

Exhibit D

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00085

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Morris Depew Associates, Inc. filed an application for an administrative amendment to a Mixed Use Planned Development known as Daniels Creek MPD (AKA Daniels South MPD) to request the following additional deviations:

Deviation 6: A deviation from LDC Section 10-296(d)(4)c, which requires swales within privately-maintained street rights-of-way to have slopes no steeper than three horizontal to one vertical, and roadside swales within County-maintained street rights-of-way, to allow side slopes no steeper than four horizontal to one vertical; and

a deviation from LDC Section 10-322, which requires roadside swales within street rights-of-way to have side and back slopes no steeper than 3 to 1, and roadside swales within street rights-of-way maintained by the County to have side and back slopes no steeper than 4 to 1, to allow a swale side slopes of 4:1 (H:V) adjacent to the roadway and 3:1 (H:V) adjacent to the berm matching the existing condition of the swale on the south side of Daniels Parkway; and

WHEREAS, the property is generally located at the southeast corner of the intersection of State Road 82 and Daniels Parkway, and a legal description of the subject property is attached as Exhibit "A"; and

WHEREAS, the property was originally rezoned by Resolution Z-23-022; and

WHEREAS, the subject property is located in the Central Urban, Sub-Outlying Suburban, Density Reduction/Groundwater Resource, and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant has applied for three development orders (DOS2023-00140, DOS2023-00119 and LDO2023-00491) that are currently under review; and

WHEREAS, the existing swale along Daniels Parkway has side slopes of four horizontal to one vertical adjacent to the roadway and three horizontal to one vertical adjacent to a proposed berm along the perimeter of the development; and

WHEREAS, the applicant has requested deviations from LDC Sections 10-196(d)(4)c and 10-322 to allow construction of a swale along Daniels Parkway matching the existing swales; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Transportation, who recommended approval of the deviation requests; and

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

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an administrative amendment to the Daniels Creek Mixed Use Planned Development known as Daniels Creek (MPD) (AKA Daniels South MPD) to request two deviations from Land Development Code Sections 10-296(d)(4)c and 10-322 is **APPROVED, subject to the following conditions:**

- 1. Development must be in substantial compliance with the amended Master Concept Plan dated April 18, 2025, a copy of which is attached hereto as Exhibit “B”.**
- 2. The approval of Deviation 6 is limited to the locations along Daniels Parkway, as depicted on the plans submitted through LDO2023-00491, copies of which are attached hereto as Exhibit “C”.**
- 3. The terms and conditions of the original zoning resolution remain in full force and effect, except as amended herein.**
- 4. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 06/16/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager, Zoning and
Community Development

Exhibit “A”: Legal Description
Exhibit “B”: Master Concept Plan
Exhibit “C”: LDO2023-491

DESCRIPTION:

Exhibit A

(RESIDENTIAL AREA)

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N 01°13'41" W, A DISTANCE OF 133.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE NORTH LINE OF AN 80-FOOT WIDE FLORIDA POWER AND LIGHT (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 743, UPON PAGE 661 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AND THE **POINT OF BEGINNING**;

THENCE N 37°56'50" W, A DISTANCE OF 8,288.06 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 52°01'00" E, A DISTANCE OF 575.98 FEET; THENCE S 82°48'59" W, A DISTANCE OF 19.34 FEET; THENCE N 71°09'45" W, A DISTANCE OF 57.71 FEET; THENCE N 63°37'28" W, A DISTANCE OF 49.30 FEET; THENCE N 48°54'15" W, A DISTANCE OF 126.29 FEET; THENCE N 60°33'49" W, A DISTANCE OF 24.67 FEET; THENCE N 83°44'43" W, A DISTANCE OF 98.46 FEET; THENCE N 70°22'20" W, A DISTANCE OF 100.60 FEET; THENCE N 48°18'33" W, A DISTANCE OF 42.53 FEET; THENCE N 24°42'28" W, A DISTANCE OF 135.25 FEET; THENCE S 48°57'02" W, A DISTANCE OF 54.02 FEET; THENCE S 63°26'05" W, A DISTANCE OF 68.07 FEET; THENCE S 84°15'26" W, A DISTANCE OF 45.45 FEET; THENCE N 79°07'02" W, A DISTANCE OF 34.18 FEET; THENCE N 66°31'59" W, A DISTANCE OF 154.47 FEET; THENCE N 72°54'16" W, A DISTANCE OF 34.99 FEET; THENCE N 45°25'11" W, A DISTANCE OF 82.93 FEET; THENCE N 32°23'59" W, A DISTANCE OF 103.81 FEET; THENCE N 82°46'27" W, A DISTANCE OF 15.23 FEET; THENCE S 19°01'18" W, A DISTANCE OF 40.48 FEET; THENCE N 81°11'32" W, A DISTANCE OF 69.90 FEET; THENCE N 32°13'26" W, A DISTANCE OF 50.84 FEET; THENCE S 49°10'02" W, A DISTANCE OF 7.87 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 449.47 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 29°19'28" E, A DISTANCE OF 20.34 FEET; THENCE N 47°11'44" E, A DISTANCE OF 65.51 FEET; THENCE N 84°08'32" E, A DISTANCE OF 71.02 FEET; THENCE N 38°34'37" E, A DISTANCE OF 29.66 FEET; THENCE N 00°51'38" W, A DISTANCE OF 29.94 FEET; THENCE N 15°35'20" W, A DISTANCE OF 77.08 FEET; THENCE N 33°48'21" E, A DISTANCE OF 78.80 FEET; THENCE N 25°23'33" E, A DISTANCE OF 114.63 FEET; THENCE N 16°58'54" E, A DISTANCE OF 85.90 FEET; THENCE N 27°52'17" E, A DISTANCE OF 39.89 FEET; THENCE N 72°43'23" W, A DISTANCE OF 83.98 FEET; THENCE N 70°39'13" W, A DISTANCE OF 175.90 FEET; THENCE N 74°05'06" W, A DISTANCE OF 185.89 FEET; THENCE N 77°53'04" W, A DISTANCE OF 174.58 FEET; THENCE N 78°30'12" W, A DISTANCE OF 137.71 FEET; THENCE N 73°20'55" W, A DISTANCE OF 86.69 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 733.08 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 40°00'00" E, A DISTANCE OF 4,509.83 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 20°44'57" (THE CHORD OF WHICH BEARS N 50°22'28" E, 992.18 FEET), A DISTANCE OF 997.62 FEET ALONG THE ARC OF SAID CURVE; THENCE S 59°32'20" E, A DISTANCE OF 208.45 FEET; THENCE S 22°02'06" E, A DISTANCE OF 142.63 FEET; THENCE N 62°23'39" E, A DISTANCE OF 1,005.70 FEET; THENCE N 27°36'21" W, A DISTANCE OF 320.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE N 62°23'39" E, A DISTANCE OF 100.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE S 27°36'21" E, A DISTANCE OF 448.97 FEET; THENCE S 85°39'22" E, A DISTANCE OF 116.39 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 260.70 FEET AND A CENTRAL ANGLE OF 18°04'58" (THE CHORD OF WHICH BEARS N 80°18'26" E, 81.94 FEET), A DISTANCE OF 82.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N 71°15'57" E, A DISTANCE OF 245.13 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 639.30 FEET AND A CENTRAL ANGLE OF 20°52'37" (THE CHORD OF WHICH BEARS N 81°42'15" E, 231.66 FEET), A DISTANCE OF 232.94 FEET ALONG THE ARC OF SAID CURVE; THENCE S 87°51'26" E, A DISTANCE OF 1,178.86 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 174.01 FEET ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°48'06" E, A DISTANCE OF 2,665.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9; THENCE S 01°13'32" E, A DISTANCE OF 2,660.59 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'21" E, A DISTANCE OF 2,660.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'59" E, A DISTANCE OF 2,660.31 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21; THENCE S 01°13'41" E, A DISTANCE OF 2,526.55 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,184.00 ACRES, MORE OR LESS.

SURVEY NOTES:

DESCRIPTION SHOWN HEREON IS NEW.

SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION IS BASED ON THE EAST LINE OF THE SE¼ OF SECTION 21 AS BEARING S 01°13'41" E.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

PREPARED BY:



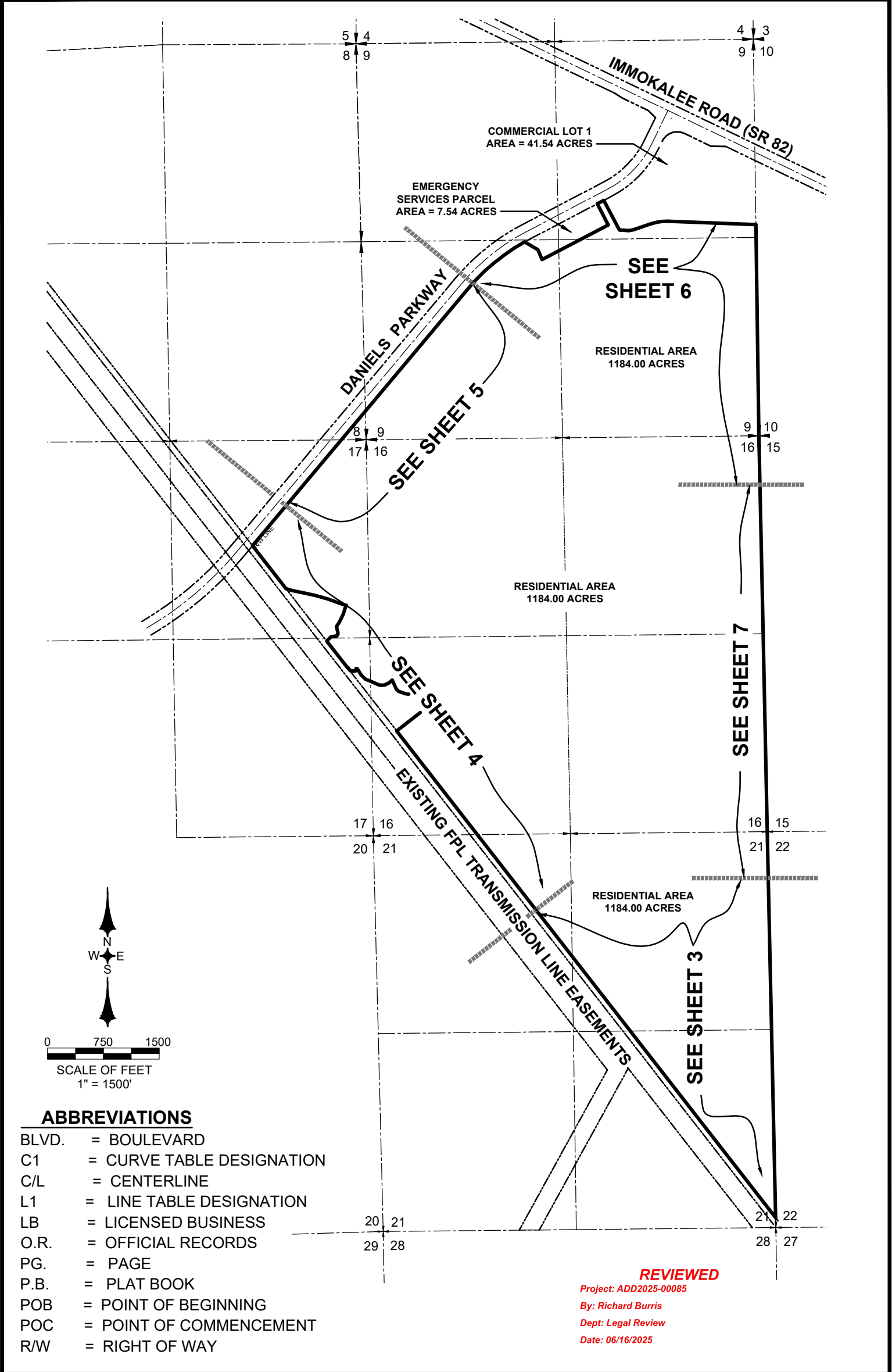
PSM 6347

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

REVIEWED
Project: ADD2025-00085
By: Richard Burris
Dept: Legal Review
Date: 06/16/2025

Digitally signed
by Thomas M.
Rooks Jr.
Date: 2020.10.29
16:12:55 -04'00'

MDA PROJECT: 19103		SKETCH AND DESCRIPTION TRUST 5018 PARCEL PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA DESCRIPTION	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330 Fort Myers Tallahassee Destin 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
CHECKED BY: TMR	DRAWN BY: MMF/TAB		
DATE: 10-29-2020			
SHEET 1 OF 8			

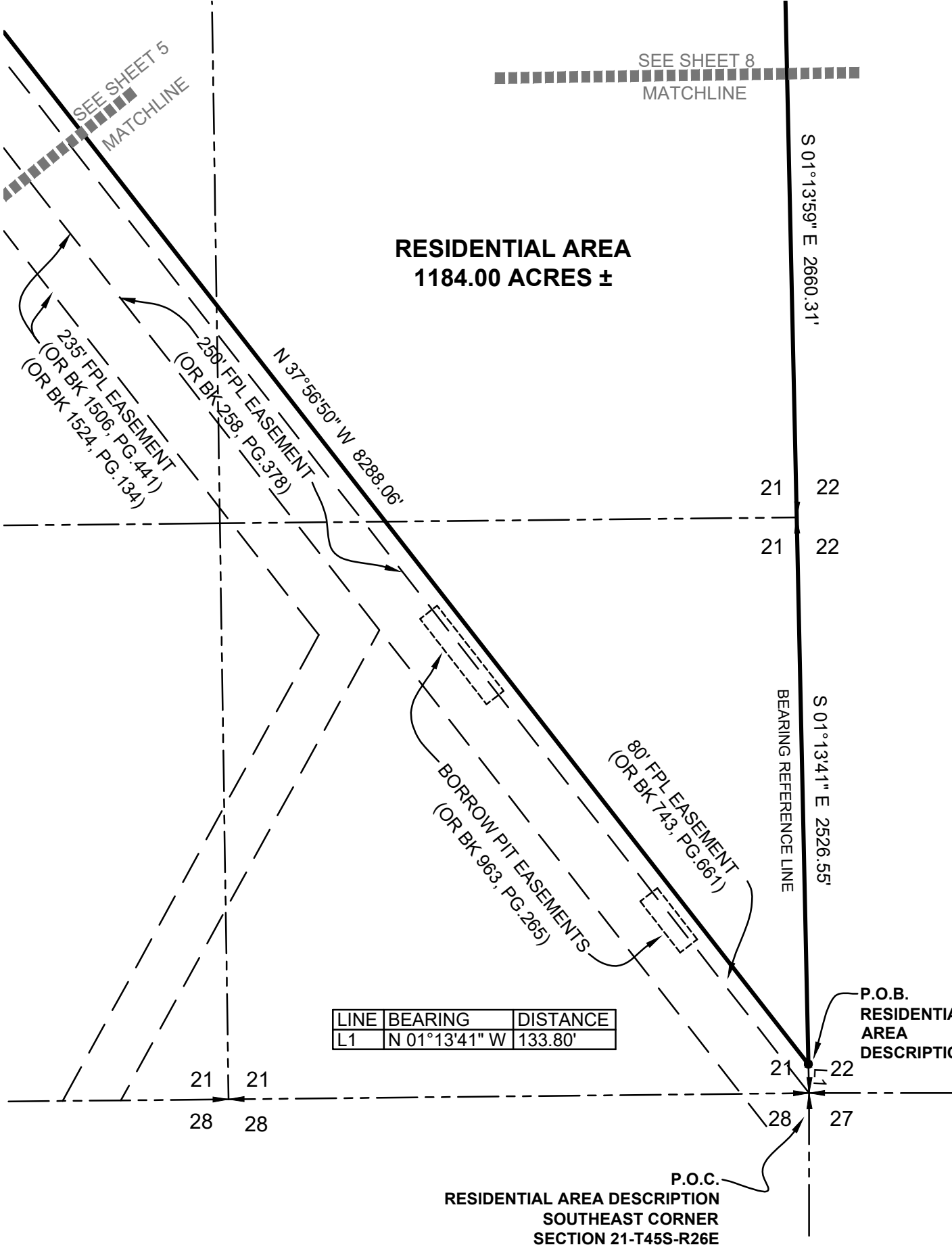


ABBREVIATIONS

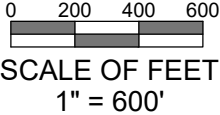
- BLVD. = BOULEVARD
- C1 = CURVE TABLE DESIGNATION
- C/L = CENTERLINE
- L1 = LINE TABLE DESIGNATION
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P.B. = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

