ADD2015-00038 Lee County ePlan

SECTION 11, 12, 13 & 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST

PROJECT DATA:

EXIST. & PROP. ONSITE IMPROVEMENTS

BUILDING	= 90,558 S.F.	2.08 AC.	(15.0%)
PAVEMENT	= 96,429 S.F	2.21 AC.	(16.0%)
GREEN AREA	= 201,064 S.F.	4.62 AC.	(33.4%
EXISTING LAKE 6	= 214,046 S.F.	4.91 AC.	(35.6%)
TOTAL	= 602,097 S.F.	13.82 AC.	(100.0%)

OPEN SPACE CALCS:

Total Project		= 13.82 Acres
EXIST. LAKE 6		= 4.91 Acres
Required	= (13.82-(2.08))*40	= 4.70 Acres = 40%
Provided		
Green Area	= 4.62 Acres	
Lakes	= 1.23 Acres = (25% OF 4.91)	
Provided	= 5.85 Acres = 42.3%	

PARKING CALCULATIONS

REQUIRED SPACES
2.00 SPACES PER UNIT FOR 3 BEDROOM UNITS.
(2.00)(60 UNITS) = 120 SPACES
ADDITIONAL 10%
120 X .10 = 12 SPACES
TOTAL SPACES REQUIRED = 132 SPACES
TOTAL SPACES PROVIDED = 132 SPACES
- 120 SPACES (GARAGE)
- 12 SPACES (GUEST) 10 STANDARD;2 HANDI-CAPPED

BOAT DOCKS

ADD2005-00190 - APPROVED 60 BOAT DOCKS FOR RAVENNA

PROPOSED ADD - APPROVED 18 BOAT DOCKS FOR PHASE 1
RESERVE REMAINING 42 BOAT DOCKS FOR FUTURE PHASE

MIROMAR LAKES RES #Z-02-072

PROPOSED LAND USE: MULTI-FAMILY - LOW RISE
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 10 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPERATION = 20 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM LOT WIDTH = 80 FT
MINIMUM LOT DEPTH = 100 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

PREVIOUSLY APPROVED DEVIATIONS PER ADD2005-00190

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

DEVIATION (6): 35' Right-of-Way Width

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

DEVIATION : Additional 100' of Bulk Head Shoreline.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

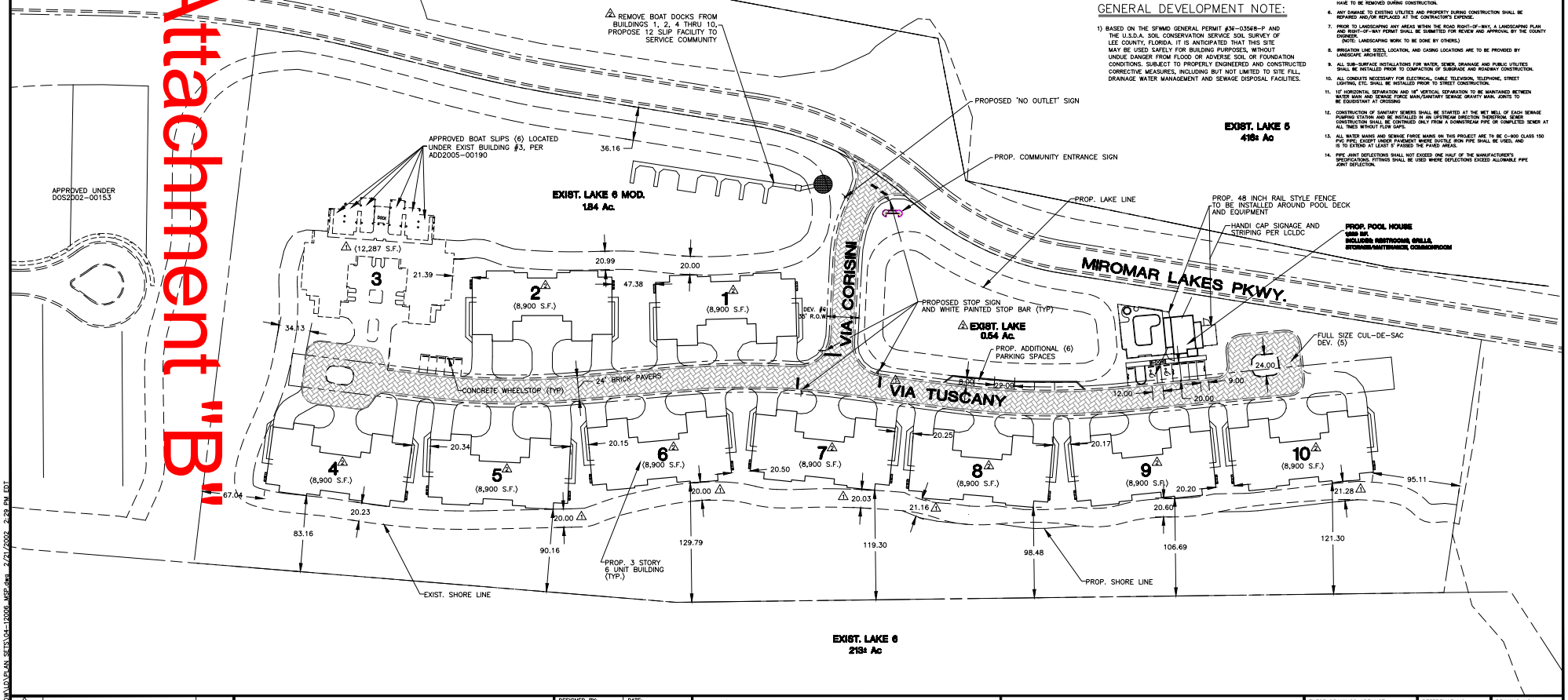
LEGEND
EXISTING BRICK PAVERS
DEVIATION #7
PROPOSED BRICK PAVERS

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.

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. 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 COMPACTION 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 EQUIDISTANT AT CROSSING
12. 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.
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' PASSED 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.



Attachment "B"

LETTER	REVISIONS	DATE
1		
2		
3		
4		
5	REVISIONS PER CHANGE IN BUILDING FOOTPRINT	02/16/15
6	REVISED PER LEE COUNTY COMMENTS	01/10/06

GULFSHORE HOMES
RAVENNA AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	01/27/12
DRAWN BY:	CLK	DATE:	01/27/12
CHECKED BY:	CLK	DATE:	02/01/12
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 50'

HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTURE

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

FINAL PLAN APPROVAL
MASTER SITE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

REFERENCE NO.	1206 MSP
PROJECT NO.	2012006
DRAWING NO.	1374-2
SHEET NO.	2 OF 2

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