DOS2018-00007 Lee County ePlan

DEVELOPMENT ORDER MINOR CHANGE 1

- PHASING

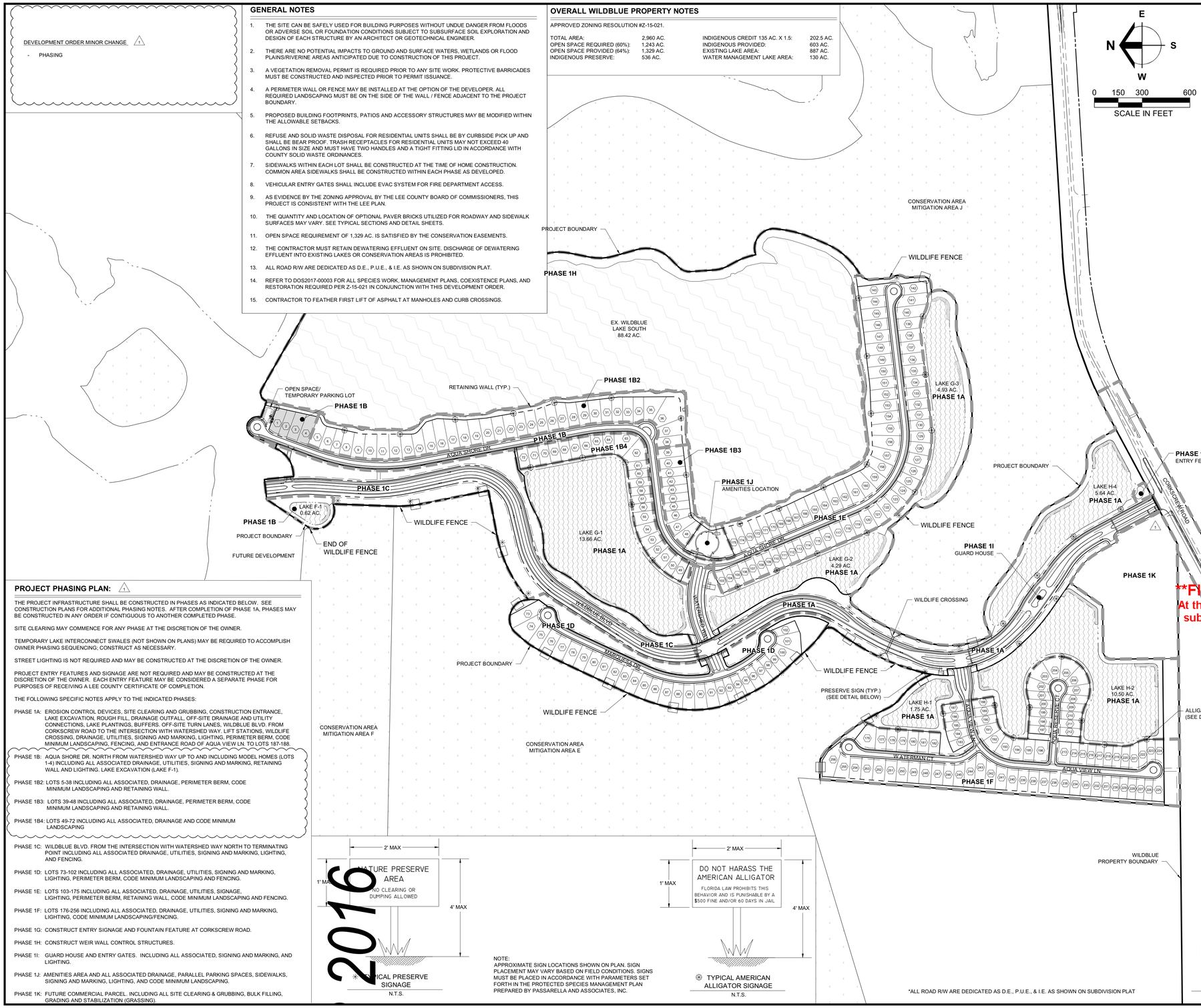
GENERAL NOTES

1. THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODS OR ADVERSE SOIL OR FOUNDATION CONDITIONS SUBJECT TO SUBSURFACE SOIL EXPLORATION AND DESIGN OF EACH STRUCTURE BY AN ARCHITECT OR GEOTECHNICAL ENGINEER.
2. THERE ARE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS/RIVERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
3. A VEGETATION REMOVAL PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
4. A PERIMETER WALL OR FENCE MAY BE INSTALLED AT THE OPTION OF THE DEVELOPER. ALL REQUIRED LANDSCAPING MUST BE ON THE SIDE OF THE WALL / FENCE ADJACENT TO THE PROJECT BOUNDARY.
5. PROPOSED BUILDING FOOTPRINTS, PATIOS AND ACCESSORY STRUCTURES MAY BE MODIFIED WITHIN THE ALLOWABLE SETBACKS.
6. REFUSE AND SOLID WASTE DISPOSAL FOR RESIDENTIAL UNITS SHALL BE BY CURBSIDE PICK UP AND SHALL BE BEAR PROOF. TRASH RECEPTACLES FOR RESIDENTIAL UNITS MAY NOT EXCEED 40 GALLONS IN SIZE AND MUST HAVE TWO HANDLES AND A TIGHT FITTING LID IN ACCORDANCE WITH COUNTY SOLID WASTE ORDINANCES.
7. SIDEWALKS WITHIN EACH LOT SHALL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION. COMMON AREA SIDEWALKS SHALL BE CONSTRUCTED WITHIN EACH PHASE AS DEVELOPED.
