

ADMINISTRATIVE AMENDMENT (FPA) - ADD2006-00002

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development Corporation filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as Miromar Lakes Parkway Extension for 2,100 LF of roadway and utility extension, a new lake, 2,400 LF of temporary paved road with no utilities, temporary boat launch with parking, and modification of existing Lake 6 for future connection on property located within the Miromar Lakes DRI, described more particularly as:

LEGAL DESCRIPTION: In Section 11, 12 & 13, Township 46 South, Range 25 East, Lee County, Florida:

See attached four-page Exhibit "A"

WHEREAS, the property was originally rezoned in resolution number Z-02-072; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee County Future Land Use Map; 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, Condition 1.c. of resolution Z-02-072 requires Final Plan Approval for all development within the Miromar Lakes MPD; and

WHEREAS, the applicant has requested Final Plan Approval for 2,100 LF of roadway and utility extension, a new lake (5.0 ± acre), 2,400 LF of temporary paved road with no utilities, temporary boat launch facility with parking, and modification of existing Lake 6 for future connection; and

WHEREAS, the roadway and utility extension are necessary to facilitate future development in the Miromar Lakes DRI; and

WHEREAS, the proposed new 5.0 ± acre lake is to be located along the eastern portion of the property and extend from the south boundary (Lake 6) to the north-northwest towards Lake 5; and

WHEREAS, the modifications to Lake 6 are necessary to provide a future connection for the lake network to the north including Lake 5; and

WHEREAS, the temporary boat launch will be located in the northeast portion of the property and will access Lake 6 via the proposed modifications; and

WHEREAS, the temporary boat launch will replace the existing boat launch and storage as indicated on the Master Site Plan (Attachment "A"); and

WHEREAS, the temporary paved road will have no utilities as its primary use will be as a haul road for debris created by the clearing of the East 100 Acres; and

WHEREAS, the applicant has submitted for a Development Order on the property for an extension of Miromar Lakes Parkway; and

WHEREAS, the approval of the Development Order is contingent upon receipt of Final Plan Approval for ADD2006-00002; 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

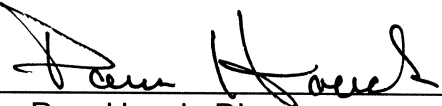
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for 2,100 LF of roadway and utility extension, a new lake, 2,400 LF of temporary paved road with no utilities, temporary boat launch facility with parking, and modification of existing Lake 6 for future connection is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the two-page Final Zoning Plan, Attachment "A", by Hole Montes, dated September 27, 2005, stamped received by the Permit Counter on January 10, 2006.**
2. **The development order plans for the interim phase of development depicted on the Miromar Lakes Parkway Extension Final Plan Approval does not need to meet any landscaping, open space or littoral plantings. These issues will be addressed through the Final Plan Approvals and development order plans for the residential tracts.**
3. **The Exotics Maintenance Plan shown on the above-referenced Final Zoning Plan has not been reviewed as part of this request and is not approved as part of this Final Plan Approval. This will be approved at time of Local Development Order.**
4. **The development of the subject property must comply with all terms and conditions of Resolution Z-02-072.**

5. Final Zoning Plan ADD2006-00002 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 13th day of March, A.D., 2006.

BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

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FEB 02 2006
COMMUNITY DEVELOPMENT

