

LAND USE CALCULATIONS: UPDATED 04-16-19

ITEM	AREA
EX. WILDBLUE LAKE NORTH @ CONTROL	572.52 AC.
ROADWAY ROAD & CURB SIDEWALK	15.47 AC.
BUILDINGS	2.77 AC.
PROPOSED LAKES @ CONTROL	52.50 AC.
OTHER	45.67 AC.
OPEN SPACE	238.68 AC.
TOTAL SITE AREA:	927.61 AC.

LEGEND

	PROPOSED LAKE
	EXISTING LAKE
	CONSERVATION AREA
	PHASE LINE
	WCI MODEL HOME
	STOCK MODEL HOME

PROPERTY DEVELOPMENT REGULATIONS
PER RESOLUTION 2-15-021

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%

* FOR LOT DIMENSIONS TABLE SEE SHEET 18.0 *

- GENERAL NOTES**
- 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.
 - THERE ARE NO NEGATIVE IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS/RIVERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
 - A VEGETATION REMOVAL PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
 - 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.
 - PROPOSED BUILDING FOOTPRINTS, PATIOS AND ACCESSORY STRUCTURES MAY BE MODIFIED WITHIN THE ALLOWABLE SETBACKS.
 - REFUSE AND SOLID WASTE DISPOSAL FOR RESIDENTIAL UNITS SHALL BE BY CURBSIDE PICK UP AND SHALL BE BEAR PROOF. TRASH RECEPTACLES MUST 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.
 - SIDEWALKS WITHIN EACH LOT SHALL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION. COMMON AREA SIDEWALKS SHALL BE CONSTRUCTED WITHIN EACH PHASE AS DEVELOPED.
 - VEHICULAR ENTRY GATES SHALL INCLUDE EVAC SYSTEM FOR FIRE DEPARTMENT ACCESS.
 - AS EVIDENCE BY THE ZONING APPROVAL BY THE LEE COUNTY BOARD OF COMMISSIONERS, THIS PROJECT IS CONSISTENT WITH THE LEE PLAN.
 - THE QUANTITY AND LOCATION OF OPTIONAL PAVER BRICKS UTILIZED FOR ROADWAY AND SIDEWALK SURFACES MAY VARY. SEE TYPICAL SECTIONS AND DETAIL SHEETS.
 - OPEN SPACE REQUIREMENT OF 1,329 AC. IS SATISFIED BY THE CONSERVATION EASEMENTS.
 - THE CONTRACTOR MUST RETAIN DEWATERING EFFLUENT ON SITE. DISCHARGE OF DEWATERING EFFLUENT INTO EXISTING LAKES OR CONSERVATION AREAS IS PROHIBITED.
 - ALL ROAD RW ARE DEDICATED AS D.E., P.U.E., & I.E. AS SHOWN ON SUBDIVISION PLAT.
 - REFER TO DOS2017-00003 FOR ALL SPECIES WORK, MANAGEMENT PLANS, COEXISTENCE PLANS, AND RESTORATION REQUIRED PER 2-15-021 IN CONJUNCTION WITH THIS DEVELOPMENT ORDER.

DEVELOPMENT ORDER AMENDMENT # 2 CHANGES:

- REAR LOT LINE EXPANSION TO MAXIMIZE RESIDENTIAL LOT AREA. LOTS 112-132, 220-222 & 227-272.

DENSITY / INTENSITY TRACKING TABLE
PER RESOLUTION 2-15-021

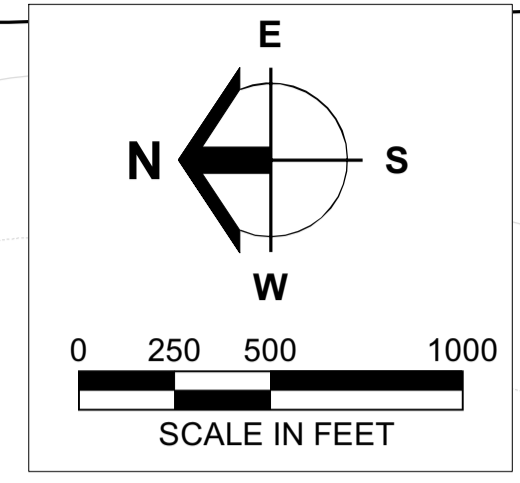
DWELLING UNITS	
ALLOWED	1,096
DEVELOPMENT ORDER- APPROVED PH. 1 D.O. AMENDMENT- APPLICATION	18
ADDITIONAL PER AMENDMENT DOS2017-00069 (BLUE LAKE PH.1)	4
DEVELOPMENT ORDER THIS APPLICATION DOS2017-00103 (WILDBLUE PH.1)	272
DEVELOPMENT ORDER APPROVED DOS2018-00017 (WILDBLUE S.W. PULTE)	256
DEVELOPMENT ORDER APPROVED DOS2018-00012 (VISTABLUE PH. 2)	130
REMAINING	416

OVERALL WILDBLUE PROPERTY NOTES

APPROVED ZONING RESOLUTION #2-15-021.

TOTAL AREA:	2,960 AC.	INDIGENOUS CREDIT 135 AC. X 1.5:	202.5 AC.
OPEN SPACE REQUIRED (80%):	1,243 AC.	INDIGENOUS PROVIDED:	603 AC.
OPEN SPACE PROVIDED (84%):	1,329 AC.	EXISTING LAKE AREA:	887 AC.
INDIGENOUS PRESERVE:	536 AC.	WATER MANAGEMENT LAKE AREA:	130 AC.

235' F.P.L. EASEMENT



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PROJECT DESCRIPTION

WildBlue

LEE COUNTY, FLORIDA

ENGINEER OF RECORD
TIMOTHY B. GAVIN, P.E. FOR THE FIRM
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Timothy B. Gavin, P.E.
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2019.06.18
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FILE NAME J:\23675\10.DWG
LOCATION J:\23675\DWG\DWG
PLOT DATE FRI 6-14-2019 - 2:39 PM
PLOT BY SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS
BASEPLAN = 23675A00.DWG
SURVEY = 23372500.DWG

PLAN REVISIONS

NO.	DATE	DESCRIPTION
05-22-19		D.O. AMENDMENT #2 CHANGES

PLAN STATUS

CONSTRUCTION PLANS
06-12-19

MASTER SITE AND PHASING PLAN

PROJECT / FILE NO.	SHEET NUMBER
23675	4.0