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DATE: 01-20-2020				
SHEET 2 OF 8				



LINE	BEARING	DISTANCE
L1	N 01°13'41\" W	133.80'



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SHEET 3 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

MORRIS

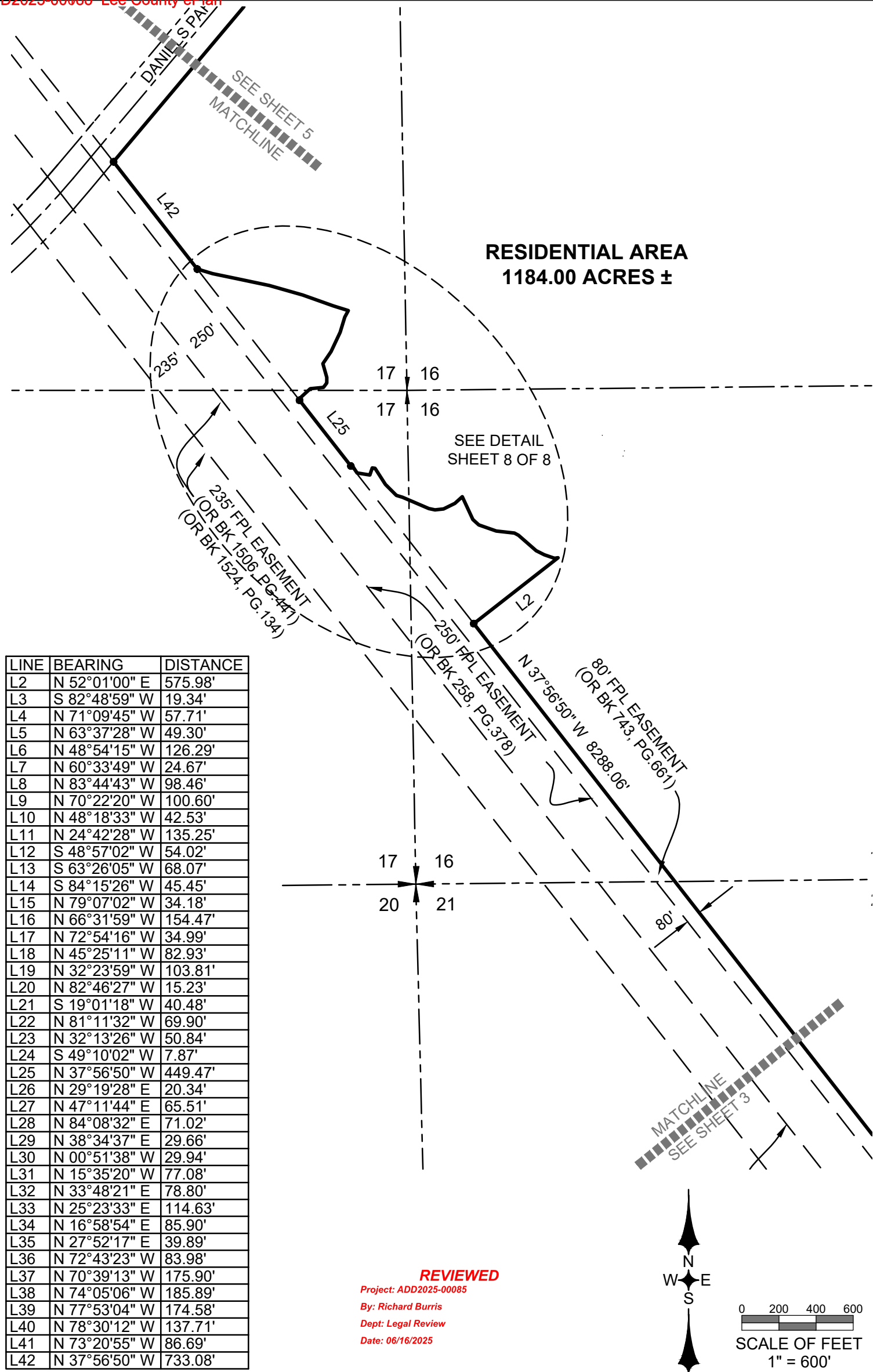
DEPEW

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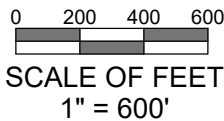
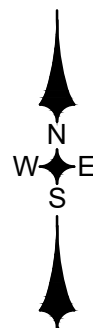
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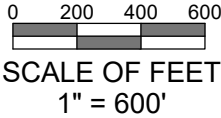
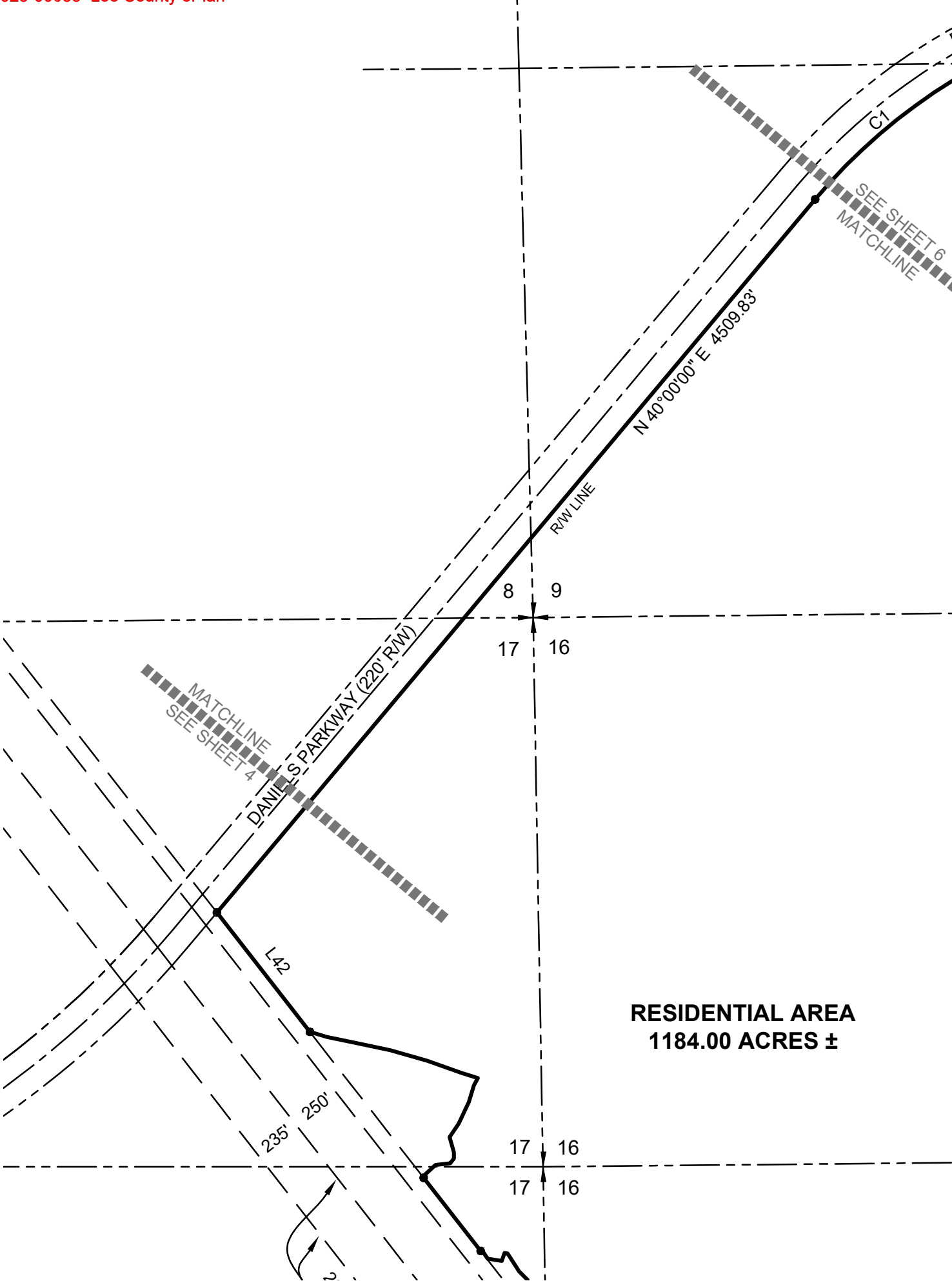


LINE	BEARING	DISTANCE
L2	N 52°01'00" E	575.98'
L3	S 82°48'59" W	19.34'
L4	N 71°09'45" W	57.71'
L5	N 63°37'28" W	49.30'
L6	N 48°54'15" W	126.29'
L7	N 60°33'49" W	24.67'
L8	N 83°44'43" W	98.46'
L9	N 70°22'20" W	100.60'
L10	N 48°18'33" W	42.53'
L11	N 24°42'28" W	135.25'
L12	S 48°57'02" W	54.02'
L13	S 63°26'05" W	68.07'
L14	S 84°15'26" W	45.45'
L15	N 79°07'02" W	34.18'
L16	N 66°31'59" W	154.47'
L17	N 72°54'16" W	34.99'
L18	N 45°25'11" W	82.93'
L19	N 32°23'59" W	103.81'
L20	N 82°46'27" W	15.23'
L21	S 19°01'18" W	40.48'
L22	N 81°11'32" W	69.90'
L23	N 32°13'26" W	50.84'
L24	S 49°10'02" W	7.87'
L25	N 37°56'50" W	449.47'
L26	N 29°19'28" E	20.34'
L27	N 47°11'44" E	65.51'
L28	N 84°08'32" E	71.02'
L29	N 38°34'37" E	29.66'
L30	N 00°51'38" W	29.94'
L31	N 15°35'20" W	77.08'
L32	N 33°48'21" E	78.80'
L33	N 25°23'33" E	114.63'
L34	N 16°58'54" E	85.90'
L35	N 27°52'17" E	39.89'
L36	N 72°43'23" W	83.98'
L37	N 70°39'13" W	175.90'
L38	N 74°05'06" W	185.89'
L39	N 77°53'04" W	174.58'
L40	N 78°30'12" W	137.71'
L41	N 73°20'55" W	86.69'
L42	N 37°56'50" W	733.08'

REVIEWED
Project: ADD2025-00085
By: Richard Burris
Dept: Legal Review
Date: 06/16/2025



MDA PROJECT: 19103		SKETCH AND DESCRIPTION TRUST 5018 PARCEL PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA DETAIL SHEET	 • Fort Myers • Tallahassee • Destin 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
CHECKED BY: TMR	DRAWN BY: MMF/TAB		
DATE: 10-29-2020			
SHEET 4 OF 8			
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330			



RESIDENTIAL AREA
1184.00 ACRES ±

REVIEWED

Project: ADD2025-00085

By: Richard Burris

Dept: Legal Review

Date: 06/16/2025

MDA PROJECT: 19103	
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DATE: 10-29-2020	
SHEET 5 OF 8	

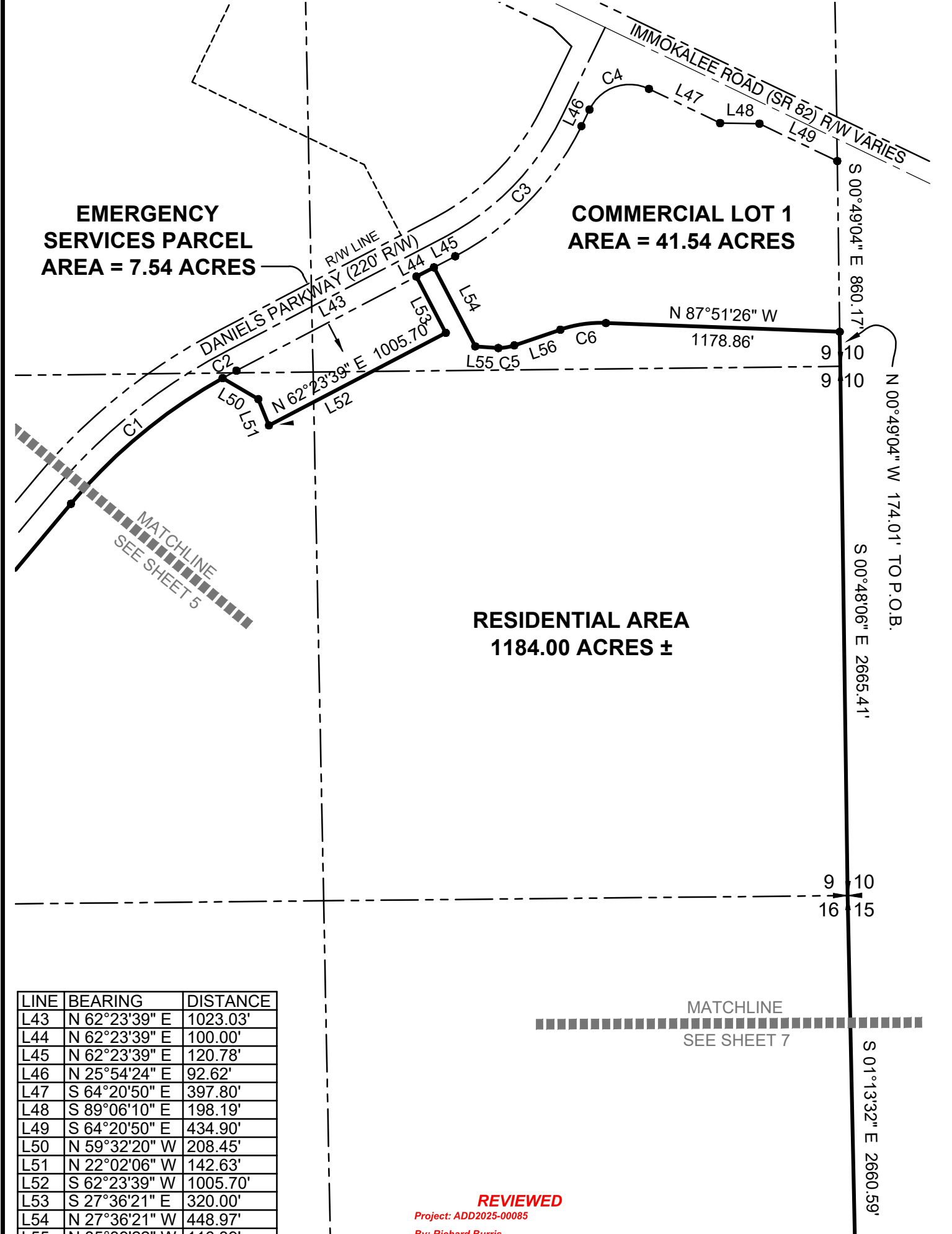
SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

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LINE	BEARING	DISTANCE
L43	N 62°23'39" E	1023.03'
L44	N 62°23'39" E	100.00'
L45	N 62°23'39" E	120.78'
L46	N 25°54'24" E	92.62'
L47	S 64°20'50" E	397.80'
L48	S 89°06'10" E	198.19'
L49	S 64°20'50" E	434.90'
L50	N 59°32'20" W	208.45'
L51	N 22°02'06" W	142.63'
L52	S 62°23'39" W	1005.70'
L53	S 27°36'21" E	320.00'
L54	N 27°36'21" W	448.97'
L55	N 85°39'22" W	116.39'
L56	S 71°15'57" W	245.13'
L57	N 87°51'26" W	1178.86'

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CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2754.79'	20°44'57"	N 50°22'28" E	992.18'	997.62'
C2	2754.79'	1°38'42"	N 61°34'18" E	79.09'	79.09'
C3	1458.14'	36°29'15"	N 44°09'01" E	912.97'	928.59'
C4	225.00'	89°44'45"	N 70°46'47" E	317.49'	352.43'
C5	260.70'	18°04'58"	S 80°18'26" W	81.94'	82.28'
C6	639.30'	20°52'37"	S 81°42'15" W	231.66'	232.94'



MDA PROJECT: 19103	
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SHEET 6 OF 8	