HM PROJECT #2005057

2/2/2006

REF. DWG. #A-1816

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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT A, TRACT B, AND TRACT E, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 9 THROUGH 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND SECTIONS 11, 12, 13 AND 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT A, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 9 THROUGH 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE BEGINNING OF A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.09°10'21"W., FOR A DISTANCE OF 420.00 FEET THEREFROM; THENCE RUN WESTERLY, ALONG THE NORTH LINE OF SAID TRACT A AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 10°43'33", SUBTENDED BY A CHORD OF 78.51 FEET AT A BEARING OF S.86°11'26"W., FOR A DISTANCE OF 78.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT OF CUSP WITH A CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.01°33'13"E., FOR A DISTANCE OF 175.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 40°28'58", SUBTENDED BY A CHORD OF 121.09 FEET AT A BEARING OF N.71°18'44"E., FOR A DISTANCE OF 123.65 FEET TO THE END OF SAID CURVE; THENCE RUN N.51°04'15"E., FOR A DISTANCE OF 110.24 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 11°40'29", SUBTENDED BY A CHORD OF 107.81 FEET AT A BEARING OF N.56°54'30"E., FOR A DISTANCE OF 107.99 FEET TO THE END OF SAID CURVE; THENCE RUN N.16°39'41"E., FOR A DISTANCE OF 66.06 FEET, TO A POINT OF CUSP WITH A CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS S.73°20'19"E., FOR A DISTANCE OF 15.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 128°12'53", SUBTENDED BY A CHORD OF 26.99 FEET AT A BEARING OF S.47°26'45"E., FOR A DISTANCE OF 33.57 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET, THROUGH A CENTRAL ANGLE OF 13°58'47", SUBTENDED BY A CHORD OF 135.08 FEET AT A BEARING OF N.75°26'12"E., FOR A DISTANCE OF 135.42 FEET; THENCE RUN N.82°25'35"E., FOR A DISTANCE OF 121.43 FEET; THENCE RUN N.01°49'47"E., FOR A DISTANCE OF 112.07 FEET; THENCE RUN S.88°10'13"E., FOR A DISTANCE OF 1,128.38 FEET; THENCE RUN S.19°42'28"E., FOR A DISTANCE OF 157.73 FEET; THENCE RUN S.87°09'14"E., FOR A DISTANCE OF 469.81 FEET; THENCE RUN N.88°02'24"E., FOR A DISTANCE OF 612.22 FEET; THENCE RUN S.21°30'12"E., FOR A DISTANCE OF 81.17 FEET; THENCE RUN N.88°10'30"E., FOR A DISTANCE OF 1,984.51 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 344.09 FEET; THENCE RUN S.89°48'06"E., FOR A DISTANCE OF 80.00 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 807.57 FEET; THENCE RUN S.15°43'44"E., FOR A DISTANCE OF 978.45 FEET; THENCE RUN N.89°46'43"W., FOR A DISTANCE OF 78.00 FEET; THENCE RUN S.15°43'44"E., FOR A DISTANCE OF 267.92 FEET; THENCE RUN S.25°52'56"E., FOR A DISTANCE OF 362.91 FEET; THENCE RUN S.00°07'13"E., FOR A DISTANCE OF 16.49 FEET; THENCE RUN N.89°46'48"W., FOR A DISTANCE OF 635.94 FEET; THENCE RUN S.88°44'00"W., FOR A DISTANCE OF

