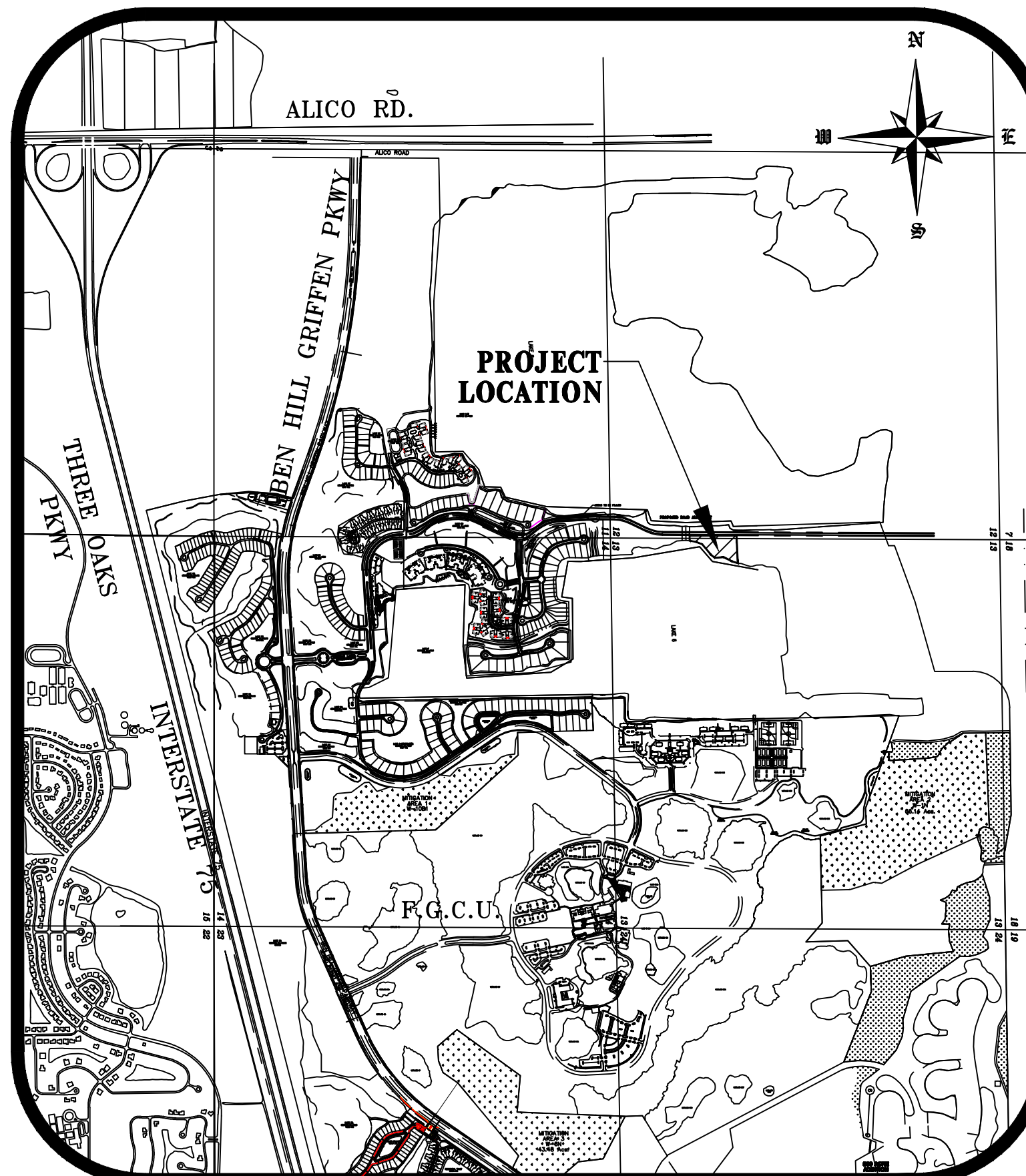


DATE: DECEMBER 2015

LEE COUNTY NUMBER		TRACT	DATE	TYPE	QUANTITY
Z-99-029	MIROMAR LAKES		9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1		7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1		7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2		7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.		12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE		1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA		5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N		9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB		4/1/2002	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI		10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001-00142	SALES CENTER		12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002-00045	BELLAVISTA		6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE		8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS		12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI		4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE		5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES		12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD		12/18/2003	ADMEND. TO ADD2002-00168	
ADD2004-00033	SAN MARINO		7/21/2004	MULTI-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS		4/2/2004	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS		4/2/2004	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO		5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL		7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD		4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD		11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPR		12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO		01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI		4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2		8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA		3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2		3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION		3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 AC.		4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES		10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES		12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.		4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.		4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD		3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES		10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES		10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III		5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENNSULA PHASE IV		8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSTA AMALFI MOD.		10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING		MIXED USE	168 M.F. UNITS 75,000 S.F.
ADD2015-00070	LAKE SHORELINE STABILIZATION		10/6/2015	RECREATIONAL	RIP RAP TO 65%.
ADD2015-00079	TRACT M-M		07/14/2015	SINGLE FAMILY	12 UNITS



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS. 13-46-25-00-00001.0010
13-46-25-00-00001.0020

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

<u>BOAT DOCK HISTORY</u>		
<u>SINGLE FAMILY SUBDIVISIONS</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	0	9
SORRENTO (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 II)	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
POSTLAND	0	0
TOTAL	235	0
<u>ANCILLARY (250 MAXIMUM)</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
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	16	0
THE PENINSULA PH IV	60	0
	169	0
<u>TOTAL PROPOSED & APPROVED ANCILLARY SLIPS</u>		<u>169</u>
<u>TOTAL REMAINING ANCILLARY SLIPS</u>		<u>81</u>
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.		

