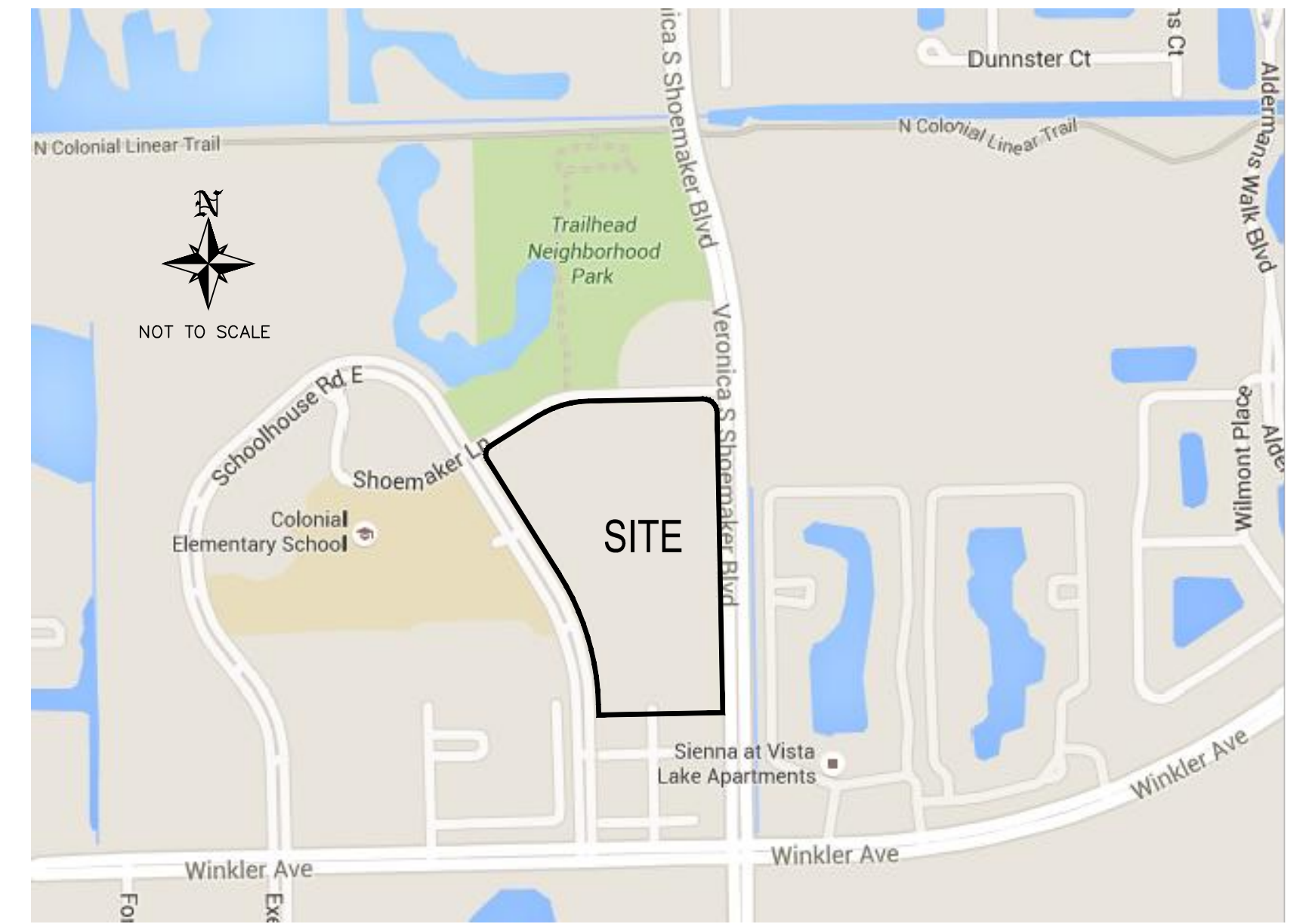
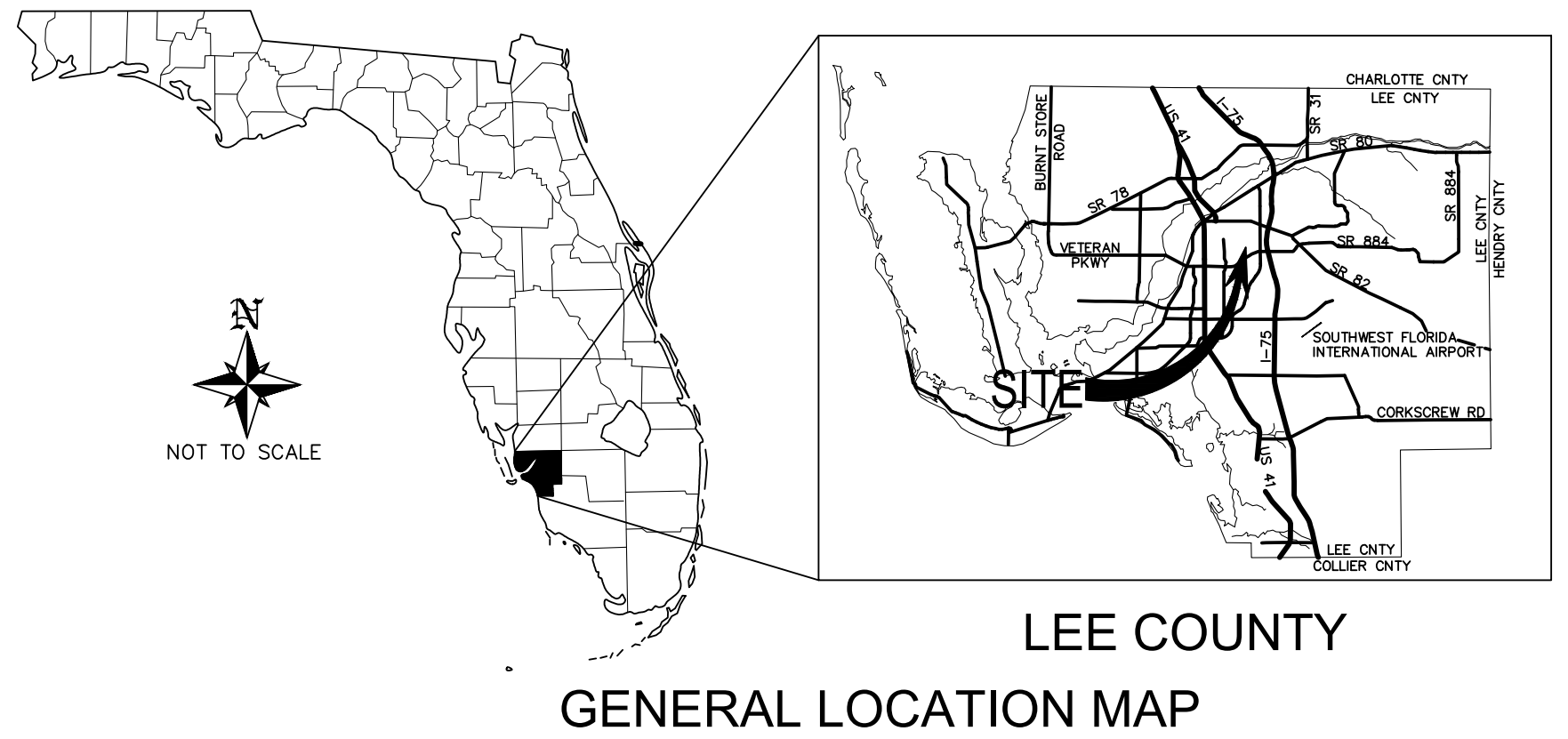


THE ROBERT

PREPARED FOR:
ESPERANZA APARTMENTS, LLC
 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
 PHONE: (239) 434-6001



UTILITY SERVICE PROVIDERS

WATER:
 CITY OF FORT MYERS PUBLIC WORKS OFFICE
 P.O. BOX 2217
 FORT MYERS, FL 33901
 PH (239) 332-6801

SEWER:
 CITY OF FORT MYERS PUBLIC WORKS OFFICE
 P.O. BOX 2217
 FORT MYERS, FL 33901
 PH (239) 322-6801

ELECTRIC:
 FLORIDA POWER AND LIGHT CO.
 15834 WINKLER ROAD
 FORT MYERS, FL 33908
 PH (239) 332-9214

CABLE:
 COMCAST
 1418 SE 10TH STREET
 CAPE CORAL, FL 33999
 PH (239) 574-2020

PHONE:
 CENTURY LINK
 P.O. BOX 1370
 FORT MYERS, FL 33901
 PH (239) 336-2011

FIRE PROTECTION:
 CITY OF FORT MYERS FIRE PROTECTION BUREAU
 1825 HENDRY STREET, SUITE 102
 FORT MYERS, FL 33901
 PH (239) 332-6703

SOLID WASTE DISPOSAL:
 CITY OF FORT MYERS SOLID WASTE DIVISION
 2925 DR MARTIN LUTHER KING JR.
 FORT MYERS, FL 33916
 PH (239) 321-8050

PROJECT CONTACTS

CIVIL ENGINEER:
 BANKS ENGINEERING
 SAMUEL W. MARSHALL, 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

TRAFFIC ENGINEER:
 TR TRANSPORTATION CONSULTANTS, INC.
 2726 OAK RIDGE COURT, SUITE 503
 FORT MYERS, FL 33901-9356
 PHONE: (239) 278-3090

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	COVER
02	AERIAL
03	MASTER SITE PLAN
04	MASTER UTILITY PLAN
05	PLAN & PROFILE 1
06	PLAN & PROFILE 2
07	PLAN & PROFILE 3
08	PLAN & PROFILE 4
09	PLAN & PROFILE 5
10	PLAN & PROFILE 6
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13	MASTER DRAINAGE PLAN
14	DRAINAGE PLAN - 1
15	DRAINAGE PLAN - 2
16	CROSS SECTIONS
17	DRAINAGE DETAILS
18	UTILITY DETAILS
19	BEST MANAGEMENT PRACTICES

ALL EXISTING AND
 PROPOSED GRADES
 ARE ELEVATIONS ARE
 N.G.V.D. 1929

SITE INFORMATION

PROJECT AREA: 16.44± ACRES
PARCEL STRAP NO.: 31-44-25-P2-00500.005A
PARCEL ADDRESS: 3811 SCHOOLHOUSE RD E
 FORT MYERS, FL 33916
PROPOSED USE: MULTI-FAMILY

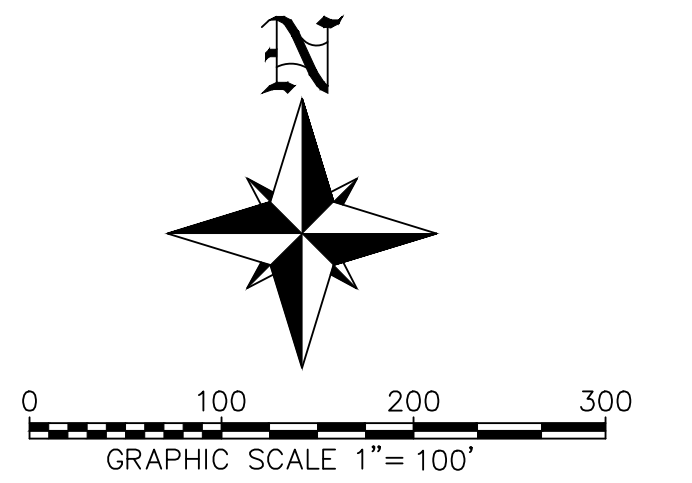
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Professional Engineers, Planners, & Land Surveyors
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 10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
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SAMUEL W. MARSHALL, P.E.
 #48881

NO.	DATE	REVISION DESCRIPTION	BY

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PREPARED FOR:
ESPERANZA APARTMENTS, LLC
 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
 PHONE: (239) 434-6001

NO.	DATE	REVISION DESCRIPTION	BY
3	9/26/2016	REVISED PER CFM COMMENTS	SDJ
2	8/1/2016	REVISED PER CFM COMMENTS	SDJ
1	7/08/2015	REVISED PER CFM COMMENTS	SDJ

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SAMUEL W. MARSHALL, P.E.
 #48881

AERIAL THE ROBERT CITY OF FORT MYERS, FLORIDA		DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
		7/24/2019	2734R	_AER	EMH	EMH	SWM	1"=100'	02

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF ANY BURIED UTILITY LINES OR CABLES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY UTILITY LINES OR CABLES DISTURBED BY THE CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE AND LIMEROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAYMENT AND/OR FINAL ACCEPTANCE. (ONE TEST PER COURSE PER 600 SQUARE YARDS).
3. THE CONTRACTOR SHALL COORDINATE ALL CONNECTIONS OR RELOCATION OF EXISTING UTILITIES WITH APPROPRIATE UTILITY OWNERS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS NEEDED TO WORK IN PUBLIC RIGHTS-OF-WAY.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK IN THE CITY RIGHTS-OF-WAY WITH THE CITY OF FORT MYERS.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS AND INDEXES AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART IV.
7. CONTRACTOR SHALL SEED AND MULCH, UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS AND OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
8. CONTRACTOR SHALL REPAIR ANY CRACKS OR DAMAGE TO THE SIDEWALK, DRIVEWAY APRON, ROADWAY, STREET-TREES, LIGHTING, METER BOXES, BACK-FLOW PREVENTERS, CLEAN-OUTS, STORM-WATER STRUCTURES, OR VALVES.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE ENGINEER IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. THE ENGINEER'S INSPECTION STAFF MAY OBSERVE PROJECT CONSTRUCTION.

GOVERNING SPECIFICATIONS:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 OR LATEST EDITION.
2. ALL WORK SHOWN BY INDEX NUMBER SHALL BE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS, 2006 OR LATEST EDITION.
3. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF FORT MYERS UTILITIES OPERATION MANUALS AND SUBJECT TO THE FINAL ACCEPTANCE BY CITY OF FORT MYERS UTILITIES.

TECHNICAL SPECIFICATIONS:

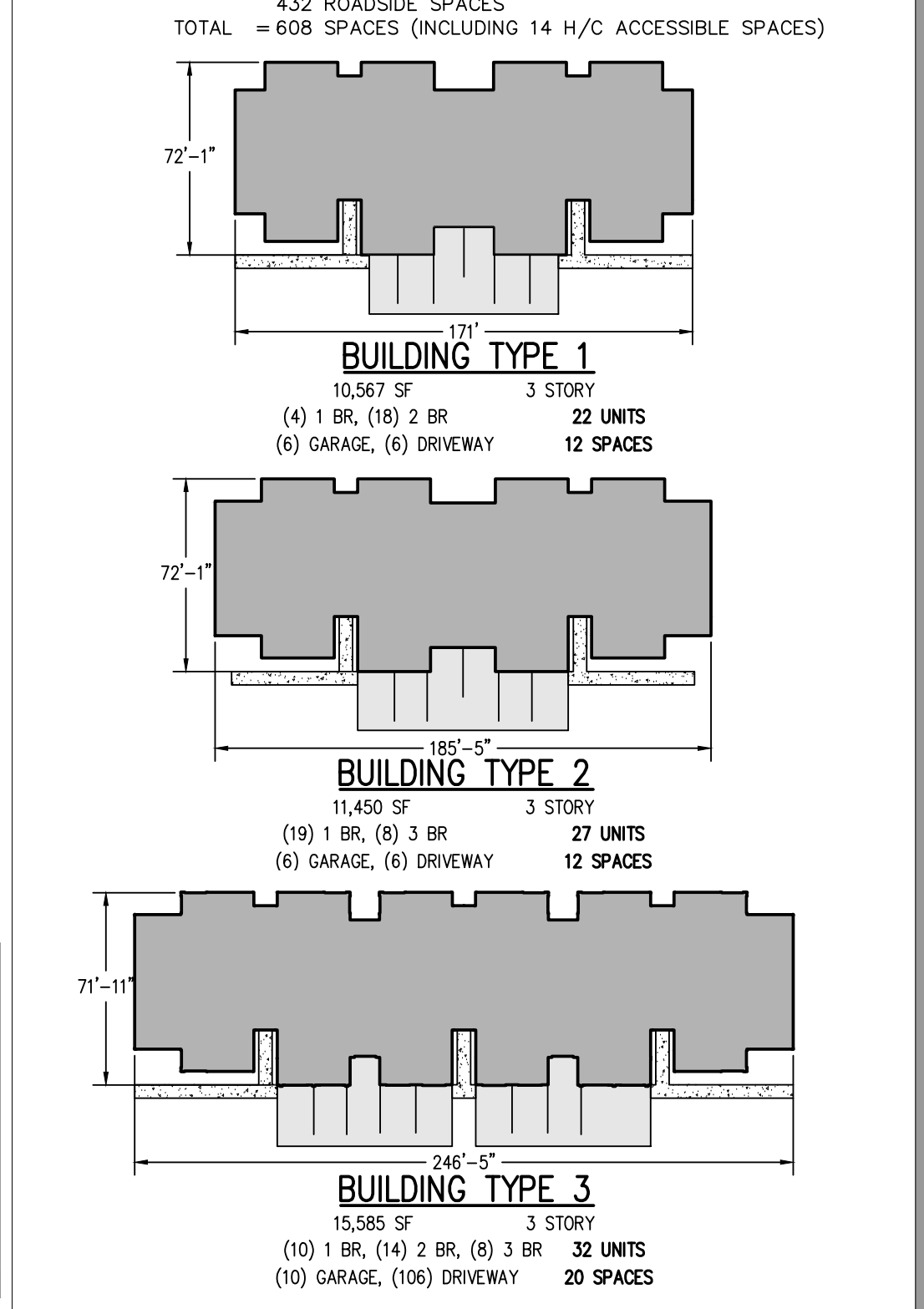
1. ALL EMBANKMENT AND FILL TO BE SUITABLE MATERIAL COMPLYING WITH AASHTO CLASSIFICATION GROUPS A-1, A-2, A-3, A-4, A-5, A-6, OR A-7-5 AND OTHERWISE PLACED AND COMPACTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS, SECTION 110.
2. STABILIZED SUBGRADE MATERIAL SHALL CONFORM TO F.D.O.T. STANDARD SPECIFICATIONS, SECTION 160 WITH A MINIMUM L.B.R. OF 40. (ALLOWABLE UNDERTOLERANCE PER SECTION 160-7.2 WILL NOT APPLY).
3. SUBGRADE AND LIMEROCK BASE COURSES TO BE COMPACTED TO 98% MINIMUM OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 TESTING.
4. UNLESS OTHERWISE NOTED FILL SHALL BE COMPACTED IN STRICT ACCORDANCE WITH THE BEDDING DETAILS.

NOTES:

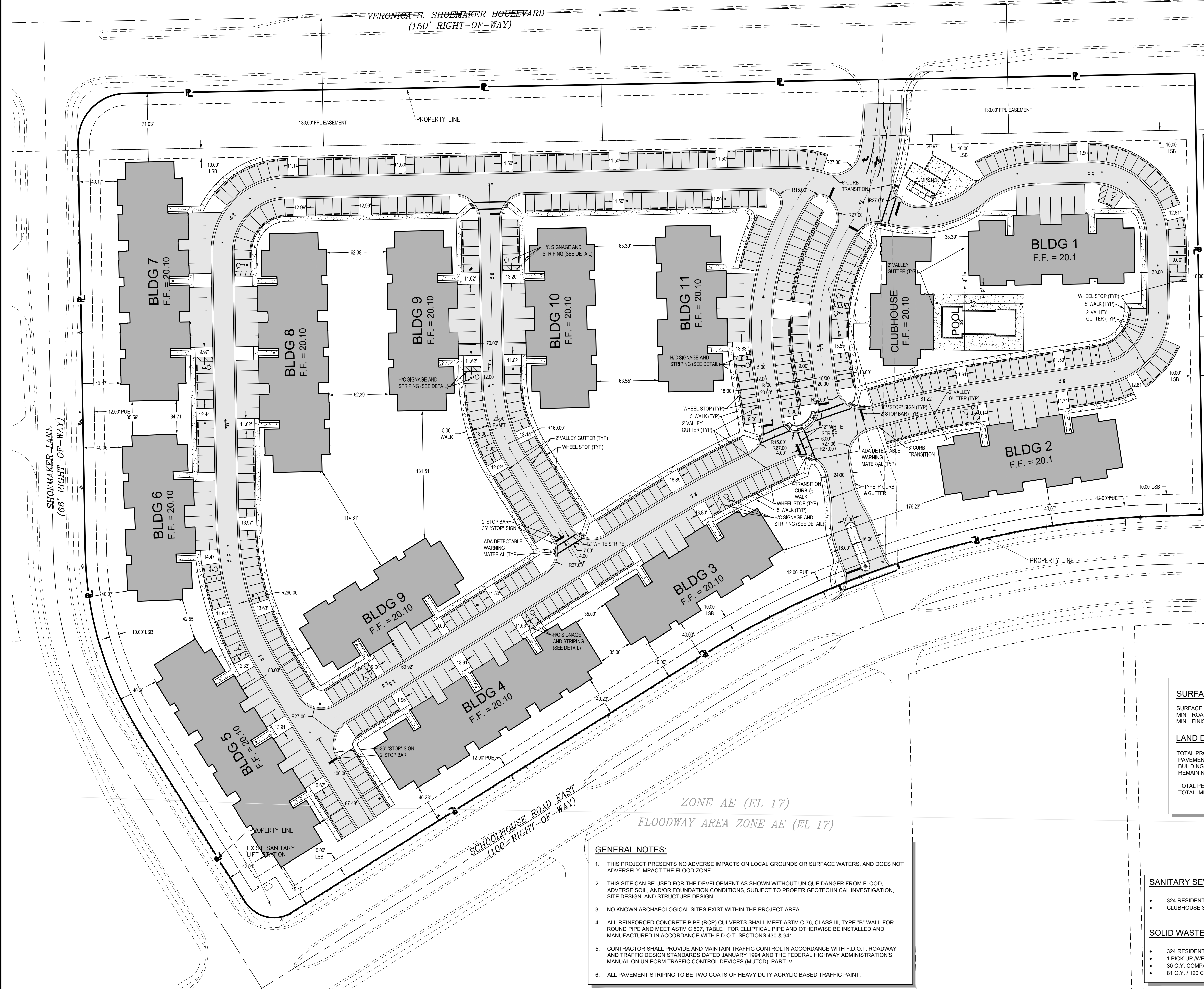
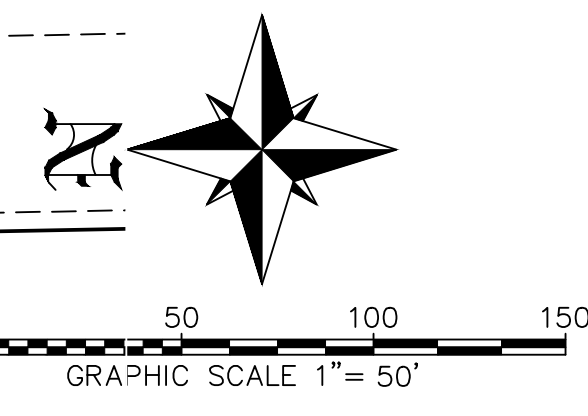
APARTMENT SITE = 16.4 AC
 (4) 22 UNIT TYPE 1 BUILDINGS = 88 UNITS
 (4) 27 UNIT TYPE 2 BUILDINGS = 108 UNITS
 (4) 32 UNIT TYPE 3 BUILDINGS = 128 UNITS
 TOTAL = 324 UNITS

PARKING REQUIRED
 132 ONE BEDROOMS (1.5 SPACES / 1 BR UNIT) = 198 SPACES
 128 TWO BEDROOMS (2 SPACES / 2 BR UNIT) = 256 SPACES
 64 THREE BEDROOMS (2 SPACES / 3 BR UNIT) = 128 SPACES
 GUEST SPACES (1 SPACE / PER 15 UNITS) = 22 SPACES
 TOTAL = 604 SPACES

PARKING PROVIDED= 88 GARAGE SPACES
 88 DRIVEWAY SPACES
 432 ROADSIDE SPACES
 TOTAL = 608 SPACES (INCLUDING 14 H/C ACCESSIBLE SPACES)



ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929



SURFACE WATER MANAGEMENT DATA:

SURFACE WATER MANAGEMENT DATA:
 MIN. ROAD CROWN EL.: 18.90 FT.
 MIN. FINISH FLOOR EL.: 19.1 FT. (ALL F.F.'s TO BE 20.10)

LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	16.44± AC	(29.3%)
PAVEMENT/CONC. AREA (ON-SITE):	4.81 AC	(29.3%)
BUILDING COVERAGE:	2.58 AC	(15.7%)
REMAINING PERVIOUS AREA:	9.05 AC	(55.0%)
TOTAL PERVIOUS AREA/OPEN SPACE:	9.05 AC	(45.0%)
TOTAL IMPERVIOUS AREA:	7.39 AC	(55.0%)

SANITARY SEWER CALCULATION:

- 324 RESIDENTIAL UNITS x 200 GPD = 64,800 GPD
- CLUBHOUSE 3,520 SF x 0.10 GPD = 352 GPD

TOTAL = 65,152 GALLONS PER DAY

SOLID WASTE DISPOSAL REQUIREMENTS:

- 324 RESIDENTIAL UNITS x 1 CY = 324 C.Y./MONTH (81 C.Y./WEEK)
- 1 PICK UP PER WEEK = 81 C.Y./PICKUP
- 30 C.Y. COMPACTOR = 120 C.Y. CAPACITY (4:1 RATIO)
- 81 C.Y. / 120 C.Y. (COMPACTOR CAPACITY) = 1 COMPACTOR REQUIRED

- GENERAL NOTES:**
1. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUNDS OR SURFACE WATERS, AND DOES NOT ADVERSELY IMPACT THE FLOOD ZONE.
 2. 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.
 3. NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.
 4. ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE AND MEET ASTM C 507, TABLE I FOR ELLIPTICAL PIPE AND OTHERWISE BE INSTALLED AND MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.
 5. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS DATED JANUARY 1994 AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART IV.
 6. ALL PAVEMENT STRIPING TO BE TWO COATS OF HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.

PREPARED FOR:
ESPERANZA APARTMENTS, LLC
 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
 PHONE: (239) 434-6001

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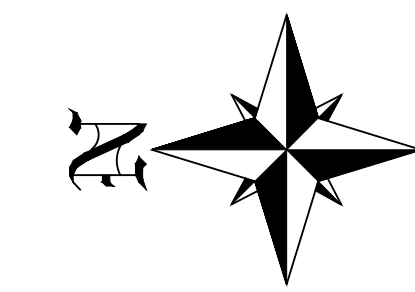
10511 SIX MILE CYPRESS PARKWAY
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MASTER SITE PLAN
 THE ROBERT
 CITY OF FORT MYERS, FLORIDA

SAMUEL W. MARSHALL, P.E.
 #48881

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_MSP	EMH	EMH	SWM	1"=50'	03

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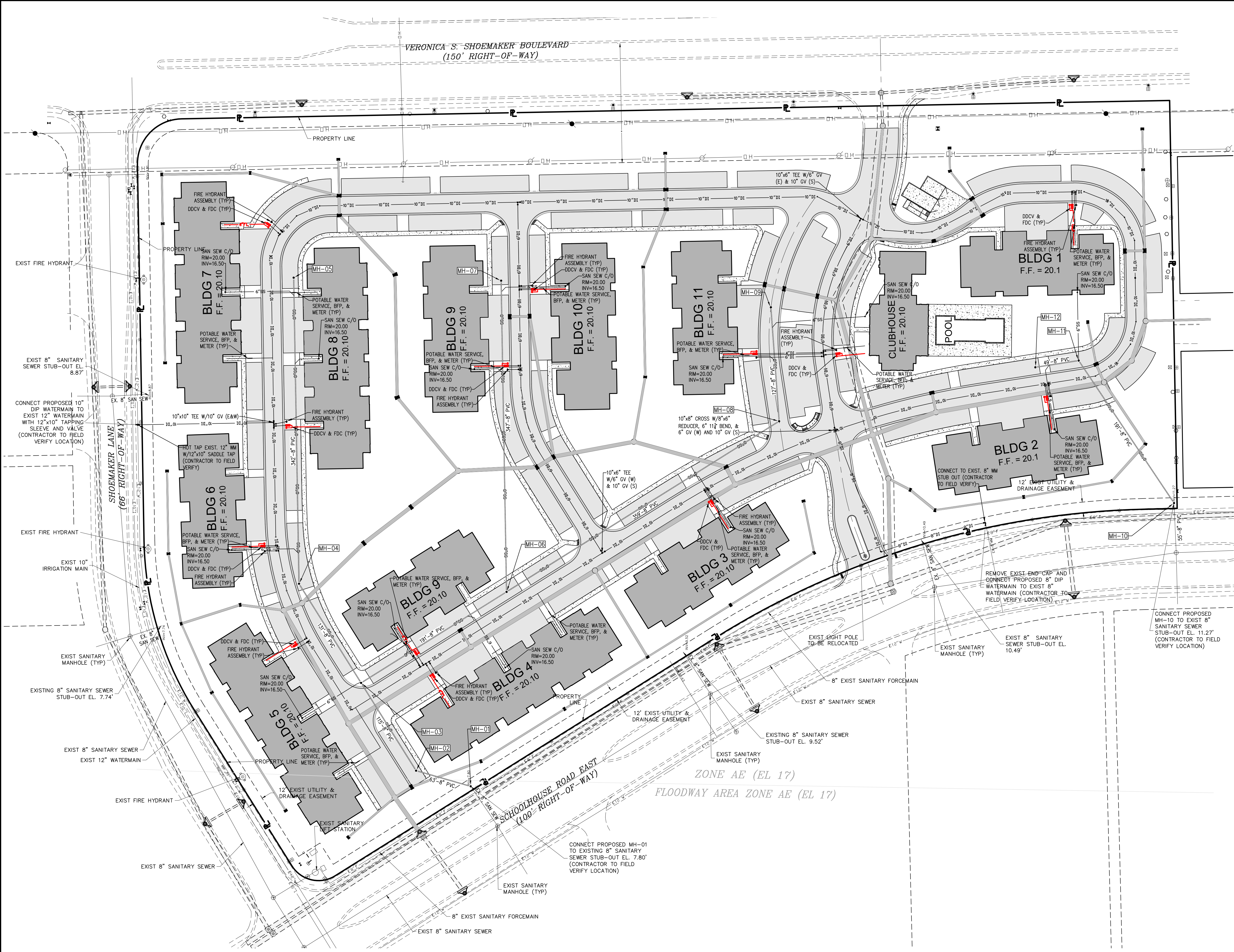
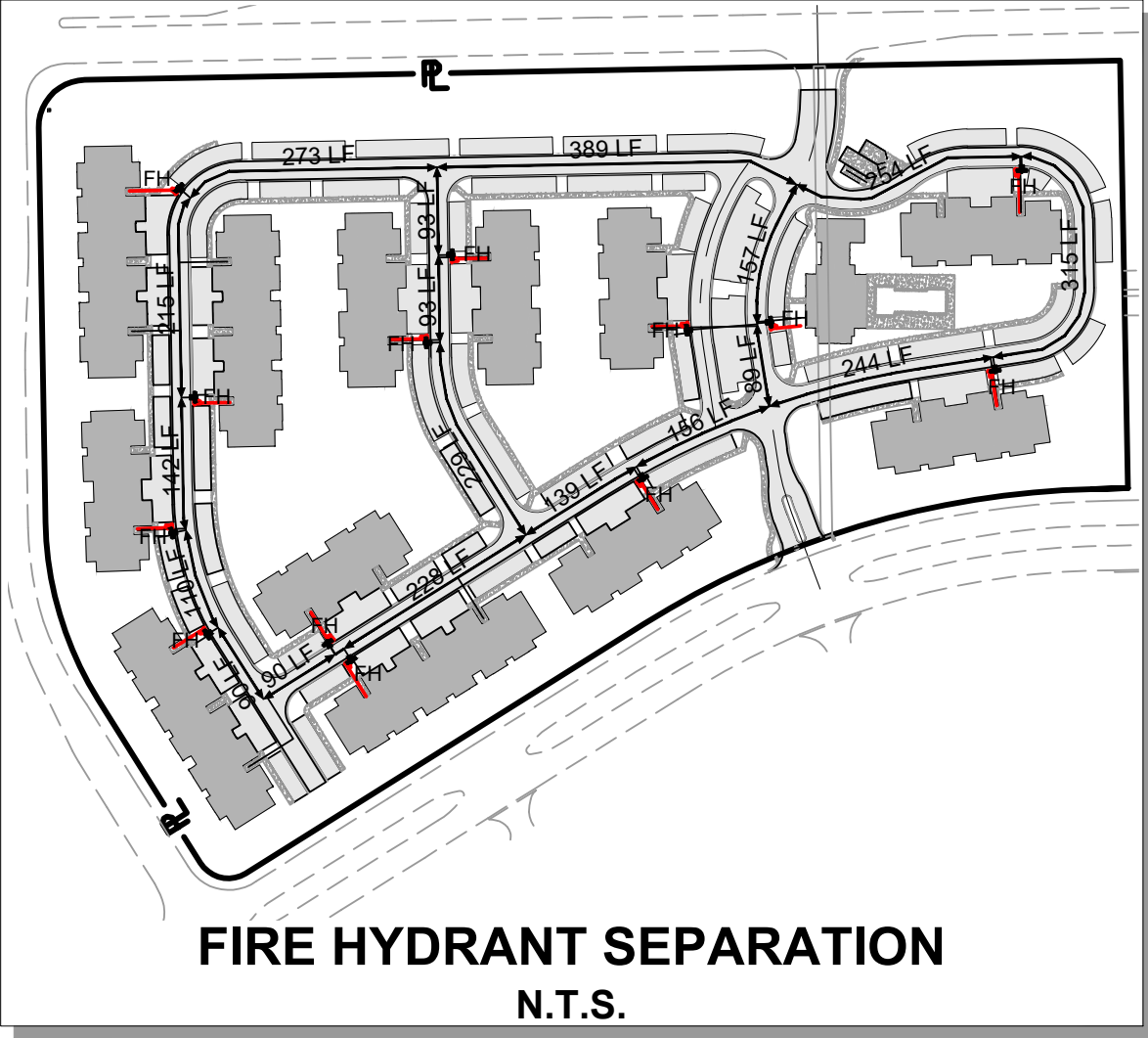
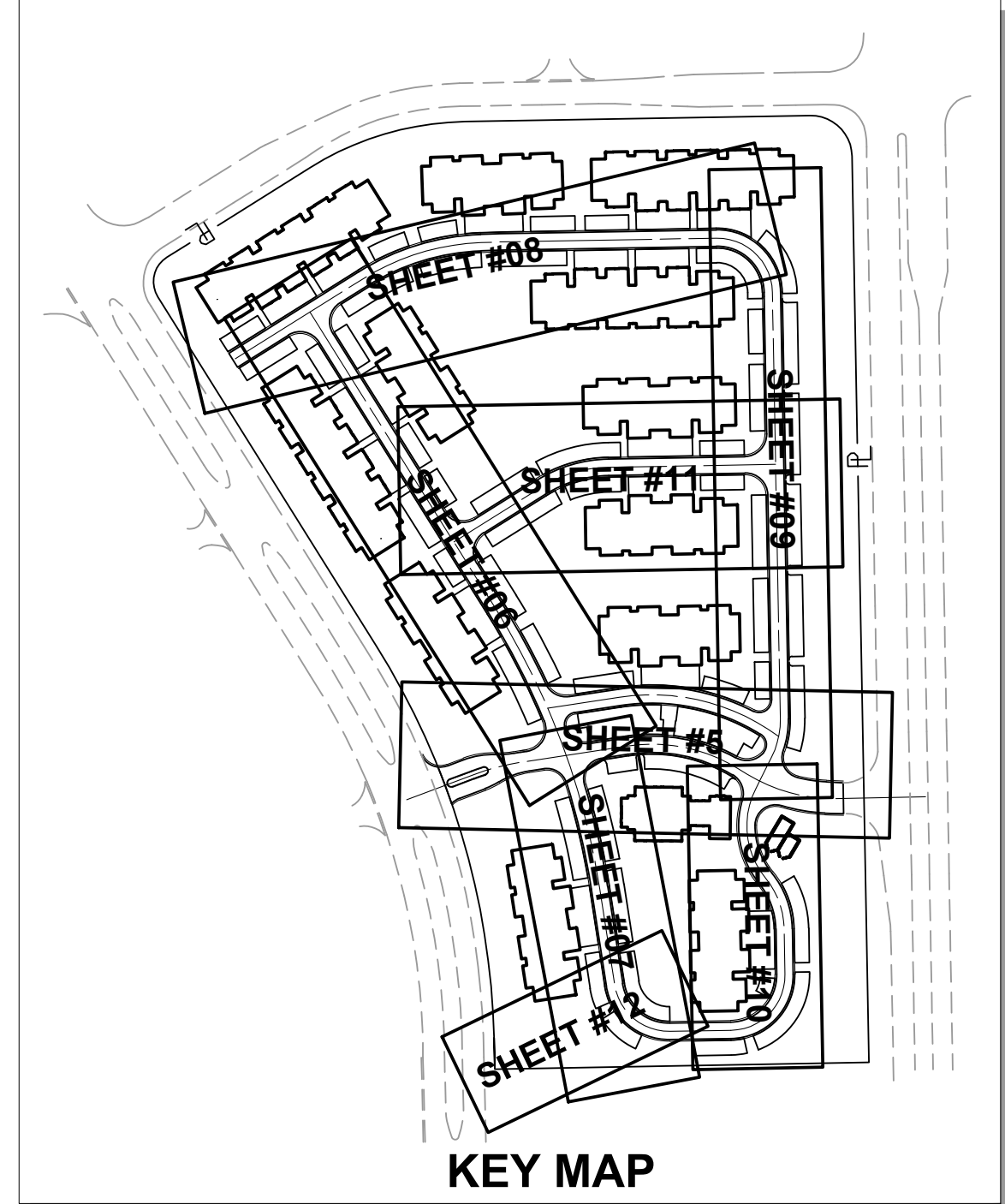


ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929



LEGEND

- RIGHT OF WAY LINE
- PROP. DRAINAGE PIPE
- EX. R.C.P.
- PROP. TYPE 'C' INLET
- EX. DRAINAGE INLET
- PROP. END SECTION
- PROP. ELEVATION
- EX. ELEVATION
- PROP. SLOPE DIRECTION
- EX. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER CLEAN OUT
- EX. WATER METER
- EX. FIRE HYDRANT ASSEMBLY
- EX. WATER VALVE
- PROP. # OF PARKING SPACES
- PROP. PAVEMENT
- PROP. CONCRETE WALKWAYS/PADS



PREPARED FOR:
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 900 BROAD AVENUE SOUTH, SUITE #2C
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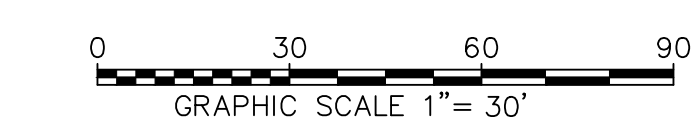
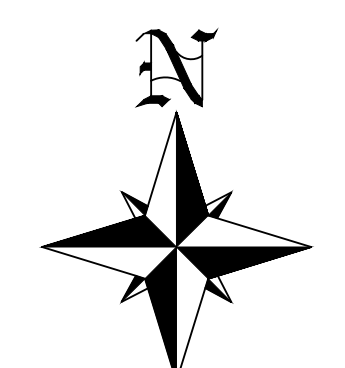
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SAMUEL W. MARSHALL, P.E.
 #48881

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_MDP	EMH	EMH	SWM	1"=50'	04

MASTER UTILITY PLAN
THE ROBERT
 CITY OF FORT MYERS, FLORIDA

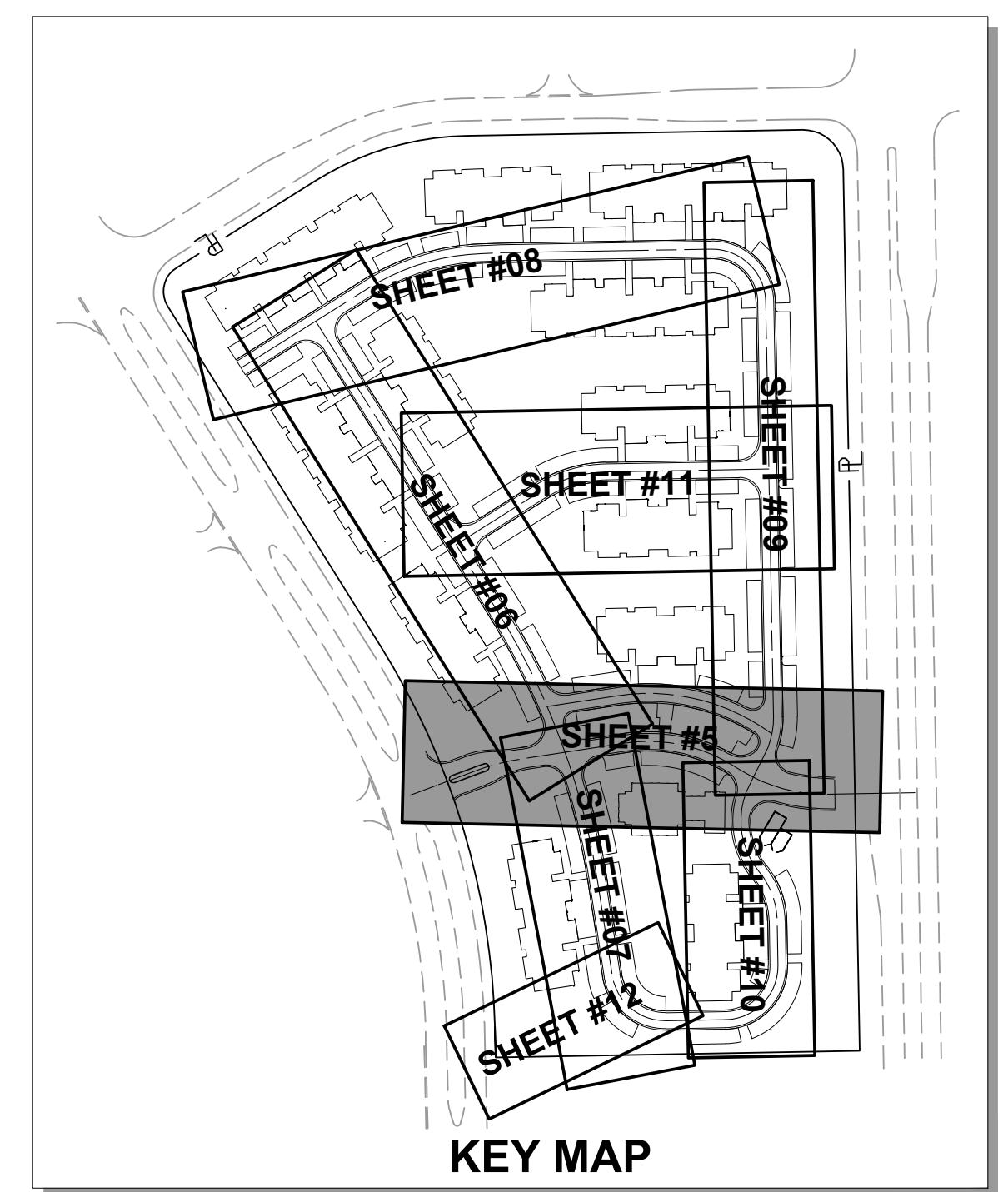
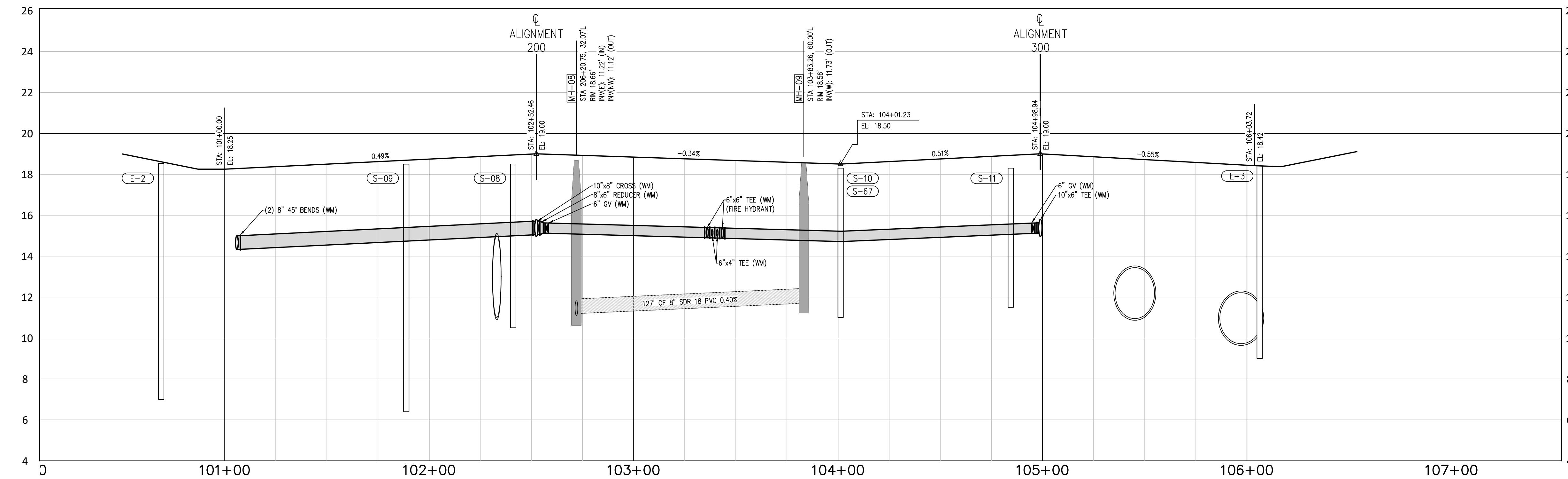
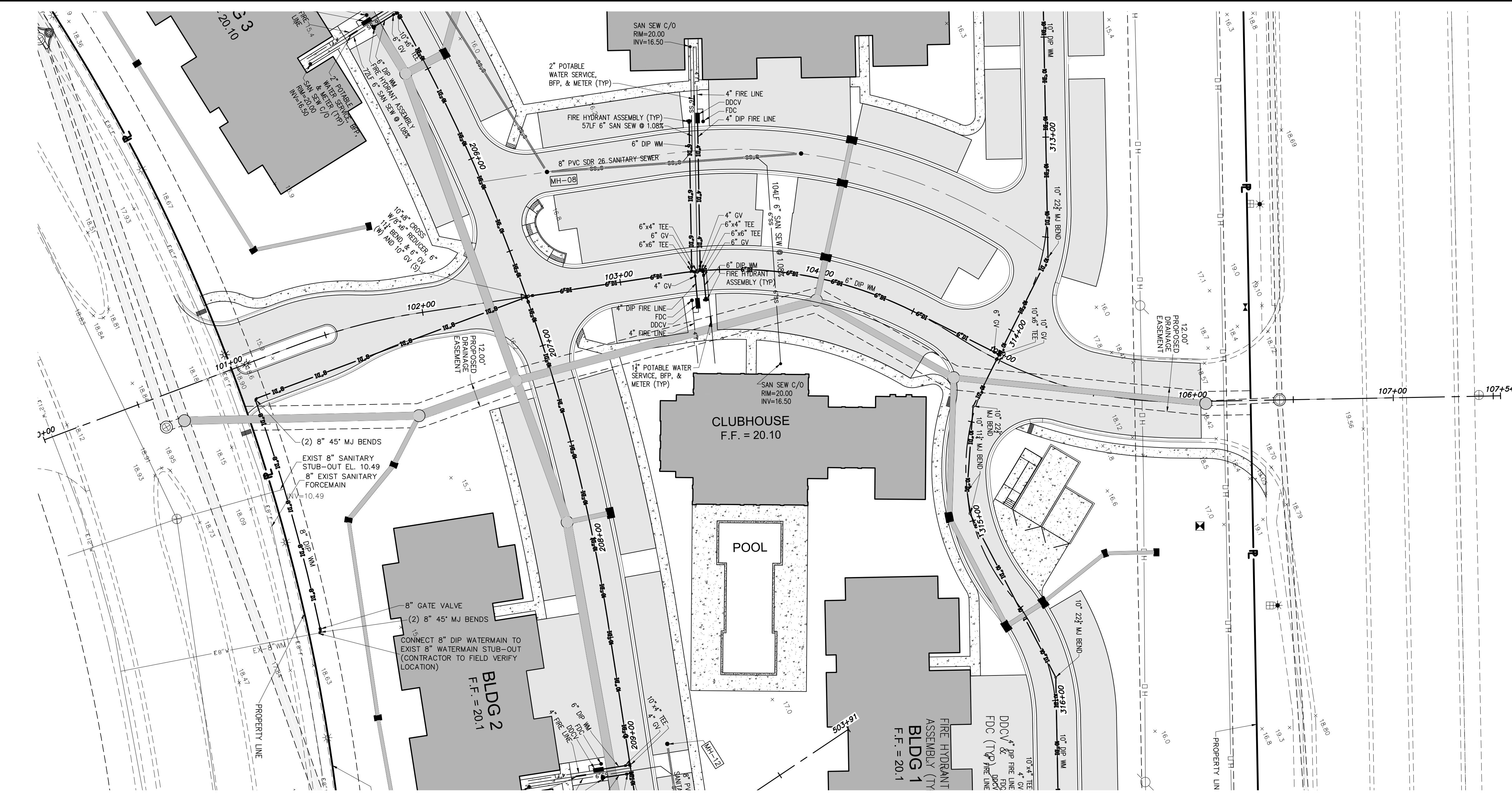
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- EX. FIRE HYDRANT ASSEMBLY
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- PROP. # OF PARKING SPACES
- PROP. PAVEMENT
- PROP. CONCRETE WALKWAYS/PADS



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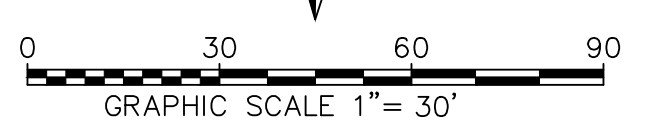
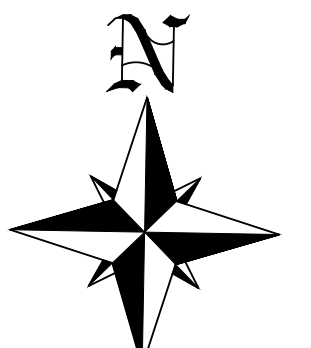
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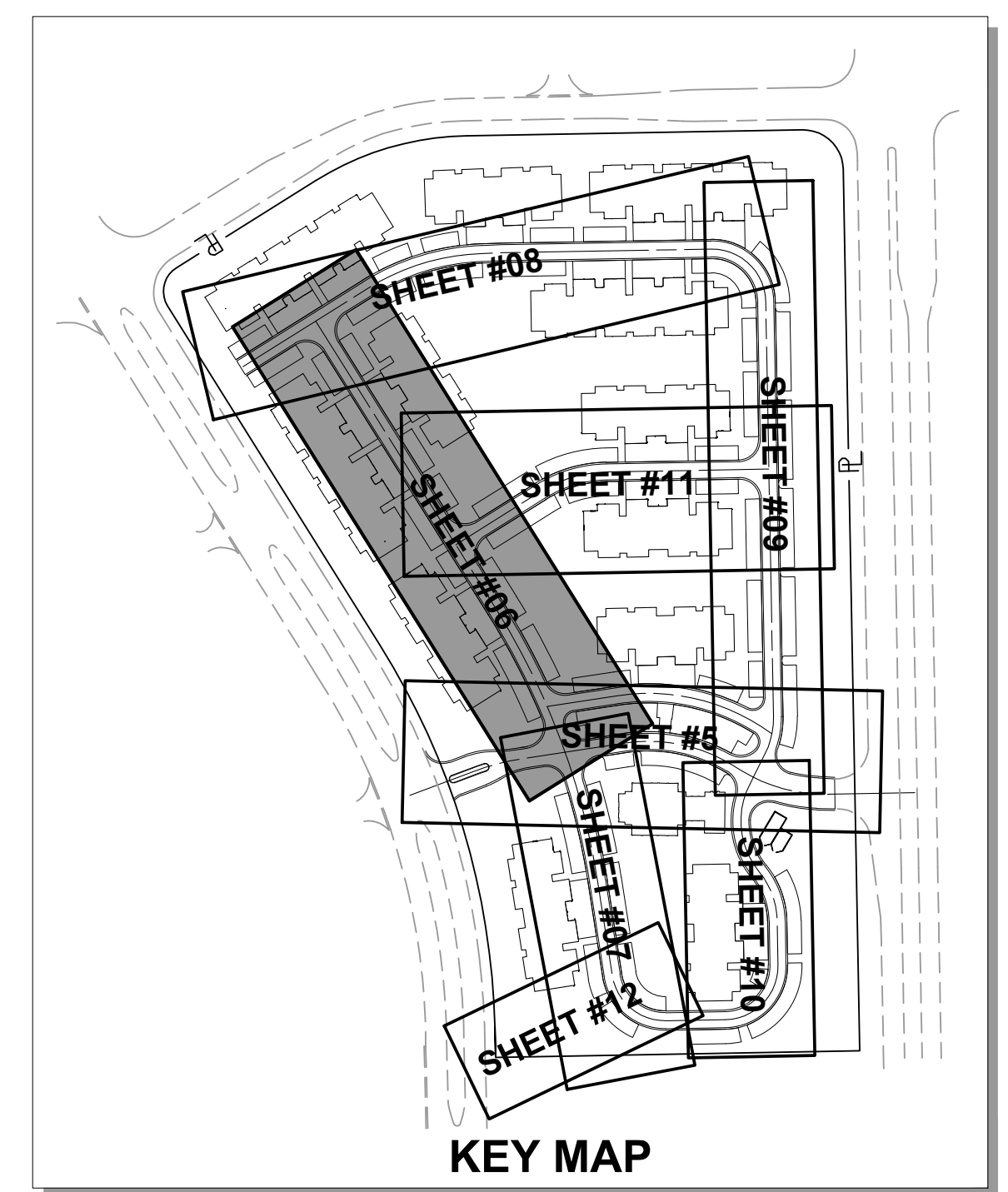
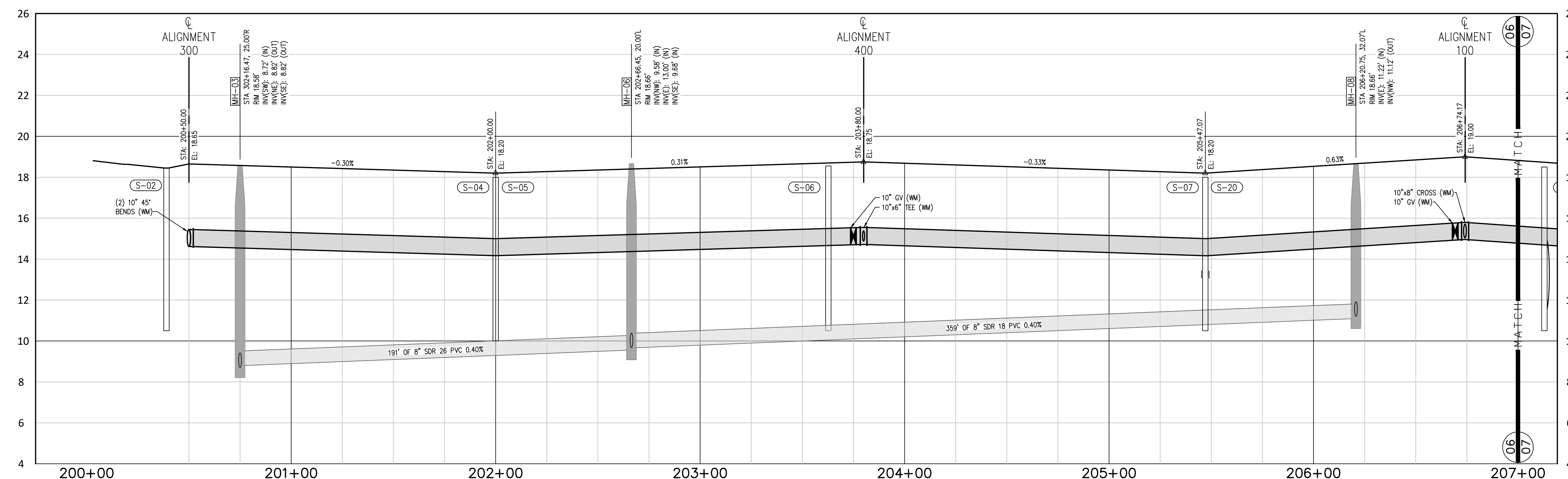
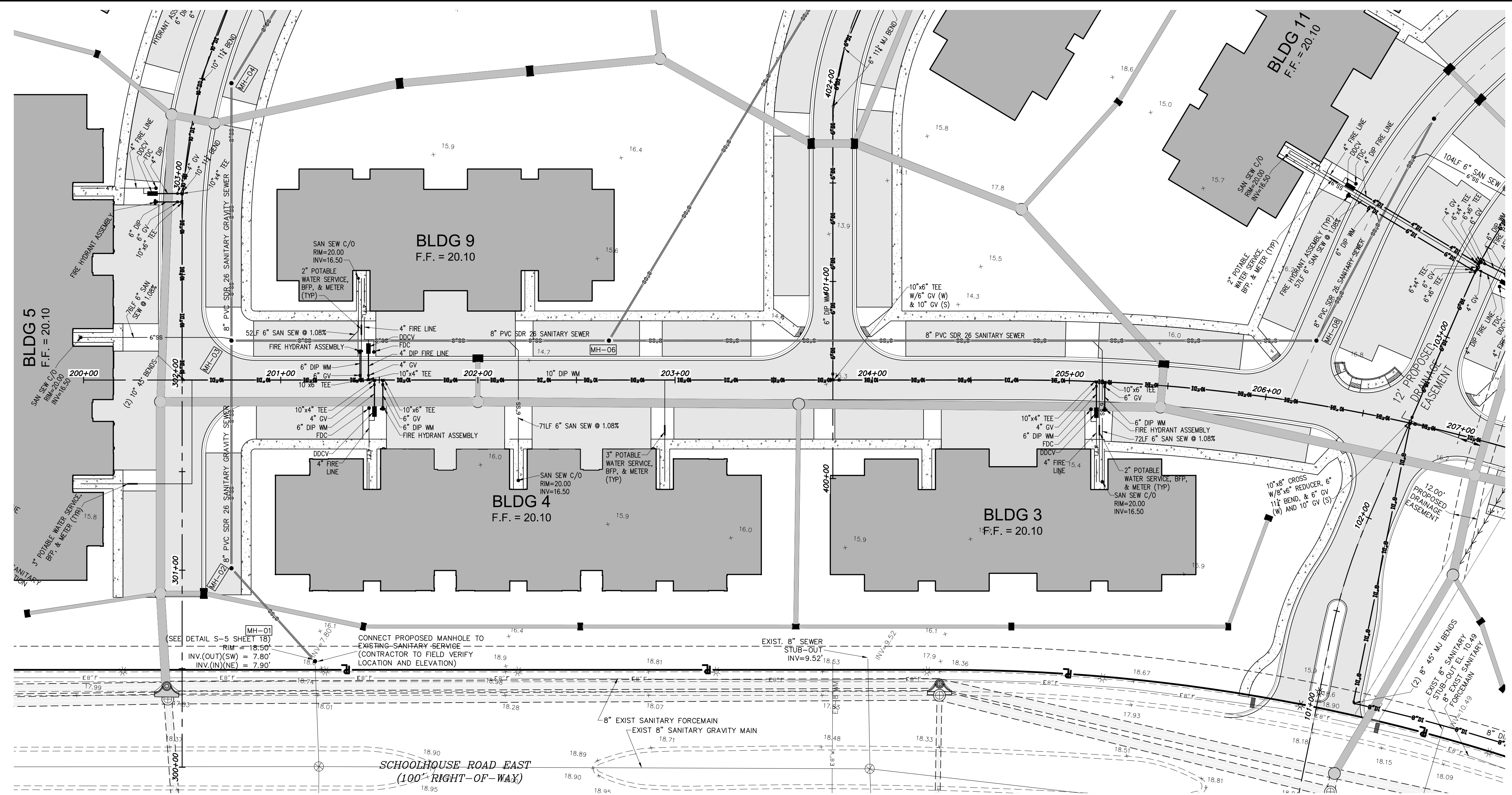
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7/24/2019	2734R	_PP	EMH	EMH	SWM	1"=30'	05



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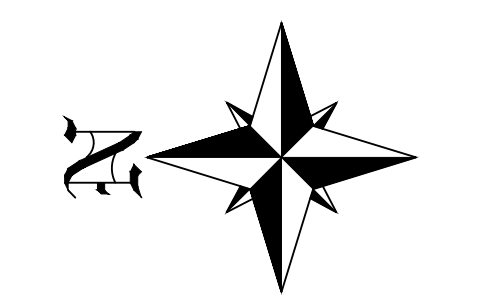
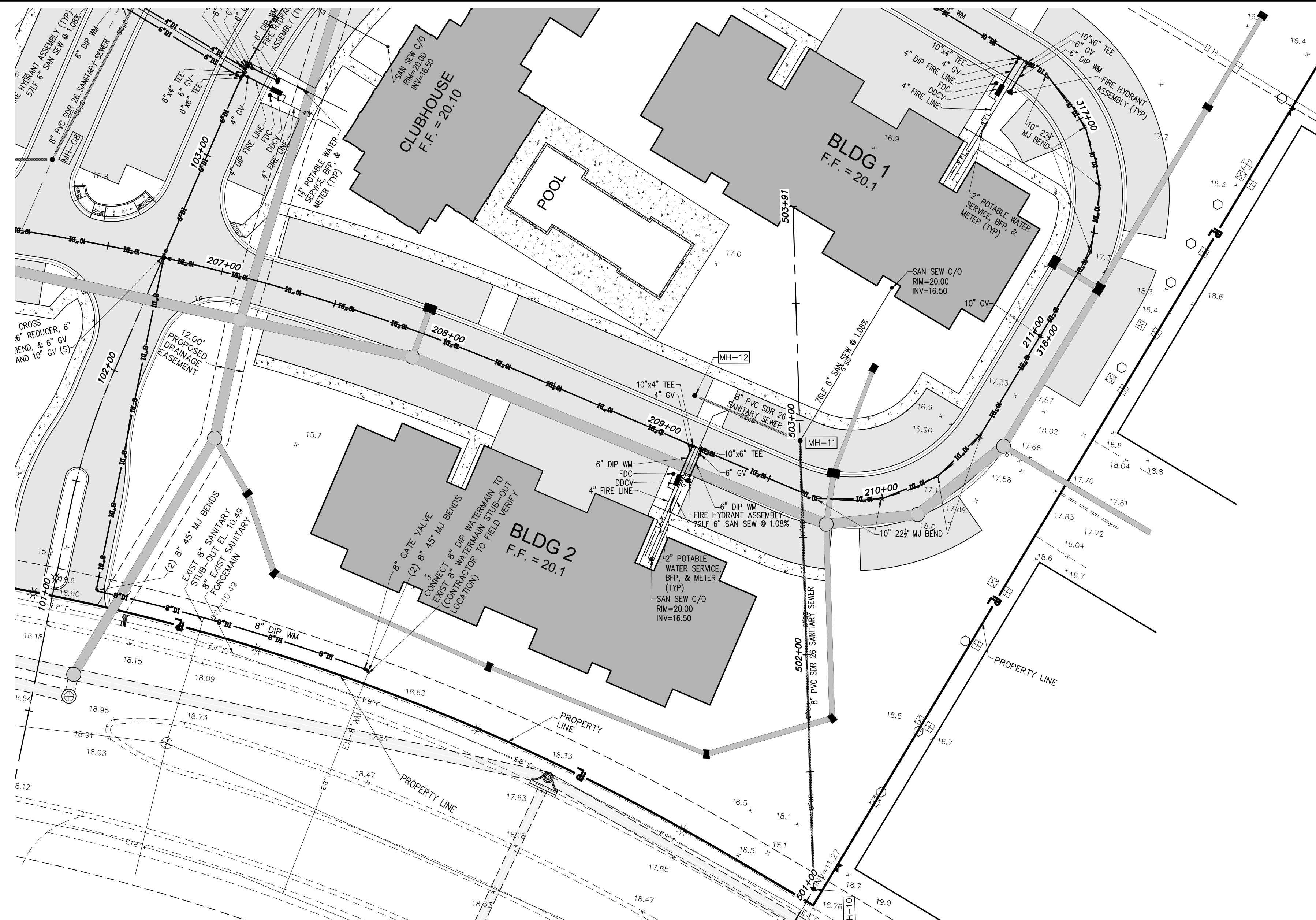
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- PROP. CONCRETE WALKWAYS/PADS



PREPARED FOR: ESPERANZA APARTMENTS, LLC 900 BROAD AVENUE SOUTH, SUITE #2C NAPLES, FL 34102 PHONE: (239) 434-6001	<div style="text-align: center;"> <h1 style="margin: 0;">BANKS</h1> <h2 style="margin: 0;">ENGINEERING</h2> <p style="font-size: small;">Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida</p> </div>	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					
PLAN & PROFILE 2 THE ROBERT CITY OF FORT MYERS, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_PP	EMH	EMH	SWM	1"=30'	06

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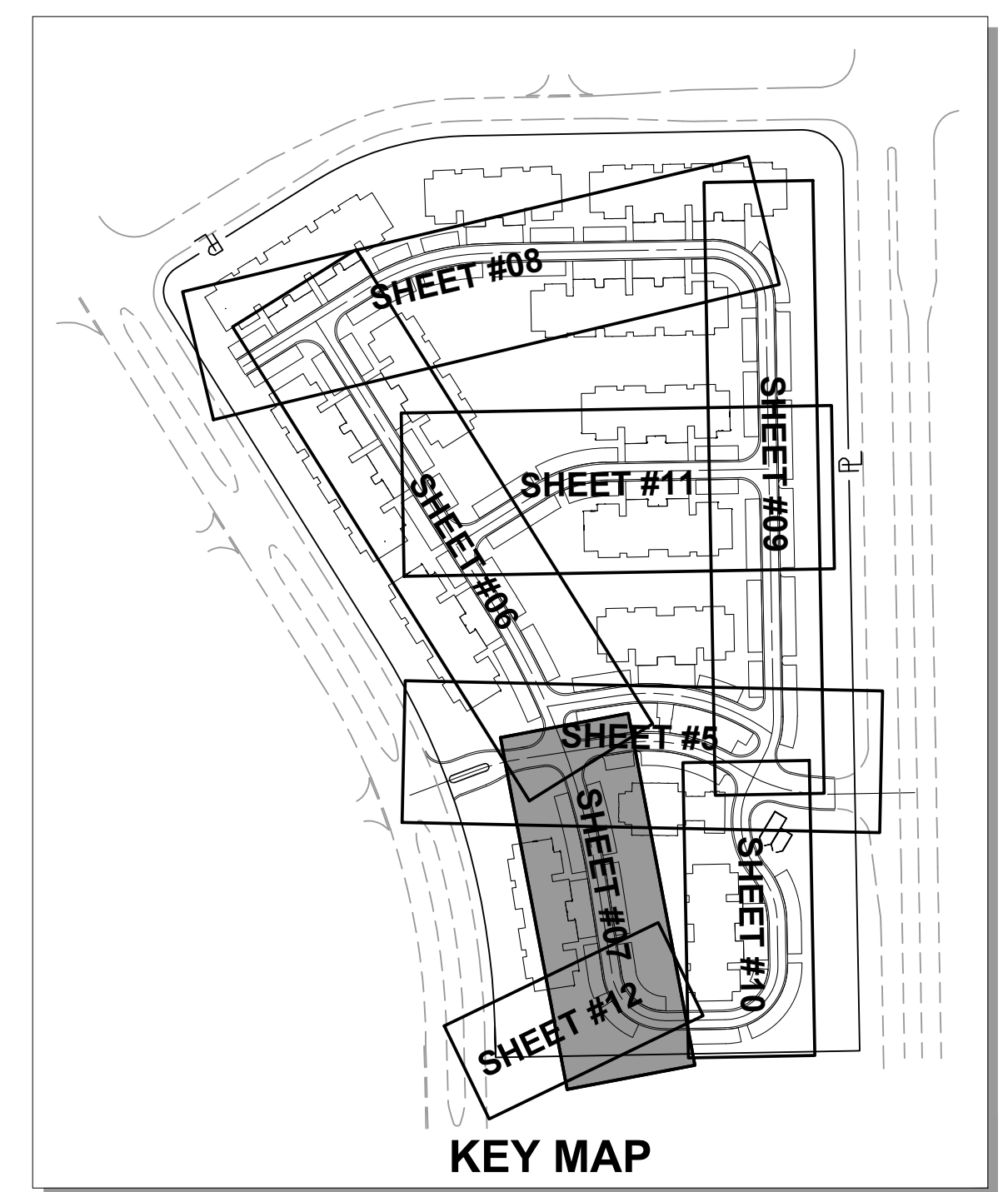
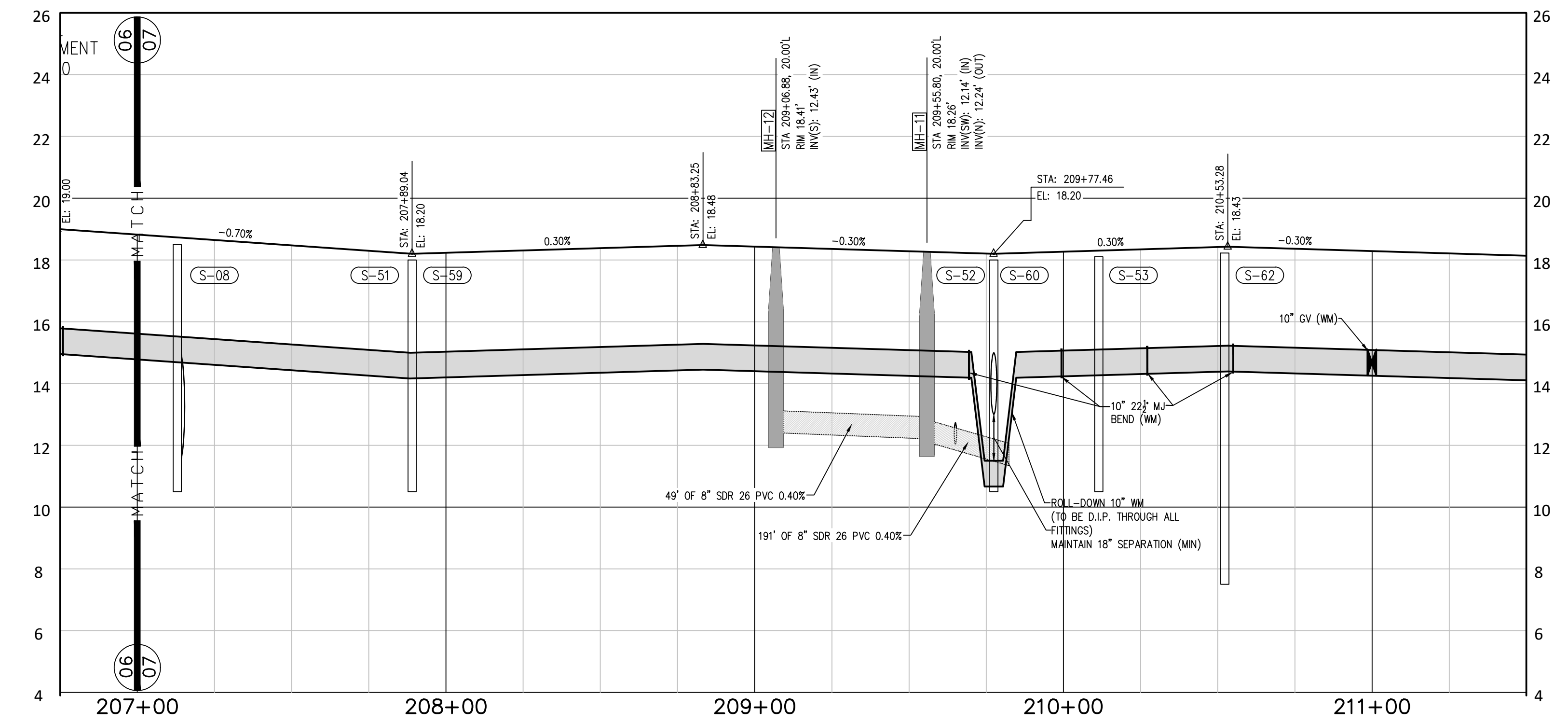
THE ROBERT