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1,544.99 FEET; THENCE RUN N.06°34'37"W., FOR A DISTANCE OF 758.01 FEET; THENCE RUN N.01°50'22"W., FOR A DISTANCE OF 1,210.85 FEET; THENCE RUN N.79°32'52"W., FOR A DISTANCE OF 867.76 FEET; THENCE RUN N.41°43'09"W., FOR A DISTANCE OF 264.16 FEET; THENCE RUN S.80°32'44"W., FOR A DISTANCE OF 73.07 FEET; THENCE RUN N.00°16'57"W., FOR A DISTANCE OF 278.37 FEET; THENCE RUN N.89°44'39"W., FOR A DISTANCE OF 461.98 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 317.50 FEET, THROUGH A CENTRAL ANGLE OF 31°41'03", SUBTENDED BY A CHORD OF 173.35 FEET AT A BEARING OF N.73°54'08"W., FOR A DISTANCE OF 175.57 FEET TO THE END OF SAID CURVE; THENCE RUN N.58°03'36"W., FOR A DISTANCE OF 17.88 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 332.50 FEET, THROUGH A CENTRAL ANGLE OF 31°36'12", SUBTENDED BY A CHORD OF 181.08 FEET AT A BEARING OF N.73°51'42"W., FOR A DISTANCE OF 183.40 FEET TO THE END OF SAID CURVE; THENCE RUN N.89°39'48"W., FOR A DISTANCE OF 206.02 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,267.50 FEET, THROUGH A CENTRAL ANGLE OF 04°55'55", SUBTENDED BY A CHORD OF 109.07 FEET AT A BEARING OF N.87°11'50"W., FOR A DISTANCE OF 109.11 FEET TO THE END OF SAID CURVE; THENCE RUN N.84°43'53"W., FOR A DISTANCE OF 120.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,232.50 FEET, THROUGH A CENTRAL ANGLE OF 09°47'06", SUBTENDED BY A CHORD OF 210.23 FEET AT A BEARING OF N.89°37'26"W., FOR A DISTANCE OF 210.49 FEET TO THE END OF SAID CURVE; THENCE RUN S.04°30'59"E., FOR A DISTANCE OF 7.50 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S.04°30'59"E., FOR A DISTANCE OF 1,225.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,225.00 FEET, THROUGH A CENTRAL ANGLE OF 03°03'26", SUBTENDED BY A CHORD OF 65.35 FEET AT A BEARING OF S83°57'18"W, FOR A DISTANCE OF 65.36 FEET TO THE END OF SAID CURVE; THENCE RUN S.82°25'35"W., FOR A DISTANCE OF 352.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'20", SUBTENDED BY A CHORD OF 259.42 FEET AT A BEARING OF S.66°44'55"W., FOR A DISTANCE OF 262.68 FEET TO THE END OF SAID CURVE; THENCE RUN S.51°04'15"W., FOR A DISTANCE OF 152.44 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 27°00'28", SUBTENDED BY A CHORD OF 70.05 FEET AT A BEARING OF S.64°34'29"W., FOR A DISTANCE OF 70.71 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 46.63 FEET, THROUGH A CENTRAL ANGLE OF 74°40'54", SUBTENDED BY A CHORD OF 56.57 FEET AT A BEARING OF S.40°44'16"W., FOR A DISTANCE OF 60.78 FEET TO THE END OF SAID CURVE; THENCE RUN N.07°30'12"W., FOR A DISTANCE OF 100.41 FEET TO THE POINT OF BEGINNING; CONTAINING 132.35 ACRES MORE OR LESS.

THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

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BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF TRACT A, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 9 THROUGH 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S.09°10'21"E.

Applicant's Legal Checked

by *Amj* 06 FEB 06

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COMMUNITY DEVELOPMENT

APPROVED
Final Plan Approval
for Mixed Use Planned Development
Subject to Case # ADD2006-00002
Date 3-14-06

**FINAL PLAN APPROVAL
FOR**

ADD 2006-00002

ATTACHMENT A

MIROMAR LAKES PARKWAY EXTENSION AT MIROMAR LAKES

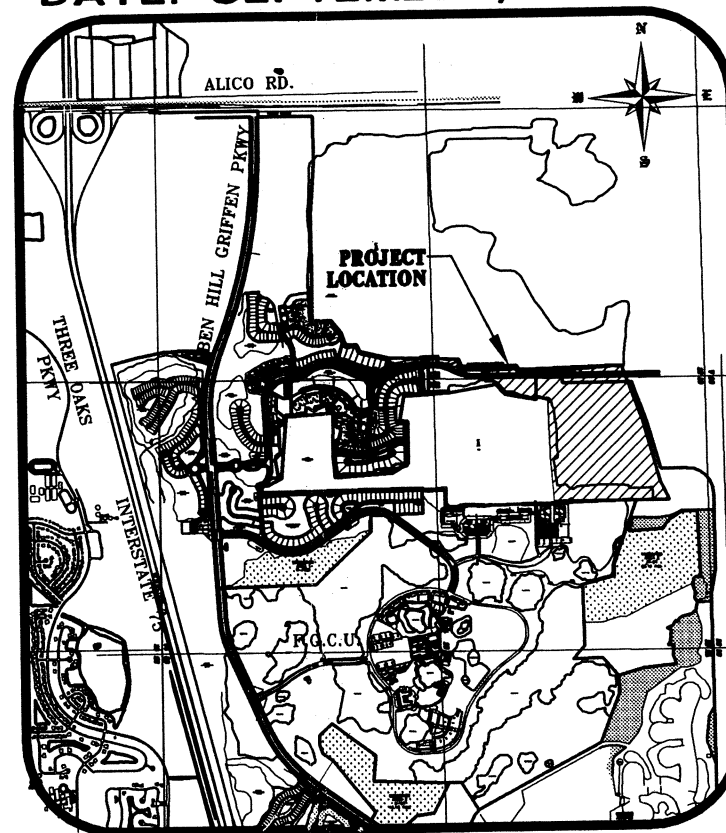
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PERMIT COUNTER

