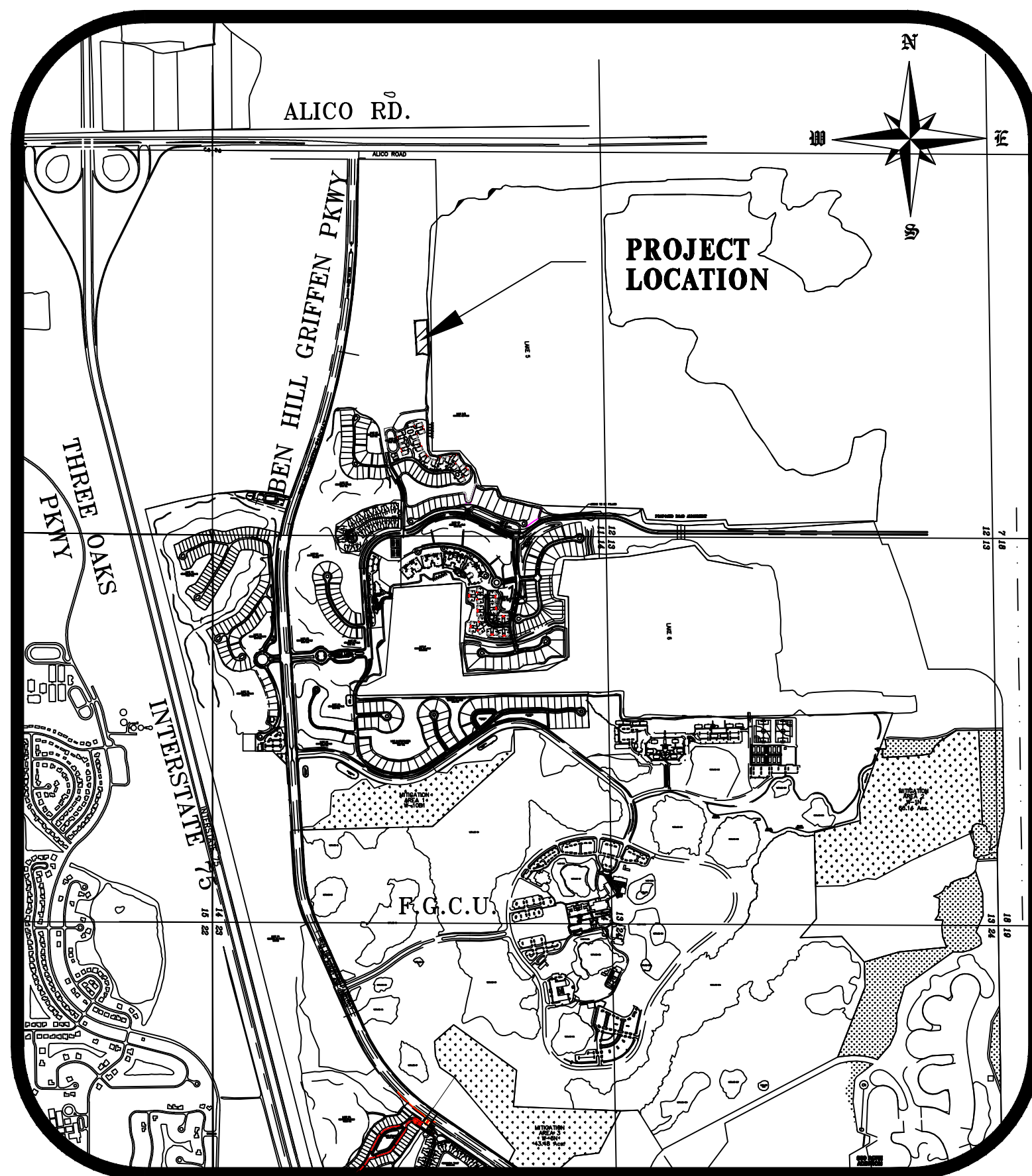


FINAL PLAN APPROVAL
FOR
**MIROMAR LAKES
RESORT VILLAGE - PH1**
LEE COUNTY, FLORIDA
DATE: OCTOBER 2016

LEE COUNTY NUMBER		APPROVAL HISTORY		TYPE	QUANTITY
TRACT		DATE			
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 & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS	
ADD2004-00223	MONTEBELLO	01/10/2005	SINGLE FAMILY/	120 UNITS	
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	MULTI-FAMILY	72 UNITS	
ADD2004-00134	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	PENINSULA 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 73,000 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	
ADD2015-00209	POSITANO	01/12/2016	MULTI-FAMILY	40 UNITS	
ADD2016-00025	TEMP BOAT STORAGE	07/07/16	RECREATION	N/A	
ADD2016-00148	RESORT VILLAGE PH1	PENDING	SINGLE FAMILY	24 UNITS	



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS.
11-46-25-00-00001.0040

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
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	53.52 AC.
TOTAL	463.04 AC.