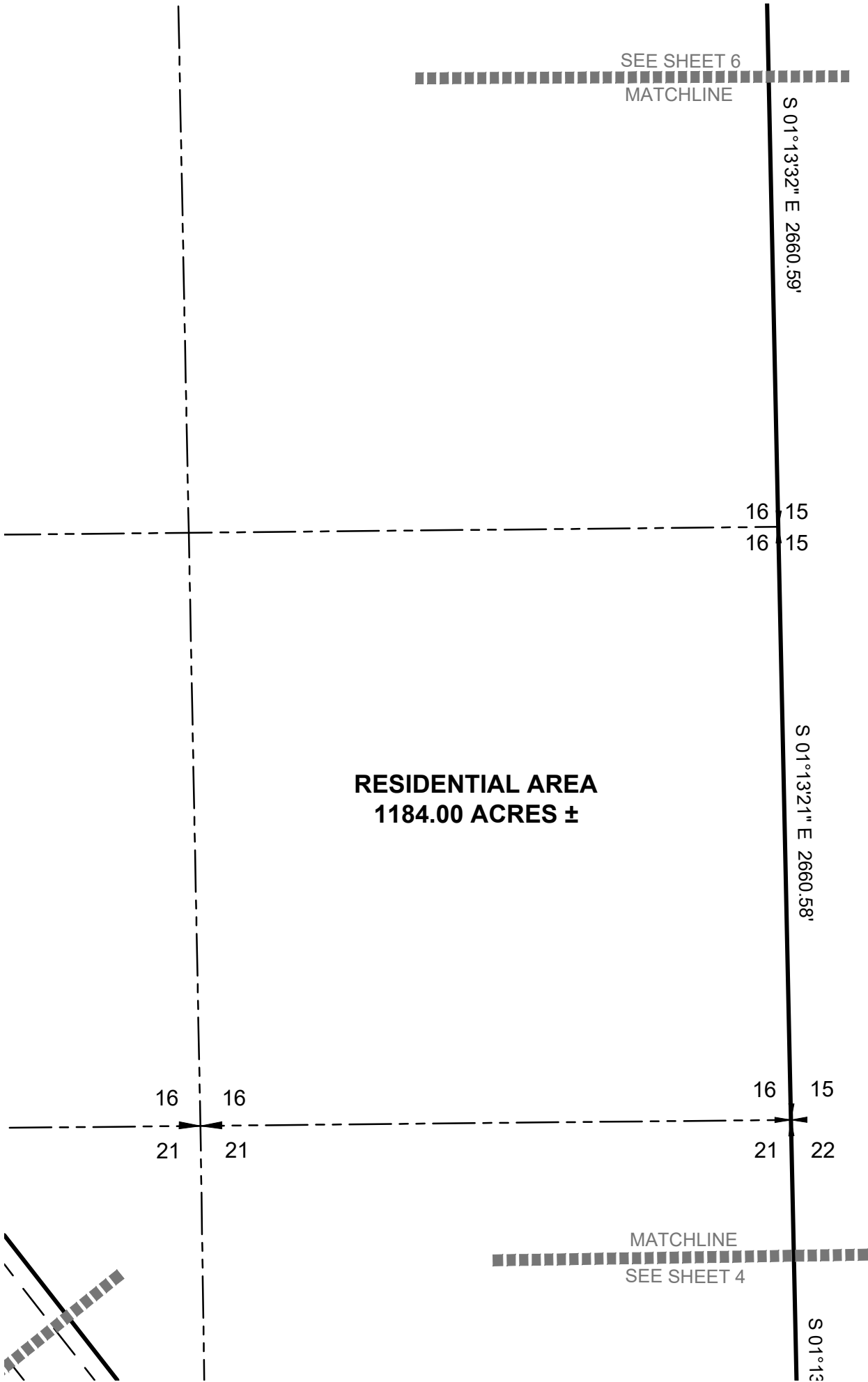
SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

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SHEET 7 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

MORRIS

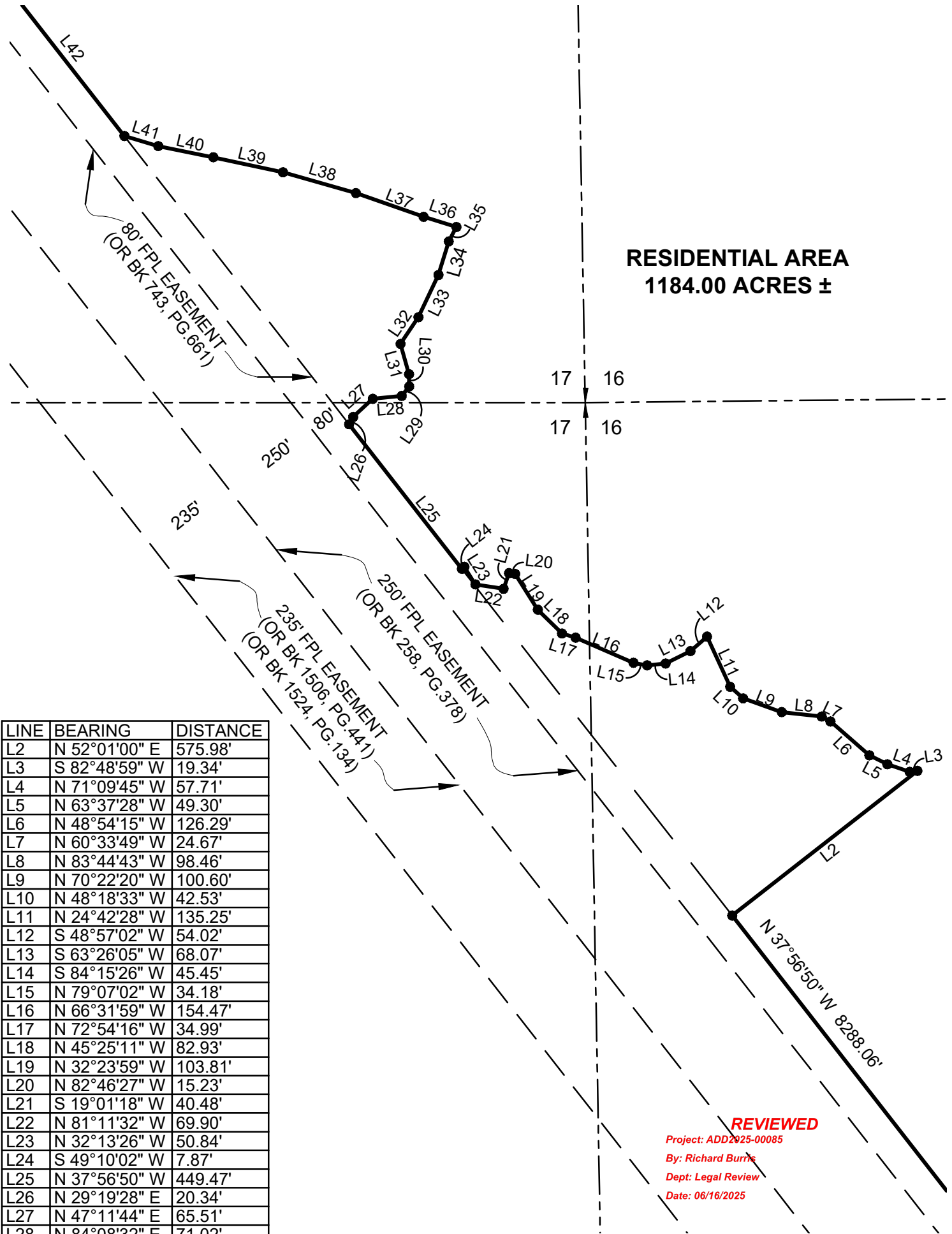
DEPEW

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FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

- Fort Myers
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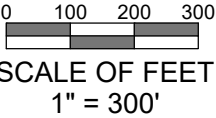
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

0 200 400 600
SCALE OF FEET
1" = 600'



LINE	BEARING	DISTANCE
L2	N 52°01'00" E	575.98'
L3	S 82°48'59" W	19.34'
L4	N 71°09'45" W	57.71'
L5	N 63°37'28" W	49.30'
L6	N 48°54'15" W	126.29'
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L11	N 24°42'28" W	135.25'
L12	S 48°57'02" W	54.02'
L13	S 63°26'05" W	68.07'
L14	S 84°15'26" W	45.45'
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L19	N 32°23'59" W	103.81'
L20	N 82°46'27" W	15.23'
L21	S 19°01'18" W	40.48'
L22	N 81°11'32" W	69.90'
L23	N 32°13'26" W	50.84'
L24	S 49°10'02" W	7.87'
L25	N 37°56'50" W	449.47'
L26	N 29°19'28" E	20.34'
L27	N 47°11'44" E	65.51'
L28	N 84°08'32" E	71.02'
L29	N 38°34'37" E	29.66'
L30	N 00°51'38" W	29.94'
L31	N 15°35'20" W	77.08'
L32	N 33°48'21" E	78.80'
L33	N 25°23'33" E	114.63'
L34	N 16°58'54" E	85.90'
L35	N 27°52'17" E	39.89'
L36	N 72°43'23" W	83.98'
L37	N 70°39'13" W	175.90'
L38	N 74°05'06" W	185.89'
L39	N 77°53'04" W	174.58'
L40	N 78°30'12" W	137.71'
L41	N 73°20'55" W	86.69'
L42	N 37°56'50" W	733.08'

REVIEWED
Project: ADD2025-00085
By: Richard Burns
Dept: Legal Review
Date: 06/16/2025



MDA PROJECT: 19103	
CHECKED BY: TMR	DRAWN BY: MMF/TAB
DATE: 01-20-2020	
SHEET 8 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

- Fort Myers
- Tallahassee
- Destin

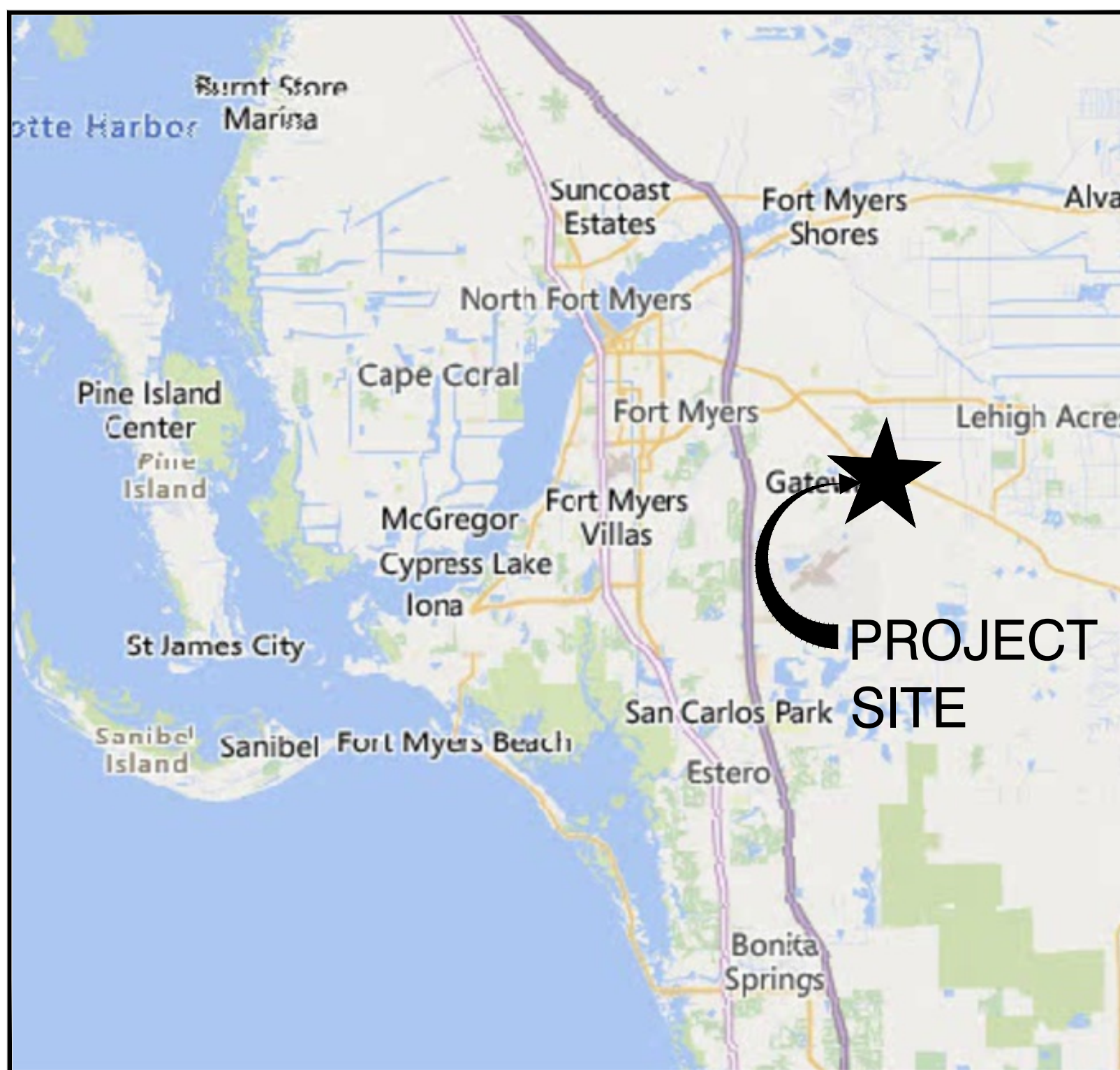
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

MASTER CONCEPT PLAN FOR

DANIELS PARKWAY SOUTH

MIXED USE PLANNED DEVELOPMENT

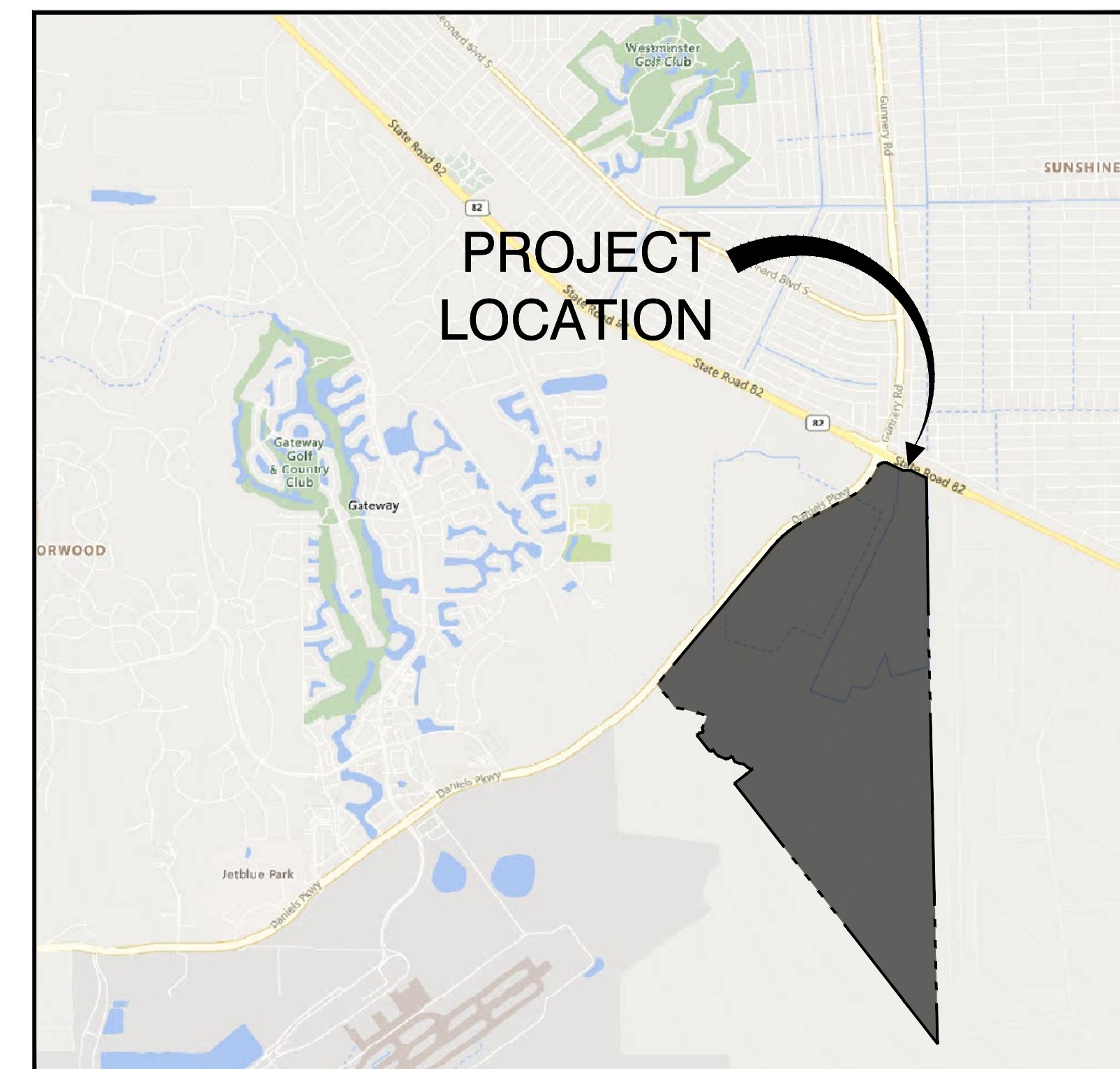
SECTION 9, 16, 17, 21, TOWNSHIP 45S, RANGE 26 E
LEE COUNTY, FLORIDA



 SITE VICINITY MAP

N.T.S.