LEE COUNTY, FLORIDA

DATE: SEPTEMBER, 2005

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
ADD 2001-0018	GOLF MAINT.	APPROVED	COMMERCIAL	7500 S.F.
ADD 2000-00110	PHASE ONE	07/27/00	SINGLE FAMILY	11 UNITS
ADD 2000-00111	PHASE ONE	07/27/00	SINGLE FAMILY	30 UNITS
ADD 2000-00117	PHASE TWO	07/31/00	SINGLE FAMILY	51 UNITS
ADD 2000-00161	VALENCIA	APPROVED	MULTI-FAMILY	80 UNITS
ADD 2001-00085	TRACT M & N	APPROVED	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	APPROVED	RECREATION	4.77 ACRES
ADD 2001-00125	TIVOLI	APPROVED	SINGLE FAMILY	113 UNITS
ADD 2002-00045	BELLAVISTA	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2002-00077	MED. VILLAGE	APPROVED	SINGLE FAMILY	33 UNITS
ADD 2002-00168	CAPRINI GREENS	APPROVED	SINGLE FAMILY	27 UNITS
ADD 2003-00028	VAVALDI	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2003-00047	GOLF CLUBHOUSE	APPROVED	RECREATION	5.45 ACRES
ADD 2003-00151	CAPRINI GREENS MOD	APPROVED	AMEND ADD 2002-00168	
ADD 2004-00033	SAN MARINO	APPROVED	MULTI-FAMILY	160 UNITS
ADD 2004-00042	MIRASOL ACCESS	APPROVED	ACCESS	5.07 ACRES
ADD 2004-00045	C1/C2 ACCESS	APPROVED	ACCESS	1.02 ACRES
ADD 2004-00054	PORTO ROMANO	APPROVED	SINGLE FAMILY	55 UNITS
ADD 2004-00070	MIRASOL RESIDENTIAL	APPROVED	MULTI-FAMILY	120 UNITS
ADD 2004-00177	CASTELLI & ANACAPRI	APPROVED	SINGLE FAMILY	18 UNITS
ADD 2004-00253	VOLTERRA & BELLINI	APPROVED	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD	RAVENNA	PENDING	MULTI-FAMILY	60 UNITS
ADD	BEACH CLUB PH. 2	PENDING	RECREATION	7.67 ACRES
ADD	MIROMAR LAKES PKWY EXTENSION	PENDING	ACCESS	133.08 ACRES



LOCATION MAP

SECTION 11-13, TOWNSHIP 46 SOUTH, RANGE 25 EAST

**STRAP No. 11-46-25-00-00001.0040
12-46-25-00-00001.0010
13-46-25-00-00001.0020
13-46-25-00-00001.0030**

OPEN SPACE

OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	97.02
TOTAL	442.52

LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DRI	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	389	0	311 d.u.
MULTI-FAMILY	1,800 d.u.	700	0	1,102 d.u.
TOTAL RESIDENTIAL UNITS	2,600 d.u.	1,089	0	1,613 d.u.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 (GFA)	7500	0	242,500 (GFA)
OFFICE SQUARE FEET	340,000 (GFA)	0	0	340,000 (GFA)
RESEARCH & DEVELOPMENT SQUARE FEET	40,000 (GFA)	0	0	40,000 (GFA)
HOTEL ROOMS	450	0	0	450
RECREATION, LAKES, AND BUFFERS				
LAKE / MISCELLANEOUS RECREATION / BUFFERS	263 AC.	24.44 AC.	0	238.56 AC.
CONSERVATION				
CONSERVATION AREAS	186 AC.	0	0	186

PREPARED BY:

6200 WHISKEY CREEK DRIVE
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

H M
HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE COVERED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2004), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2003, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

PREPARED FOR:

MIROMAR DEVELOPMENT CORP.

