

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.

<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
VOLTIERRA	9	0
COSTA AMALFI (BEACH COTTAGES)	11	0
SORENTO (EAST 100 AC.)	12	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-W	0	0
POSITANO	0	0
<u>RESORT VILLAGE -- PHASE 1</u>	<u>0</u>	<u>0</u>
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	60	0
<u>THE PENINSULA PH IV</u>	<u>16</u>	<u>0</u>
	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.

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

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

LEE COUNTY, FLORIDA

DRAWING NO.
1405

PROJECT NO. 16.04

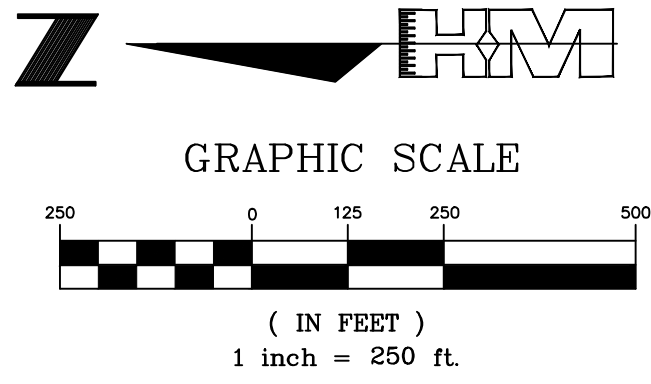
THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835

[illegible]

/20/16

2	
1	REVISED PER AGENCY



\\V0612016045\JPA\JPA\PLAN SETS\JPA\02 2016-02 Aerial Photo Oct 26, 2016 - 2:18pm

△		
△		
△		
△		
LETTER	REVISIONS	DATE

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FLORIDA

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

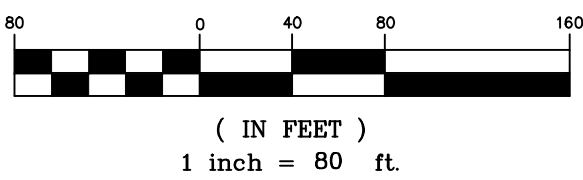
THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

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

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



GRAPHIC SCALE



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

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.

BELLINI & VOLTERRA
DOS2004-00336
SFWMD APP. #041216-10

VIA BELLA ACQUA CT

EXIST.
LAKE 5/6
EXPANSION
1.42 AC

VIA BERGAMO CT.

VIA TORINO WAY

LAKE MAGGIORE WAY

EXIST. LAKE
6L
0.71 AC

TRACT M-N
DOS2001-00102
SFWMD APP. #010618-11

VIA BALESTI

EXIST. LAKE
6E
5.46 AC

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





PROPOSED LAKE 5 & 6 SHORELINE:

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.
PHASE 1 RESORT VILLAGE	2,320 L.F.
TOTAL	36,745 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- 36,745 L.F. / 60,072 L.F. *100 = 61.17%

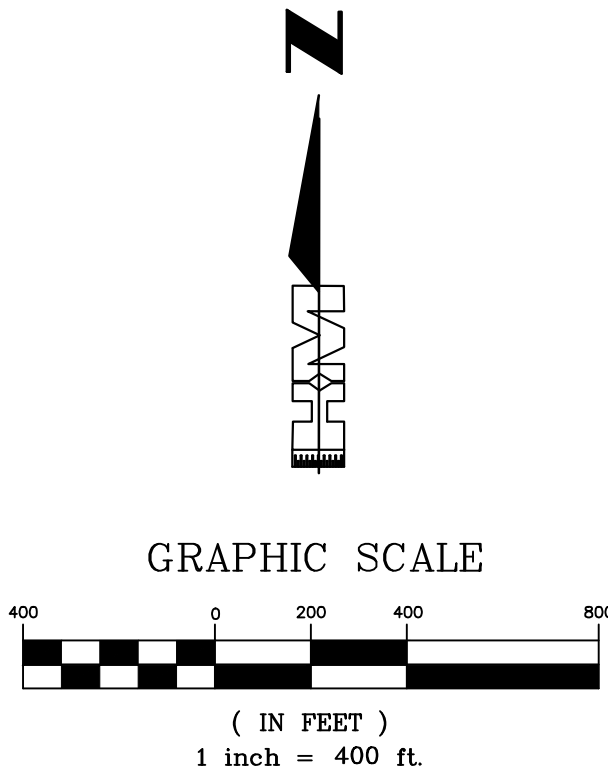
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 60,072 L.F. * 65.0% = 39,047 L.F.

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- 39,047 L.F. - 38,590 L.F. = 2,302 L.F.

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



GENERAL NOTES

- 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. SOO, 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.

GENERAL DEVELOPMENT NOTE:

- BASED ON THE SPWMD 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
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
Florida Certificate of
Authorization No.1772

MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

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

REFERENCE NO.
16045MSP

PROJECT NO.
2016.045

DRAWING NO.
1405-5

SHEET NO.
5 OF 5