SHEET INDEX					
LEE CO.	SP/MD	LCU	DOH	FDEP	
PLANNING					
✓					COVER SHEET
✓					MASTER CONCEPT PLAN
✓					OPEN SPACE
✓					AIRPORT OVERLAYS
✓					NOTES & DETAILS



 SITE LOCATION MAP

N.T.S.

PROJECT:

DANIELS PARKWAY SOUTH
MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

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Toll free: 866-337-7341

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Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	4/18/2025
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	COVER
JOB/FILE NUMBER:	21008-01



PROJECT:

**DANIELS PARKWAY SOUTH
MIXED USE PLANNED
DEVELOPMENT**

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	MGE
JURISDICTION:	LEE COUNTY
DATE:	4/18/2025
SHEET TITLE:	MASTER CONCEPT PLAN
SHEET NUMBER:	X-101

SCALE 1"=500'

JOB/FILE NUMBER: 21008-01



OPEN SPACE LEGEND		
PRESERVATION		UPLAND PRESERVATION 32.00 ACRES
		RARE & UNIQUE UPLAND PRESERVATION 58.10 ACRES
		WETLAND PRESERVATION 205.70 ACRES
RESTORATION		UPLAND RESTORATION 68.10 ACRES
		WETLAND RESTORATION 315.20 ACRES
MISC.		OTHER OPEN SPACE 22.50 ACRES
		LAKES 117.04 ACRES
		TOTAL AREA 1,233.08 ACRES

OPEN SPACE CALCULATIONS				
	ACREAGE	REQUIRED OPEN SPACE	REQUIRED	PROVIDED
COMMERCIAL	44.10	10%	4.41	4.41
INDIGENOUS OPEN SPACE (SEE BELOW FOR BREAKDOWN)		55%	678.19	679.10
LAKES*				56.34
TOTAL	1,233.08	60%	739.85	739.85
**MAX 25% OF REQUIRED OPEN SPACE				
INDIGENOUS OPEN SPACE				
PRESERVATION				
UPLAND				32.00
RARE & UNIQUE UPLANDS				58.10
WETLAND				205.70
RESTORATION				
UPLAND				68.10
WETLAND				315.20
TOTAL	1,233.08	55%	678.19	679.10
**SUBJECT TO FINAL STATE & FEDERAL APPROVALS				

PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

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PREPARED BY:

REVISIONS

DATE

PROJECT MANAGER:

TME

DRAWING BY:

MGE

JURISDICTION:

LEE COUNTY

DATE:

4/18/2025

SHEET TITLE:

OPEN SPACE

SHEET NUMBER:

X-102

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER:

21008-01



PROJECT:

**DANIELS PARKWAY SOUTH
MIXED USE PLANNED
DEVELOPMENT**

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

**MORRIS
DEPEW**

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: MGE
JURISDICTION: LEE COUNTY
DATE: 4/18/2025

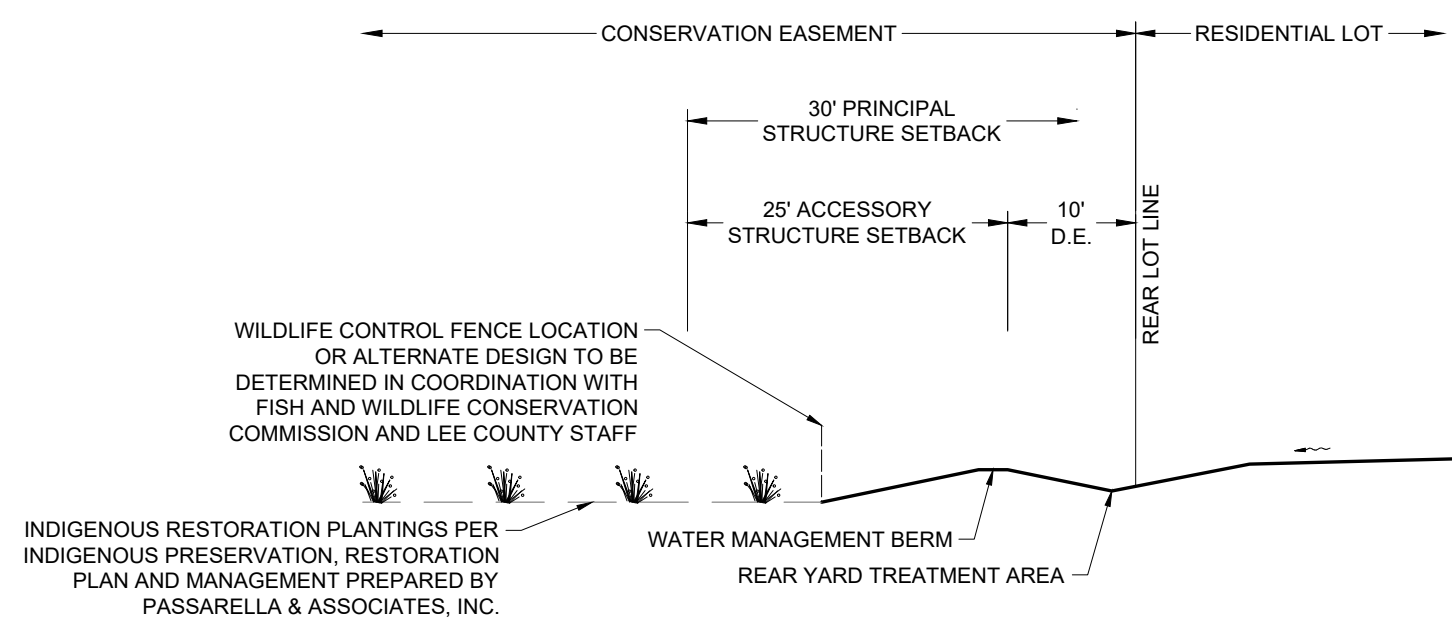
SHEET TITLE:
AIRPORT OVERLAYS

SHEET NUMBER: X-103

500 0 250 500
SCALE 1"=500'

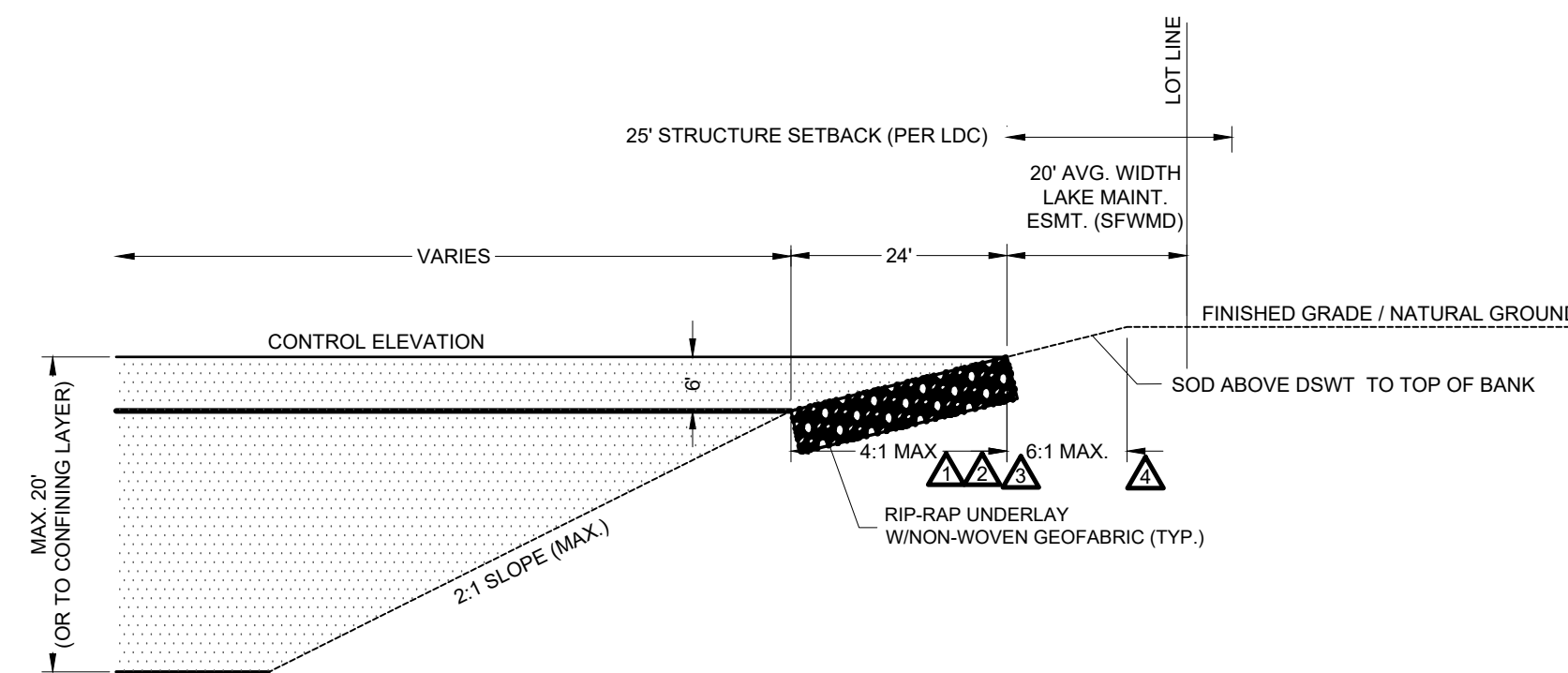
JOB/FILE NUMBER: 21008-01

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2025 ALL RIGHTS RESERVED. 5/12/2008 - Daniels Parkway South Plans 21008-01 Master Concept Plan Current Plans 21008-01 X-103 AIRPORT NOISE ZONES.dwg, X-103 - Apr 18 2025, 08:16:08 am PLOTTED BY: aalbourd



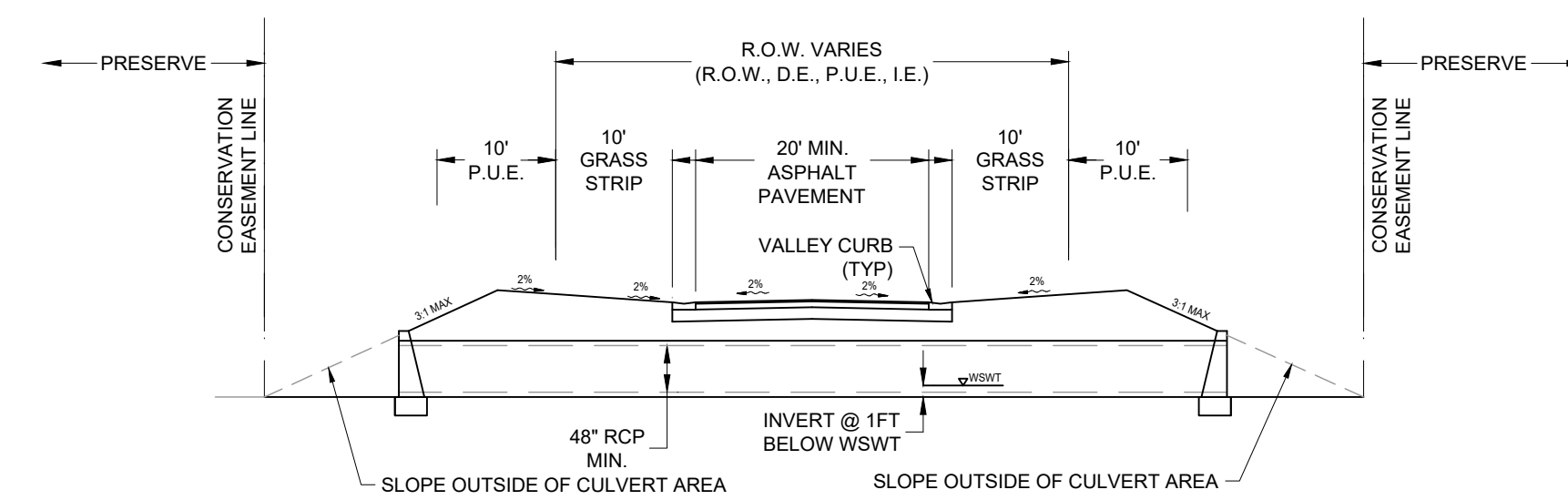
1 TYPICAL INDIGENOUS RESTORATION SETBACK DETAIL

N.T.S.



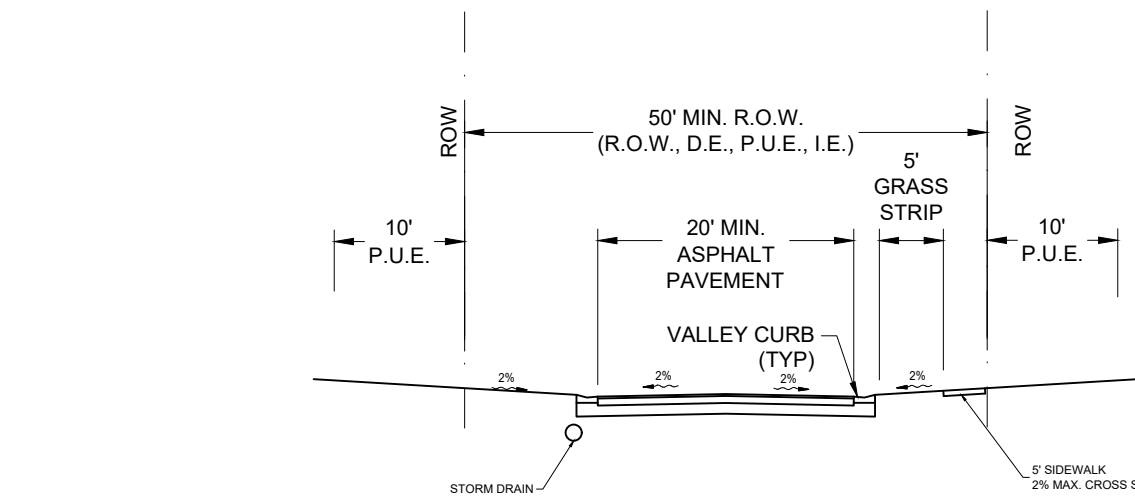
2 TYPICAL LAKE SECTION

N.T.S.



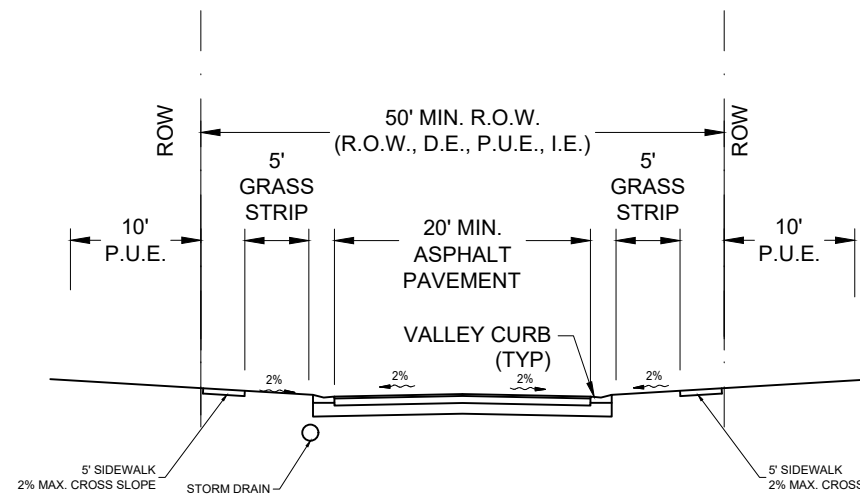
3 NON-URBAN LOCAL STREET TYPICAL SMALL ANIMAL WILDLIFE CROSSING

N.T.S.



