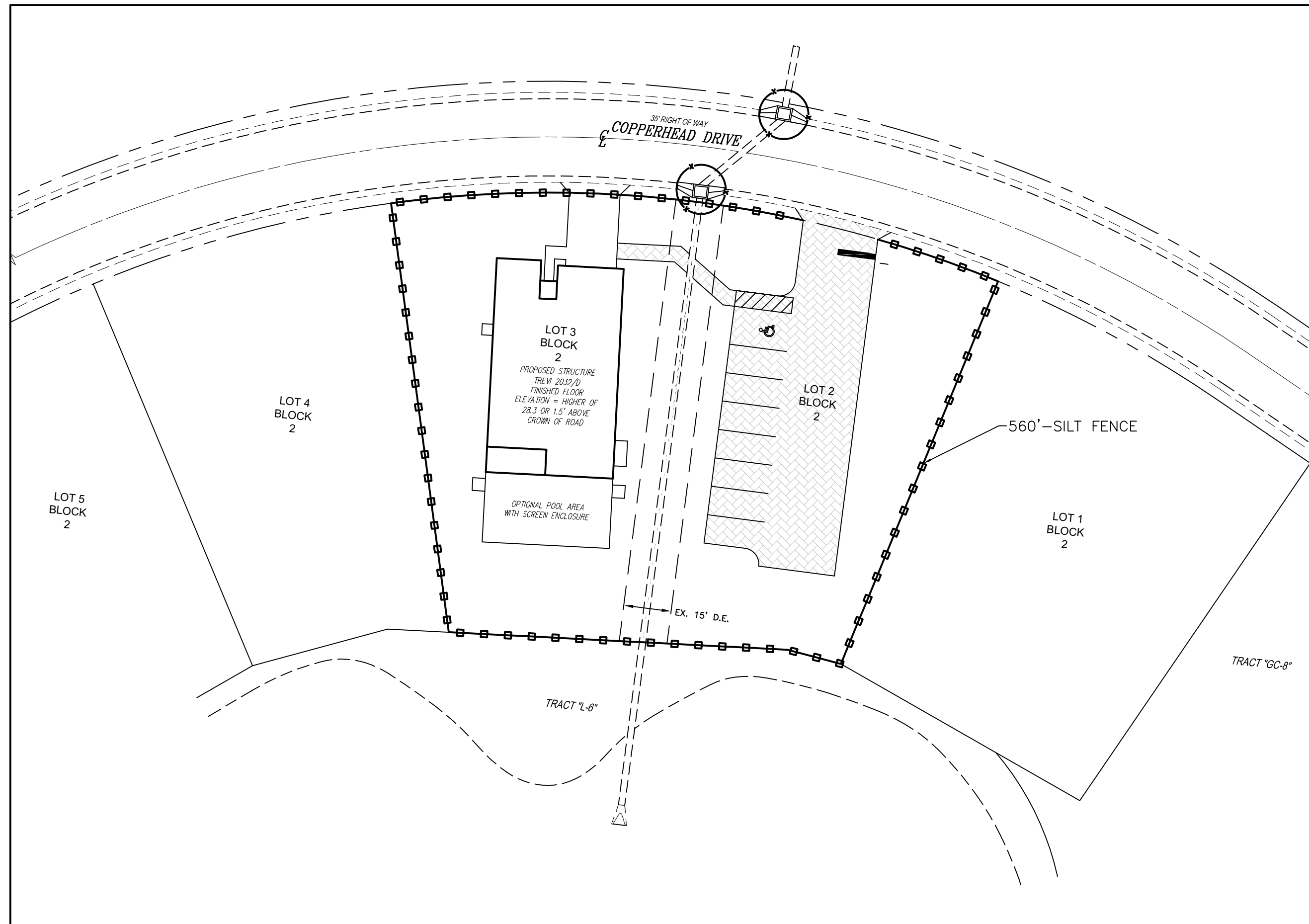
GRAPHIC SCALE 1"= 30'



