

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

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 10-328(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.
- Deviation from LDC 10-256(2)(c) requiring a pedestrian way along one side of all streets internal to a residential development, extending from intersection to intersection, where applicable.

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. *5' Lot # 1 Only
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-13-020
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

PROJECT DATA:

PROP. AVELLINO ONSITE IMPROVEMENTS			
SINGLE FAMILY RES. LOTS	440,777 SF	= 10.12 AC	= 83.65%
BUILDING AREA	242,427 SF	= 5.57 AC	
IMPERVIOUS AREA	110,194 SF	= 2.53 AC	
PERVIOUS AREA	88,155 SF	= 2.02 AC	
RIGHT OF WAY AREA	57,184 SF	= 1.31 AC	= 10.85%
IMPERVIOUS AREA	37,577 SF	= 0.86 AC	
PERVIOUS AREA	19,607 SF	= 0.45 AC	
OPEN SPACE AREA	28,949 SF	= 0.67 AC	= 5.50%
TOTAL	526,910 SF	= 12.10 AC	

LANDSCAPE NOTES:

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

COMPENSATORY LITTORALS FOR RIP RAP
1,538' 5" = 15,885 S.F. * 50% COVERAGE = 3,845 S.F.
W/ PLANTINGS 2' O.C. = 1,923 PLANTS REQUIRED

TOTAL REQ'D PLANTS = 1,923 PLANTS

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.

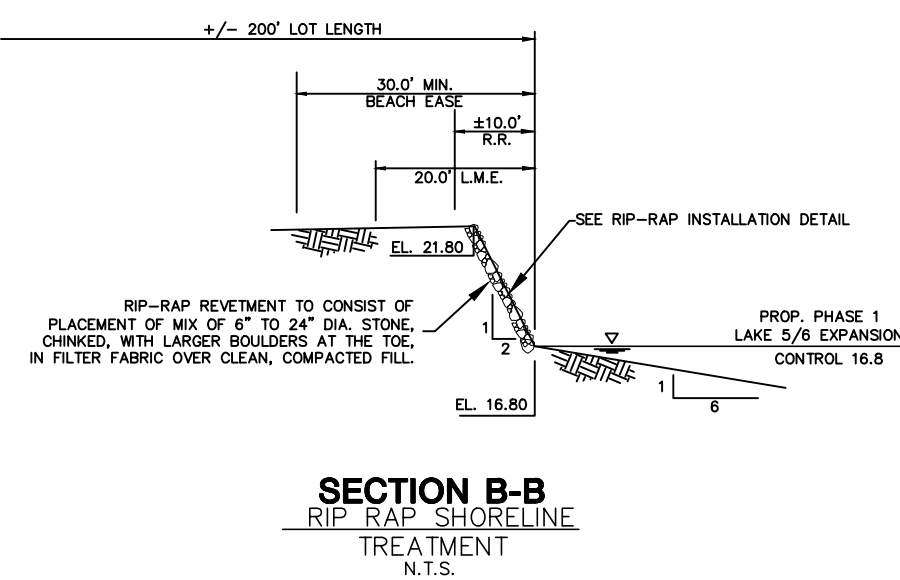
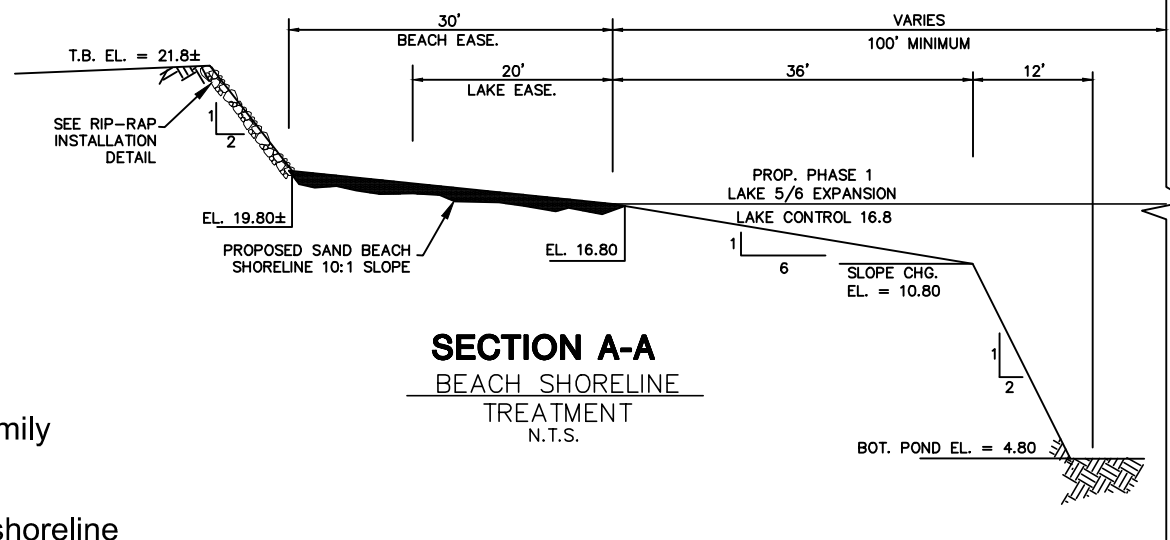


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND:

- PROP. BRICK PAVERS
- PROP. BEACH LAKE SHORELINE
- PROP. RIP RAP LAKE SHORELINE
- PROP. OPEN SPACE AREA



ALL STREETS TO BE
PRIVATELY MAINTAINED

MIROMAR LAKES
AVELLINO
LEE COUNTY, FL

DESIGNED BY
C.L.K.
DRAWN BY
J.C.B.
CHECKED BY
C.L.K.
VERTICAL SCALE
N/A

DATE
03/31/2020
DATE
03/31/2020
DATE
03/31/2020
HORIZONTAL SCALE
1" = 50'

HM
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

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 :
JOHN C. BAKER III, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #86138
DATE

CAD FILE NAME:
1470-02 MCP
PROJECT NO.:
2020.015
DRAWING NO.:
1470-02
SHEET NO.:
2 OF 3