8. VEHICULAR ENTRY GATES SHALL INCLUDE EVAC SYSTEM FOR FIRE DEPARTMENT ACCESS.
9. AS EVIDENCE BY THE ZONING APPROVAL BY THE LEE COUNTY BOARD OF COMMISSIONERS, THIS PROJECT IS CONSISTENT WITH THE LEE PLAN.
10. THE QUANTITY AND LOCATION OF OPTIONAL PAVER BRICKS UTILIZED FOR ROADWAY AND SIDEWALK SURFACES MAY VARY. SEE TYPICAL SECTIONS AND DETAIL SHEETS.
11. OPEN SPACE REQUIREMENT OF 1,329 AC. IS SATISFIED BY THE CONSERVATION EASEMENTS.
12. THE CONTRACTOR MUST RETAIN DEWATERING EFFLUENT ON SITE. DISCHARGE OF DEWATERING EFFLUENT INTO EXISTING LAKES OR CONSERVATION AREAS IS PROHIBITED.
13. ALL ROAD R/W ARE DEDICATED AS D.E., P.U.E., & I.E. AS SHOWN ON SUBDIVISION PLAT.
14. REFER TO DOS2017-00003 FOR ALL SPECIES WORK, MANAGEMENT PLANS, COEXISTENCE PLANS, AND RESTORATION REQUIRED PER Z-15-021 IN CONJUNCTION WITH THIS DEVELOPMENT ORDER.
15. CONTRACTOR TO FEATHER FIRST LIFT OF ASPHALT AT MANHOLES AND CURB CROSSINGS.

OVERALL WILDBLUE PROPERTY NOTES

APPROVED ZONING RESOLUTION #Z-15-021.

TOTAL AREA:	2,960 AC.	INDIGENOUS CREDIT 135 AC. X 1.5:	202.5 AC.
OPEN SPACE REQUIRED (60%):	1,243 AC.	INDIGENOUS PROVIDED:	603 AC.
OPEN SPACE PROVIDED (64%):	1,329 AC.	EXISTING LAKE AREA:	887 AC.
INDIGENOUS PRESERVE:	536 AC.	WATER MANAGEMENT LAKE AREA:	130 AC.