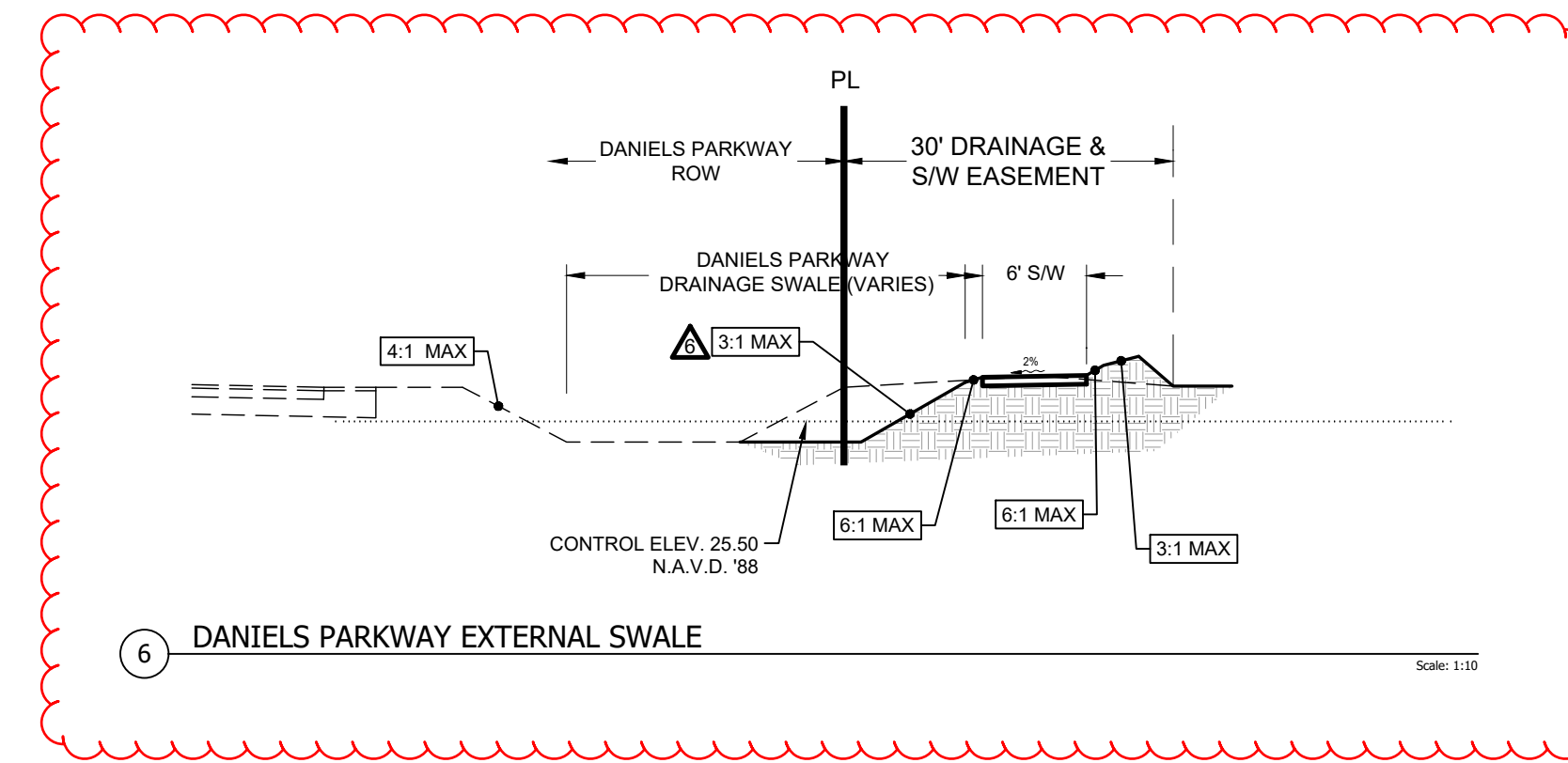
4 TYPICAL RESIDENTIAL LOCAL STREET CROSS SECTION

N.T.S.



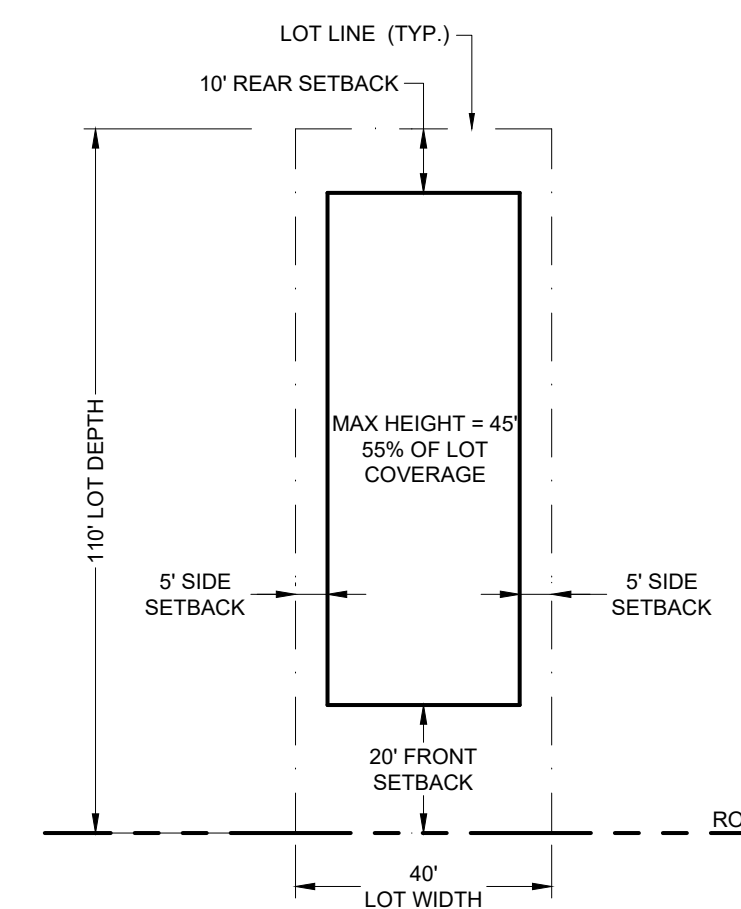
5 TYPICAL COMMERCIAL LOCAL STREET CROSS SECTION

N.T.S.



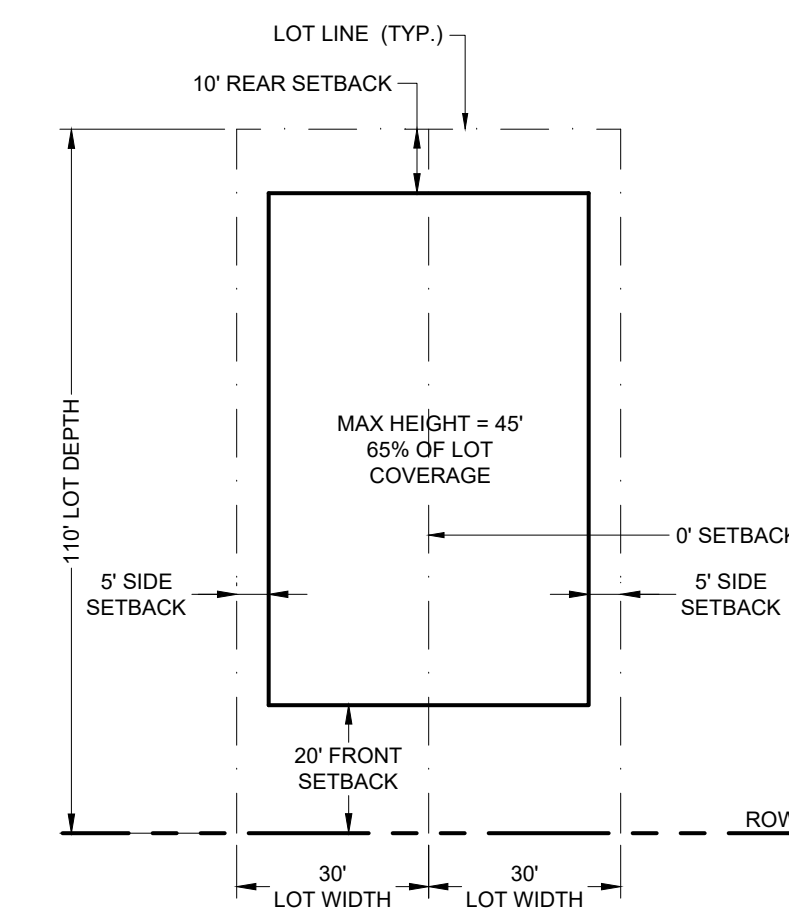
6 DANIELS PARKWAY EXTERNAL SWALE

Scale: 1:10



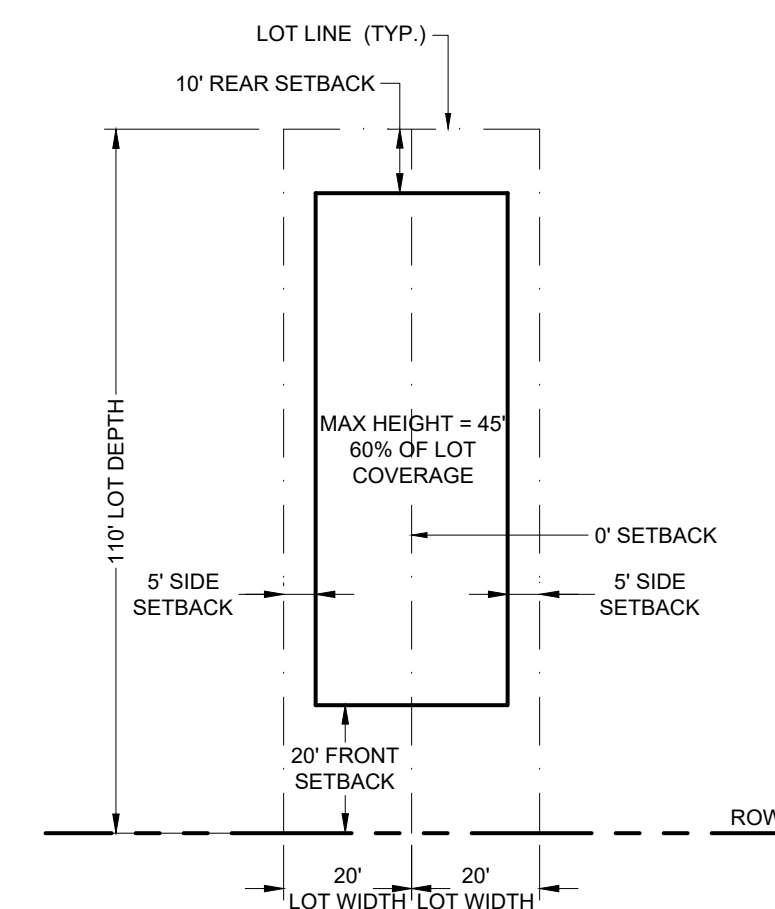
4 TYPICAL SINGLE FAMILY LOT

N.T.S.



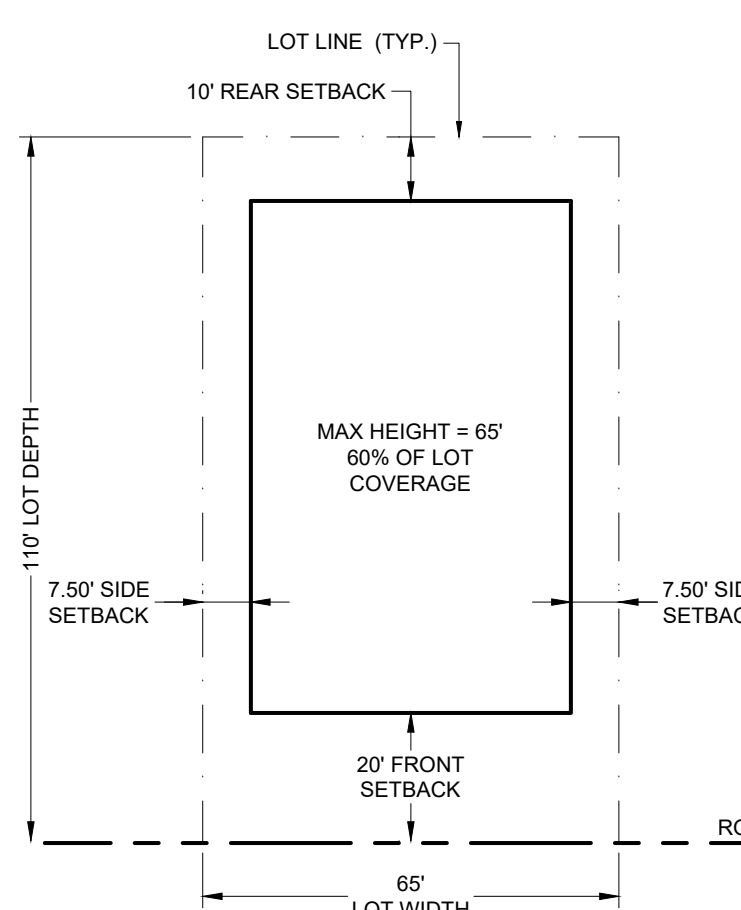
5 TYPICAL TWO FAMILY ATTACHED LOT(S)

N.T.S.



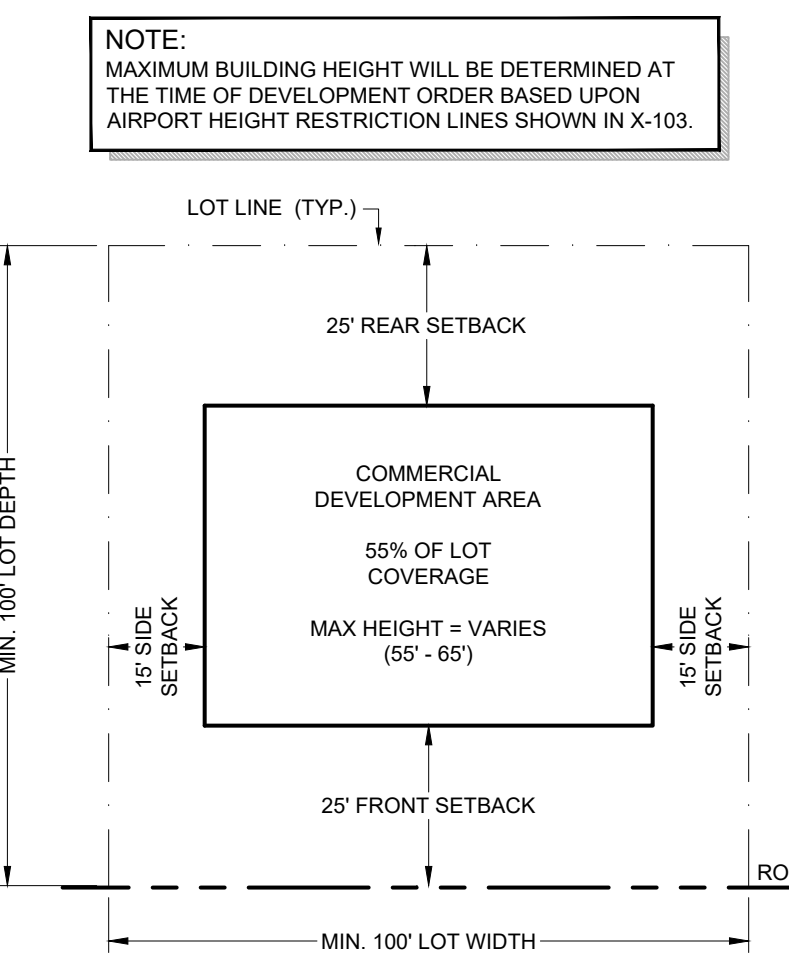
6 TYPICAL TOWNHOME LOT(S)

N.T.S.



7 TYPICAL MULTI-FAMILY LOT

N.T.S.



8 TYPICAL COMMERCIAL LOT

N.T.S.