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LEGEND

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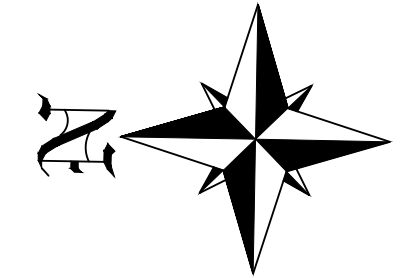
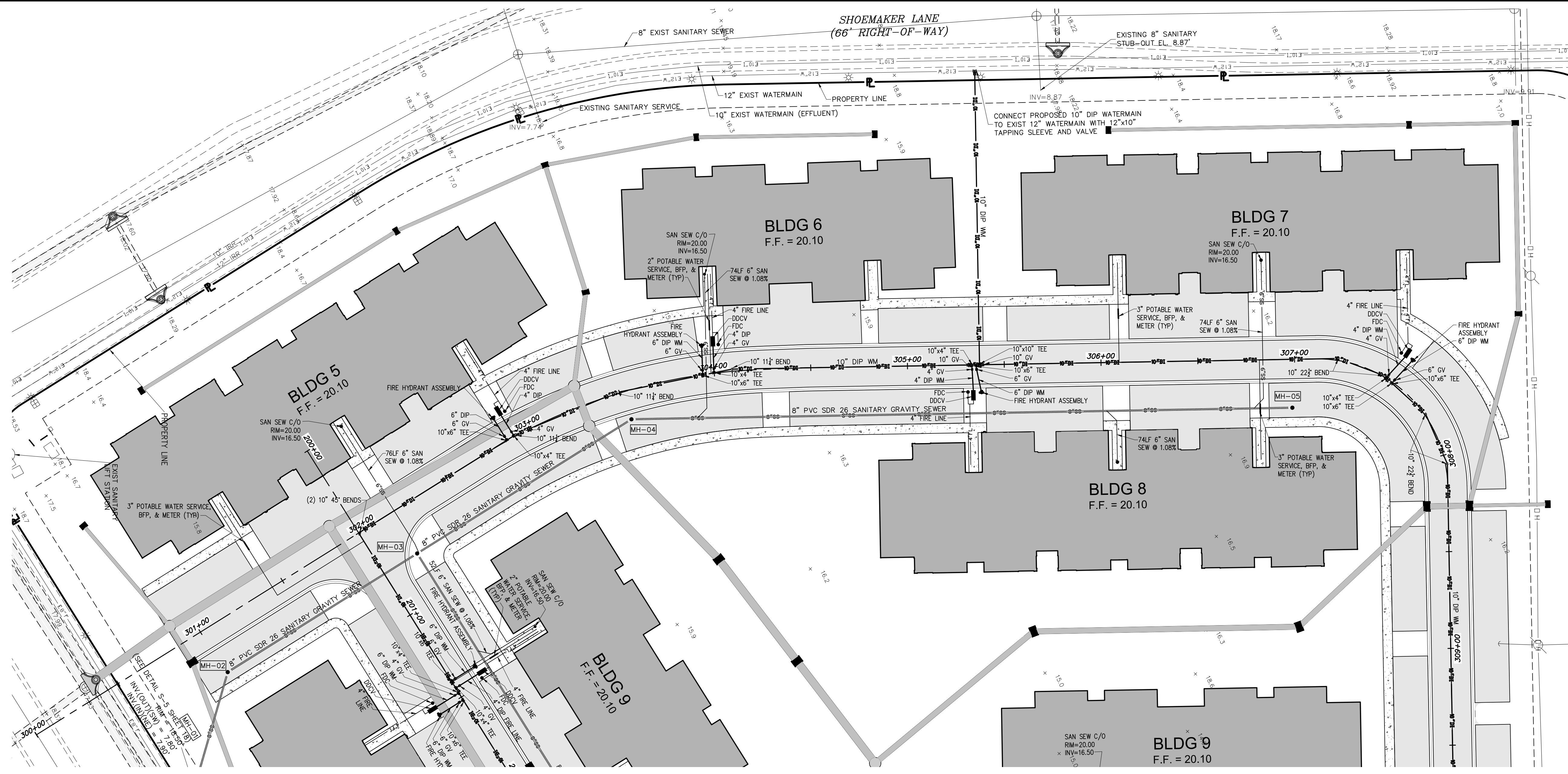
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 #48881

PLAN & PROFILE 3 THE ROBERT CITY OF FORT MYERS, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_PP	EMH	EMH	SWM	1"=30'	07

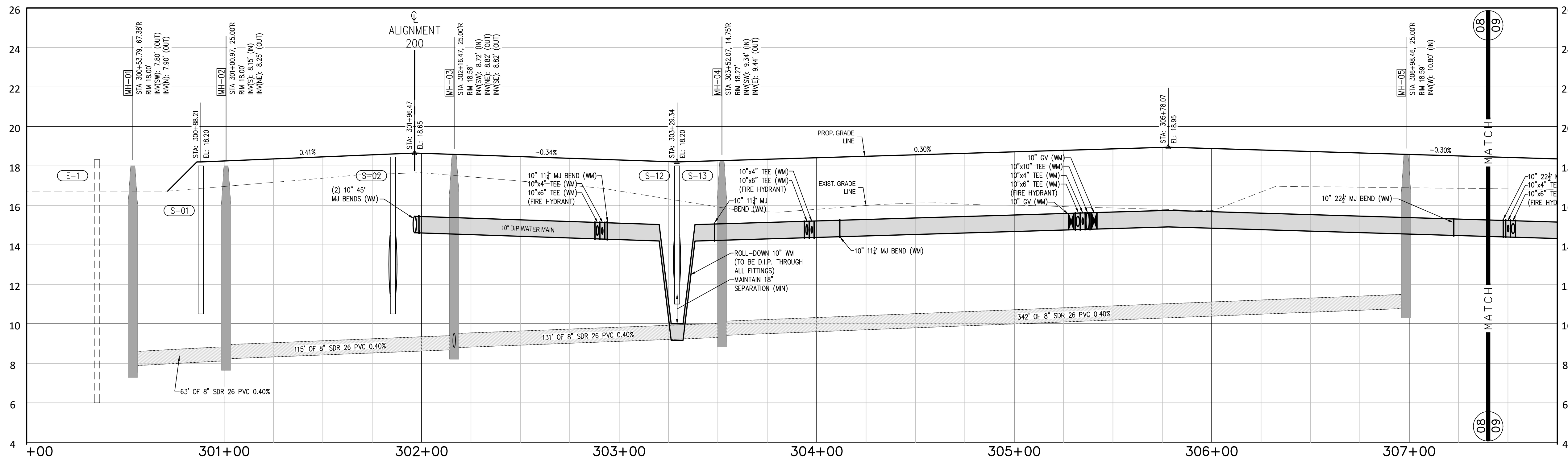
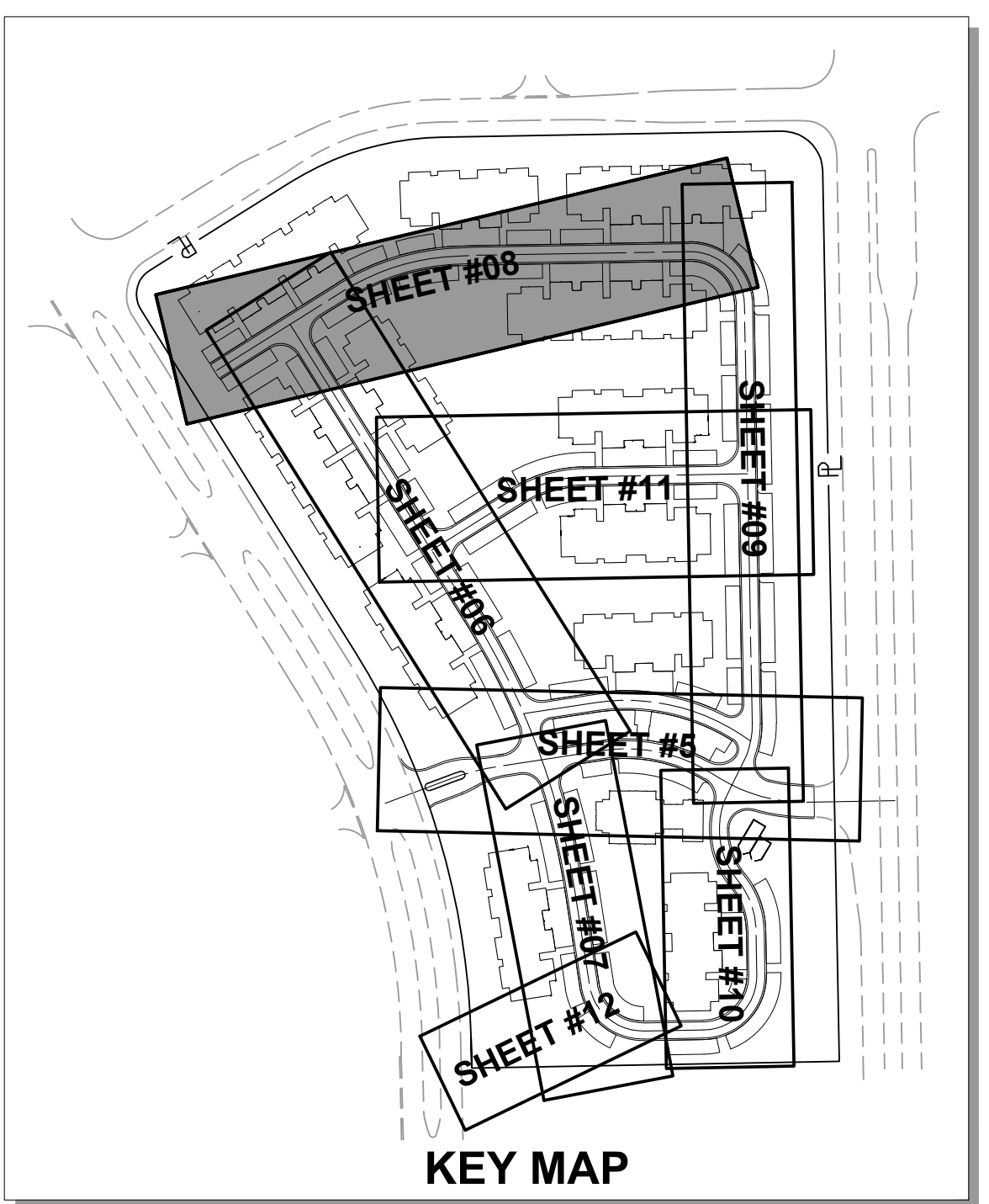
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ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929

LEGEND

- RIGHT OF WAY LINE
- PROP. DRAINAGE PIPE
- EX. R.C.P.
- PROP. TYPE 'C' INLET
- EX. DRAINAGE INLET
- PROP. END SECTION
- PROP. ELEVATION
- EX. ELEVATION
- PROP. SLOPE DIRECTION
- EX. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER CLEAN OUT
- EX. WATER METER
- EX. FIRE HYDRANT ASSEMBLY
- EX. WATER VALVE
- PROP. # OF PARKING SPACES
- PROP. PAVEMENT
- PROP. CONCRETE WALKWAYS/PADS



PREPARED FOR:
ESPERANZA APARTMENTS, LLC
 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
 PHONE: (239) 434-6001

NO.	DATE	REVISION DESCRIPTION	BY

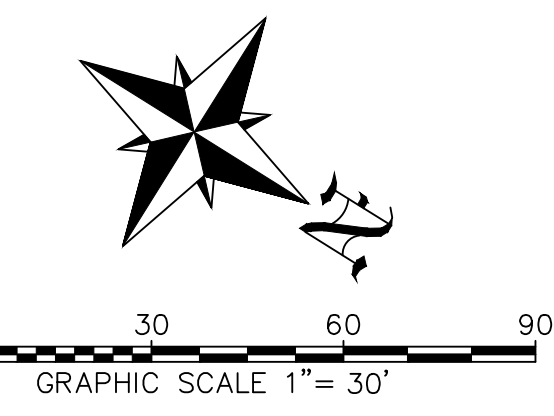
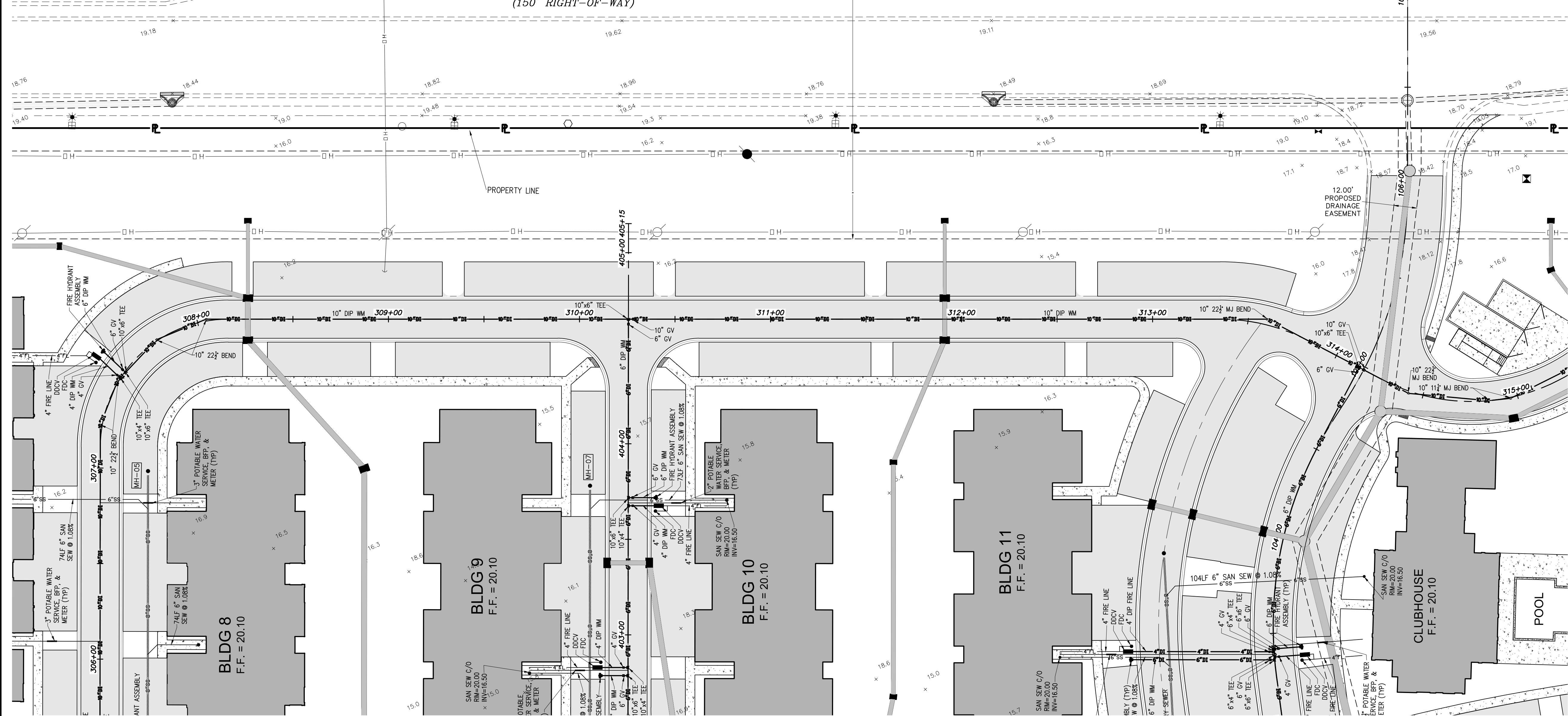
BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida
 10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

SAMUEL W. MARSHALL, P.E.
 #48881

PLAN & PROFILE 4		THE ROBERT		CITY OF FORT MYERS, FLORIDA	
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED
7/24/2019	2734R	_PP	EMH	EMH	SWM
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1"=30'	08				

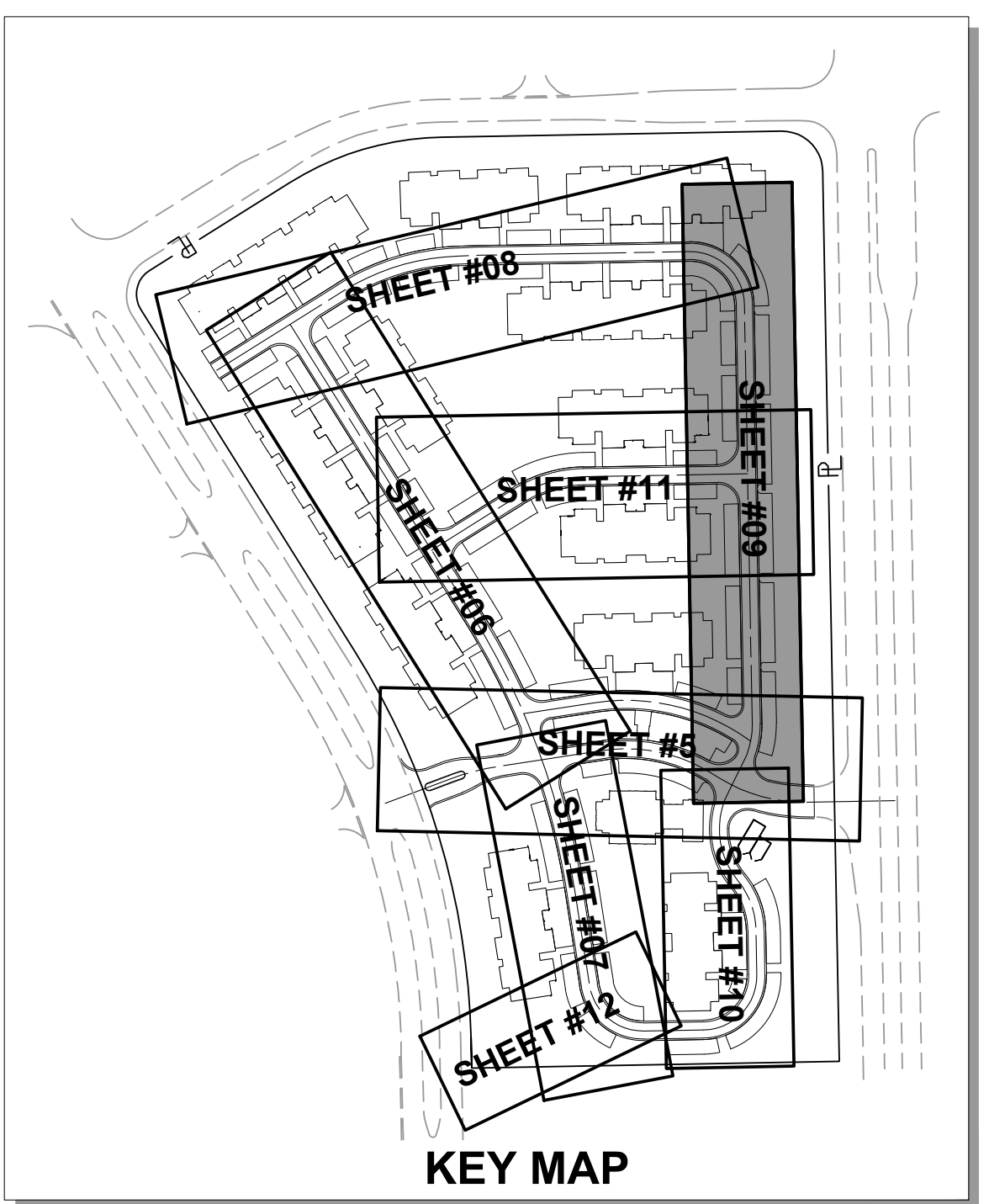
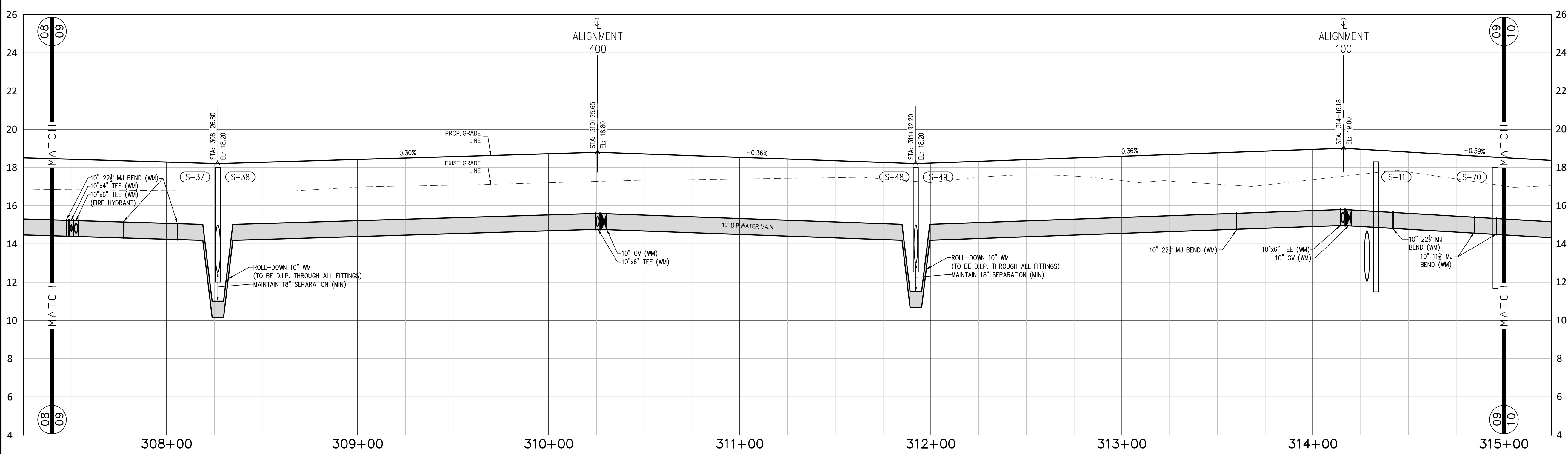
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VERONICA S. SHOEMAKER BOULEVARD
(150' RIGHT-OF-WAY)



ALL EXISTING AND
PROPOSED GRADES
ARE ELEVATIONS ARE
N.G.V.D. 1929

- LEGEND**
- RIGHT OF WAY LINE
 - PROP. DRAINAGE PIPE
 - EX. R.C.P.
 - PROP. TYPE 'C' INLET
 - EX. DRAINAGE INLET
 - PROP. END SECTION
 - PROP. ELEVATION
 - EX. ELEVATION
 - PROP. SLOPE DIRECTION
 - EX. SANITARY SEWER MANHOLE
 - PROP. SANITARY SEWER CLEAN OUT
 - EX. WATER METER
 - EX. FIRE HYDRANT ASSEMBLY
 - EX. WATER VALVLE
 - PROP. # OF PARKING SPACES
 - PROP. PAVEMENT
 - PROP. CONCRETE WALKWAYS/PADS

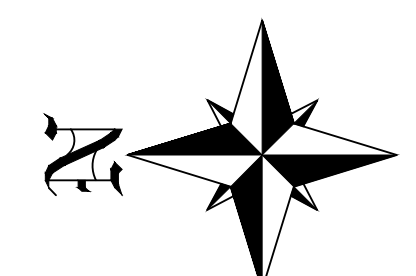
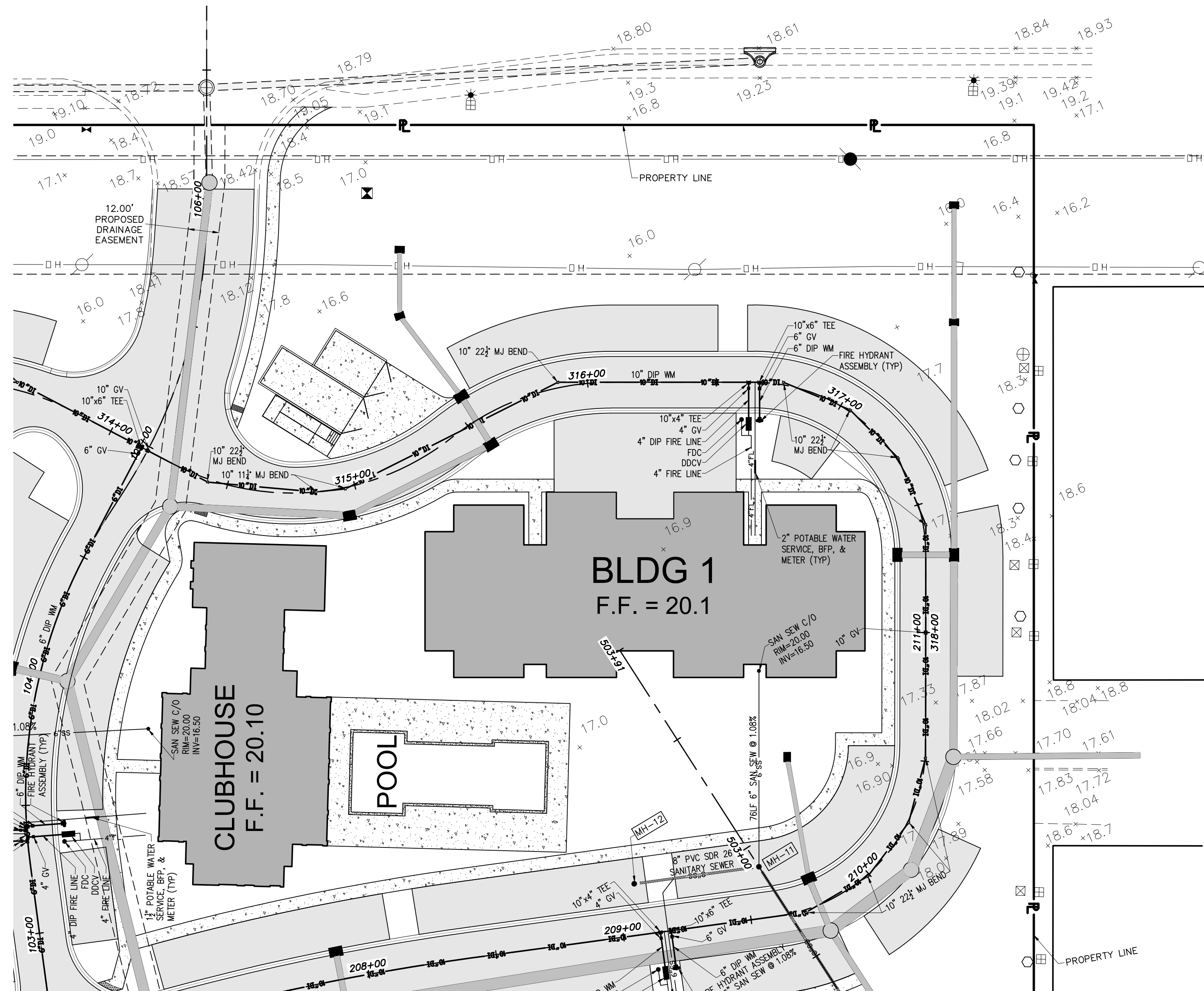


PREPARED FOR:
ESPERANZA APARTMENTS, LLC
900 BROAD AVENUE SOUTH, SUITE #2C
NAPLES, FL 34102
PHONE: (239) 434-6001

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Professional Engineers, Planners, & Land Surveyors
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ENGINEERING LICENSE # EB 6469
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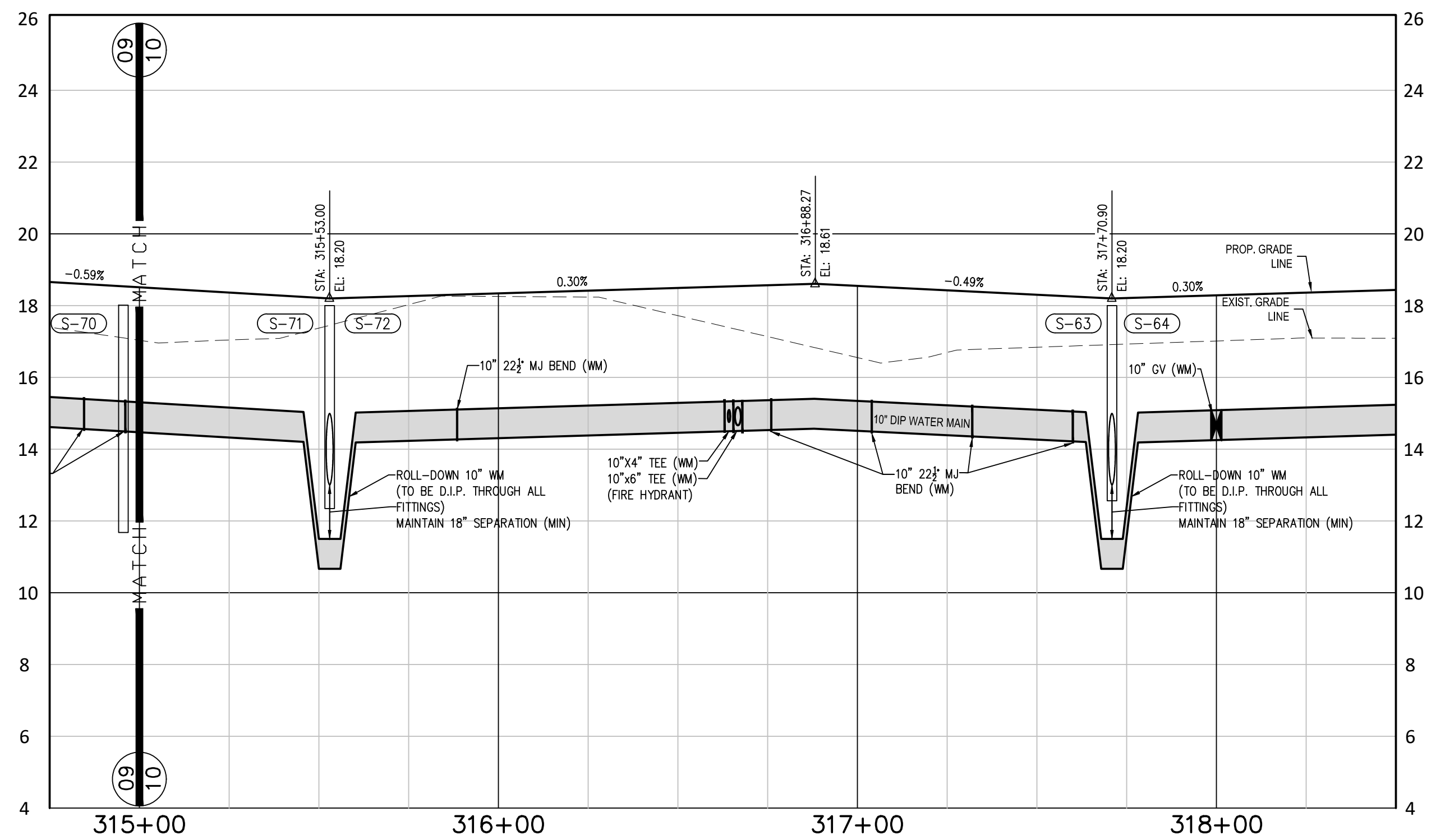
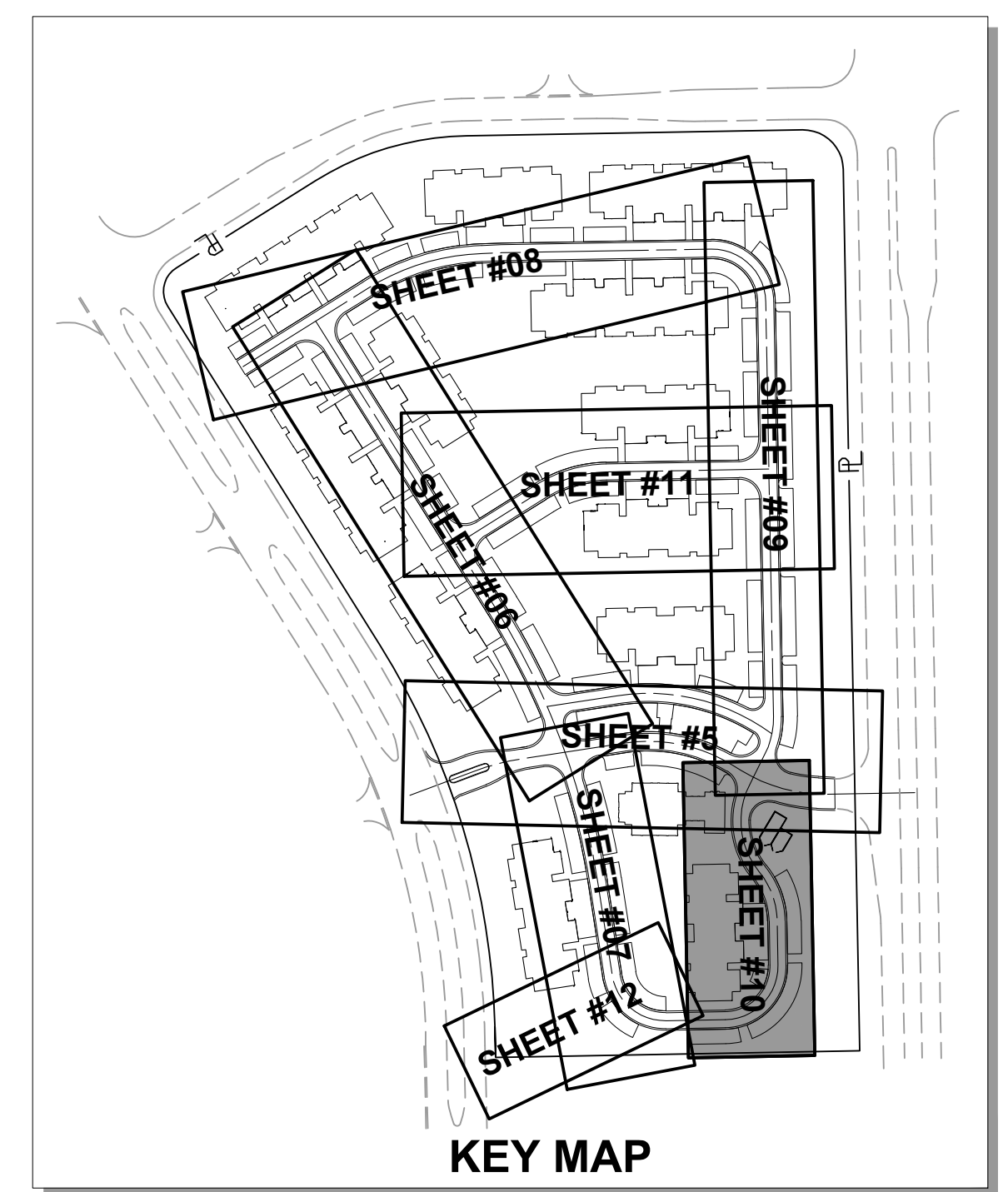
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ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929

- LEGEND**
- RIGHT OF WAY LINE
 - PROP. DRAINAGE PIPE
 - EX. R.C.P.
 - PROP. TYPE 'C' INLET
 - EX. DRAINAGE INLET
 - PROP. END SECTION
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 - EX. ELEVATION
 - PROP. SLOPE DIRECTION
 - EX. SANITARY SEWER MANHOLE
 - PROP. SANITARY SEWER CLEAN OUT
 - EX. WATER METER
 - EX. FIRE HYDRANT ASSEMBLY
 - EX. WATER VALVE
 - PROP. # OF PARKING SPACES
 - PROP. PAVEMENT
 - PROP. CONCRETE WALKWAYS/PADS



PREPARED FOR:
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 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
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NO.	DATE	REVISION DESCRIPTION	BY