PROPERTY DEVELOPMENT REGULATIONS

PER RESOLUTION Z-15-021

SINGLE FAMILY	
MINIMUM:	
LOT AREA	5,000 SF
LOT WIDTH	50'
LOT DEPTH	100'
FRONT SETBACK	15'
SIDE SETBACK	5'
REAR SETBACK	10'
REAR ACCESSORY SETBACK	0'
WATERBODY PRIMARY SETBACK	0'
WATERBODY ACCESSORY SETBACK	0'
MAXIMUM:	
BUILDING HEIGHT	35'
LOT COVERAGE	65%

DENSITY / INTENSITY TRACKING TABLE

PER RESOLUTION Z-15-021

DWELLING UNITS	
ALLOWED	1,096
DEVELOPMENT ORDER: APPROVED PH. 1 D.O. AMENDMENT: ADDITIONAL PER AMENDMENT DOS2017-00069 (BLUE LAKE PH.1)	18 4
DEVELOPMENT ORDER: PENDING DOS2017-00103 (WILDBLUE PH.1)	272
DEVELOPMENT ORDER: APPROVED THIS APPLICATION DOS2018-00007 (WILDBLUE S.W. PULTE)	256
DEVELOPMENT ORDER: PENDING DOS2018- 00012 (VISTABLUE PH. 2)	130
REMAINING	416

** FOR LOT DIMENSION TABLE SEE SHEET C19.0 **

LAND USE CALCULATIONS: UPDATED 01-09-19

ITEM:	AREA
EXISTING LAKE AT CONTROL	88.42 AC.
ROADWAY	
ROAD & CURB	19.60 AC.
SIDEWALK	2.30 AC.
PROPOSED LAKE AT CONTROL	41.39 AC.
BUILDINGS	32.16 AC.
OTHER	
OPEN SPACE	90.87 AC.
TOTAL SITE AREA:	274.74 AC.

PROJECT PHASING PLAN: 1

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN PHASES AS INDICATED BELOW. SEE CONSTRUCTION PLANS FOR ADDITIONAL PHASING NOTES. AFTER COMPLETION OF PHASE 1A, PHASES MAY BE CONSTRUCTED IN ANY ORDER IF CONTIGUOUS TO ANOTHER COMPLETED PHASE.

SITE CLEARING MAY COMMENCE FOR ANY PHASE AT THE DISCRETION OF THE OWNER.

TEMPORARY LAKE INTERCONNECT SWALES (NOT SHOWN ON PLANS) MAY BE REQUIRED TO ACCOMPLISH OWNER PHASING SEQUENCING; CONSTRUCT AS NECESSARY.

STREET LIGHTING IS NOT REQUIRED AND MAY BE CONSTRUCTED AT THE DISCRETION OF THE OWNER.

PROJECT ENTRY FEATURES AND SIGNAGE ARE NOT REQUIRED AND MAY BE CONSTRUCTED AT THE DISCRETION OF THE OWNER. EACH ENTRY FEATURE MAY BE CONSIDERED A SEPARATE PHASE FOR PURPOSES OF RECEIVING A LEE COUNTY CERTIFICATE OF COMPLETION.

THE FOLLOWING SPECIFIC NOTES APPLY TO THE INDICATED PHASES:

PHASE 1A: EROSION CONTROL DEVICES, SITE CLEARING AND GRUBBING, CONSTRUCTION ENTRANCE, LAKE EXCAVATION, ROUGH FILL, DRAINAGE OUTFALL, OFF-SITE DRAINAGE AND UTILITY CONNECTIONS, LAKE PLANTINGS, BUFFERS. OFF-SITE TURN LANES, WILDBLUE BLVD. FROM CORKSCREW ROAD TO THE INTERSECTION WITH WATERSHED WAY. LIFT STATIONS, WILDLIFE CROSSING, DRAINAGE, UTILITIES, SIGNING AND MARKING, LIGHTING, PERIMETER BERM, CODE MINIMUM LANDSCAPING, FENCING, AND ENTRANCE ROAD OF AQUA VIEW LN. TO LOTS 187-188.

PHASE 1B: AQUA SHORE DR. NORTH FROM WATERSHED WAY UP TO AND INCLUDING MODEL HOMES (LOTS 1-4) INCLUDING ALL ASSOCIATED DRAINAGE, UTILITIES, SIGNING AND MARKING, RETAINING WALL AND LIGHTING. LAKE EXCAVATION (LAKE F-1).

PHASE 1B2: LOTS 5-38 INCLUDING ALL ASSOCIATED, DRAINAGE, PERIMETER BERM, CODE MINIMUM LANDSCAPING AND RETAINING WALL.