BOAT DOCK HISTORY

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

PREPARED FOR:

MIROMAR LAKES, LLC

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5105

Attachment "A"

PREPARED BY:



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

MIROMAR LAKES
RESORT VILLAGE PHASE 1

LEE COUNTY, FLORIDA

DRAWING NO.

1405

PROJECT NO.

16.045

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

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MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY	DATE
C.L.K.	07/08/16
DRAWN BY	DATE
J.H.H.	07/08/16
CHECKED BY	DATE
C.L.K.	07/08/16
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1" = 40'



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

AERIAL PHOTOGRAPH
SWEC 11 TWP 46 RNG 25

THESE DRAWINGS ARE NOT
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AND SEALED BELOW :

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

CAD FILE NAME:	DRAWING NO.:
02 AER	1405-02
PROJECT NO.:	SHEET NO.:
2016.045	2 OF 5



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND:

- PROP. PHASE 1 R.O.W.
- PROP. TEMP. ACCESS ROAD
- TEMP. DRY DETENTION / TEMP. MARSH AREA (OPTIONAL)
- PROP. OPEN SPACE AREA
- PROP. LAKE AREA
- EXIST. RECREATIONAL LAKE AREA

LANDSCAPE NOTES:
PER LDC SEC 10-416(d)(3) HAS NO BUFFER REQUIREMENT FOR LDC SINGLE FAMILY AGAINST RIGHT-OF-WAY.

LITTORAL PLANTING CALCULATION:

REQUIRED LITTORAL PLANTINGS
2,880 LF * 25% = 720 FT
720 FT * 20' = 14,400 SF PLANTED LITTORAL SHELF
14,400 SF / 4 = 3,600 REQ PLANTS

COMPENSATORY LITTORALS FOR RIP RAP
2,320 * 5' = 11,600 S.F. * 50% COVERAGE = 5,800 S.F.
W/ PLANTINGS 2' O.C. = 1,450 PLANTS REQUIRED
TOTAL REQ'D PLANTS = 5,050 PLANTS

GENERAL NOTES:

- ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- 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 COMPACTION 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
- 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.
- 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.
- PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.
- MODEL HOMES SHALL BE ALLOWED Z-13-020

BOAT STORAGE FACILITY
DOS2016-00015
SFWMD APP. #160122-14

FUTURE DEVELOPMENT
PARCEL

PROP. ROADSIDE SWALE

PROP. PHASE 1
LAKE 5/6
EXPANSION
4.60± AC

PHASE 1
25 SINGLE FAMILY
UNITS

TEMP. DRY DETENTION
2.03 AC

PROP. SECURITY GATES

TEMPORARY VEHICLE TURNAROUND

NO BUFFER REQUIRED

PROP. GUARDHOUSE

PROPOSED LITTORAL
PLANTING AREA
14,400 Sqft

PROP. PHASE 1
LAKE 6R
0.59± AC

PROJECT DATA:

PROP. ONSITE IMPROVEMENTS

PROP. SINGLE FAMILY LOTS	394,461	SF = 9.06 AC.
PROP. RIGHT OF WAY	121,722	SF = 2.79 AC.
EXIST. ACCESS RD.	49,491	SF = 1.14 AC.
TEMP. DRY DETENTION AREA	88,546	SF = 2.03 AC.
PROP. LAKE 6R	25,505	SF = 0.59 AC.
PROP. OPEN SPACE AREA	168,554	SF = 3.87 AC.
PROP. REC LAKE (EXP.)	200,327	SF = 4.60 AC.
EXIST. REC LAKE	48,038	SF = 1.10 AC.
PROP. LANDSCAPE BUFFER	98,278	SF = 2.25 AC.
FUTURE DEVELOPMENT	1,136,247	SF = 26.08 AC.
TOTAL PROJECT AREA	2,331,169	SF = 53.52 AC. = 100.0%

MIROMAR LAKES
RES #Z-13-020

PROPOSED LAND USE: SINGLE FAMILY

MIN SETBACKS:

FRONT: 20 FT. FRONT LOADING/ 12 FT. SIDE LOADING
SIDE: 5 FT.
REAR: 10 FT.
LAKE: 20 FT.

MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

OPEN SPACE

PER ZONING RES Z-13-20
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

APPROVED DEVIATIONS
PER RES #Z-13-020

DEVIATION (5): One means of access

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

REQUESTED DEVIATION:

- Deviation from LDC 10-418 which prohibits the use of rip-rap adjacent to single family homes; to allow the placement of rip-rap adjacent to single family homes.
- Deviation from LDC 10-418(3) which limits the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline; to allow up to 65% of the shoreline on the adjacent lake.
- Deviation from LDC 10-296(p)(1) to allow Via Bergamo Ct. to end without a cul-de-sac. This is a privately maintained access way that services two residential units per ADD2015-00070.

- Deviation from LDC 10-328(A) to allow lake maintenance easements within the limits of the platted single-family lots within the subject tract.
- Deviation from LDC 34-1954(b)(2) to allow dry models.

**ALL STREETS TO BE
PRIVATELY MAINTAINED**

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	06/30/16
DRAWN BY	C.L.K.	DATE	06/30/16
CHECKED BY	C.L.K.	DATE	06/30/16
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 150'



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

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:	DRAWING NO.:
1405-03 MCP	1405-03
PROJECT NO.:	SHEET NO.:
2016045	3 OF 5





TOTAL SHORELINE	60,072 L.F.
PROPOSED RIP RAP	
APPROVED	11,130 L.F.
PHASE 1	10,750 L.F.
PHASE 2	1,140 L.F.
PHASE 3	2,910 L.F.
PHASE 4	5,795 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
<u>PHASE 1 RESORT VILLAGE</u>	<u>2,320 L.F.</u>
TOTAL	36,745 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- $36,745 \text{ L.F.} / 60,072 \text{ L.F.} * 100 = \underline{61.17\%}$

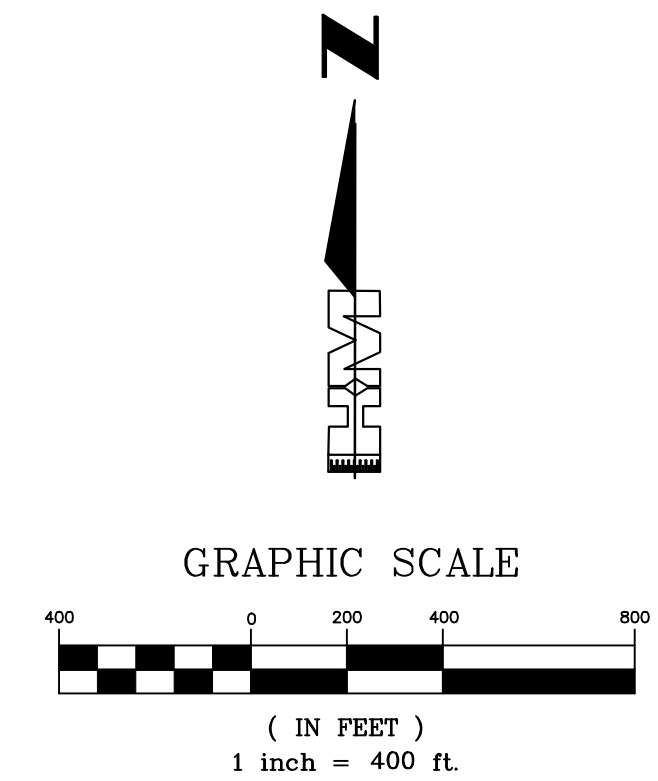
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- $60,072 \text{ L.F.} \times 65.0\% = \underline{39,047 \text{ L.F.}}$

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- $39,047 \text{ L.F.} - 38,590 \text{ L.F.} = \underline{2,302 \text{ L.F.}}$

SEE MASTER CONCEPT PLAN FOR PHASE 1 RESORT VILLAGE FOR
REQUIRED LITTORAL PLANTINGS AND LOCATION



GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
2. 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.
3. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. TREES, BUSHES, TREES, ETC.) AND SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
5. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

GENERAL DEVELOPMENT NOTE:

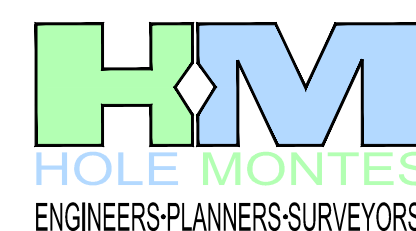
- 1) BASED ON THE SFWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED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

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LETTER	REVISIONS	DATE

MIROMAR LAKES

RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY: CLK	DATE: 9/16
DRAWN BY: JKH	DATE: 9/16
CHECKED BY: CLK	DATE: 9/16
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 400'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
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MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT
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AND SEALED BELOW :

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835

REFERENCE NO.	
---------------	--

16045MSP

PROJECT NO.

2016.045

DRAWING NO.

1405-5

SHEET NO.

5 OF 5