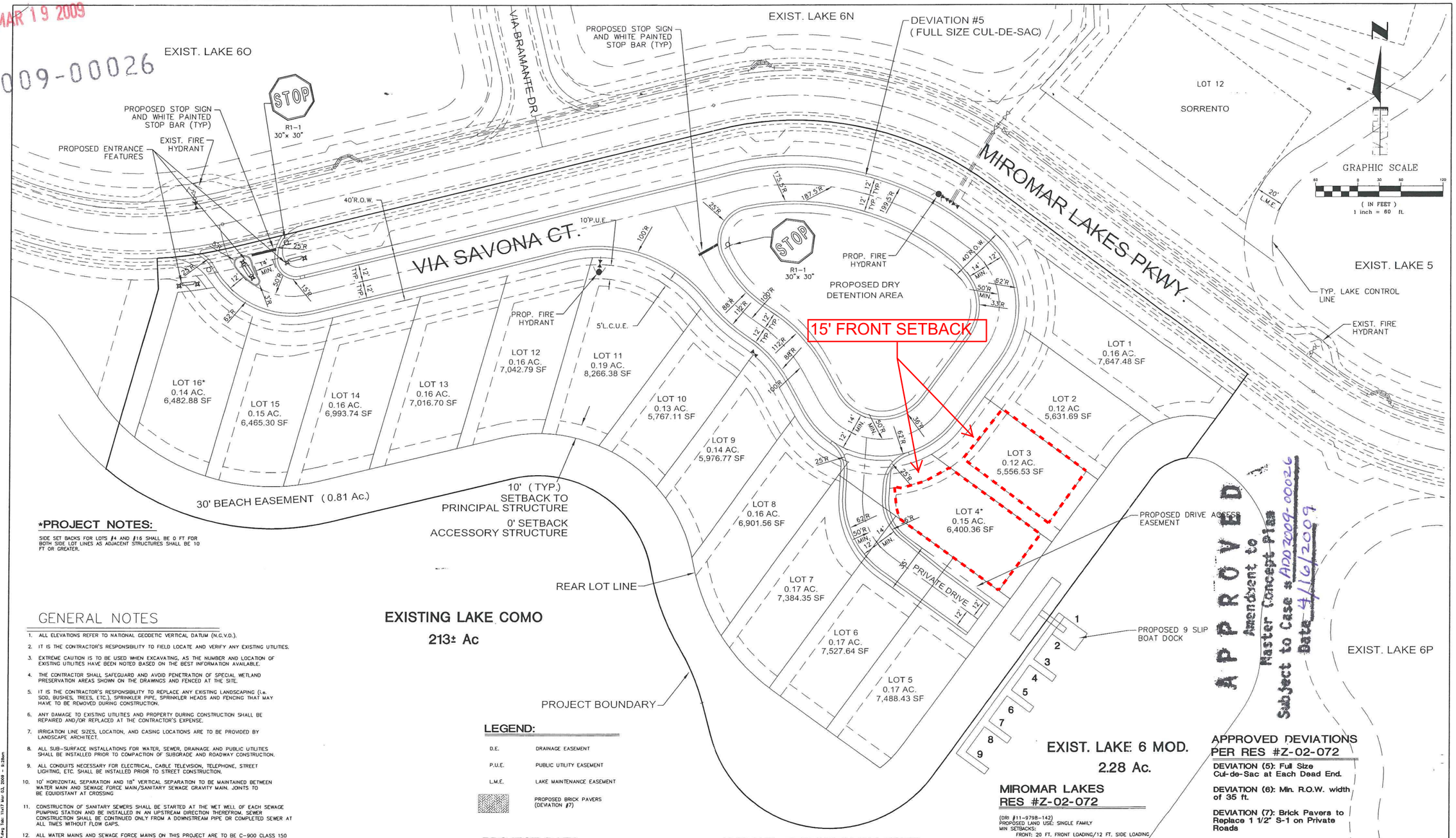
ADD2014-00175 Lee County ePlan
RECEIVED
MAR 19 2009
ADD 2009-00026

EXHIBIT A
SETBACK EXHIBIT



APPROVED
Amendment to Master Concept Plan
Subject to Case # ADD2009-00026
Date 4/16/2009

*PROJECT NOTES:

SIDE SET BACKS FOR LOTS #4 AND #16 SHALL BE 0 FT FOR BOTH SIDE LOT LINES AS ADJACENT STRUCTURES SHALL BE 10 FT OR GREATER.

GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
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 FENCED AT THE SITE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING 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. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
8. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
9. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
10. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIDISTANT AT CROSSING
11. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
12. 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' PASSED THE PAVED AREAS.
13. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.

LEGEND:

D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
	PROPOSED BRICK PAVERS (DEVIATION #7)

PROJECT DATA:

PROP. ONSITE IMPROVEMENTS

BUILDING	44,800 SF	=	1.03 AC.	=	20.6%
PAVEMENT/WALKS	28,602 SF	=	0.65 AC.	=	13.2%
GREEN AREA	144,073 SF	=	3.31 AC.	=	66.2%
TOTAL	217,475 SF	=	4.99 AC.	=	100.0%

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SFWMD 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.

MIROMAR LAKES RES #Z-02-072

(DRI #11-9798-142)
PROPOSED LAND USE: SINGLE FAMILY
MIN SETBACKS:
FRONT: 20 FT. FRONT LOADING/12 FT. SIDE LOADING
SIDE: 0/5 FT.
PRIMARY REAR 10 FT.
ACCESSORY REAR: 0 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 5,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

APPROVED DEVIATIONS PER RES #Z-02-072

DEVIATION (5): Full Size Cul-de-Sac at Each Dead End.

DEVIATION (6): Min. R.O.W. width of 35 ft.

DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads

Deviation from L.D.C. 10-291 to allow Flag Lots access to proposed road via proposed Private Drive.

LETTER	REVISIONS	DATE

COSTA AMALFI
MIROMAR LAKES LLC

DESIGNED BY C.L.K.	DATE 07/25/08
DRAWN BY E.R.T.	DATE 07/25/08
CHECKED BY C.L.K.	DATE 07/26/08
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 60'

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

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

EXHIBIT H-3.C.
MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE _____

CAD FILE NAME: H-3.C MCP	DRAWING NO.: 1183-ADMIN-2
PROJECT NO.: 2008.051	SHEET NO.: 2 OF 2

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