- NOTES
- 25' ENHANCED BUFFER PER 33-1405
 - 15' TYPE "B" LANDSCAPE BUFFER
 - 15' TYPE "D" LANDSCAPE BUFFER
 - PRESERVE TO PROVIDE BUFFER
 - TYPE "C"/"F" LANDSCAPE BUFFER
 - LAKE FOR PASSIVE RECREATION ONLY

Request: Rezoning from AG-2 to MPD for Residential & Commercial uses.

1,600 Residential Dwelling units
350,000 Square feet of Commercial

Future Land Use Designation per
CPA2021-00017 & CPA2021-00018

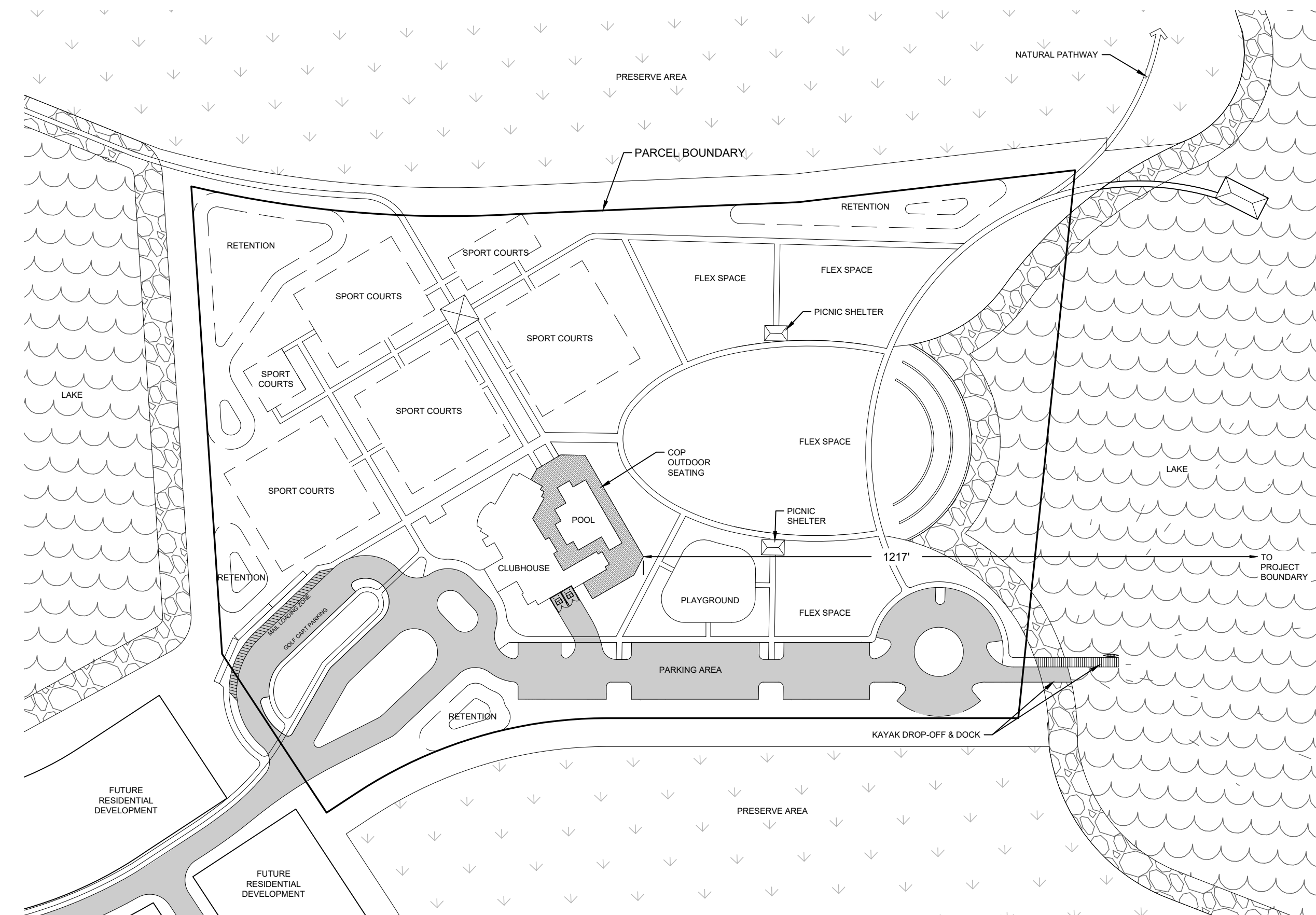
Not on a Lee Tran Route

Comprehensive Plan Amendment per
CPA2021-00018 proposes an extension of Lee
County Utilities service area to service the
proposed project.

Thirty feet (30') principal setback from
indigenous areas to be provided.

Fifty feet (50') separation from lake control to
property boundary to be provided.

- DEVIATIONS
- LAKE DEVIATION TO 4:1 SLOPE
 - PLANTED LITTORAL SHELF DEVIATION
 - SWAP TREES FOR SHRUBS
 - HARDENED SHORELINE
 - NON-URBAN LOCAL STREET
 - ROW SWALE DEVIATION TO 3:1 SLOPE



9 AMENITY CONSUMPTION ON PREMISE LOCATION

N.T.S.

PROJECT:

DANIELS PARKWAY SOUTH MIXED USE PLANNED DEVELOPMENT

LOCATION:

13400 DANIELS PARKWAY
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS
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Tallahassee, Florida 32301 Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341 Toll free: 866-337-7341

PREPARED BY:

REVISIONS DATE

PROJECT MANAGER: TME

DRAWING BY: MML

JURISDICTION: LEE COUNTY

DATE: 4/18/2025

SHEET TITLE:

NOTES & DETAILS

SHEET NUMBER: X-501

JOB/FILE NUMBER: 21008-01

LIMITED DEVELOPMENT ORDER PLANS FOR

DANIELS CREEK OFFSITE IMPROVEMENTS

13400 DANIELS PKWY.

SECTION 08, 09, 16, 17, 21, TOWNSHIP 45 S, RANGE 26 E

LEE COUNTY, FLORIDA

PROJECT:

DANIELS CREEK
OFFSITE
IMPROVEMENTS

LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

LENNAR

CONSULTANT:

MORRIS
DEPEW

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PREPARED BY:

Digitally signed
by Stephen M
VerVaecke
Date:
2025.04.08
15:30:06-04'00'

STEPHEN M. VERVAECKE
FL PE# 88668

DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL
AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS

DATE

PROJECT MANAGER: RS

DRAWING BY: MDH

JURISDICTION: LEE COUNTY

DATE: 4/8/2025

SHEET TITLE:
COVER SHEET

SHEET NUMBER: GI-001

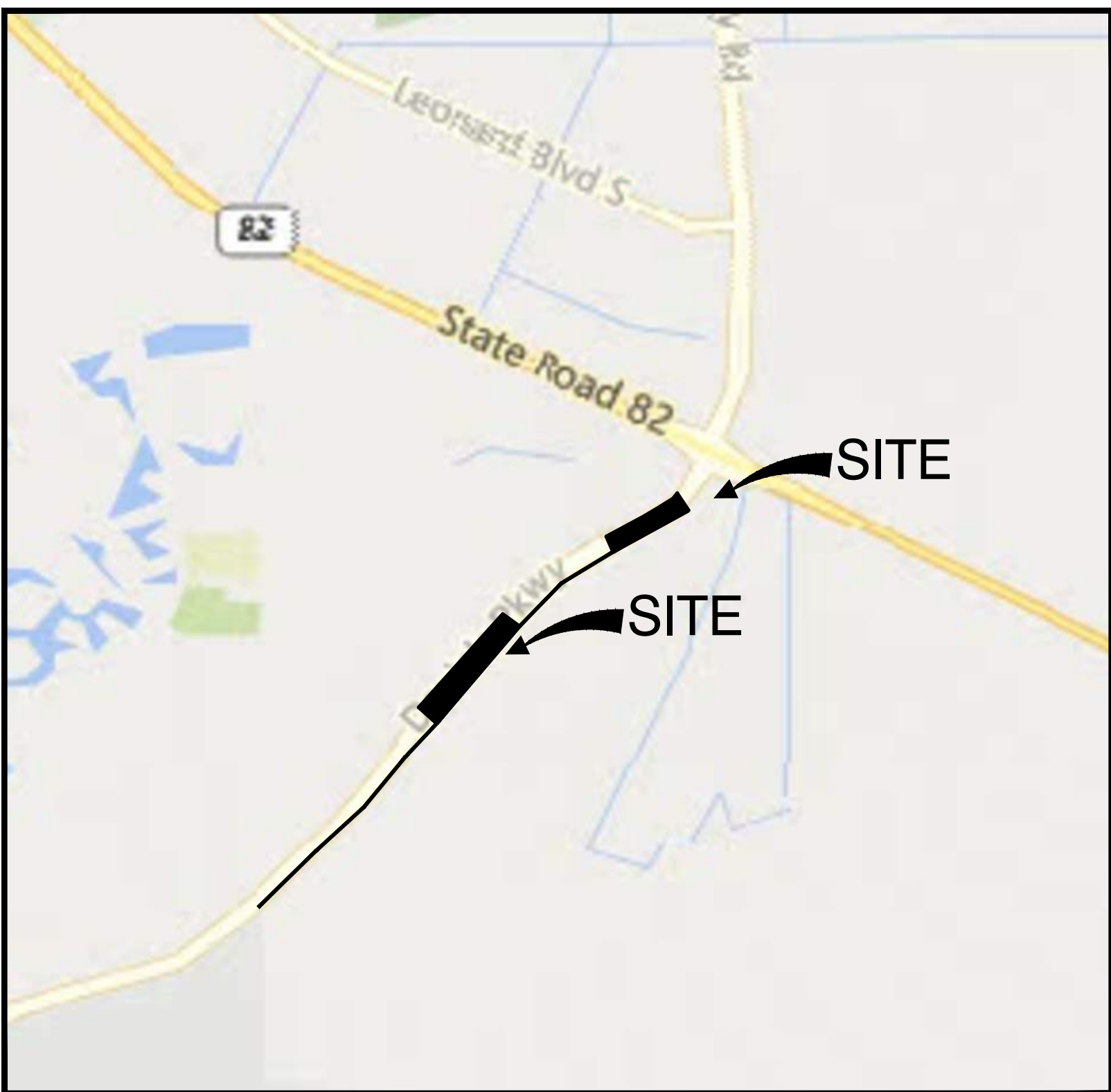
JOB/FILE NUMBER: 21008



SITE VICINITY MAP

N.T.S.

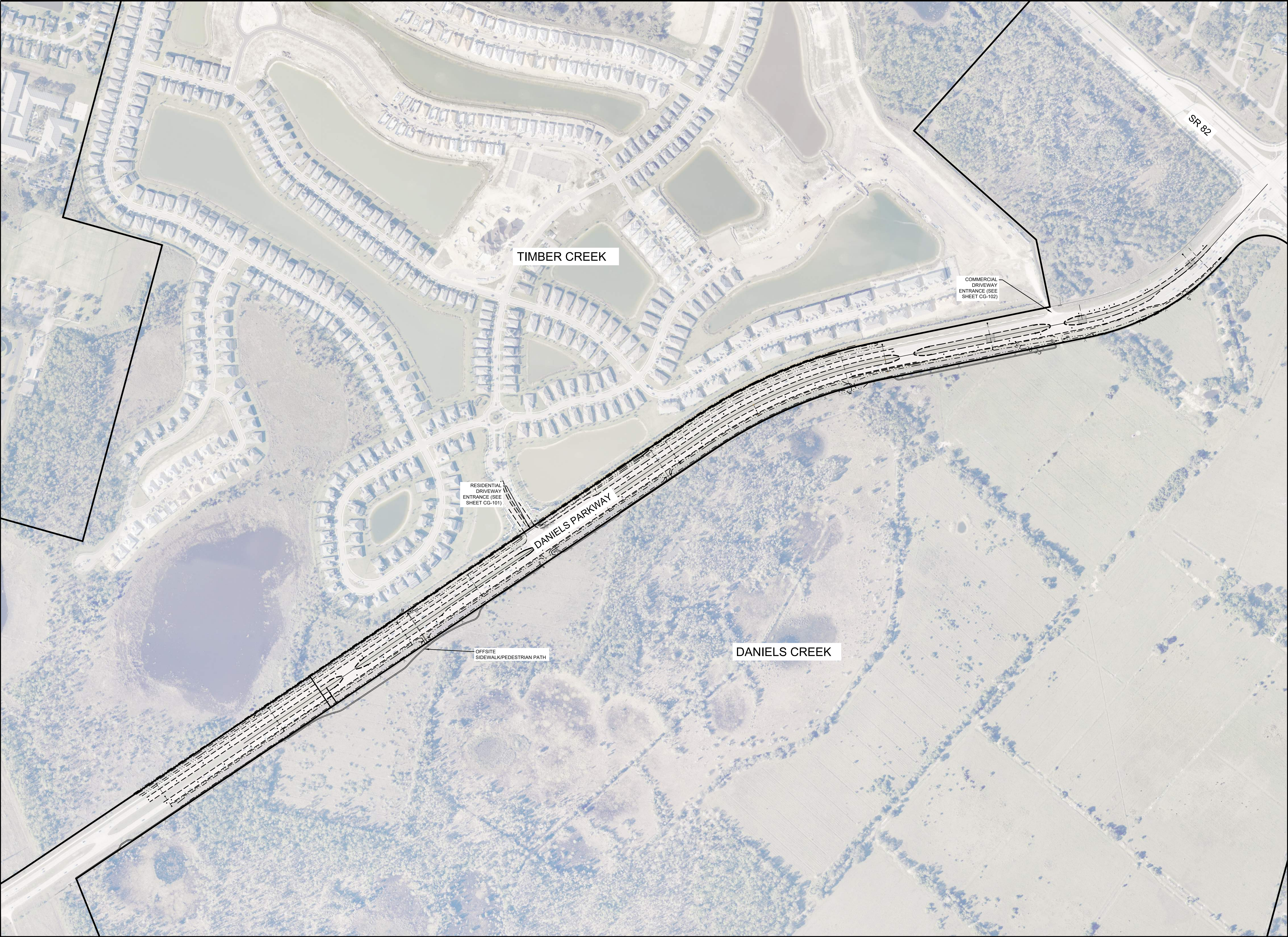
BID	CONSTRUCTION	LEE COUNTY	LCUD/DR/DEP	SHEET INDEX	
				DESCRIPTION	SHEET
GENERAL SHEETS					
✓	✓	✓	✓	COVER SHEET	GI-001
✓	✓	✓	✓	GENERAL SYMBOLS & LEGENDS	GI-002
✓	✓	✓	✓	GENERAL NOTES	GI-003
✓	✓	✓	✓	STIPULATIONS	GI-004
✓	✓	✓	✓	AERIAL EXHIBIT	GI-005
CIVIL SHEETS					
✓	✓	✓	✓	MASTER SITE KEY MAP	CS-100
✓	✓	✓	✓	PLAN - OFFSITE SIDEWALK	CS-301
✓	✓	✓	✓	PLAN - OFFSITE SIDEWALK	CS-302
✓	✓	✓	✓	PLAN - OFFSITE SIDEWALK	CS-303
✓	✓	✓	✓	SITE DETAILS	CS-501
✓	✓	✓	✓	TURNLANE TYPICAL SECTIONS	CG-100
✓	✓	✓	✓	TURN LANES RESIDENTIAL ENTRANCE	CG-101
✓	✓	✓	✓	TURNLANE RESIDENTIAL ENTRNACE	CG-102
✓	✓	✓	✓	TURN LANES COMMERCIAL ENTRANCE	CG-103
✓	✓	✓	✓	CROSS SECTIONS & DRAINAGE DETAILS	CG-301
✓	✓	✓	✓	TURN LANE CROSS SECTIONS	CG-302
✓	✓	✓	✓	MASTER UTILITY KEY MAP	CU-100
✓	✓	✓	✓	PLAN & PROFILE (OFFSITE)	CU-301
✓	✓	✓	✓	PLAN & PROFILE (OFFSITE)	CU-302
✓	✓	✓	✓	UTILITY DETAILS	CU-501



SITE LOCATION MAP

N.T.S.