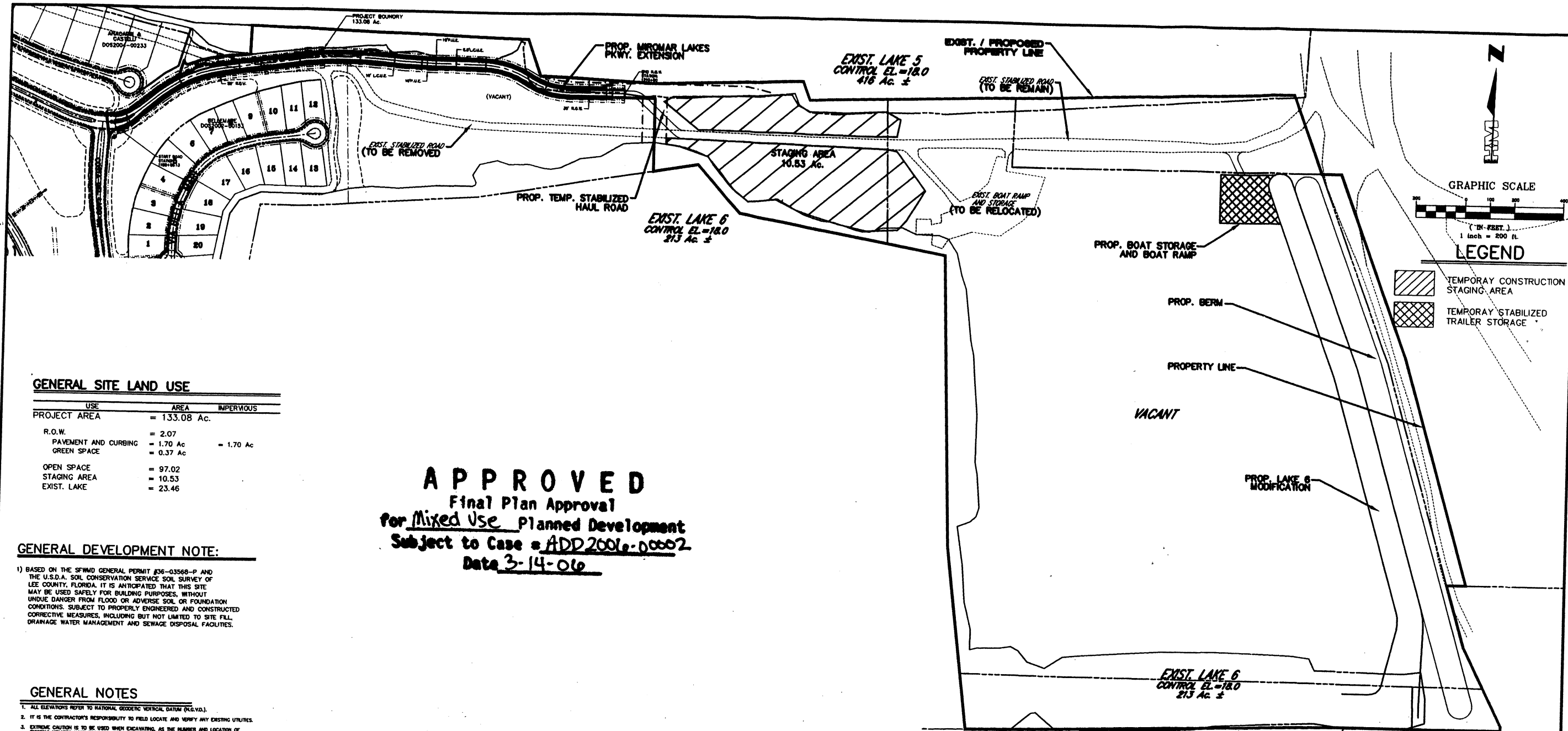
CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL 33928
PH (239) 948-3666
FX (239) 948-3667