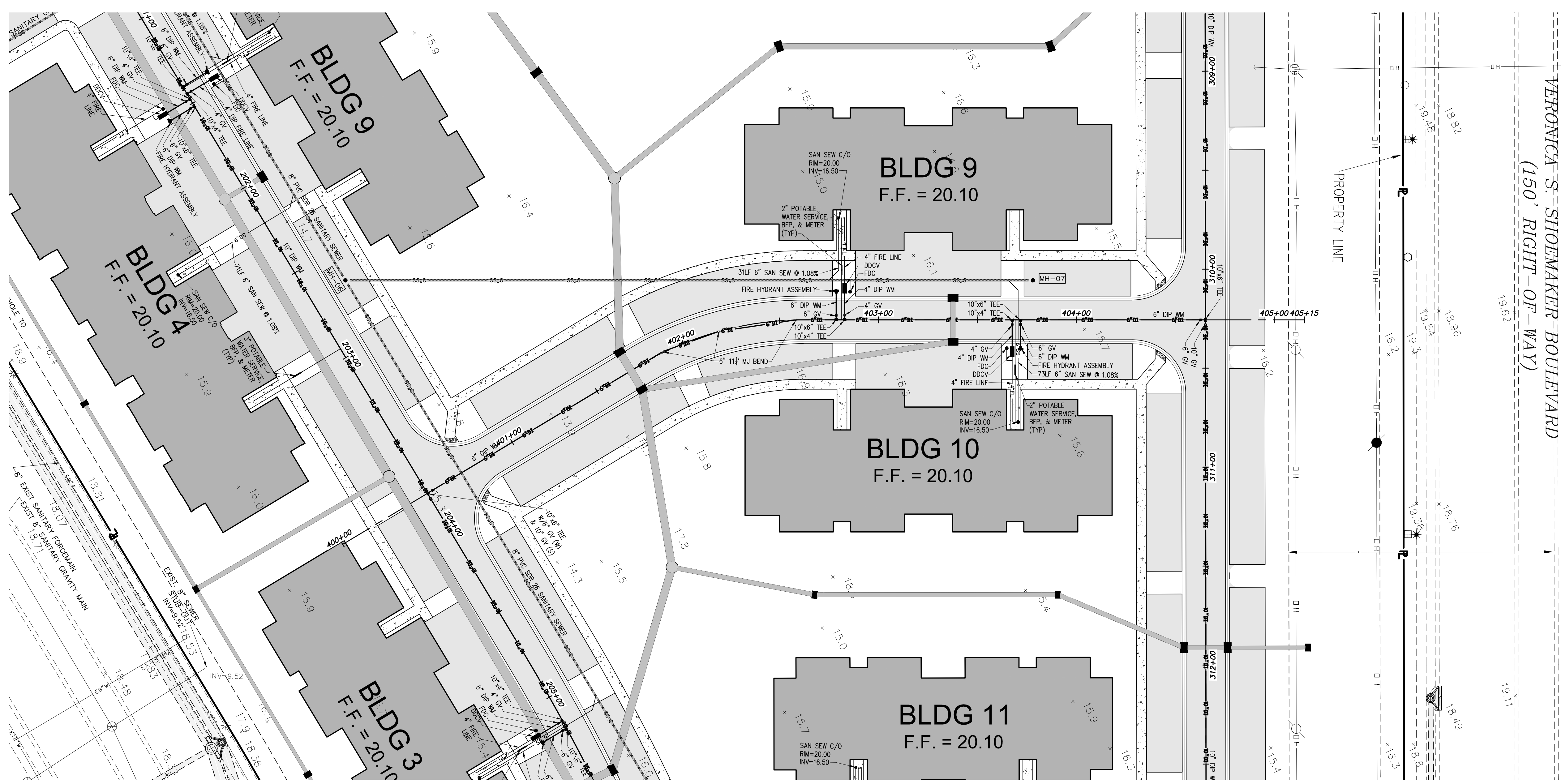
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 #48881

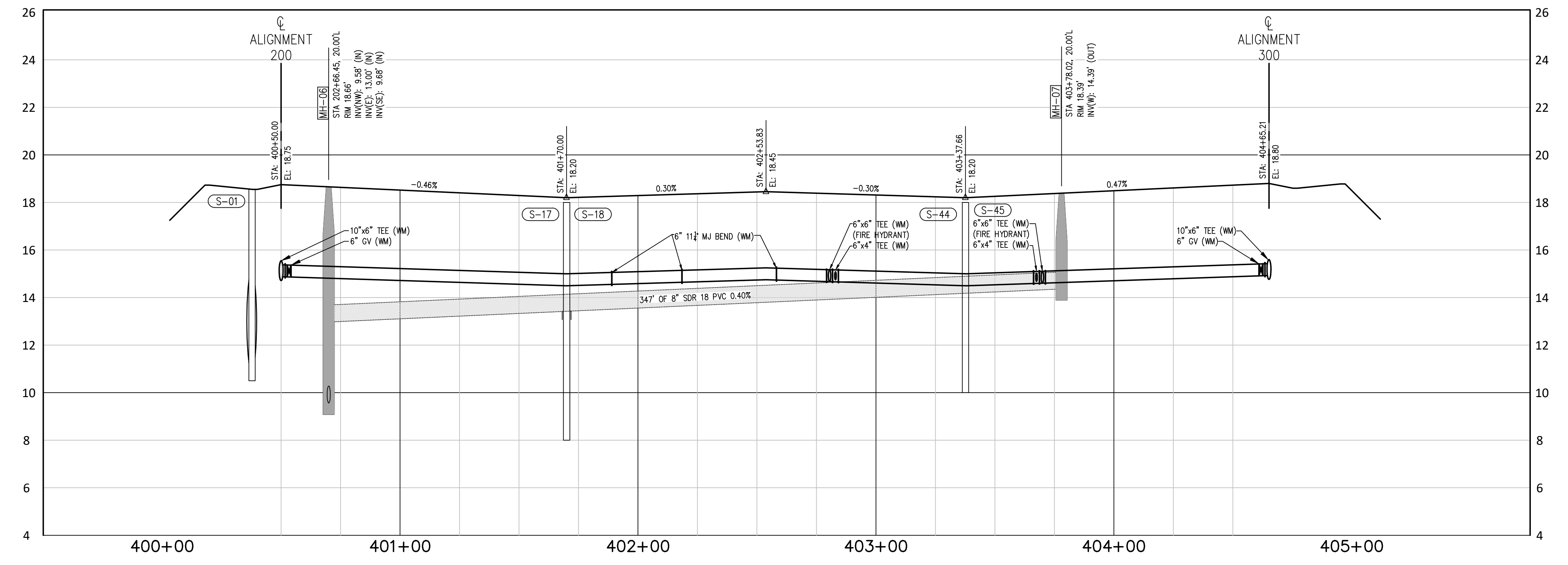
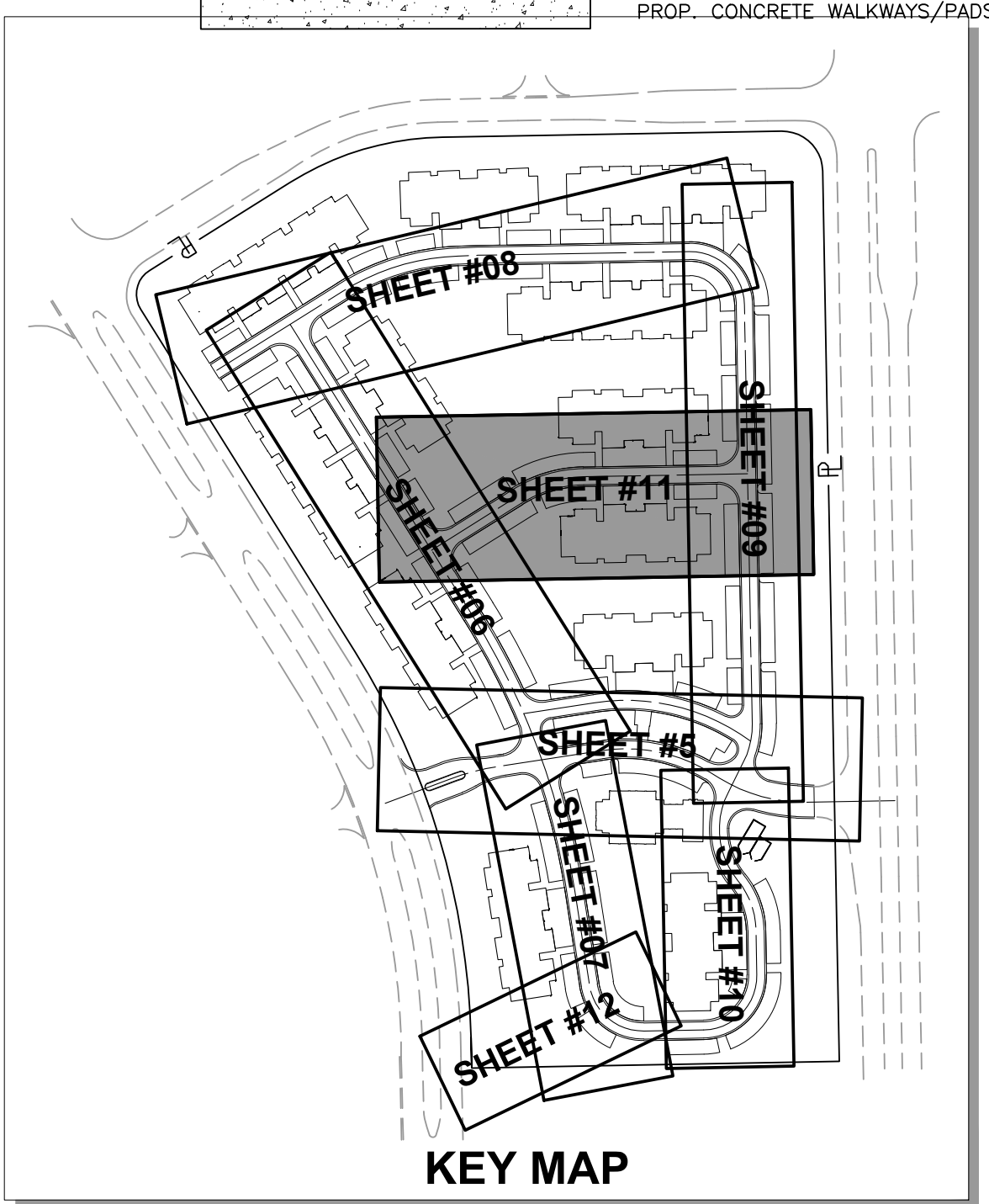
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PLAN & PROFILE 6
THE ROBERT
 CITY OF FORT MYERS, FLORIDA

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- LEGEND
- RIGHT OF WAY LINE
 - PROP. DRAINAGE PIPE
 - EX. R.C.P.
 - PROP. TYPE 'C' INLET
 - EX. DRAINAGE INLET
 - PROP. END SECTION
 - PROP. ELEVATION
 - EX. ELEVATION
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 - PROP. SANITARY SEWER CLEAN OUT
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 - EX. FIRE HYDRANT ASSEMBLY
 - EX. WATER VALVE
 - PROP. # OF PARKING SPACES
 - PROP. PAVEMENT
 - PROP. CONCRETE WALKWAYS/PADS



PREPARED FOR:

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NAPLES, FL 34102
PHONE: (239) 434-6001

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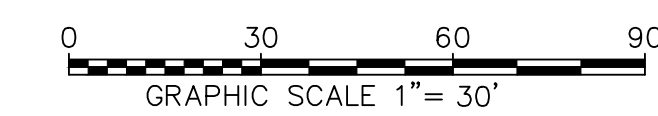
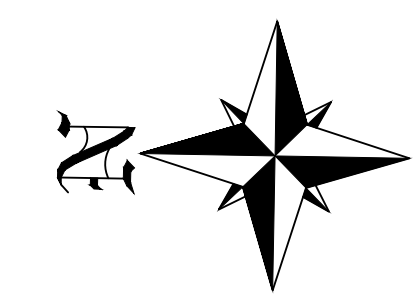
10511 SIX MILE CYPRESS PARKWAY
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SAMUEL W. MARSHALL, P.E.
#48881

PLAN & PROFILE 7
THE ROBERT
CITY OF FORT MYERS, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_PP	EMH	EMH	SWM	1"=30'	11

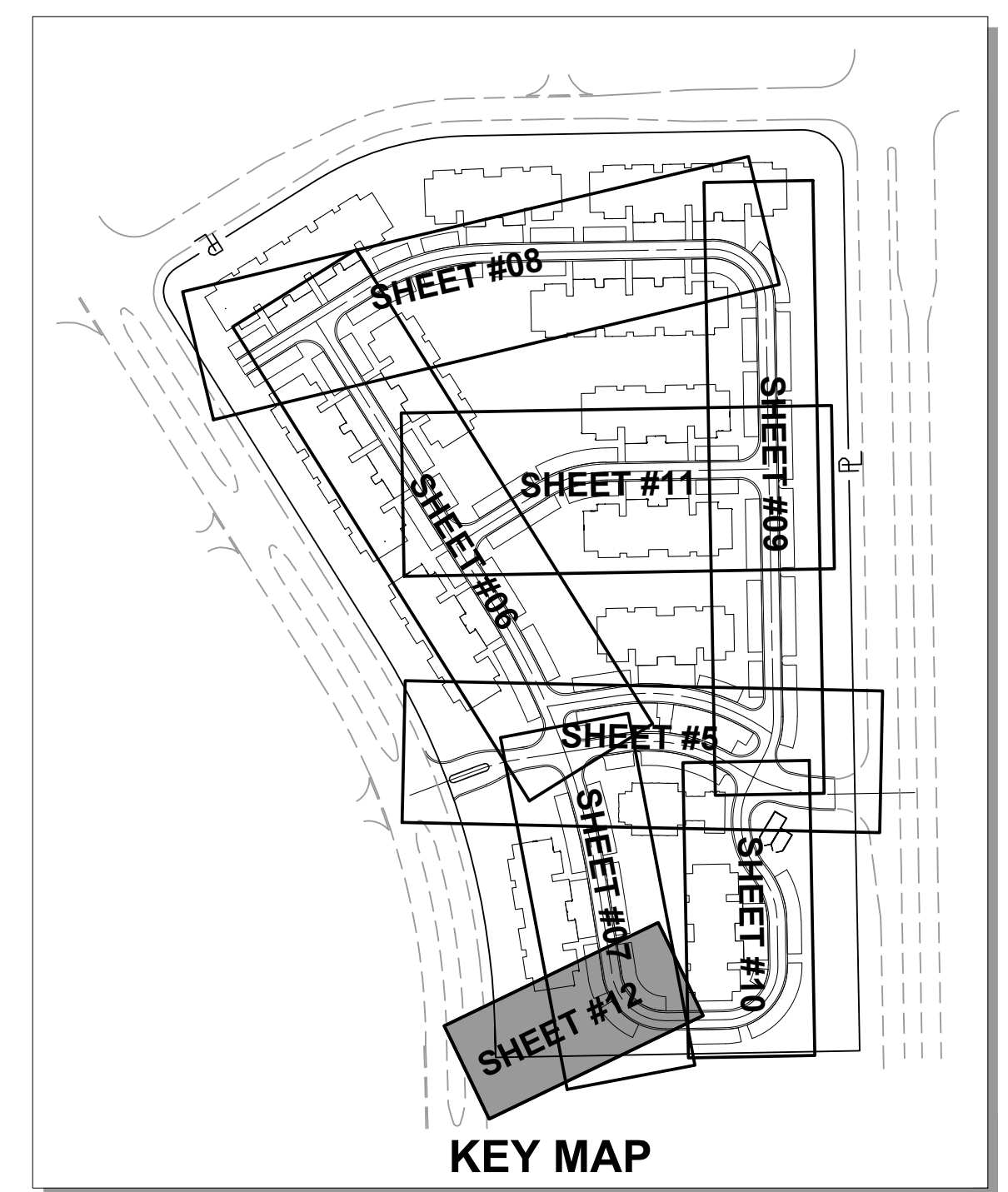
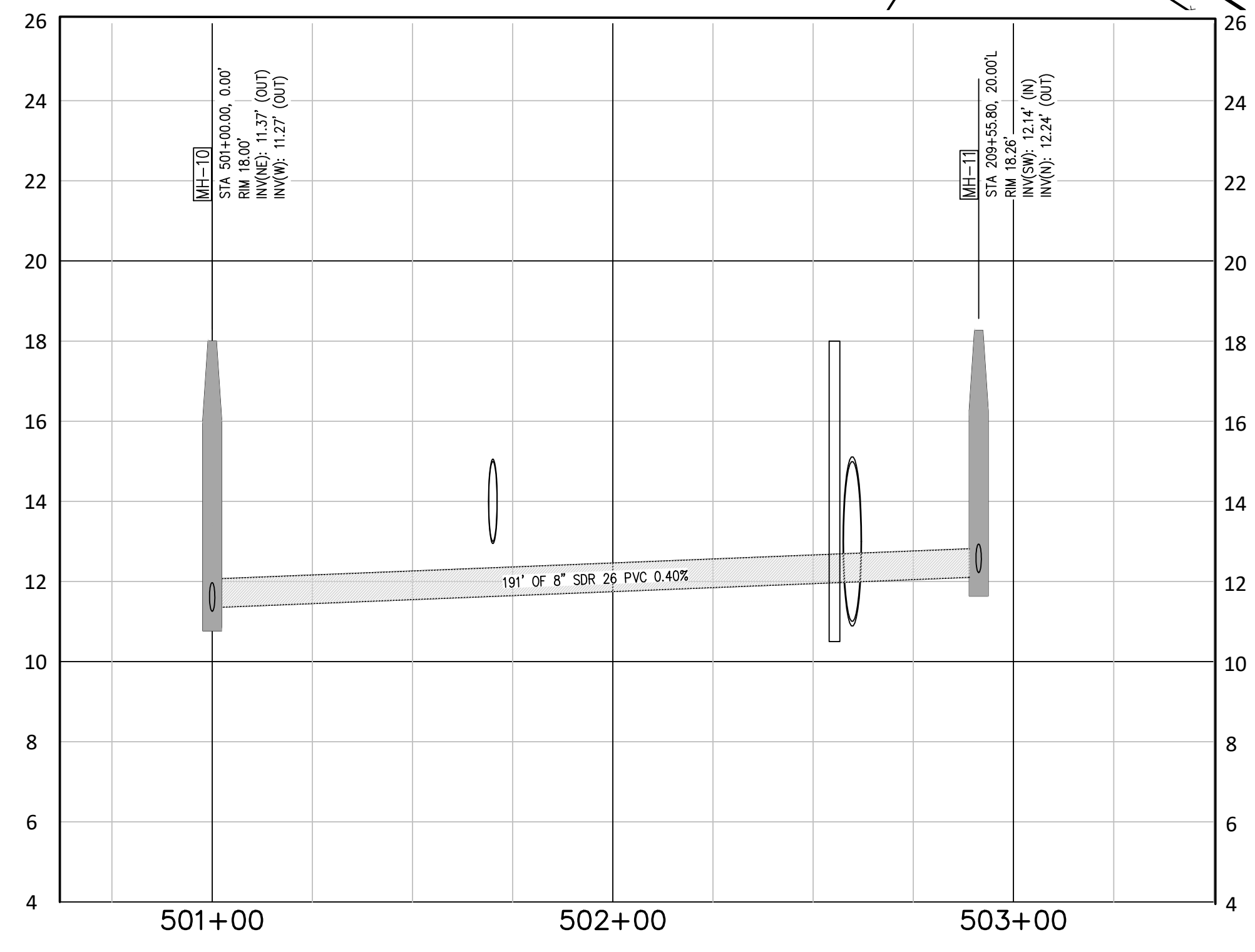
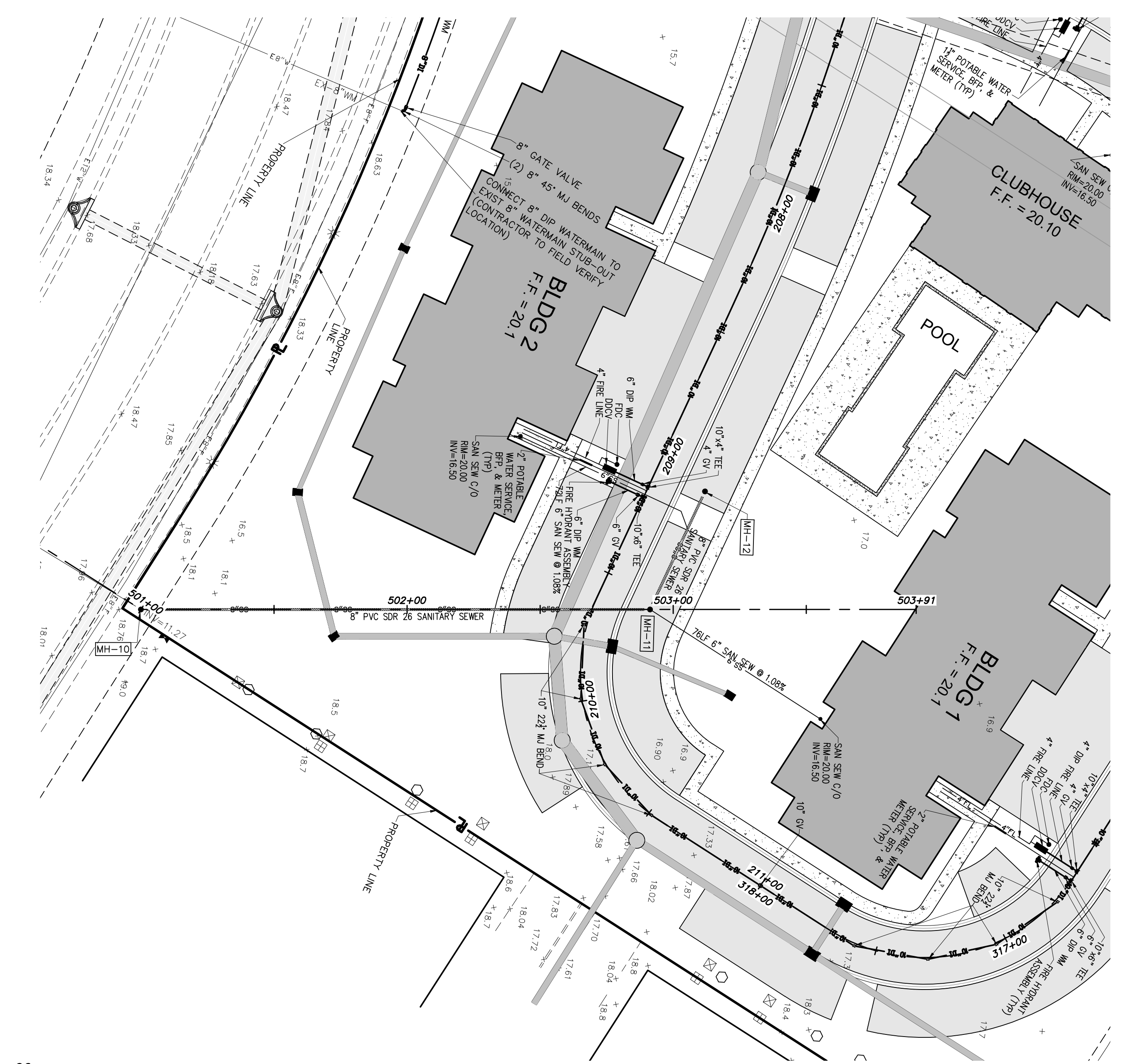
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ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929

LEGEND

- RIGHT OF WAY LINE
- PROP. DRAINAGE PIPE
- EX. R.C.P.
- PROP. TYPE "C" INLET
- EX. DRAINAGE INLET
- PROP. END SECTION
- EX. ELEVATION
- PROP. SLOPE DIRECTION
- EX. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER CLEAN OUT
- EX. WATER METER
- EX. FIRE HYDRANT ASSEMBLY
- EX. WATER VALVE
- PROP. # OF PARKING SPACES
- PROP. PAVEMENT
- PROP. CONCRETE WALKWAYS/PADS



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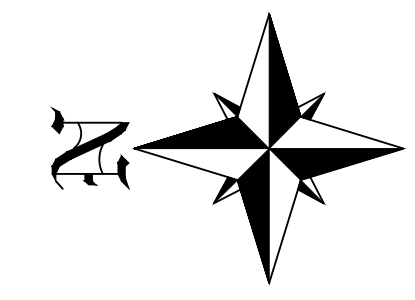
PREPARED FOR:
ESPERANZA APARTMENTS, LLC
 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
 PHONE: (239) 434-6001

NO.	DATE	REVISION DESCRIPTION	BY

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 Serving The State Of Florida
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 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
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SAMUEL W. MARSHALL, P.E.
 #48881

PLAN & PROFILE 8		THE ROBERT		CITY OF FORT MYERS, FLORIDA			
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_PP	EMH	EMH	SWM	1"=30'	12



GRAPHIC SCALE 1" = 50'

ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929

ID	DESCRIPTION	SIZE	DEPTH	ELEVATION	INLET	DEPTH	ELEVATION
E-1	EX. STRUCTURE	18.32	48"	RCP 6.50	S-36	TYPE 'E' INLET	17.50 30" RCP 12.50
E-2	EX. STRUCTURE	18.53	42"	RCP 7.50	S-37	TYPE 'E' INLET	18.00 30" RCP 12.50
E-3	EX. STRUCTURE	18.41	30"	RCP 9.50	S-38	TYPE 'E' INLET	18.00 30" RCP 12.50
S-01	JUNCTION BOX W/ VG F&G	18.00	48"	RCP 11.00	S-39	TYPE 'E' INLET	18.00 30" RCP 12.50
S-02	JUNCTION BOX W/ VG F&G	18.45	48"	RCP 11.00	S-40	TYPE 'C' INLET	17.50 24" RCP 13.00
S-04	JUNCTION BOX W/ VG F&G	15.62	48"	RCP 11.00	S-41	TYPE 'C' INLET	17.50 18" RCP 13.50
S-05	TYPE 'E' INLET W/ VG F&G	15.56	24"	RCP 13.00	S-42	TYPE 'C' INLET	15.53 18" RCP 13.50
S-06	JUNCTION BOX W/ VG F&G	18.55	48"	RCP 11.00	S-44	TYPE 'E' INLET	18.00 24" RCP 13.00
S-07	JUNCTION BOX W/ VG F&G	18.00	42"	RCP 11.50	S-45	TYPE 'E' INLET	18.00 24" RCP 13.00
S-08	7" JUNCTION BOX W/ RM & LD	18.50	48"	RCP 11.00	S-46	TYPE 'C' INLET	17.50 24" RCP 13.00
S-09	JUNCTION BOX W/ F&G	18.49	24"	RCP 13.00	S-47	TYPE 'C' INLET	17.50 24" RCP 13.00
S-10	JUNCTION BOX W/ VG F&G	18.30	36"	RCP 12.00	S-48	TYPE 'E' INLET	18.02 24" RCP 13.00
S-11	JUNCTION BOX W/ RM & LD	18.30	30"	RCP 12.50	S-49	TYPE 'E' INLET	18.02 24" RCP 13.00
S-12	JUNCTION BOX W/ VG F&G	18.00	42"	RCP 11.50	S-50	TYPE 'C' INLET	17.50 18" RCP 13.50
S-13	JUNCTION BOX W/ VG F&G	18.00	42"	RCP 11.50	S-51	JUNCTION BOX	18.00 48" RCP 11.00
S-14	TYPE 'E' INLET	17.50	42"	RCP 11.50	S-52	JUNCTION BOX	18.00 48" RCP 11.00
S-15	TYPE 'E' INLET	17.50	42"	RCP 11.50	S-53	JUNCTION BOX	18.10 48" RCP 11.00
S-16	JUNCTION BOX W/ F&G	17.50	30"	RCP 12.50	S-54	TYPE 'C' INLET	17.50 24" RCP 13.00
S-17	TYPE 'E' INLET W/ VG F&G	18.00	42"	RCP 8.50	S-55	TYPE 'C' INLET	17.50 18" RCP 13.50
S-18	TYPE 'E' INLET W/ VG F&G	18.00	42"	RCP 11.50	S-56	TYPE 'C' INLET	17.50 18" RCP 13.50
S-19	JUNCTION BOX W/ F&G	17.50	42"	RCP 11.50	S-57	TYPE 'C' INLET	17.50 24" RCP 13.00
S-20	TYPE 'E' INLET W/ VG F&G	18.00	42"	RCP 11.50	S-58	TYPE 'C' INLET	15.56 24" RCP 13.00
S-21	TYPE 'C' INLET	17.50	18"	RCP 13.50	S-59	TYPE 'E' INLET	18.00 24" RCP 13.00
S-22	TYPE 'E' INLET W/ VG F&G	18.02	24"	RCP 13.50	S-60	TYPE 'E' INLET	18.00 24" RCP 13.00
S-23	TYPE 'C' INLET	17.50	24"	RCP 13.50	S-61	TYPE 'C' INLET	15.53 18" RCP 13.50
S-24	TYPE 'C' INLET	17.50	18"	RCP 13.50	S-62	TYPE 'E' INLET	18.00 24" RCP 13.00
S-25	TYPE 'C' INLET	17.50	18"	RCP 13.50	S-63	TYPE 'C' INLET	18.00 24" RCP 13.00
S-26	TYPE 'C' INLET	17.50	18"	RCP 13.50	S-64	TYPE 'E' INLET	18.00 24" RCP 13.00
S-27	TYPE 'C' INLET	17.50	18"	RCP 13.50	S-65	TYPE 'C' INLET	15.56 24" RCP 13.00
S-28	TYPE 'C' INLET	17.50	18"	RCP 13.50	S-66	TYPE 'C' INLET	15.53 18" RCP 13.50
S-29	TYPE 'C' INLET	17.50	24"	RCP 13.00	S-67	TYPE 'E' INLET	18.50 24" RCP 12.50
S-30	TYPE 'C' INLET	17.50	18"	RCP 13.50	S-68	TYPE 'E' INLET	18.50 24" RCP 13.00
S-31	TYPE 'C' INLET	15.53	18"	RCP 13.50	S-69	TYPE 'E' INLET	18.50 24" RCP 13.00
S-32	TYPE 'C' INLET	15.53	18"	RCP 13.50	S-70	TYPE 'E' INLET	18.02 30" RCP 12.50
S-33	TYPE 'C' INLET	15.53	18"	RCP 13.50	S-71	TYPE 'E' INLET	18.00 24" RCP 13.00
S-34	TYPE 'C' INLET	15.53	18"	RCP 13.50	S-72	TYPE 'E' INLET	18.00 24" RCP 13.00
S-35	TYPE 'C' INLET	17.50	30"	RCP 12.50	S-73	TYPE 'E' INLET	17.50 18" RCP 13.50
S-36	TYPE 'E' INLET	17.50	30"	RCP 12.50	S-74	TYPE 'C' INLET	17.50 18" RCP 13.50

LEGEND

- RIGHT OF WAY LINE
- PROP. DRAINAGE PIPE
- EX. R.C.P.
- PROP. TYPE 'C' INLET
- EX. DRAINAGE INLET
- PROP. END SECTION
- PROP. ELEVATION
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- EX. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER CLEAN OUT
- EX. WATER METER
- EX. FIRE HYDRANT ASSEMBLY
- EX. WATER VALVE
- PROP. # OF PARKING SPACES
- PROP. PAVEMENT
- PROP. CONCRETE WALKWAYS/PADS

NOTES:
 SFWMD PERMIT #36-01612-S-16
 STORMWATER RUNOFF FROM THE NORTHERN PORTION OF THE PROJECT IS CONVEYED VIA A SYSTEM OF INLETS AND CULVERTS TO THE COLONIAL PROPERTIES MASTER SURFACE WATER MANAGEMENT SYSTEM. COLONIAL PROPERTIES MASTER SURFACE WATER MANAGEMENT SYSTEM PROVIDES FULL WATER QUALITY AND ATTENUATION FOR THE 25 YEAR/3 DAY STORM EVENT FOR PROJECTS LESS THAN OR EQUAL TO 54% IMPERVIOUS. ARBOR GLEN APARTMENTS MEETS THIS REQUIREMENT AS 53.5% IMPERVIOUS.