EXHIBIT C



PROJECT:

**DANIELS CREEK
OFFSITE
IMPROVEMENTS**

LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

STEPHEN M. VERVAECKE
FL PE# 88668

DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL
AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS	DATE

PROJECT MANAGER: RS

DRAWING BY: MDH

JURISDICTION: LEE COUNTY

DATE: 4/8/2025

SHEET TITLE:

AERIAL EXHIBIT

SHEET NUMBER: GI-005

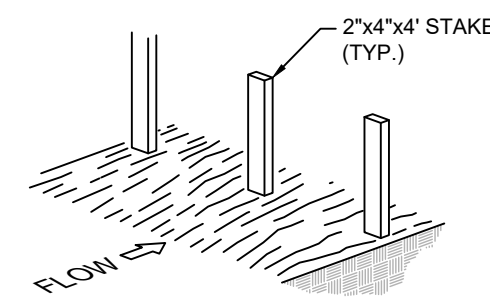
JOB/FILE NUMBER: 21008

LEGEND		
CALLOUT	BMP	DETAILS
[1]	STABILIZED CONSTRUCTION ENTRANCE	SEE DETAIL B SHEET CW-501
[2]	CURB INLET SEDIMENT FILTER	SEE DETAIL E SHEET CW-501
[3]	SYNTHETIC HAYBALES	SEE DETAIL A SHEET CW-501
[4]	INLET INSERTS	SEE DETAIL D SHEET CW-501
[5]	SILT FENCE	SEE DETAIL C SHEET CW-501
[6]	DOUBLE ROW SILT FENCE	SEE DETAIL C SHEET CW-501

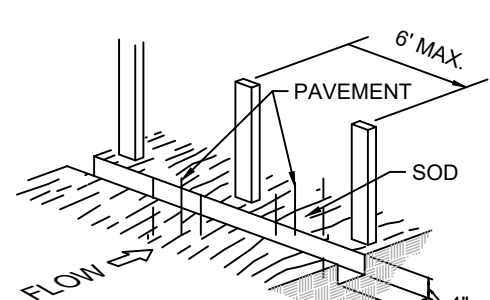
SILT FENCE

NOTES:

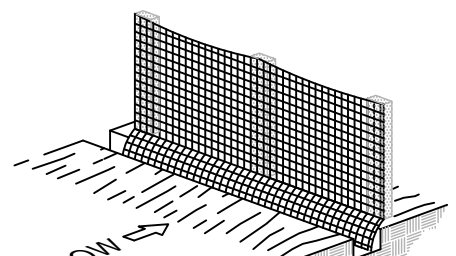
- SEE SHEET CW-501 FOR SWPPP DETAILS.
- SEE APPROVED CONSTRUCTION SWP3 DOCUMENT & URBAN STORMWATER MANAGEMENT PROGRAM WITH LEE COUNTY
- TREATMENTS FOR EROSION CONTROLS AS INDICATED IN LEGEND.
- MAINTAIN EROSION CONTROLS IN EACH AREA UNTIL STABILIZED WITH SOD OR ASPHALT WHICH CAN EITHER BE PERMANENT OR TEMPORARY
- SEDIMENT BASINS ARE TO BE CONSTRUCTED AT THE START OF CONSTRUCTION AS A MEANS OF CONTAINING ONSITE STORMWATER RUNOFF.
- THE OUTFALL IS NOT TO BE INSTALLED WHILE THE DETENTION BASIN IS BEING UTILIZED AS THE SEDIMENT BASIN.
- NO DEWATERING IS PROPOSED DURING CONSTRUCTION OF THE PROJECT. SHOULD DEWATERING BE REQUIRED FOR CONSTRUCTION, THE CONTRACTOR MUST FOLLOW THE GUIDELINES DEPICTED IN THE CONSTRUCTION SWP3 WRITE-UP AND MODIFY THE SWP3 ON FILE WITH THE FDEP AND LCDNR BEFORE BEGINNING ANY DEWATERING RELATED ACTIVITIES. ONCE MODIFIED AND APPROVED, DEWATERING ACTIVITIES MUST ALSO COMPLY WITH THE SFWMD GENERAL PERMIT REQUIREMENTS FOR SHORT TERM DEWATERING OPERATIONS & COORDINATED WITH SFWMD STAFF.
- IN THE EVENT THAT DEWATERING IS REQUIRED, THE ONSITE DETENTION BASIN CAN BE UTILIZED AS THE SEDIMENT BASIN PRIOR TO A CONTROL STRUCTURE BEING INSTALLED.
- MODIFIED INLET INSERTS/SEDIMENT FILTER TO BE INSTALLED AT ALL LANDSCAPE AREA DRAINS WITHIN BUILDING PLANTER AREAS.



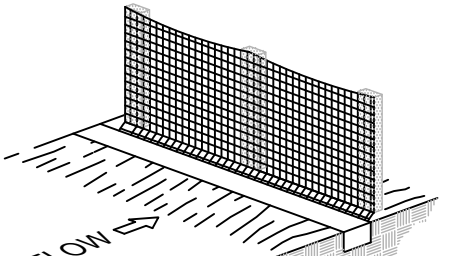
1. SET STAKES



2. EXCAVATE A 4" x 4" TRENCH UPSLOPE



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



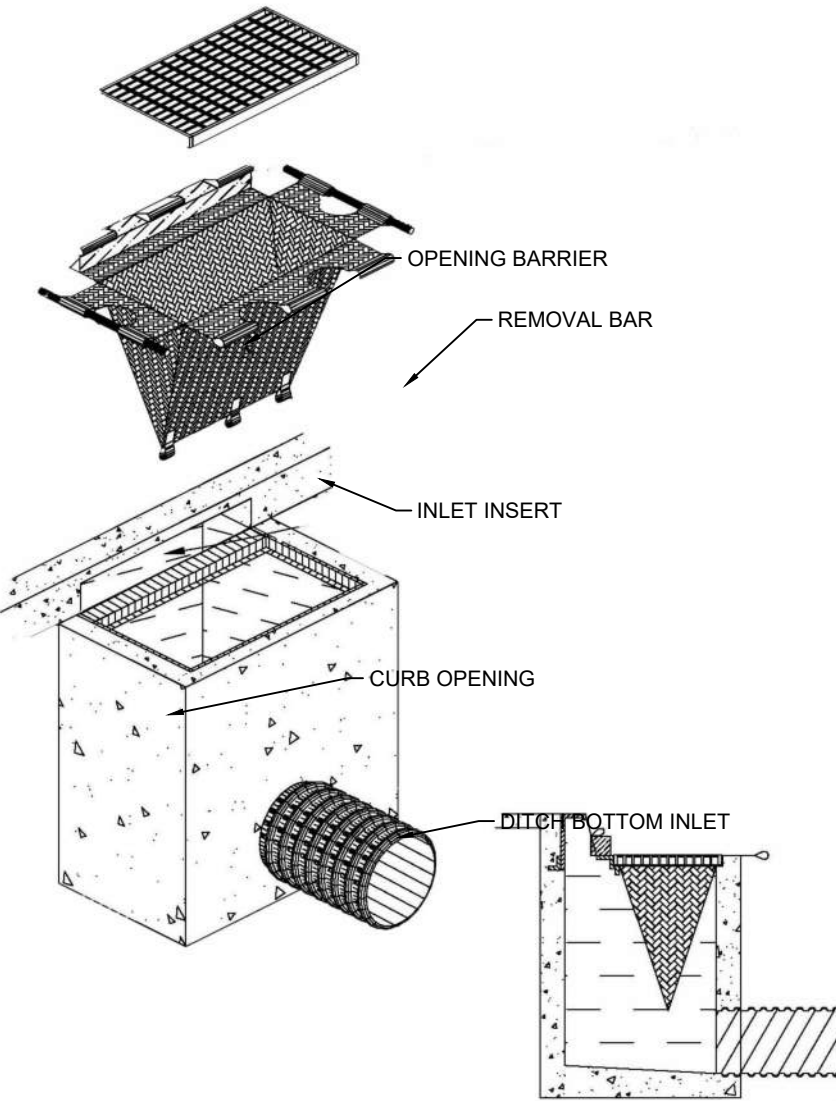
4. BACKFILL AND COMPACT THE EXCAVATED.

NOTES:

- TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOP IS 1:2 OR STEEPER AND LENGTH OF SLOPES EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT-OF-WAY.
- DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES, SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
- WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 9% LONGITUDINAL GRADE TO AVOIDED CANALIZING RUN OFF ALONG THE LENGTH OF THE FENCE.
- SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (LINEAR FEET).

C SILT FENCE

N.T.S.

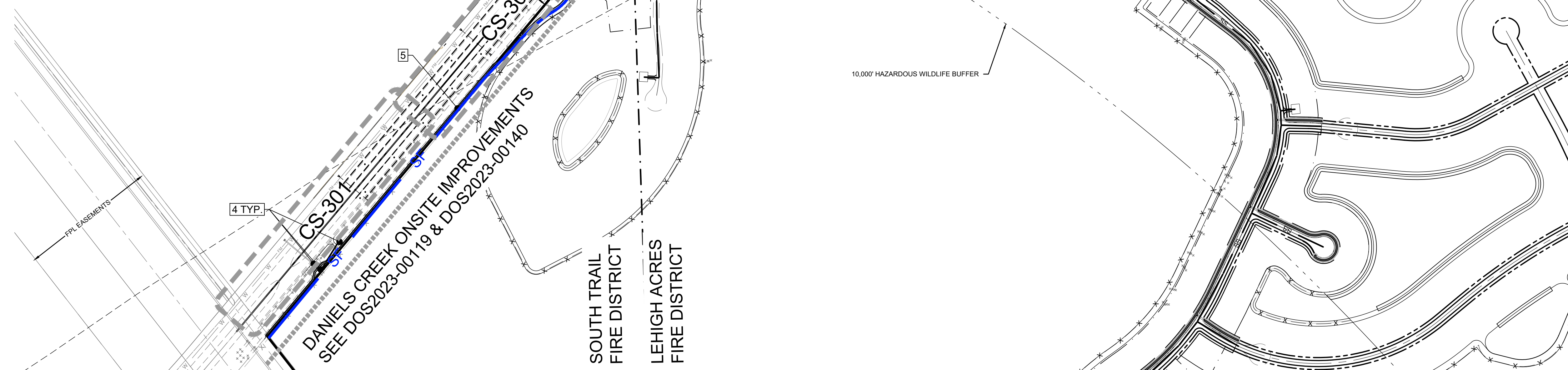


ISOMETRIC VIEW

SIDE VIEW INSTALLED

D INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



PROJECT:

DANIELS CREEK
OFFSITE
IMPROVEMENTS

LOCATION:

13400 DANIELS PKWY.
FORT MYERS, FL. 33913

CLIENT:

LENNAR

CONSULTANT:

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

STEPHEN M. VERVAECKE
FL PE# 88668

DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL
AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS

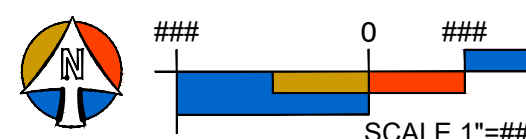
REVISIONS	DATE

PROJECT MANAGER: RS
DRAWING BY: MDH
JURISDICTION: LEE COUNTY
DATE: 4/8/2025

SHEET TITLE:

