

ALICO RD.

BEN HILL GRIFFEN PKWY

THREE OAKS PKWY

INTERSTATE 75

PROJECT LOCATION

F.G.C.U.

N

E

S

W

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	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TOTAL	408.60

BOAT DOCK HISTORY		BOAT SLIPS	
SINGLE FAMILY SUBDIVISIONS	APPROVED	PROPOSED	
VERONA LA GO	55	0	
CAPRINI GREENS/BELLAMARE	18	0	
ISOLA BELLA	13	0	
CASTELLI & ANACAPRI	17	0	
VOLTERRA	12	0	
COSTA AMALFI (BEACH COTTAGES)	9	0	
SORENTO (EAST 100 AC.)	11	0	
PORTOFINO (EAST 100 AC.)	20	0	
MURANO (EAST 100 AC.)	19	0	
NAVONA (PENINSULA PH III)	18	0	
SALERNO (PENINSULA PH III)	10	0	
SALERNO (PENINSULA PH IV)	22	0	
ESTATE LOTS (PENINSULA PH IV)	0	0	
VILLA LOTS (PENINSULA PH IV)	0	0	
TRACT M-M	0	0	
COSTIANO	0	0	
TOTAL	235	0	
ANCILLARY (250 MAXIMUM)	APPROVED	PROPOSED	
BEACH CLUB PH I	13	0	
BEACH CLUB PH II	13	0	
BEACH CLUB PH III	13	0	
VIVALDI	18	0	
MIRASOL BEACH PH 1&2	18	0	
BELLINI	18	0	
RAVENNA	60	0	
THE PENINSULA PH IV	16	0	
	169	0	
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS		169	
TOTAL REMAINING ANCILLARY SLIPS		81	

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

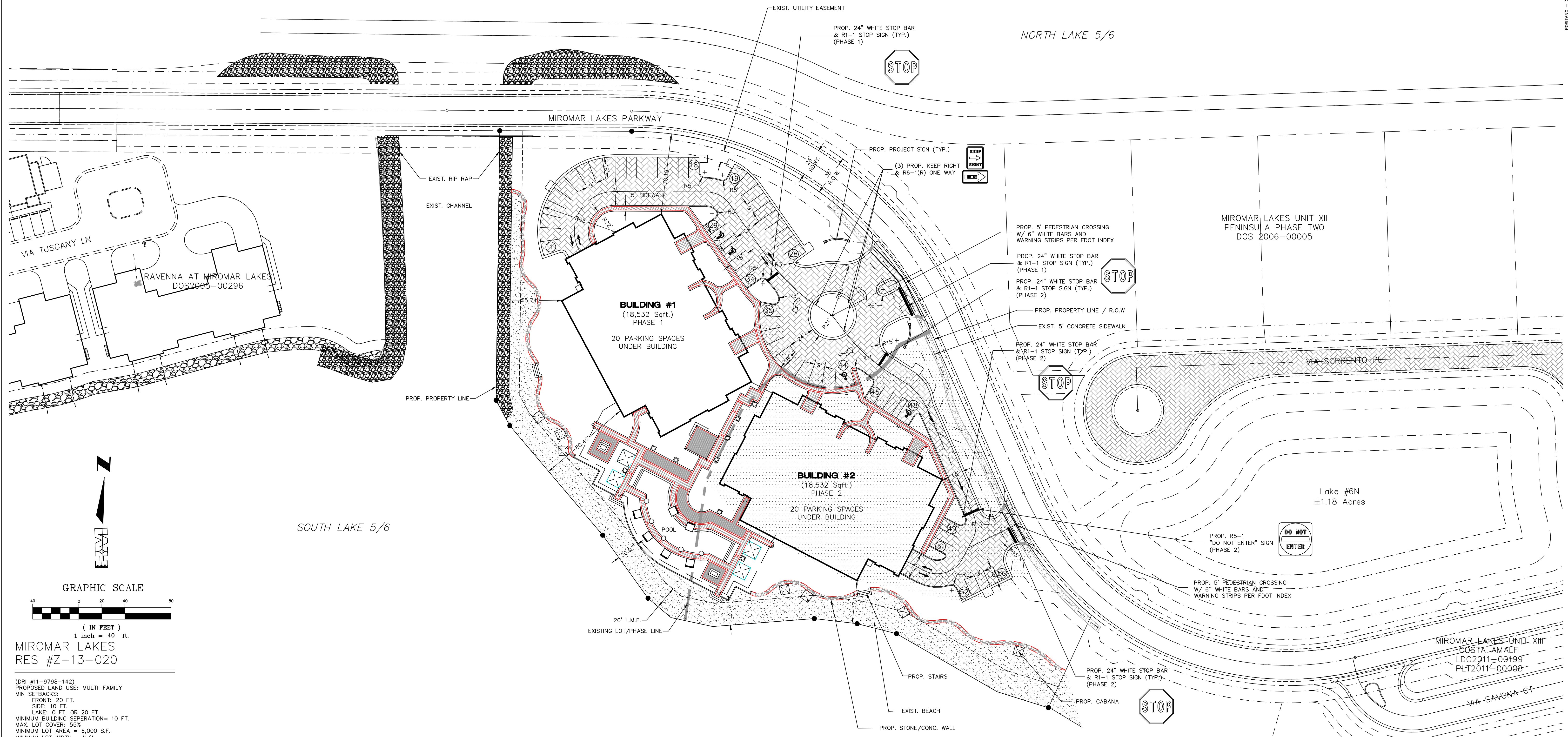
Attachment "A"