PREPARED FOR:
ESPERANZA APARTMENTS, LLC
 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
 PHONE: (239) 434-6001

NO.	DATE	REVISION DESCRIPTION	BY

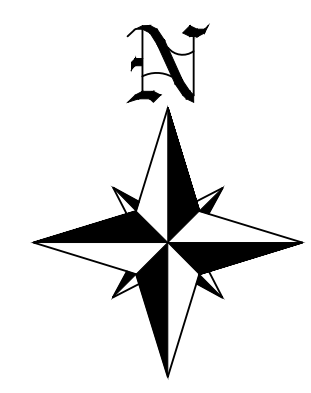
BANKS ENGINEERING
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SAMUEL W. MARSHALL, P.E.
 #48881

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_MDP	EMH	EMH	SWM	1"=50'	13

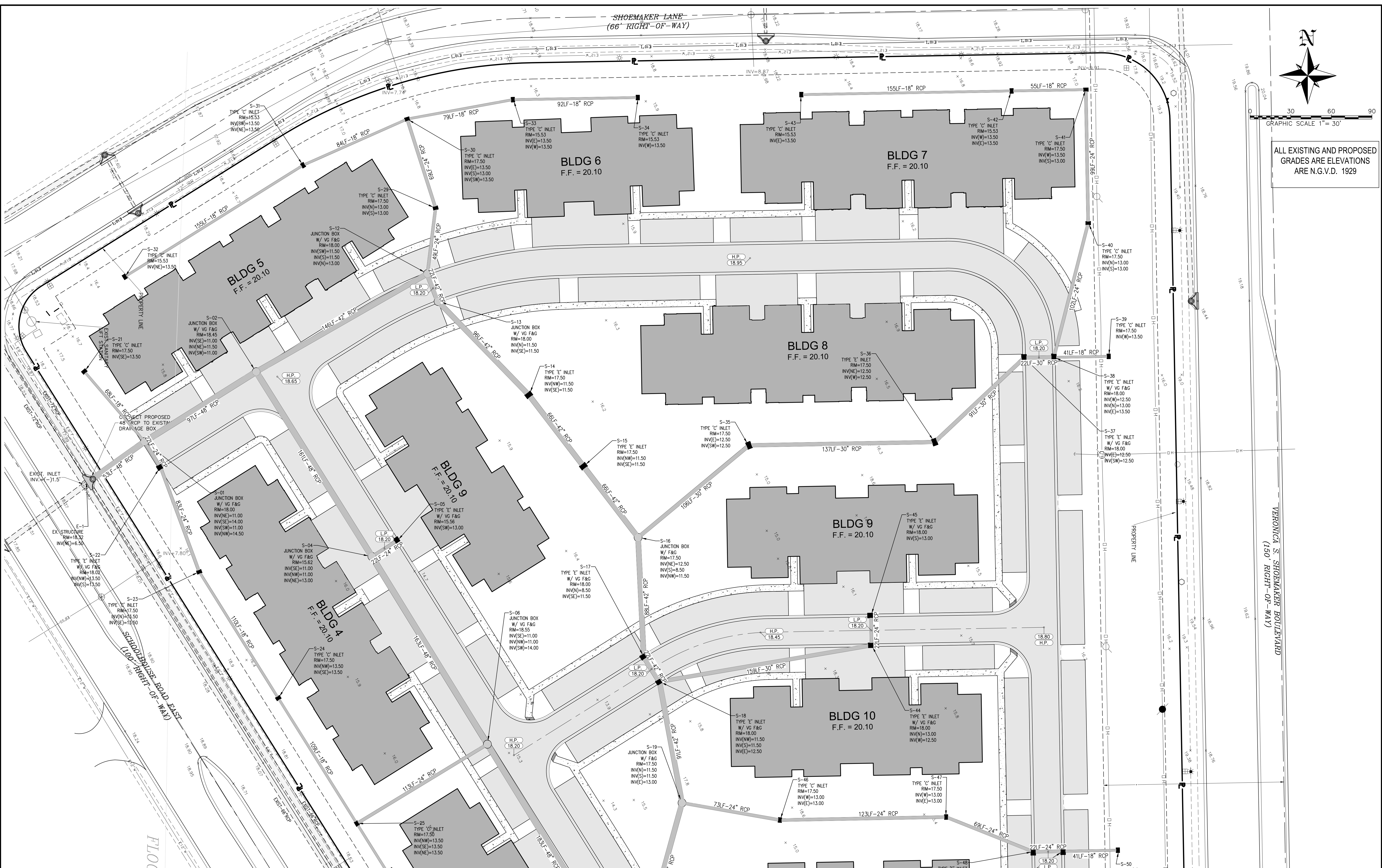
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SHOEMAKER LANE
(66' RIGHT-OF-WAY)



GRAPHIC SCALE 1" = 30'

ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929



PREPARED FOR:
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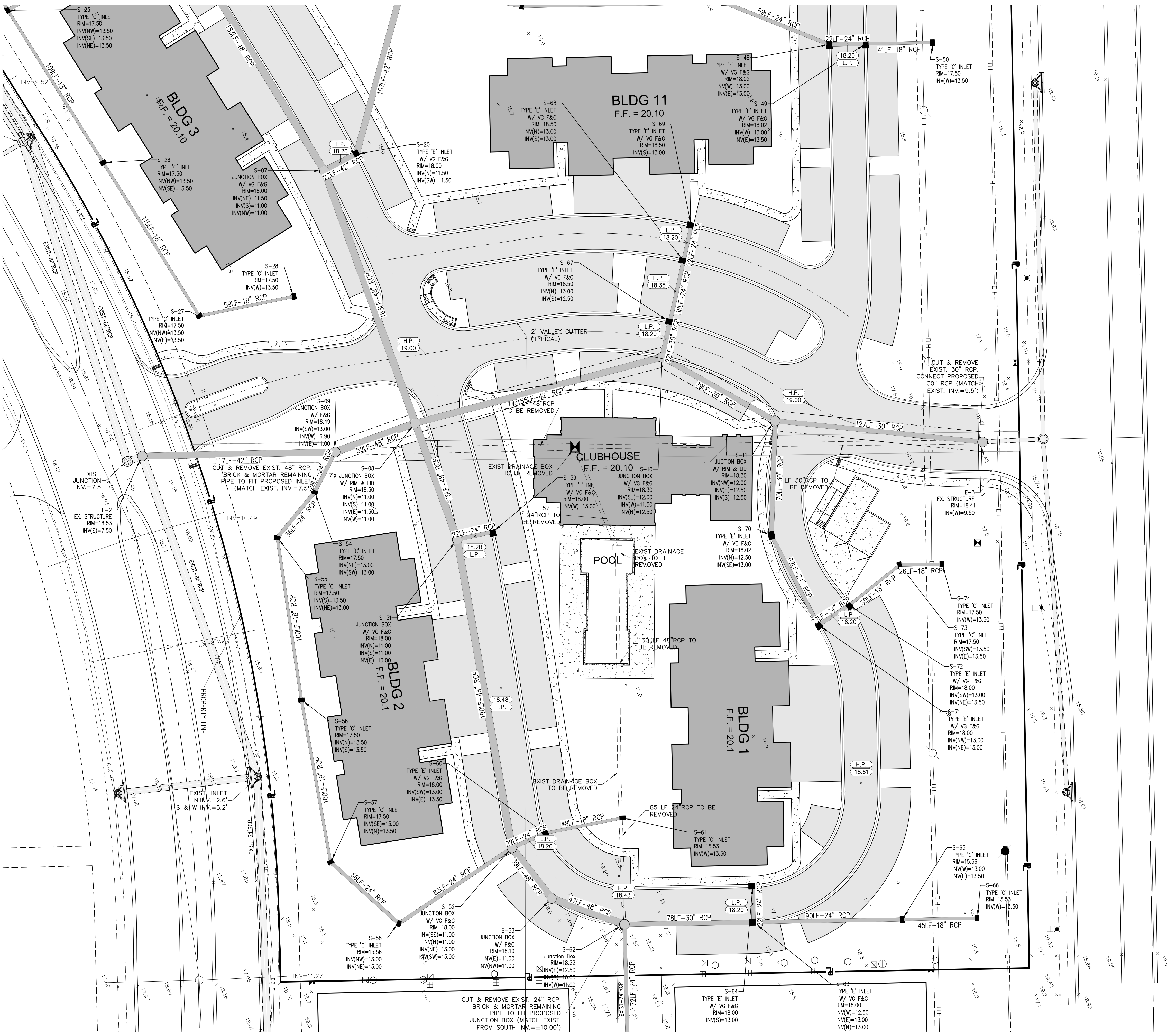
10511 SIX MILE CYPRESS PARKWAY
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PHONE: (239) 939-5490 FAX: (239) 939-2523
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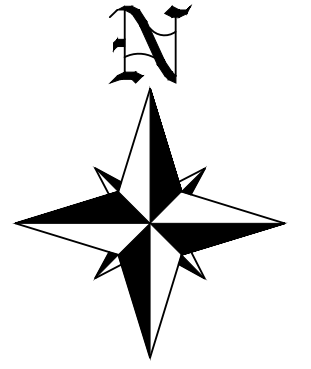
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7/24/2019		2734R		_DP1		EMH		EMH		SWM		1"=30'		14	

DRAINAGE PLAN - 1
THE ROBERT
CITY OF FORT MYERS, FLORIDA

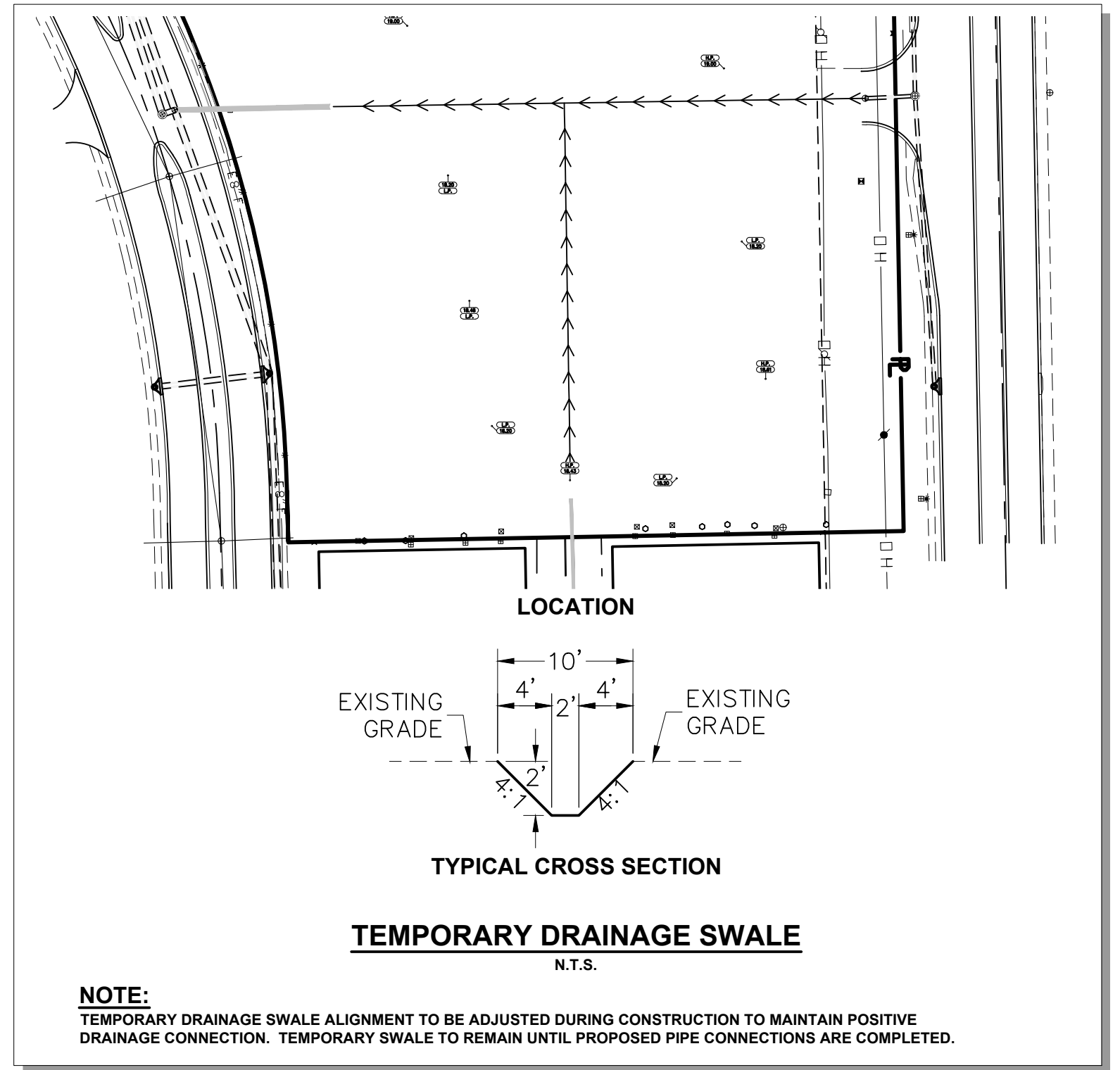
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ALL EXISTING AND PROPOSED GRADES ARE ELEVATIONS ARE N.G.V.D. 1929



0 30 60 90
GRAPHIC SCALE 1" = 30'



PREPARED FOR:
ESPERANZA APARTMENTS, LLC
900 BROAD AVENUE SOUTH, SUITE #2C
NAPLES, FL 34102
PHONE: (239) 434-6001

NO.	DATE	REVISION DESCRIPTION	BY

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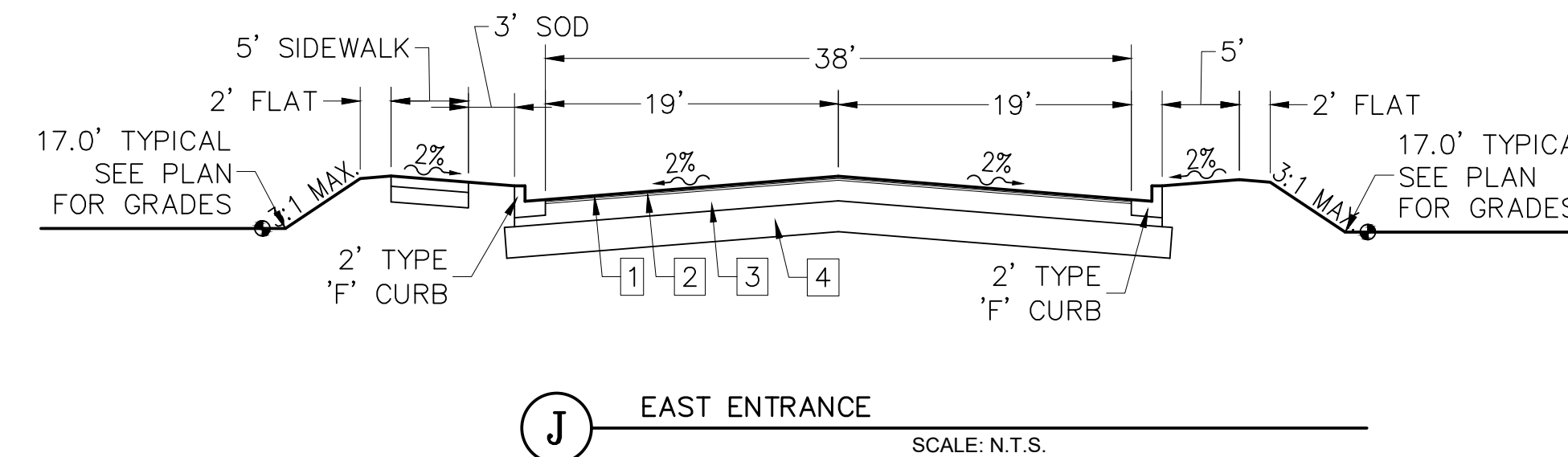
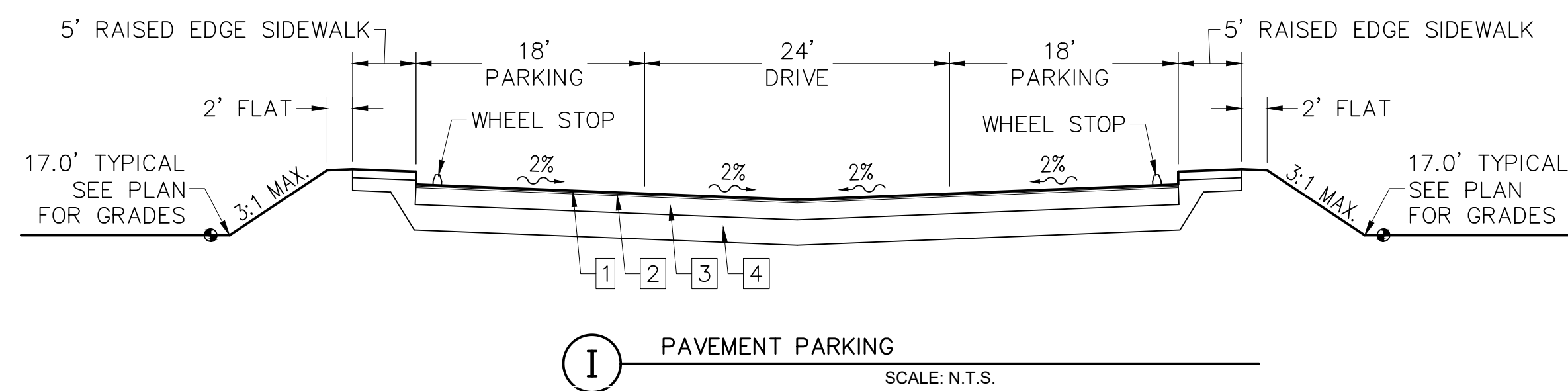
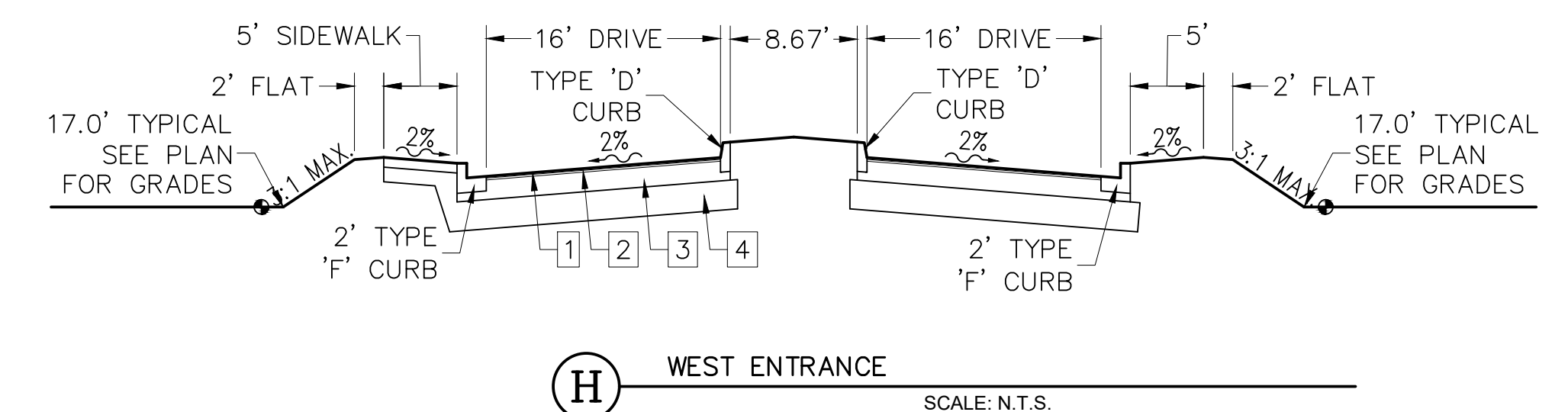
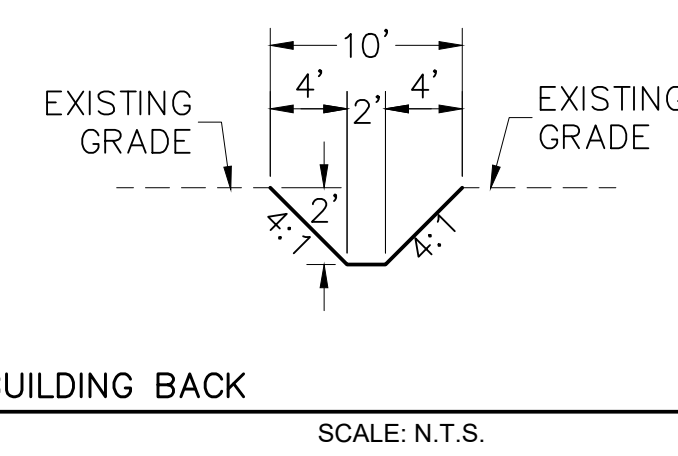
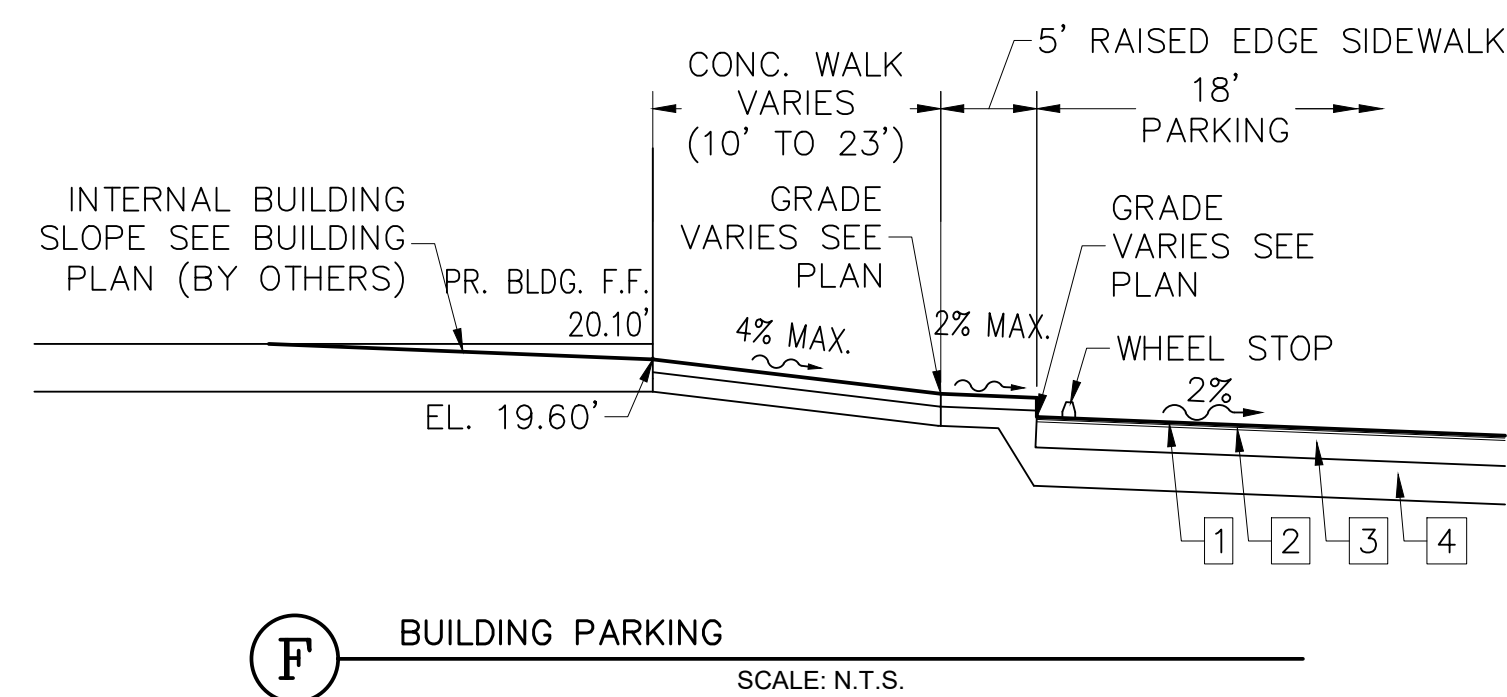
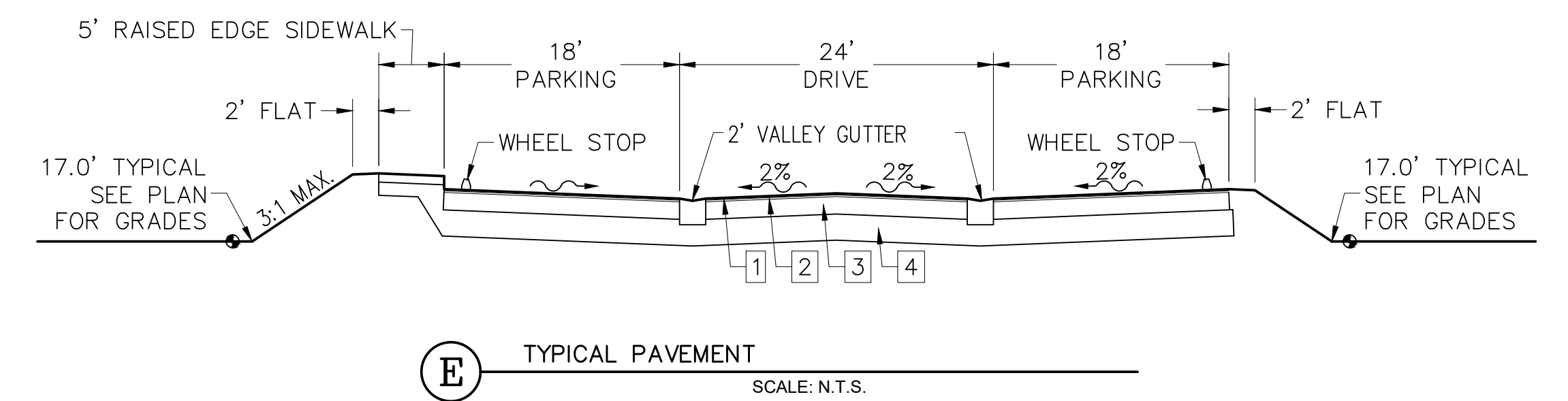
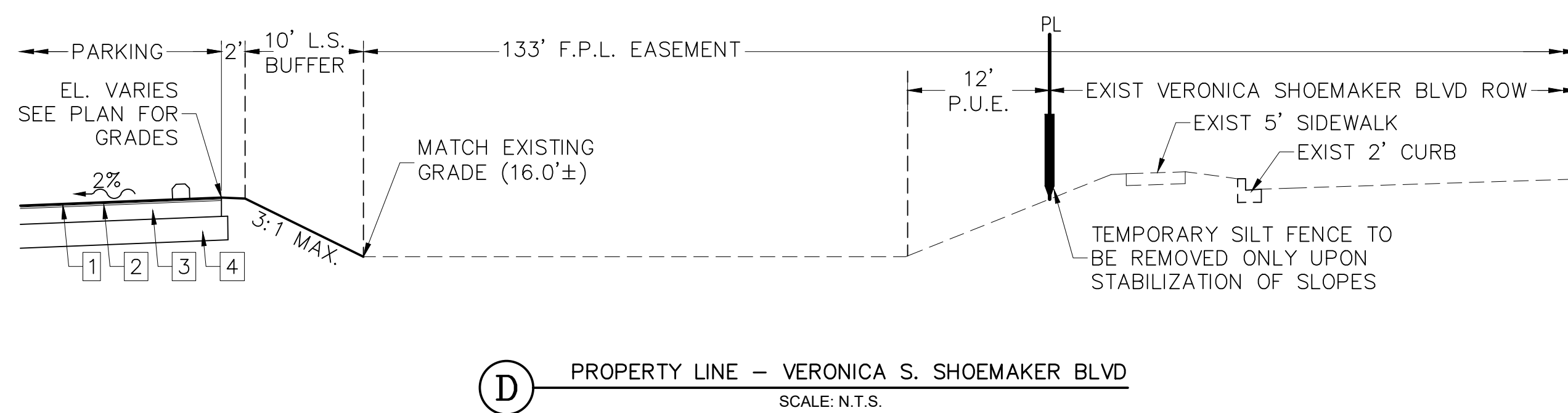
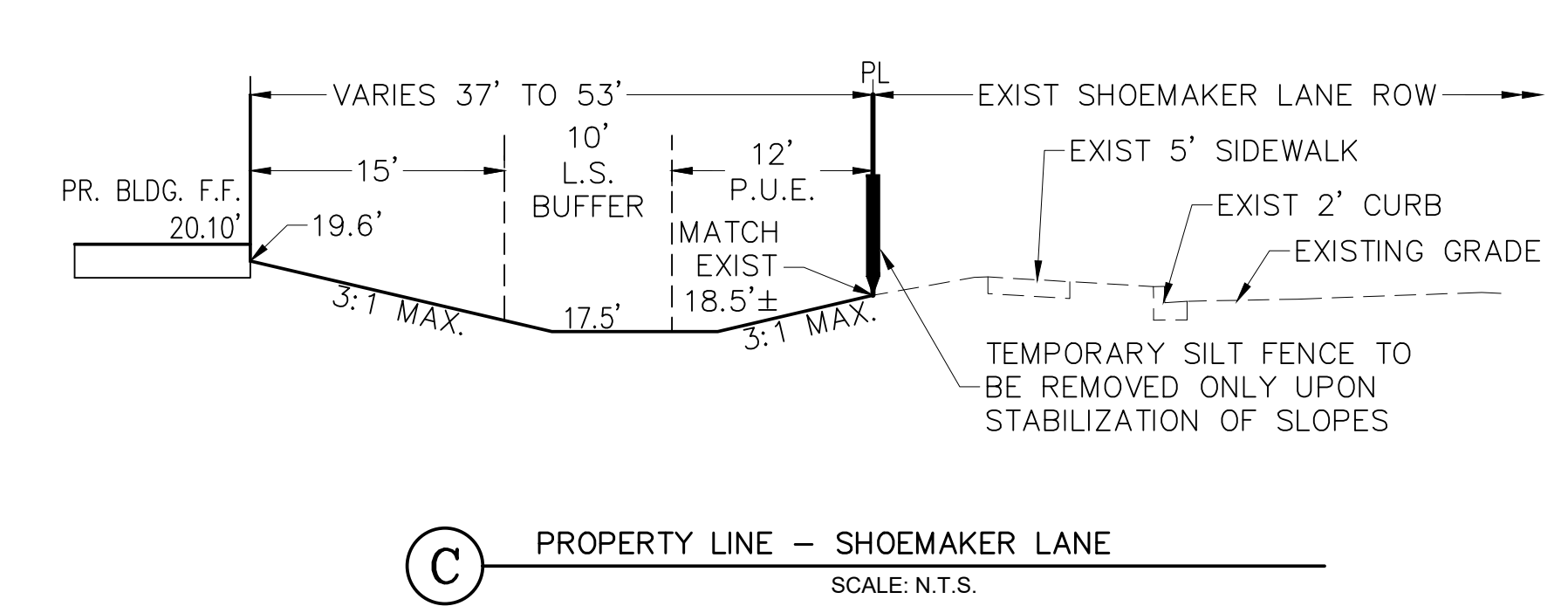
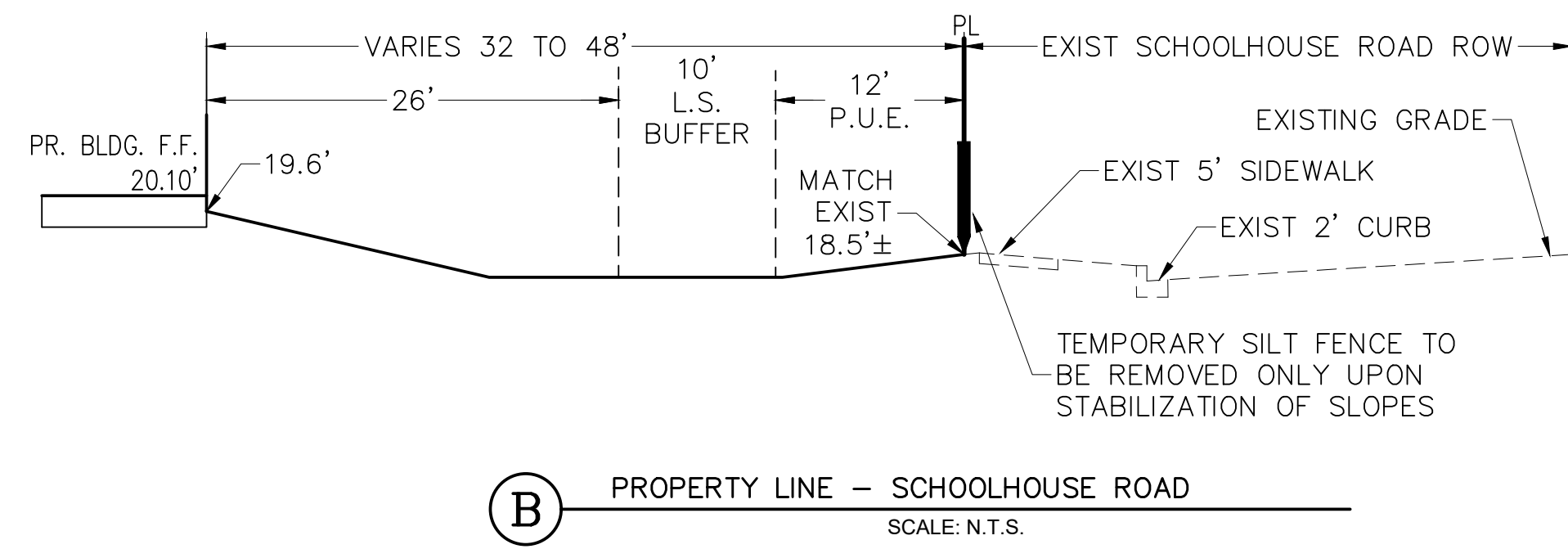
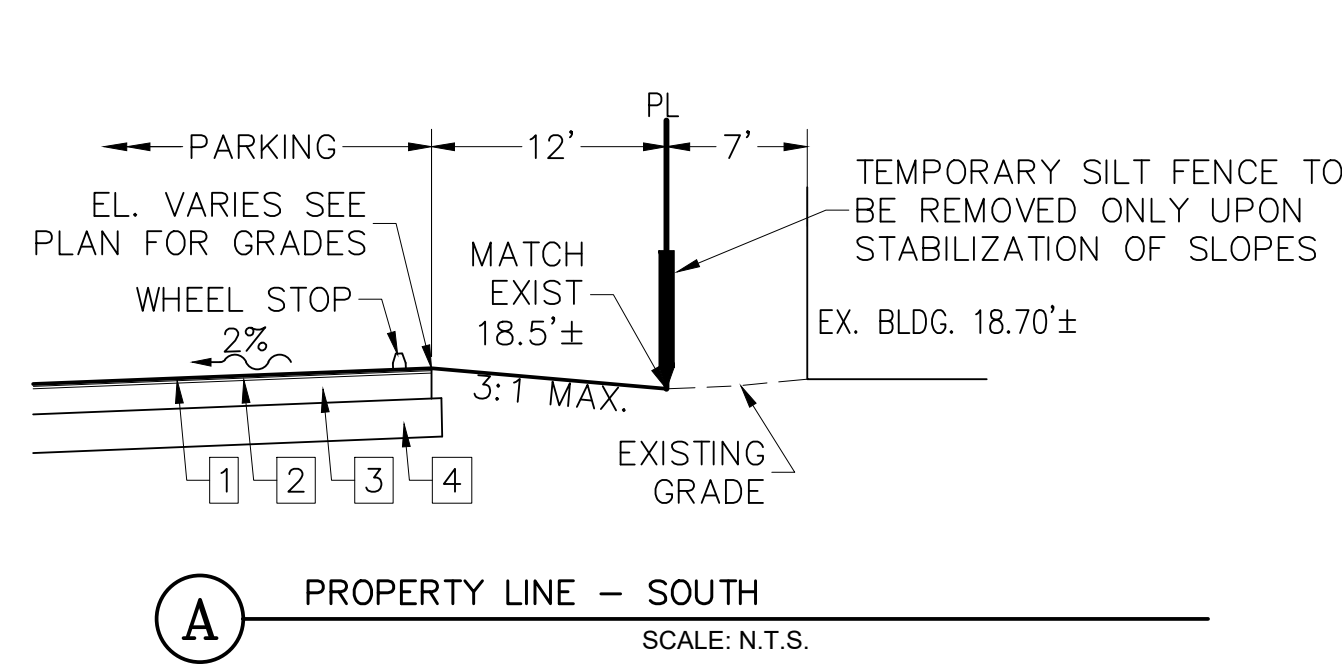
DRAINAGE PLAN - 2
THE ROBERT
CITY OF FORT MYERS, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_DP2	EMH	EMH	SWM	1"=30'	15

SAMUEL W. MARSHALL, P.E.
#48881

S:\WORK\2734R\2734R.DWG (REVISED) PLAN\2734R-15 DRAINAGE PLAN.DWG 9/13/2019 3:29 PM ERIC HONCHERNO

THE ROBERT



TYPICAL PAVEMENT DESIGN:

- 1) 3/4" A.C. WEARING COURSE SP-9.5 (TYPE SIII)
- 2) 3/4" A.C. WEARING COURSE SP-9.5 (TYPE SIII)
- 3) 8" THICK (MIN.) COMPACTED LIMEROCK
- 4) 12" THICK (MIN.) STABILIZED SUBGRADE, LBR 40