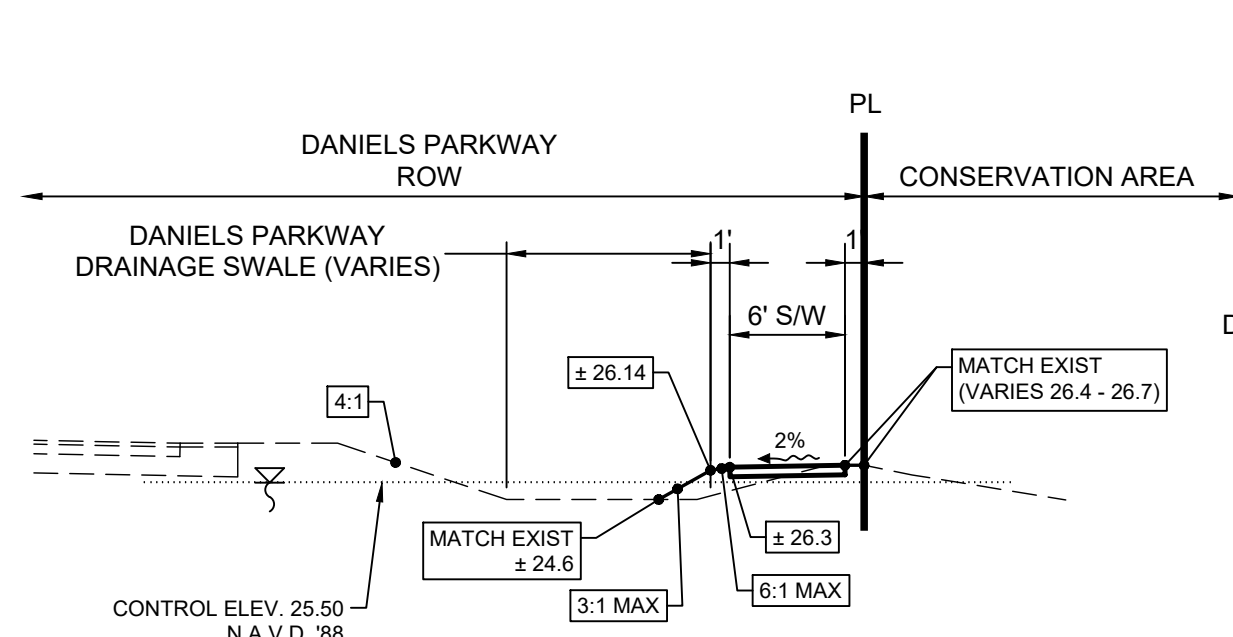
MASTER SITE KEY MAP

SHEET NUMBER: CS-100

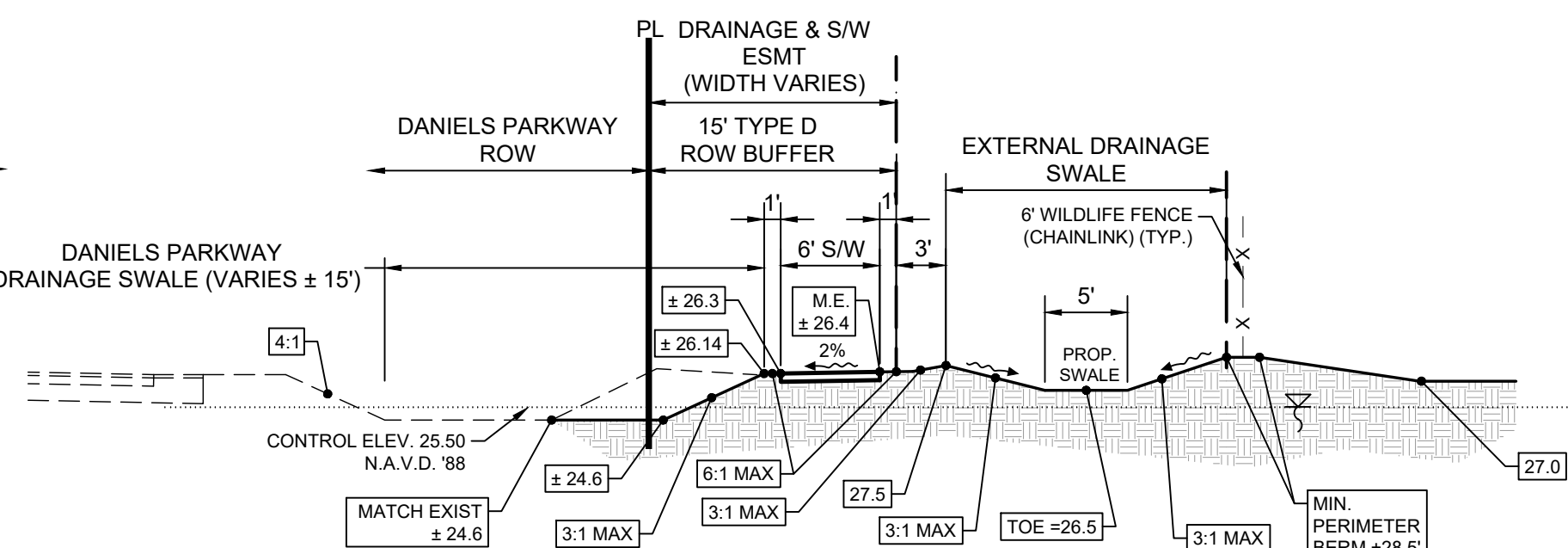


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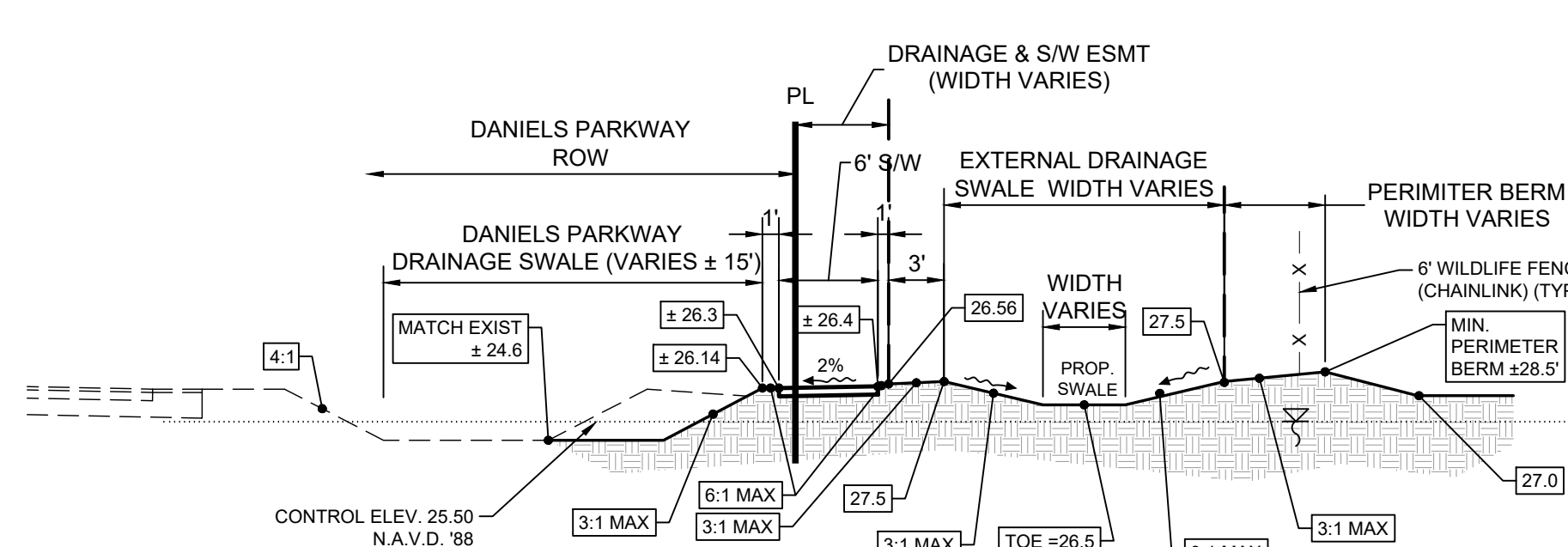
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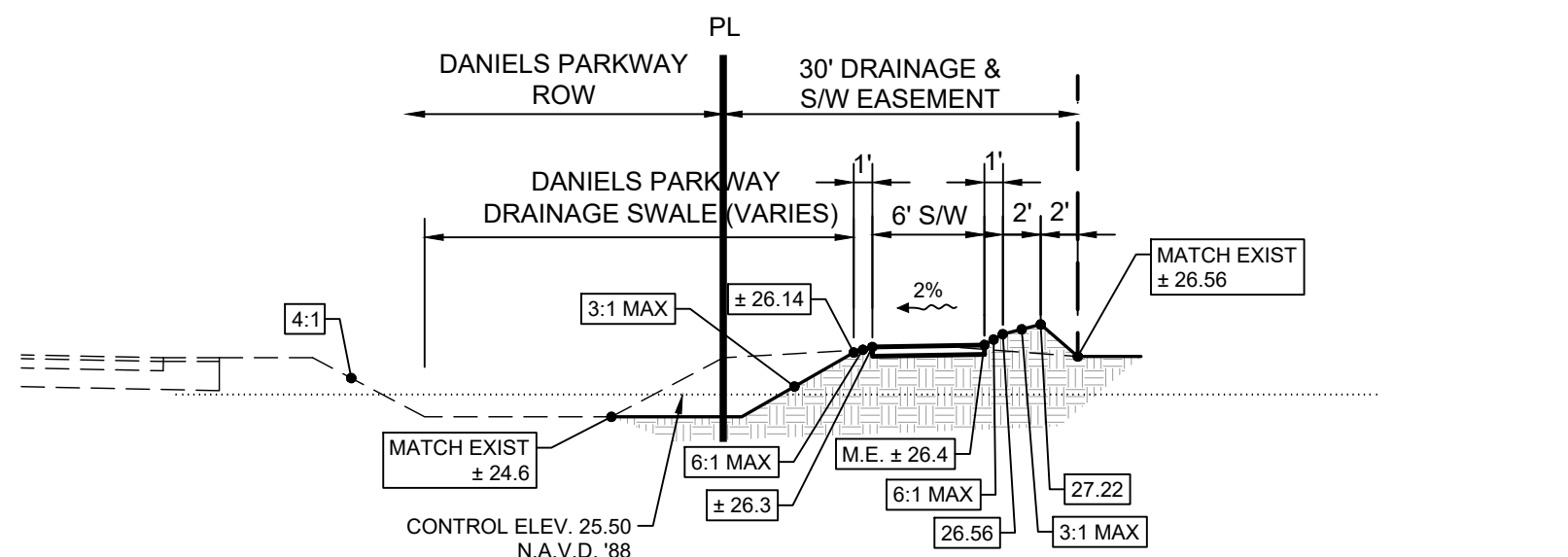
A DANIELS PARKWAY EXTERNAL SWALE BEYOND SOUTH ENTRANCE
Scale: 1:10



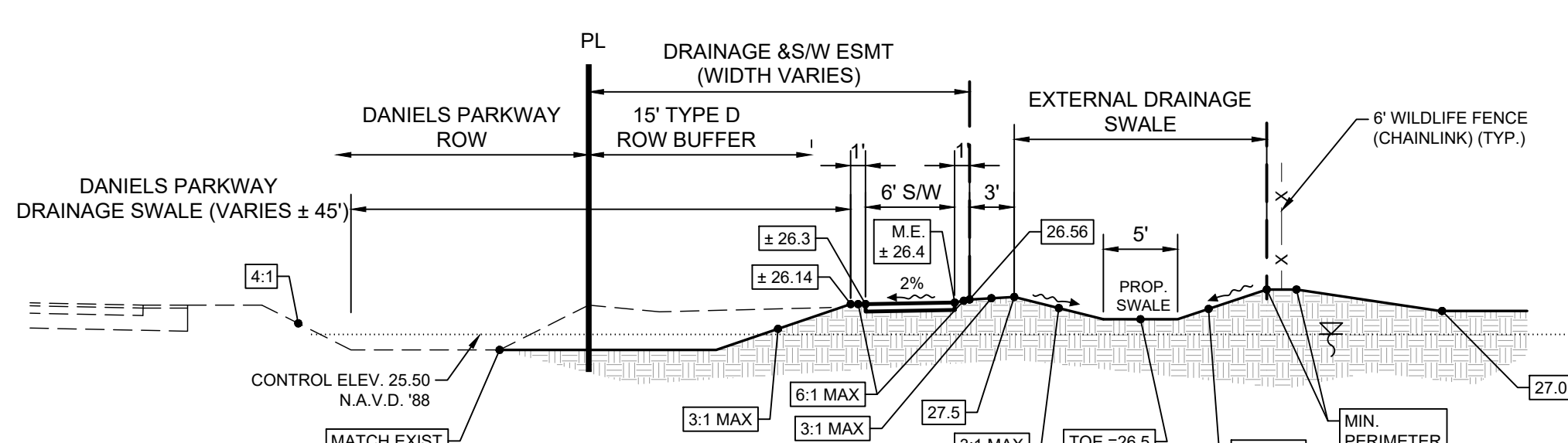
B DANIELS PARKWAY EXTERNAL SWALE @ BACK OF LOT (SOUTH ENTRANCE)
Scale: 1:10



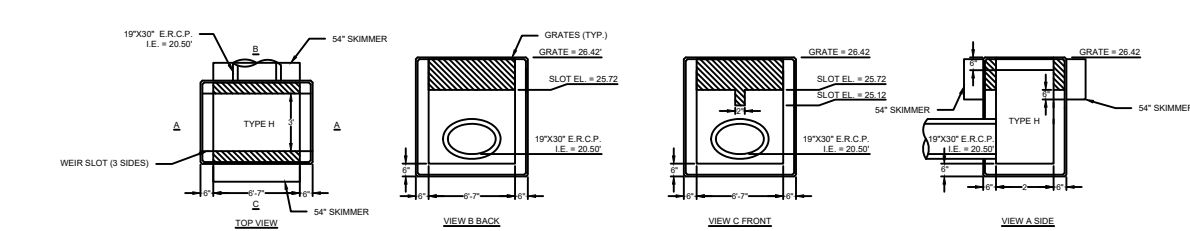
C DANIELS PARKWAY EXTERNAL SWALE @ BACK OF LAKE
Scale: 1:10



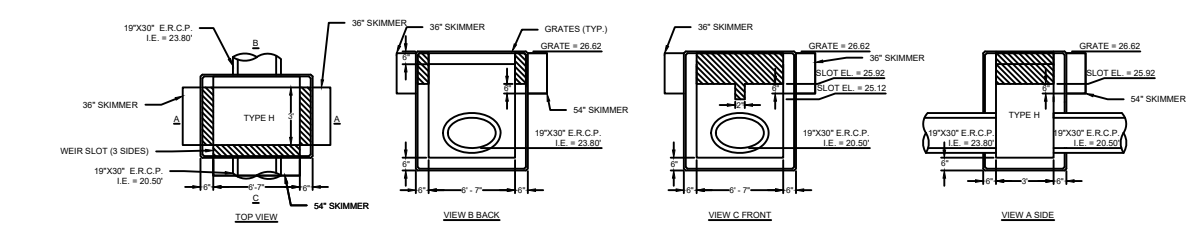
D DANIELS PARKWAY EXTERNAL SWALE BEYOND NORTHERN ENTRANCE
Scale: 1:10



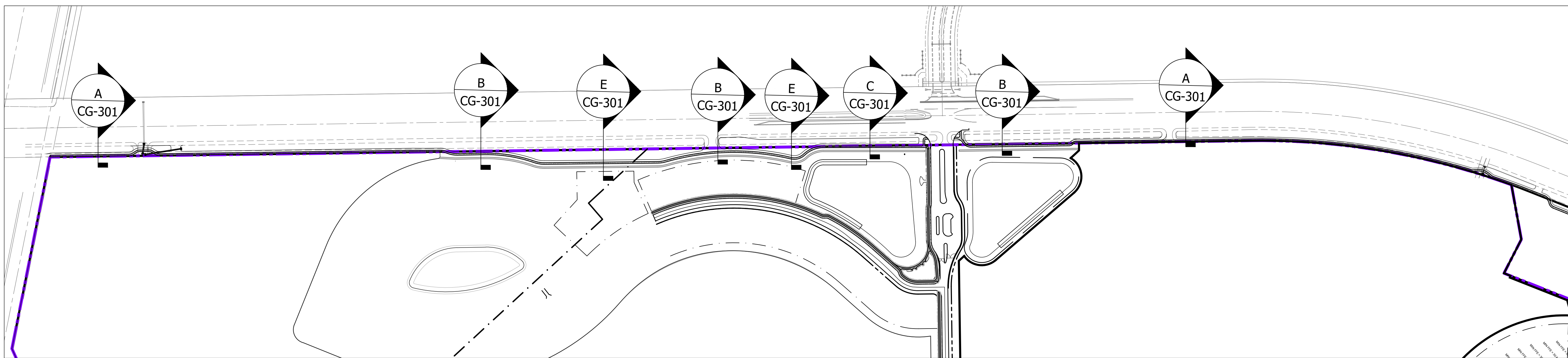
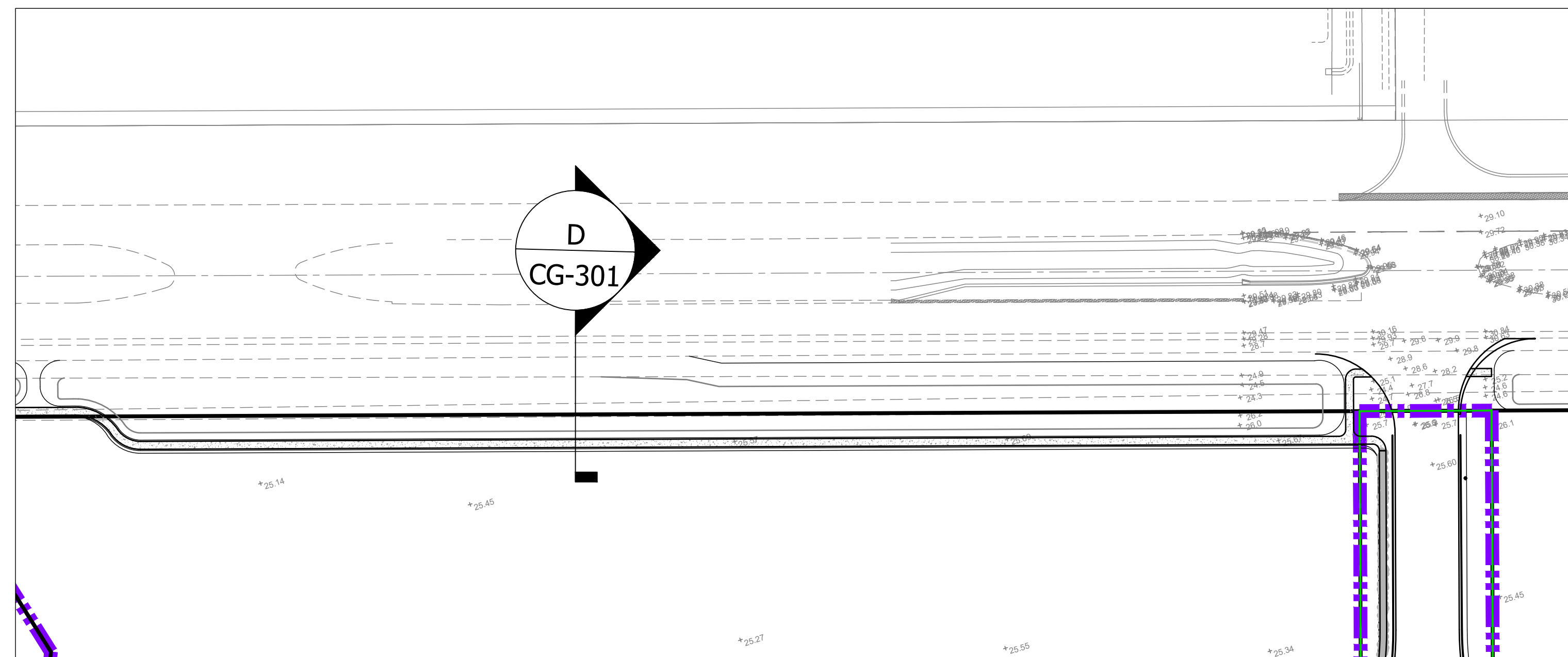
E DANIELS PARKWAY EXTERNAL SWALE @ BACK OF LOT
N.T.S.



F TYPE "H" CONTROL STRUCTURE (CS-9)
N.T.S.



G TYPE "H" CONTROL STRUCTURE (CS-13)
N.T.S.



PROJECT:

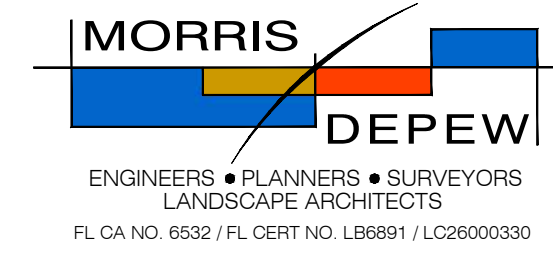
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DRAWING BY: MDH

JURISDICTION: LEE COUNTY

DATE: 4/8/2025

SHEET TITLE:

CROSS SECTIONS & DRAINAGE DETAILS

SHEET NUMBER: CG-301

SCALE 1"=10'

JOB/FILE NUMBER: 21008