DETAIL 2
CURLEX® SEDIMENT LOGS®
CURB INLET PROTECTION
NO SCALE

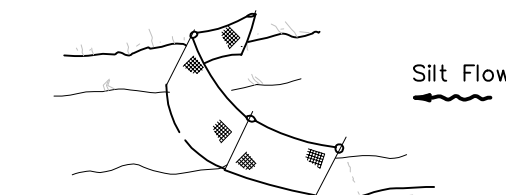
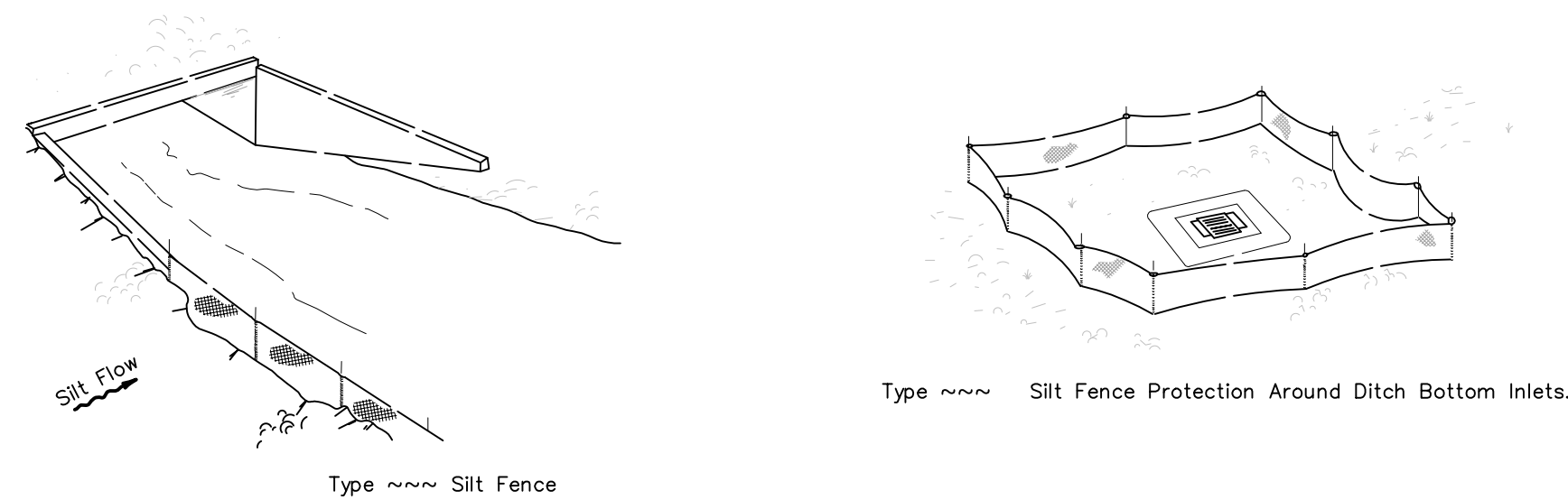


DETAIL 1
CURLEX® SEDIMENT LOGS®
DROP INLET PROTECTION
NO SCALE



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE ~~~ SILT FENCE
Not To Scale

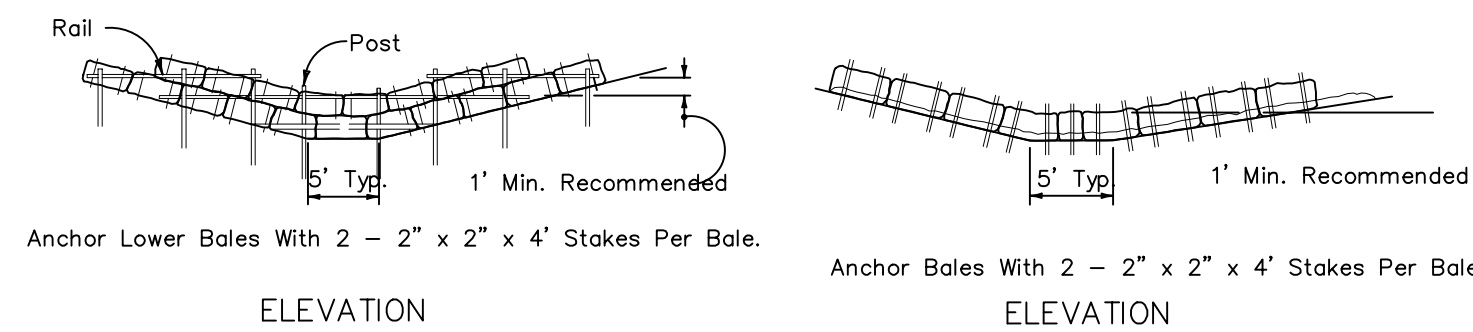


Note: Spacing for Type ~~~ Fence to be in accordance with Chart ~, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

TYPE ~~~ 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
Not To Scale



ELEVATION

Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II

BARRIER FOR UNPAVED DITCHES
Not To Scale

TYPE I

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BEST MANAGEMENT PRACTICE PLAN
IBIS LANDING - MODEL HOME PARKING LOT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
MAY 2023	3142L	BMP	JLW	JLW	DRU	NTS	07