PHASE 1B3: LOTS 39-48 INCLUDING ALL ASSOCIATED, DRAINAGE, PERIMETER BERM, CODE MINIMUM LANDSCAPING AND RETAINING WALL.

PHASE 1B4: LOTS 49-72 INCLUDING ALL ASSOCIATED, DRAINAGE AND CODE MINIMUM LANDSCAPING

PHASE 1C: WILDBLUE BLVD. FROM THE INTERSECTION WITH WATERSHED WAY NORTH TO TERMINATING POINT INCLUDING ALL ASSOCIATED DRAINAGE, UTILITIES, SIGNING AND MARKING, LIGHTING, AND FENCING.

PHASE 1D: LOTS 73-102 INCLUDING ALL ASSOCIATED, DRAINAGE, UTILITIES, SIGNING AND MARKING, LIGHTING, PERIMETER BERM, CODE MINIMUM LANDSCAPING AND FENCING.

PHASE 1E: LOTS 103-175 INCLUDING ALL ASSOCIATED, DRAINAGE, UTILITIES, SIGNAGE, LIGHTING, PERIMETER BERM, RETAINING WALL, CODE MINIMUM LANDSCAPING AND FENCING.

PHASE 1F: LOTS 176-256 INCLUDING ALL ASSOCIATED, DRAINAGE, UTILITIES, SIGNING AND MARKING, LIGHTING, CODE MINIMUM LANDSCAPING/FENCING.

PHASE 1G: CONSTRUCT ENTRY SIGNAGE AND FOUNTAIN FEATURE AT CORKSCREW ROAD.

PHASE 1H: CONSTRUCT WEIR WALL CONTROL STRUCTURES.

PHASE 1I: GUARD HOUSE AND ENTRY GATES. INCLUDING ALL ASSOCIATED, SIGNING AND MARKING, AND LIGHTING.

PHASE 1J: AMENITIES AREA AND ALL ASSOCIATED DRAINAGE, PARALLEL PARKING SPACES, SIDEWALKS, SIGNING AND MARKING, LIGHTING, AND CODE MINIMUM LANDSCAPING.

PHASE 1K: FUTURE COMMERCIAL PARCEL. INCLUDING ALL SITE CLEARING & GRUBBING, BULK FILLING, GRADING AND STABILIZATION (GRASSING).

NOTE:
APPROXIMATE SIGN LOCATIONS SHOWN ON PLAN. SIGN PLACEMENT MAY VARY BASED ON FIELD CONDITIONS. SIGNS MUST BE PLACED IN ACCORDANCE WITH PARAMETERS SET FORTH IN THE PROTECTED SPECIES MANAGEMENT PLAN PREPARED BY PASSARELLA AND ASSOCIATES, INC.

*ALL ROAD R/W ARE DEDICATED AS D.E., P.U.E., & I.E. AS SHOWN ON SUBDIVISION PLAT

FINAL INSPECTION REQUIRED
At the completion of the improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

Minor Change #2

APPROVED
DOS2018-00007
Tom Sawtell, Plan Reviewer
Lee County Development Services
4/15/2019

LEGEND

- EXISTING LAKE
- PROPOSED LAKE
- CONSERVATION AREA
- PHASE LINE
- MODEL HOME
- WILDLIFE FENCE

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PULTE HOME CORPORATION
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SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

WILDBLUE SOUTHWEST

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

CARL A. BARRACO LICENSE No. 38536 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carl A. Barraco, P.E.
Date: 2019.04.03 12:01:06 -04'00'

This item has been electronically signed and sealed using a SHA-1 authentication code.

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FILE NAME	23526A10.DWG
LOCATION	J:\23526\DWG\D.O. MINOR CHANGE 4-3-19
PLOT DATE	WED. 4-3-2019 - 8:12 AM
PLOT BY	SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

BASEPLAN = 23526A00.DWG

PLAN REVISIONS

03-25-19	D.O. MINOR CHANGE 1

PLAN STATUS

D.O. MINOR CHANGE
04-03-2019

MASTER SITE AND PHASING PLAN

PROJECT / FILE NO.	SHEET NUMBER
23526	C4.0