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

DRAWING NO. 1368	POSITANO AT MIROMAR LAKES			THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, REPRODUCED, AND SEALED BELOW :
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	2			
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PROJECT NO. 14.099	LEE COUNTY, FLORIDA			CHARLES L. WREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #9835
	REVISIONS DATE			DATE

POSITANO
AT MIROMAR LAKES
LEE COUNTY, FLORIDA



MIROMAR LAKES
RES #Z-13-020

(DRI #11-9798-142)
PROPOSED LAND USE: MULTI-FAMILY
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 10 FT.
LAKE: 0 FT. OR 20 FT.
MINIMUM BUILDING SEPERATION= 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM LOT WIDTH = N/A
MINIMUM LOT DEPTH = 100 FT.
MAX BUILDING HEIGHT 5 STORIES/ 65 FT.**
** FIVE STORIES OVER 1 STORY OF PARKING WITH A
MAXIMUM BUILDING HEIGHT OF 65 FT.

GENERAL NOTES

- ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- 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.
- THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
- 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.
- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- 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.)
- IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
- ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPLETION OF SUBGRADE AND ROADWAY CONSTRUCTION.
- ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
- 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.

APPROVED DEVIATIONS PER RES #Z-13-020

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

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 SITE LAND USE

USE	AREA	PERCENTAGE
BUILDINGS	= 0.86 Ac.	24.0%
DRIVES / PARKING	= 0.68 Ac.	19.0%
SIDEWALKS/POOL DECK	= 0.44 Ac.	12.3%
LAKES AREA	= N/A	0%
OPEN SPACE	= 1.60 Ac.	44.7%
PROJECT AREA	= 3.58 Ac.	100%

PARKING CALCULATIONS

34-2020 REQUIRED PARKING
MULTI-FAMILY 2 SPACES PER UNIT
40 PROPOSED UNITS X 2 SPACES PER UNIT = 80 SPACES
+ NOTE: REQUIRED 10% ADDITIONAL FOR GUEST
80 SPACES X 10% = 8 SPACES
TOTAL REQ'D = 88 SPACES REQUIRED (84 STANDARD, 4 H/C)
TOTAL PRVD = 96 SPACES PROVIDED (92 STANDARD, 4 H/C)

PHASE NOTES

- PHASE 1) A) WATER, DRAINAGE, SANITARY, AND FIRE SERVICE FOR BUILDING #1.
B) ENTRANCES, PARKING LOT 13-48 & 20 SPACES UNDER BUILDING.
C) LANDSCAPING UP TO ENTRANCES / PHASE 1 LINE.
D) POOL DECK & SIDEWALKS TO PHASE 1 LINE.
- PHASE 2) A) WATER, DRAINAGE, SANITARY & FIRE SERVICES FOR BUILDING 2.
B) PARKING LOT SPACES 1-12, 49-50 & 20 SPACES UNDER BUILDING.
C) LANDSCAPING UP TO SECOND ENTRANCE / PHASE 2 LINE.
D) REMAINING SIDEWALKS TO PHASE 2 LINE.

LEGEND

	PHASE 2 IMPROVEMENTS		PROP. CONC./STONE WALL
	PROPOSED BEACH		
	BRICK PAVERS (Deviation #7)		
	SIDEWALK		

LETTER	REVISIONS	DATE
1		
2		
3		
4		

GULFSHORE HOMES, INC.
POSITANO AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 01/15
DRAWN BY C.L.K./J.K.H.	DATE 01/15
CHECKED BY C.L.K.	DATE 01/15
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=40'

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
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FINAL PLAN APPROVAL SITE PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME: 14099DMSP	DRAWING NO.: 1368-05
PROJECT NO.: 2014.099	SHEET NO.: 5 of 12