PREPARED FOR:
ESPERANZA APARTMENTS, LLC
900 BROAD AVENUE SOUTH, SUITE #2C
NAPLES, FL 34102
PHONE: (239) 434-6001

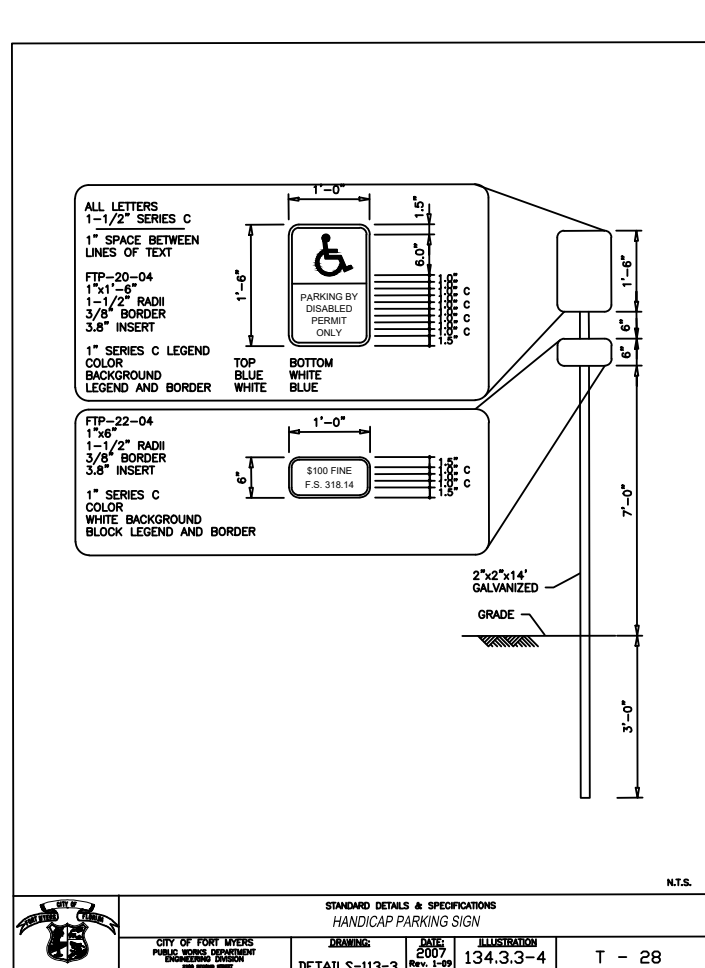
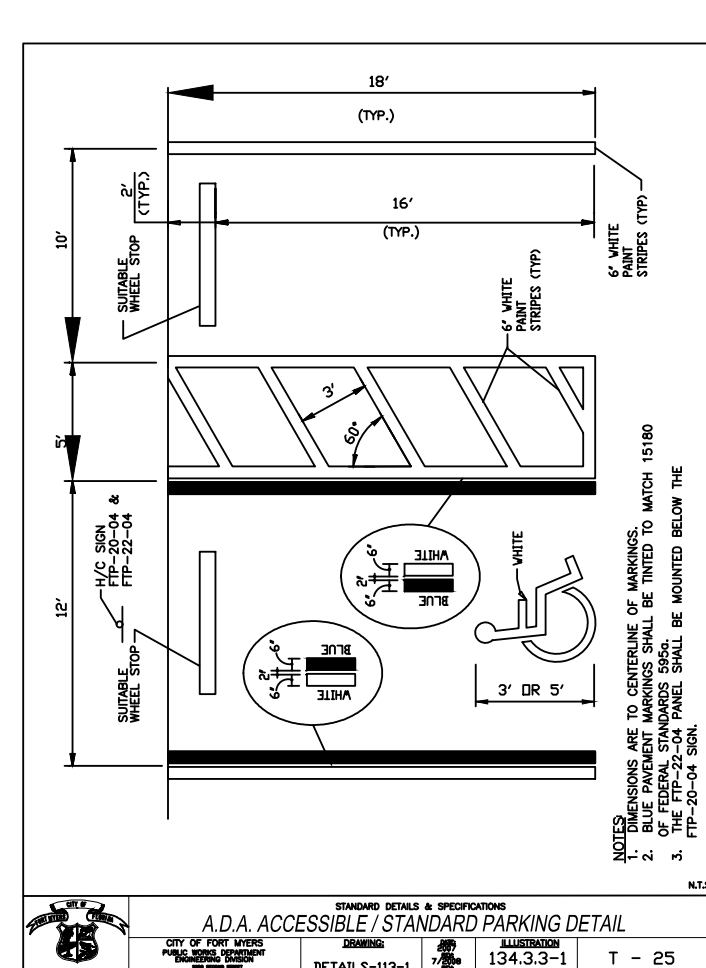
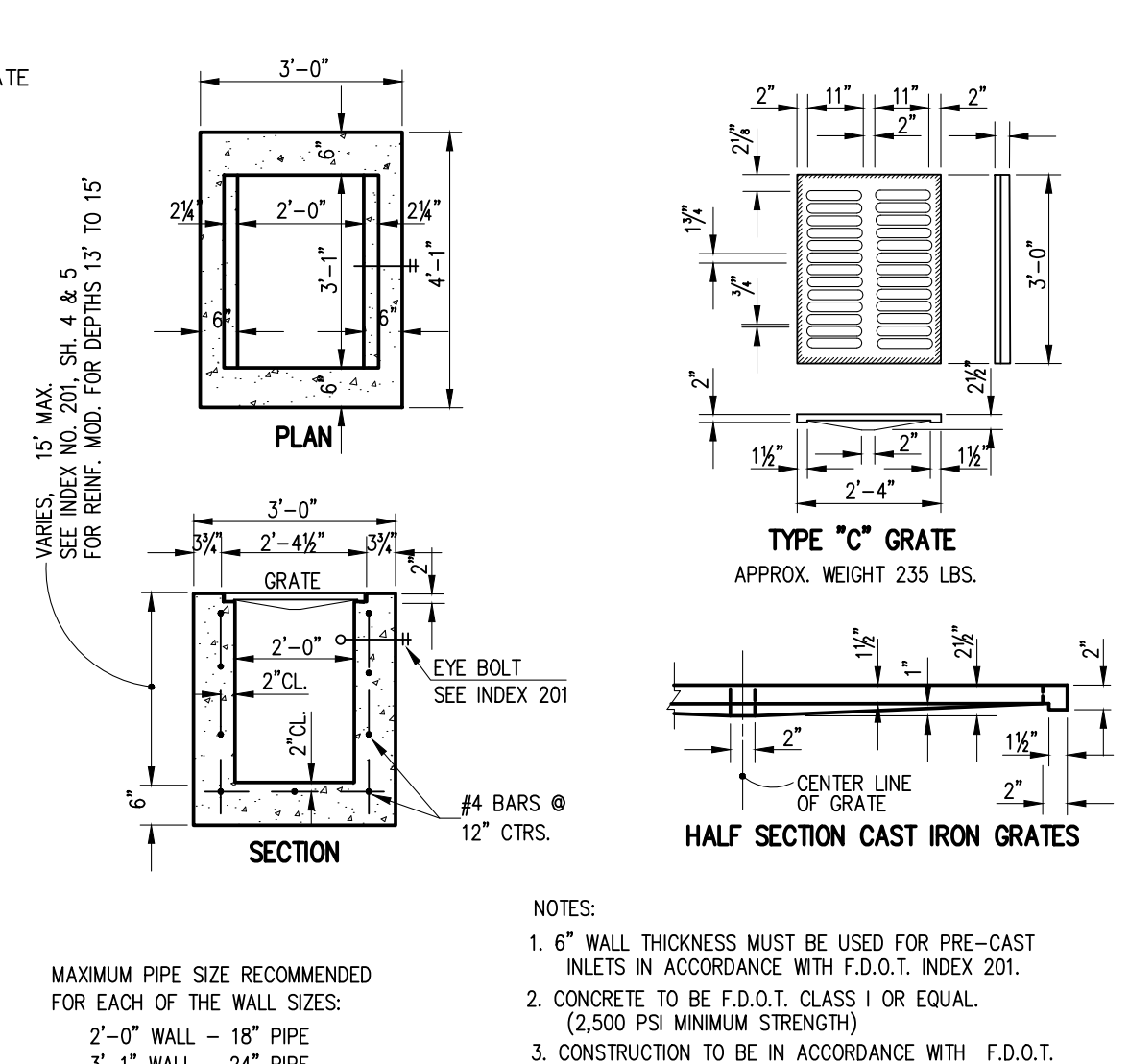
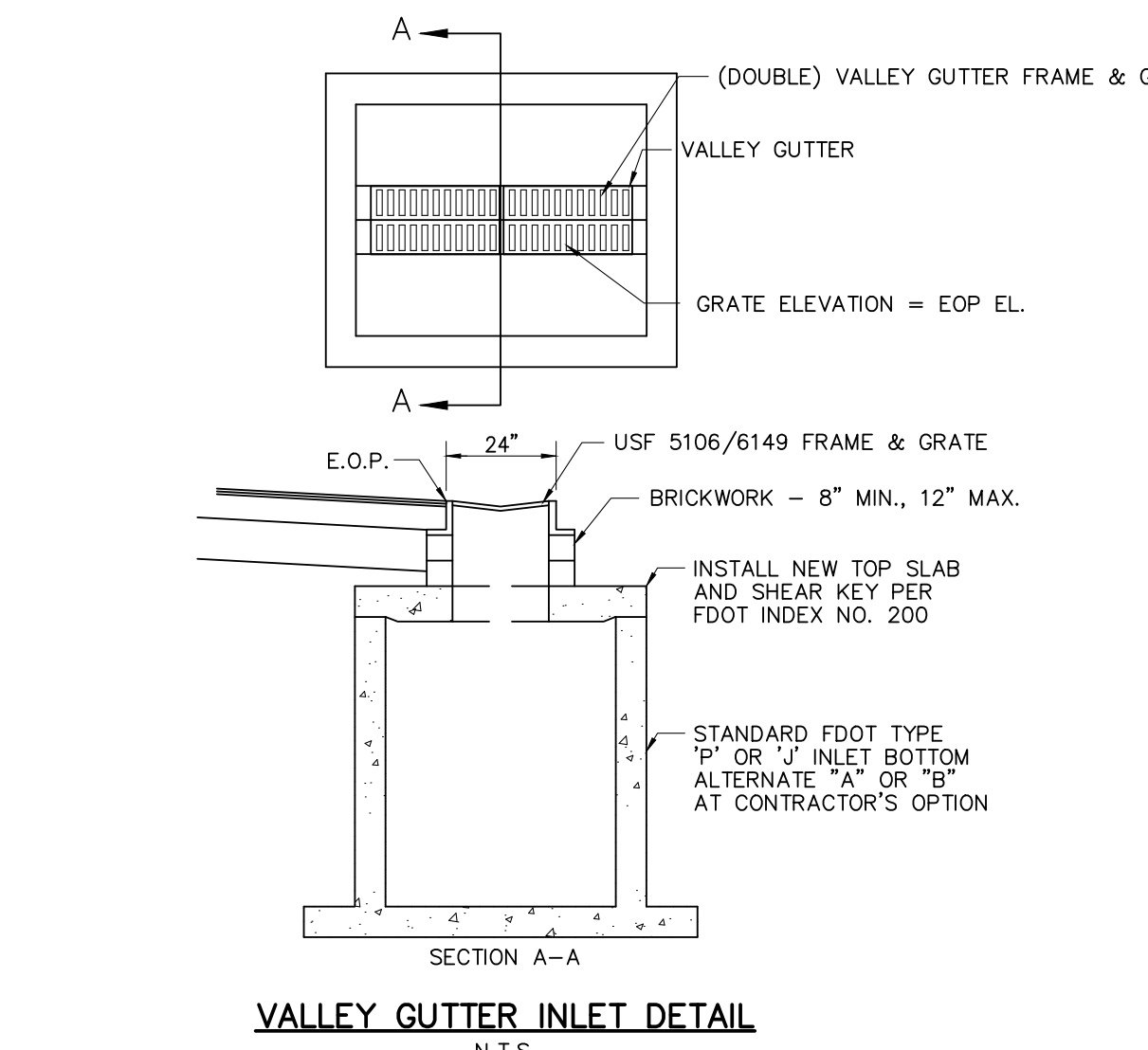
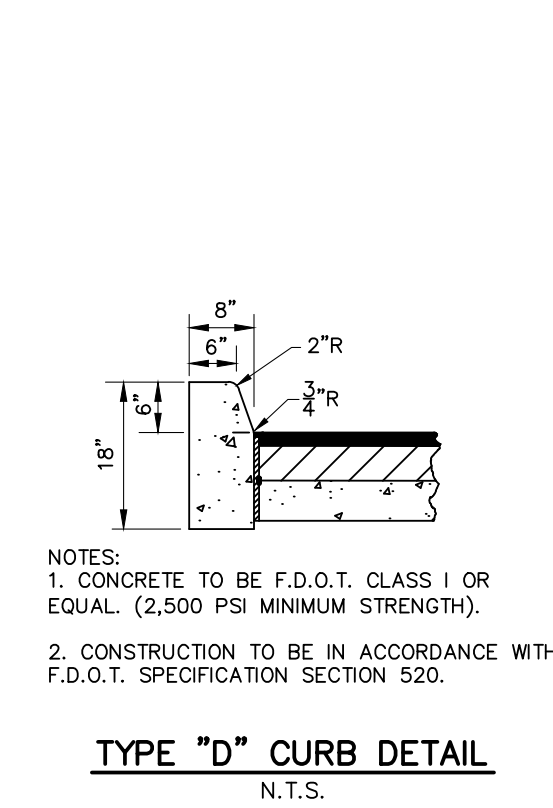
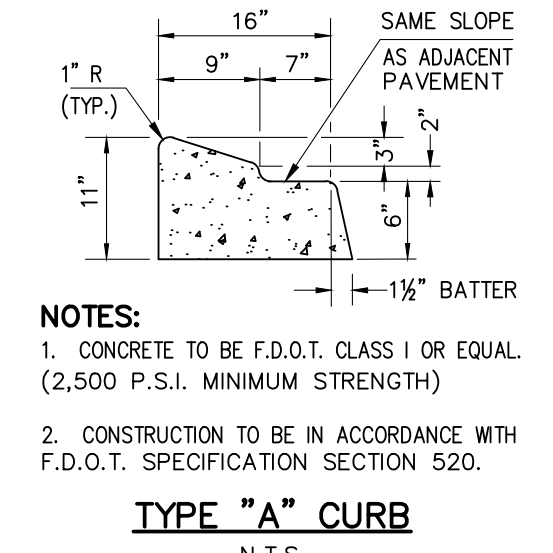
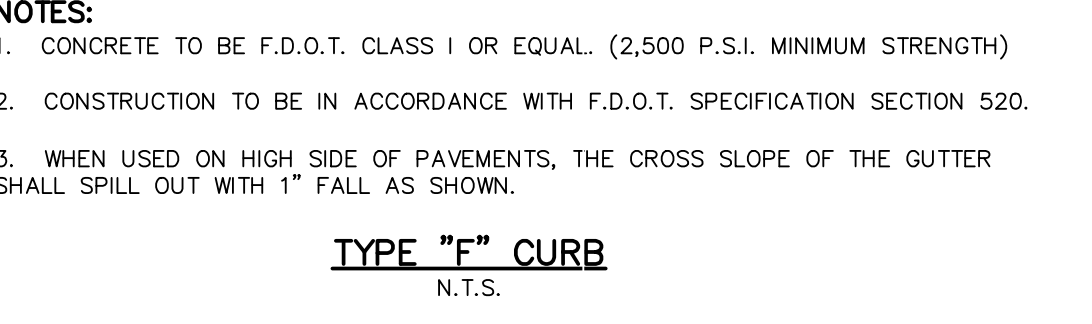
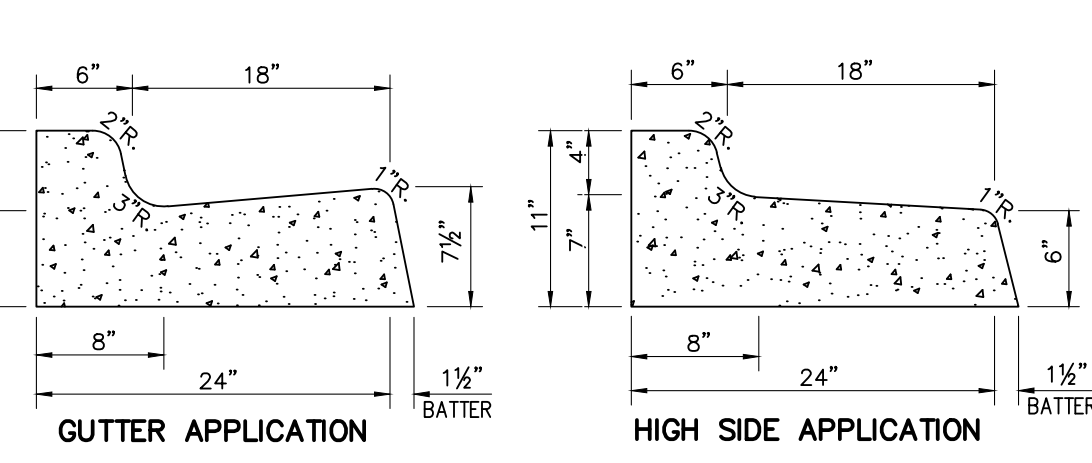
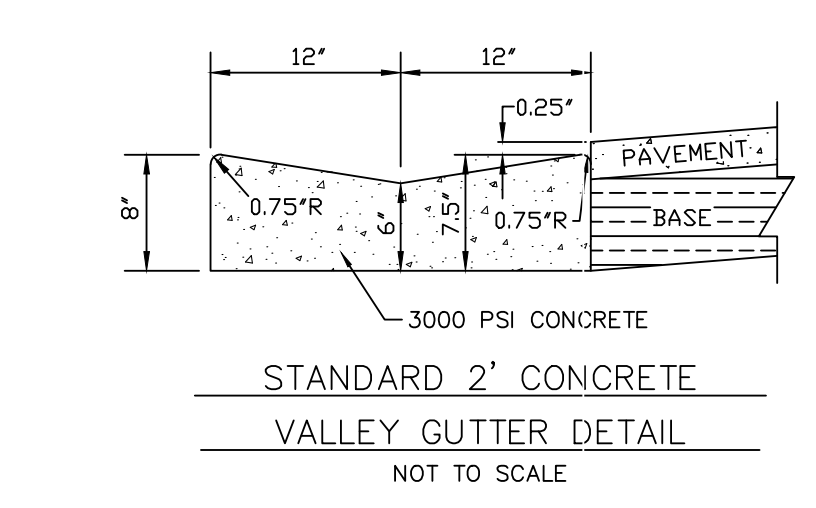
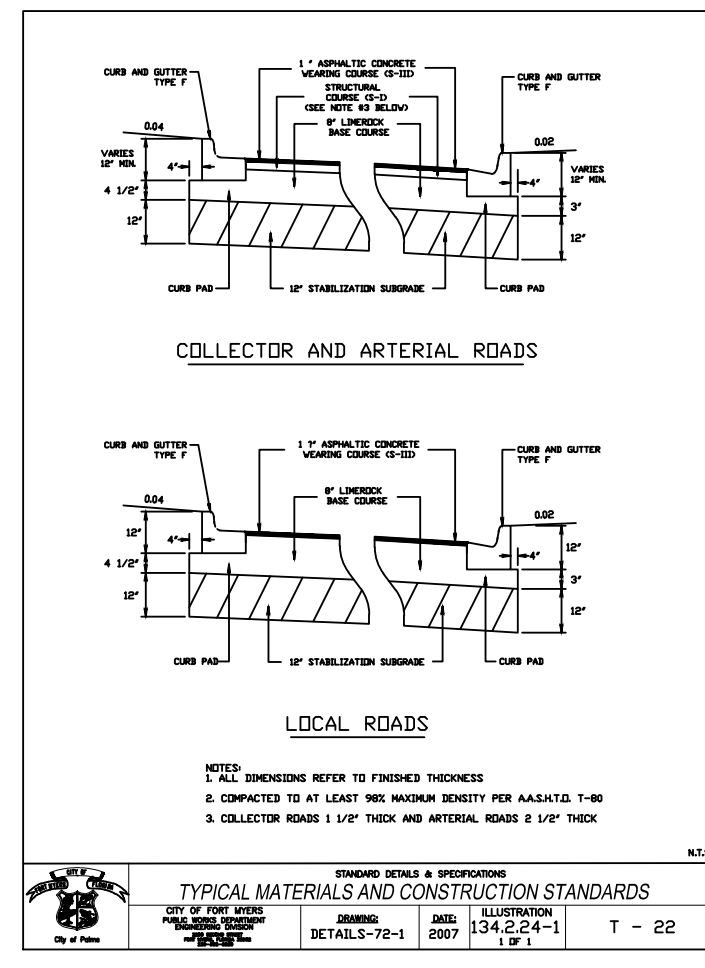
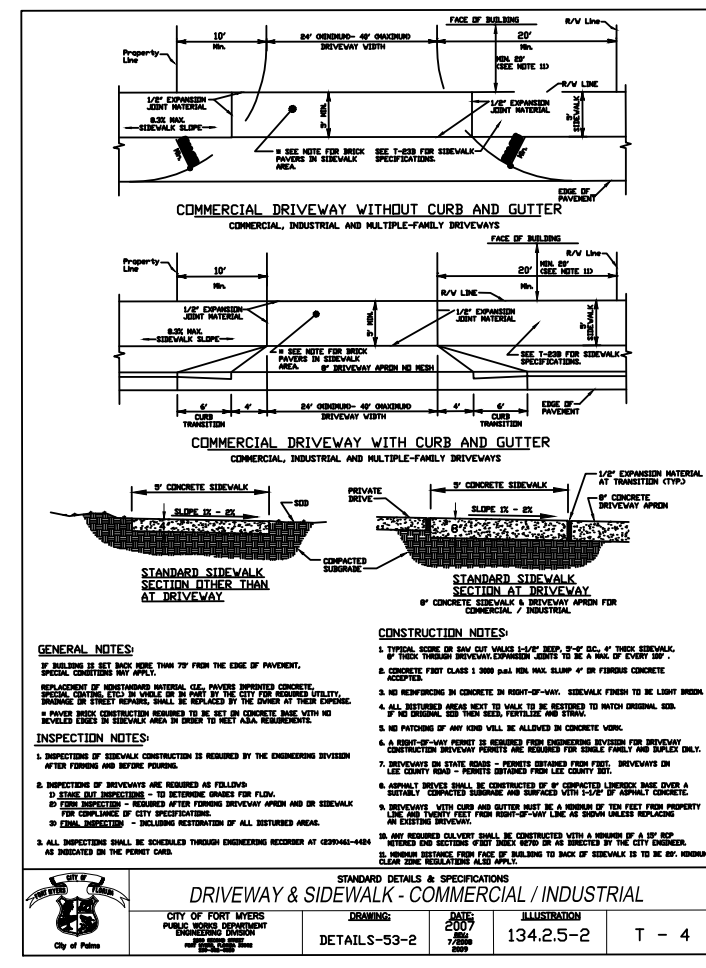
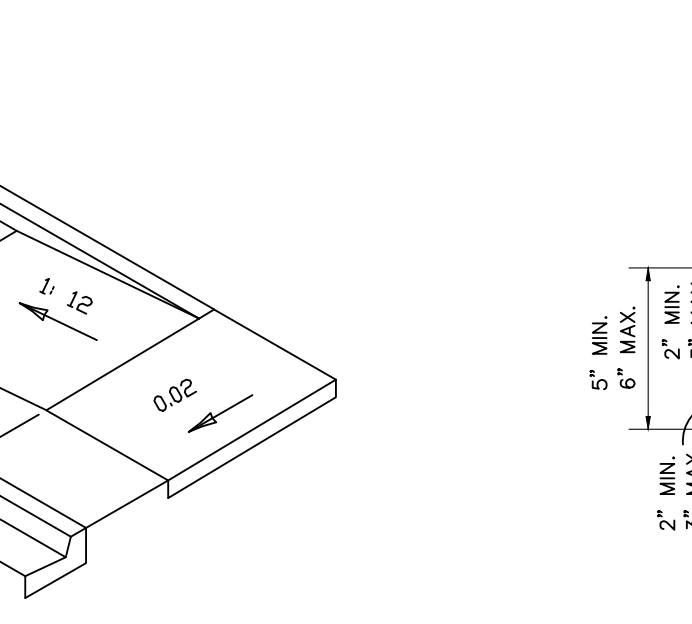
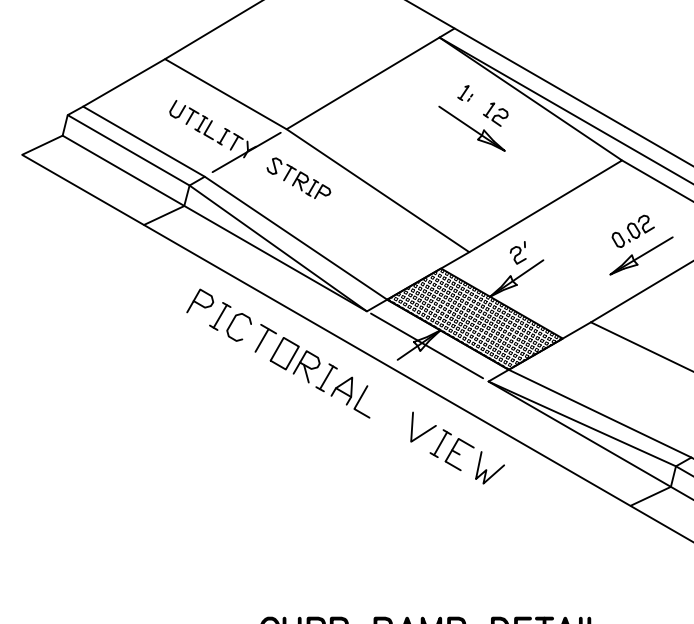
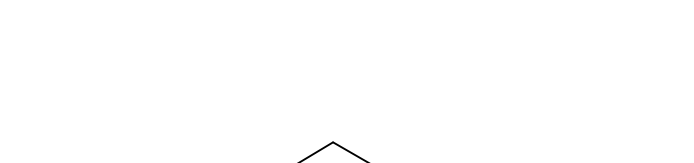
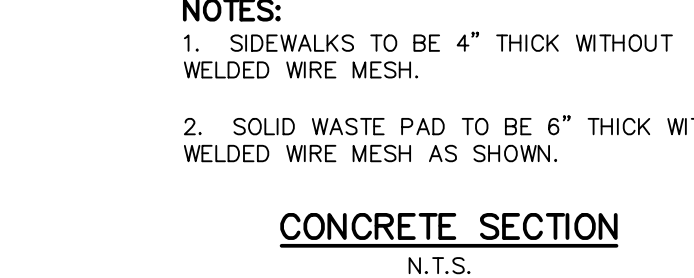
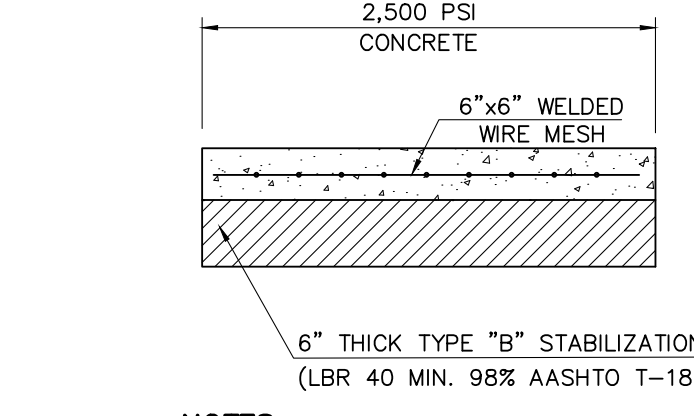
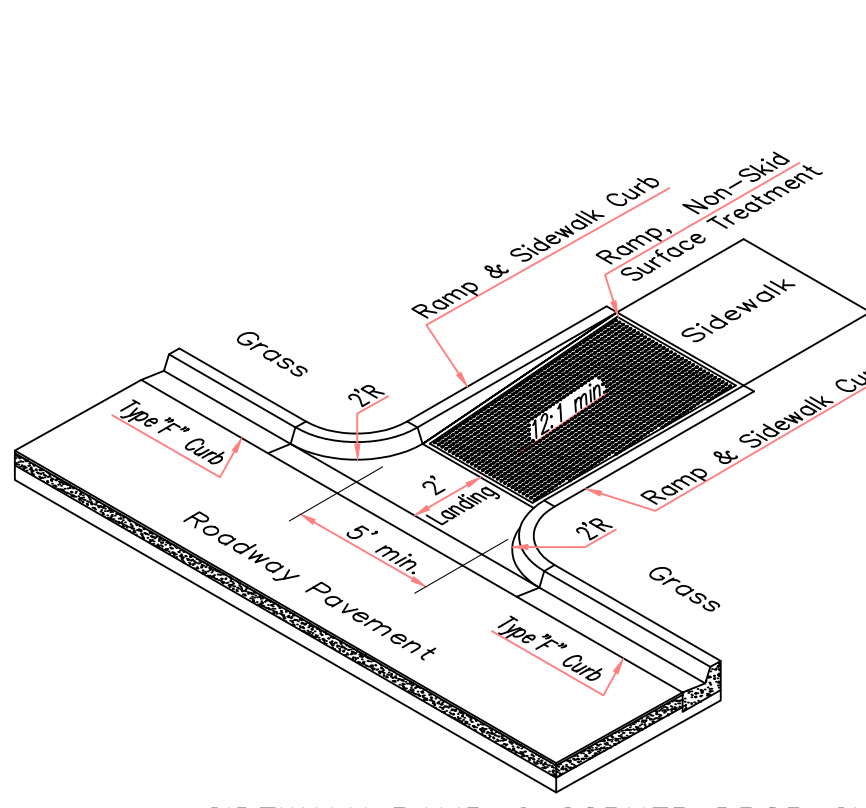
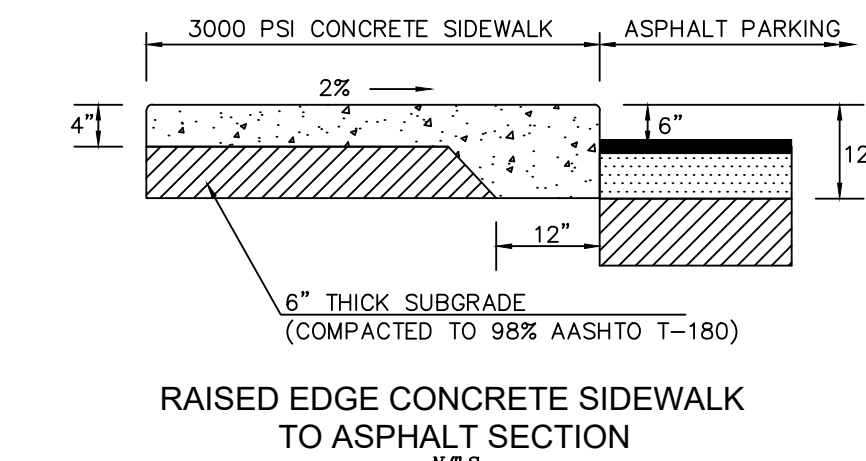
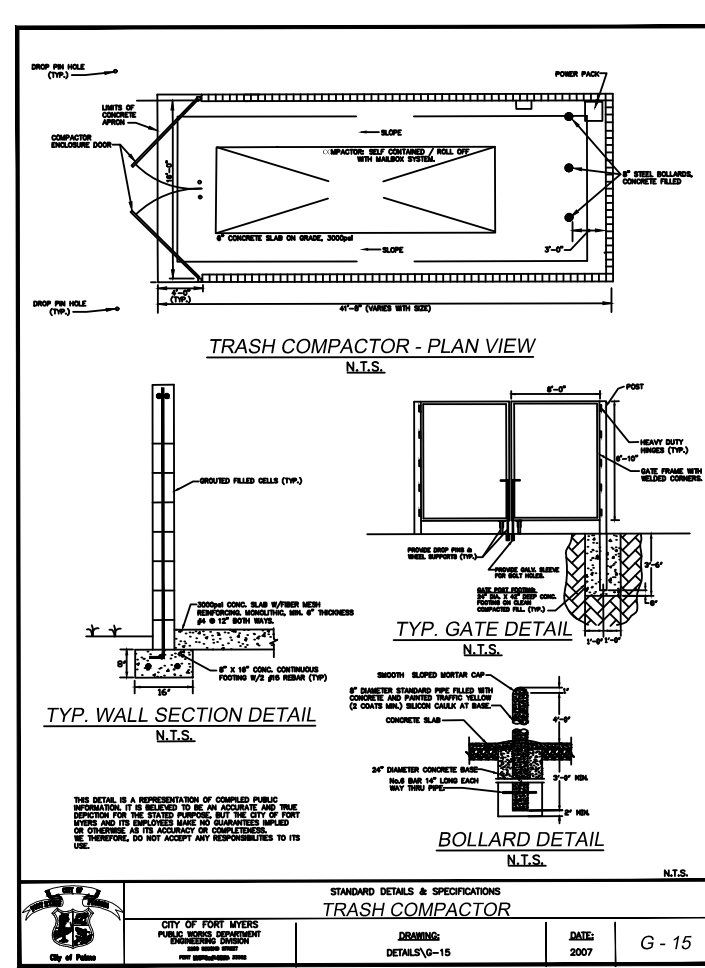
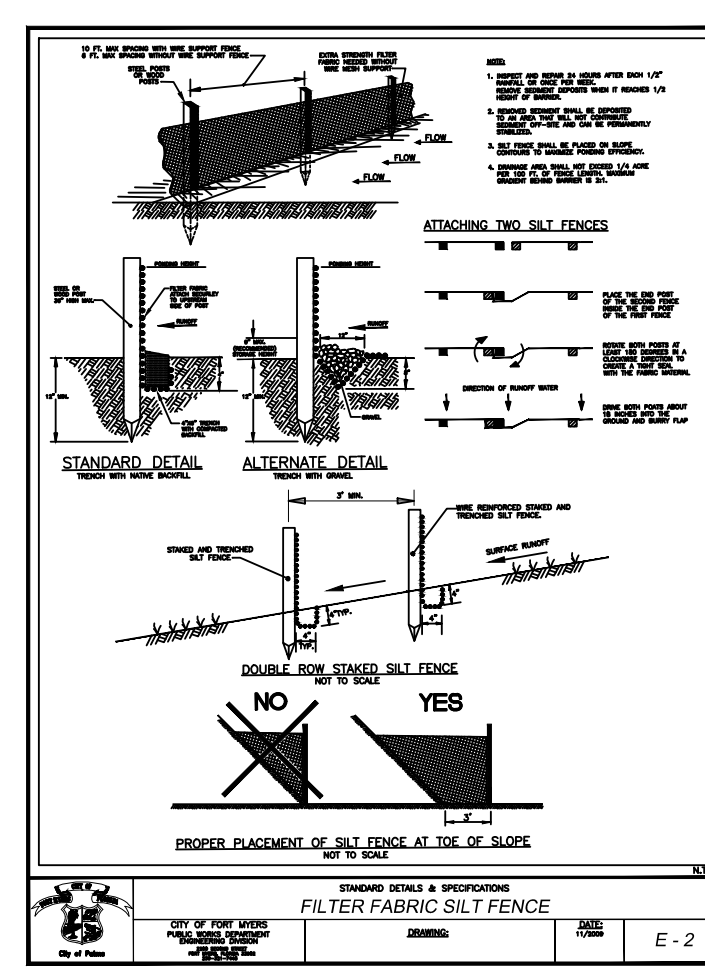
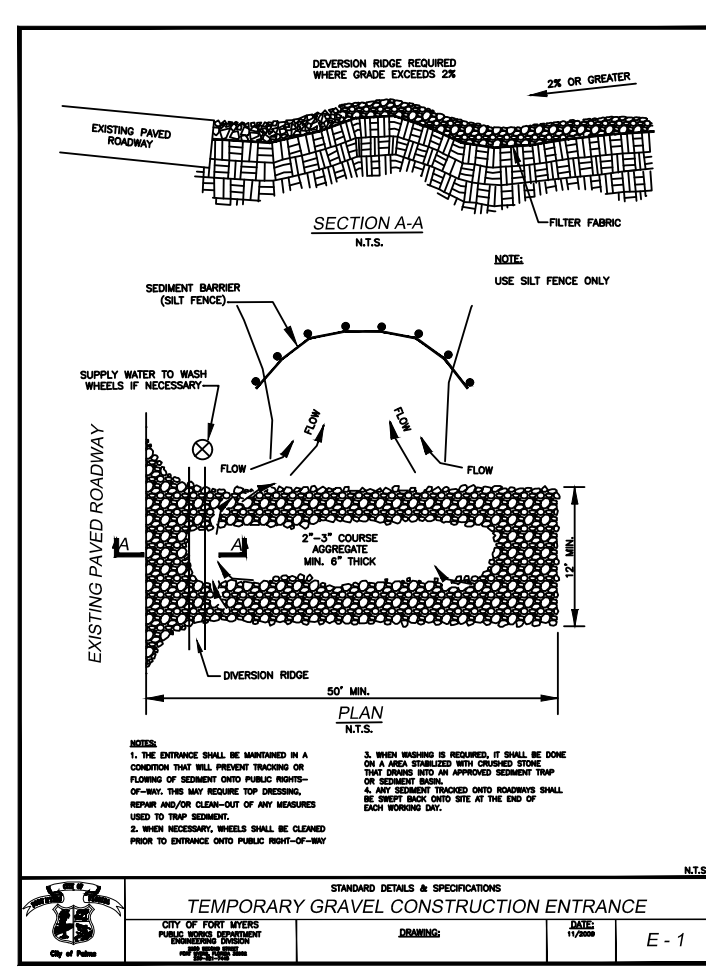
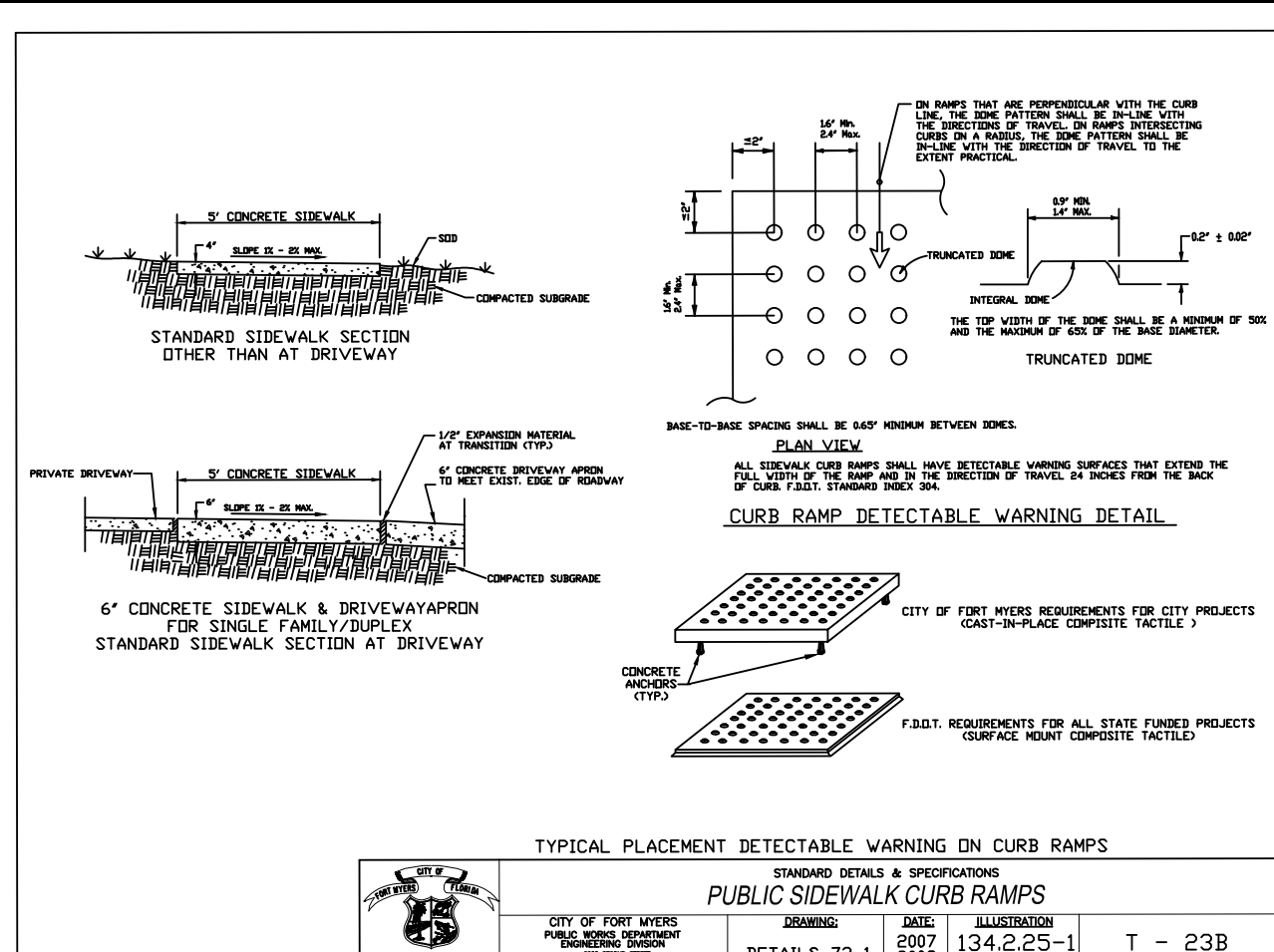
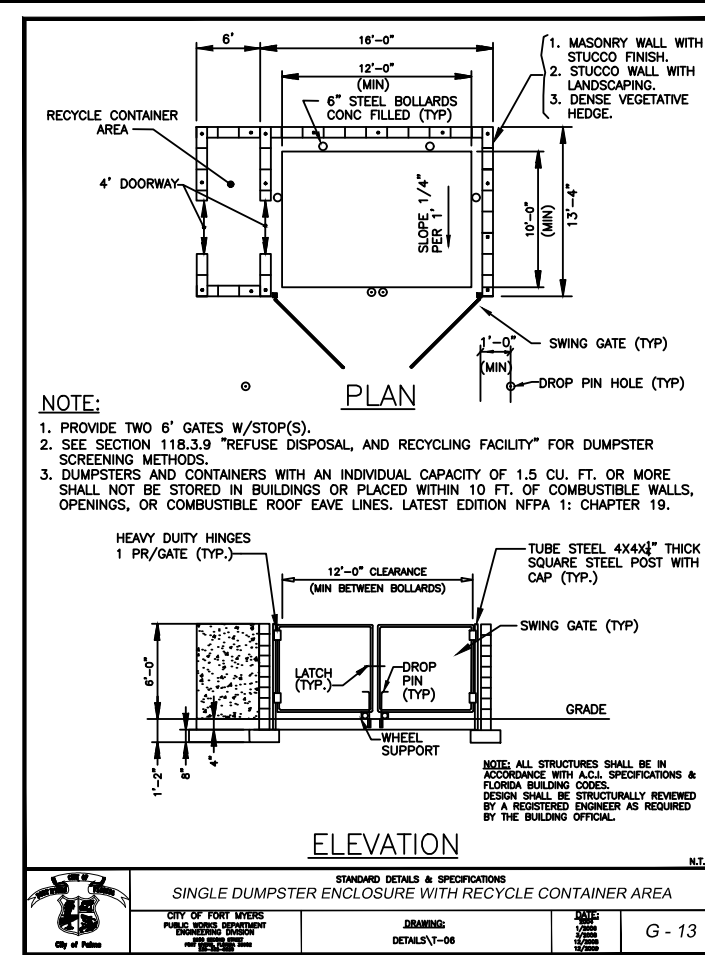
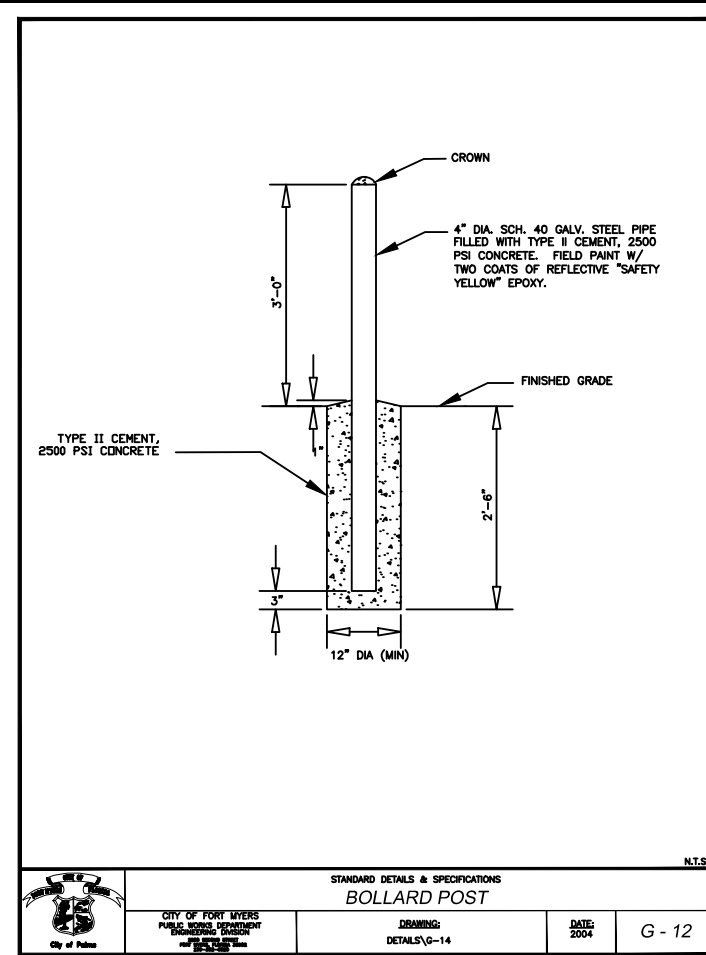
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SURVEY LICENSE # LB 6690
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#48881