THES
APPROVED
AND SE
CHARLES L. KATZ
FLORIDA PROFESSIONAL ENGINEER
DATE

REVISIONS
DATE

MIROMAR DEVELOPMENT CORP.
MIROMAR LAKES PKWY EXTENSION
LEE COUNTY, FL

DRAWING NO.
1087
PROJECT NO.
05.057



GENERAL SITE LAND USE

USE	AREA	IMPERVIOUS
PROJECT AREA	= 133.08 Ac.	
R.O.W.	= 2.07	
PAVEMENT AND CURBING	= 1.70 Ac	= 1.70 Ac
GREEN SPACE	= 0.37 Ac	
OPEN SPACE	= 97.02	
STAGING AREA	= 10.53	
EXIST. LAKE	= 23.46	

APPROVED
Final Plan Approval
for Mixed Use Planned Development
Subject to Case # ADD 2006-00002
Date 3-14-06

GENERAL DEVELOPMENT NOTE:

- 1) BASED ON THE SFWD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA. IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3. EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND PERIOD AT THE SITE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (I.E. SOIL, BUSHES, TREES, ETC.), SPRINKLER PIPES, SPRINKLER HEADS AND FERTIGER THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER.
(NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
8. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
9. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPLETION OF SUBGRADE AND ROADWAY CONSTRUCTION.
10. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
11. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN JOINTS TO BE CONSIDERANT AT CROSSING.
12. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WEST END OF EACH SEWER SHARP TURN AND BE INSTALLED IN AN UPSTREAM DIRECTION THROUGHOUT THE CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOMESTIC PIPES OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW CAPS.
13. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PVC PIPE EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND IS TO EXTEND AT LEAST 5' PAST THE PAVED AREAS.
14. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.

EXOTICS MAINTENANCE PLAN:

THE FOLLOWING PLAN WILL BE UTILIZED TO ADDRESS EXOTIC SPECIES ON-SITE:

1. ALL EXISTING EXOTICS (MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, DOWNY ROSE MYRTLE, EARLEAF ACACIA, AND TROPICAL SODA APPLE) WITHIN ALL DEVELOPMENT AREA WILL BE REMOVED BY MECHANICAL MEANS. EXISTING NATIVES WILL BE PROTECTED DURING THIS PROCESS.
2. REMAINING ROOTS OR STUMPS WILL BE SPRAYED WITH GARLON 5 BASAL SPRAY.
3. MIROMAR LAKES HOMEOWNERS ASSOCIATION, WILL PROVIDE AN ON-GOING LANDSCAPE MAINTENANCE PROGRAM THAT WILL INCLUDE REMOVAL OF EXOTIC SPECIES AS A STANDARD MAINTENANCE ITEM. IN THIS CASE, BOTH MECHANICAL AND CHEMICAL MANAGEMENT TECHNIQUES WILL BE USED.
4. APPROPRIATE MEANS (NOT DESTRUCTIVE TO INDIGENOUS VEGETATION) WILL BE USED TO REMOVE EXOTIC VEGETATION.
5. HAND REMOVAL OF EXOTICS WILL BE USED IN ALL INDIGENOUS OPEN SPACES.

GENERAL STATEMENT:

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN MIROMAR LAKES BASIN 6 WATER MANAGEMENT AREA PERMIT #36-03568-P. EXISTING LAKE 6J PERMITTED UNDER APP# 020617 WILL BE UTILIZED FOR WATER QUALITY FOR THE PROPOSED ROAD.

ZONE RES NOTE

(OR #2-02-072)
PROPOSED LAND USE: ROADWAY
MINIMUM R.O.W.: 35'

RECEIVED
JAN 10 2006

PERMIT COUNTER

NUMBER	REVISIONS	DATE
1		
2		
3		
4		

MIROMAR DEVELOPMENT CORP.
MIROMAR LAKES PKWY. EXTENSION
LEE COUNTY, FL

DESIGNED BY:	CLK	DATE:	06/13/05
DRAWN BY:	JFH	DATE:	06/12/05
CHECKED BY:	CLK	DATE:	09/08/05
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 200'

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

FINAL PLAN APPROVAL
MASTER SITE PLAN

[Signature]
CHARLES L. KRESS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 12345
DATE: 01/10/06

REFERENCE NO.	DRAWING NO.
05057MSP	1087
PROJECT NO.	SHEET NO.
2005057	5 OF 14

ADD 2006-00002