PREPARED FOR:

POSITANO INVESTMENT OF SWFL, LLC.

**CONTACT PERSON: GUSTAVO A. PARPAL - V.P.
10471 VIA LOMBARDIA COURT
FT. MYERS, FL 33913
PH (239) 209-1082**

PREPARED BY:



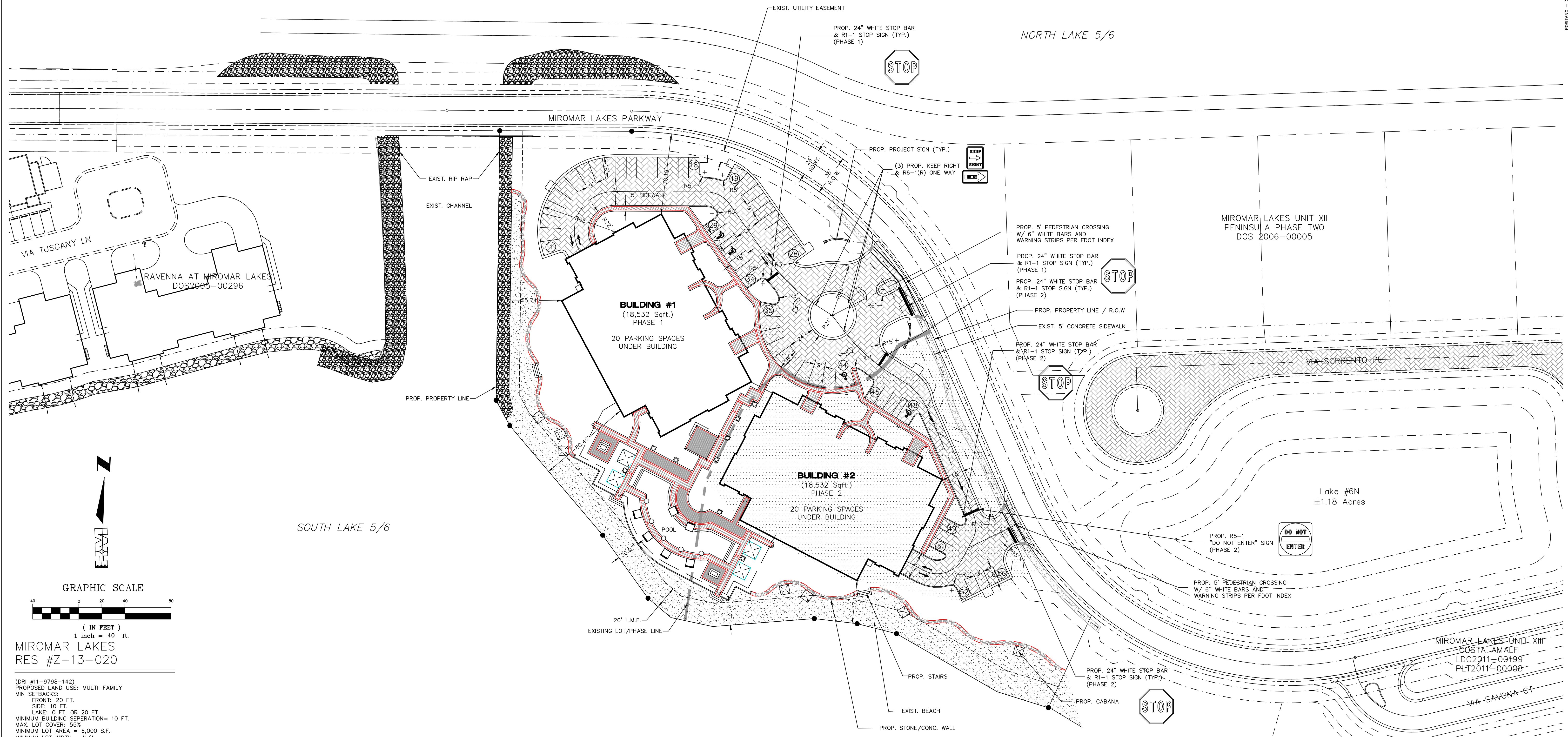
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

DRAWING NO. 1368	PROJECT NO. 14.099	POSITANO AT MIROMAR LAKES		LEE COUNTY, FLORIDA	
		A			
		A			
		A			
		A			
		THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :			
		STANLEY L. KRESE FLORIDA PROFESSIONAL ENGINEER REGISTRATION #34835		DATE _____	

POSITANO
AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DRAWING NO.
1368

PROJECT NO.
14.099



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 SFWM 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'



6200 Whiskey Creek Drive
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Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

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