CROSS SECTIONS THE ROBERT CITY OF FORT MYERS, FLORIDA							DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
							7/24/2019	2734R	_XSEC	EMH	EMH	SWM	N.T.S.	16



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 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
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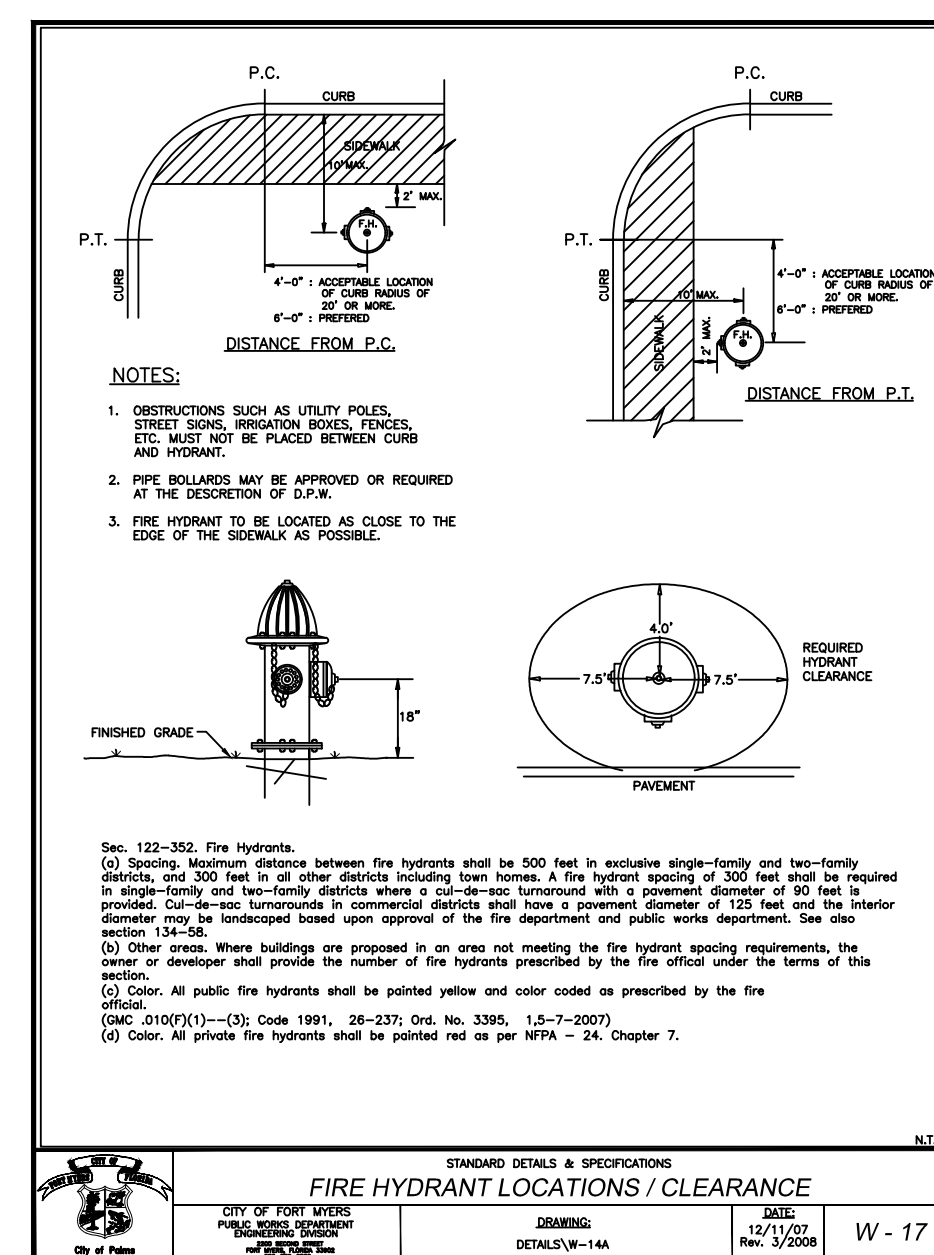
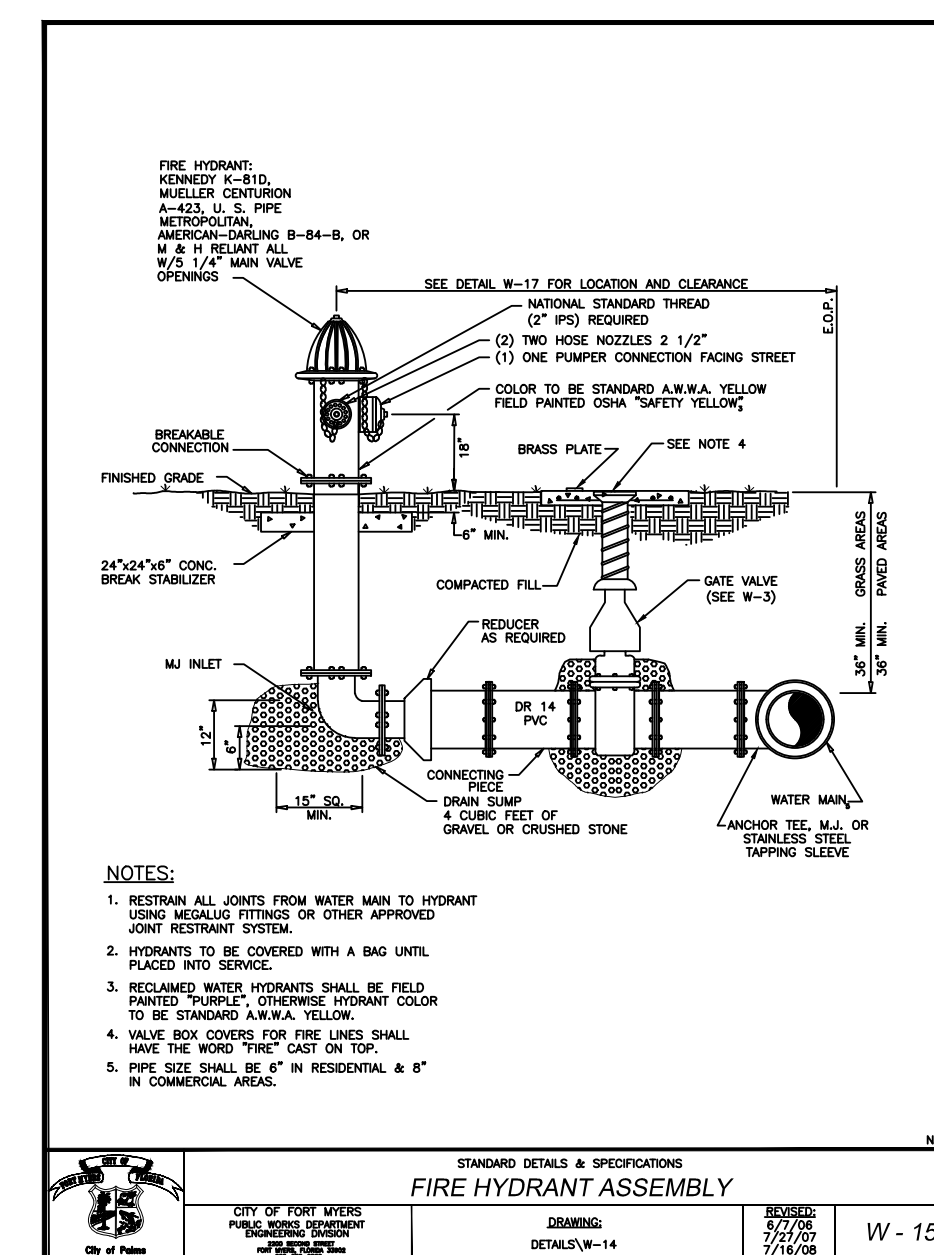
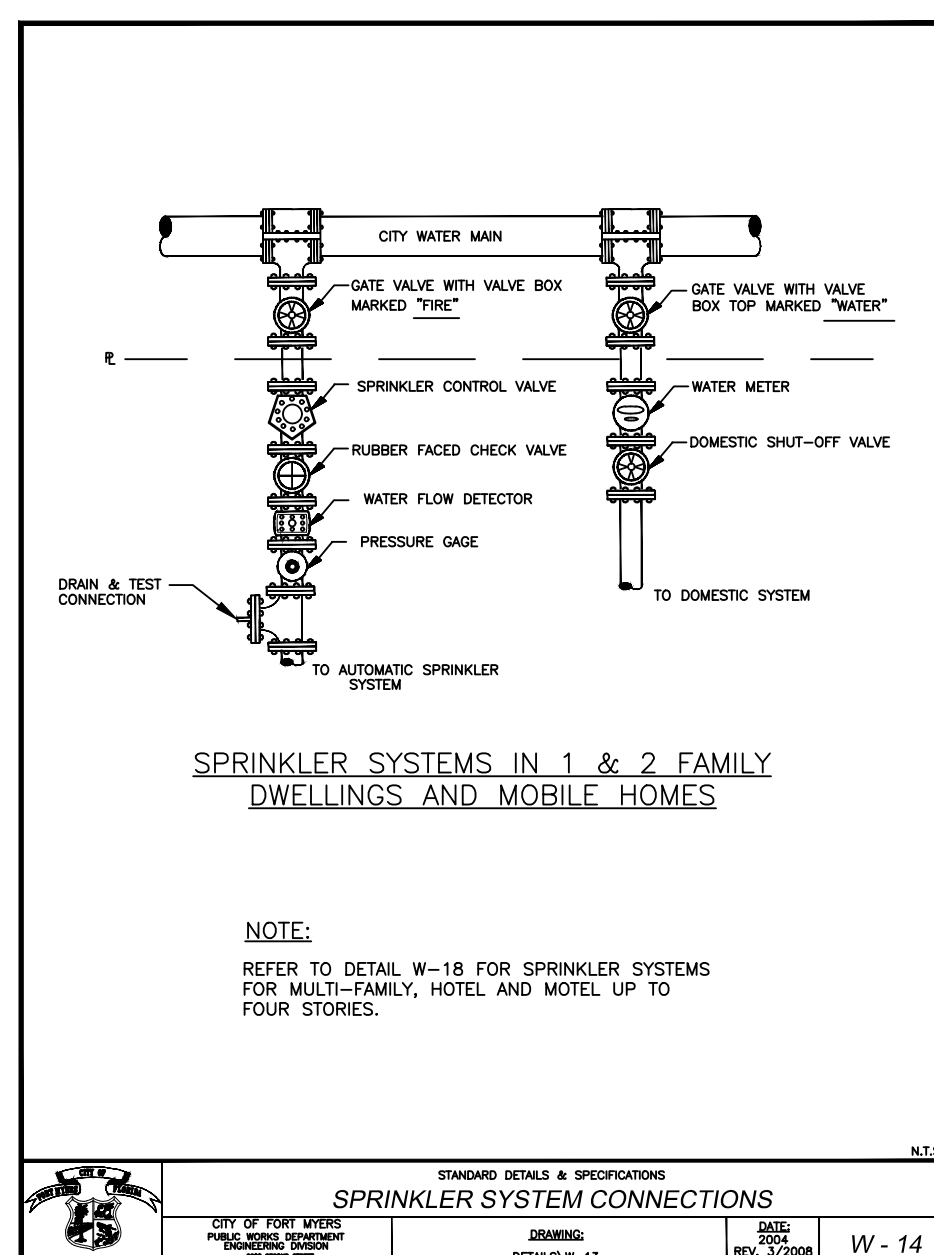
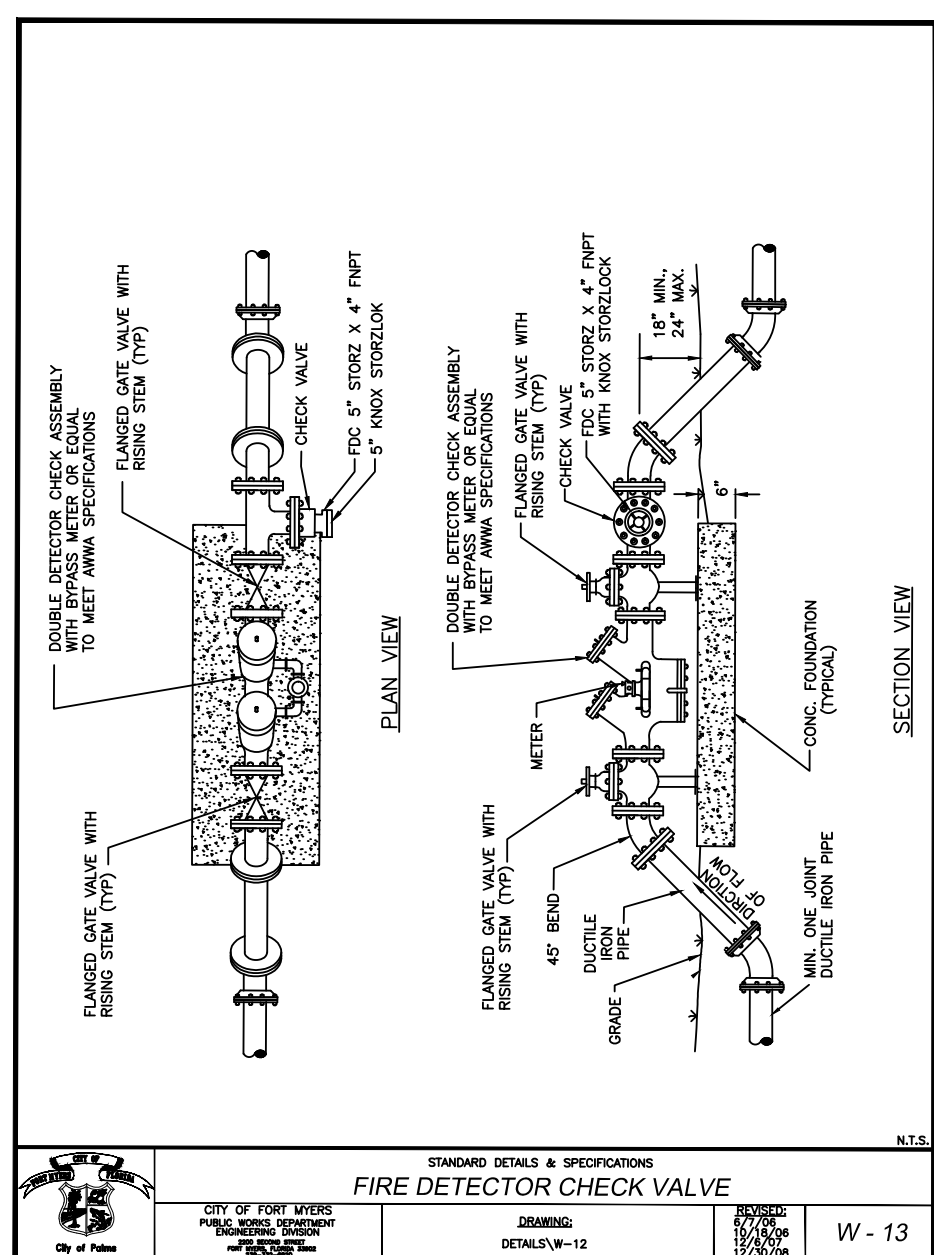
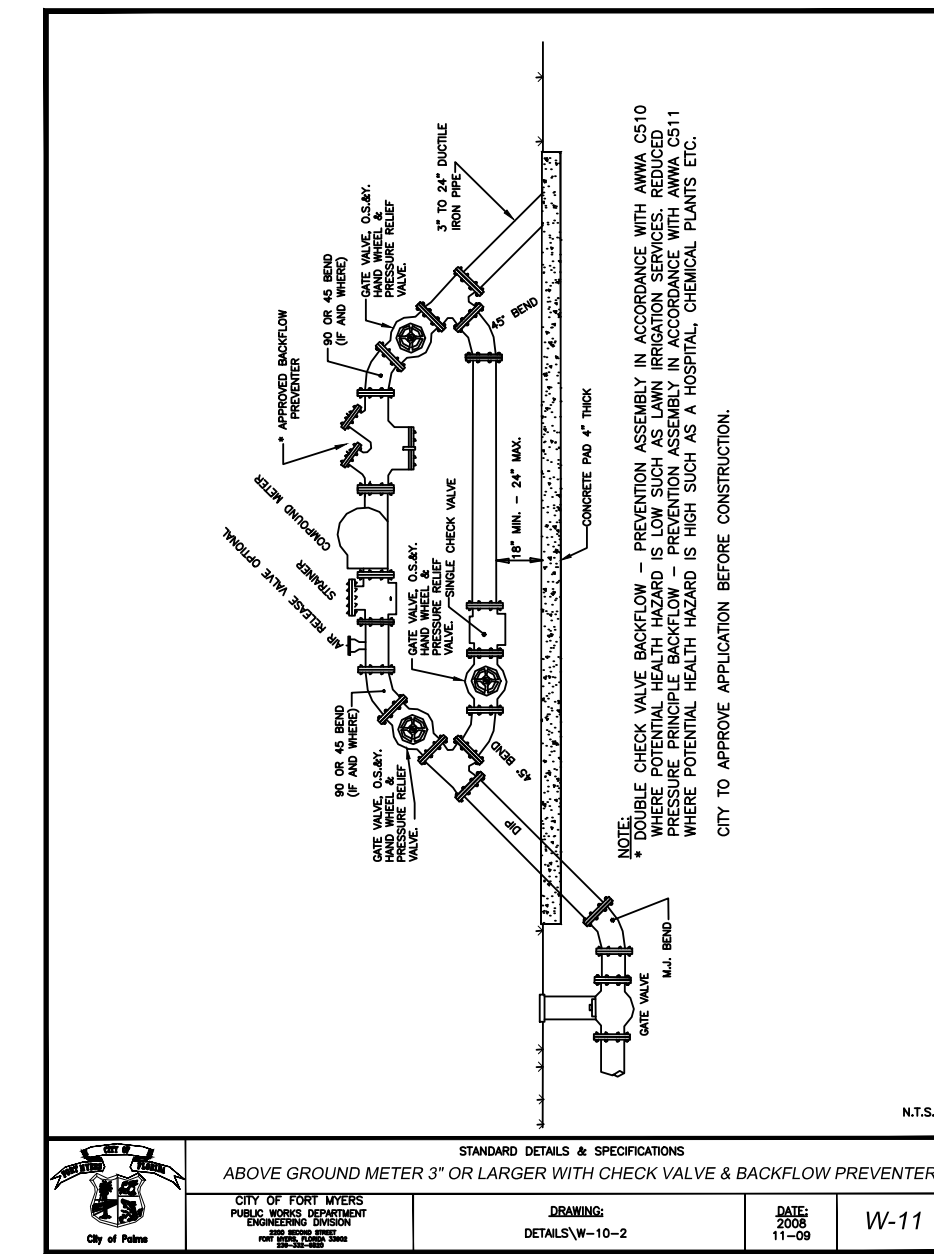
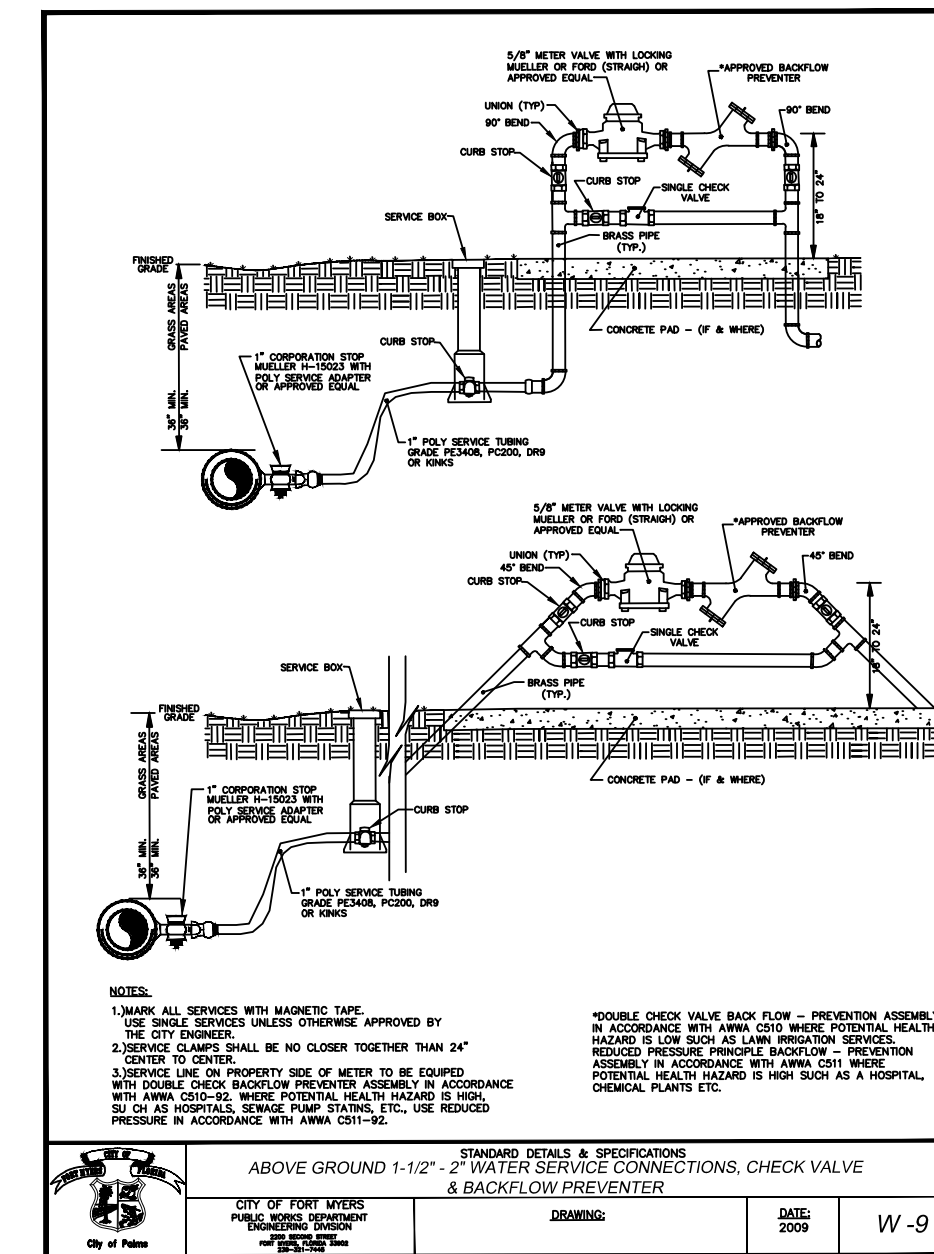
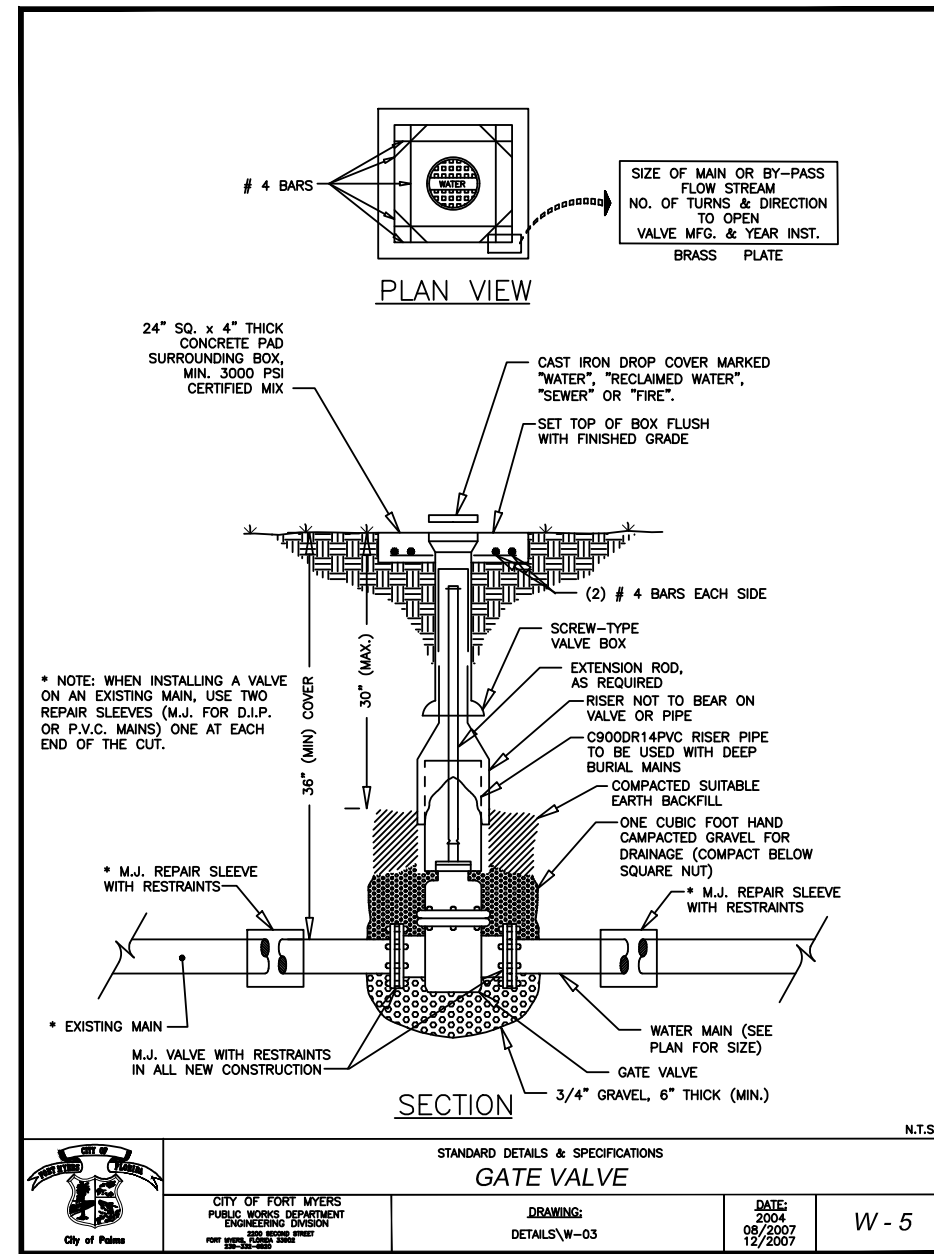
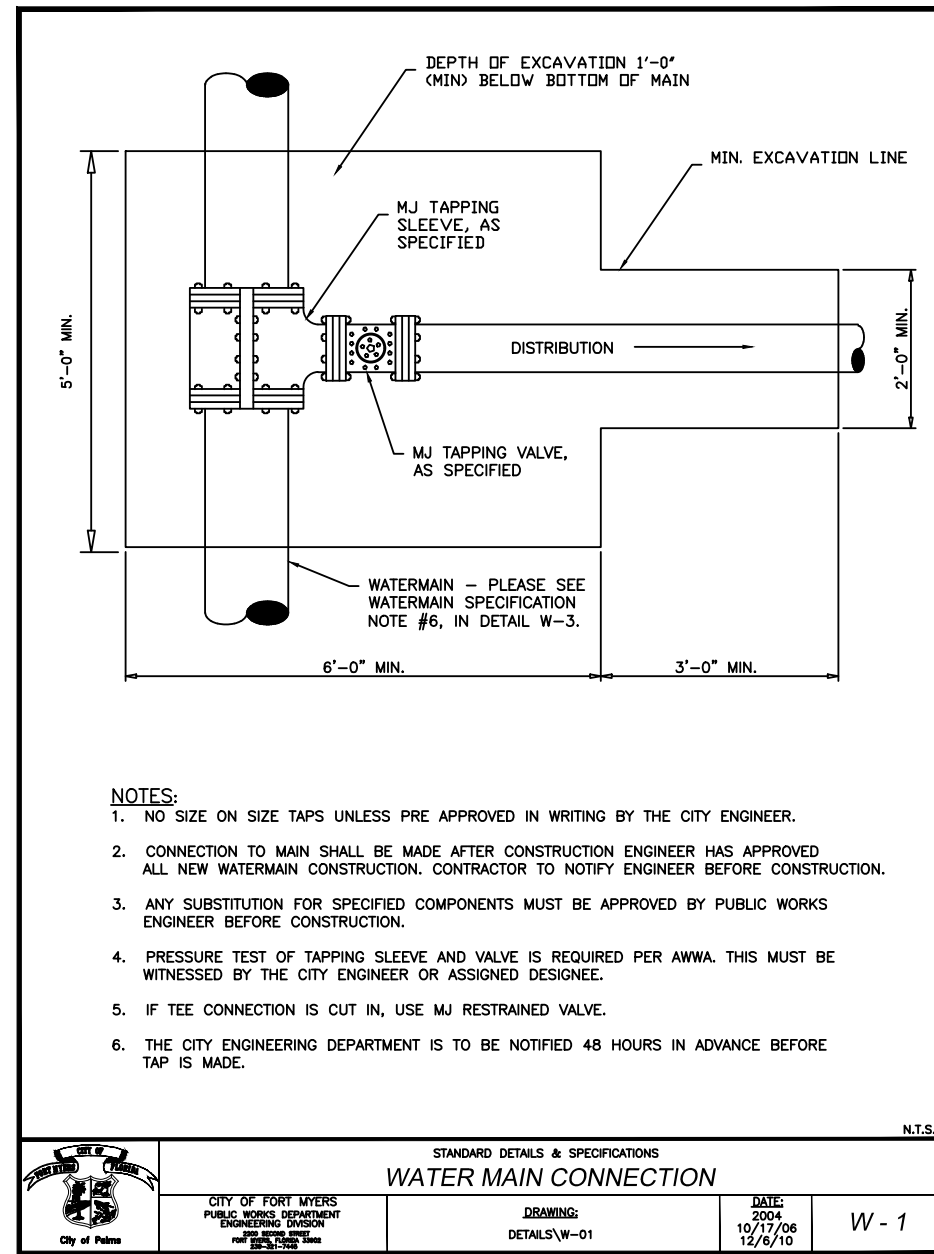
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DRAINAGE DETAILS THE ROBERT CITY OF FORT MYERS, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
7/24/2019	2734R	_DDT	EMH	EMH	SWM	N.T.S.
SHEET						17

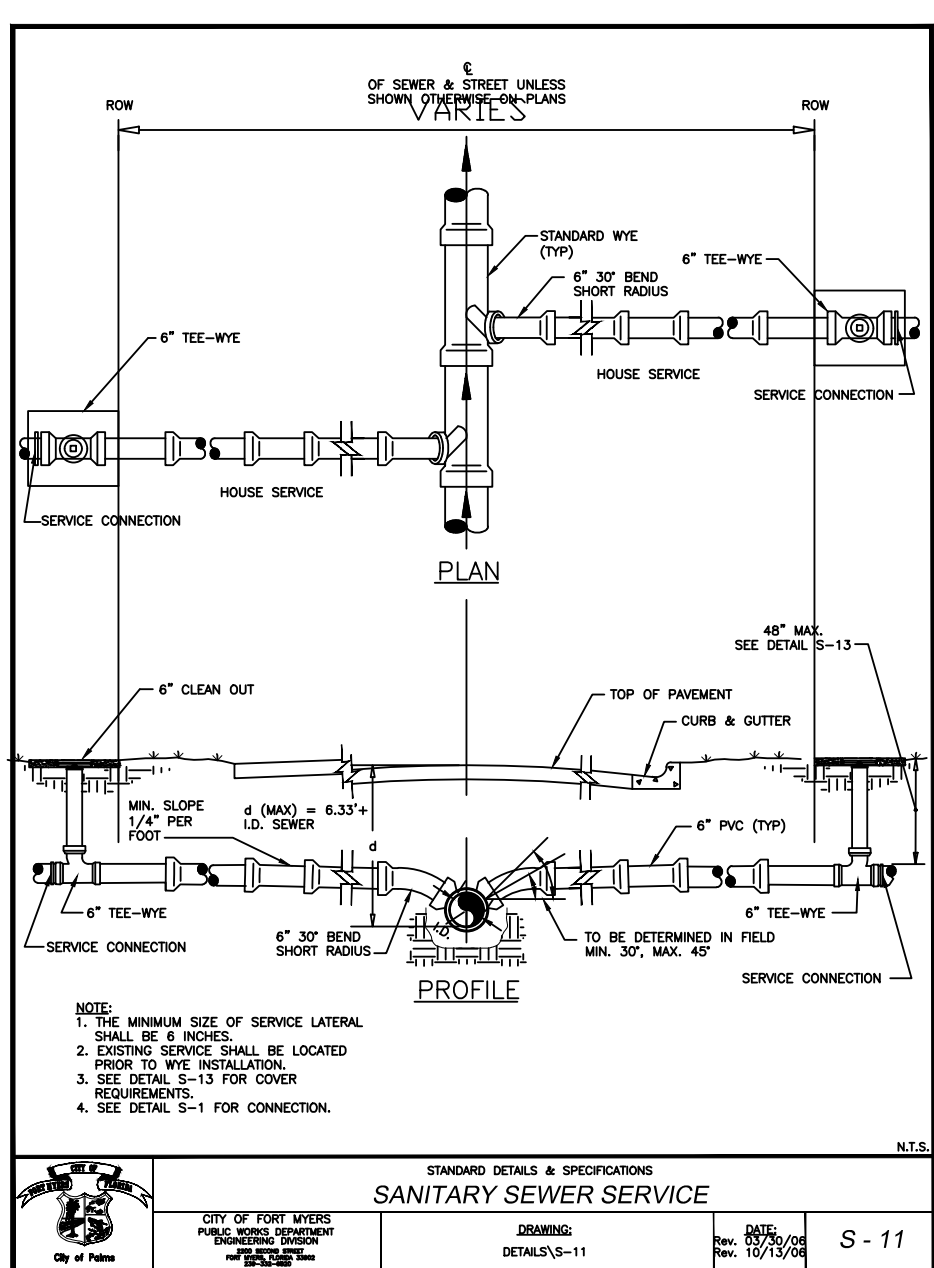
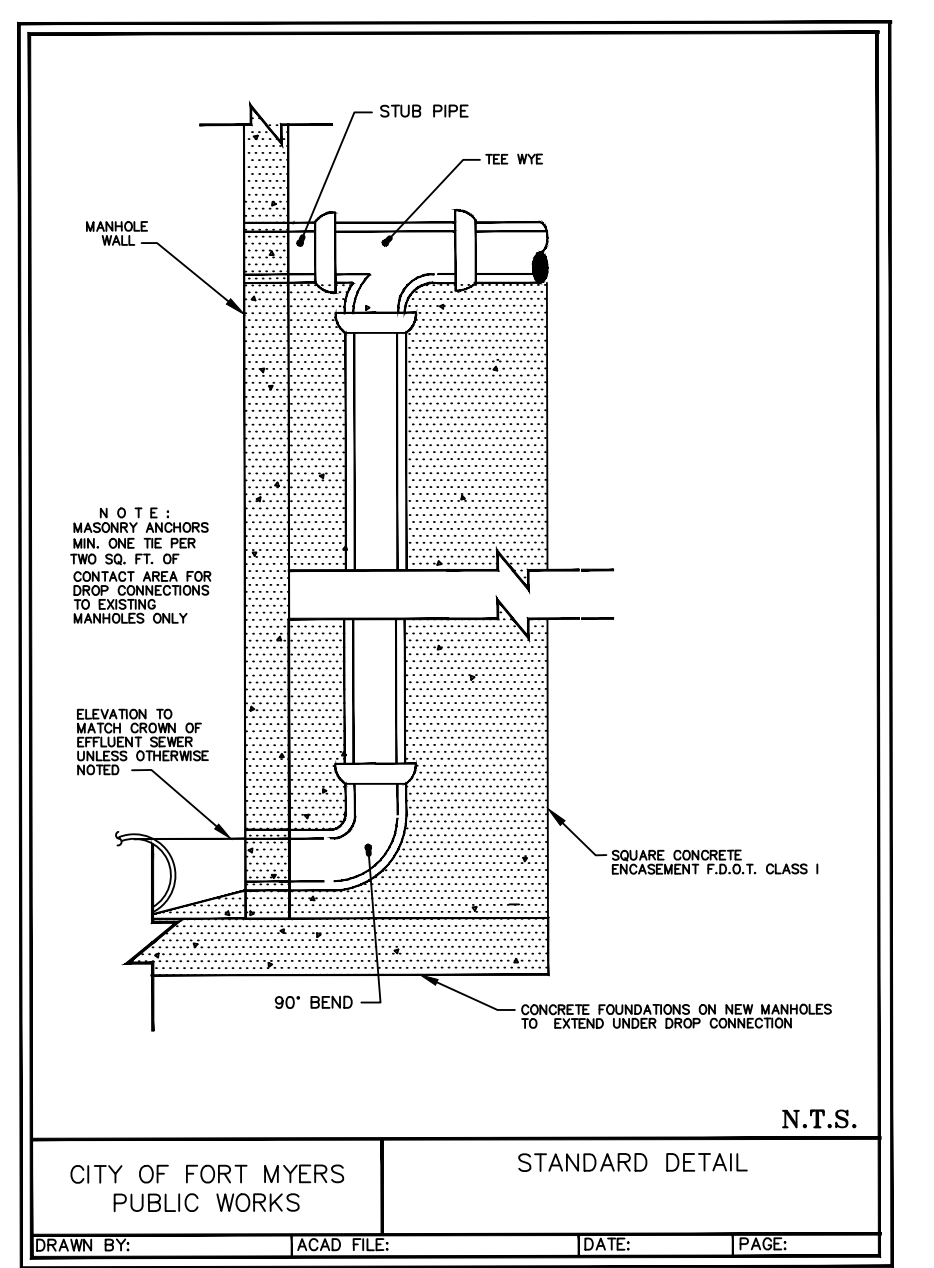
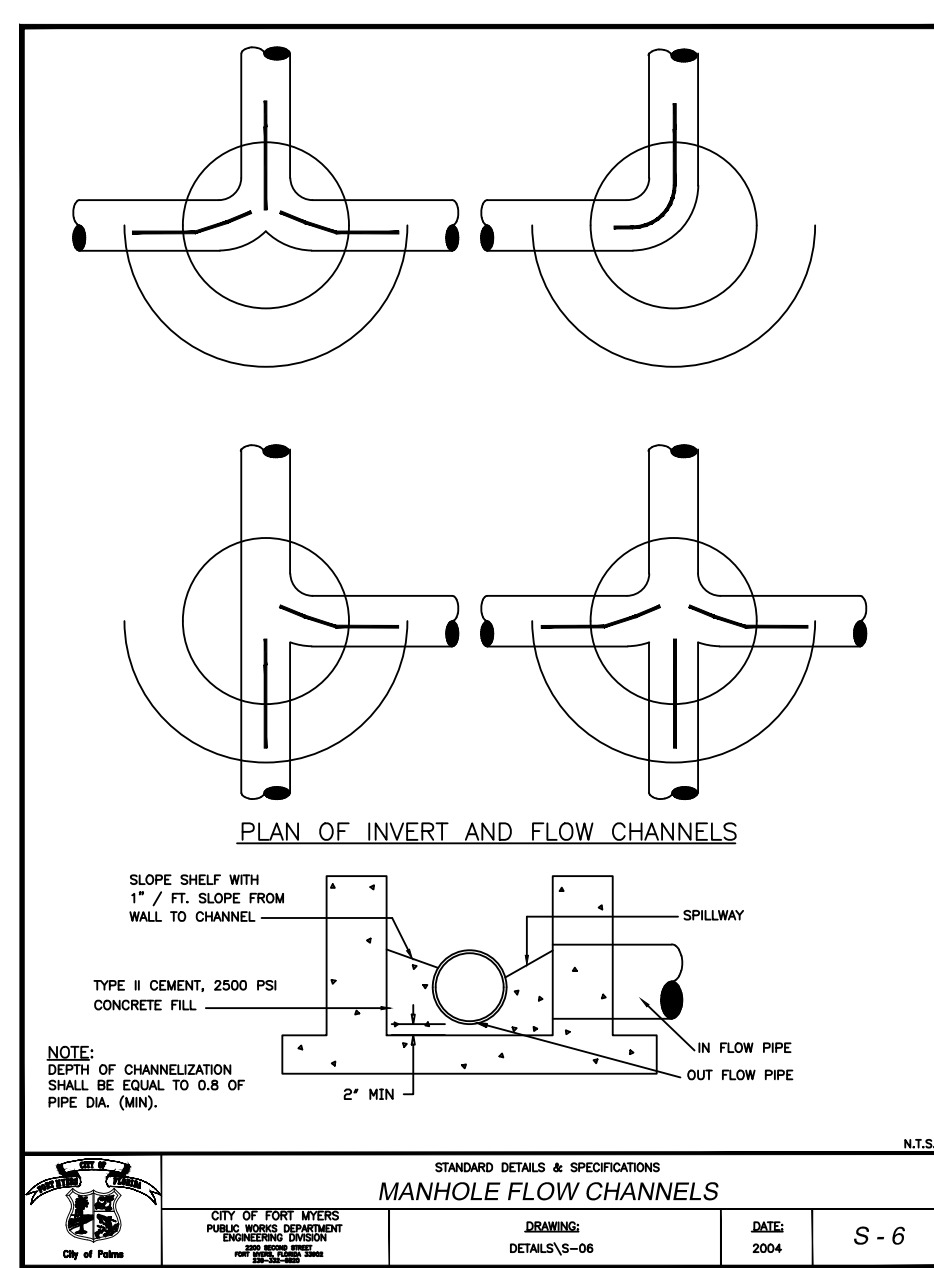
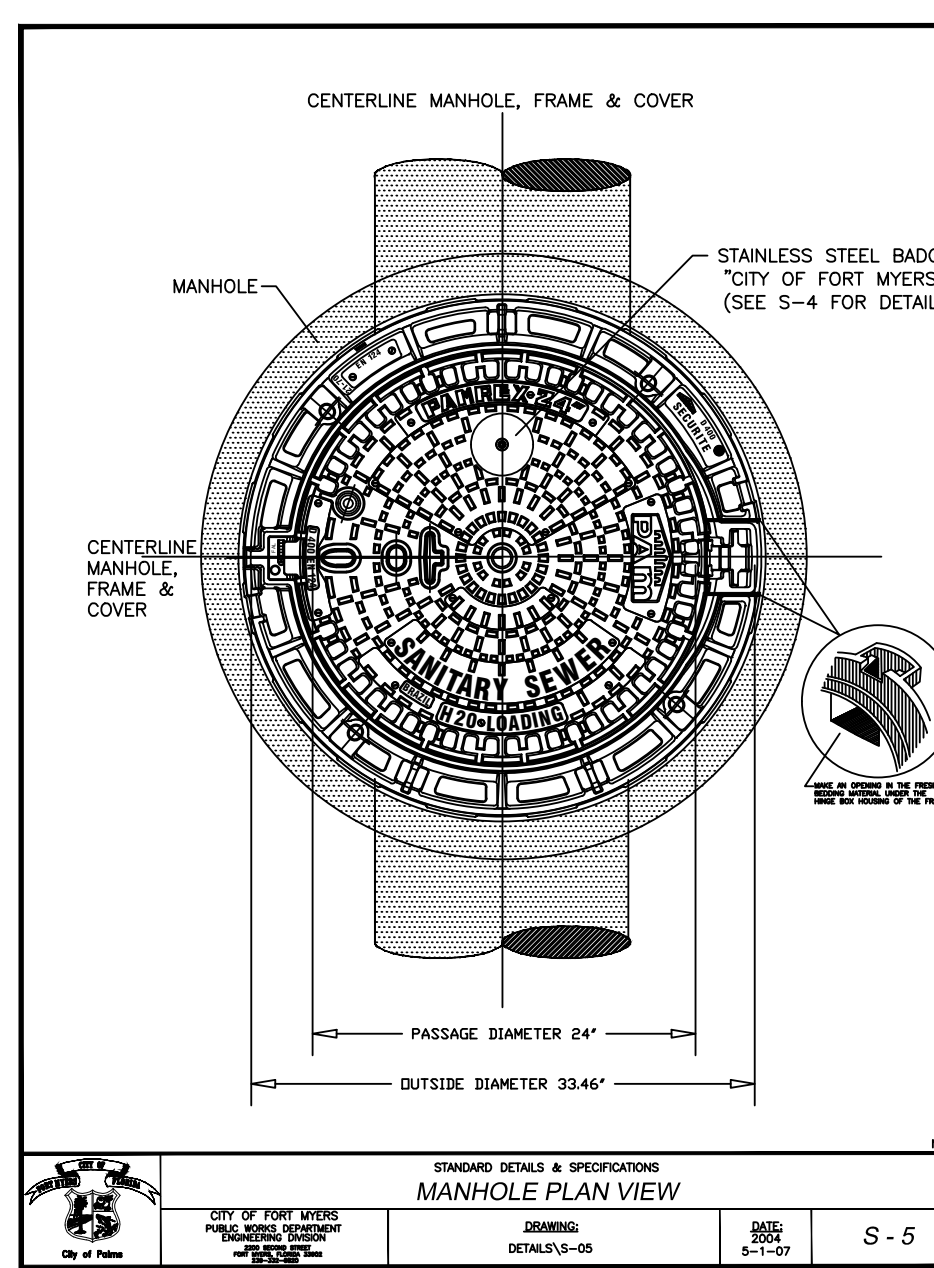
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THE ROBERT



OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 FT. MIN.	12 INCHES IS THE MIN. EXCEPT FOR STORM SEWER, THEN 6\"/>	
VACUUM SANITARY SEWER	10 FT. PREFERRED, 3 FT. MIN.	12 INCHES PREFERRED, 6 INCHES MIN.	ALTERNATE 3\"/>
GRAVITY OR PRESSURE SANITARY SEWER, FORCE MAIN, RECLAIMED WATER (4)	10 FT. PREFERRED, 6 FT. MIN. (3)	12 IN. IS THE MIN. EXCEPT FOR GRAVITY SEWER, 6 IN. IS THE MIN. AND 12 IN. IS THE PREFERRED.	ALTERNATE 3\"/>
SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT. MIN.	-----	-----

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12 INCHES.
 (2) RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
 (3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
 (4) RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
 (5) FOR ALL OTHER UTILITIES, A MINIMUM OF 18\"/>



PREPARED FOR:

ESPERANZA APARTMENTS, LLC
 900 BROAD AVENUE SOUTH, SUITE #2C
 NAPLES, FL 34102
 PHONE: (239) 434-6001

NO.	DATE	REVISION DESCRIPTION	BY

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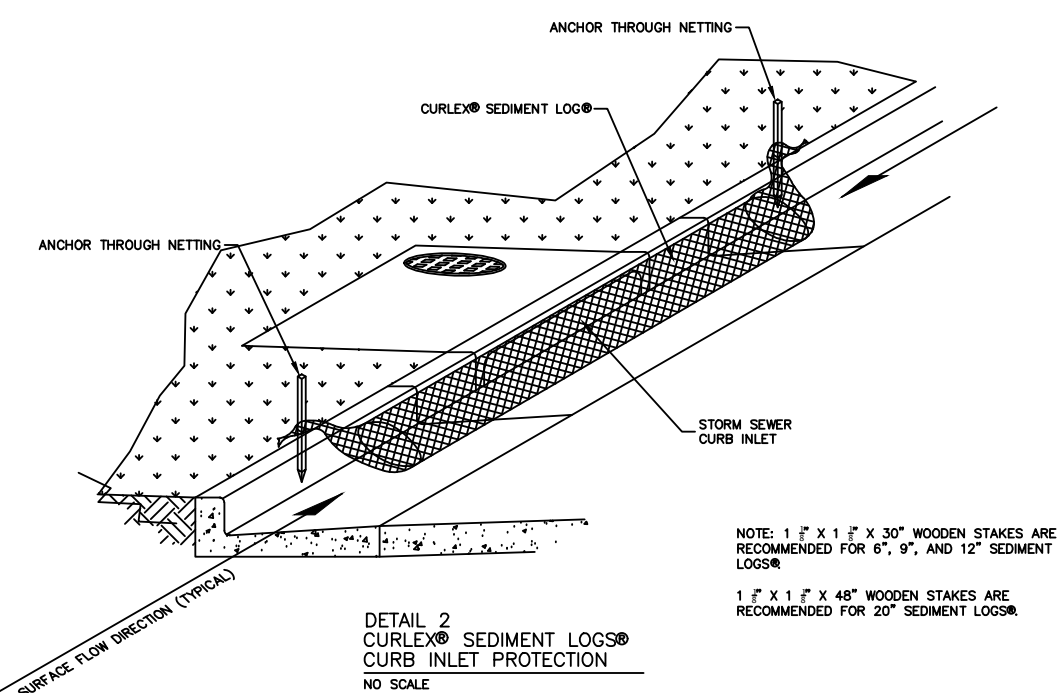
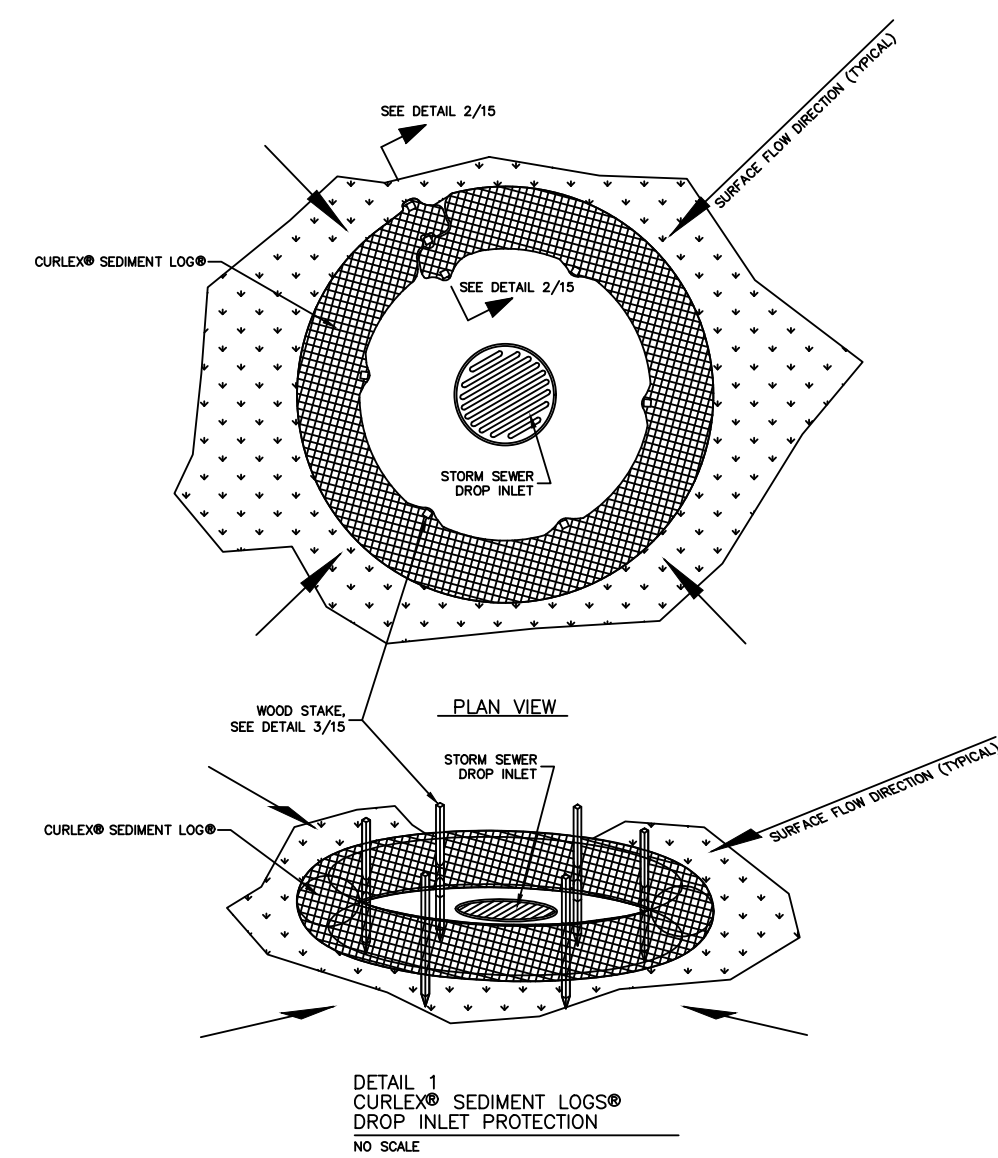
UTILITY DETAILS
THE ROBERT
 CITY OF FORT MYERS, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_U-DT	EMH	EMH	SWM	N.T.S.	18

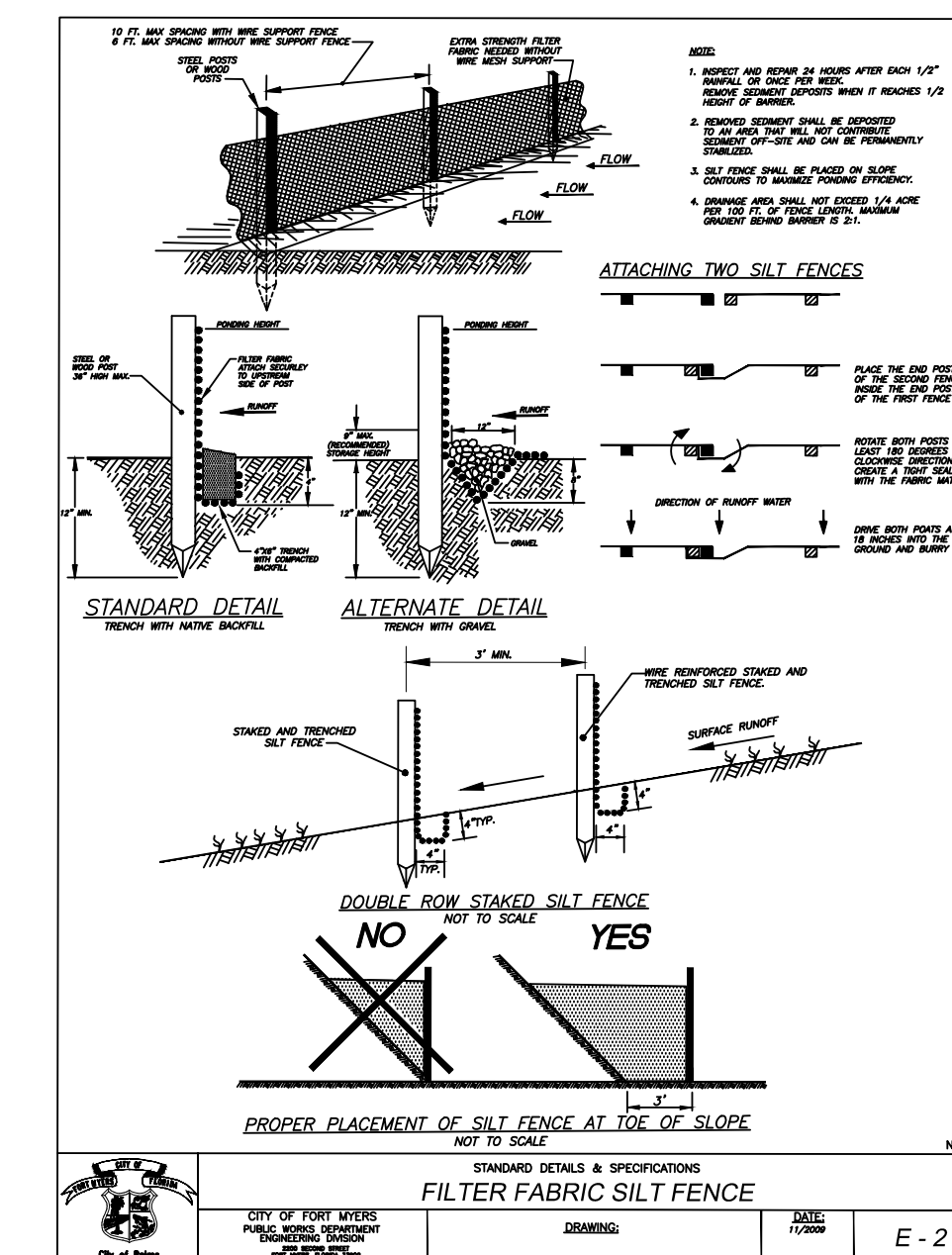
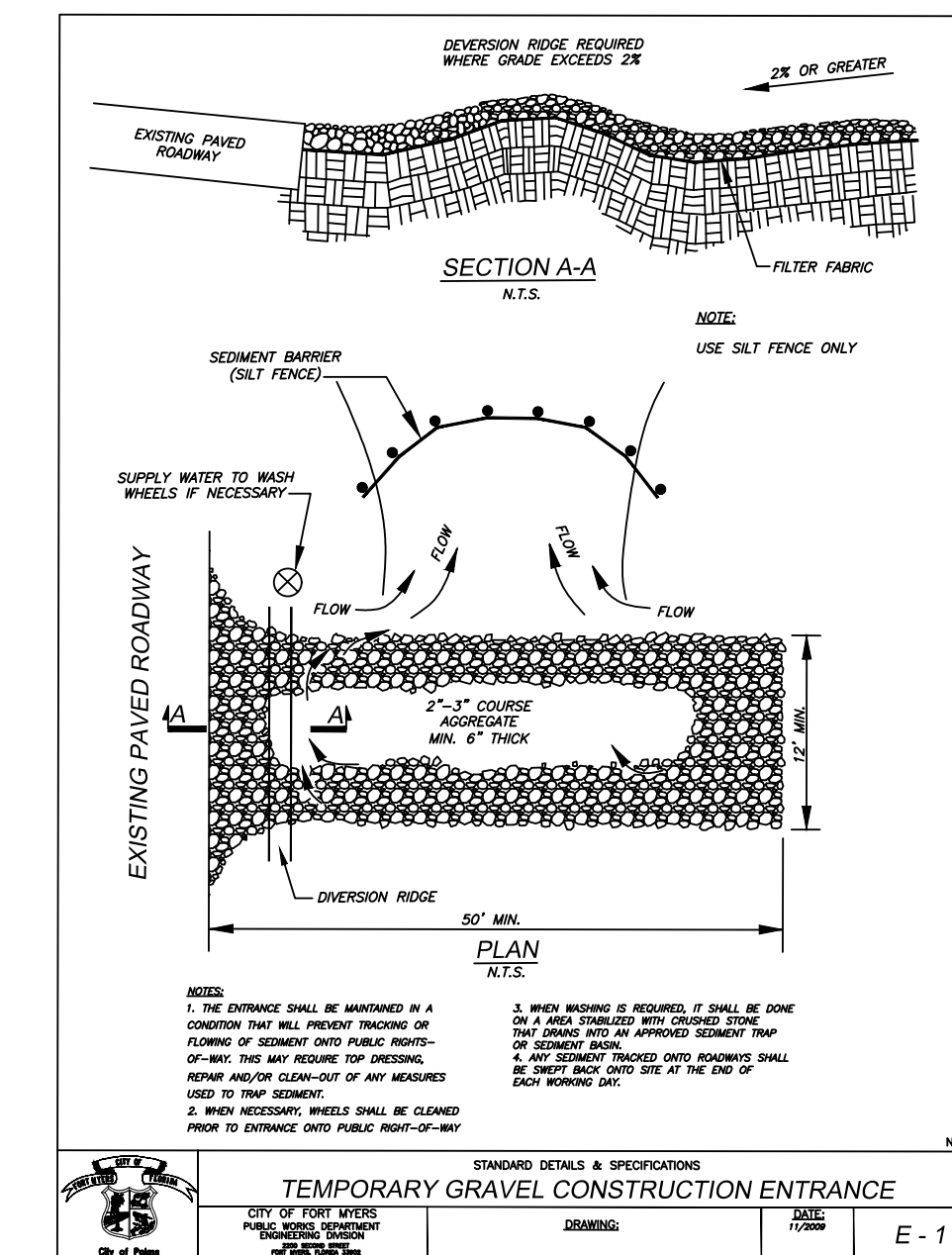
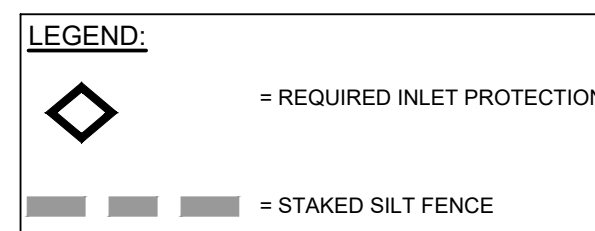
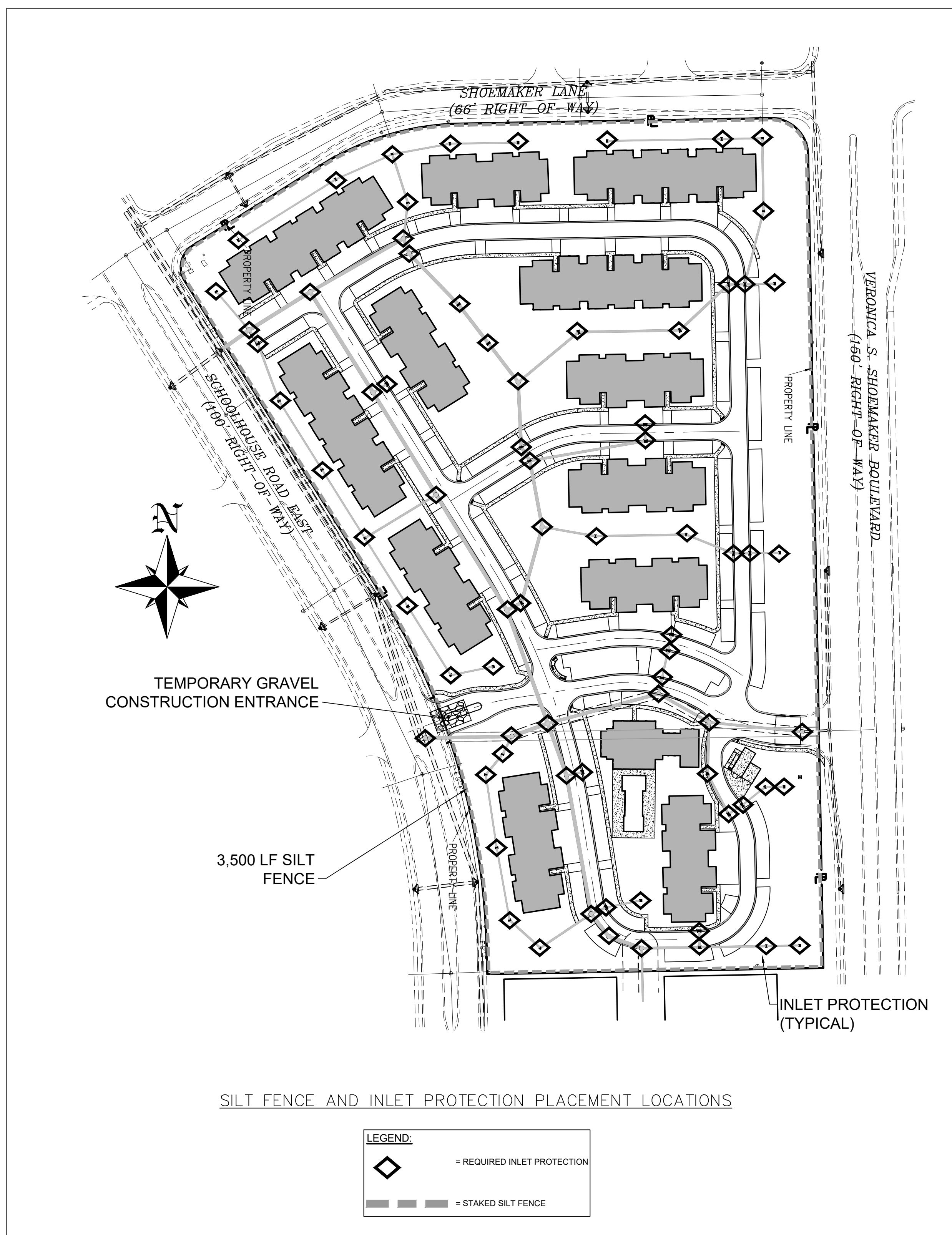
SAMUEL W. MARSHALL, P.E. #49881

S:\WORK\2734R\2734R\DWG\UTILITY\PLANS\2734R-17-18 DETAIL.DWG 7/13/2019 2:39 PM ERIC HOCHONOMO

THE ROBERT



NOTE: 1" x 1" x 30" WOODEN STAKES ARE RECOMMENDED FOR 8", 9", AND 12" SEDIMENT LOGS.
1" x 1" x 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS.



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).
 - A) TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 - B) SILT FENCE
 - D) 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.

PREPARED FOR:
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PHONE: (239) 939-5490 FAX: (239) 939-2523
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#48881

BEST MANAGEMENT PRACTICES
THE ROBERT
CITY OF FORT MYERS, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/24/2019	2734R	_BMP	EMH	EMH	SWM	N.T.S.	19